

city of yes

for Housing Opportunity



Town Center Zoning

City of Yes for Housing Opportunity is a plan to tackle our housing shortage by making it possible to build a little more housing in every neighborhood. Together, we can make our city more affordable without dramatic changes in any one community.

An important part of this plan is re-legalizing housing above ground-floor businesses to create vibrant mixed-use corridors.

How it works

New York is a city of neighborhoods, and each neighborhood is anchored by areas with shops and vibrant street life — **a little town center for every community.**

Modest, mixed-use buildings with stores on the street and apartments above exist in low-density neighborhoods across the five boroughs — most of them from the 1920s to 1950s. **Today, zoning prohibits that classic building form even in areas where it is very common.**

By re-legalizing new housing above businesses on commercial streets in low-density areas, *City of Yes for Housing Opportunity* will create new housing, help customers reach small businesses, and help sustain vibrant mixed-use neighborhoods.



What comes next

City of Yes for Housing Opportunity will enter public review in spring of 2024, receiving input from community boards and borough presidents before going to the City Planning Commission for a vote. If passed, it is anticipated to come for a vote before the City Council by the end of the calendar year.

Learn more, get involved



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nyc.gov/YesHousingOpportunity