

What's going on in the neighborhood?



You might have heard of something
called
a **rezoning**
that may be
happening in your
neighborhood.
But what is it
and where did it
come from?
Learn how a rezoning will impact
your community.



It all started with Mayor de Blasio's plan to create affordable housing all over the city.

Preserving existing affordable housing means making sure housing that is affordable now stays that way.

The city does this in two main ways:

➤ **1. Preventing** tenant displacement by passing and enforcing laws that make it harder for landlords to harass tenants and increase their rents.

➤ **2. Keeping** apartments in affordable housing programs. The city contracts with landlords to get apartments into programs that keep them affordable. When those contracts expire, the city can negotiate with landlords to keep apartments in affordable housing programs.

THE
**MAYOR'S
PLAN**

➤ **Preserve
and Build** ➤

**300,000 units
of affordable
housing
by 2026**

Building new affordable housing is what it sounds like, but there are new rules.

The city plans to do this in part by allowing developers to build larger buildings in some neighborhoods. In exchange, developers have to build a certain number of affordable apartments.

➤ The city plans to target 15 neighborhoods for new development.

So far, most of the neighborhoods selected have been low-income communities of color.

In many communities, to build more affordable housing, the zoning needs to change.

ZONING

is the set of rules that the City uses to say what can be built, where, and how big it can be. There are two main parts of zoning rules:

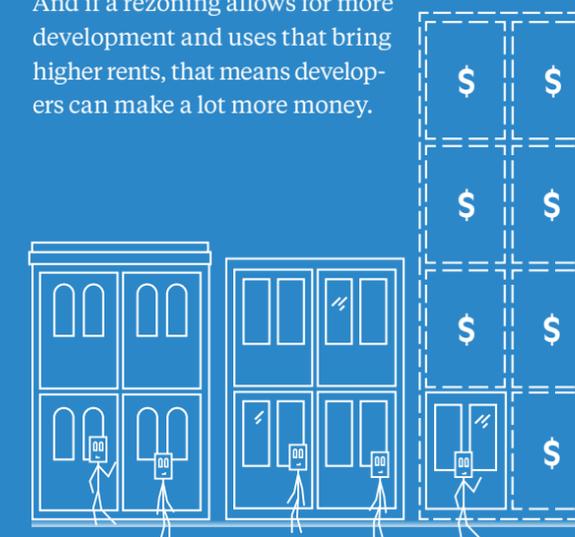
- What the land can be used for, like residential uses (housing), commercial uses (stores and other businesses), or manufacturing uses (factories and other places where stuff gets made).
- How big a building can be and what shape.



RE ZONING

is when the city changes the rules.

Rezoning—like zoning—doesn't require anyone to build anything or tear anything down. But it changes the rules developers have to follow. And if a rezoning allows for more development and uses that bring higher rents, that means developers can make a lot more money.



Heads up! Once the rezoning happens, new developments don't have to be reviewed by the city or public as long as they follow the new rules. That's why it's so important to participate in shaping what the new rules will allow!

When you hear "affordable housing"...

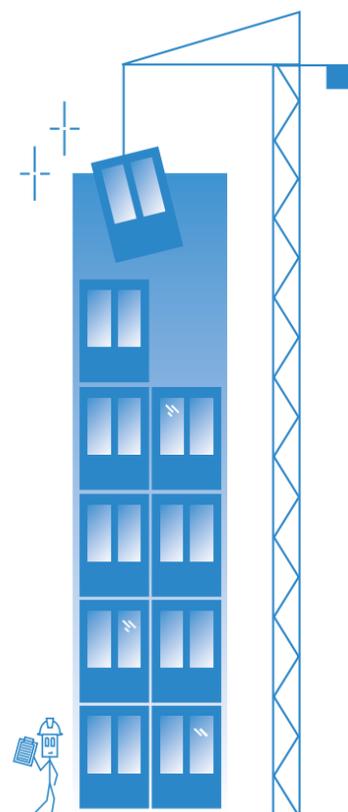
...remember to always ask: affordable to whom? There's a technical definition of affordable housing from the federal government and it has two parts:

1. Housing is "affordable" if it costs 30% or less of a family's monthly income to live there.

But lots of people in NYC spend more than 30% of their income on rent! And that's a big part of your income!



