

An aerial photograph of a dense urban landscape, likely New York City, showing a vast expanse of multi-story brick and concrete buildings. In the background, a prominent city skyline with several tall skyscrapers is visible across a body of water, under a clear blue sky with light, wispy clouds.

city of yes for
housing opportunity

NYC
PLANNING

City of Yes is now in effect!



Approved in **December 2023**

city of yes for
carbon neutrality



Approved in **June 2024**

city of yes for
economic opportunity



Approved in **December 2024**

city of yes for
housing opportunity





city of yes for carbon neutrality

Updated zoning to deliver clean energy, lower emissions and support EV charging



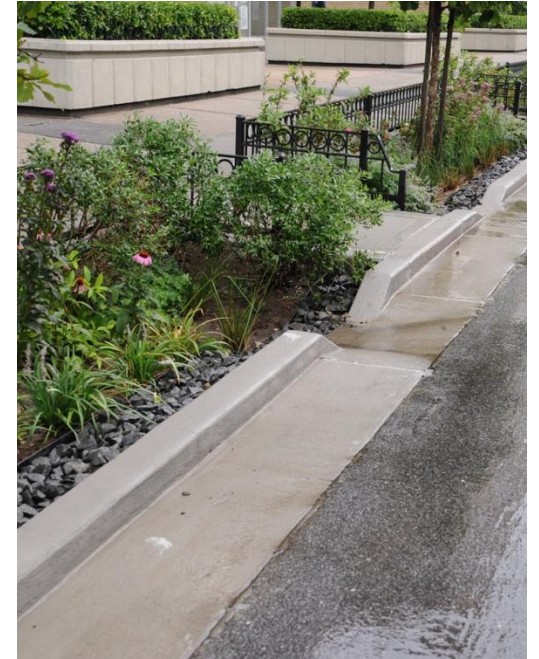
Encourages shift to renewable energy grid, by removing zoning obstacles



Clears path for retrofits and electrification to create cleaner buildings



Supports electric vehicles & micromobility with EV charging stations and more



Modernizes water, compost, and recycling regulations

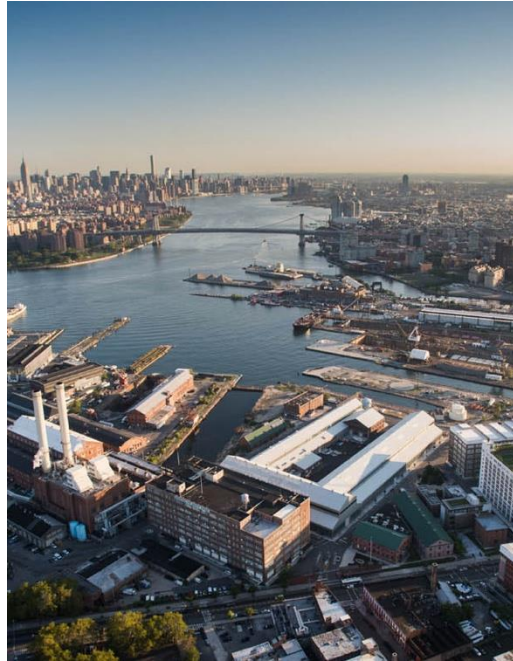


city of yes for **economic opportunity**

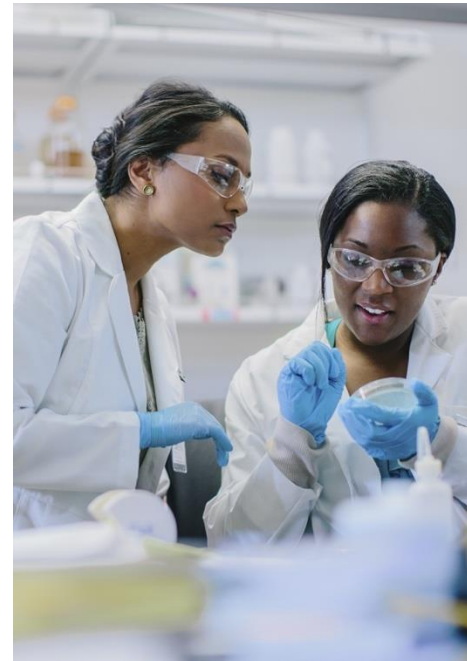
Updated zoning to support growing industries, and help retail & commercial corridors thrive



Allows more types
of stores in more places,
which will reduce
vacancies



Facilitates largest
expansion of
clean manufacturing
in over 60 years



Guarantees role of
NYC region as a
global leader for life
sciences



Expands options for
hundreds of thousands
people who want to
start home businesses



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.**





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**

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.

Over **50% of renters** are “**rent burdened**,” meaning they spend over 30% of income on rent.

128,849 homeless New Yorkers, including 44,541 children, slept in the shelter system on a given night in November 2024.

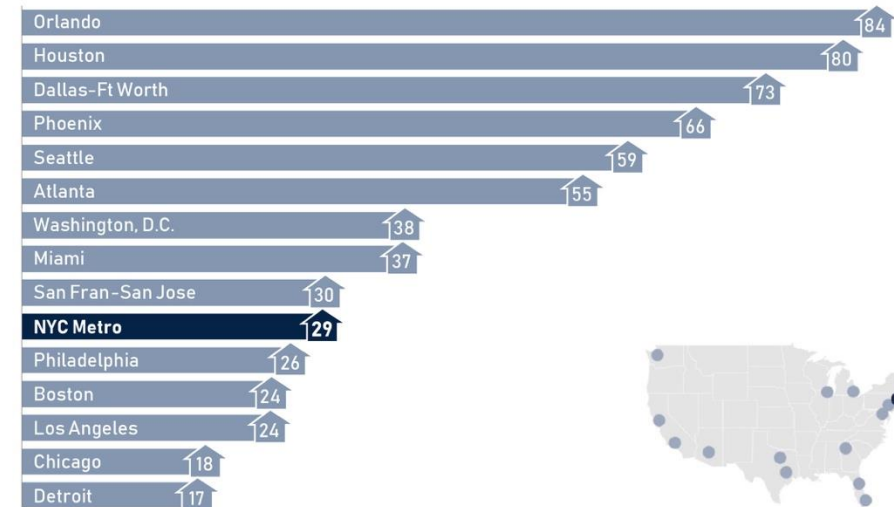
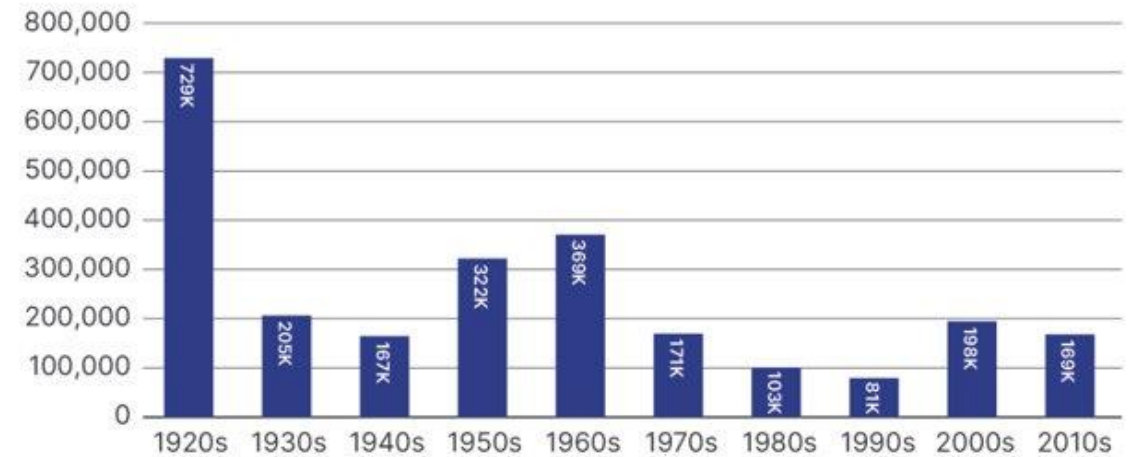


NYC has not built enough housing for decades

NYC is creating far less housing than it used to, and less than other major metropolitan areas.

The housing shortage is due in part to **restrictive zoning rules** that have limited the number and types of homes that can be built.

