

Mayor Adams' Charter Revision Commission: Discussion of Land Use Proposals

**City Council Planning
and Land Use Division**

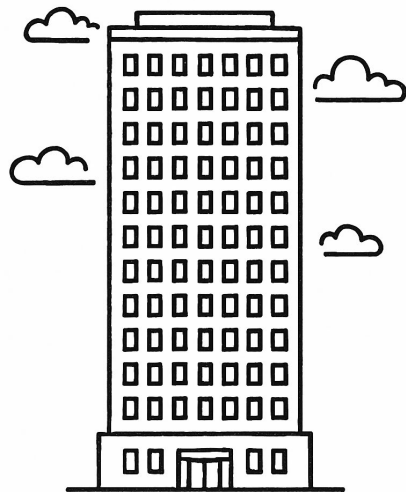
October 2025



Land Use and Zoning

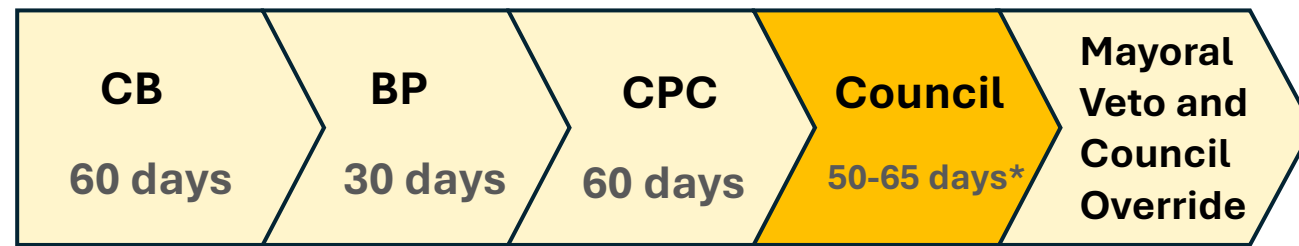


Currently Allowed



Needs Approvals

ULURP Uniform Land Use Review Procedure



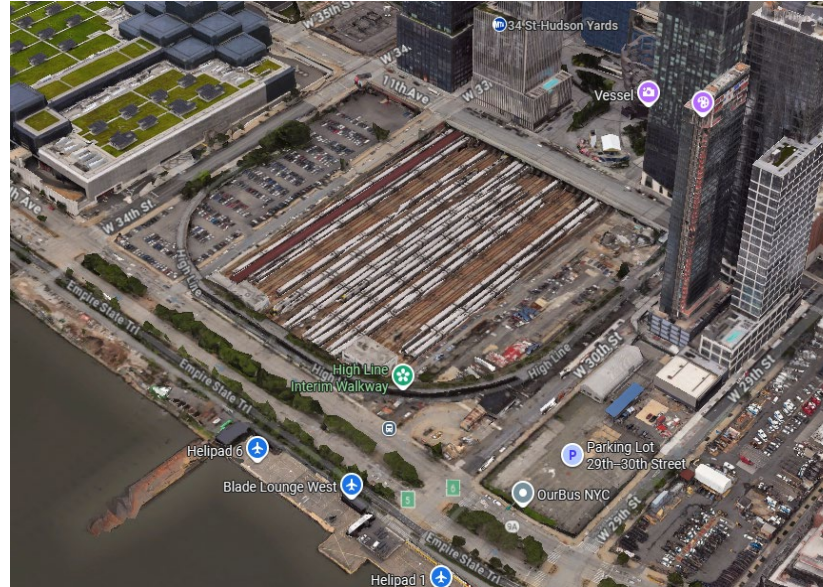
**Approval of 130,000
units of housing since 2022**



Gowanus (2021)

- Over 8,500 new units in Brooklyn.
- Infrastructure investment.
- Over \$200 million in capital to rehabilitate local NYCHA developments.

ULURP Works!



Example: Western Railyards (2025)

- Removal of the Casino proposal.
- Increase of over 300 affordable housing units.
- More green space.

