

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 allow buildings to include at least 20% more housing if the additional homes are permanently affordable.


How it works

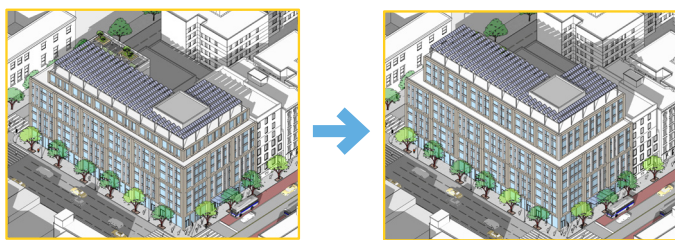
Universal Affordability Preference (UAP) would apply in medium- and high-density neighborhoods across the city. Housing created through UAP would be **permanently affordable to households earning 60% of the Area Median Income (AMI)**.

UAP would reach deeper affordability levels than the Voluntary Inclusionary Housing program it replaces, and 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 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



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