New Housing Production by Decade



Housing Units Permitted per 1,000 Residents (2022), 2013 to 2022

Source: U.S. Census Bureau BPS Annual Files; NYC DCP Housing Database v22Q4; U.S. Census Bureau Population Estimates Program (PEP) 2022 Vintage; U.S. Census Bureau Delineation Files

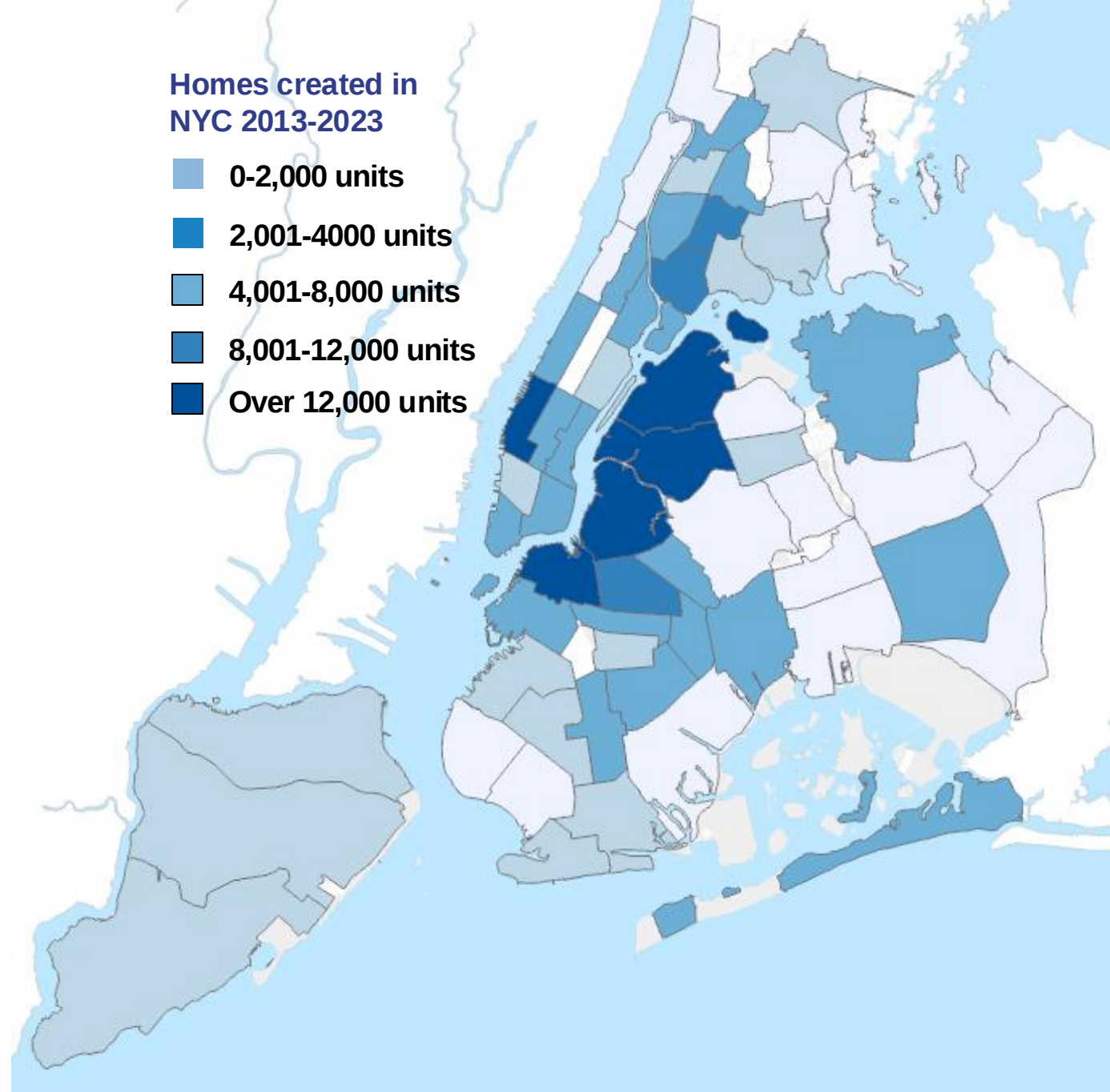
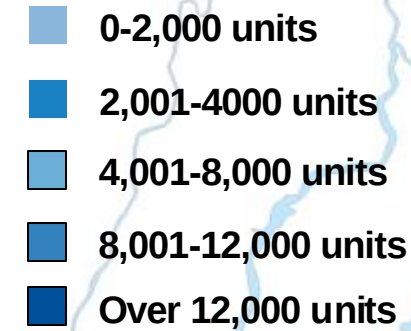
New housing is concentrated in just a few neighborhoods

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.

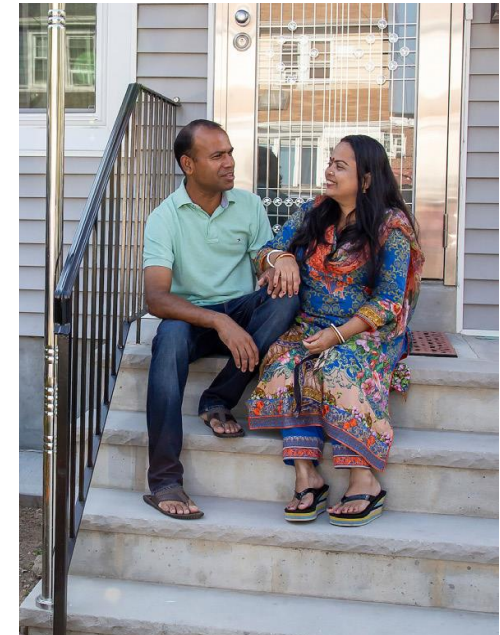
Homes created in NYC 2013-2023



why do we need to create more housing?

Our housing scarcity has real human consequences

- High rents
- Displacement and gentrification pressure
- Segregation
- Homelessness
- Poor housing quality
- Imbalance of power between landlords and tenants

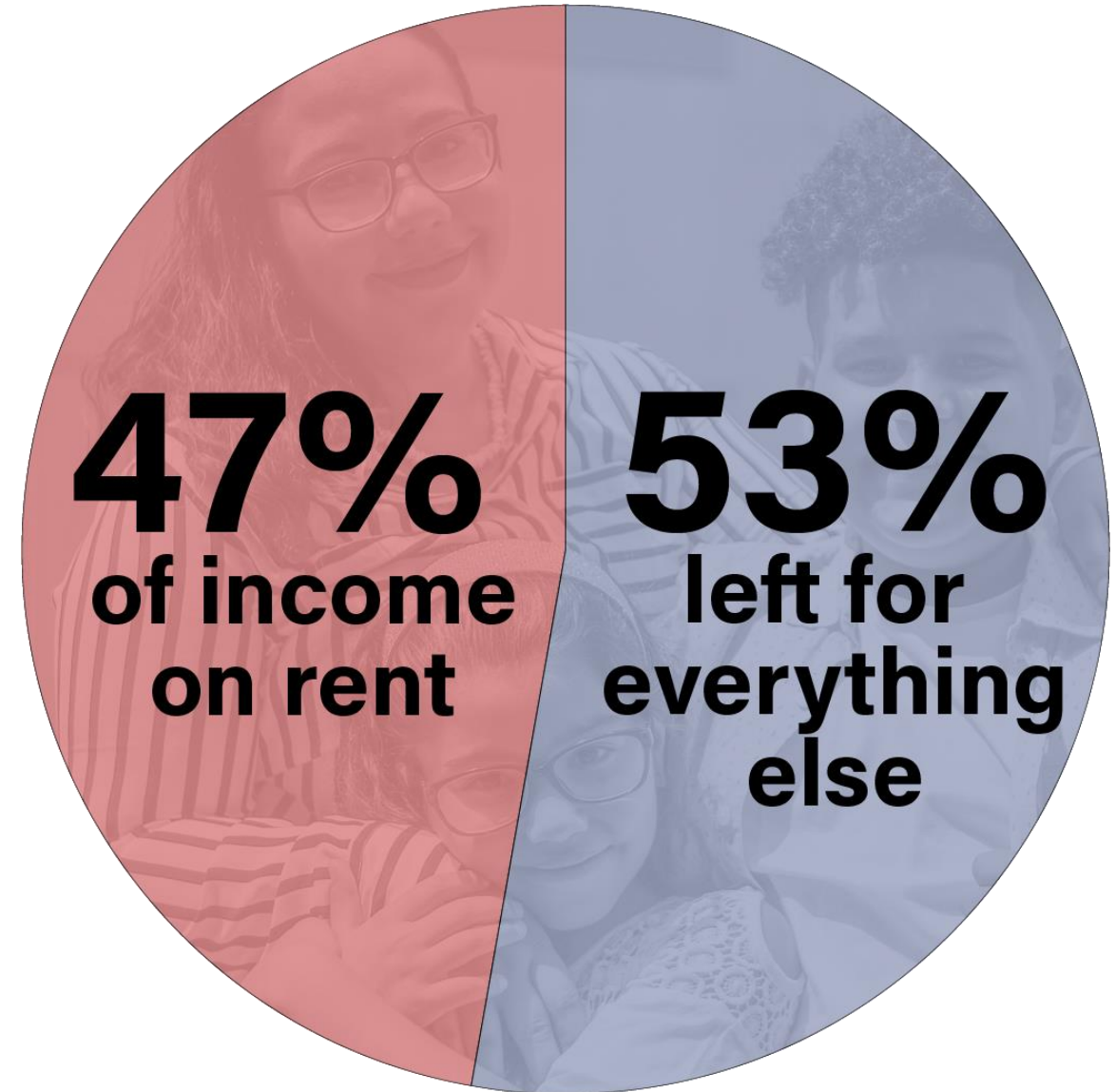


Top two images courtesy of Jonathan Patkowski. Bottom two images: © New York City Mayoral Photography Office

