What are the New ULURPs for Housing in NYC?

ULURP (the Uniform Land Use Review Procedure) is a public review process for new developments that need zoning changes. In the 2025 general election, voters approved new review tracks for most housing projects that need zoning changes. This one-pager explains the new tracks.

First, some background: Zoning is the set of laws that say what's allowed to be built on any piece of land, including rules about how a building is used, its size, and other requirements, like the number of affordable units or parking spots. When zoning changes, it's called a rezoning. **There are two types of rezonings:**

Site-Specific Rezoning

WHEN A PROPOSED DEVELOPMENT PROJECT

Matches...	Doesn't Match...
THE ZONING ASSIGNED TO A PIECE OF LAND	
it doesn't need any special review besides building permits. **This is called as-of-right development.**	it needs to go through ULURP. If it's approved, the zoning for that piece of land will change. **This is called a site-specific rezoning.** This site was rezoned to allow commercial uses and taller buildings with more density.

Neighborhood Rezoning

Sometimes the City looks to change the zoning rules across a larger area to encourage more housing development. **This is called a neighborhood rezoning**. If those changes pass ULURP, new housing can be built as-of-right following the new zoning rules.

This neighborhood was rezoned to allow bigger buildings along main avenues.

How Much New Housing Comes From Rezonings?

Of all new housing built between 2010-2018:

50% of housing was built as-of-right (didn't go through ULURP)

30% of housing was built as-of-right following a neighborhood rezoning (went through ULURP)

20% of housing required site-specific rezoning (went through ULURP)

To learn more, go to tinyurl.com/NYC-info-brief

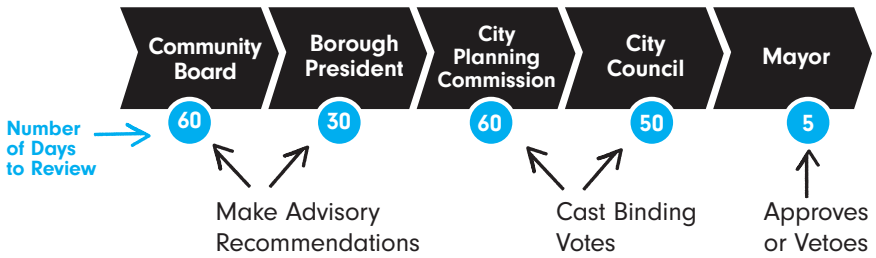
Turn the page to compare ULURP to the new tracks!

Compare the New Review Tracks

Starting in 2026, most residential rezonings that would have gone through ULURP will instead go through one of the new review tracks, including...

- Site-specific or neighborhood rezonings that include any affordable housing.
- Some smaller site-specific rezonings that don't include affordable housing.

Standard ULURP



Which Residential Rezonings Qualify?

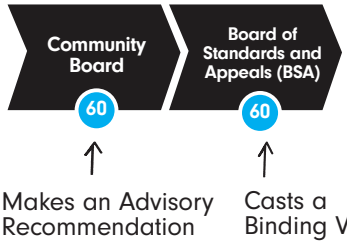
100% Affordable Rezonings
Housing Development Fund Companies (HDFC) create housing for people with low income. HDFC projects that receive public financing are very likely to lead to 100% affordable housing. If these types of projects need zoning changes, they qualify for Fast Track Zoning Actions.

Mandatory Inclusionary Housing (MIH) rezonings in the 12 community districts that built the least affordable housing in the last five years
MIH requires developers to set aside a percentage of affordable units in new developments, enlargements, or conversions within rezoned areas.

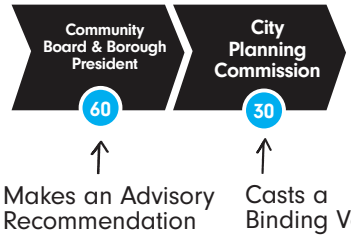
"Modest" Housing Increases
If the site-specific rezoning is only a bit bigger than what the current zoning allows, it qualifies for ELURP. In low-density districts (1 and 2 family homes, small apartment buildings), "modest" means building up to a maximum height of 45ft (unlikely to include affordable units). In mid- and high- density districts (large apartment buildings, towers), "modest" means a 30% density increase (most will include MIH units). ELURP also applies to giving away City-owned land for affordable housing.

All other site-specific and neighborhood rezonings that include affordable housing
Any new residential rezoning that includes any amount of affordable housing — and doesn't qualify for the other tracks — qualifies for the ULURP with Appeals Board Track.

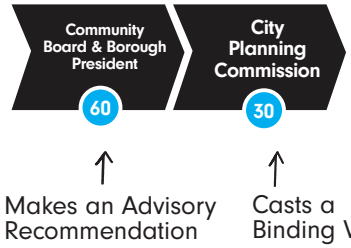
New Tracks



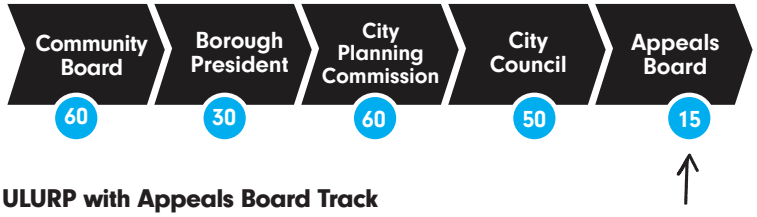
Fast Track Zoning Actions
The Board of Standards and Appeals (BSA) is made up of five commissioners appointed by the Mayor.



Affordable Housing Fast Track



ELURP Track
The Expedited Land Use Review Procedure (ELURP) follows the same process as the Affordable Housing Fast Track.



ULURP with Appeals Board Track
This is a standard ULURP, but if City Council votes to "disapprove" or "approve with modifications," the applicant can appeal. **The Appeals Board** is made up of the Mayor, the City Council Speaker, and the Borough President where the rezoning is being proposed. The Board can undo the City Council's no-vote and approve the original proposal, **OR undo some or all** of City Council's proposed changes. It can't propose any new changes.

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