



*city of yes for*  
**housing opportunity**

**Bronx CD 10**

**NYC**  
PLANNING



# city of yes for housing opportunity

On December 5, the City Council approved *City of Yes for Housing Opportunity* with modifications.

This plan will help tackle our housing crisis by **allowing for a little more housing in every neighborhood.**

The New York Times

## *New York City Approves a Plan to Create 80,000 New Homes*

The City Council passed a major housing plan known as “City of Yes.” Experts and elected officials say it is only a first step to address the housing crisis.

DAILY NEWS

OPINION

## **City of Yes zoning is a big win: NYC needs housing and Council vote helps get us there**

By [NEW YORK DAILY NEWS EDITORIAL BOARD](#)  
PUBLISHED: December 5, 2024 at 5:00 PM EST

Bloomberg

## **New York Can Show the US How to Build More Housing**

The city’s rezoning plan is a step toward addressing severe shortages and gives the YIMBY movement a success that it can build on.

By [Conor Sen](#)

why do we need to create more housing?

## NYC faces an acute housing shortage

The **apartment vacancy rate is 1.41%** – the lowest since 1968. 0.82% of Bronx rental apartments are vacant.

Over **60% of Bronx renters are “rent burdened,”** meaning they spend over 30% of income on rent.

**101,978 homeless New Yorkers, including 34,393 children,** slept in the shelter system on a given night in November 2025.



why do we need to create more housing?

## New housing is concentrated in just a few neighborhoods

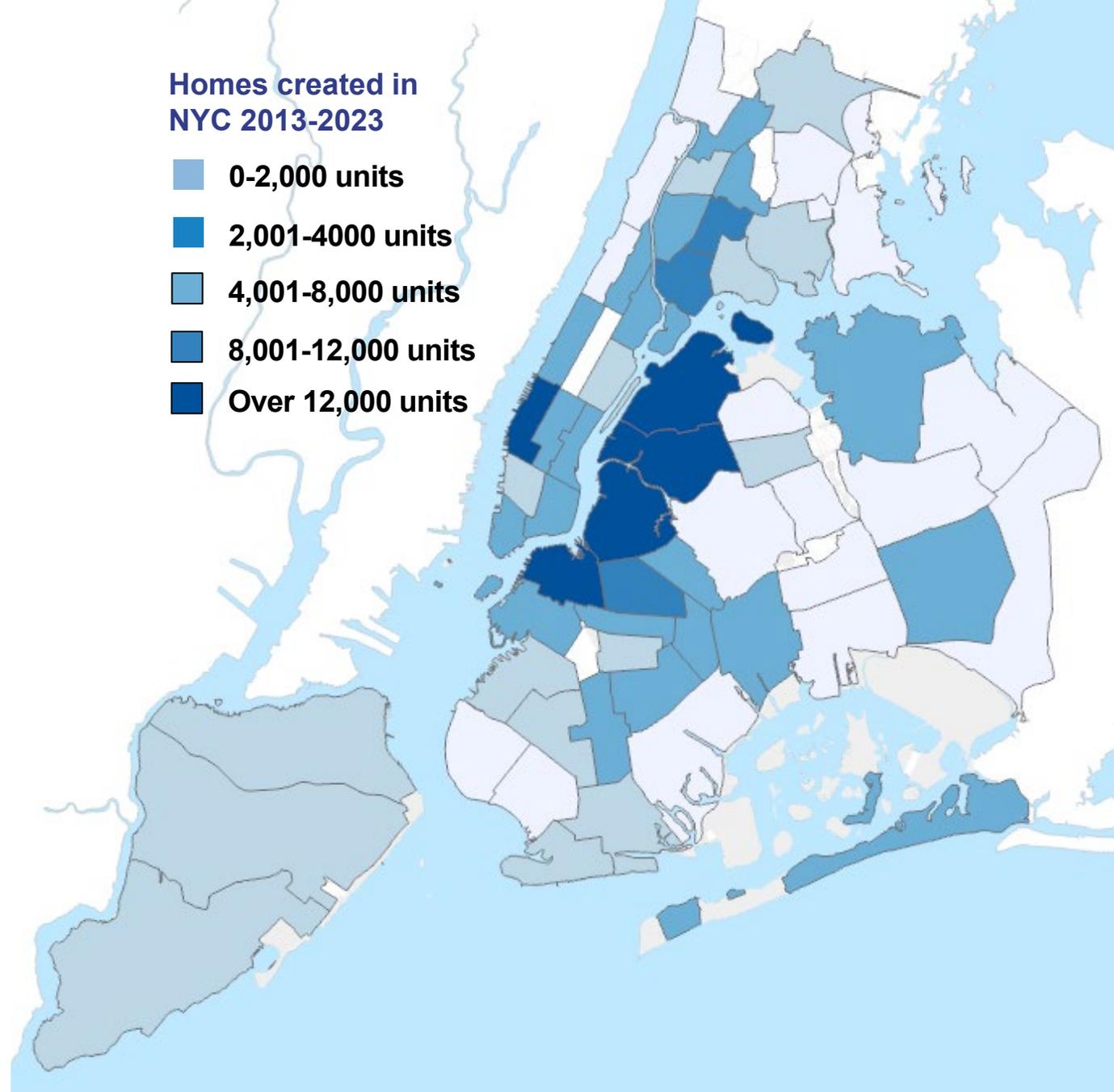
In recent years, some neighborhoods have created virtually zero new housing, and some are even losing homes.

In 2023, **10 community districts produced as much housing as the other 49 combined.**

This puts additional pressure on just a few parts of the city to produce almost all new housing.

Homes created in NYC 2013-2023

- 0-2,000 units
- 2,001-4,000 units
- 4,001-8,000 units
- 8,001-12,000 units
- Over 12,000 units



An aerial photograph of a city skyline, likely New York City, under a blue sky with scattered white clouds. The foreground shows a dense residential area with multi-story brick buildings. A white rectangular text box is overlaid on the right side of the image, containing the main title and a list of bullet points. The text box has an orange horizontal bar at its top left corner.

## Most pro-housing zoning plan in NYC history

- ✓ Enables the creation of **82,000 new homes** over the next 15 years across all 5 boroughs
- ✓ **Invests \$5 billion** in infrastructure and housing
- ✓ Includes targeted modifications that are **responsive to public feedback**



An aerial watercolor illustration of a city. The scene shows a grid of streets with various buildings of different heights and colors (tan, yellow, pink, blue). There are green trees scattered throughout the urban landscape. A river or canal flows through the city, with small boats visible. The overall style is soft and artistic, typical of watercolor painting. The text 'Low-density' is overlaid in the center in a bold, dark blue font.

# Low-density

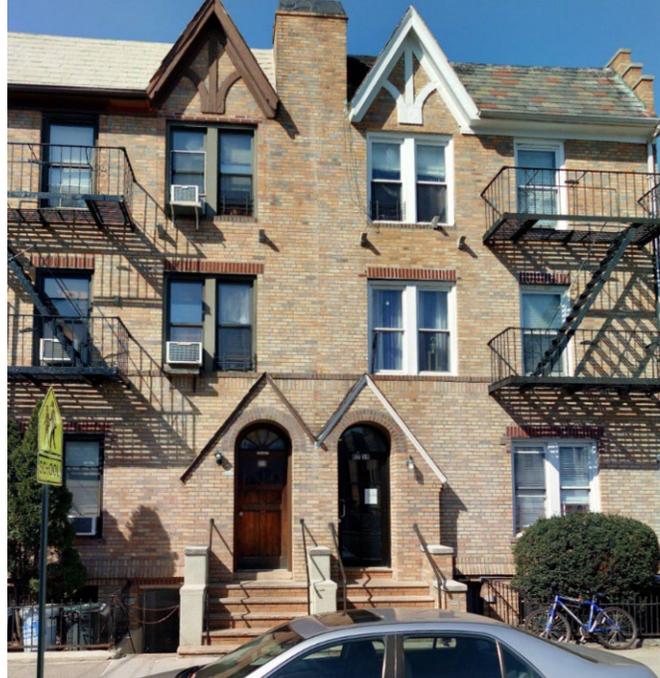
low-density areas

## Re-legalize modest missing middle housing

NYC's low-density neighborhoods are incredibly diverse, with a range of modest apartment buildings, mostly dating to the 1920s to 1950s.

However, in recent decades, these buildings have become virtually impossible to build because of restrictive zoning.

***City of Yes*** has made it possible to once again build middle apartment on select sites.



© 2023 cyclomedia.com

## Transit-oriented development

*City of Yes* has **relegalized modest apartment buildings near subway or rail stations in low-density R3-R5 areas.**

Buildings can be 3, 4 or 5 stories, depending on underlying zoning.

