

# Mandatory Inclusionary Housing (MIH)

We are in an **unprecedented housing crisis**, and need more tools to counter market pressures – we need to protect our neighborhoods now.

We are enacting a pioneering program to **make affordable housing mandatory and permanent** wherever new housing capacity is approved through land use actions. It is, by far, the strongest and most flexible policy in the country.

When **combined with our broader housing plan** – including City subsidies and neighborhood investments – it will create tens of thousands of affordable apartments in high-quality neighborhoods, while stabilizing those neighborhoods for years to come.

## How it works

When new housing capacity is approved through land use actions, the City Planning Commission and the City Council **can choose to impose either one or both of these two basic options**:

	Affordable housing set-aside	Area Median Income (AMI)	Maximum annual income (example for family of three)
1	25%	60% (on average)	\$47,000 (on average)
2	with 10% required at 30%	40%	\$31,000
		80% (on average)	\$62,000 (on average)

The City Planning Commission and the City Council **may also add one or both of two other options**:

	Affordable housing set-aside	Area Median Income (AMI)	Maximum annual income (example for family of three)
3*	20%	40% (on average)	\$31,000 (on average)
4**	30%	115% (on average)	\$89,000 (on average)
	with 5% required at	70%	\$54,000
	with 5% required at	90%	\$70,000

\*This option cannot be used with subsidy unless more affordable housing is provided.

\*\*This option cannot be used with subsidy.

**City subsidies** will mean projects can **reach even more families and lower-income households** than through this policy alone.

And our **\$1 billion fund for neighborhood improvements** will, together with investments in schools and other capital needs, complement the housing in neighborhoods where the City is planning new growth by building capacity in parks, street improvements, and public amenities that communities need.



These measures will provide **permanent affordable housing for our future** while **protecting our neighborhoods today**.

Learn more about *Housing New York* at [nyc.gov/housing](https://nyc.gov/housing)



# NYC'S MIH Program will be the Nation's Strongest

	Boston	Chicago	District of Columbia	San Francisco	Seattle*	Existing NYC Voluntary IH Program	Proposed NYC MIH Program
Year Adopted	2000	2003	2006	2002	2001	1987 (R10) 2005 (IHDA)	TBD
Program Type	Voluntary	Voluntary	Mandatory	Mandatory	Voluntary	Voluntary	Mandatory
Duration of Affordability	50 years	30 or 99 years	Permanent	Permanent	50 years	Permanent	Permanent
Set Aside (%)	15%	10%	Varies	12% onsite 20% offsite	5%	4-5% (R10) 20% (IHDA)	<b>20 to 30% onsite 25 to 35% offsite</b>
Income Targets (AMI)	<70 to 100%	≤60 to 100%	<50 to 80%	≤55 to 90%	80 to 100%	< 80%**	Basic options at average of 60% and/or 80%; additional options at average of 40% and/or 115%

\*Seattle's program is being reevaluated.

\*\*NYC's Voluntary IH program is mostly <80% but includes special districts with options <80% to 175%.