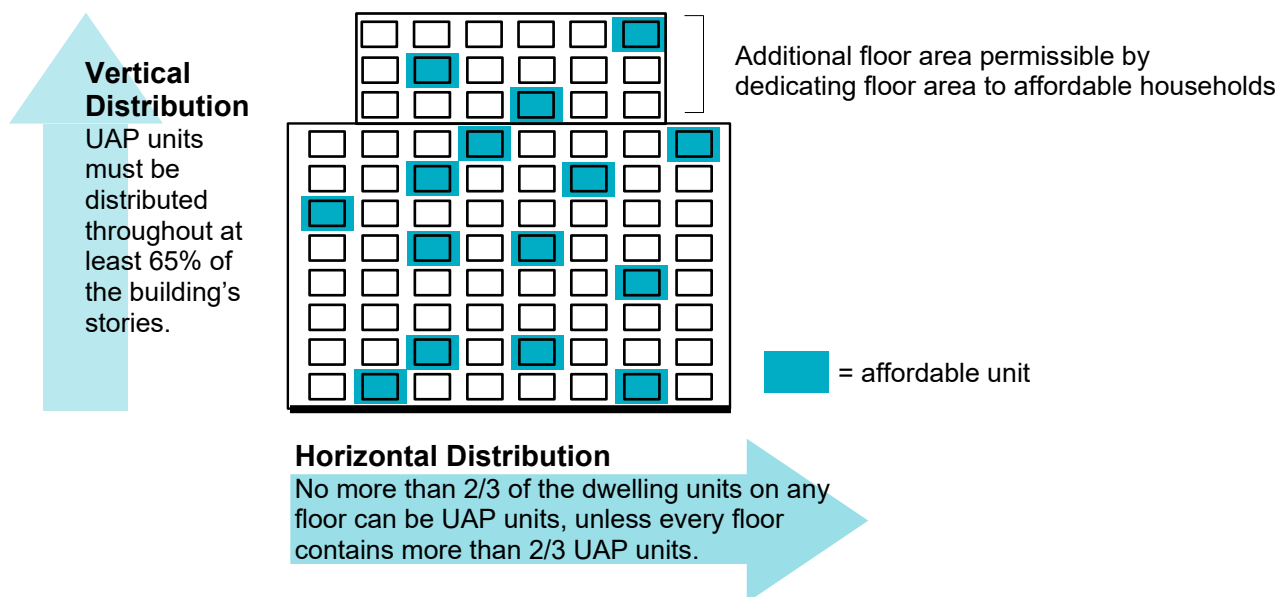


# Universal Affordability Preference

Universal Affordability Preference (UAP) was established in December 2024 under the New York City Zoning Resolution. Under this policy, buildings in medium- and high-density residential districts across the city can build 20% more housing if the additional homes are permanently affordable. UAP will enable incremental affordable housing growth throughout the city. For details, refer to [Zoning Resolution §27](#) and [Rules of the City of New York Chapter 41: Inclusionary Housing](#).

- UAP applies to R6 through R10 zoning districts.
- UAP units may be rental or homeownership.
- UAP developments can increase their maximum Floor Area Ratio (FAR) by providing permanently affordable housing for residents with incomes at or below a weighted average of 60% of the Area Median Income (AMI) where:
  - there are no more than three income bands,
  - no income band exceeds 100% AMI, and
  - for UAP sites with 10,000 square feet or more of Affordable Floor Area (AFA), at least 20% of the AFA is provided at or below 40% AMI.

## Apartment Distribution Requirements (ZR §27-16(b))



## Bedroom Mix Requirements (ZR §27-16(c))

At least **50%** of UAP units must be **two-bedrooms** or greater, and **75%** of UAP units must be **one-bedroom** or greater,

**OR**

The bedroom mix between affordable and market-rate dwelling units must be **proportional**.

## Unit Size Requirements (ZR §27-16(d))

The average size of the UAP units for a particular bedroom size shall not be less than the average size of the non-UAP units or the minimum size listed below, whichever is less:

**Studio:** 400 square feet

**One-bedroom:** 575 square feet

**Two-bedroom:** 775 square feet

**Three-bedroom:** 950 square feet

Disclaimer: This publication is intended for informational purposes only and is not intended as legal advice. This information is not a complete or final statement of all the laws and rules relating to the UAP program in New York City.

## UAP Offsite Option

UAP floor area may be generated by a new construction, preservation, or conversion project and transferred offsite, only to a development that is in a former Inclusionary Housing Designated Area (IHDA) or R10 zoning district, and only in the same Community District or within half a mile into an adjacent district. IHDAs are listed by Borough and Community District in [Appendix F of the Zoning Resolution](#) and viewable online at the Department of City Planning's [ZoLa map](#).

Disclaimer: This publication is intended for informational purposes only and is not intended as legal advice. This information is not a complete or final statement of all the laws and rules relating to the UAP program in New York City.