**A modification in response to community feedback—the original proposal included R1 and R2 districts.**



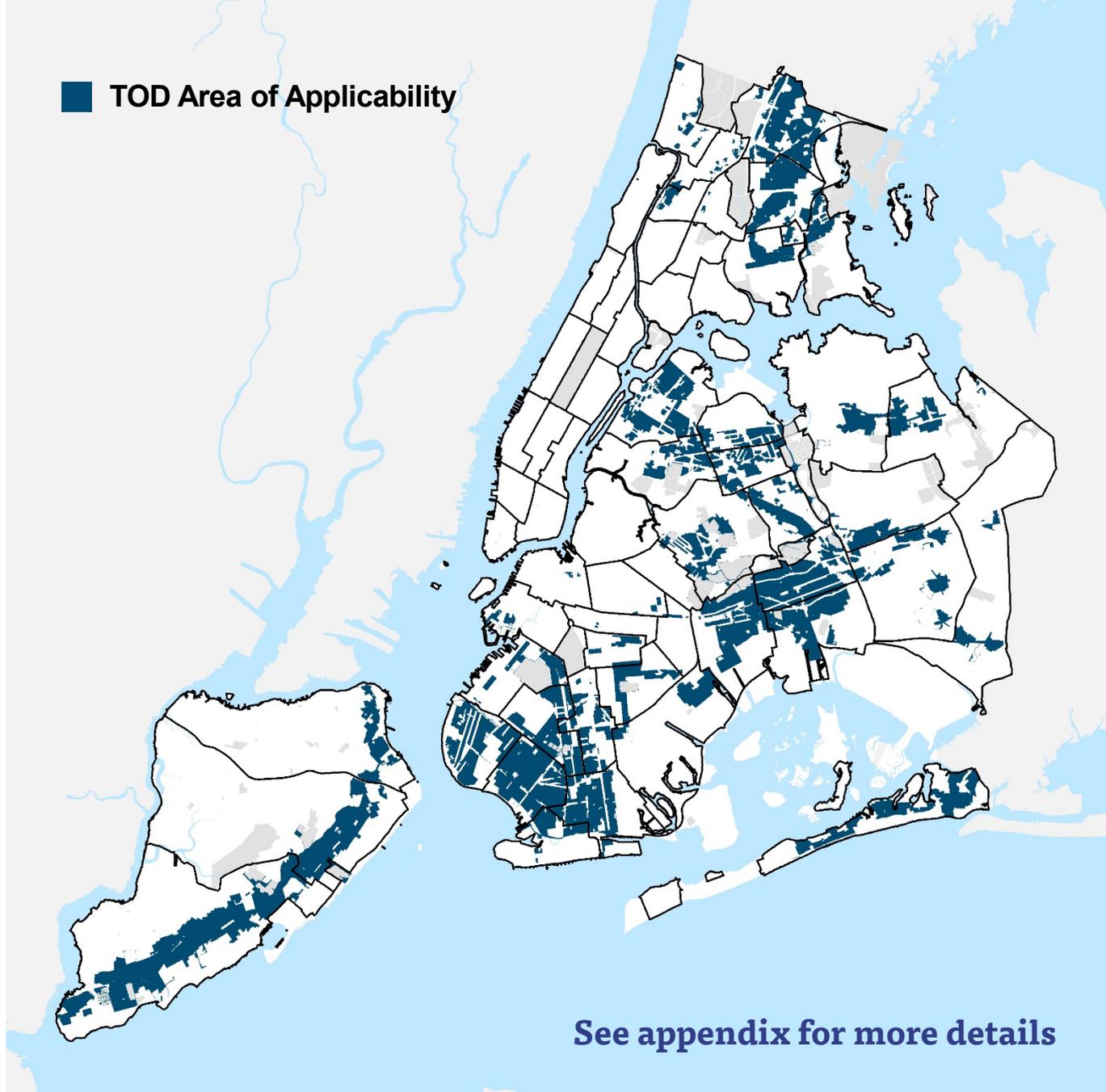
low-density areas

## Transit-oriented development

Qualifying residential sites must be

- Near subway or rail stations
- At least 5,000 square feet
- Either on the short end of a block or facing a street 75+ feet wide

■ TOD Area of Applicability

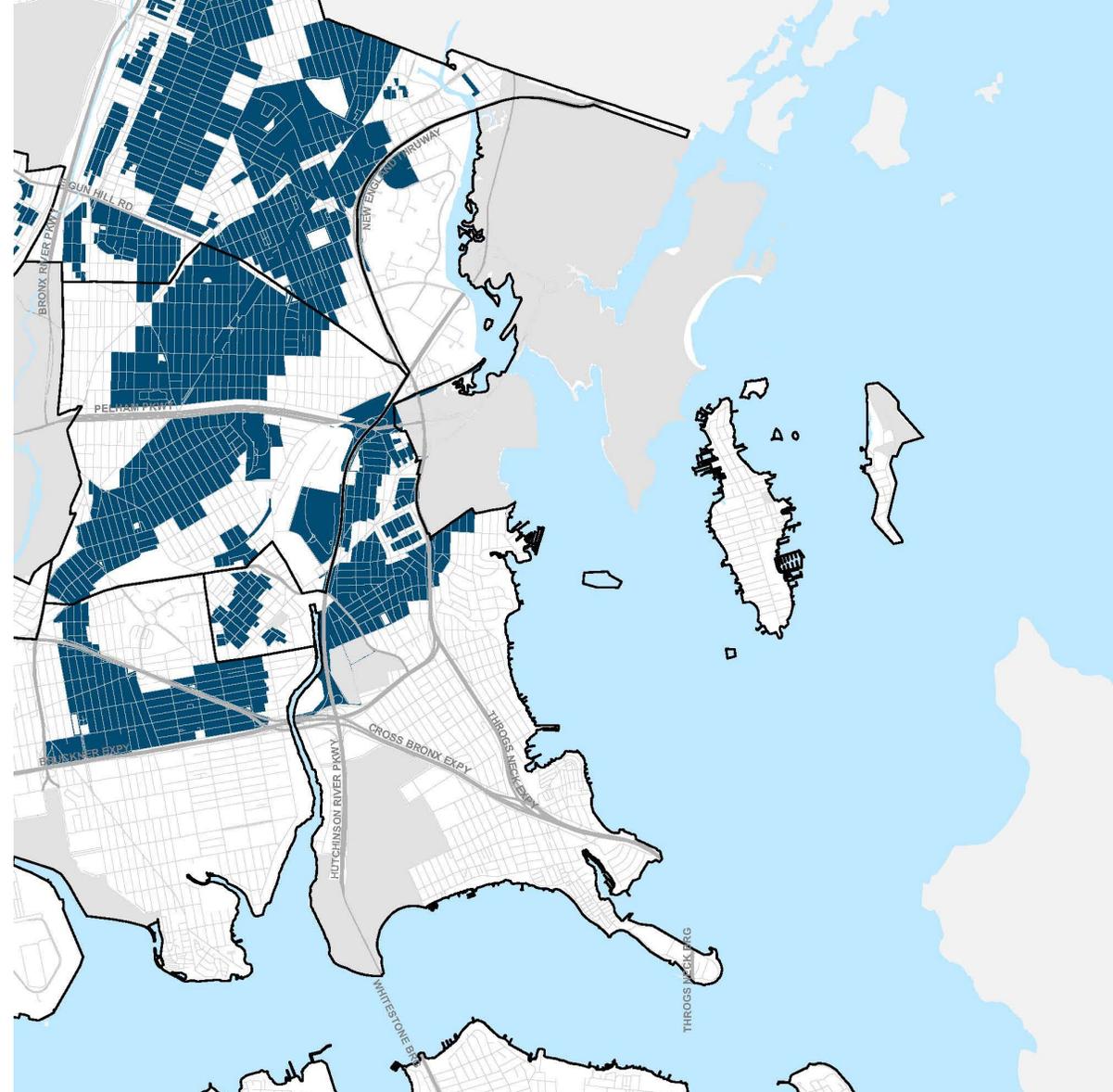


See appendix for more details

# Transit-oriented development

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■ TOD Area of Applicability

## Town Center Zoning

*City of Yes* has **relegalized housing above businesses on commercial streets** in all low-density districts (R1-R5).

New buildings can have 2, 3, or 4 stories of housing above a commercial ground floor, depending on zoning.