**The Council is an effective
advocate for community
needs and infrastructure**



Example: MSMX

- Over 9,500 projected new homes in Midtown Manhattan, 25% affordable
- New resources and subsidy programs to support the fashion industry
- Commitment to 34th Street busway
- Five fashion landmarks designated by LPC

Question 2a – Fast Track for Affordable Housing

2a. BSA Process (Mayor) for project that are at least partially Affordable Housing



Lack of Public Accountability
BSA is Appointed by the Mayor
No Mayor, No BP



Lack of Neighborhood Voice
CB vote is only advisory



No Limits on Size or Affordability
Density increases are not capped

Without the Council's vote, communities would have diminished **power to negotiate** a balanced outcome between the Mayor and/or Developer's goals and community concerns

- Deeper affordability
- Necessary infrastructure
- Community needs and neighborhood character
- Making projects fit better with communities



A building like this, with rents mostly over \$3,000 a month, could be approved by the "affordable" housing BSA process

2b. Fast Track for Affordable Housing

2b. "Fast Review" for 12 community districts with lowest affordable housing production over prior 5 years



Lack of Public Accountability
CPC is majority appointed by the Mayor



Lack of Neighborhood Voice
CB and BP vote is only advisory



No Limits on Size or Affordability
Density increases are not capped



Allows

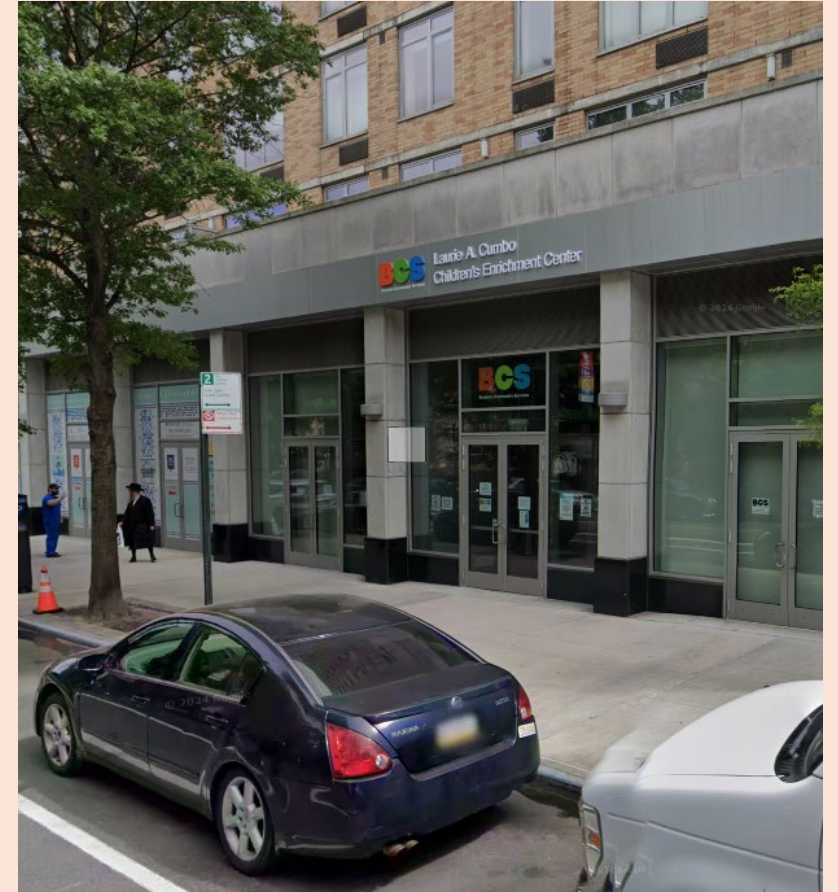
Market Rate Housing
Housing only needs to be partially affordable to be approved in this process

Selected Geographies are Arbitrary

Definition of the 12 boards is solely based on how much affordable housing is produced in the district.