Families are forced to spend huge portions of their income on rent

An average household of three making \$70,000 a year needs to **spend 47% of their income on rent** to afford an average 2-bedroom apartment.

*Median household income of NYC renters is \$70,000.
Average apartment available in NYC is \$2,752/month.*





City of Yes for Housing Opportunity allows us to address this crisis.

**It works differently in different areas, allowing for
a lot more housing overall, without dramatic changes
in any one neighborhood.**

What's in the plan

Low-density

- Allow for "missing middle" housing, including **town center zoning** and **transit-oriented apartment buildings**
- Help homeowners by providing additional flexibility and allowing **accessory dwelling units**

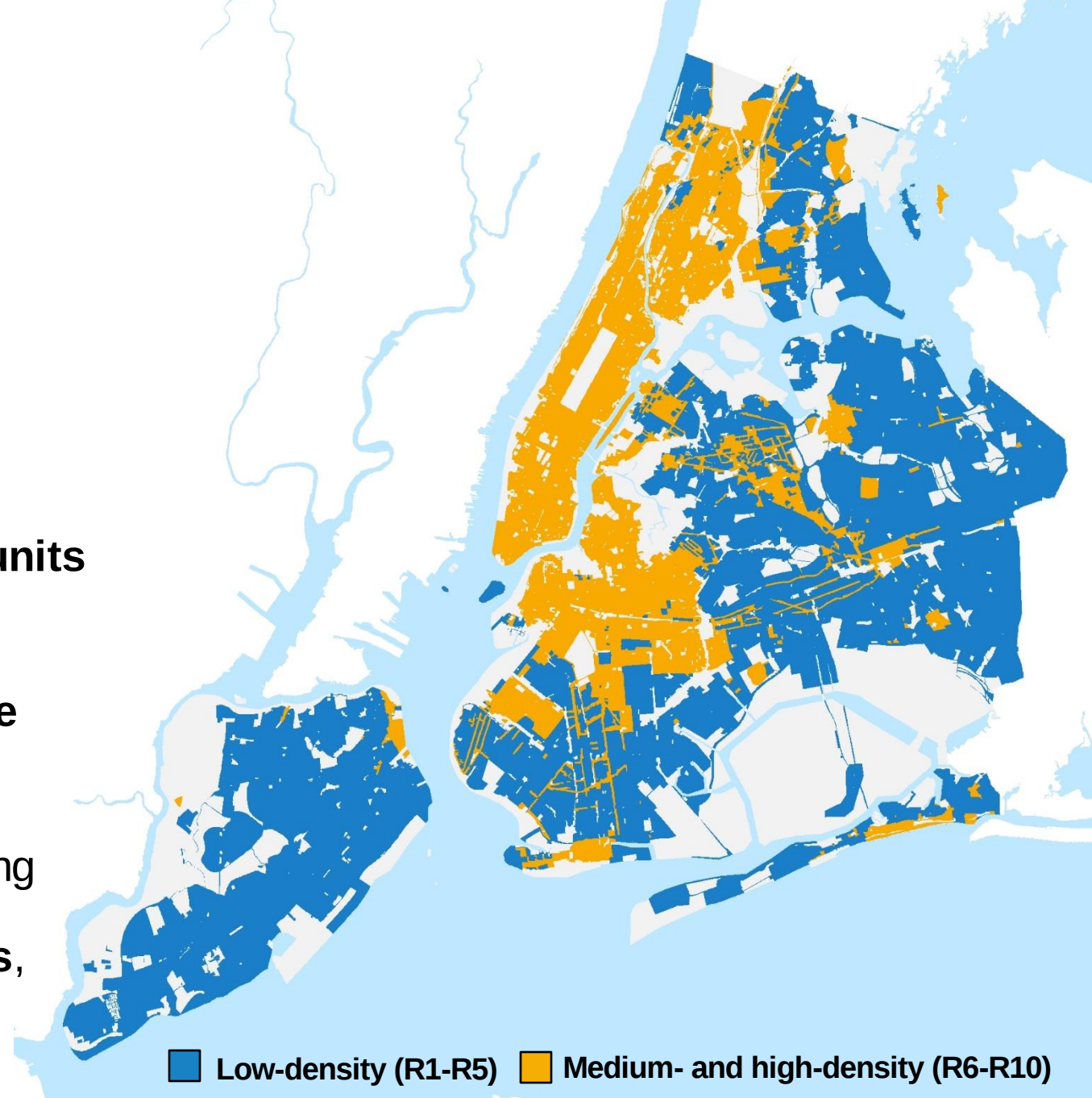
Medium- and high-density

- Create a **Universal Affordability Preference**

Parking

- **Roll back parking mandates** for new housing

Other citywide actions to enable **conversions**, **small and shared apartments**, and **infill**



An aerial watercolor illustration of a city neighborhood. The scene shows a mix of building sizes, from small houses to larger multi-story structures, interspersed with green trees and open spaces. A river or canal flows through the middle of the area. The overall impression is one of a less densely packed urban environment.

Low-density

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.



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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.