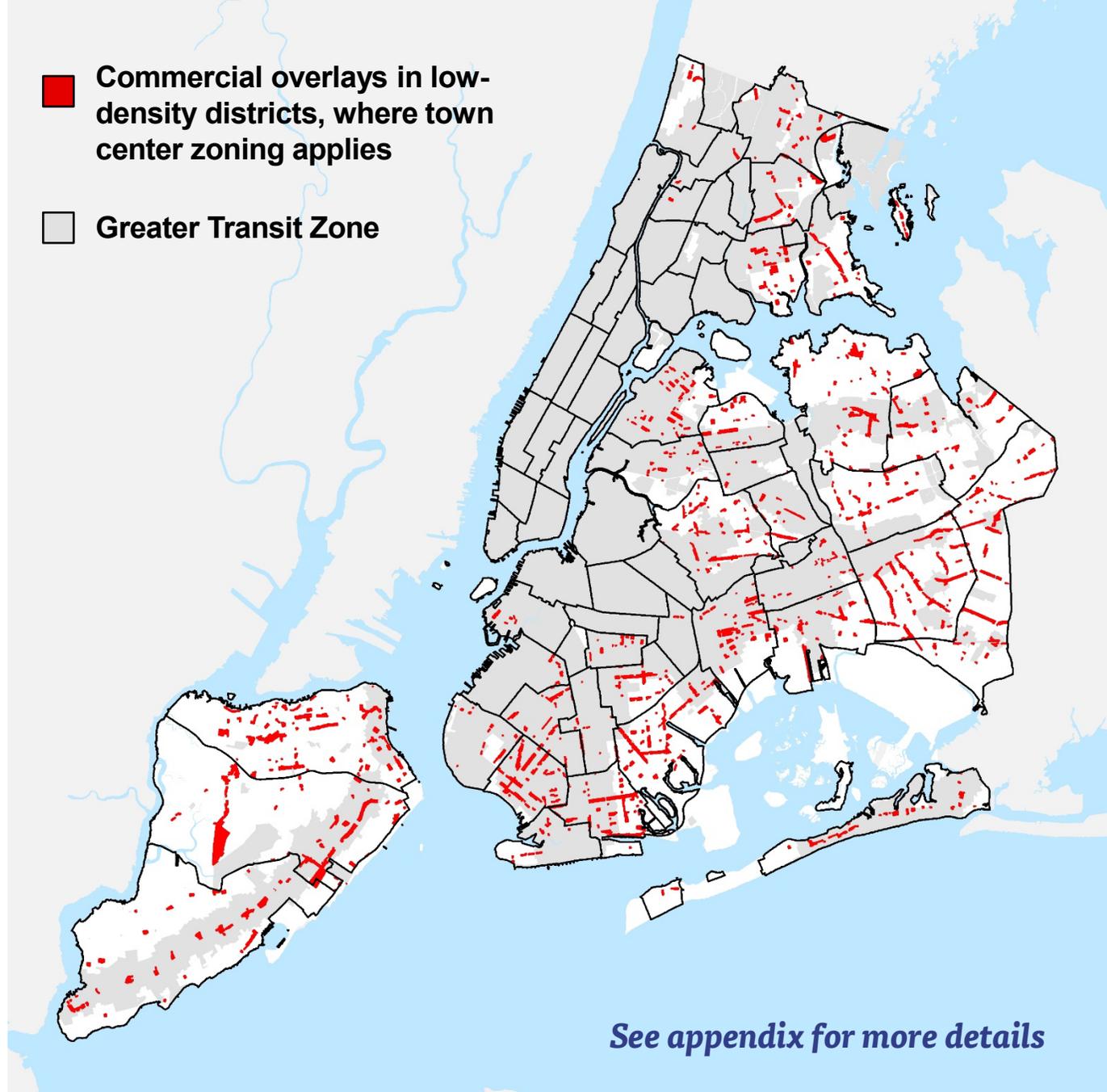


## Town Center Zoning

Town Center Zoning applies in all commercial overlays that are not an isolated single block, or blocks where the existing built form is a majority one- or two-family homes.

Within Greater Transit Zone, qualifying sites subject to R5 district rules.

- Commercial overlays in low-density districts, where town center zoning applies
- Greater Transit Zone



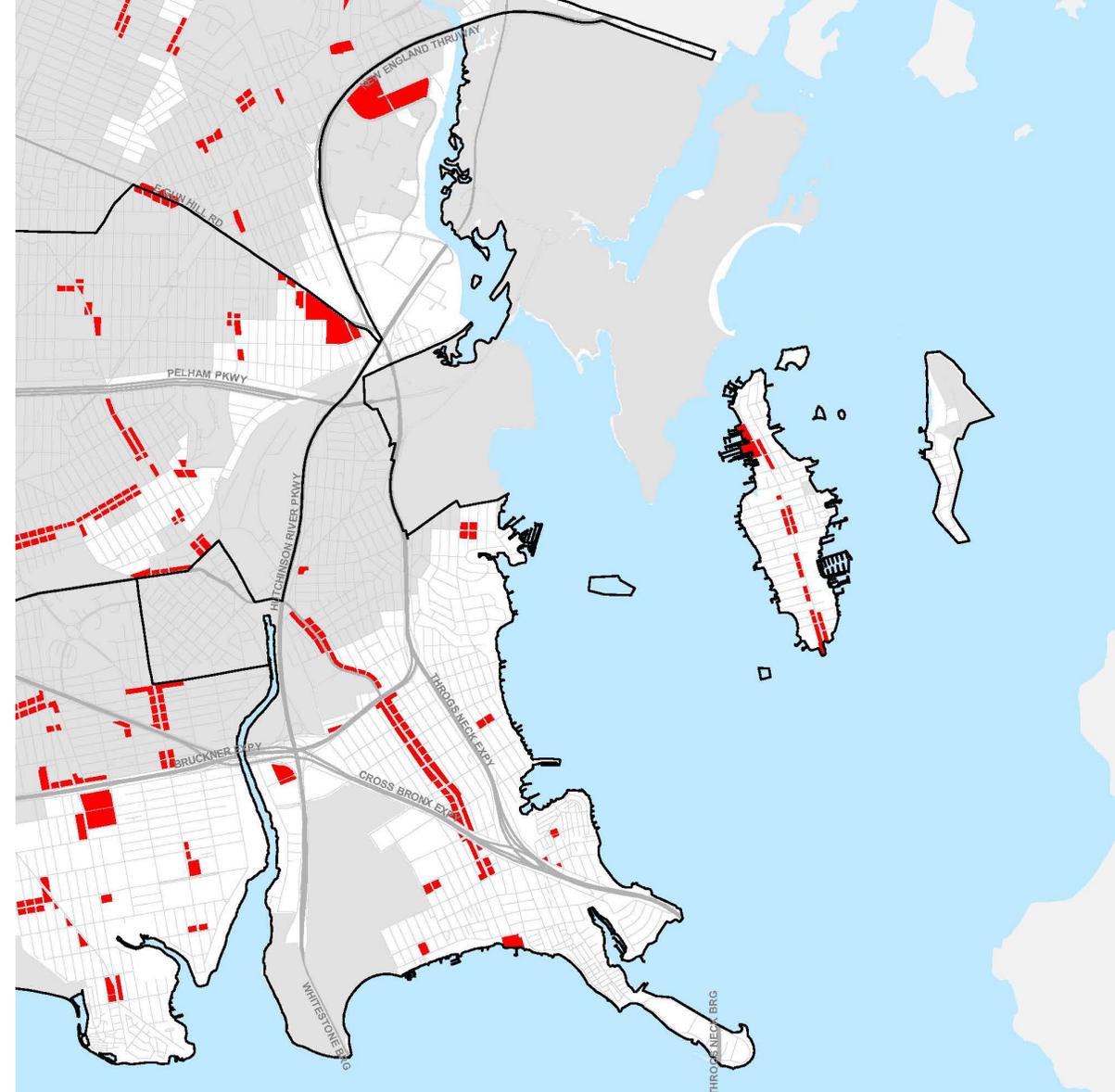
*See appendix for more details*

## Town Center Zoning

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Within Greater Transit Zone, qualifying sites subject to R5 district rules.

**A modification in response to community feedback—extra regulations ensure this only applies in truly commercial areas**



- Commercial overlays in low-density districts, where town center zoning applies
- Greater Transit Zone

## Contextual approach

These “missing middle” apartment buildings will match the scale and character of existing buildings that had been functionally banned by zoning.



**Murray Hill, Queens (R3-2)**  
*4 stories*



**Bath Beach, Brooklyn (R5)**  
*4 stories*



**City Island, the Bronx (R3A)**  
*3 stories*

low-density areas

## Encourages affordable housing in low-density areas

*City of Yes* takes the historic step of bringing inclusionary housing to low-density areas.

New buildings with over 50,000 square feet of floor area can be 20% larger if the additional homes are **permanently affordable** to households earning an average of **80% Area Median Income**.

