In the middle of 2022, the mayor formed the **Get Stuff Built** committee, consisting of 25 NYC agencies under mayoral jurisdiction -- but not the Office of Emergency Management. This was joined by a 75-person stakeholder group of business people in various fields, including Building Departments from cities around the nation, corporations, real estate industry, contractors, and bankers -- but no public, public leaders, or any public participation. Together, they created 111 concrete actions to change our zoning, known as the **Building & Land Use Approval Streamlining Taskforce** (BLAST) Report. The **Sustainability** part already passed all approvals, despite its lack of the existing carbon base to measure the “goal” of neutrality. Other proposals have passed as well, that is -- individual proposal to remove public participation in environmental review SEQRA (Green Fast Track for Housing) and ULURP (Casinos).

The current milestone, on the **Economic Opportunity**, centers around the New York City Council – we expect hearings and a vote in March. More than half the city’s community boards noted problems with the 18 proposals. Some of those proposals expand commercial types and sizes in local shopping areas. Others allow new commercial uses in residential areas. (As you know, commercial overlays are found in R1-R7 zones.) Here are some examples of the changes:

* **Home Businesses** exceptions were removed. Now you can have up to 3 employees, and use 49% of the home area. This includes **apartment** buildings, coops and condominiums.
* **Campus Plan** concerns up to 15,000 SF of commercial on 1.5 acre lots in residential areas. This is not just in NYCHA, but other **residentia**l areas, where you can combine lots even those across the street.
* **Commercial use expansions** to the second floor in commercial areas. Some are **residentia**l now.
* **Small Scale Production** in C1 & C2 (lower density residential areas), with no size expansion on second floors.
* **Growing Industries:** Urban Agriculture, Life Sciences (labs), Night Life in our commercial areas, Micro-Distribution (mini warehouses aka ‘dark stores’)
* **Corner Store** concerns commercial expansion **in residential** area up to 2,500 SF.
* **Other** changes to incorporating uses and types and raising the FAR.

The **Housing** segment has not been certified yet – it is expected to come in April. The only mention of affordable housing in the available narrative is a promised 20% bonus to developers. Here is a quick list of Housing changes:

* **Accessory Dwelling Units** (ADU)
* **Transit Oriented Development** (TOD) expanding the existing Transit Zone.
* **Town Center** zoning in R1 to R5 puts a commercial overlay on large streets (not many)
* **Zoning change** to lot sizes, widths, setbacks, heights, floor area ratios, mandatory planting areas and other basic forms is to increase bulk, density.
* **Parking Requirement Eliminated** for all new housing.
* Buildings may increase **FAR by 20% for affordable housing** (SOW)
* **In fill development** for existing complexes: colleges, nursing homes, hospitals, etc.

Keep informed. Join the **Protect Bronx Neighborhoods from Overdevelopment** Coalition.

This one-page Memo was prepared by Karen Argenti, BCEQ, 021824