

Housing New York

- 1) Mandatory Inclusionary Housing
- 2) Zoning for Quality and Affordability

Process for Establishing and Applying MIH



Zoning Text Amendments to Establish the MIH Program

- Public review concurrent with Zoning for Quality and Affordability proposal

Application of Mandatory Affordable Housing in Neighborhoods

- For public and private applications to the City Planning Commission that encourage substantial new housing – each with its own full public review
 - City-initiated rezonings – e.g., East New York
 - Private applications for zoning map changes
 - Private applications for special permits that create substantial new residential density

Key Facets of

The Affordable Housing Crisis

- **Gap Between Rents and Incomes**

Over the past decade, average rents rose by more than 10% while wages stagnated

- **High Rent Burden**

55% of renter households are “rent-burdened” and 30% are “extremely rent burdened”

- **Insufficient Housing Production**

The marketplace is not meeting the needs of existing residents, let alone new ones

- **Limited Supply of Affordable Units**

Despite significant public investment, only a fraction of eligible New Yorkers served

- **Population Growth**

230,000 new residents arrived since 2010 and 600,000 more are expected by 2040

Housing New York

A Five-Borough, Ten-Year Plan

Housing New York is a plan to build and preserve 200,000 affordable homes over the next decade, with a range of incomes from the very lowest, to those in the middle class.

Housing New York: Implementation

Create More Affordable Housing

- Create 80,000 new affordable units
- Reform 421-a tax exemption program
- Improve zoning to promote affordability

Preserve Existing Housing and Prevent Displacement

- Preserve affordability of 120,000 existing units
- Strengthen rent regulations
- Protect tenants facing harassment

Plan for and Invest in Strong Neighborhoods

- Collaboratively plan with communities
- Create Neighborhood Development Fund
- Align planning with strategic investments

Housing New York:

- 1) Mandatory Inclusionary Housing
- 2) Zoning for Quality and Affordability

What is Mandatory Inclusionary Housing?

A new proposal to use zoning to
require permanently affordable housing
when future City Planning Commission actions
encourage substantial new housing

25-30% **must** be affordable

Goals of Mandatory Inclusionary Housing

- **Equity:** Promote vibrant, diverse neighborhoods
- **Planning:** Ensure affordable housing in areas in which we are planning for growth
- **Local Needs:** Meet the needs of a range of low-and moderate-income New Yorkers
- **Legal:** Ensure that program meets legal standards
 - Apply program consistently
 - Support financial feasibility of housing creation

Why are we proposing a 25-30% requirement?

- There is a tradeoff between
 - a) amount of affordable housing *and*
 - b) price of affordable housing
- Strong housing markets can support a requirement for 20-30% affordable housing without subsidies
- Middle markets need public subsidy to get 20-30%, unless moderate incomes are targeted
- In weak markets, direct public subsidy is always needed
- What about a higher requirement?

A 50% requirement is not financially feasible

Proposed Requirements Would Be The Most Rigorous of Any Major U.S. City

For each rezoning, the City Planning Commission and City Council can apply:

Option 1: 25 percent of housing at an average of **60% AMI**

Option 2: 30 percent of housing at an average of **80% AMI**

Plus, in limited emerging or mid-market areas, an additional option may be added:

Workforce option: 30 percent at an average of **120% AMI** (without direct subsidy)

Not available in Manhattan CDs 1-8

AMI	Income*	Sample Occupation	Affordable Monthly Rent for 2BR*
40%	\$31,080	Security Guard	\$775
60%	\$46,620	Paramedic	\$1,150
80%	\$62,150	School bus driver + home health aide	\$1,550
100%	\$77,700	Teacher + retail salesperson	\$1,950
120%	\$93,240	Firefighter + server	\$2,350

* For a 3-person home

Key Features of Proposed Program

Other requirements

- Required units would be new, permanently affordable units
- Applies to developments, enlargements, or conversions > 10 units

Locations of affordable units

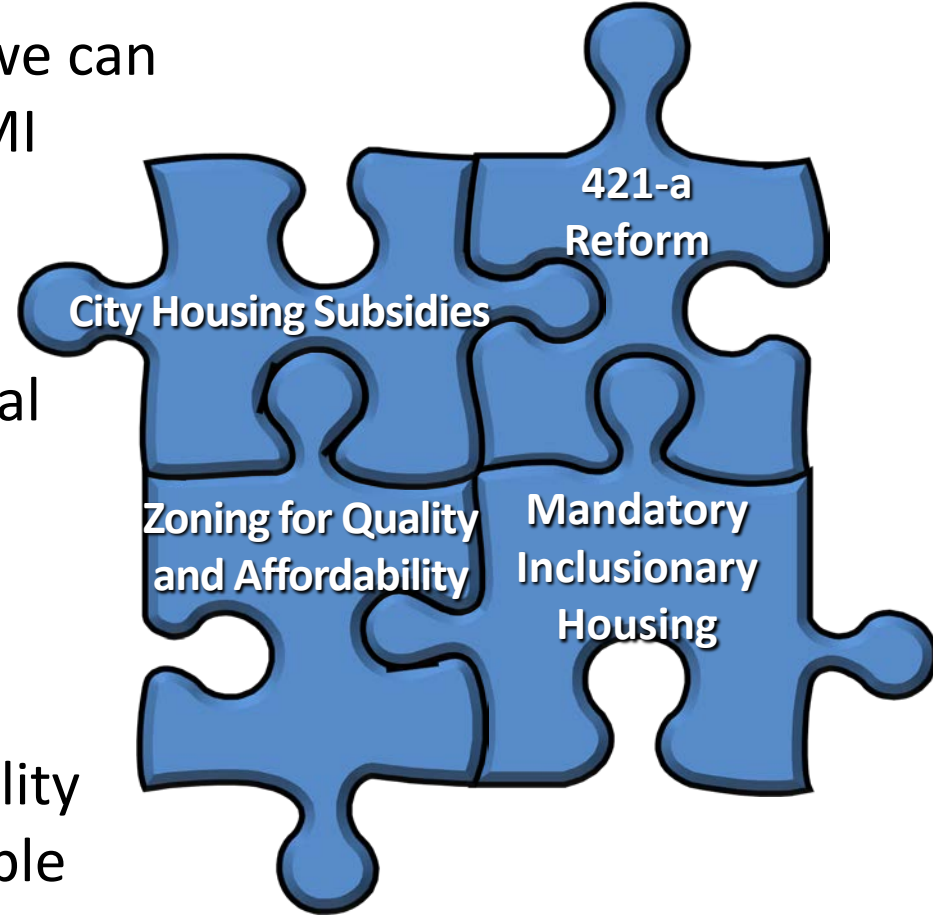
- On-site, **same building** as market-rate units, spread on at least half of the building's stories, with a common street entrance and lobby
- On-site, **separate building**, completely independent from the ground to the sky; would not stigmatize residents of affordable units
- Off-site, **different zoning lot** located within the same Community District or within ½ mile

Other considerations

- Payment-in-lieu option for buildings of between 11 and 25 units
- Requirements could be reduced or waived through BSA where they would make development infeasible (legal requirement for hardship relief)

MIH Is One of Many Tools That Work Together

- With additional public subsidy, we can reach incomes as low as 30% AMI
- Reform of State 421-a tax exemption program will require affordable housing in every rental building receiving benefits
 - More affordable housing
 - Broader range of incomes
 - No benefits for luxury condos
- Zoning for Quality and Affordability will promote senior and affordable housing, aid efficient use of housing subsidies and promote better buildings



Housing New York:

- 1) Mandatory Inclusionary Housing
- 2) Zoning for Quality and Affordability

Goals

Affordability

Make zoning work better with financial and other programs to create more affordable housing for a wider range of New Yorkers

Quality

Encourage better buildings that contribute to attractive and livable neighborhoods

Affordability

- Help seniors remain in their communities by making it easier to provide **affordable senior housing and care facilities**
- Support the creation of **Inclusionary Housing**
- Free up resources to create more affordable housing by enabling cost-effective, **transit-accessible affordable housing**

Affordability

- Help seniors remain in their communities by making it easier to provide **affordable senior housing and care facilities**
- Support the creation of **Inclusionary Housing**
- Free up resources to create more affordable housing by enabling cost-effective, **transit-accessible affordable housing**

Why Does Zoning Need to Change?

- Population 65 years and older is projected to increase 40% by 2040 – over 400,000 additional seniors
- Dated zoning does not recognize **today's spectrum of senior housing and care facilities**, such as
 - independent living
 - assisted living
 - nursing care
- In medium and higher density districts: affordable senior housing is allowed more floor area, but **zoning doesn't allow room for it all to fit** in a well designed building
- In lower density multifamily districts: zoning is based on walkup houses, but **seniors need elevator buildings**

Key Elements of the Proposal

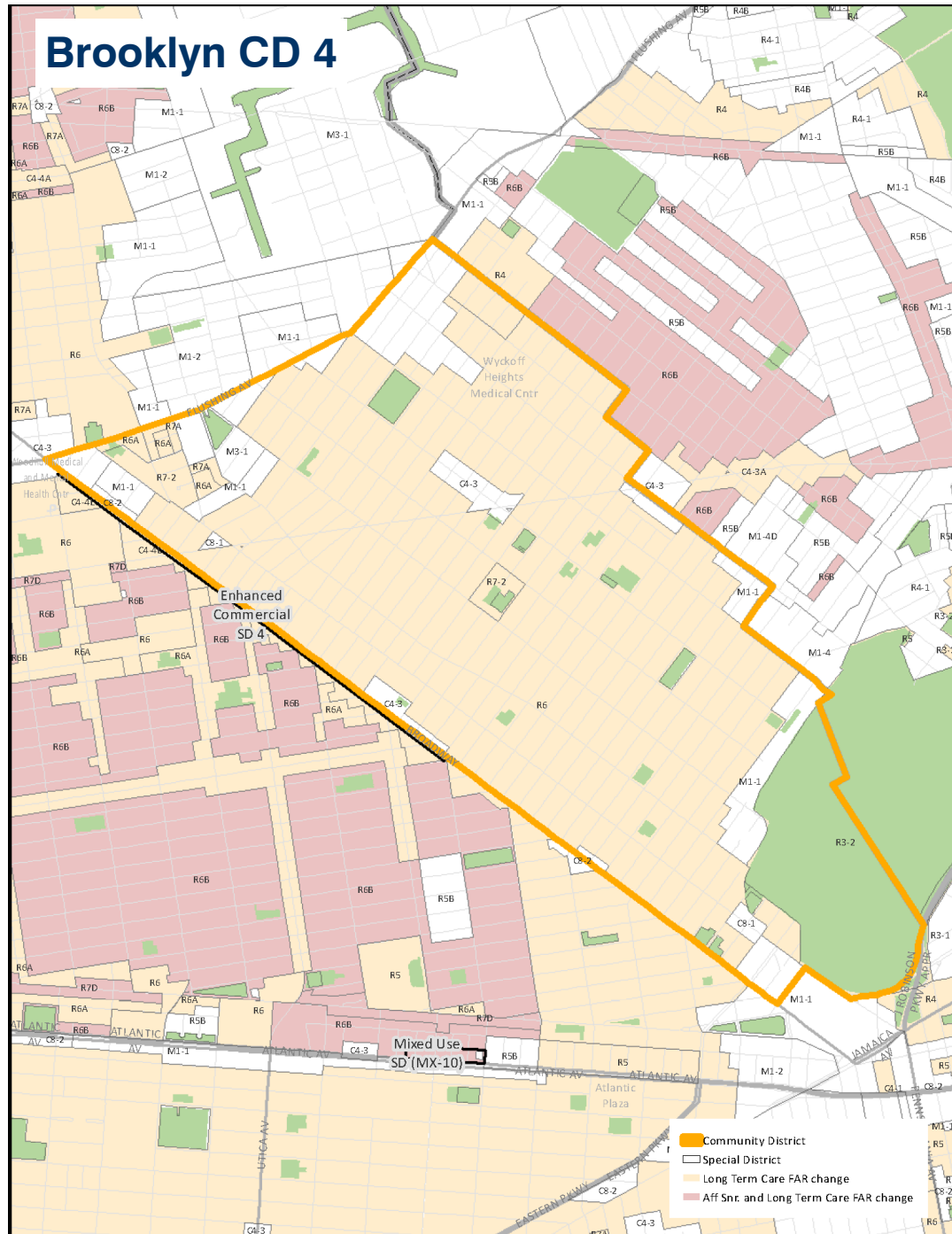
Goal: Help seniors remain in their communities

- Update regulations to allow a spectrum of affordable senior housing and care facilities, alone or mixed
 - Affordable Independent Residences for Seniors (AIRS)
 - Long-term Care Facilities
 - As-of-right in most residence districts
 - By discretionary action in R1 and R2 districts
- Allow flexibility for mixing of uses
 - Align as-of-right floor areas in districts that permit multiple dwellings

Affordable Senior Housing and Long Term Care Floor Area

- Floor area ratio maximums would be updated for certain types of affordable senior housing and long term care facilities in the districts shaded on the map.