Excludes:

- Market conditions
- Access to transit
- Infrastructure



Without ULURP, Council would have much less power to negotiate key community benefits, such as this example in Brooklyn where the developer agreed to facilitate the relocation of a child-care center located in a building being demolished for new development

THE FAST TRACK LIST

Here is a map of the districts with the lowest rates of new affordable housing, which are most likely to be on the list in 2026



CB	Rate*	Rank
BK-10	0.01%	1
QN-13	0.02%	2
QN-10	0.03%	3
SI-03	0.03%	4
MN-07	0.06%	5
SI-02	0.06%	6
MN-08	0.06%	7
BK-18	0.09%	8
QN-11	0.12%	9
BK-12	0.18%	10
BK-11	0.20%	11
QN-08	0.26%	12
MN-06	0.27%	13
BK-15	0.29%	14
QN-05	0.29%	15
MN-02	0.30%	16
QN-09	0.33%	17
MN-09	0.34%	18
MN-05	0.34%	19
QN-04	0.36%	20
QN-03	0.48%	21
BX-10	0.49%	22
SI-01	0.55%	23

Question 3. Expedited Land Use Review Procedure

3. "Expedited Land Use Review Procedure" (ELURP) for modest residential density increases



Lack of Public Accountability
CPC is majority appointed by the Mayor



Lack of Neighborhood Voice
CB and BP vote is only advisory



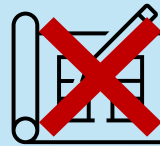
Ends Single and Two family zoning
All low density is eligible for 4 story, multi-family buildings



Allows Market Rate Housing
No affordability requirements



Allows out of scale development
+30% density in neighborhoods in mid-density districts(R6-R7-R8) can lead to out-of-scale buildings



Allows changes to other areas of zoning
Related text amendments and special permits skip full review

