

# What is City of Yes, Zoning for Housing Opportunity?

Mayor Adam’s administration is proposing changes to the zoning rules to make it easier to build **“a little more housing in every neighborhood.”** This is the administration’s response to the housing and affordability crisis – they believe making it easier to increase the housing supply is one way to help to lower rents and ensure new housing is not concentrated in just a few neighborhoods the way it is today.

The proposal is solely focused on increasing supply through zoning changes and does not address questions around tenant protections, affordable housing funding, or the larger question of how we plan for our city and neighborhoods.

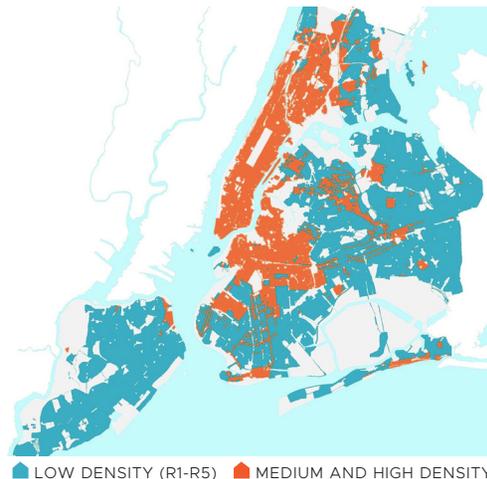
## What is a zoning text amendment?

A zoning text amendment is when the City changes the underlying zoning rules for zoning districts across NYC. Once these rule changes are approved they become law and most developments that follow these new rules can happen “as of right” – that is, without any additional approval.

## Where would this apply?

The City is proposing a number of changes across 3 general categories

- For medium and high density residential zoning districts *(in orange)*
- For low density residential zoning districts *(in blue)*
- For all types of residential districts citywide



*See our additional one-pagers for more details on what the City is proposing in these different districts*

## How much new housing are we talking about?

The City estimates that over a 15 year period these rule changes could lead to between 58,000 and 109,000 more units citywide than would be developed with our current zoning rules. At the neighborhood level, this could mean anywhere from a few hundred to over 2,000 more units than would otherwise be built.

## Would the new housing be affordable?

Some of it would be, especially in medium and high density districts. In total, the City estimates that about 15 - 20% of the new units created would be affordable. Only one of the City’s proposals directly deals with affordable units - the rest of the proposals are about increasing housing supply in general and do not require affordable units.

## Who decides whether these rule changes get approved?

Zoning text amendments have to go through a roughly 7 month public review process that includes hearings and votes by:

### COMMUNITY BOARDS

Makes an Advisory Recommendation.  
Public Hearing



### BOROUGH PRESIDENTS

Makes an Advisory Recommendation.



### CITY PLANING COMISSION

Makes a binding Vote.  
Public Hearing/Public review session



### CITY COUNCIL

Makes a binding Vote.  
Public Hearing



## How can you get engaged?

The public review process started in late April.

