

# 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 apartments above stores on the street 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, people live further from goods and services, and our housing shortage grows worse.



**City of Yes would re-legalize housing above businesses on commercial streets in low-density areas.** New buildings would have 2, 3 or 4 stories of homes above a commercial ground floor, depending on underlying zoning. **These new buildings would match their surroundings, provide more customers for local small businesses, and help alleviate our housing crisis.**

### 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 voted to approve 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



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