2. The federal government uses income limits to decide who qualifies for affordable housing programs. They set those income limits using something called Area Median Income or AMI. If you line up every family in a certain geographic area by income, the Area Median Income is what the family right in the middle earns. The Area Median Income for NYC is \$104,300 for a three-person family. But the AMI for the Bronx is only \$39,667 and for Brooklyn it's \$56,404! So the income ranges set by the government don't always match the needs of the people who live there. That means lots of things get called affordable housing, but what's important is that housing be affordable to people in the community and those that need it the most.

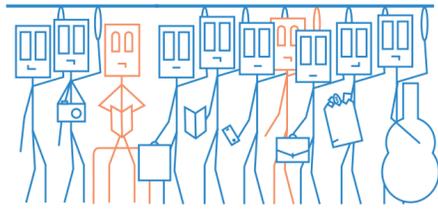


More people! More housing!

How can new development impact my neighborhood?

More people in your neighborhood might mean:

✗ Crowded trains

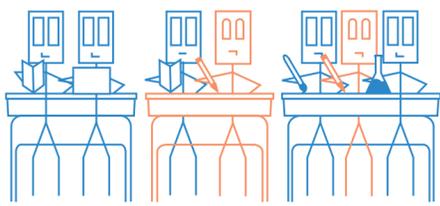


✗ Rising rents for local small businesses

✗ More expensive stores and amenities

✗ More competition for local jobs

✗ Over-crowded schools



✗ Added pressure on a neighborhood's infrastructure

Infrastructure like sewers, streets, and parks—which are already in need of repairs in many places!

New development puts pressure on a neighborhood's existing affordable housing—and the people who live there.

Landlords realize they can charge higher rents to new tenants, and may harass or evict existing tenants. That's why it's important to make sure the city preserves existing affordable apartments and protects existing tenants' rights.

Here are the rules

What about all that new housing?

When people are building in rezoned neighborhoods the city encourages the development of new affordable housing. In order to do that, they created a new program called **Mandatory Inclusionary Housing (MIH)**. MIH applies to all new buildings in designated zones with 10 or more units.

There are four different options. As part of the rezoning process, two options will be chosen for each neighborhood. Developers will get to pick which of the options they'll follow when they build a new building.



This is affordable housing

About 25% of all new apartments have to be "affordable" to families in certain income ranges. These apartments are permanently affordable.

This is market-rate housing

The rest of the apartments are market rate. That means landlords can charge whatever people will pay for them.

Advocate for housing that's affordable to your community.

What if the new "affordable" housing isn't affordable to people in the neighborhood? The city can encourage development to use programs that make new housing more affordable to lower-income people. But you should also advocate for housing that meets the need of the people in your neighborhood!



More housing! But...

The city (and you!) is giving developers the right to build bigger buildings in your neighborhood and you should have a say about who that housing is for.

Heads up!

Ask for more on public land

Most of the land that will be impacted by a rezoning is private and owned by different people. Public land is owned by the city (and you!). Because it's a public good, you can advocate for even more affordability and city subsidies on public land.

Protect existing affordable housing and the people who live there.

Here are things other residents in NYC are advocating for to fight landlord harassment and displacement:

- ✓ Laws that protect tenants from harassment
- ✓ Working to keep apartments in affordable housing programs
- ✓ Enforcing existing protections for tenants
- ✓ Working to make sure public land is used to create deeply and permanently affordable housing

What about public housing residents?

Even though New York City Housing Authority (NYCHA) land often isn't included in a rezoning, residents will feel the pressure of new development. They can use a rezoning as an opportunity to advocate for repairs and improvements to their homes, and participate in conversations on neighborhood impacts and needs.



You can fight for changes

What if we don't like what is being proposed?