				PROPOSED
Res. Equiv.	Zoning District	Existing nonprofit residences for the elderly (FAR)	Existing Nursing Home and Health Related Facilities (FAR)	Aff. Ind. Residences for Seniors and Long Term Care (FAR)
R3	R3-2	0.95	0.5	0.95
R4	R4	1.29	0.75	1.29
R6	C4-3	3.9	2.43	3.9
	R6	3.9	2.43	3.9
R6A	R6A	3.9	3	3.9
R6B	R6B	2	2	2.2
R7	R7-2	5.01	3.44	5.01
R7A	R7A	5.01	4	5.01



Key Elements of the Proposal

Goal: Help seniors remain in their communities

Update height and setback regulations

In medium- and high-density districts:

- Allow limited additional height in contextual envelope

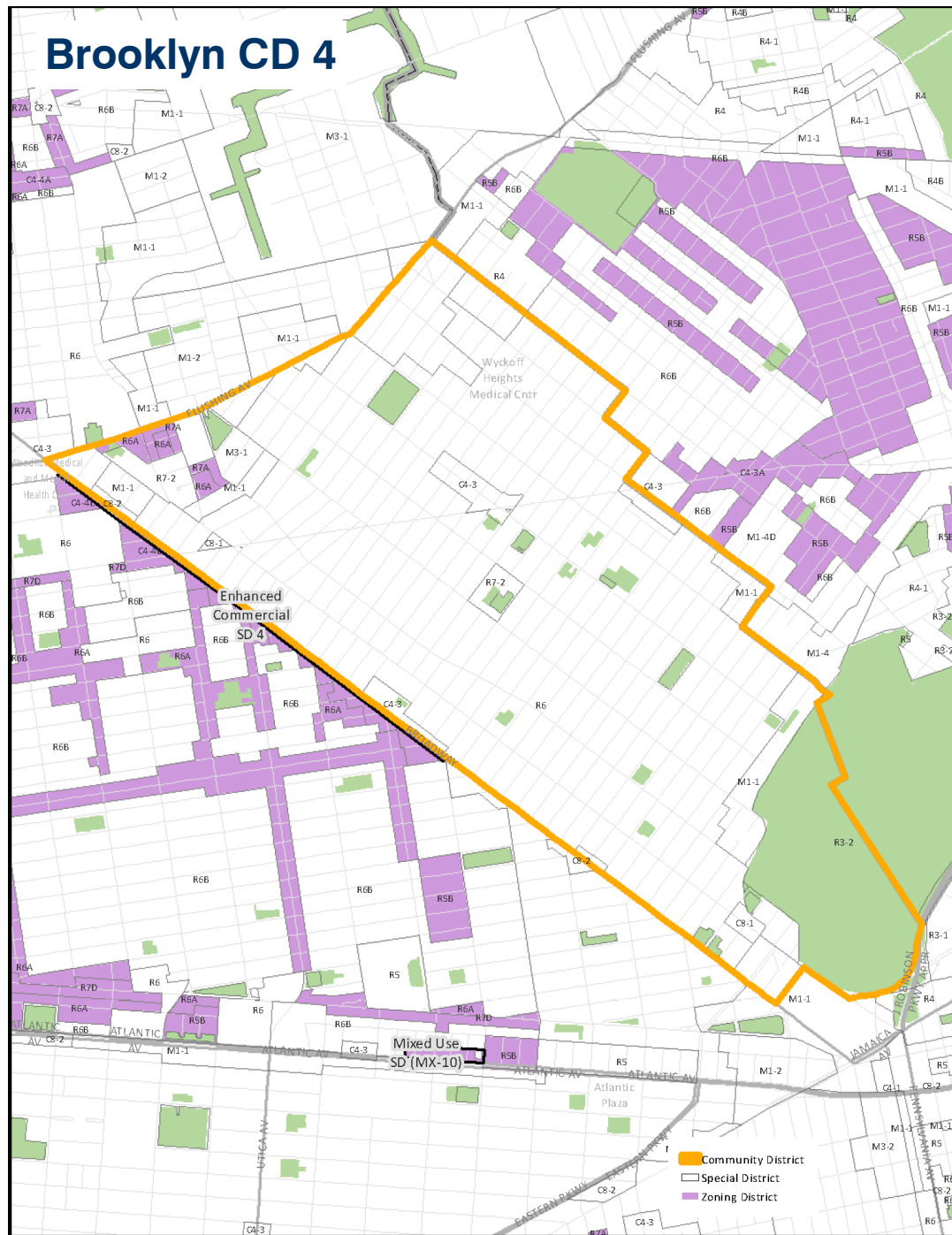
In lower-density multifamily districts:

- Accommodate an apartment building with an elevator
- Retain existing discretionary actions to allow additional flexibility where needed

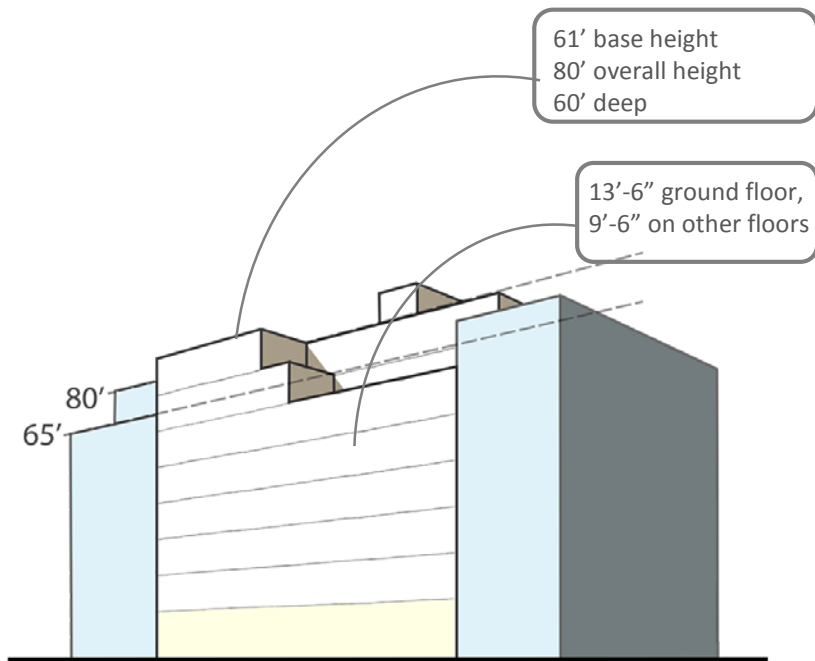
Affordable Senior Housing and Long Term Care: Contextual districts

- To fit permitted floor area, maximum heights would be updated in the contextual districts shaded on the map.

Res. Equiv.	Zoning District	Existing Height (stories)	Senior Modifications	
			AIRS and LTCF Proposed (Stories)	AIRS and LTCF Height Difference
R6A	R6A	75' (7)	85' (8)	10' (1)
R7A	R7A	85' (8)	105' (10)	20' (2)

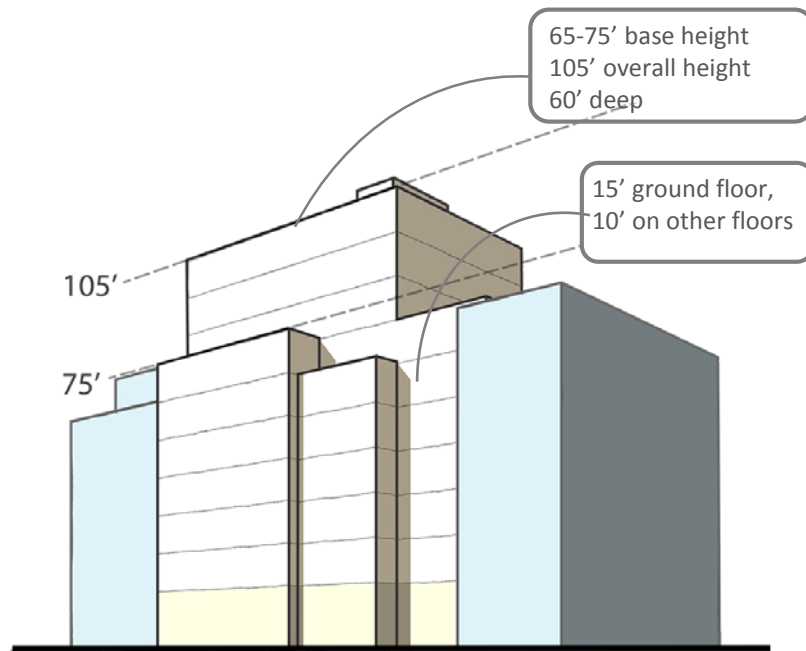


How Much Additional Height Is Needed for Affordable Senior Housing and Care Facilities?



Existing R7A envelope on narrow street, interior lot

Existing



Proposed R7A envelope on narrow street, interior lot

Proposed

Medium- and high-density districts: In over 95% of affected areas, no more than 1 or 2 additional stories

Affordability

- Help seniors remain in their communities by making it easier to provide **affordable senior housing and care facilities**
- Support the creation of **Inclusionary Housing**
- Free up resources to create more affordable housing by enabling cost-effective, **transit-accessible affordable housing**

Why Does Zoning Need to Change?

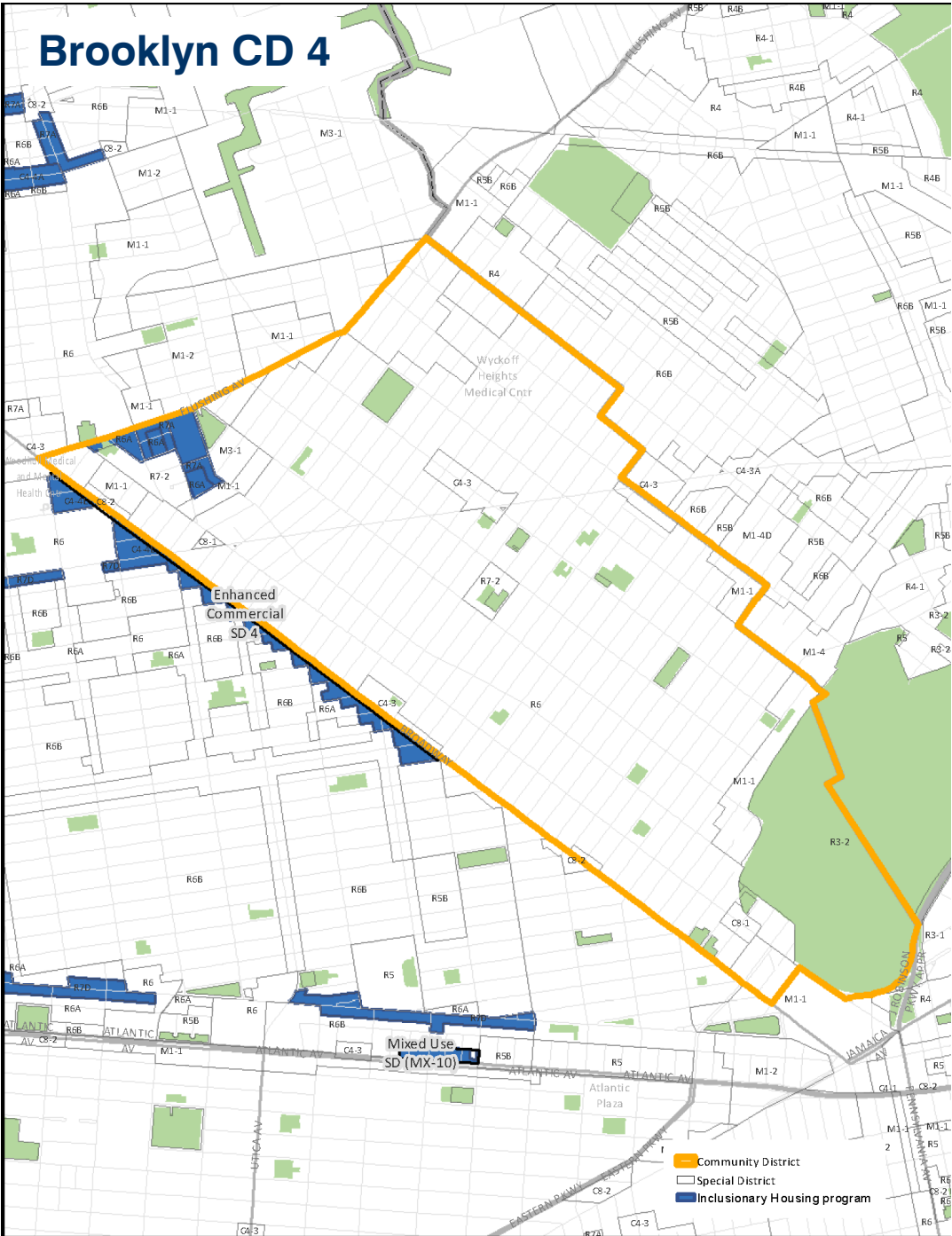
- In designated medium and higher density areas, the Inclusionary Housing program promotes mixed-income housing
- Inclusionary Housing is allowed more floor area, but zoning doesn't allow room for it all to fit in a well designed building

The result: **less affordable housing**

Inclusionary Housing Areas: Proposed height changes

- In order to fit permitted floor area without sacrificing quality, maximum heights would be updated in the shaded Inclusionary Housing Areas.

