

Voluntary Inclusionary Housing

Voluntary Inclusionary Housing (VIH) promotes economic diversity and integration by offering an optional floor area bonus in exchange for the creation, rehabilitation, or preservation of permanently affordable housing for low-income households.

- The floor area bonus generated can be used to increase residential floor area on-site and/or off-site in the same Community District or within half a mile into an adjacent district.
- VIH units may be rental or homeownership.
- All VIH units must be permanently affordable to residents at or below 80% of the Area Median Income (AMI) and rent-stabilized through the State Division of Housing and Community Renewal (DHCR). AMI requirements may vary in special districts as governed by the [NYC Zoning Resolution](#).

R10 Zoning Districts

New developments in R10 districts can increase their maximum Floor Area Ratio (FAR) from 10.0 to 12.0 by providing permanently affordable units for residents with incomes at or below 80% AMI.

For each square foot of VIH generated in a new construction, substantial rehabilitation, or preservation project, the floor area of the building can increase by 1.25 to 3.5 square feet. The ratio depends on whether:

1. Apartments are provided in a new development or by rehabilitating or preserving an existing building.
2. The generating site receives public funding such as low-income housing tax credits (LIHTC).

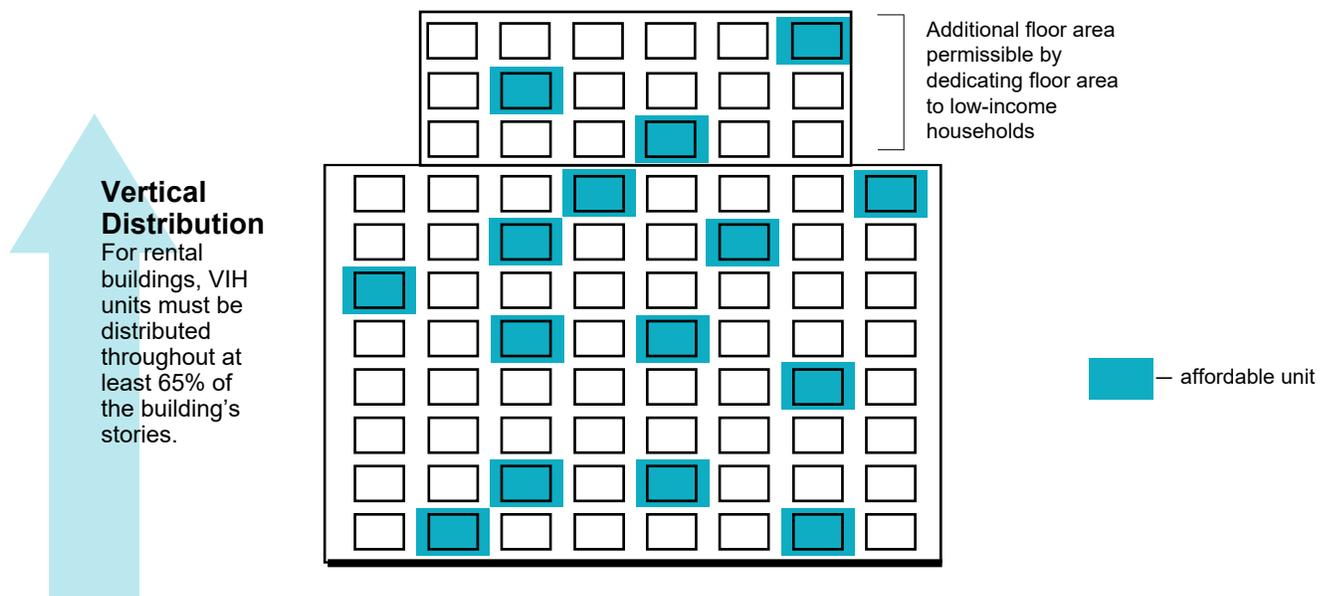
| Funding | Type of Affordable Housing | Bonus Floor Area Generated from Each Square Foot of VIH |
|--|--|---|
| Without public funding (Does not include tax exemptions such as 421a, 420c, Article XI) | New construction or substantial rehabilitation affordable housing | 3.5 square feet |
| | Preservation affordable housing | 2.0 square feet |
| With public funding (LIHTC, government issued bonds, loans) | New construction, substantial rehabilitation, or preservation affordable housing | 1.25 square feet |

Inclusionary Housing Designated Areas (IHDAs)

IHDAs are listed by Borough and Community District in [Appendix F](#) of the Zoning Resolution and also viewable online at the Department of City Planning's [ZOLA](#) map. By dedicating residential floor area to permanently affordable housing, a development in an IHDA may access an increased maximum FAR for the zoning lot.

- Inclusionary floor area may be generated by a new construction, preservation, or substantial rehabilitation project and transferred off-site only to a development that is in an IHDA or R10 district within the same Community District or within half a mile into an adjacent district.
- Each square foot of low-income floor area compensated in an IHDA provides a FAR bonus at a 1.25 ratio.
- Projects in "Special Purpose Districts" may have varied restrictions on maximum FAR and transfer of floor area. For a list of these districts, see [Appendix B](#) of the NYC Zoning Resolution.

Apartment Distribution Requirements



Horizontal Distribution

No more than 33% of the dwelling units on any floor can be VIH units, unless every floor contains more than 33% VIH units.

Bedroom Mix Requirements

At least 50% of VIH units must be two-bedrooms or greater, and 75% of VIH units must be one-bedroom or greater,

OR

The bedroom mix between affordable and market-rate dwelling units must be proportional.

Unit Size Requirements

In new construction and sub-rehabilitation projects, VIH units must meet the following minimum size requirements:

| | |
|-----------------------|------------------------|
| Studio: | 400 square feet |
| One-bedroom: | 575 square feet |
| Two-bedroom: | 775 square feet |
| Three-bedroom: | 950 square feet |

For more information,
visit nyc.gov/hpd and search for
“Voluntary Inclusionary Housing.”