

city of yes for housing opportunity



Town Center Zoning

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 **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 apartments above stores on the street exist in low-density areas across the five boroughs — most of them from the 1920s to 1950s. City of Yes re-legalized this classic form. As a result, businesses suffer from lack of customers, people live further from goods and services, and our housing shortage grows worse.



City of Yes re-legalized housing above businesses on commercial streets in low-density areas. These new buildings, known as “qualifying residential sites” in the Zoning Resolution, can have 2, 3 or 4 stories of homes above a commercial ground floor, depending on underlying zoning. **These new buildings can match their surroundings, provide more customers for local small businesses, and help alleviate our housing crisis.**

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



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