Res. Equiv.	Zoning District	Existing Base Height (stories)	Inclusionary Modifications	
			IH Proposed (Stories)	IH Height Difference
R6A	R6A	75' (7)	85' (8)	10' (1)
R7A	R7A	85' (8)	105' (10)	20' (2)



Affordability

- Help seniors remain in their communities by making it easier to provide **affordable senior housing and care facilities**
- Support the creation of **Inclusionary Housing**
- Free up resources to create more affordable housing by enabling cost-effective, **transit-accessible affordable housing**

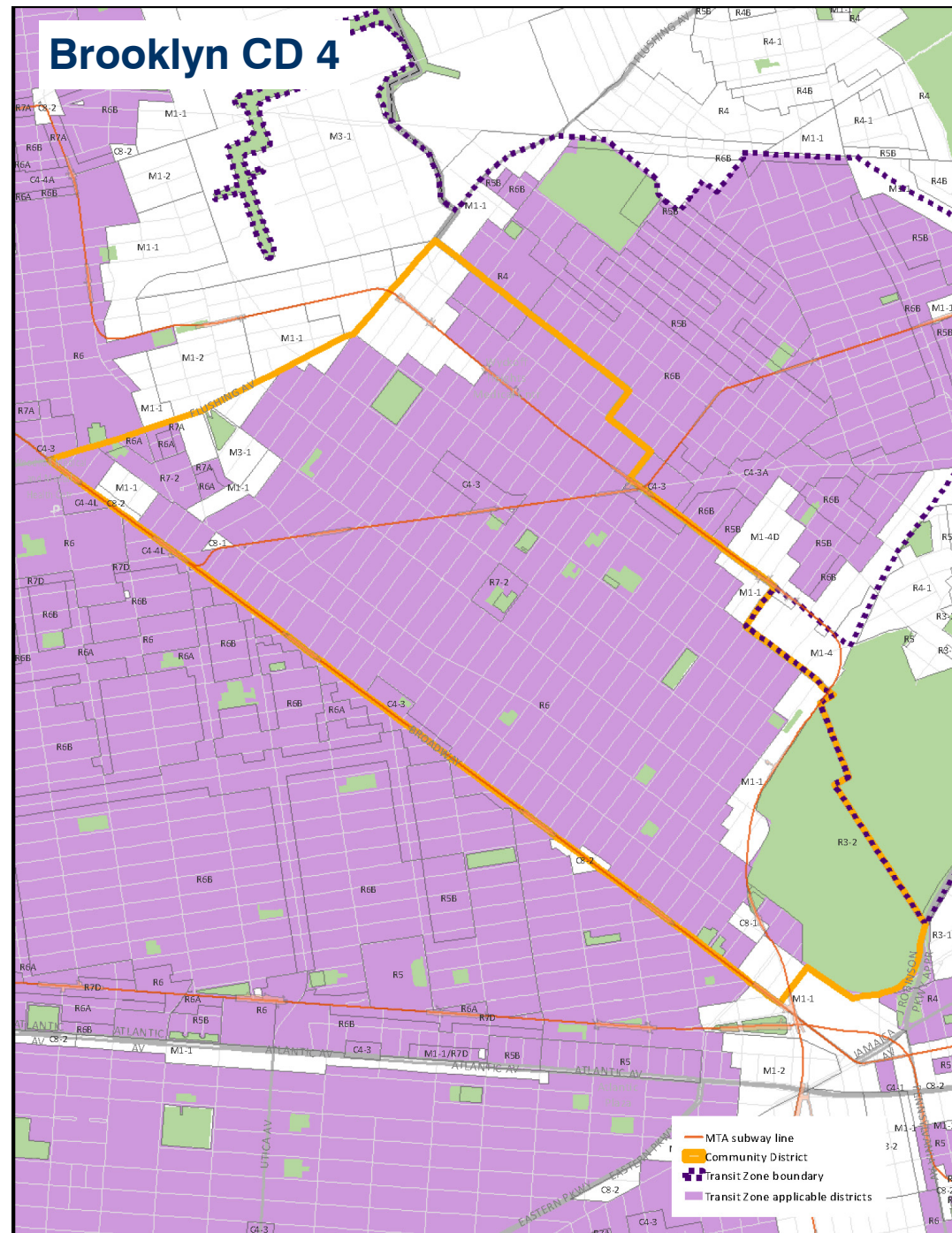
Why Does Zoning Need to Change?

Current parking requirements make it harder to meet the need for affordable housing

- Off-street parking can cost as much as \$30,000-\$50,000 per parking space to provide
- Residents of affordable housing cannot pay the fees necessary to support this cost (approx. \$200-300+/month)
- Lower-income households own fewer cars, especially in transit-served areas – and low-income seniors own extremely few
- Operators report that low-income residents rarely park in these facilities

Transit Zone: Off-street parking requirements

- All of Brooklyn CD4 is located in the proposed Transit Zone.
- To encourage senior and affordable housing, parking requirements would be eliminated for new affordable and senior units in the Transit Zone shaded on the map.
- Outside the Transit Zone, parking requirements for new senior and affordable housing will be simplified and in some case reduced.

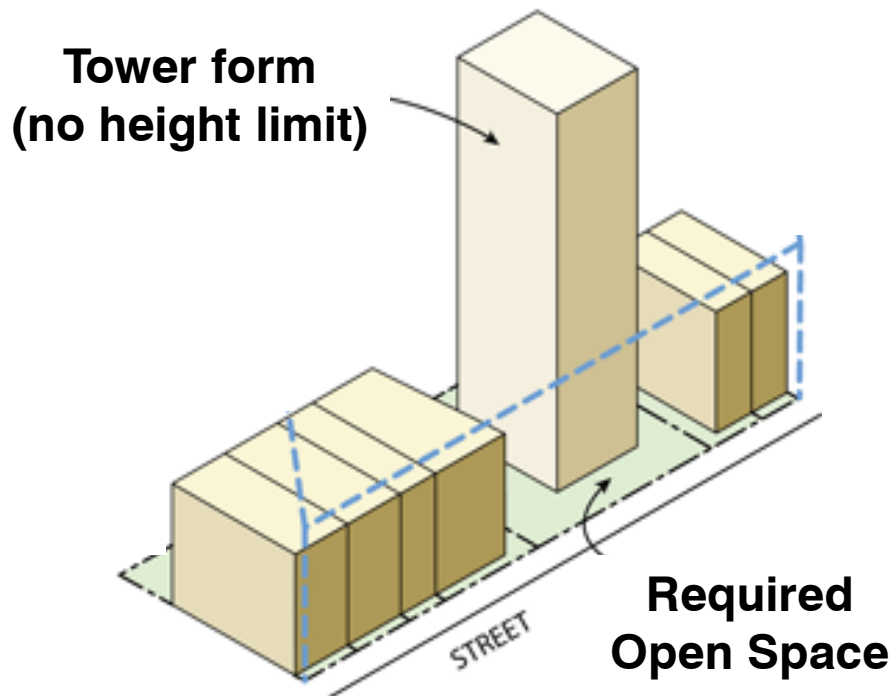


Quality

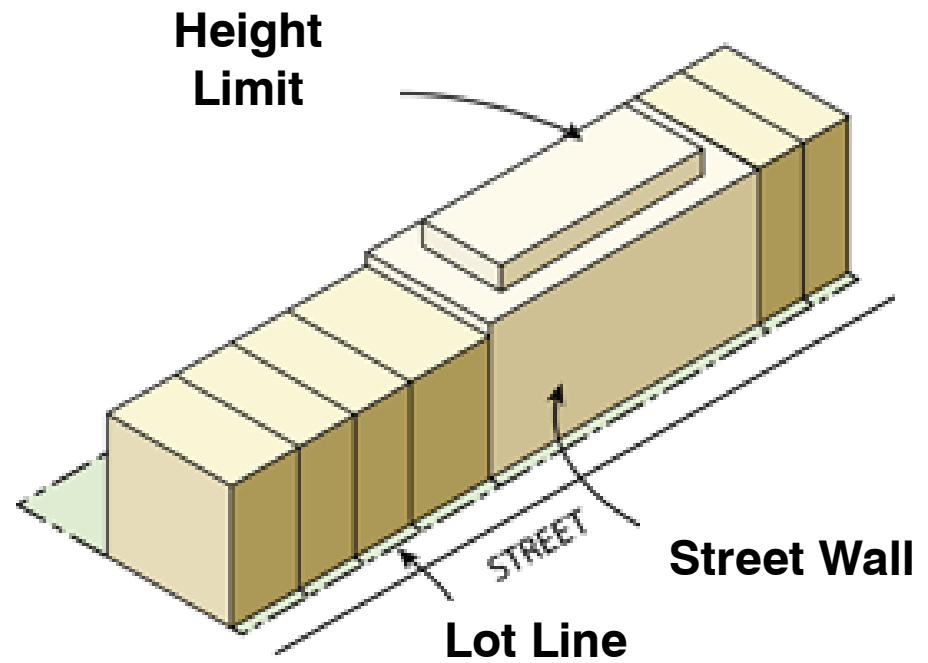
- Encourage **better ground-floor retail and residential spaces** and apartments with adequate ceiling heights
- Change rules that lead to flat, dull apartment buildings to encourage **visual variety and features common in traditional apartment buildings**
- **Maintain rules that work well today**, including the essential rules of “contextual” zoning districts and lower-density zoning districts

“Height Factor” vs. “Contextual”

Height Factor Zoning (e.g. R6)



Contextual Zoning (e.g. R6A; also Quality Housing)



“Height Factor” vs. “Contextual”

Height Factor Zoning (R6 Height Factor)

Contextual Zoning (R6 Quality Housing)

