

city of yes for Housing Opportunity

Universal Affordability Preference

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 the **Universal Affordability Preference, which** would allow buildings to include at least **20% more housing if the additional homes are permanently affordable.**

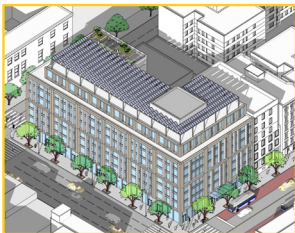
How it works:

Universal Affordability Preference (UAP) would apply in medium- and high-density neighborhoods across the city. Additional housing created through UAP would be permanently affordable to households earning 60% of the area median income. This means UAP reaches deeper affordability levels than the Voluntary Inclusionary Housing program it replaces. UAP would also use income averaging to serve a range of families, including those with very low incomes.

To see how the program works, take a proposal for a building in a high-cost neighborhood like the Upper West Side:



 = Areas where UAP applies



Under *Universal Affordability Preference*, the building can be at least 20% larger, so long as it uses that extra space for affordable housing. The result is **more permanently affordable homes** for working families in a **high-cost neighborhood**.

If UAP had been in place since 2014, an extra 20,000 income-restricted affordable homes could have been created – enough to house 50,000 New Yorkers!

What comes next:

City of Yes for Housing Opportunity is now in public review, and receiving input from community boards and borough presidents. It will then go 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 2024.

Learn more, get involved



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