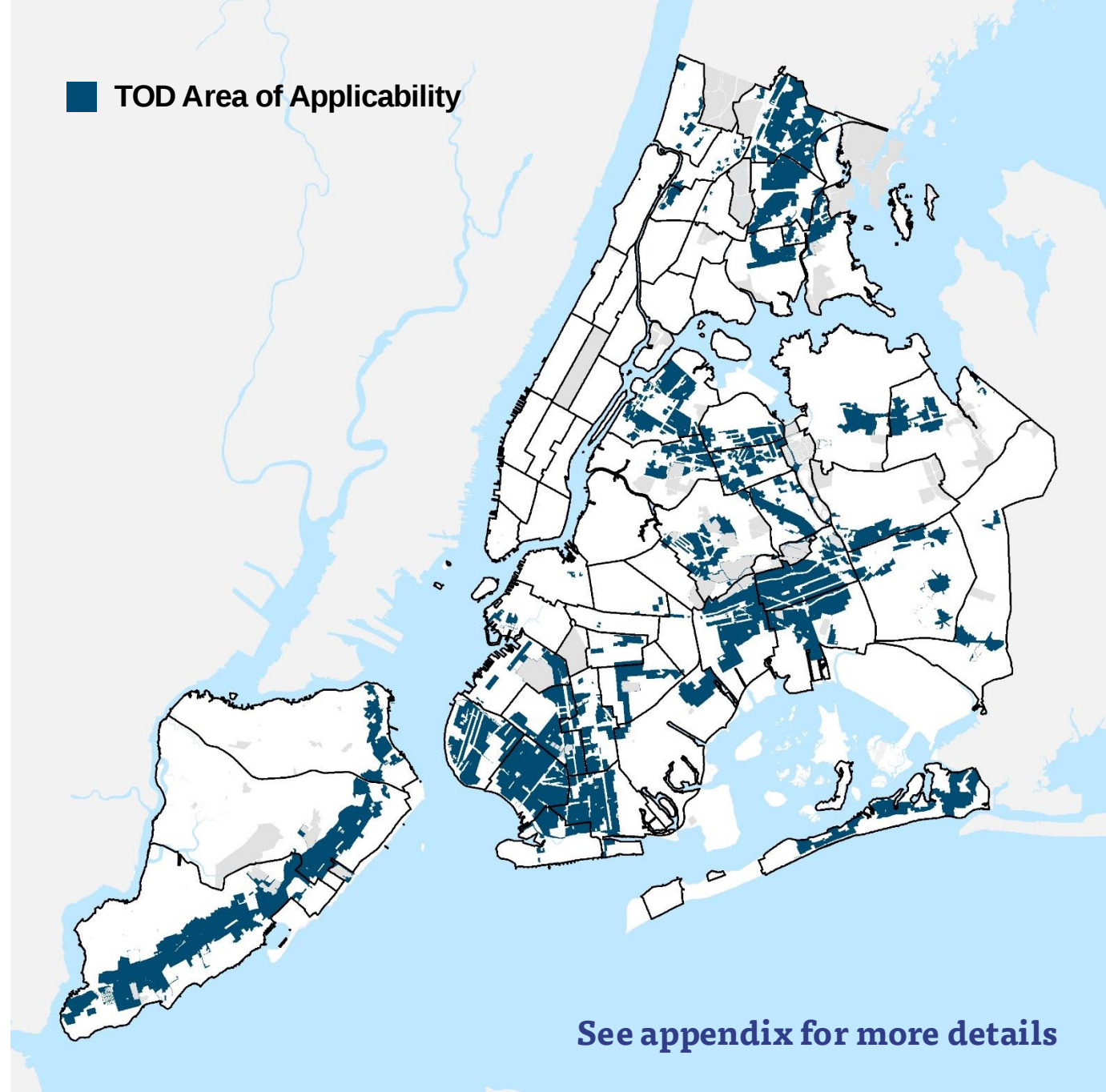


Transit-oriented development

Qualifying residential sites must be

- Near subway or rail stations
- over 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

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.

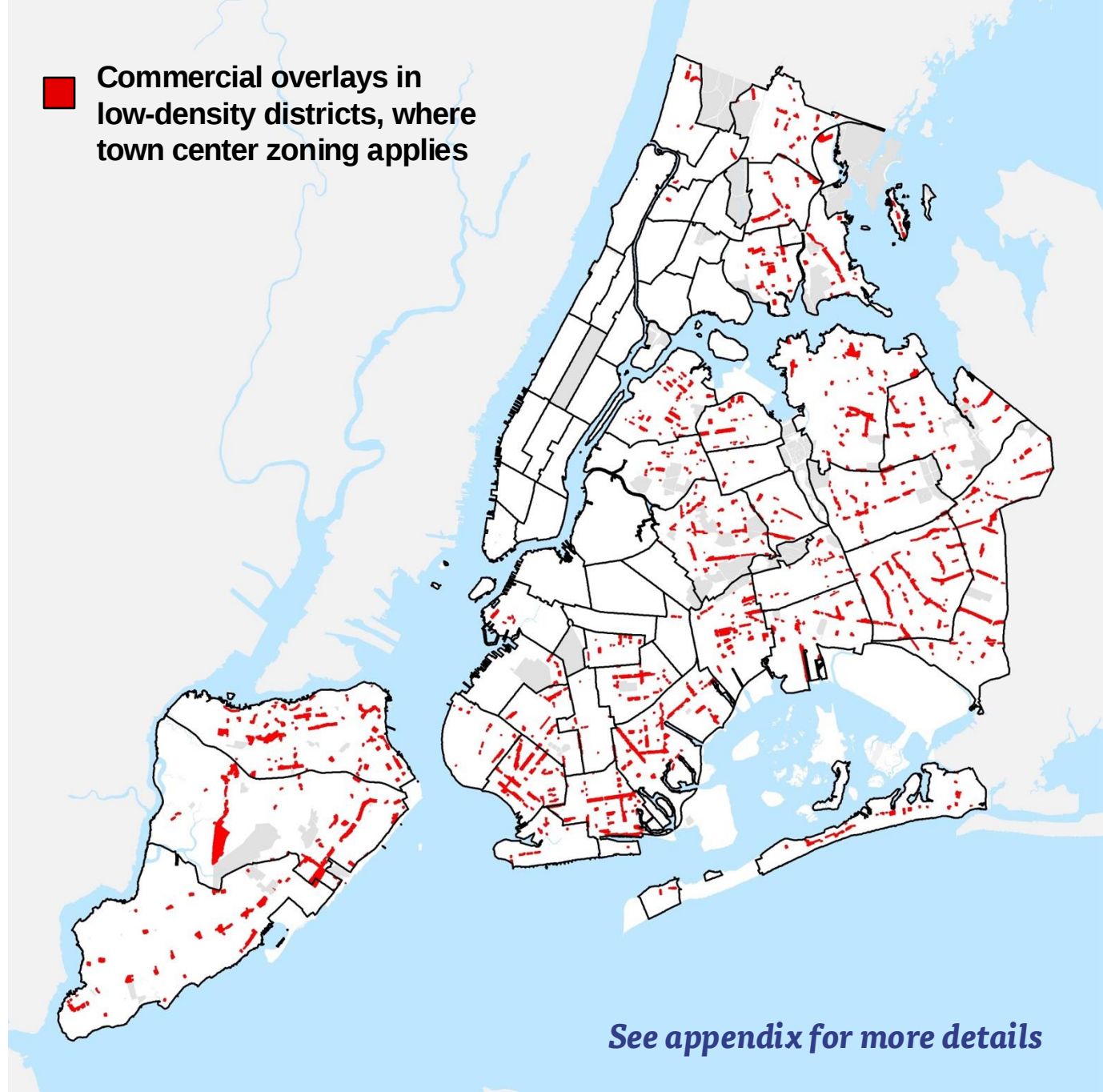


Town Center Zoning

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



See appendix for more details

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

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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 units can be 20% larger if the additional homes are **permanently affordable** to households earning an average of **80% Area Median Income**.

This will create a wider range of housing opportunities in **all neighborhoods**.