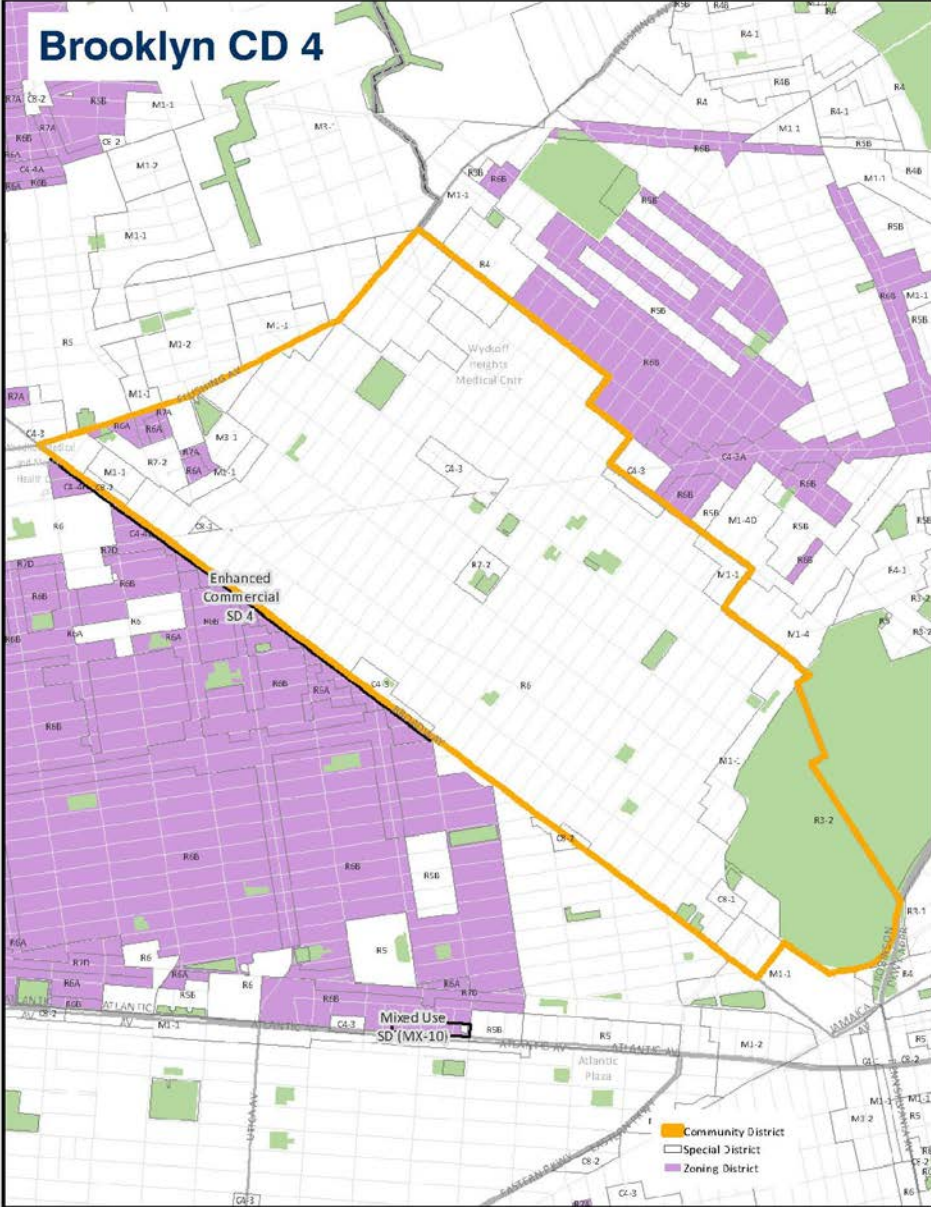


358 Grove Street

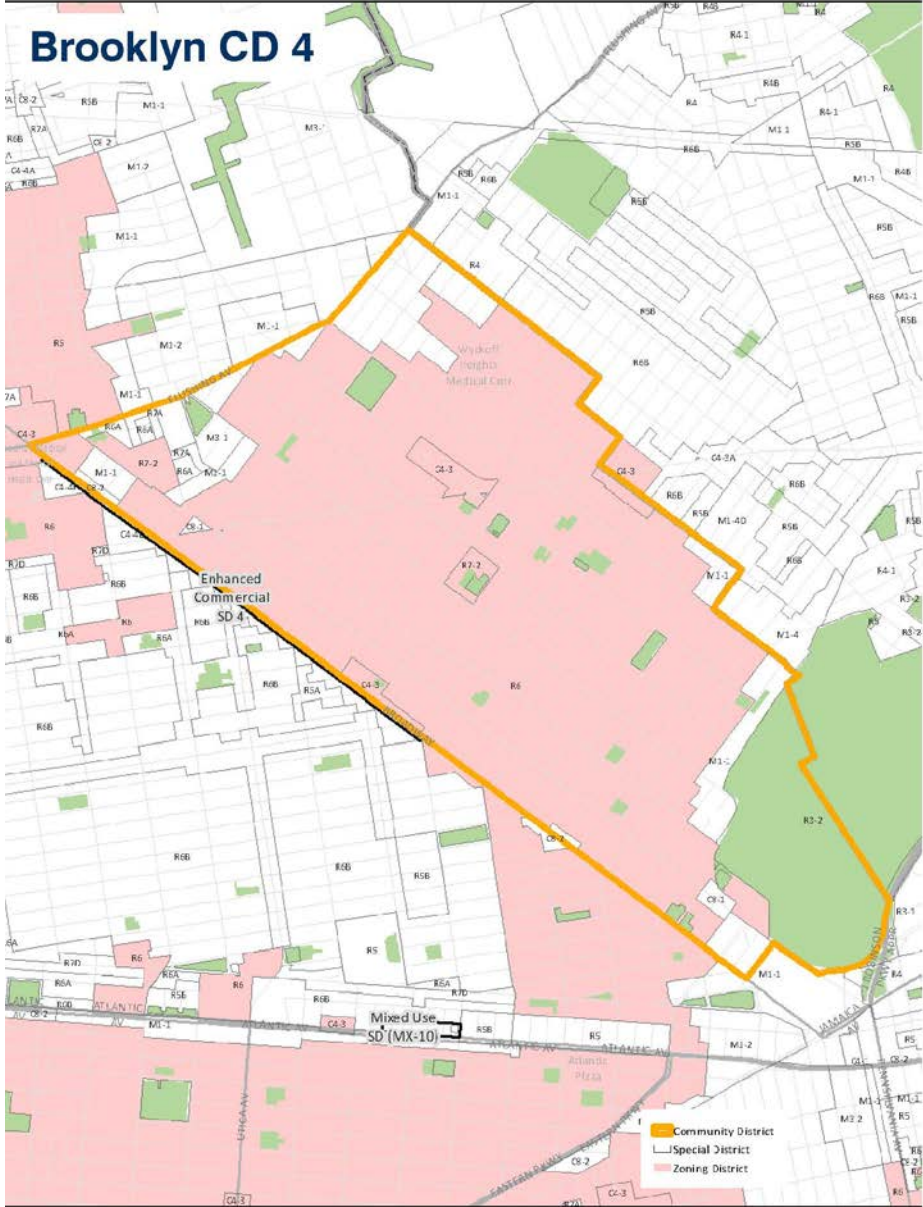


424 Melrose Street

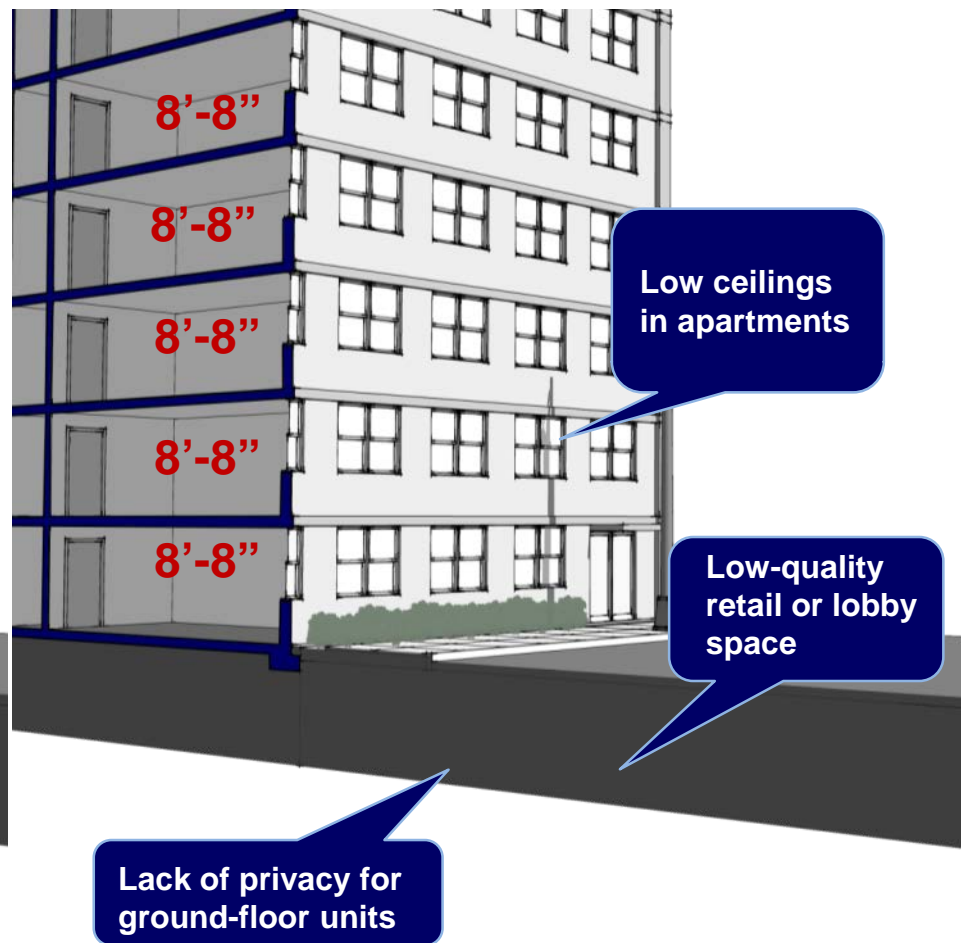
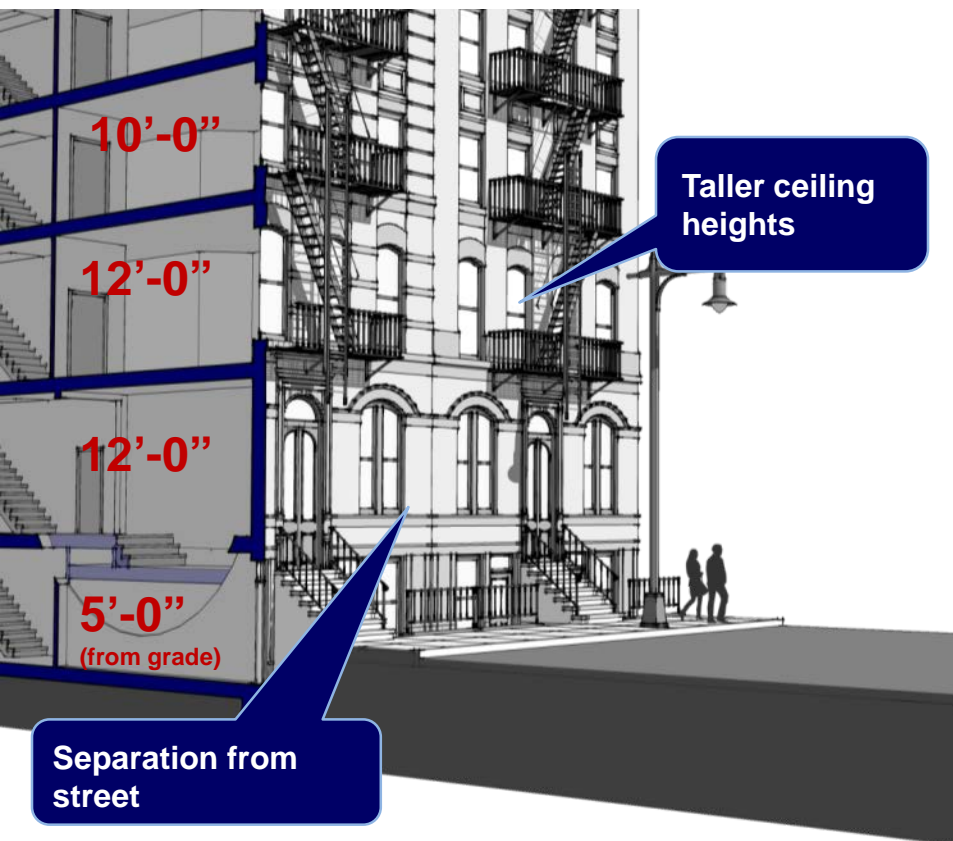
Contextual Districts



Non-Contextual Districts



1987 controls increase costs and can lead to housing that doesn't match its context



1910 ~ Typical Historic Building

1987 Prototypical 'Contextual Zoning' Building

Why Does Zoning Need to Change?

Bad ground floors in medium- and high-density contextual districts



Why Does Zoning Need to Change?