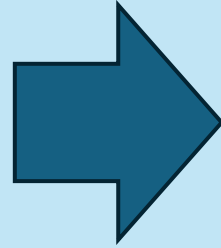


3. ELURP (Expedited LURP)

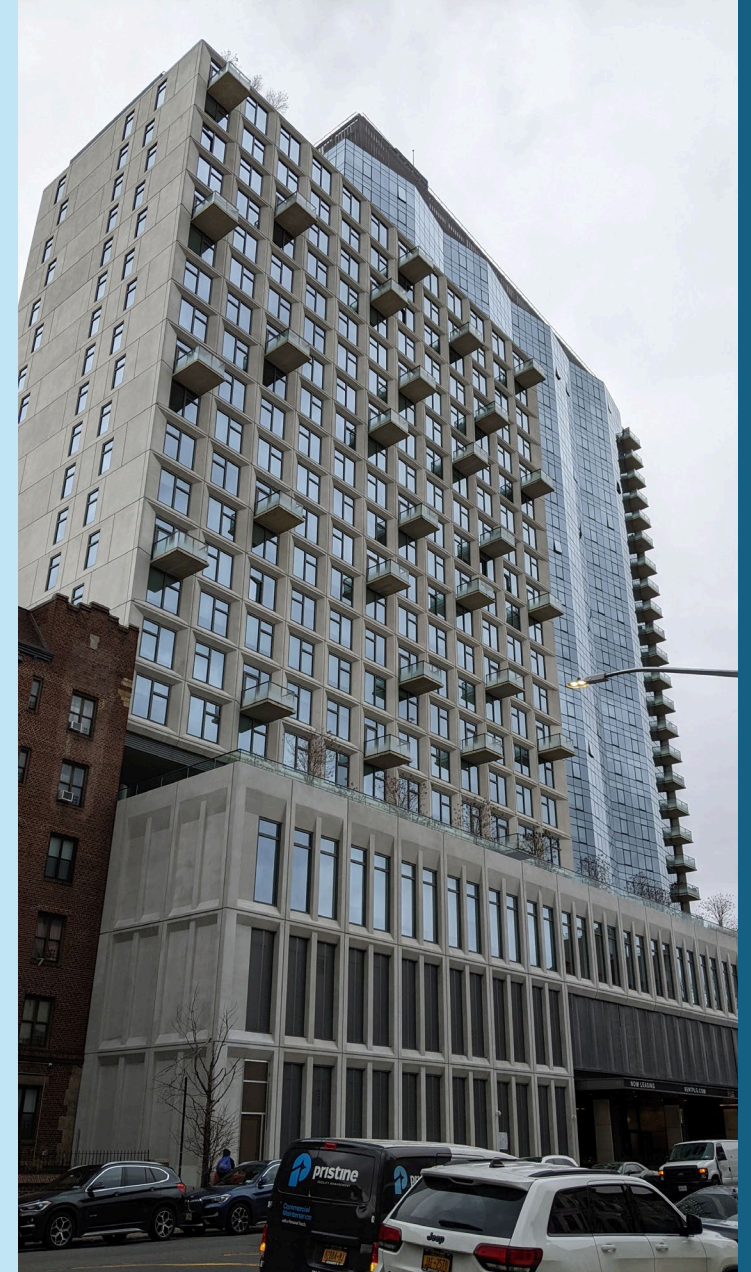
Example mid/high density changes



Area currently
zoned R6



R7-2

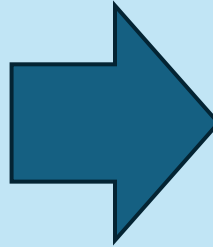


3. ELURP (Expedited LURP)

Example low density changes



Area currently zoned R2



**4 story
apartments**

Question 4. Affordable Housing Appeals Board

4. Appeal Board: Establishes a 3-member Appeal Board – the Mayor, the Speaker, and the local Borough President, that has power to override the City Council's decision



Takes away Local Council Member's Negotiation Power

Unpredictable negotiating parties and reduced leverage



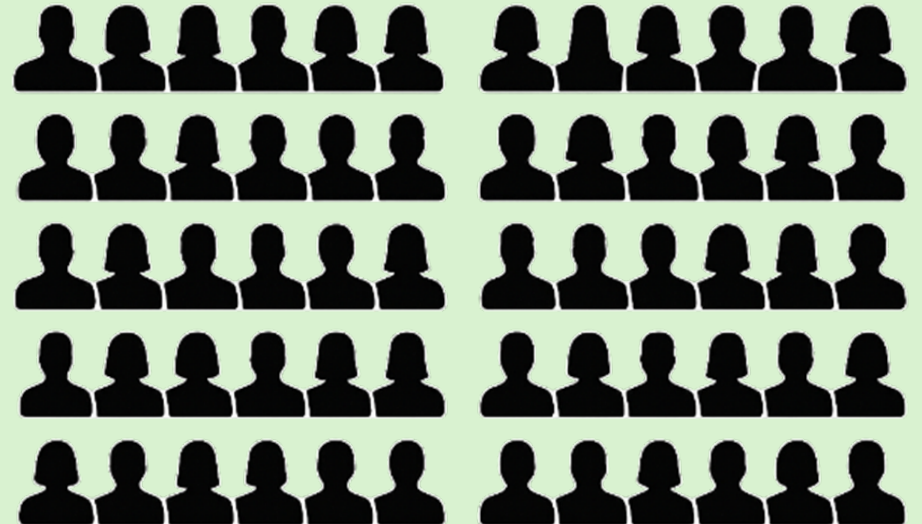
Local Concerns

Local concerns, like community investment and neighborhood character will be left up to the appeals board