**A modification in response to community feedback—require affordability for large sites**

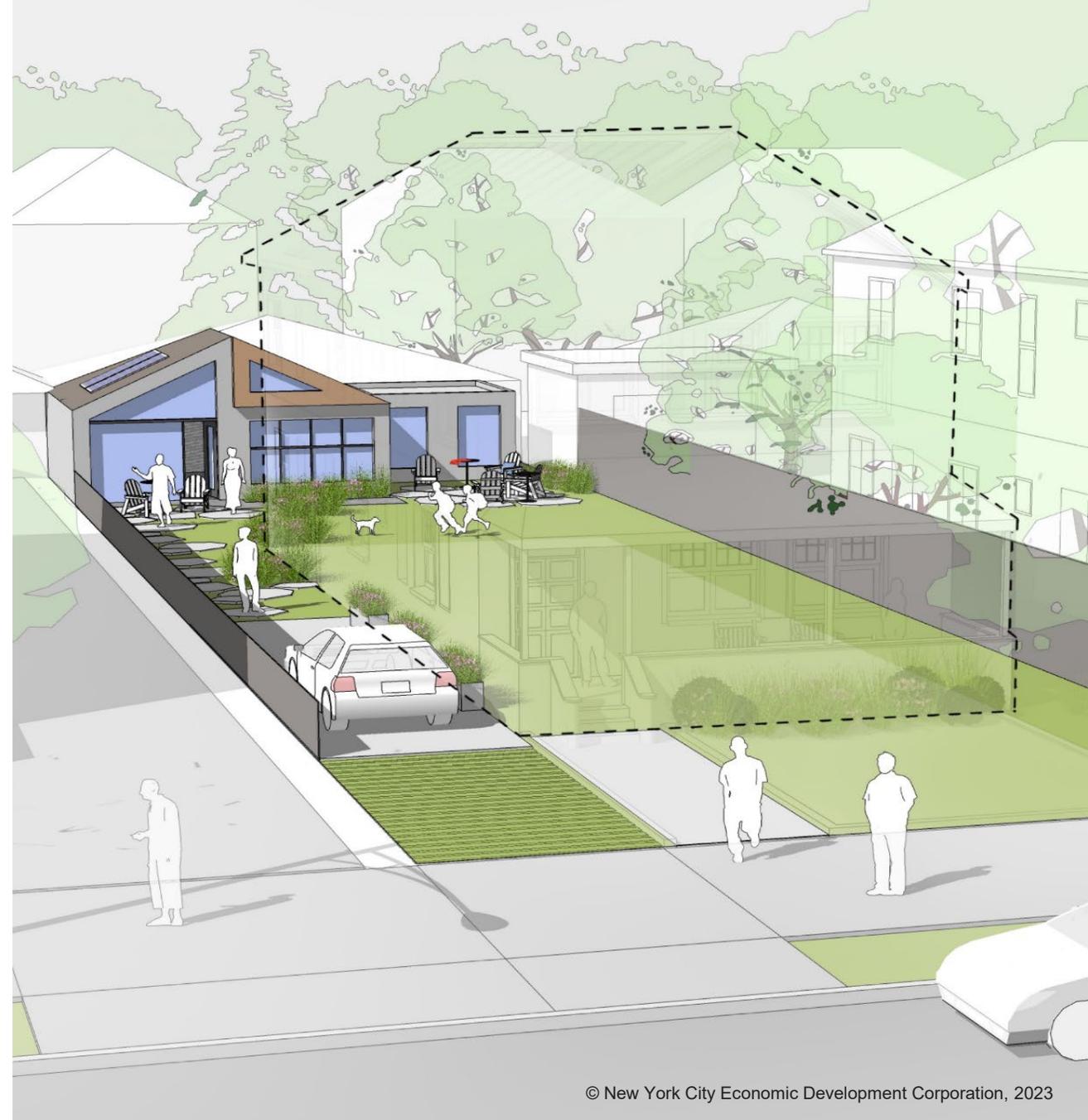


## Accessory dwelling units

1- and 2- family homeowners in all residential districts can now create “accessory dwelling units” or ADUs.

Accessory dwelling units:

- ✓ **Provide space** for multigenerational families
- ✓ **Help homeowners** pay for expenses
- ✓ **Offer housing options** in low-density areas that lack them

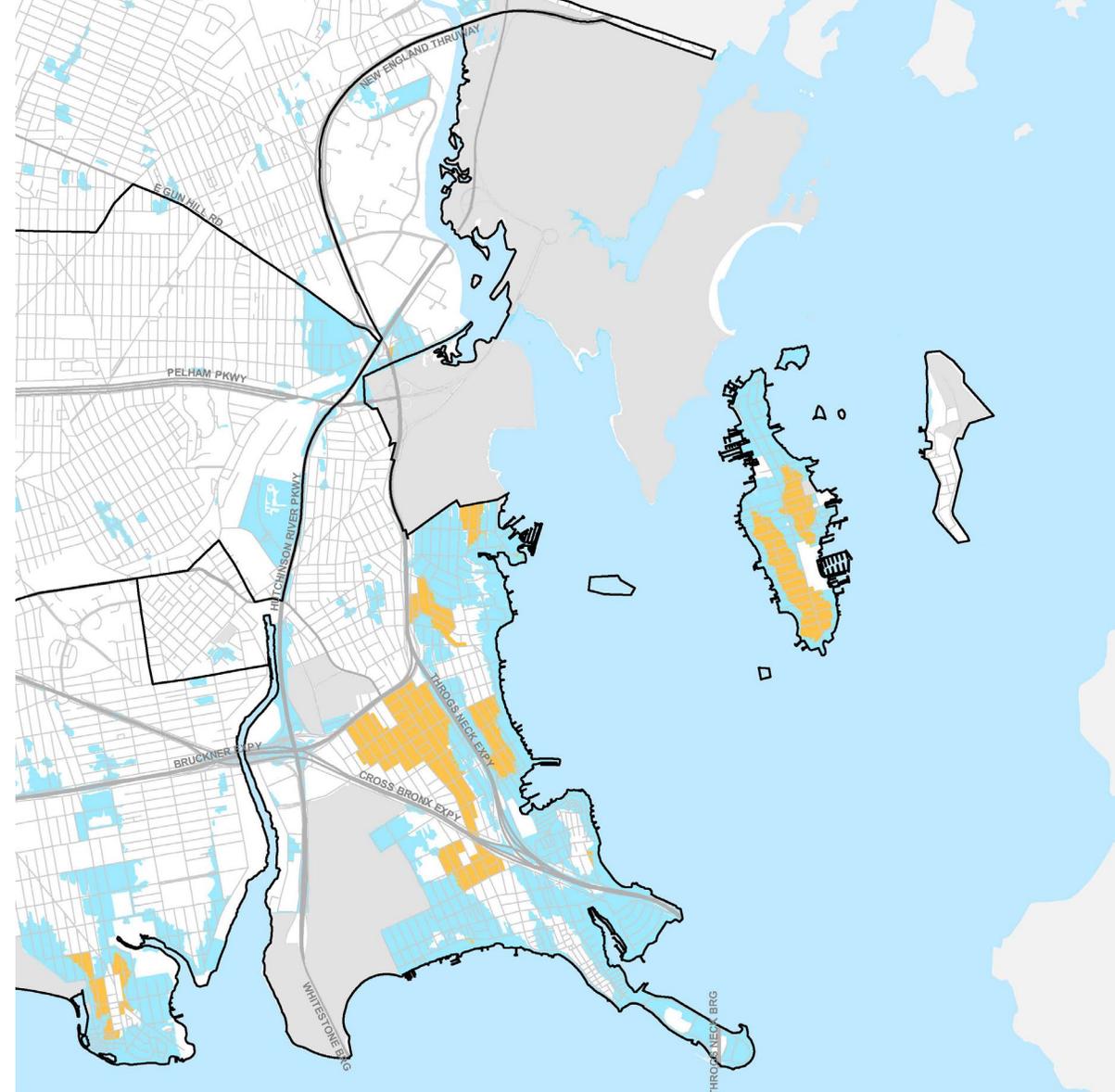


## Accessory dwelling units

One accessory dwelling unit is allowed per 1-family or 2-family building with a maximum size of 800 square feet.

### A modification in response to community feedback—

- Basement and new detached ADUs are not allowed in expanded flood zone area (2050 and 2080 flood plains)
- Detached ADUs are not allowed in historic districts or some “contextual” zoning districts outside of greater transit zone
- Homeowners must live at property to build an ADU there



## District Fixes

Many low-density districts allow two-family homes and small-scale apartment buildings.

However, zoning has become so complex that in recent decades, it had become practically impossible to build them.

***City of Yes* has streamlined zoning rules so it's once again possible to build homes where they are supposed to be allowed.**

*Despite being in a two-family district, these modest two-family homes were out of zoning compliance before City of Yes*



## District Fixes

Many older 1-2 family homes **are out of compliance** with current zoning rules.

**This causes big headaches for homeowners** who need to borrow money from the bank or want to make modest changes, like renovating an outdated kitchen.

**City of Yes has brought homeowners back into compliance and give them flexibility** by adjusting FAR, perimeter heights, yards and other rules.

In R1-R3 districts, square footage of large one-family homes on large lots is limited to avoid encouraging creation of “McMansions.”



Image credit: Alfred Twu

## LDGMA

Parts of the Bronx and Staten Island are designated Lower Density Growth Management Areas (LDGMA)

City of Yes for Housing Opportunity:

- Aligned rules for residential buildings with the underlying zoning
- Incorporated some LDGMA rules that provided buildings with flexibility into the underlying zoning
- Did not affect rules for community facility uses or private roads in LDGMA



A watercolor illustration of a city skyline. In the foreground, a river flows through a dense urban area with various buildings, some with greenery on their roofs. The middle ground shows a mix of building heights and styles. The background features a hazy, blue-toned cityscape with several tall skyscrapers. The overall style is soft and artistic, with visible brushstrokes and a muted color palette.