Flat, dull buildings in medium- and high-density contextual districts



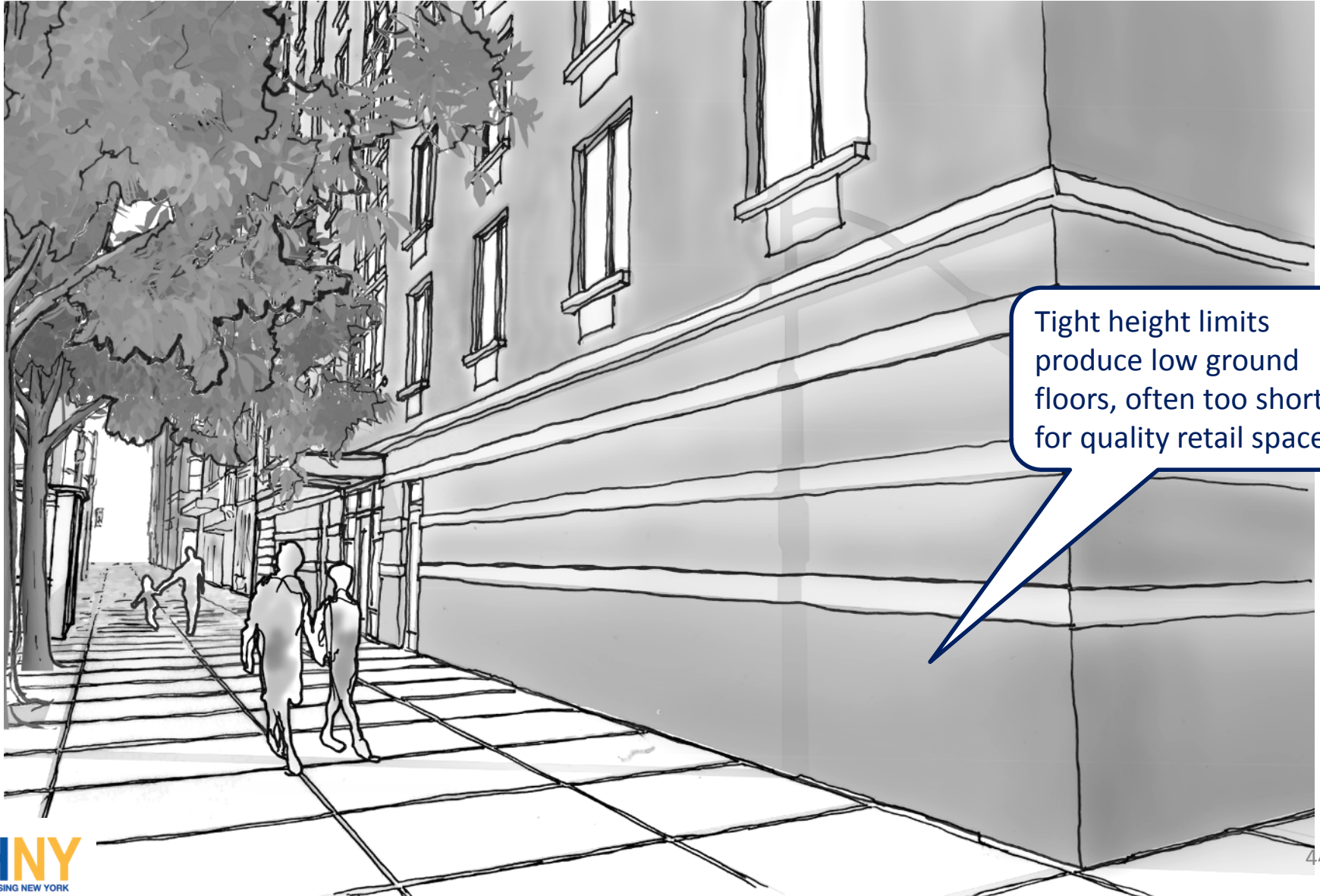
Key Elements of the Proposal

Goal: Encourage better ground-floor retail and residential spaces and apartments with adequate ceiling heights

In medium- and high-density contextual districts:

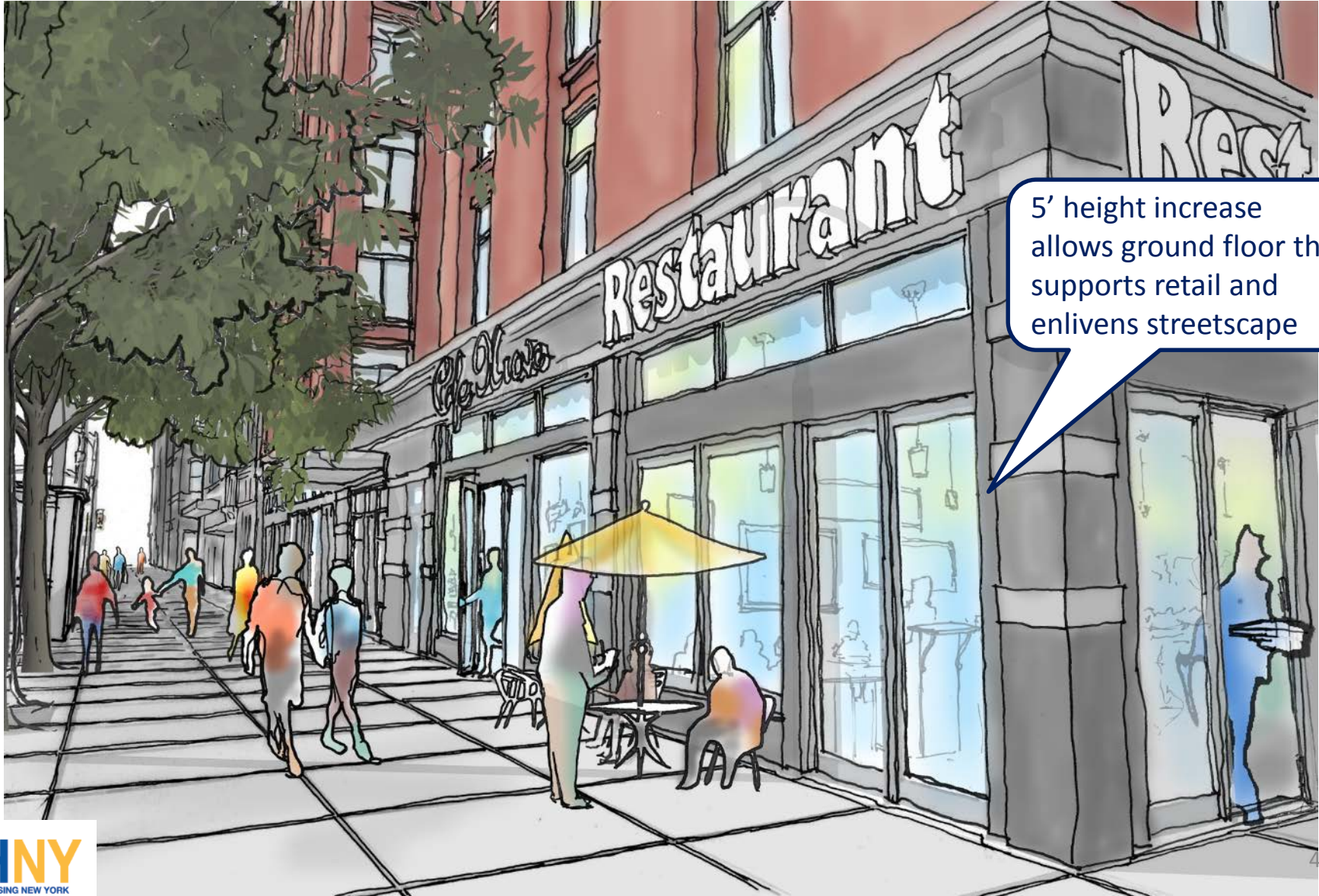
- Allow limited additional height if buildings provide taller ground floors
 - No more than **five feet**, in over 95% of affected areas

Current Rules – Commercial street



Tight height limits produce low ground floors, often too short for quality retail space

With Proposal – Commercial street



5' height increase allows ground floor that supports retail and enlivens streetscape

Key Elements of the Proposal

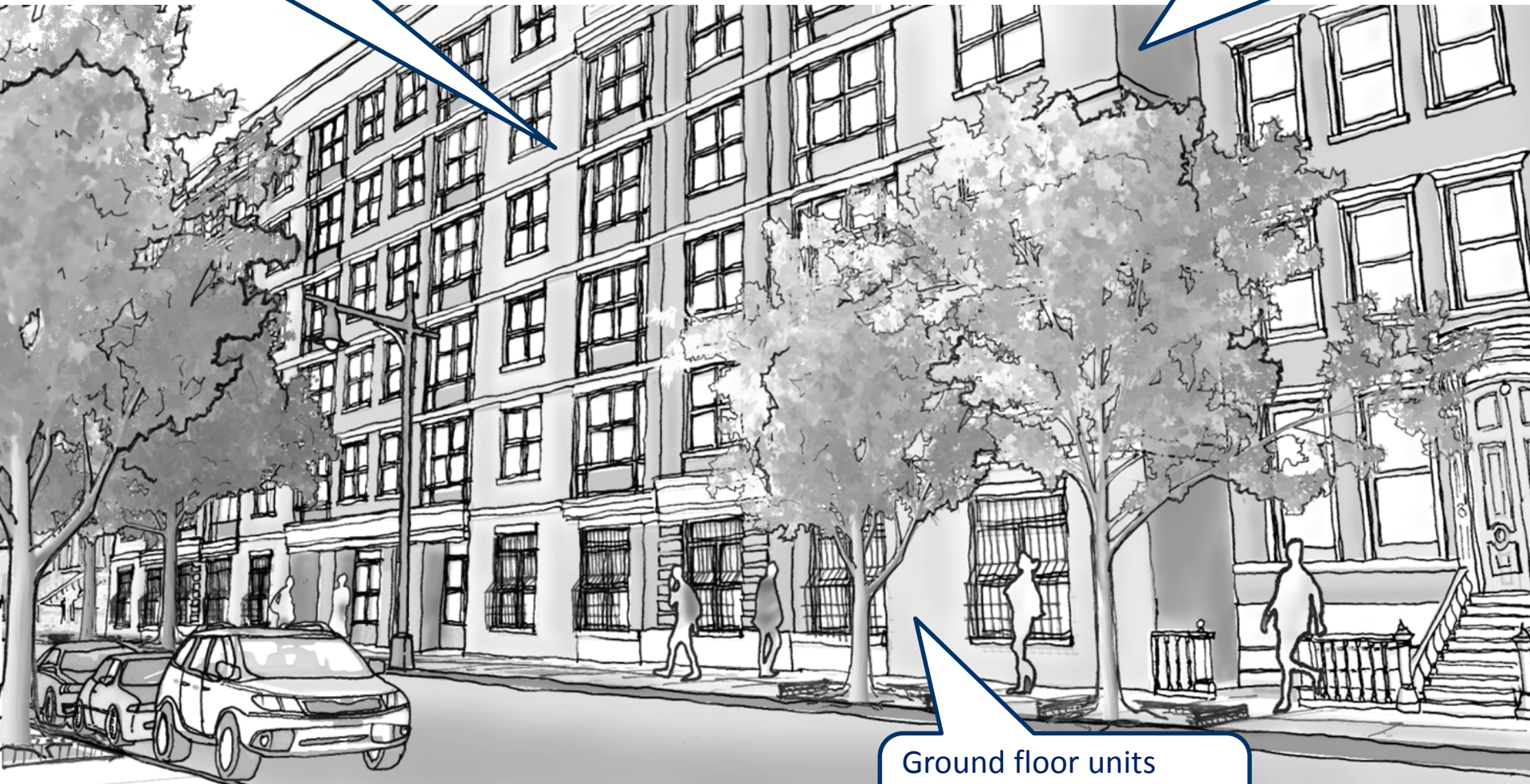
Goal: Change rules that lead to flat, dull apartment buildings to encourage visual variety and features common in traditional apartment buildings

- **Increase Setbacks** to provide garden areas in front of buildings
- **Façade articulation:** Allow more flexibility for
 - courtyards
 - bay windows
 - better interior layouts

