

THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION  
DEPARTMENT OF BUILDINGS

DEPARTMENTAL MEMORANDUM

DATE: May 31, 1973

TO: Borough Superintendents

FROM: Irving E. Minkin, P.E., Executive Engineer

SUBJECT: "Congregate Housing", etc.,

Herewith forwarded for your advice and guidance is a copy of minutes of a meeting held on May 25, 1973 at which representatives of all affected H.D.A. agencies were present.

The institutional classification of "congregate housing" in the Building Code (and coincident classification as a community facility use under the Coning Resolution) with the arrangement and design described in the enclosure is consistent with the department's past interpretations in regard to "proprietary homes for adults", "therapeutic communities", and the like.

Note that the last item in the enclosure, relating to the number of unrelated persons that may occupy a Class A apartment, (not congregate housing as described above) requires legislation before such an occupancy can be authorized.

IEM:njk

  
Irving E. Minkin, P.E.  
Executive Engineer

cc: Comm. Karagheuzoff  
Dep. Comm. Cooke  
Ass't Comm. Stulz  
Exec. Staff

MEETING 5/23/73 ON CONGRESSIONAL HOUSING

PRESENT:           A. Gleitsman           Rent & Housing Maintenance  
                  F. DellMira           Rent & Housing Maintenance  
                  I. Minkin             Buildings  
                  J. Hack             Legal  
                  E. Baer             Special Purpose Housing  
                  H. McClellan         Design

It was agreed that the Building Code designation of E-2, Institutional, will be acceptable for units without individual cooking spaces but with a common dining room, and that the term "public institution" in the Multiple Dwelling Law and Housing Maintenance Code will cover them also, so that they will not be bound by those two laws. Such buildings will be privately owned, but for public use. This will be confirmed by memo from Rent and Housing Maintenance.

Being a community facility under Use Group 3 of the Zoning Resolution, no room count is required for zoning purposes. If a room count must be established for financing or rental purposes where the project is to be City Mitchell-Lama, this has to be done administratively by the Development Department.

A separate proposal by Special Purpose Housing was also discussed concerning revised wording of the Housing Maintenance Code which would permit up to six unrelated persons in an apartment instead of 3 as per present definition of "family". This is also basically acceptable to Buildings and Rent and Housing Maintenance. The Building Department wishes to amend the definition of "family" in the Building Code in the same manner. Such apartments would have individual kitchens and remain Class A multiple dwellings, with J-2 Building Code classification.

HM:rg

cc: All above  
      J. Christian  
      R. Rosenberg  
      R. Rosenthal