# Medium- and High-density

medium- and high-density areas

## Universal Affordability Preference (UAP)

*City of Yes* has created a Universal Affordability Preference (UAP).

UAP allows buildings to add at least 20% more housing if the additional homes are **permanently affordable** to households earning an average of **60% AMI**.

If UAP had been in place since 2014, **an additional 20,000 income-restricted, affordable homes** could have been created – enough to house 50,000 New Yorkers.

Without UAP



With UAP



© New York City Economic Development Corporation, 2023

medium- and high-density areas

## UAP replaces Voluntary Inclusionary Housing

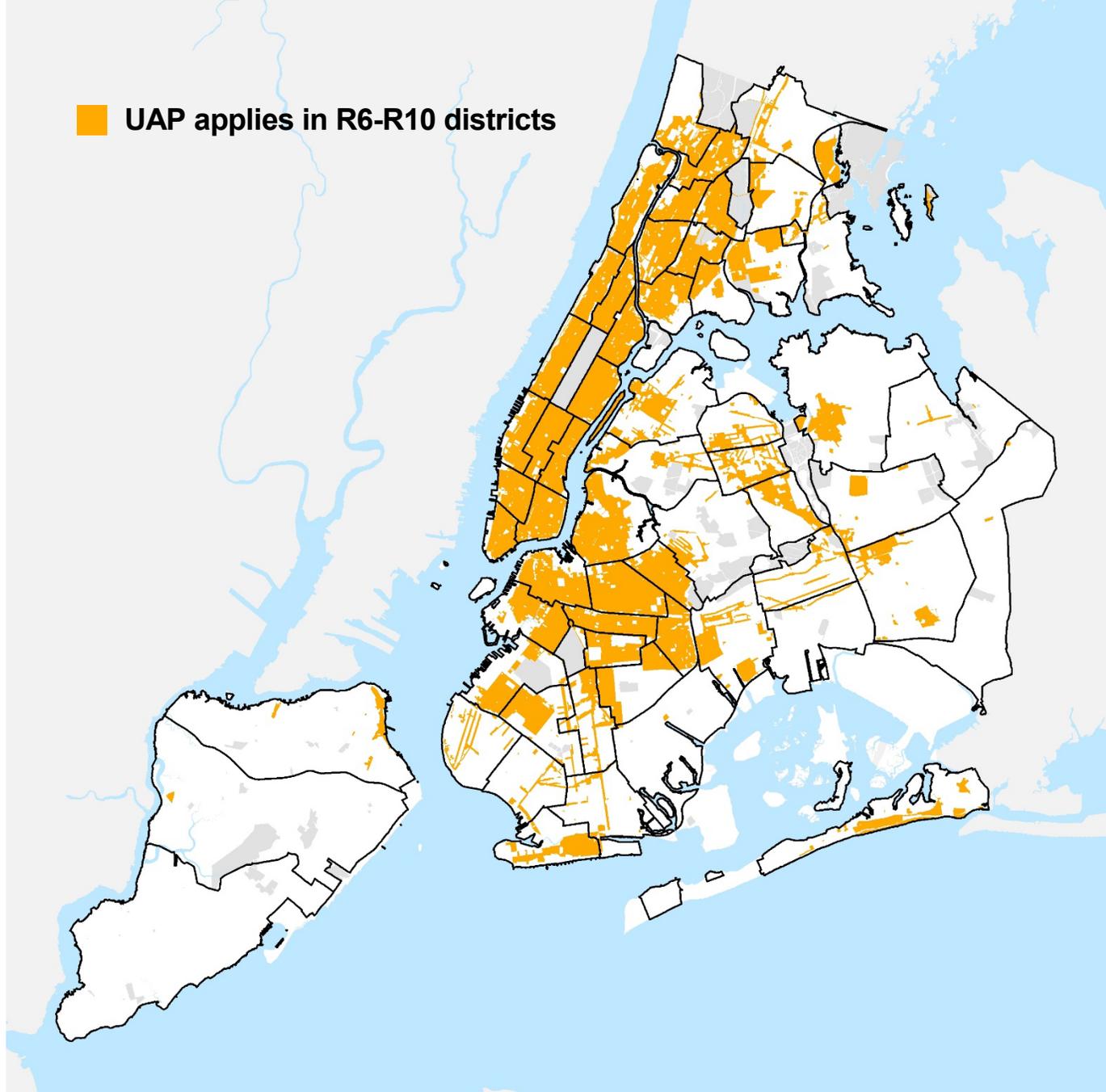
UAP replaces Voluntary Inclusionary Housing (VIH) and achieves **deeper levels of affordability**.

UAP applies in **100% of medium- and high-density districts**, while VIH only applied in 13%.

This will encourage affordable housing **throughout the city**.

We believe the Universal Affordability Preference will be the **largest affordable housing zoning program** in U.S. history.

■ UAP applies in R6-R10 districts



medium- and high-density areas

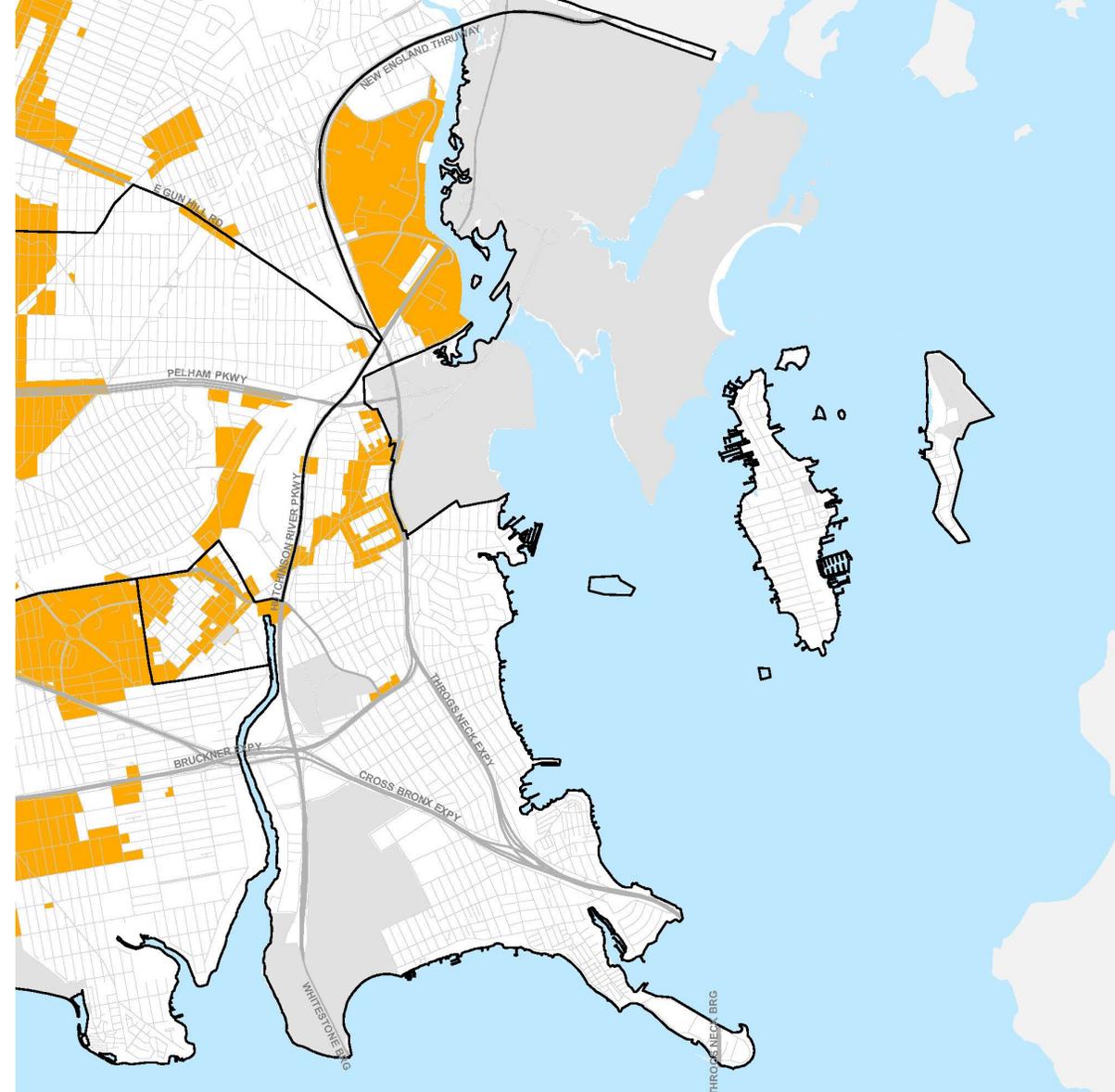
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# Citywide

citywide

## Rolls back parking mandates

For decades, NYC required new housing to include parking even where it's not needed. This reduced housing production and drove up housing costs.