Current Rules – R7A district

Restrictive envelope encourages flat facade

Street wall breaks the line up of adjoining buildings

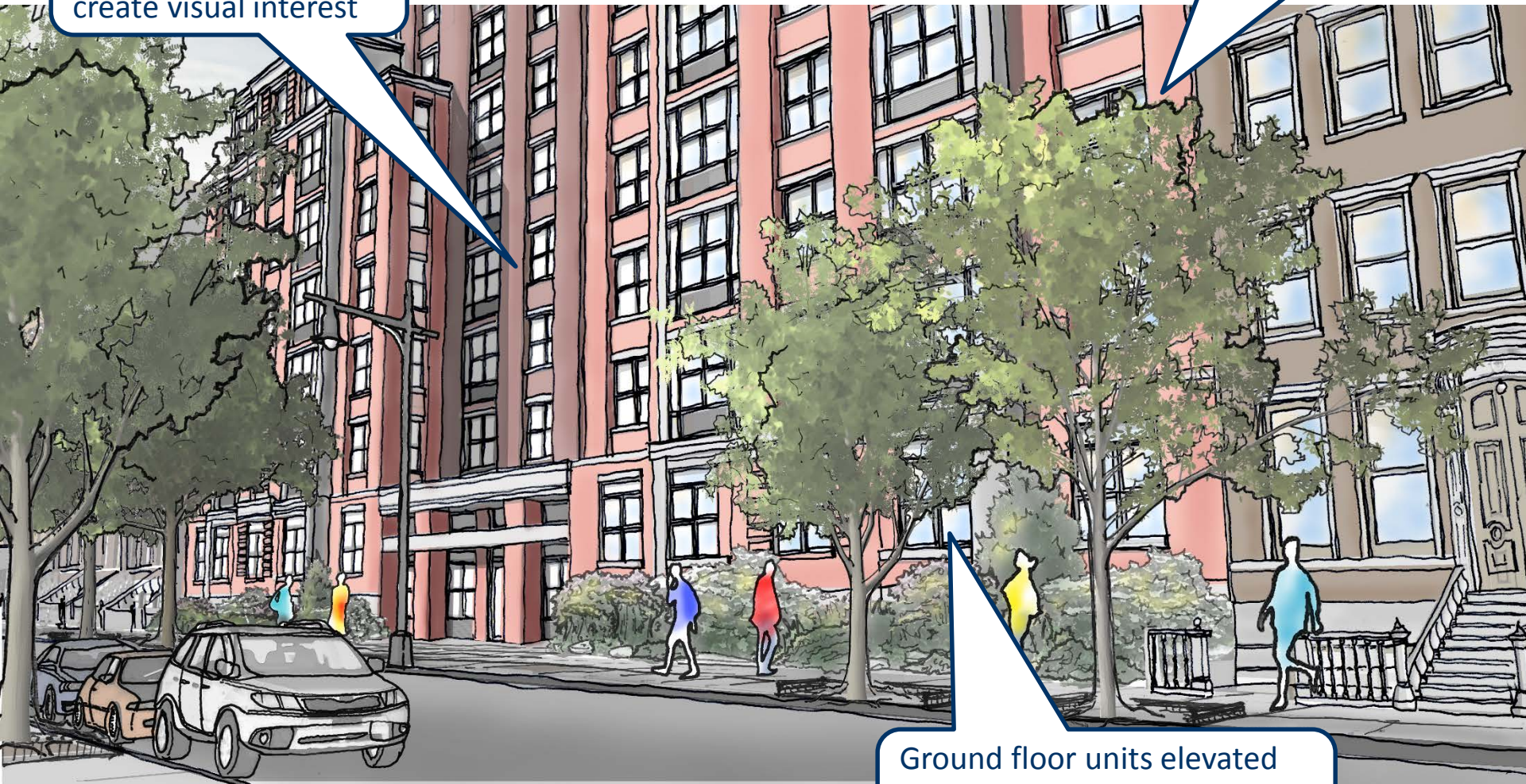


Ground floor units front directly on sidewalk at eye level

With Proposal – R7A district

Flexible envelope allows articulation to create visual interest

Street wall aligned with adjoining buildings

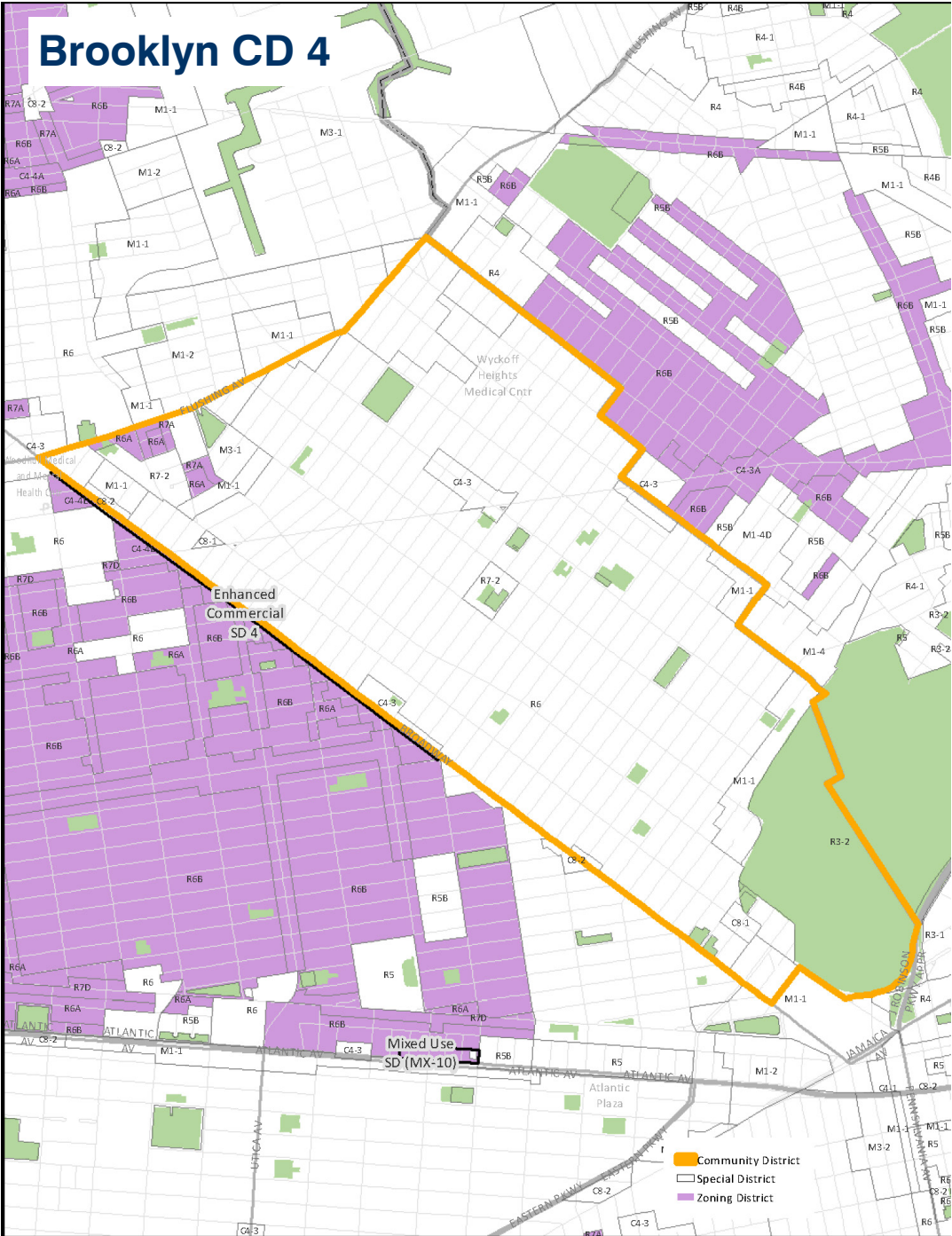


Ground floor units elevated above sidewalk and set back so planting can be provided.

Contextual Districts: Basic Residential changes

- In order to fit all permitted floor area and allow better design, maximum heights would be updated in the contextual districts shaded on the map.

Res. Equiv.	Zoning District	Existing Max Height	Basic Modifications	
			Basic Proposed (Stories)	Basic Height Difference
R6A	R6A	70'	75' (7)	5'
R6B	R6B	50'	55' (5)	5'
R7A	R7A	80'	85' (8)	5'



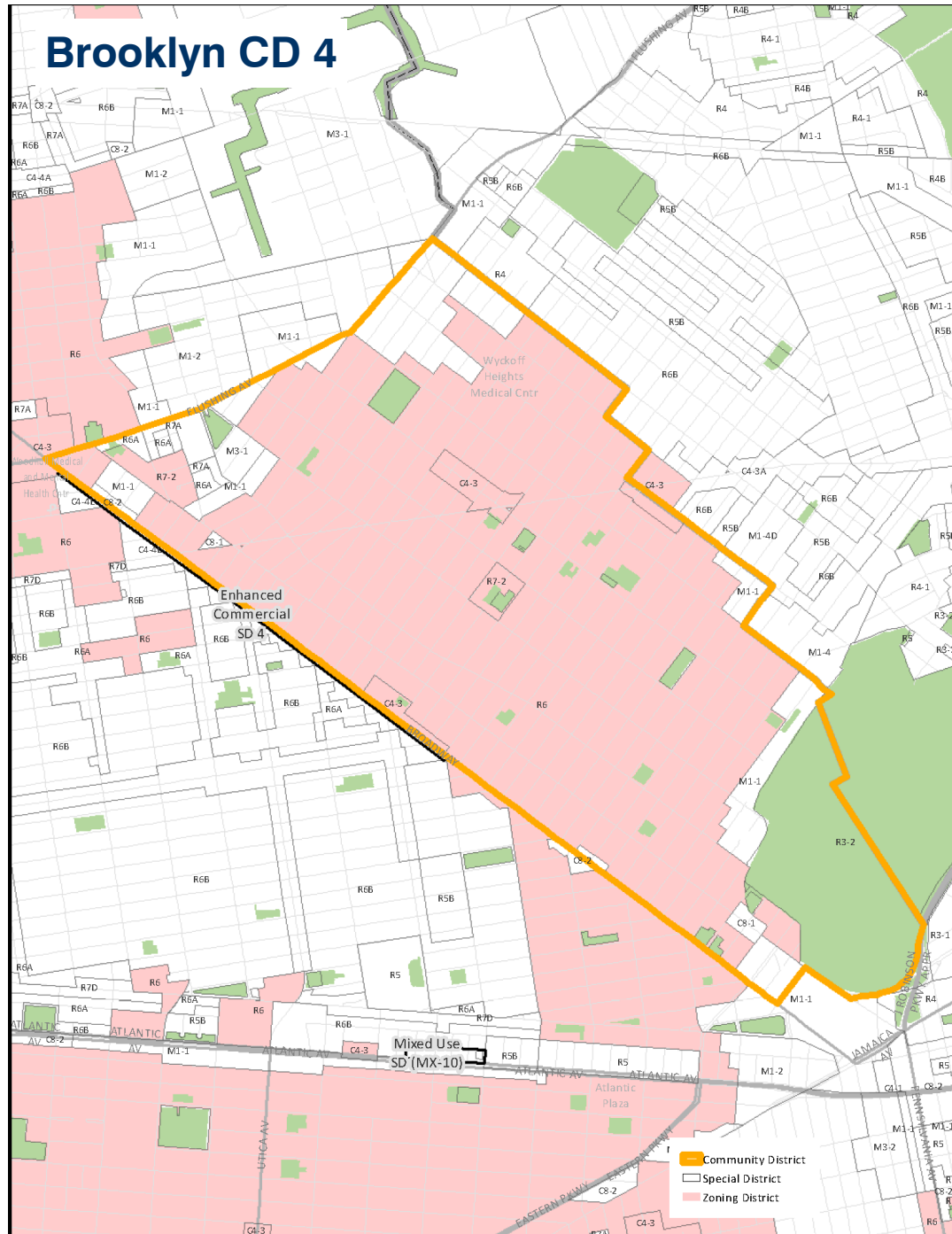
Non-Contextual Districts: Basic Residential changes

- In Non-Contextual Districts, buildings have a “Quality Housing option” similar to the Contextual envelope.
- In order to match the Contextual envelope, the Quality Housing option will be updated in the shaded districts.

Basic Residential Modifications

Res. Equiv.	Zoning District	Existing Max Height	Basic Proposed (Stories)	Basic Height Difference
R6 (narrow)	C4-3	55'	55' (5)	0'
	R6	55'	55' (5)	0'
R6 (wide)	C4-3	70'	75' (7)	5'
	R6	70'	75' (7)	5'
R7-2 (narrow)	R7-2	75'	75' (7)	0'
R7-2 (wide)	R7-2	80'	85' (8)	5'

* In addition, developments in R6 through R10 districts could use the applicable Quality Housing option envelope.



What Changes Have Been Made Since the Proposal was First Announced?

To focus more squarely on the core goals of quality and affordability:

- Reduction in the additional height initially proposed for buildings in R7A districts
- Making the additional extra 5 feet of height available only to buildings providing taller ground floors

To ensure a transparent public process:

- Extended comment period on environmental scope
- Draft zoning text and “Community Profiles” on DCP website
- CB info sessions conducted before public review, with CB review period occurring after the summer recess

Public Review Process




Zoning Text Amendments to Establish both ZQA and the MIH Program

- Public reviews of both proposals are concurrent, asking for input now

Application of MIH in Neighborhoods

- For public and private zoning changes that allow new housing, each has its own full public review
 - City-initiated rezonings – e.g., East New York
 - Private applications for zoning map changes
 - Private applications for special permits that create substantial new residential density



