

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.

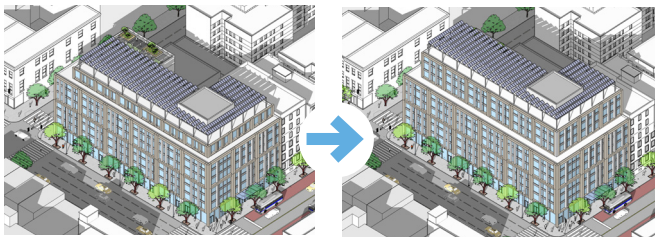
An important part of this plan is the Universal Affordability Preference, which would allow buildings to include at least 20% more housing if the additional homes are permanently affordable.

How it works:

Universal Affordability Preference (UAP) would apply in medium- and high-density neighborhoods, allowing for affordable homes to be created across the city.

Exact affordability levels are being determined now, but the program would achieve deeper affordability than similar inclusionary housing programs and would use income-averaging to serve a range of families, including those with very low incomes.

For example, take a proposal for a building in a high-cost neighborhood like the Upper West Side:



Under *Universal Affordability Preference*, the building can be built with 20% more space, 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**.



■ = Areas where UAP applies

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 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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