

# 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.

## MIH OPTION 1

Fewer affordable units but deeper affordability



At an Average of **60% AMI\*** or \$56,000 income on average  
10% of the total units at or below 40% AMI

Units	Income	Rent	AMI
10	\$37,560	\$810	40%
5	\$56,340	\$1,280	60%
10	\$75,120	\$1,820	80%

Units	Income	Rent	AMI
10	\$37,560	\$810	40%
7	\$56,340	\$1,280	60%
8	\$75,120	\$1,820	80%

## MIH OPTION 2

More affordable units with average affordability



At an Average of **80% AMI\*** or \$75,000 income on average

Units	Income	Rent	AMI
10	\$28,170	\$575	30%
10	\$75,120	\$1,820	80%
10	\$122,070	\$2,993	130%

Units	Income	Rent	AMI
10	\$56,340	\$1,280	60%
10	\$75,120	\$1,820	80%
10	\$93,900	\$2,289	100%

Sample configuration of affordable units in a 100-unit building\*\*  
(Incomes and rents for a family of three renting a two-bedroom apartment)

## MIH OPTION 3

Even fewer affordable units but even deeper affordability



At an Average of **40% AMI\*** or \$38,000 income on average

Units	Income	Rent	AMI
5	\$28,170	\$575	30%
10	\$37,560	\$810	40%
5	\$46,950	\$1,045	50%

Units	Income	Rent	AMI
16	\$28,170	\$575	30%
4	\$75,120	\$1,820	80%

## MIH OPTION 4

More affordable units with a range of affordability.



At an Average of **115% AMI\*** or \$107,000 income on average

At least 5% at 70% AMI and 5% at 90% AMI

Units	Income	Rent	AMI
5	\$65,730	\$1,602	70%
5	\$84,510	\$2,061	90%
20	\$122,070	\$2,993	130%

Sample configuration of affordable units in a 100-unit building\*\*  
(Incomes and rents for a family of three renting a two-bedroom apartment)

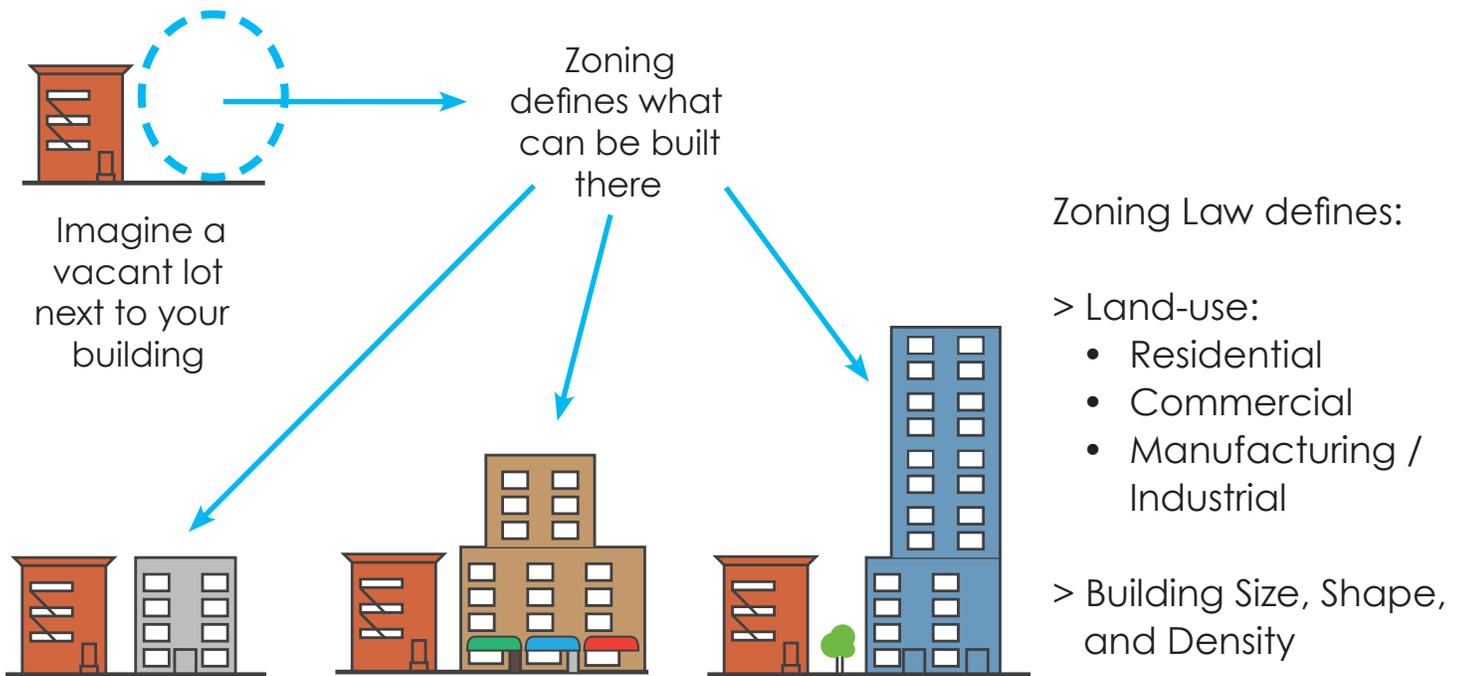
\*NYC AREA MEDIAN INCOME (AMI) IS \$93,900 FOR A FAMILY OF THREE.

\*\*An actual building would have a range of family and apartment sizes.

**MIH affordable units are distributed throughout the building.**

# WHAT IS ZONING?

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## 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.