

**LOCAL LAWS  
OF  
THE CITY OF NEW YORK  
FOR THE YEAR 2021**

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**No. 162**

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Introduced by Council Members Moya, Gjonaj, Chin, Salamanca, Kallos, Reynoso, Powers, Adams, Rosenthal, Ayala, Cumbo, Rose, Cornegy, Grodenchik, Barron, Gibson, Miller, Rivera, Levin, Koo, Louis, Riley, Ampry-Samuel, Menchaca, D. Diaz, Brooks-Powers and Yeger.

**A LOCAL LAW**

**To amend the New York city charter, in relation to studying population and housing changes in areas that have been the subject of neighborhood rezonings**

*Be it enacted by the Council as follows:*

Section 1. Chapter 1 of title 25 of the administrative code of the city of New York is amended by adding a new section 25-119 to read as follows:

*§ 25-119 Population and housing analysis. a. Definitions. For the purposes of this section, the following terms have the following meanings:*

*Block. The term “block” has the meaning given to that term in section 12-10 of the zoning resolution.*

*Department. The term “department” means the department of city planning.*

*Covered project. The term “covered project” means a project that includes one or more related land use applications, for which the city or a not-for-profit corporation of which a majority of its members are appointed by the mayor is either the applicant or a co-applicant, that:*

*1. The city planning commission has approved or approved with modifications for a matter described in paragraphs 3, 4, 8, or 10 of subdivision a of section 197-c;*

*2. The commission decision for which has been approved or approved with modifications by the council pursuant to section 197-d of the charter and is not subject to further action pursuant to subdivision e or f of such section; and*

*3. Changes the floor area or density for housing permitted on an as-of-right basis on at least four adjacent blocks of real property affected by the application.*

*b. For each covered project approved by the city council on or after January 1, 2009, the department shall conduct a study of changes in population and housing that have occurred since the effective date of such covered project. Such study shall include, but not be limited to, an analysis of changes in the following characteristics in the project area and in a surrounding context area within a half-mile distance from the boundaries of the project area or a context area otherwise determined to be appropriate by the department, from the effective date of such covered project to a date ten years after such date:*

*1. Population and demographics;*

*2. Housing prices and rents;*

*3. Household income and household income as measured against the poverty level;*

*4. The number of housing units attributed to new building construction, alteration or demolition; and*

*5. The number of affordable housing units created, based on criteria selected or developed by the department.*

*c. By the end of the calendar year beginning 14 years after the effective date of a covered project, the department shall transmit to the mayor and the speaker of the council and publish on its website a report documenting the results of the study described in subdivision b of this section.*

*The report shall include relevant indicators of statistical significance and reliability and supporting explanation and context as necessary to describe the characteristics and changes over time.*

§ 2. This local law takes effect immediately, and applies to any covered project, as defined in section 25-119 of the administrative code of the city of New York, as added by section one of this law, approved by the New York city council on or after January 1, 2009.

THE CITY OF NEW YORK, OFFICE OF THE CITY CLERK, s.s.:

I hereby certify that the foregoing is a true copy of a local law of The City of New York, passed by the Council on November 23, 2021 and returned unsigned by the Mayor on December 23, 2021.

MICHAEL M. McSWEENEY, City Clerk, Clerk of the Council.

CERTIFICATION OF CORPORATION COUNSEL

I hereby certify that the form of the enclosed local law (Local Law No. 162 of 2021, Council Int. No. 1487-A of 2019) to be filed with the Secretary of State contains the correct text of the local law passed by the New York City Council, presented to the Mayor and neither approved nor disapproved within thirty days thereafter.

STEPHEN LOUIS, Acting Corporation Counsel.