

What is the Universal Affordability Preference (UAP)?

As part of *City of Yes, Zoning for Housing Opportunity*, the City is proposing a new zoning policy that would allow bigger buildings in certain districts if affordable housing is included.

How would this work?

In medium to high density residential districts throughout the city, a developer could build at least 20% bigger than the rules otherwise allow as long as **all of that extra space is for affordable housing**.

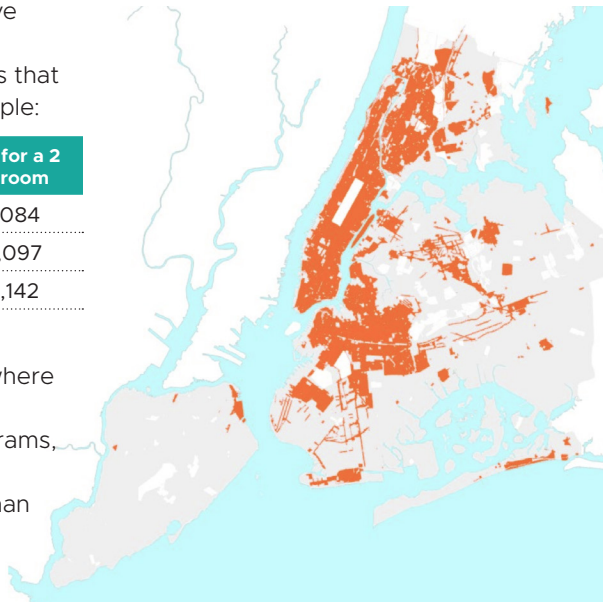
What would the affordability levels be?

The affordable housing would have to **serve households averaging out to 60% AMI** - or about \$76,000 a year for a family of 3.

The affordable units could serve lower-income households by including a mix of income levels that average out to 60% - for example:

| | Income for a Family of 3 | Rent for a 2 bedroom |
|---------|--------------------------|----------------------|
| 30% AMI | \$38,130 | \$1,084 |
| 60% AMI | \$76,260 | \$2,097 |
| 90% AMI | \$114,390 | \$3,142 |

For 100% affordable housing where affordability requirements are set by other government programs, those rules would still apply - often at deeper affordability than what is required here.



■ UAP APPLICABILITY (R6-R10 DISTRICTS)

Don't we have a policy like this already with Mandatory Inclusionary Housing (MIH)?

Yes, UAP is similar to MIH in some ways. The biggest difference is that MIH only applies when market-rate density is also being increased through a rezoning. UAP would only allow an increase in affordable density and could be built "as-of-right" (without needing further approval, like a rezoning).

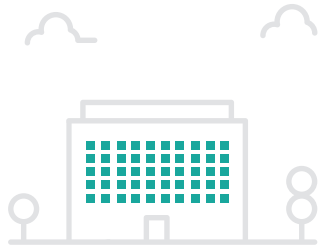
MIH would still be required where it currently exists and anywhere a future rezoning to add density takes place. **In addition the MIH rules would be changed to make it easier to require deeper affordability - serving 40% AMI - anytime MIH is applied.**

What would UAP mean in terms of new development?

UAP would allow for larger buildings as long as all of the extra space is for affordable housing. There is no requirement that a developer use UAP - it is their choice whether to take the increased affordable housing density or not. **This means UAP is most likely to be used by developers who already planned to include some affordable housing - either in a 100% affordable or a mixed-income (some affordable, some market-rate) development, including developers using the State's 485x tax abatement.**

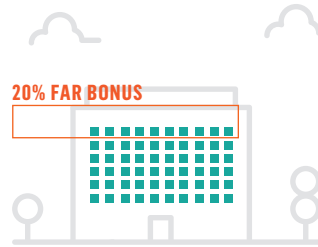
100% AFFORDABLE BUILDING BEFORE UAP

| | | |
|-------------|----|------|
| Total Units | 50 | 100% |
| Market Rate | 0 | 0% |
| Affordable | 50 | 100% |