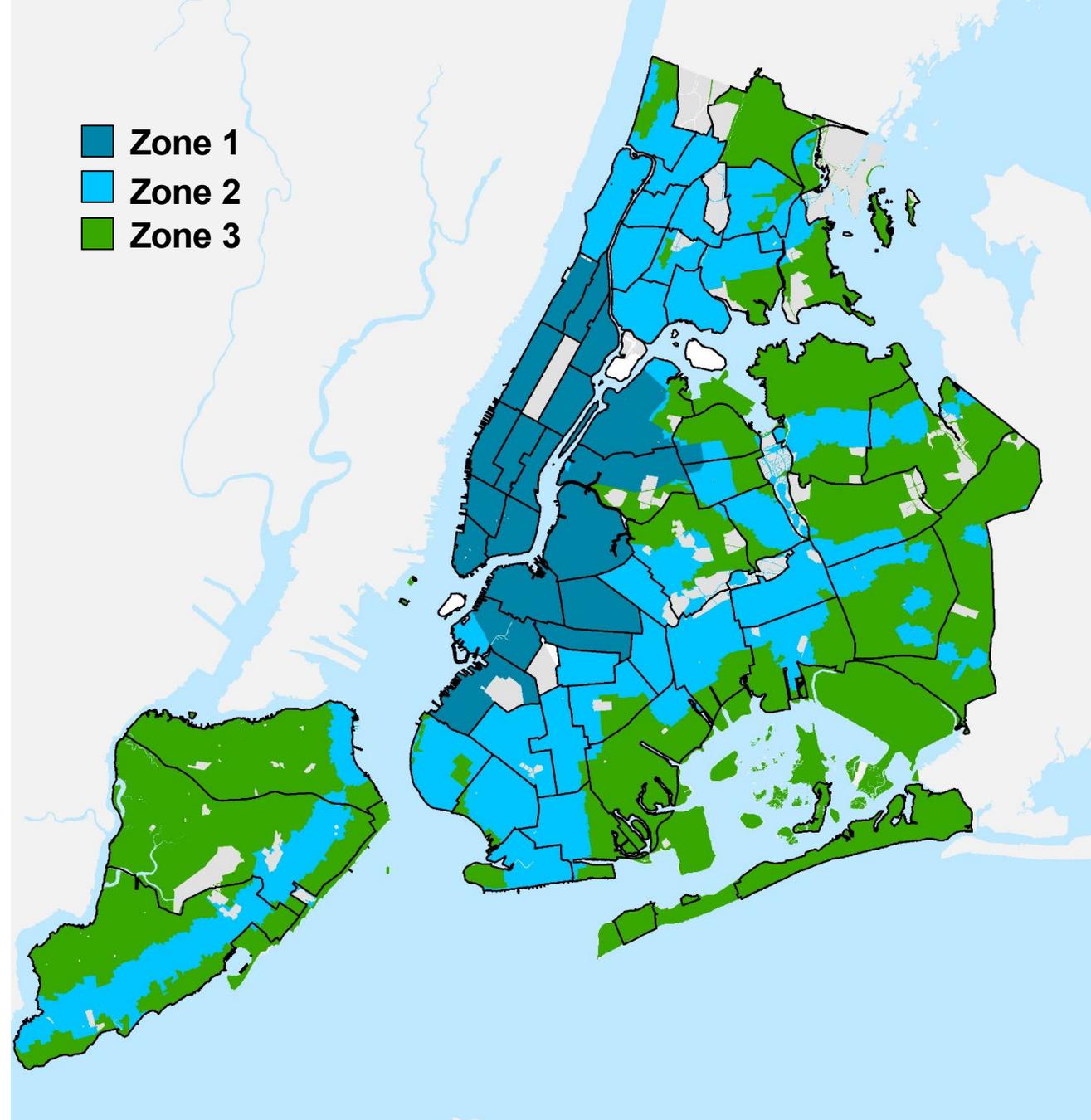
**City of Yes has rolled back parking mandates via a 3-tier system:**

Zone 1: no parking mandates

Zone 2: reduced parking mandates

Zone 3: underlying parking mandates remain

**A modification in response to community feedback—the original proposal made parking optional citywide**



citywide

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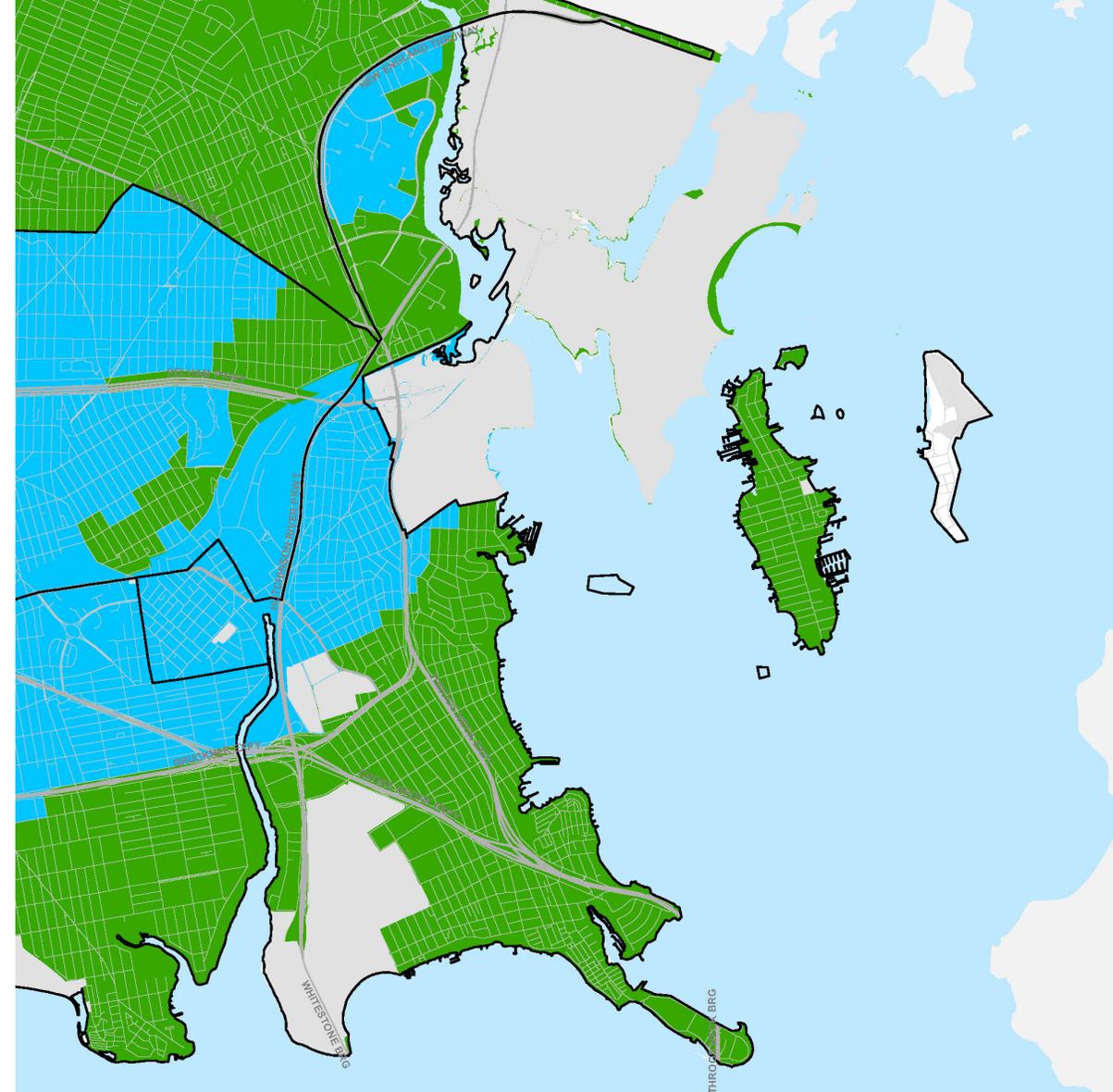
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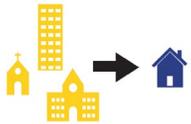
*Certain exemptions exist for ADUs, conversions, affordable housing, transit-oriented and town center developments. See appendix for more details.*



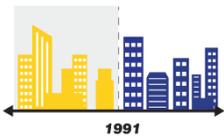
- Zone 1
- Zone 2
- Zone 3

## Allows more buildings to convert into housing

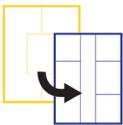
*City of Yes* makes it easier for underused, non-residential buildings like offices to convert into housing by:



