



THE BASE CAMPAIGN'S

# Platform for Basement Apartments

## 1 Establish a Citywide Basement Legalization Program

- **Update Zoning and Building Codes** to ensure safety for tenants while simplifying regulations for homeowners.
- **Legalize Cellar Conversions** for units that are able to meet requirements for health and safety, as they have for the East New York Basement Pilot. Ensure the conversion of cellars will not put a building out of compliance with its zoned Floor Area Ratio (FAR) by exempting the cellar unit from the FAR calculation.
- **Waive Parking Restrictions** triggered by the creation of a legal basement unit.
- **Ensure Program Permanence** by passing legislation that will create administrative & financial support for homeowners who wish to convert their basements into safe, legal apartments.
- **Include a Line Item in the FY2023 Budget** to fund low-interest and evaporating loans, additional administrative personnel, and grants for CBOs to support homeowners and tenants through the legalization process.

## 2 Fully Fund the Completion of the East New York Basements Pilot

- **Allocate \$250,000 in the City's FY23 budget** to continue and complete the East New York Basement Apartment Conversion Pilot Program, ensuring critical lessons and learnings are delivered to inform a workable citywide program.
- **Reinvest Funding** cut from pilot program that was promised during the rezoning, back into East New York for homeowner stabilization.



# Platform for **Basement Apartments**

## 3 Pass State Legislation Legalizing the Creation of ADUs

- **Modify New York State Law** to ensure that the addition of an ADU does not trigger the onerous requirements of the Multiple Dwelling Law, in either the original primary or newly created accessory dwelling.
- **Secure \$85 Million in Funding from State** to support low-income homeowners converting their basements through affordability mechanisms described below.
- **Actively Pursue State and City Lawmaker Collaboration** to ensure passage and success of both the ADU and Basement Legalization Program in order to greatly increase the number of safe, affordable units able to be created.

## 4 Make it Affordable and Accessible

- **Simplify the Participant Experience** ensuring immigrants and people of color who have been historically locked out of the housing market can access the tools to create safe, livable basement apartments.
- **Establish an Office of Small Homes** creating an independent office that is specifically fluent in the needs of the 1-to 4-family market to manage basement conversions and accessory dwelling unit creation, along with all other 1-4 family building city programs.
- **Create Regulatory Agreements** to protect tenants and keep rents affordable and apartments accessible to low-income New Yorkers.
- **Provide Low-interest and Evaporating Loans** with terms based on income to ensure that low- and moderate-income homeowners of color benefit from basement conversions.

## 5 Make Efforts Today

- **Invest in Immediate Enhancements to City Infrastructure** including accelerating the short-term Stormwater Resiliency Plan, “high-level” storm sewer upgrades, expanding the porous pavement program, and expanding the Flood Sensor Network citywide.
- **Develop Best Practices for Enhancing Property-level Climate Resiliency** including permeable surface alternatives, stormwater capture systems, and in-unit flood sensors.
- **Create an Amnesty Program for Basement Apartments** by eliminating fines and penalties for homeowners of and tenants in existing basements that commit to upgrading their basement to a legally recognized and safe unit.



The BASE Campaign is mobilizing New York communities for the creation of a citywide program to streamline basement and cellar conversions into legal apartments.

### BASE includes:

Chhaya Community Development Corp.

Citizens Housing and Planning Council

Communities Resist

Cypress Hills Local Development Corp.

Queens Legal Services

Center for NYC Neighborhoods

Pratt Center for Community Development

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