

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 **legalizing housing above businesses to create vibrant mixed-use corridors.**

How it works:

New York is a city of neighborhoods, and each neighborhood is anchored by commercial corridors 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 areas across the five boroughs — most of them from the 1920s to 1950s. Today, zoning prohibits that classic form even in areas where it is very common. As a result, businesses suffer from lack of customers, and people have to live farther away from goods and services.



By relegalizing new housing above businesses on commercial streets in low-density areas, **City of Yes will create new housing, help neighbors reach small businesses, and build vibrant mixed-use neighborhoods.**

What comes next:

City of Yes for Housing Opportunity is now in public review, and receiving input from community boards and borough presidents. It will then go 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 2024.

Learn more, get involved



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nyc.gov/YesHousingOpportunity