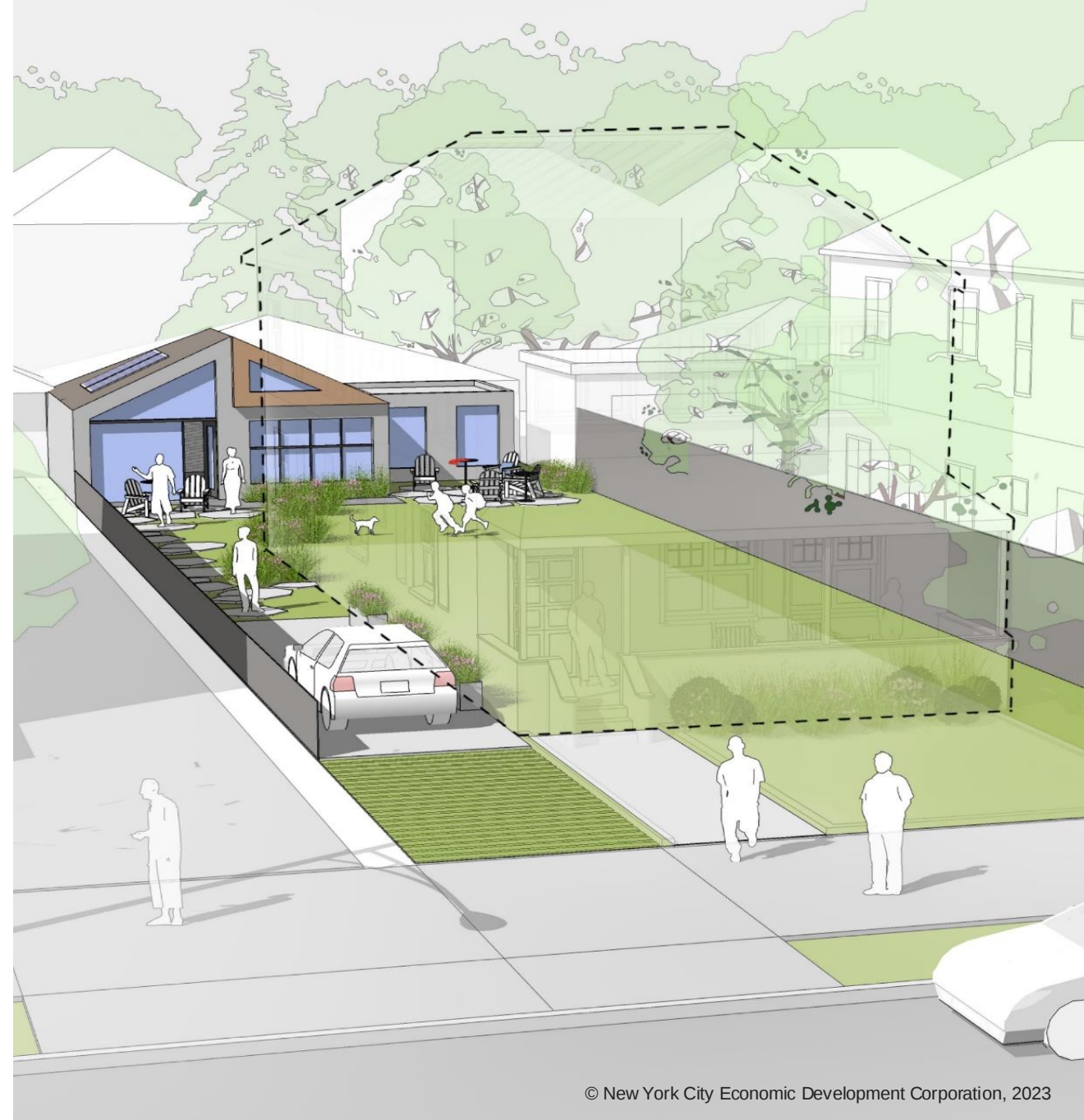


Accessory dwelling units

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



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Accessory dwelling units

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

Homeowners must live at property to construct an ADU there.

To address concerns about flooding and context:

- Basement and 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

Restrictions on Specified ADU Typologies in Low-Density Districts

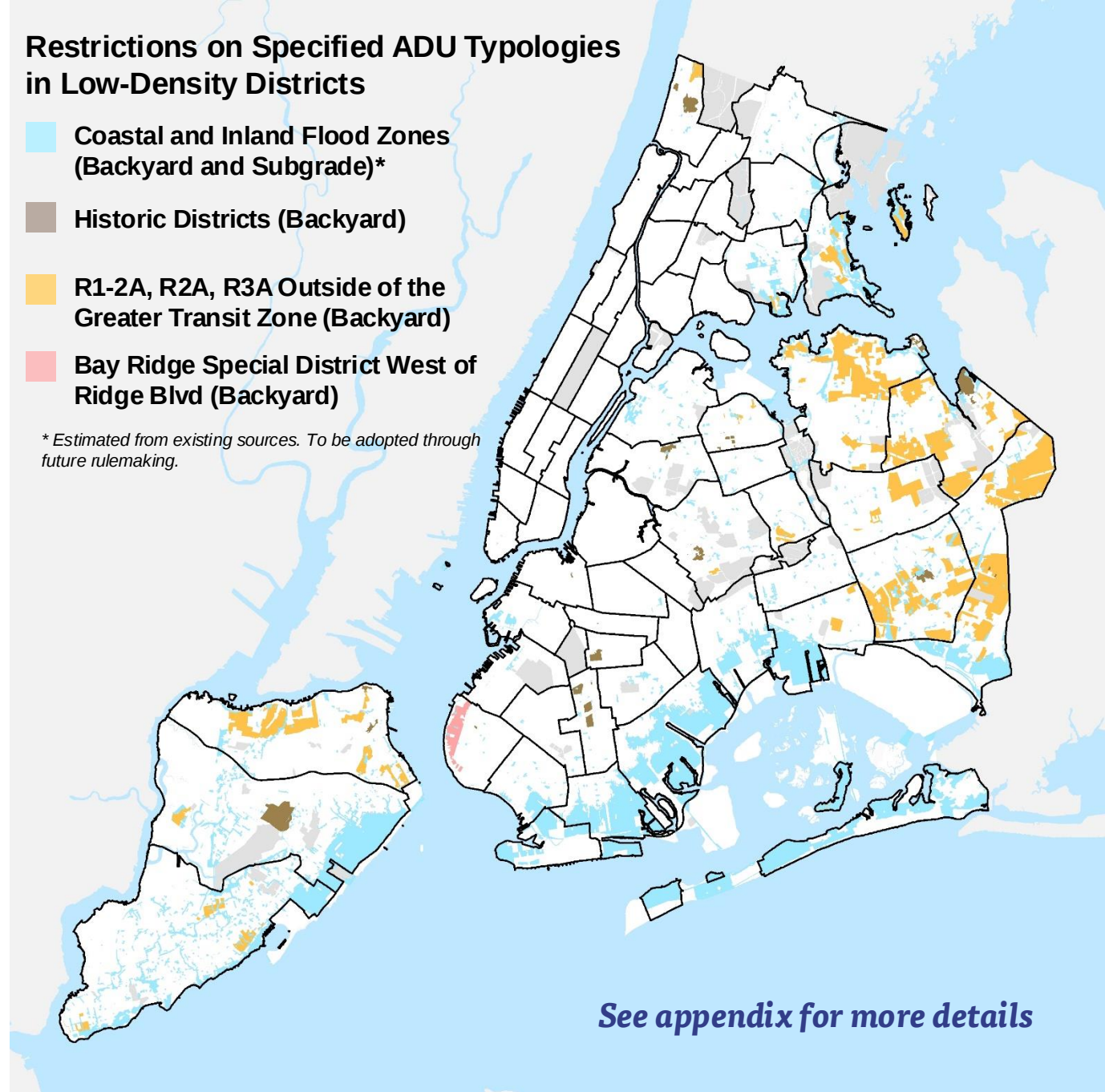
Coastal and Inland Flood Zones (Backyard and Subgrade)*

Historic Districts (Backyard)

R1-2A, R2A, R3A Outside of the Greater Transit Zone (Backyard)

Bay Ridge Special District West of Ridge Blvd (Backyard)

* Estimated from existing sources. To be adopted through future rulemaking.



See appendix for more details

New Yorkers support ADUs

A 2024 survey found that **68% of New Yorkers support the ADU proposal** and 72% support *City of Yes* overall.

In 2023, when applications opened for HPD's Plus One ADU pilot program, **more than 2,800 homeowners applied for just 15 spots.**



“The ADU program represents more than just housing. It represents a lifeline to homeowners like me. It provides essential income that can make the difference between being able to stay in your home or losing your home.”

Sade Singh, St. Albans, Queens homeowner

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



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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

A watercolor illustration of a dense urban landscape. In the foreground, there are several multi-story buildings in shades of yellow, orange, and red. A river or canal flows through the middle ground, with green trees and small boats along its banks. In the background, a hazy skyline of taller skyscrapers is visible under a blue sky with soft clouds. The overall style is artistic and painterly.

Medium- and High-density

medium- and high-density areas

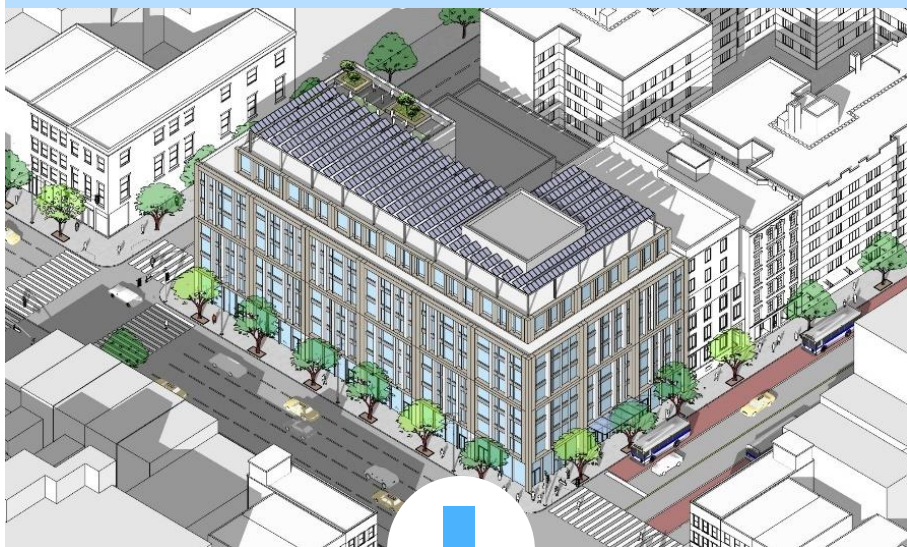
Universal Affordability Preference (UAP)

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



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medium- and high-density areas