No Public Hearing at Appeals Level

Appeals Board Holds a Public Meeting, not a Public Hearing

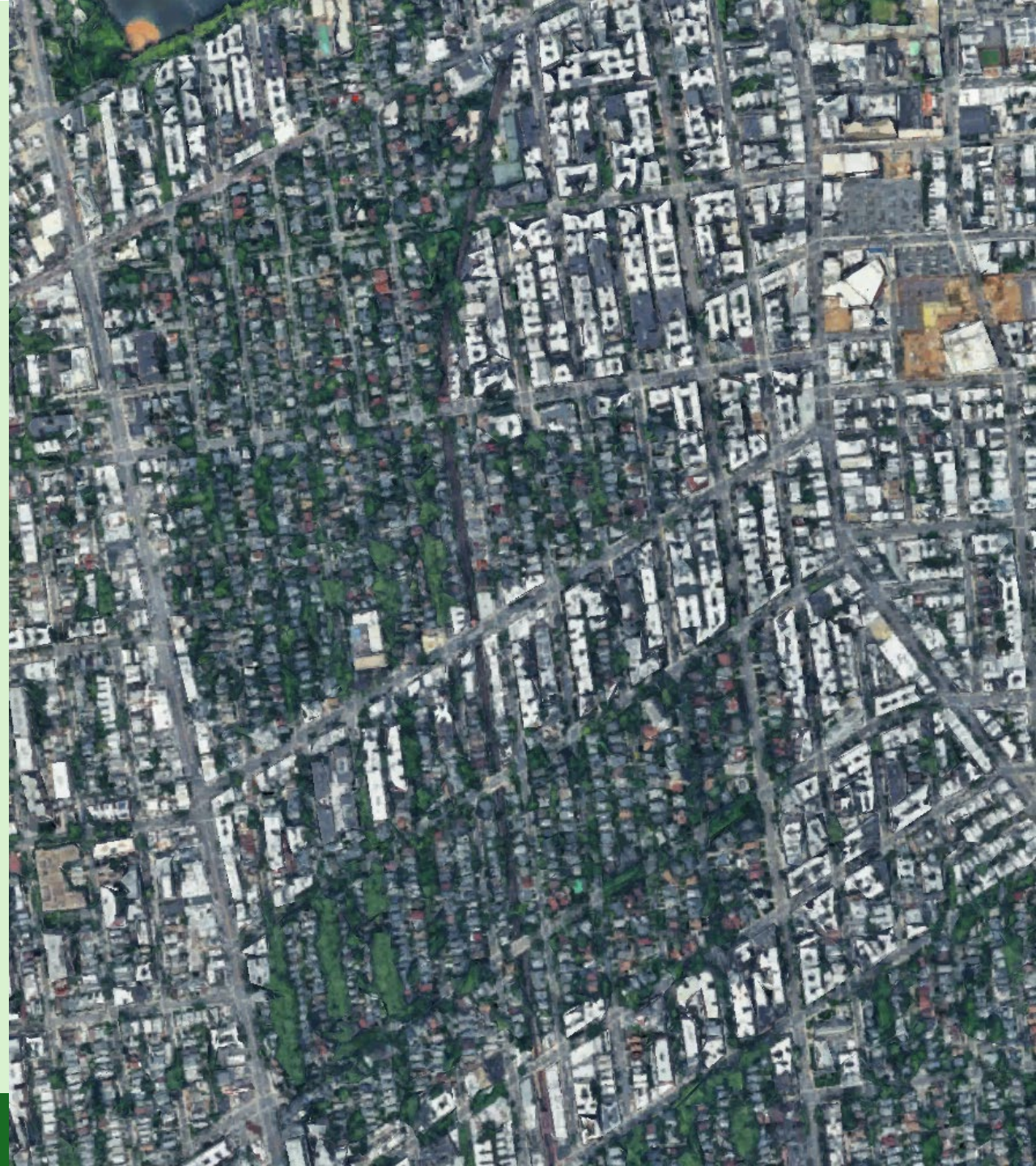


Local Example

City of Yes

Council Member Joseph demanded changes and concessions:

- **Historic designations**
- **Protections for single family zones**
- **No ADUs in historic districts**
- **No ADUs in inland flood areas**



Local Example

Atlantic Avenue Mixed Use Plan

Local Council Members set priorities in conjunction with community

- 1,900 units of affordable housing across 6 public sites
- \$115 million for redesign of Atlantic Avenue
- \$100 million for upgrades to parks/open spaces
- Tenant/homeowner protections