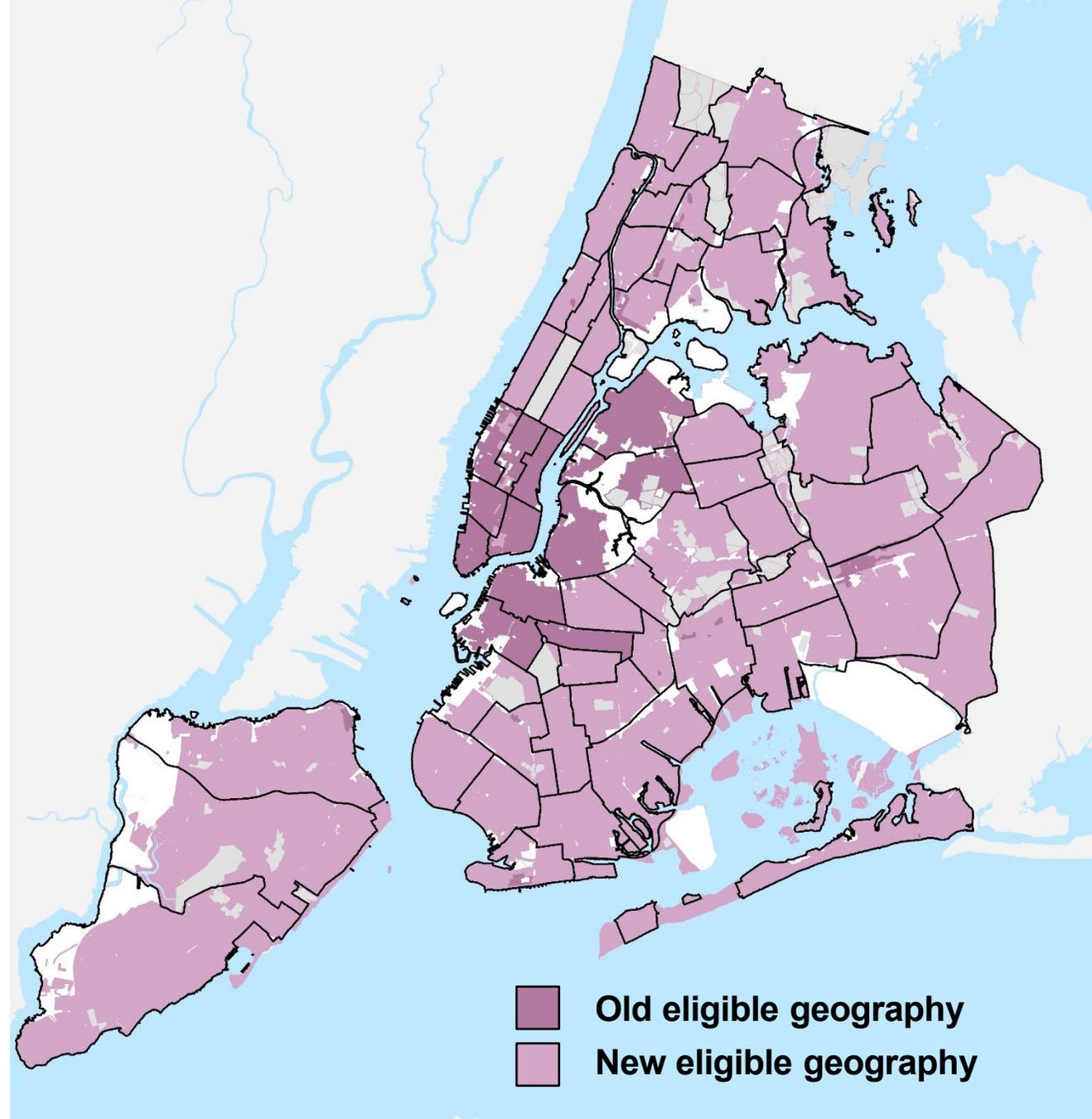
**Expanding eligible geography citywide**, facilitating conversion of former schools or religious buildings



**Moving up eligibility date from 1961 or 1977 to 1991**, allowing more recent buildings to convert

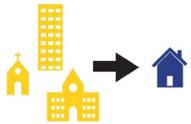


Allowing buildings to convert to **more types of housing**



# Allows more buildings to convert into housing

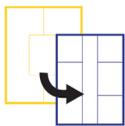
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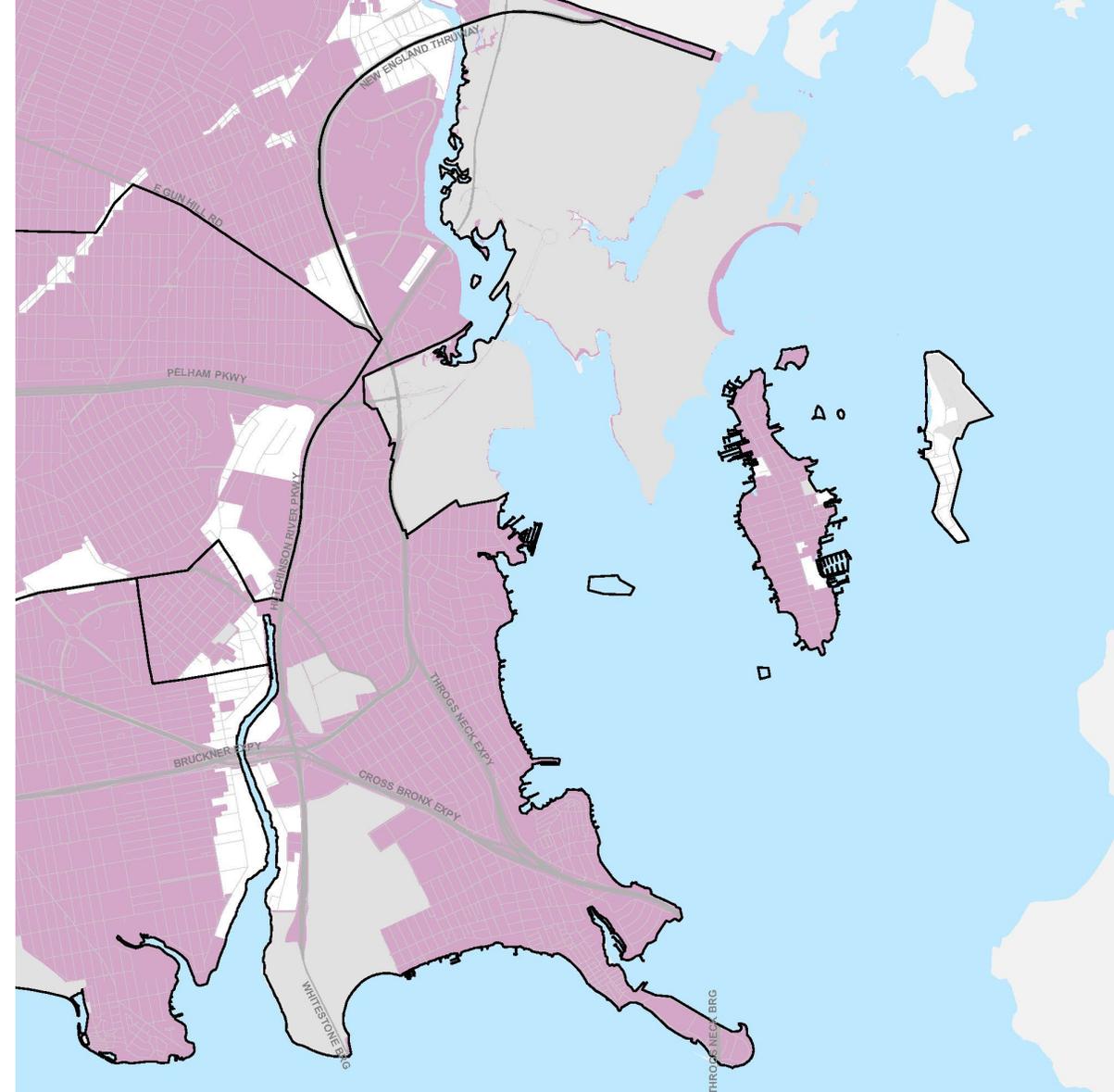
**Expanding eligible geography citywide**, facilitating conversion of former schools or religious buildings



**Moving up eligibility date from 1961 or 1977 to 1991**, allowing more recent buildings to convert



Allowing buildings to convert to **more types of housing**



- Old eligible geography
- New eligible geography

## Allows height-limited, contextual infill

City of Yes removes zoning obstacles and streamlines outdated rules so it's **easier for campuses to add new contextual, height-limited buildings.**

*Green space and other recreation space on campuses, like playgrounds are protected. These new infill rules do not apply to NYCHA campuses.*



## Allows buildings with small and shared apartments

*City of Yes* allows buildings to have more studios and one-bedrooms by **lowering and standardizing the dwelling unit factor**.

It has also **cleared the way for more housing with shared facilities** like kitchens.

This will create a **wider variety of housing options for people who want to live alone** and open larger, family-sized apartments that would otherwise be occupied by roommates.