UAP replaces Voluntary Inclusionary Housing

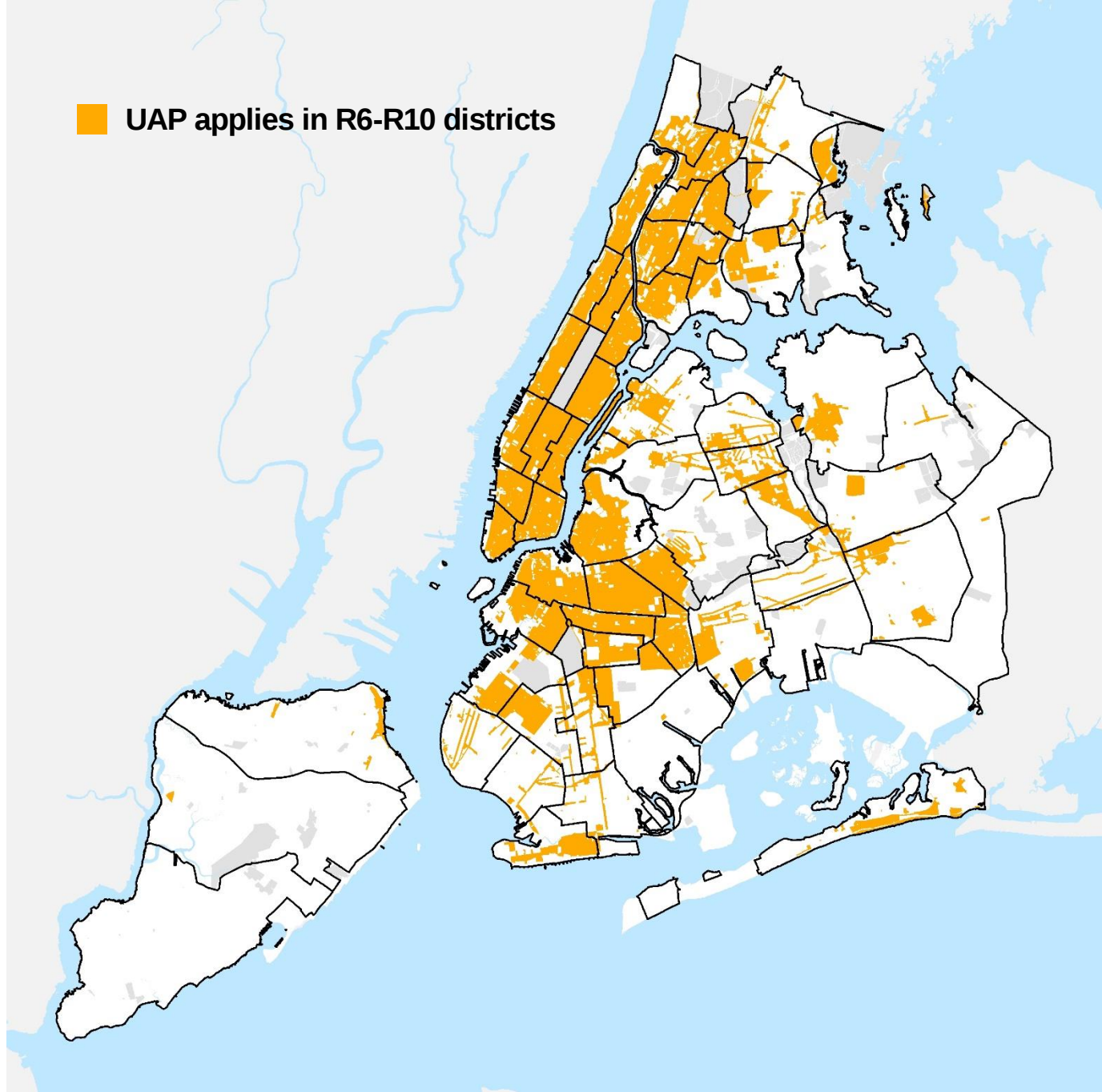
UAP replaces Voluntary Inclusionary Housing (VIH) and achieves **deeper levels of affordability**.

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



A watercolor illustration of a city skyline, viewed from an elevated perspective. The foreground and middle ground are filled with a dense grid of buildings of various heights and colors, including shades of tan, yellow, and red. Green trees are scattered throughout the urban landscape. In the background, a prominent cluster of tall, modern skyscrapers rises against a sky with soft, white clouds. The overall style is artistic and painterly.

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.

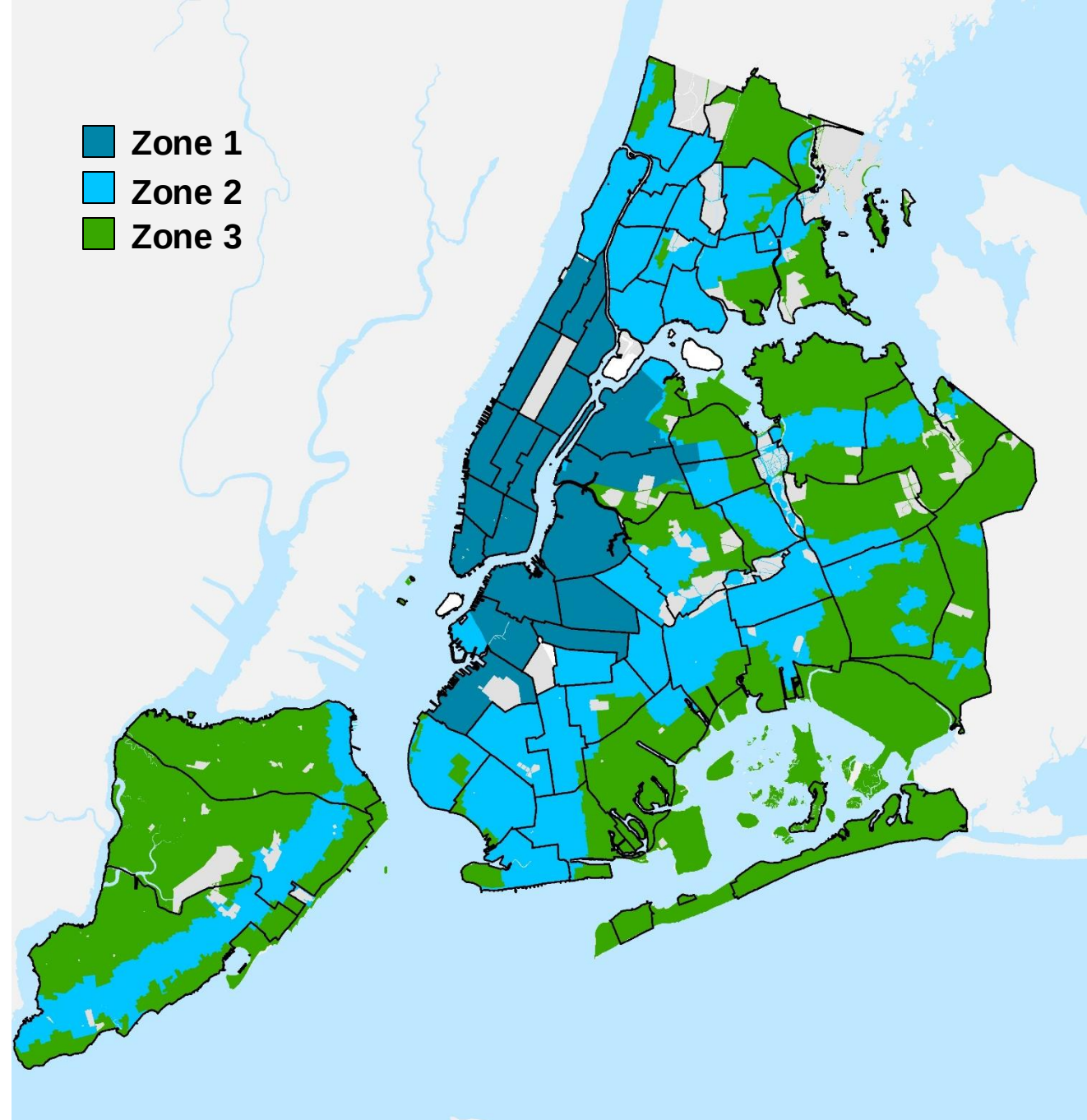
***City of Yes* has rolled back parking mandates via a 3-tier system:**

Zone 1: no parking mandates

Zone 2: reduced parking mandates

Zone 3: mandates largely remain

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



Allows more buildings to convert into housing

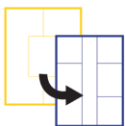
City of Yes makes it easier for underused, non-residential buildings like offices to convert into housing by:



