

city of yes

for Housing Opportunity

New York City is facing a severe housing affordability crisis. Outdated, restrictive, and complicated zoning laws limit opportunities to create new homes and make those that do get built more expensive.

City of Yes for Housing Opportunity is a zoning reform proposal that would address the housing shortage by making it possible to build **a little more housing in every neighborhood.**

The plan has seven key components:

- **Universal Affordability Preference:** Allow buildings to add at least 20% more housing if the additional homes are affordable, delivering affordable housing to high-cost neighborhoods.
- **Office-to-Residential Conversions:** Make it easier for vacant offices and other non-residential buildings to become much-needed homes.
- **Town Center Zoning:** Legalize housing above businesses in low-density areas, creating vibrant mixed-use corridors.
- **Remove Costly Parking Mandates:** Reduce housing costs by making off-street 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.
- **Transit-Oriented Development:** Legalize 3-5 story apartment buildings on qualifying sites near public transit in low-density areas.
- **Campuses:** Make it easier for campuses to add new buildings, bringing money for repairs, new facilities, and housing.
- **Small and shared housing:** Lift restrictions on homes with shared kitchens or other facilities.

Each aspect of this proposal is a proven strategy to help lower housing costs. Let's create a little more housing in every neighborhood to help ensure New Yorkers can stay and thrive in this city!

What comes next:

The proposal will enter public review in spring of 2024, receiving input from community boards and borough presidents before going 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 the calendar year.

Learn more, get involved



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