

city of yes

for housing opportunity

For decades, NYC hasn't built enough housing because of overly restrictive zoning rules. The housing we have built is concentrated in just a few areas. As a result, there aren't enough homes for New Yorkers to live in, and the cost of housing keeps going up.

City of Yes for Housing Opportunity is a plan to tackle this crisis. It would update zoning so we can build a little more housing in every neighborhood, giving New Yorkers more housing choice and bringing housing costs down.

The plan has several key components

- **Universal Affordability Preference:** Allow buildings to add at least 20% more housing if the additional homes are affordable to households earning an average of 60% Area Median Income.
- **Convert Offices and Other Buildings to Housing:** Make it easier for vacant offices and other non-residential buildings to become much-needed homes.
- **Lift Costly Parking Mandates:** Reduce housing costs by making parking optional in new buildings.
- **Accessory Dwelling Units:** Allow backyard cottages, garage conversions, and basement apartments, giving homeowners extra cash and providing space for multi-generational families.
- **Town Center Zoning:** Legalize 2-4 stories of housing above businesses in low-density areas.
- **Transit-Oriented Development:** Legalize 3, 4 and 5 story apartment buildings on qualifying sites near public transit in low-density areas.
- **Height-Limited, Contextual Infill:** Make it easier for campuses like churches to add new height-limited, contextual buildings, bringing money for repairs, new facilities, and housing.
- **Small and Shared Housing:** Lift restrictions on homes with shared kitchens or other facilities.

City of Yes is designed to work differently in different areas, giving New Yorkers more housing choice without overburdening any one neighborhood!

What comes next

City of Yes for Housing Opportunity began public review in April 2024. Community boards and borough presidents provided input and the City Planning Commission (CPC) held a public hearing. In September, the CPC approved the proposal. Now, it goes to the City Council for a final vote before the end of the year.

Learn more, get involved

NYC
PLANNING *city of yes*
for housing opportunity



nyc.gov/YesHousingOpportunity