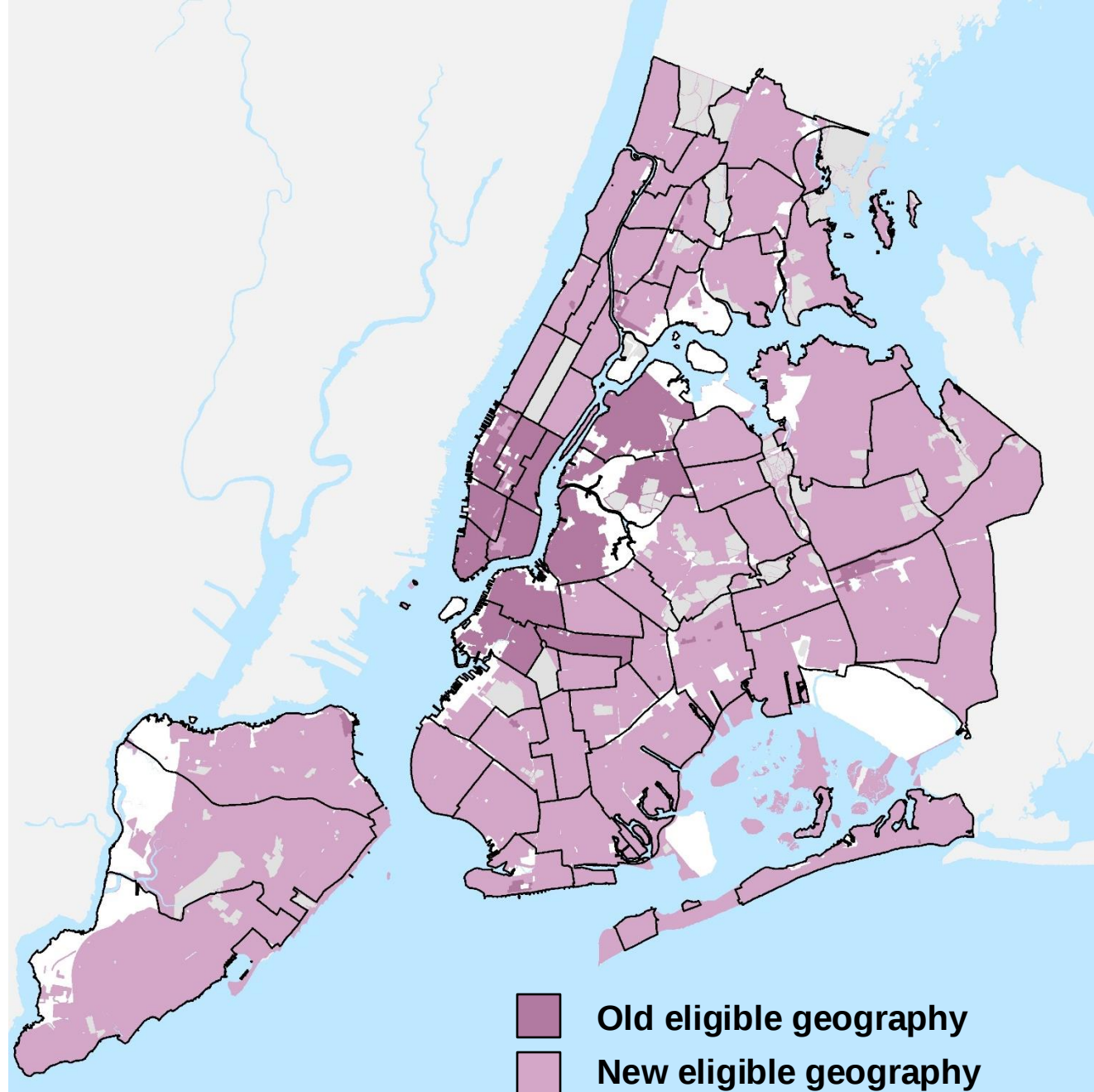
Expanding eligible geography citywide, facilitating conversion of former schools or religious buildings



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 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.



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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.



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Conclusion



conclusion

2018

March

New York City begins work on *Where We Live NYC* fair housing plan.

2020

November

Where We Live NYC fair housing plan released. It includes strategies implemented in *City of Yes for Housing Opportunity*.

2022

May

Overarching *City of Yes* plan to modernize zoning announced.

2023

September

City of Yes for Housing Opportunity proposal announced.

December

City Council Fair Housing Framework signed into law.

2024

January

DCP begins public information session series, while work continues to shape proposal in response to feedback.

April

Public review begins; DCP brings proposal to over 175 community board meetings over following months.

July

CPC holds 15-hour public hearing with over 200 speakers; majority speak in favor. 4 of 5 Borough Presidents offer support.

September

City Planning Commission approves proposal with limited modifications. Final Environmental Impact Statement released.

November

City Council held a public hearing, in which majority spoke in favor.

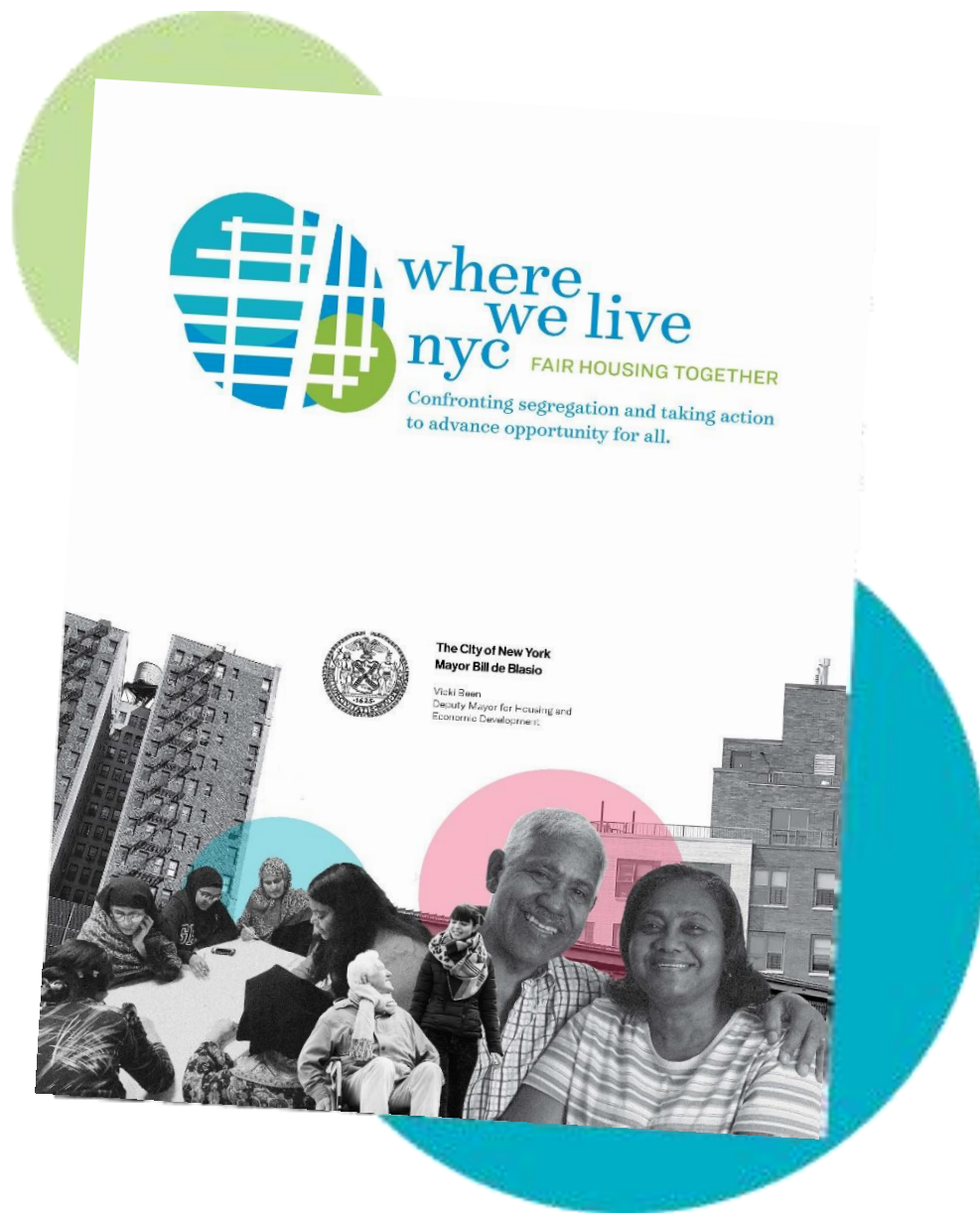
December

City Council voted to approve proposal with modifications.