You have the right to advocate for improvements that address your community's concerns, like:

- ✓ Housing that's affordable to you and your community
- ✓ Improvements to subway stations
- ✓ More frequent trains and buses
- ✓ Anti-displacement policies for local small businesses
- ✓ Jobs in new construction to be unionized and go to local residents
- ✓ Permanent living wage jobs in new developments
- ✓ A new school
- ✓ Improvements to existing parks
- ✓ Limiting the size and scale of the rezoning

Get involved early

If you can get involved while a rezoning proposal for your neighborhood is still being shaped, you and your neighbors can have more say in what happens.

Get organized in your community

There's power in numbers. It's hard to get far as an individual. Talk to your neighbors and community groups, and look out for upcoming community meetings. Look for community-based organizations and coalitions that share your concerns, and see how you can get involved.

Talk to your local elected officials

Find out who your City Council Member, Community Board Members, and Borough President are. Make sure they hear from you about the issues that matter to your community. Go to your neighborhood's Community Board meetings to find out more and share your ideas and concerns.

Get in touch with DCP

The Department of City Planning (DCP) and other city agencies will start the process by gathering information and holding public meetings. They'll use this information to study the potential impacts of the rezoning on the neighborhood. Ask DCP to share any information they have on plans for your neighborhood. To find contact information for your DCP borough office, go to: www1.nyc.gov/site/planning/about/contact-us.page

Ask DCP to bring in other city agencies

For issues like schools, small business protections, and public transportation improvements, figure out who the decision-makers (like the Departments of Education and Transportation) are and ask DCP to bring those agencies to the table!

Keep up with ULURP

The Uniform Land Use Review Procedure (ULURP) is the process the city uses to make sure most big land-use proposals get reviewed by the city's elected officials and the public. This is your final opportunity to tell the city what you think about the rezoning plan. ULURP has a fixed time limit (about 6 to 7 months), so it's important to act quickly and stay on top of upcoming public meeting dates once ULURP begins.

►► Our Neighborhood, Our Community, Our Plan.

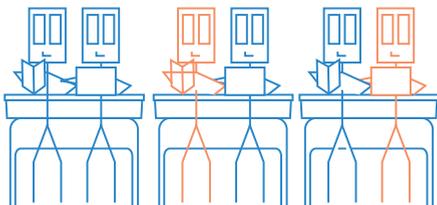
How to get involved

When a rezoning is announced:

- Find out what you can about the rezoning—like reading planning documents and dates for public meetings—on DCP’s website: www1.nyc.gov/site/planning/plans/proposals-studies.page
- Call your Department of City Planning borough office if you can’t find the information you’re looking for.
- Go to the public meetings with your community-based organization or coalition to voice your opinions. The more that people share and voice their opinions, the more likely the city is to include them in their rezoning proposal.
- Participate in the public hearings (at the Community Board, City Planning Commission, and City Council) during the Uniform Land Use Review Procedure (ULURP). This is your chance to ask the city for the land-use changes you want to see.

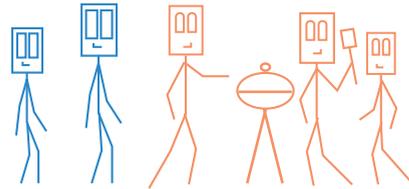
Resources

To find contact information for your local representatives and Community Board, go to mygovnyc.org



After a rezoning is complete:

- Keep the City accountable to their proposal. If you notice that a project isn’t moving on time, get in touch with your local officials.



Collaborators

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Design by: Partner & Partners



The Center for Urban Pedagogy (CUP) is a nonprofit organization that uses the power of design and art to increase meaningful civic engagement particularly among historically underrepresented communities. welcometoCUP.org

Partner & Partners Partner & Partners is a design practice working on print, exhibition, interactive, and identity projects alongside clients and collaborators in art, architecture, public space and activism.

Big thanks to Nick Johnson, Christine Gaspar, Aska Mukuti, Mark Torrey, Lena Afridi, Emily Goldstein, Chris Walters, Adrien Weibgen, Nick Petri, Daisy Gonzales, Sondra Youdelman.

Thanks to these technical assistance providers who are working with communities facing rezonings across NYC: Association for Neighborhood & Housing Development, The Community Development Project at the Urban Justice Center, Hester Street, Pratt Center for Community Development.



Support for this project was provided by the Neighborhoods First Fund for Community Based Planning.