city of **yes** for Housing Opportunity

Transit-Oriented Development

City of Yes for Housing Opportunity is a zoning text amendment that tackles 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.

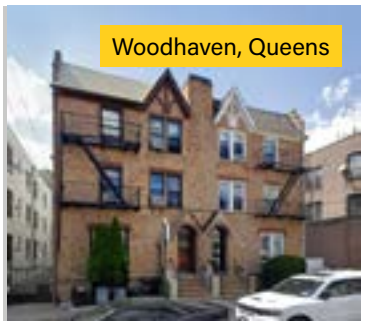
An important change is allowing modest apartment buildings near public transit.

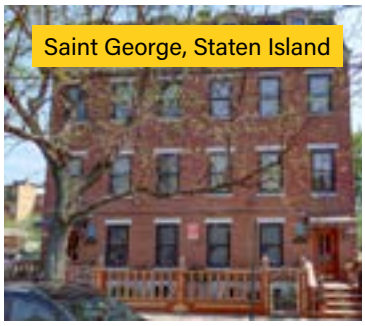
How it works

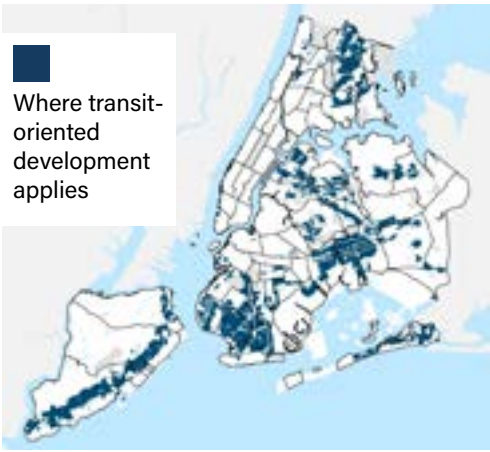
Modest apartment buildings exist in lower-density areas of the five boroughs, most built between the 1920s and 1950s. However, restrictive zoning made these buildings impossible to build in recent years.

***City of Yes* re-legalized modest, transit-oriented apartment buildings in low-density areas**. Sites must be near subway or train stations; 5,000 square feet or more; and on the short end of the block or facing a street 75+ feet wide. Buildings, known as "qualifying residential sites" in the Zoning Resolution, would be 3, 4 or 5 stories, depending on zoning district.

These modest "missing middle" apartment buildings can help relieve our housing shortage while matching the scale and character of existing buildings.







History

City of Yes for Housing Opportunity began public review in April 2024. Community boards and borough presidents provided input and the City Planning Commission voted to approve the proposal in September. The City Council adopted the text amendment, including modifications responsive to public feedback, in December 2024.

Learn more, get involved

NYC PLANNING

city of **yes** for housing opportunity

nyc.gov/YesHousingOpportunity