Image credit: Alfred Twu

## Creates new zoning districts to spur housing in high-demand areas

With the FAR cap repealed in Albany, *City of Yes* has created **new, higher-density residential zoning districts with FARs above 12.**

The districts require **permanent, income-restricted affordable housing** via Mandatory Inclusionary Housing.

District	FAR
R11	15
R11A	15
R12	18

**They will be mapped where they fit best:** central neighborhoods with good access to jobs and transit, like Midtown Manhattan.



© New York City Mayoral Photography Office

An aerial watercolor illustration of a city. The scene shows a dense urban landscape with various buildings, streets, and green spaces. The style is soft and painterly, with a palette dominated by warm tones like yellows, oranges, and browns, accented with greens and blues. The word "Conclusion" is written in a large, bold, blue sans-serif font across the center of the image. In the bottom right corner, there is a small text credit: "Image credit: Alfred Twu".

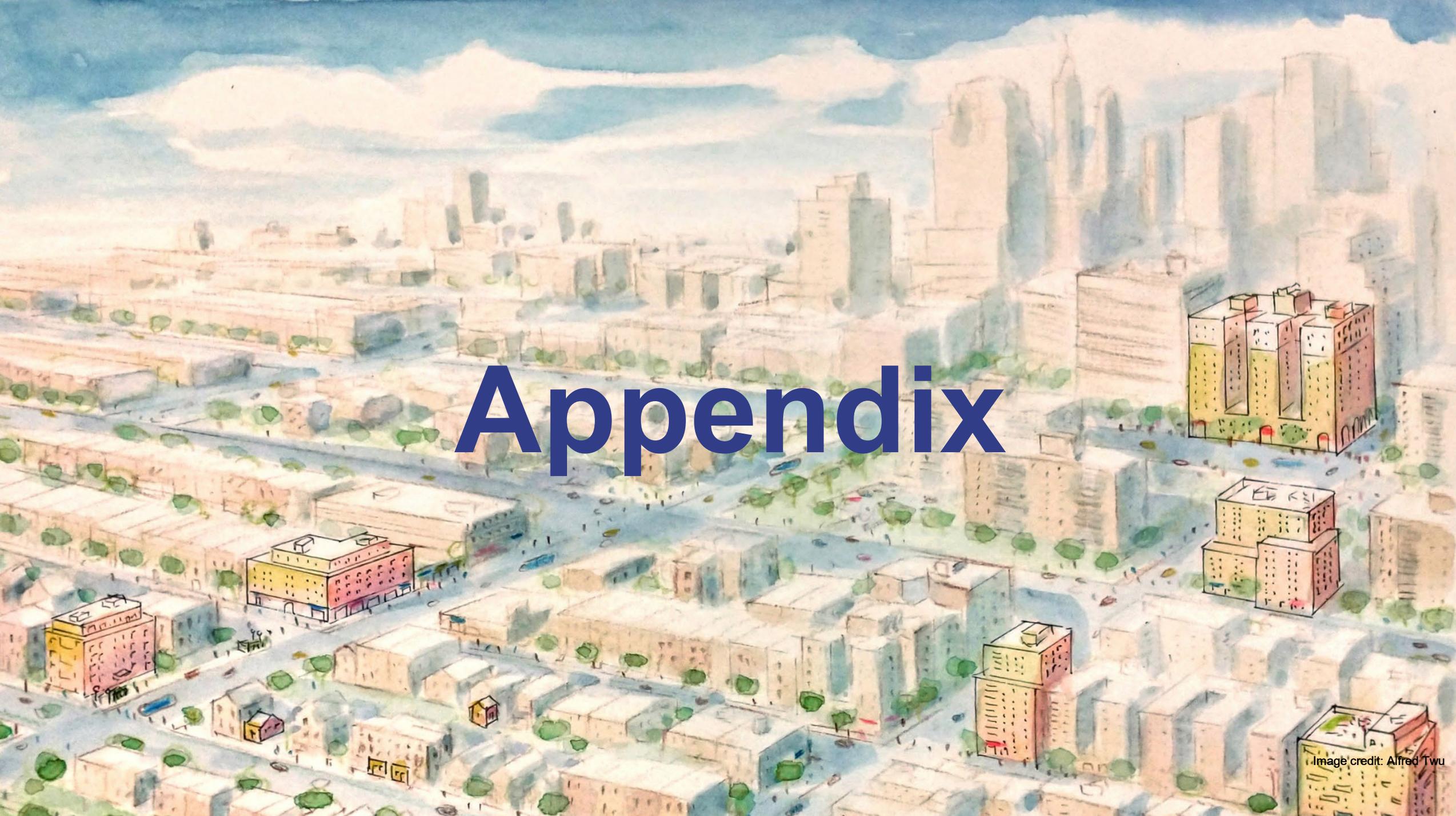
# Conclusion

# Includes historic \$5 billion investment in housing & infrastructure

Alongside zoning updates,  
*City of Yes for Housing Opportunity*  
includes historic investments to:

- ✓ upgrade infrastructure
- ✓ build affordable housing
- ✓ protect tenants
- ✓ support homeownership





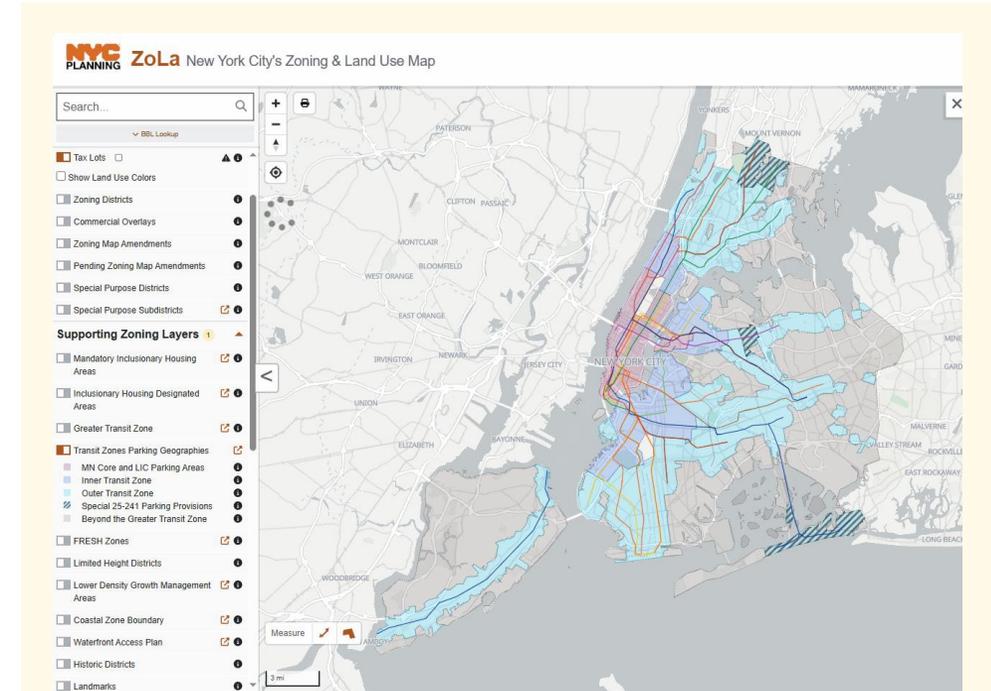
# Appendix

## Parking Rules in Zoning Resolution

In the Zoning Resolution, **parking rules** are determined by transit zones. For sake of simplicity, this presentation groups them together into three broader zones:

- “Manhattan Core and Long Island City Parking Areas” and “Inner Transit Zone,” where no parking is required (*Zone 1*).
- “Outer Transit Zone,” where required parking is significantly reduced from before City of Yes (*Zone 2*).  
*Exemptions:* Certain housing types do not have any parking requirements: affordable housing, ADUs, houses of worship, and qualifying developments under 75 units.
- “Special 25-241 Parking Provisions” and “Beyond the Greater Transit Zone” areas, where required parking is generally equivalent to before City of Yes (*Zone 3*).

*Exemptions:* Affordable housing has significantly reduced parking in these areas. “Town Center” developments under 75 units, ADUs, and houses of worship do not require parking.



Use our [ZoLa](#) map tool to explore these transit zones in greater depth. Read the [Zoning Resolution](#) to learn more about them and how they shape other forms of development.

## Key Terms in Zoning Resolution

**Transit Oriented Development** and **Town Center Development** are examples of **Qualifying Residential Sites** in the Zoning Resolution.

**Accessory Dwelling Units** or ADUs are defined under **Ancillary Dwelling Units** in the Zoning Resolution.

*This presentation provides general zoning information and is not meant to serve as a substitute for the actual regulations which can be found in the [Zoning Resolution](#)*



Image credit: Alfred Twu

# Will allow NYC to turn the tide on its housing crisis

## The final plan:

- ✓ Increases housing choice & reduces housing costs
- ✓ Reduces gentrification pressures
- ✓ Allows for more housing types to meet New Yorkers' diverse needs
- ✓ Advances fair housing
- ✓ Supports transit-oriented development

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