Advances fair housing

City of Yes emerged directly from the City's fair housing plan, *Where We Live NYC*, and implements many of its strategies:

- Increase housing opportunities, particularly for low-income New Yorkers, in amenity-rich neighborhoods
- Improve quality and preserve affordability for existing residents
- Expand the number of homes available to New Yorkers who receive rental assistance benefits



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



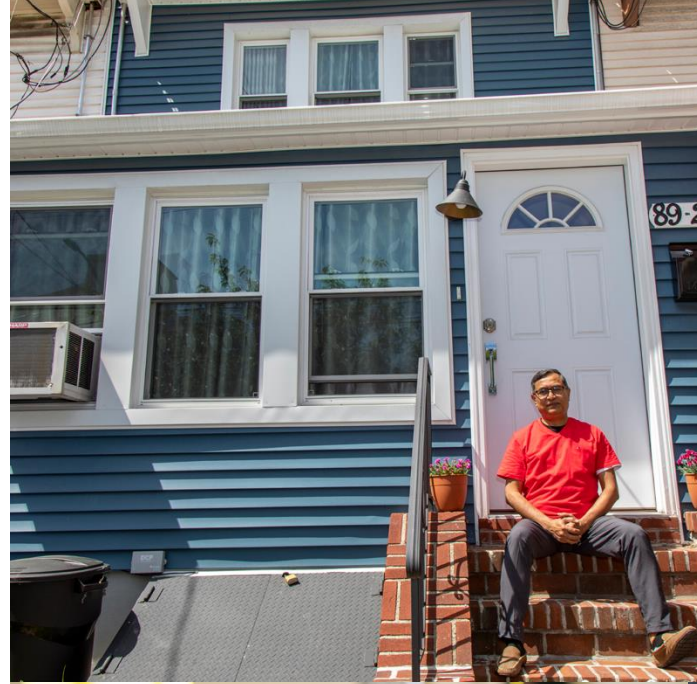
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Will allow NYC to turn the tide on its housing crisis

The final plan:

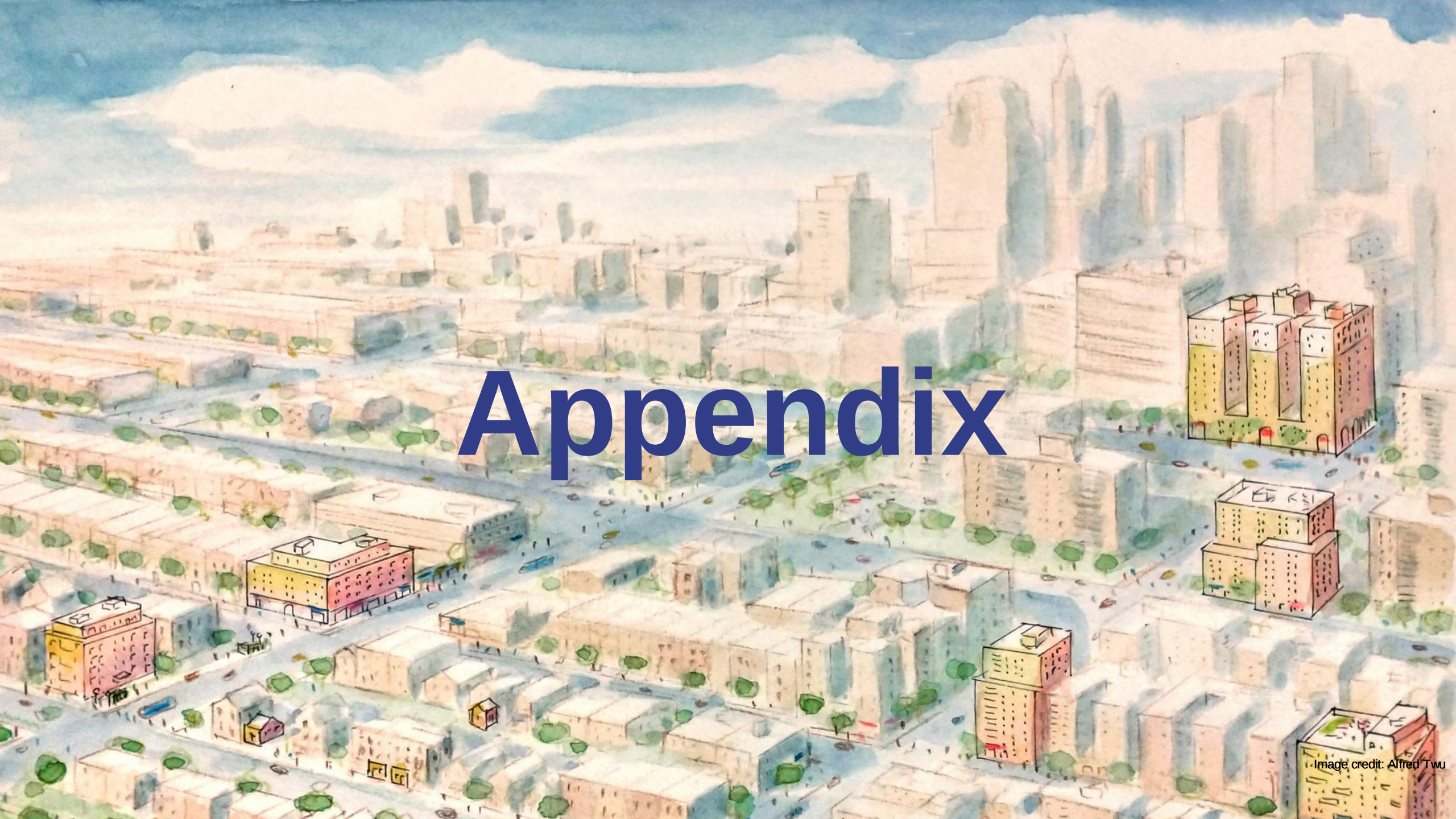
- ✓ Increases housing choice & reduces housing costs
- ✓ Reduces gentrification pressures
- ✓ Allows for more housing types to meet New Yorkers' diverse needs
- ✓ Advances fair housing
- ✓ Supports transit-oriented development

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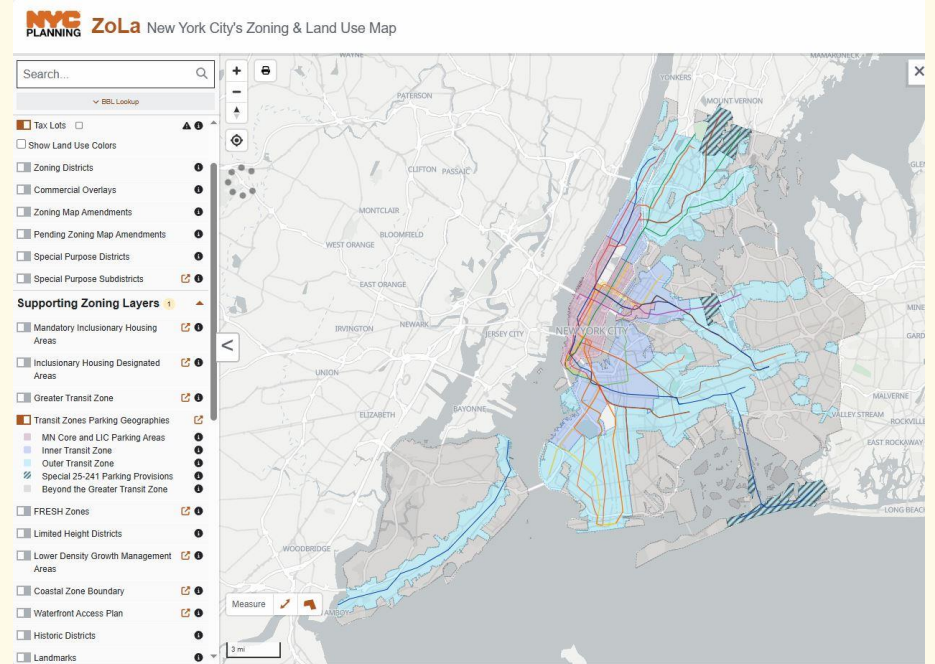
Appendix



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: Affordable housing has significantly reduced parking in these areas. “Town Center” developments under 75 units, ADUs, and houses of worship do not require parking.
- “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: Certain housing types do not have any parking requirements: affordable housing, ADUs, houses of worship, and qualifying developments under 75 units.



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