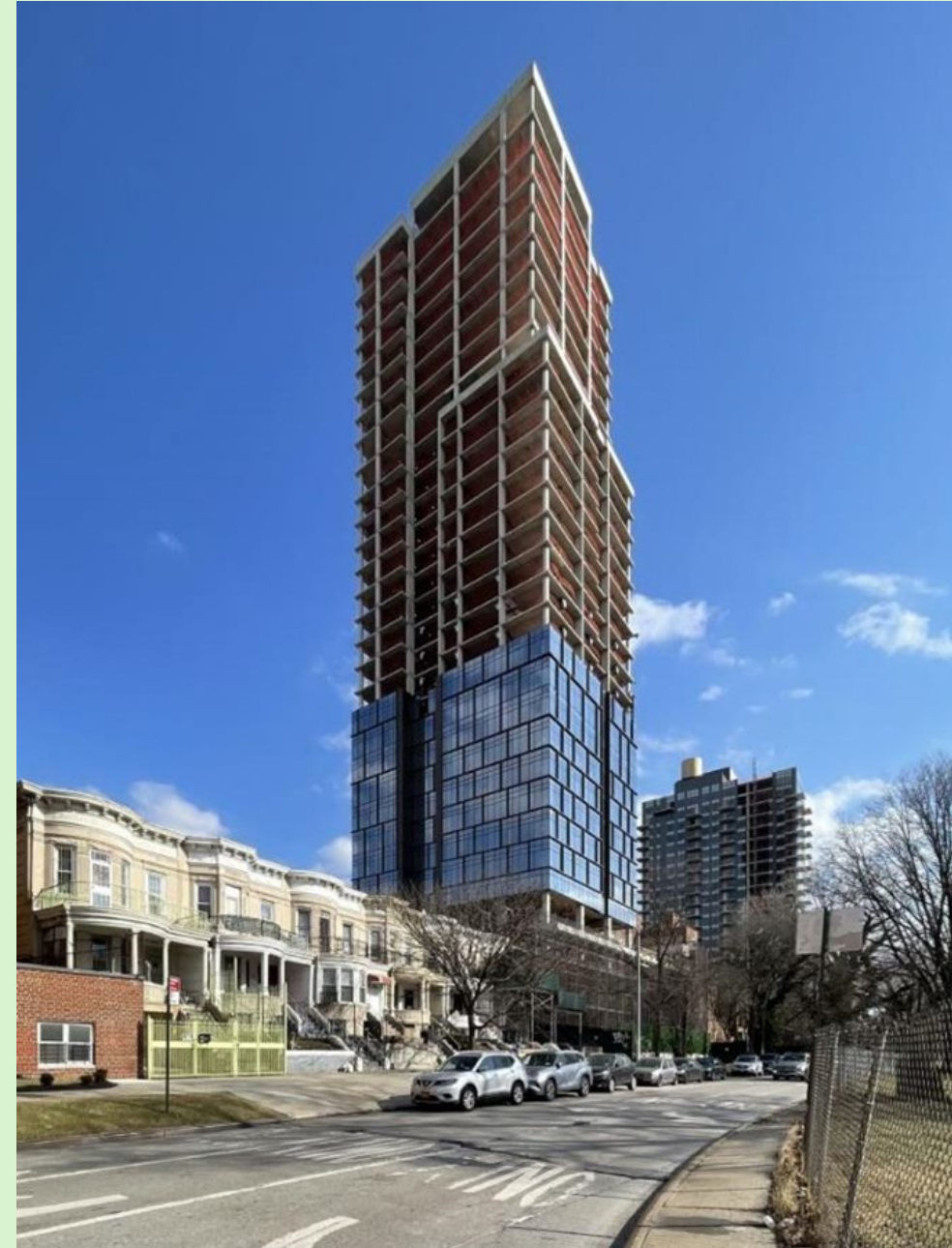
Deeply affordable housing on public land moving forward on Bergen Street in Prospect Heights



Dangerous current condition of Atlantic Avenue



**These buildings
may become
more common**



Housing Crisis – Better Solutions



**Neighborhood rezonings
Comprehensive planning**

+

Community Input



We need to plan more, not less.
DCP needs more resources



Smart Solutions to encourage housing

- citywide or area zoning changes
- allowing more than one unit on lots zoned for single family homes
- removing parking minimums
- expediting planning review and construction permitting for certain site plans
- updating review criteria for rezoning applications

Completed Units by Rezoned Area Status
(2010-2020)



Sources: NYC Department of City Planning's GIS Zoning data, Zoning Application Portal, PLUTO, and Housing Database (2022, 2022, 2021, 2020), NYC Department of Finance's RPAD (2021), NYC Department of Housing Preservation and Development's Housing New York data (2021), NYC Department of Housing Preservation and Development and Housing Development Corporation's NYC Housing Connect (2016-2021), NYU Furman Center

Furman Center analysis shows that City-led neighborhood rezonings are far more important and effective for adding housing than private applications