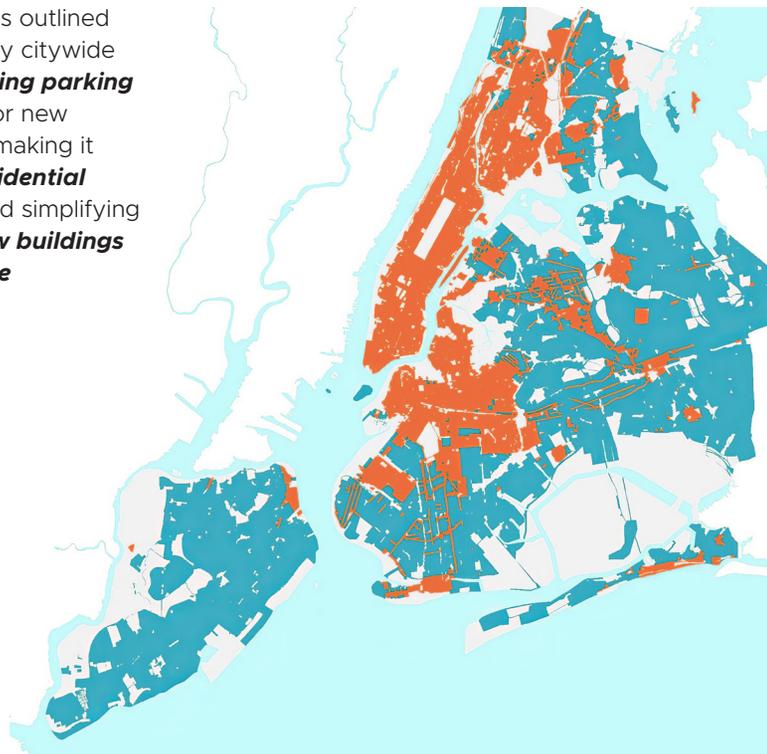


What are the Zoning for Housing Opportunity Proposals that Would Apply Citywide?

As part of City of Yes, Zoning for Housing Opportunity, the City is proposing a series of zoning rule changes to make it easier to create new housing citywide - in all the areas shown on the map.

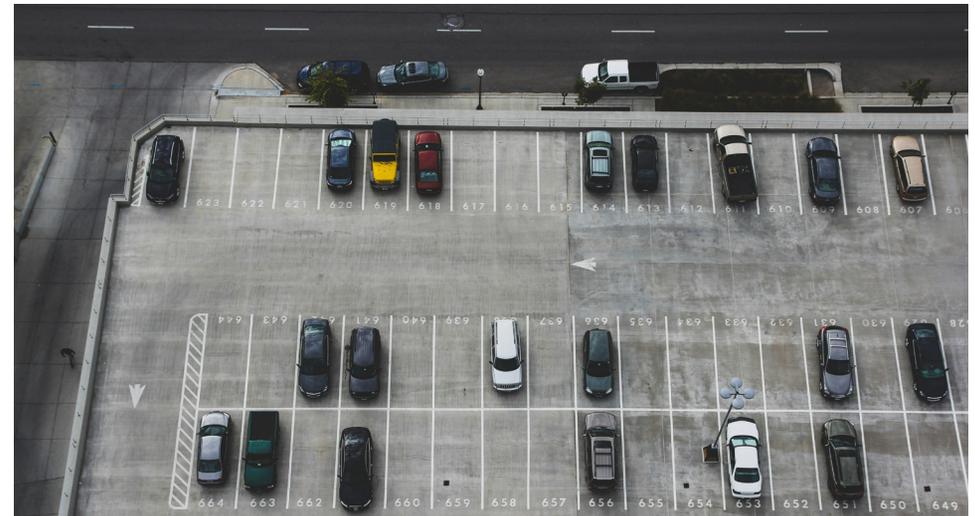
The rule changes outlined here would apply citywide and include **ending parking requirements** for new developments; making it easier to do **residential conversions**; and simplifying the rules for **new buildings on campus style developments**.