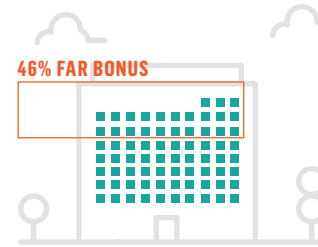
100% AFFORDABLE BUILDING AFTER UAP

| | | | |
|-------------|----|------|-----|
| Total Units | 60 | 100% | +10 |
| Market Rate | 0 | 0% | +0 |
| Affordable | 60 | 100% | +10 |



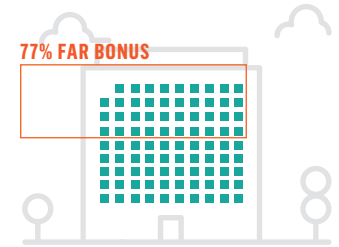
100% AFFORDABLE BUILDING AFTER UAP

| | | | |
|-------------|----|------|-----|
| Total Units | 73 | 100% | +23 |
| Market Rate | 0% | 0% | +0 |
| Affordable | 73 | 100% | +23 |



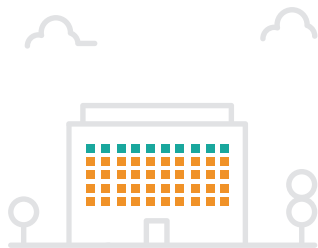
100% AFFORDABLE BUILDING AFTER UAP

| | | | |
|-------------|----|------|-----|
| Total Units | 89 | 100% | +39 |
| Market Rate | 0% | 0% | +0 |
| Affordable | 89 | 100% | +39 |



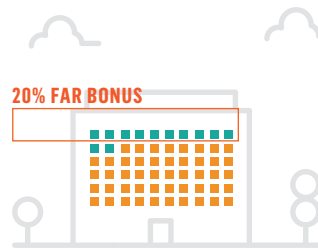
MIXED-INCOME BUILDING BEFORE UAP

| | | |
|-------------|----|------|
| Total Units | 50 | 100% |
| Market Rate | 40 | 80% |
| Affordable | 10 | 20% |



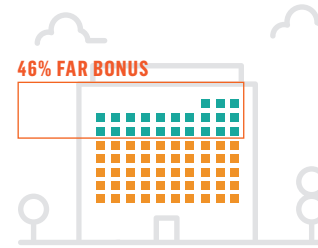
MIXED-INCOME BUILDING AFTER UAP

| | | | |
|-------------|----|------|-----|
| Total Units | 60 | 100% | +10 |
| Market Rate | 48 | 80% | +8 |
| Affordable | 12 | 20% | +2 |



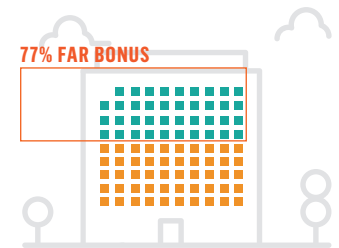
MIXED-INCOME BUILDING AFTER UAP

| | | | |
|-------------|----|------|-----|
| Total Units | 73 | 100% | +23 |
| Market Rate | 50 | 68% | +10 |
| Affordable | 23 | 32% | +13 |



MIXED-INCOME BUILDING AFTER UAP

| | | | |
|-------------|----|------|-----|
| Total Units | 89 | 100% | +39 |
| Market Rate | 50 | 56% | +10 |
| Affordable | 39 | 44% | +29 |



In certain zoning districts the affordability bonus is even higher and buildings could be 46 - 77% larger as long as all of the extra space is for affordable housing. In practice this would likely mean larger 100% affordable buildings, though depending on what kinds of subsidy programs the City creates, it could also lead to some mixed-income developments with higher ratios of affordable to market-rate (eg, 60/40 instead of the standard 80/20).