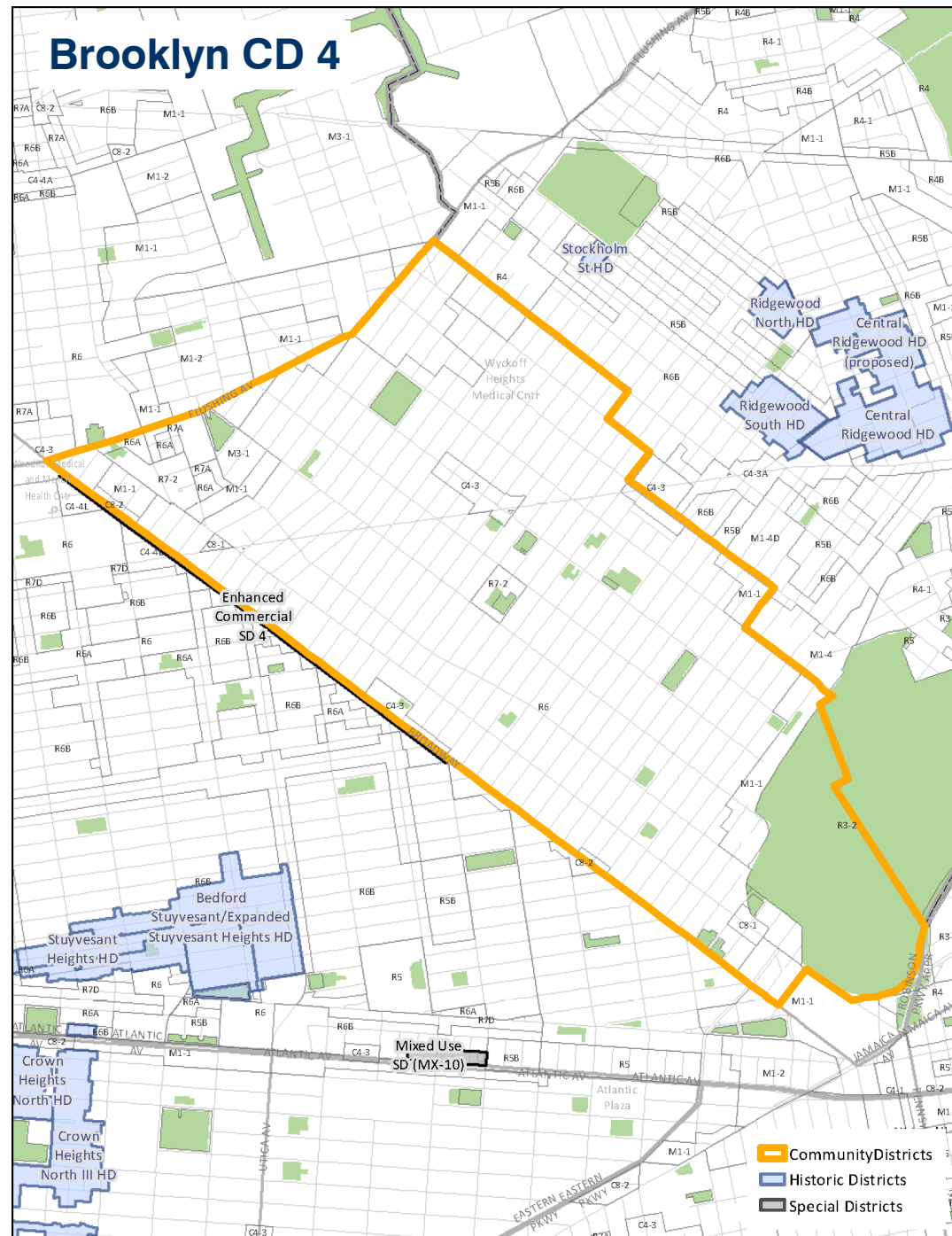
For complete information, including Community District profiles showing which parts of the proposal would apply in individual areas, **visit DCP's website:**

nyc.gov/planning

Purpose: To promote affordable housing and foster diverse, livable neighborhoods

Applicability in Brooklyn CD 4

- **Basic Residential Height Changes**
 - Contextual
 - Non-Contextual
- **Inclusionary Housing Height Changes**
- **Senior Housing FAR and Height Changes**
 - Contextual
 - Non-Contextual
- **Parking Changes**
 - Transit Zone
- **Other reference maps**



What the Proposal Would Not do:

- No additional market-rate floor area
- No provisions that encourage tear-downs
- No elimination of any contextual zoning district, or re-mapping of any zoning district
- All projects in historic districts or landmarked buildings remain subject to review by the Landmarks Preservation Commission
- No change to as-of-right residential rules in 1- and 2-family districts
- No reduction in the amount of green or open spaces required for buildings
- Proposal would not produce dramatic changes in development in any neighborhood

Basic Height Limit Changes

		Basic Modifications (Assuming a Qualifying Ground Floor)	
Zoning District	Existing Maximum Building Height	Proposed Height (stories)	Height Difference
R5D	40'	45' (4)	5'
R6B	50'	55' (5)	5'
R6A	70'	75' (7)	5'
R7B	75'	75' (7)	0'
R7A	80'	85' (8)	5'
R7D	100'	105' (10)	5'
R7X	125'	125' (12)	0'
R8B	75'	75' (7)	0'
R8A	120'	125' (12)	5'
R8X	150'	155' (15)	5'
R9A (narrow street)	135'	145' (14)	10'
R9A (wide street)	145'	155' (15)	10'
R9X	160'	175' (17)	15'
R10A (narrow street)	185'	195' (19)	10'
R10A (wide)	210'	215' (21)	5'

Height Limit Changes for Affordable Housing

		Inclusionary and Affordable Senior Housing Modifications(Assuming a Qualifying Ground Floor)	
Zoning District	Basic Modifications (stories)	Proposed Height (stories)	Height Difference (stories)
R6B	55' (5)	55' (5)	0' (0)
R6A	75' (7)	85' (8)	10' (1)
R7B	75' (7)	75' (7)	0' (0)
R7A	85' (8)	105' (10)	20' (2)
R7D	105' (10)	125' (12)	20' (2)
R7X	125' (12)	145' (14)	20' (2)
R8B	75' (7)	75' (7)	0' (0)
R8A	125' (12)	145' (14)	20' (2)
R8X	155' (15)	175' (17)	20' (2)
R9A (narrow street)	145' (14)	175' (17)	30' (3)
R9A (wide street)	155' (15)	175' (17)	20' (2)
R9X	175' (17)	205' (20)	30' (3)
R10A (narrow street)	195' (19)	235' (23)	40' (4)
R10A (wide)	215' (21)	235' (23)	20' (2)

Basic Residential Height Changes - Non-Contextual Districts using QH option

		Basic Residential Modifications (Assuming a Qualifying Ground Floor)		
Zoning District	Existing	Proposed (stories)	Contextual District equivalent	Height Difference
R6 narrow street	55'	55' (5)	R6B	0'
R6 wide street (outside MN Core)	70'	75' (7)	R6A	5'
R6 wide street (inside MN Core)	65'	65' (6)	N/A	0'
R7 narrow street	75'	75' (7)	R7B	0'
R7 wide street (outside MN Core)	80'	85' (8)	R7A	5'
R7 wide street (inside MN Core)	75'	75' (7)	N/A	0'
R8 narrow street	105'	125' (12)	R8A	20'
R8 wide street (outside MN Core)	120'	145' (14)	N/A	25'
R8 wide street (inside MN Core)	120'	125' (12)	R8A	5'
R9 (narrow street)	135'	145' (14)	R9A (narrow street)	10'
R9 (wide street)	145'	155' (15)	R9A (wide street)	10'
R10 (narrow street)	185'	195' (19)	R10A (narrow street)	10'
R10 (wide street)	210'	215' (21)	R10 wide street)	5'

Enhanced IZ and Senior Housing Heights – Non-Contextual Districts using QH option

		Basic Residential Modifications(Assuming a Qualifying Ground Floor)	
Zoning District	Basic Modifications (stories)	Proposed (stories)	Height Difference (stories)
R6 narrow street	55' (5)	55' (6)	0' (0)
R6 wide street (outside MN Core)	75' (7)	85' (8)	10' (1)
R6 wide street (inside MN Core)	65' (6)	65' (6)	0' (0)
R7 narrow street	75' (7)	85' (8)	10' (1)
R7 wide street (outside MN Core)	85' (8)	105' (8)	20' (2)
R7 wide street (inside MN Core)	75' (7)	75' (7)	0' (0)
R8 narrow street	125' (12)	145' (14)	20' (2)
R8 wide street (outside MN Core)	145' (14)	145' (14)	0' (0)
R8 wide street (inside MN Core)	125' (12)	145' (14)	20' (2)
R9 (narrow street)	145' (14)	175' (14)	30' (3)
R9 (wide street)	155' (15)	175' (15)	20' (2)
R10 (narrow street)	195' (19)	235' (19)	40' (4)
R10 (wide street)	215' (21)	235' (21)	20' (2)

What are “contextual” building envelopes?

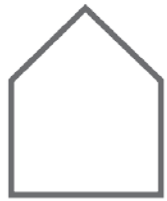
- Established in 1987 to promote housing that fit better within neighborhoods than the previous “tower-in-the-park” model
- Required in contextual zoning districts
- Optional in non-contextual districts



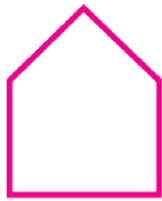
By modernizing categories and allowing for mixed configurations, zoning can enable the City to better address the diverse needs of seniors

TYPES

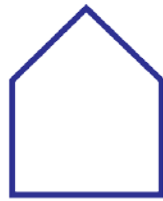
SPECTRUM OF HOUSING TYPES



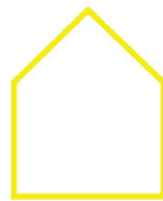
MARKET RATE HOUSING



INCLUSIONARY AFFORDABLE HOUSING



AFFORDABLE SENIOR HOUSING



ASSISTED LIVING PROGRAM



NURSING HOME



CONFIGURATIONS

OPTIONS FOR MIXED HOUSING WITH AN AFFORDABLE COMPONENT

OPTIONS FOR MIXING VARIOUS REGULATED, INCOME-RESTRICTED AND MARKET-RATE HOUSING TYPES



OPTIONS MIXED SENIOR LONG TERM CARE

OPTIONS FOR MIXING VARIOUS STATE LICENSED CARE FACILITY TYPES



CONTINUING CARE RETIREMENT COMMUNITY

The proposal would apply citywide to both existing and new affordable senior housing and long-term care facilities



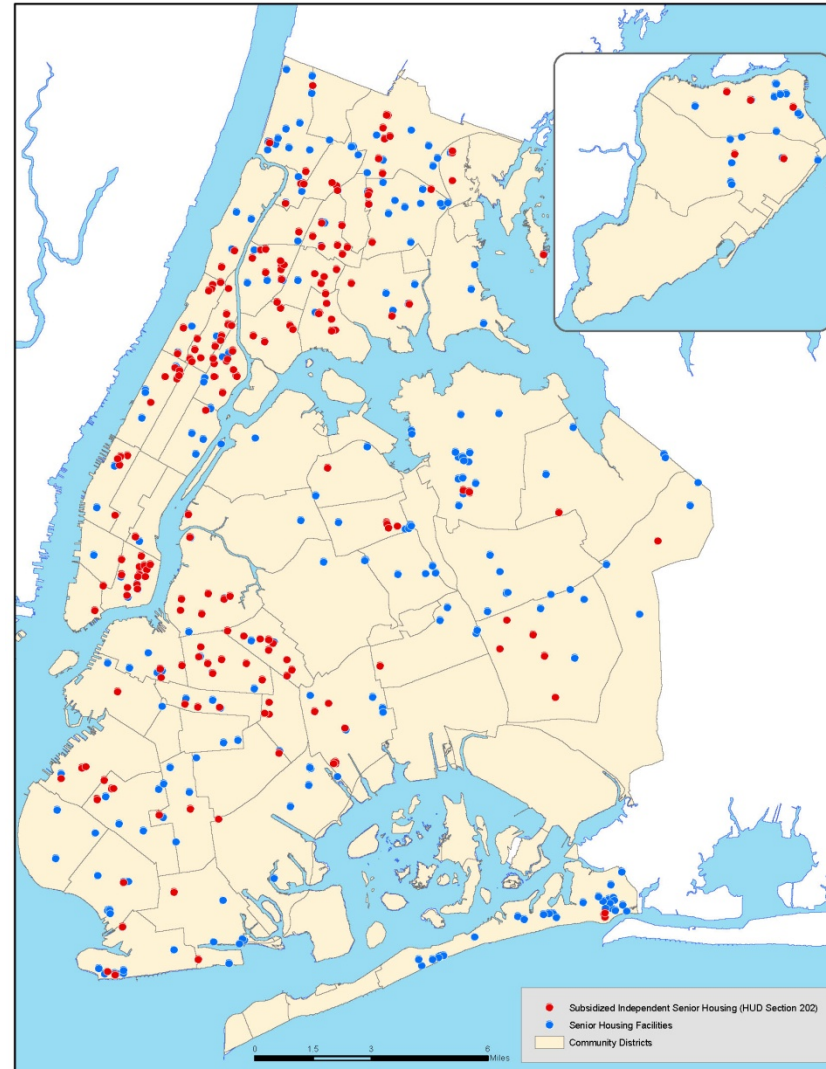
Affordable Independent Residences for Seniors

Housing designed specifically for seniors with smaller units, more shared common areas and amenities. Age and income restricted with a regulatory agreement.