■ LOW DENSITY (R1-R5) ■ MEDIUM AND HIGH DENSITY

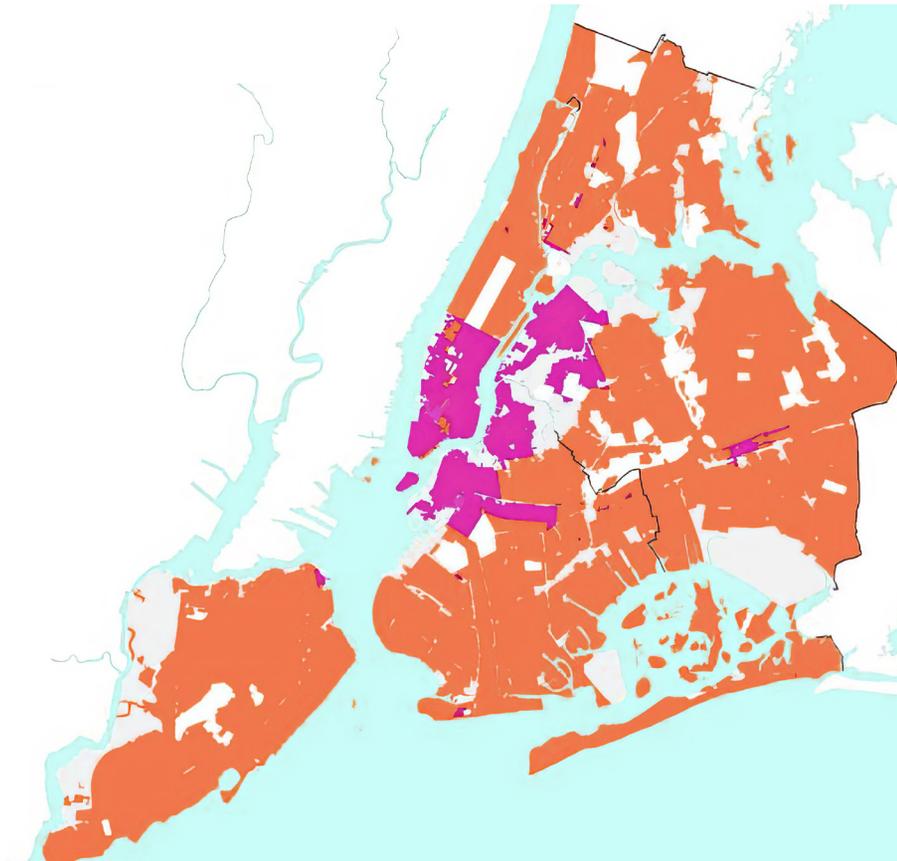
Ending Parking Requirements for New Developments

The City is proposing to remove parking requirements in new residential developments throughout the city, as a way to lower construction costs and free up more space for housing. Developers could still include parking if they want to, but it wouldn't be required. Parking requirements for existing buildings would still remain, though there would be an option to apply for an exemption.



Residential Conversions

The City is proposing to expand the geography and reach of as-of-right non-residential to residential conversions. This would mean office buildings, community facilities, and other non-residential buildings built before 1991 could be converted into housing without going through a rezoning, in any district where residential is already allowed today. While the state has created a tax abatement program to incentivize the inclusion of affordable units in conversions, there is no mandated affordability required as part of this rule change.



■ EXISTING GEOGRAPHY FOR AS-OF-RIGHT RESIDENTIAL CONVERSIONS,
■ EXPANSION GEOGRAPHY FOR AS-OF-RIGHT RESIDENTIAL CONVERSIONS

Campus Infill

The City is proposing to make it easier to build new buildings on large “campus” style developments, where there may be a lot of undeveloped space today - including NYCHA, large residential co-ops, and some religious institutions and universities. These rule changes deal with the size and location of buildings and do not address issues of ownership or affordability levels. Other approval and public engagement processes for this type of “infill” development that exist today, outside of zoning, would still apply. For example, where NYCHA needs HUD approval for a plan, or where they conduct their own tenant outreach and approval process, those would still apply.

