MANDATORY INCLUSIONARY HOUSING

New York City’s MIH program has four options to mix affordability levels within a development project. The appropriate option is determined through the rezoning process.

**NYC AREA MEDIAN INCOME (AMI) IS $93,900 FOR A FAMILY OF THREE.**

**An actual building would have a range of family and apartment sizes. MIH affordable units are distributed throughout the building.**
WHAT IS ZONING?

Zoning Law defines:

> Land-use:
  - Residential
  - Commercial
  - Manufacturing / Industrial

> Building Size, Shape, and Density

Glossary of Terms

**R6, R6B, C4-2, M1** | These are zoning designations. The letter identifies the particular land use, ie: Residential, Commercial, or Manufacturing. The number represents the scale of the allowable height and bulk of the building.

**Density** | Refers to how many dwelling units would be permitted within a building and how many people can live in it. The higher the zoning designation number, the more dense a building can be.

**FAR (Floor Area Ratio)** | Is the ratio of a building’s total floor area to the size of the piece of land upon which it is built. A higher FAR number will allow for a bulkier building. This exists to control the size of the building relative to the lot of land it is on.

**Mandatory Inclusionary Housing Program (MIH)** | Is a citywide framework for creating permanently affordable housing. It applies when substantial new housing is allowed by zoning changes and requires developers in that area to set aside a portion of every new building for affordable housing. See back for more information about MIH.

**As-of-Right** | Refers to what can and can’t be built on publicly- and privately-owned sites under current zoning regulations.

**Special District** | An area where the underlying use, bulk, parking, or streetscape provisions are modified or supplemented to address specific neighborhood conditions and planning objectives that cannot be achieved through general zoning rules.

**Public Site** | Is a publicly-owned land that the City of New York could potentially develop. Public sites have greater ability to provide affordable housing as the City sets the terms of the site’s development.