

# 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 have enacted 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.

\*\*\*All references to income and AMI are from 2016, when New York City adopted Mandatory Inclusionary Housing (MIH). For the latest area median incomes, please see <https://www1.nyc.gov/site/hpd/renters/area-median-income.page>.

**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**.