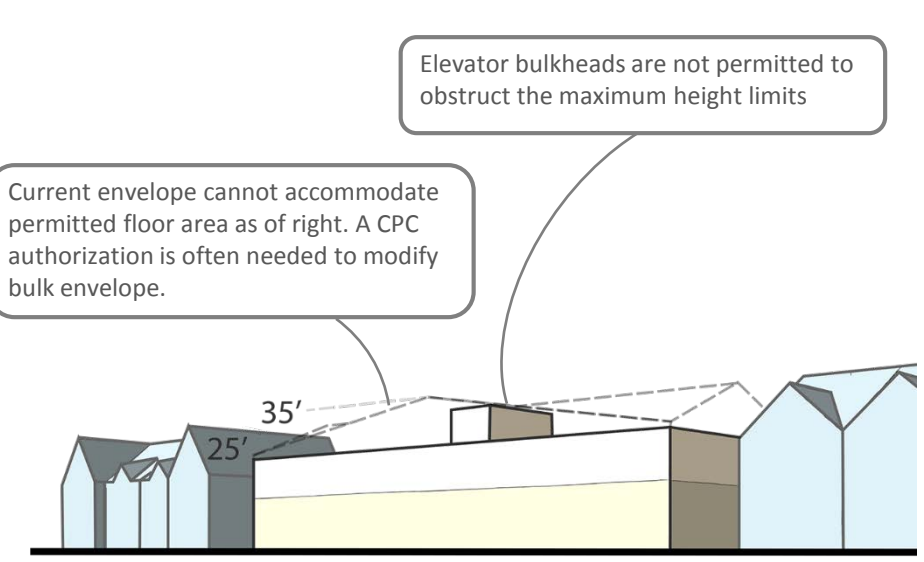
Long Term Care Facilities

Nursing homes, assisted living facilities, continuing care retirement communities and other long term care licensed by NYS Dept of Health. Can be single or shared apartments or rooms with support spaces.

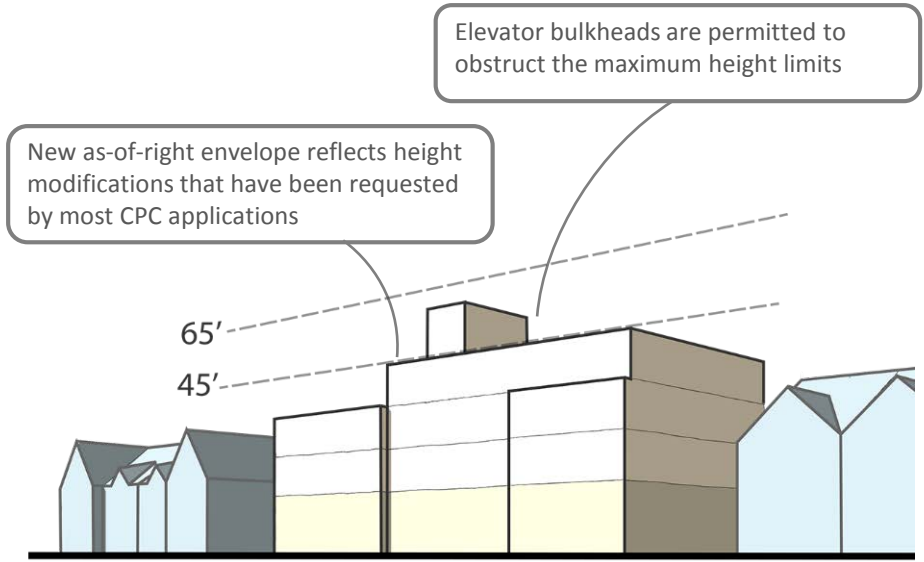


Affordable senior housing and long term care facilities in New York City

How Much Additional Height Is Needed for Affordable Senior Housing and Care Facilities?



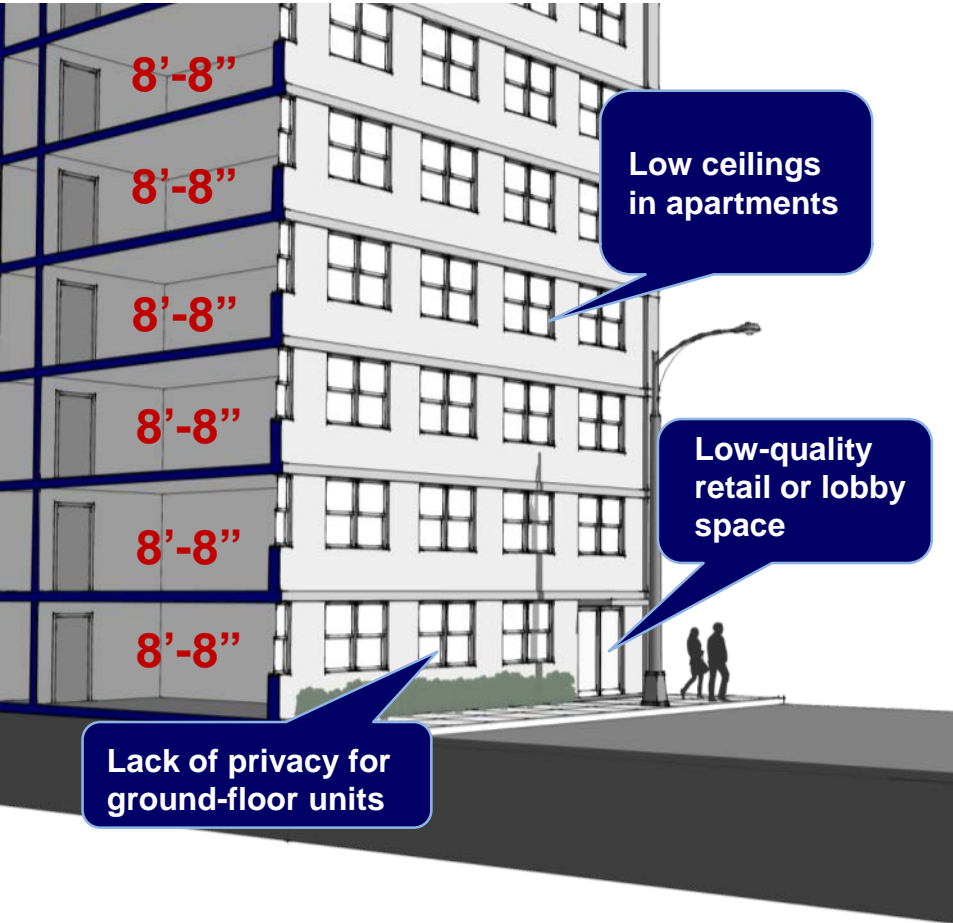
Existing R4 envelope, 150' x 100' interior lot



Proposed R4 envelope, 150' x 100' interior lot

Low-density districts that allow multifamily housing: Buildings would not exceed 4 to 6 stories

Current Example

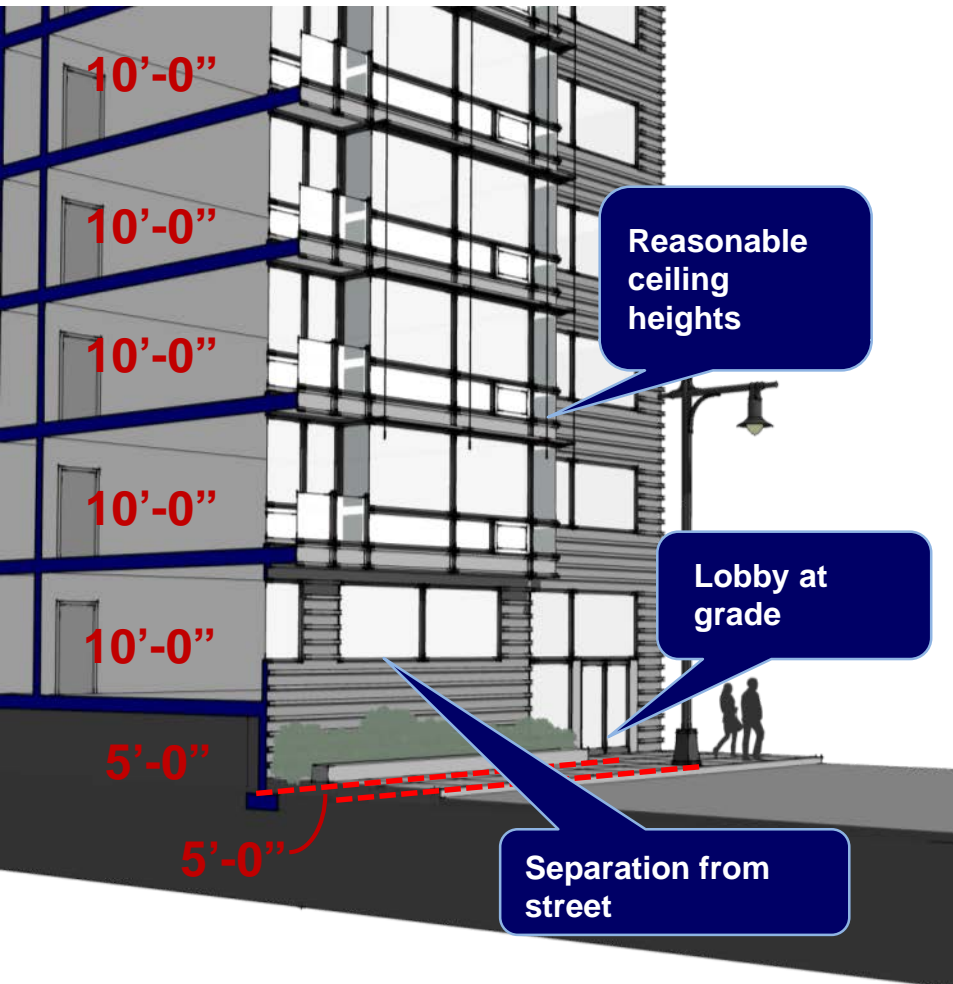


1987 Prototypical 'Contextual Zoning' Building

Recent Construction - Brooklyn

Accommodate improved exterior and interior building design – Residential Districts

Update zoning to allow today's best practices for design and construction of housing

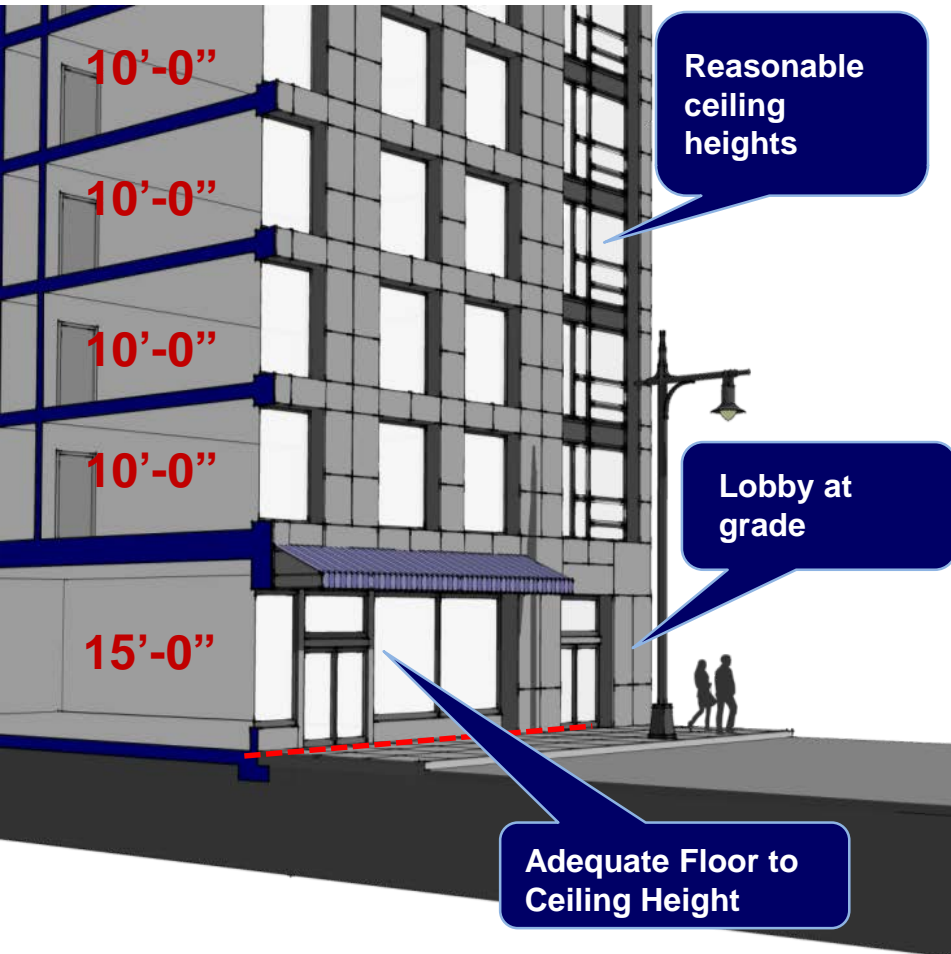


Prototypical Best Practice Building

Recent Construction - Brooklyn

Accommodate improved exterior and interior building design – Commercial Districts

Update zoning to allow today's best practices for design and construction of housing.



Prototypical Best Practice Building

Typical Neighborhood Retail

Street Wall Rules Today

Zoning makes courts and courtyards difficult to create

Rules encourage building closer to the street than adjoining buildings



Street Wall Rules With Proposal

Ensures street wall lines up properly with neighboring buildings

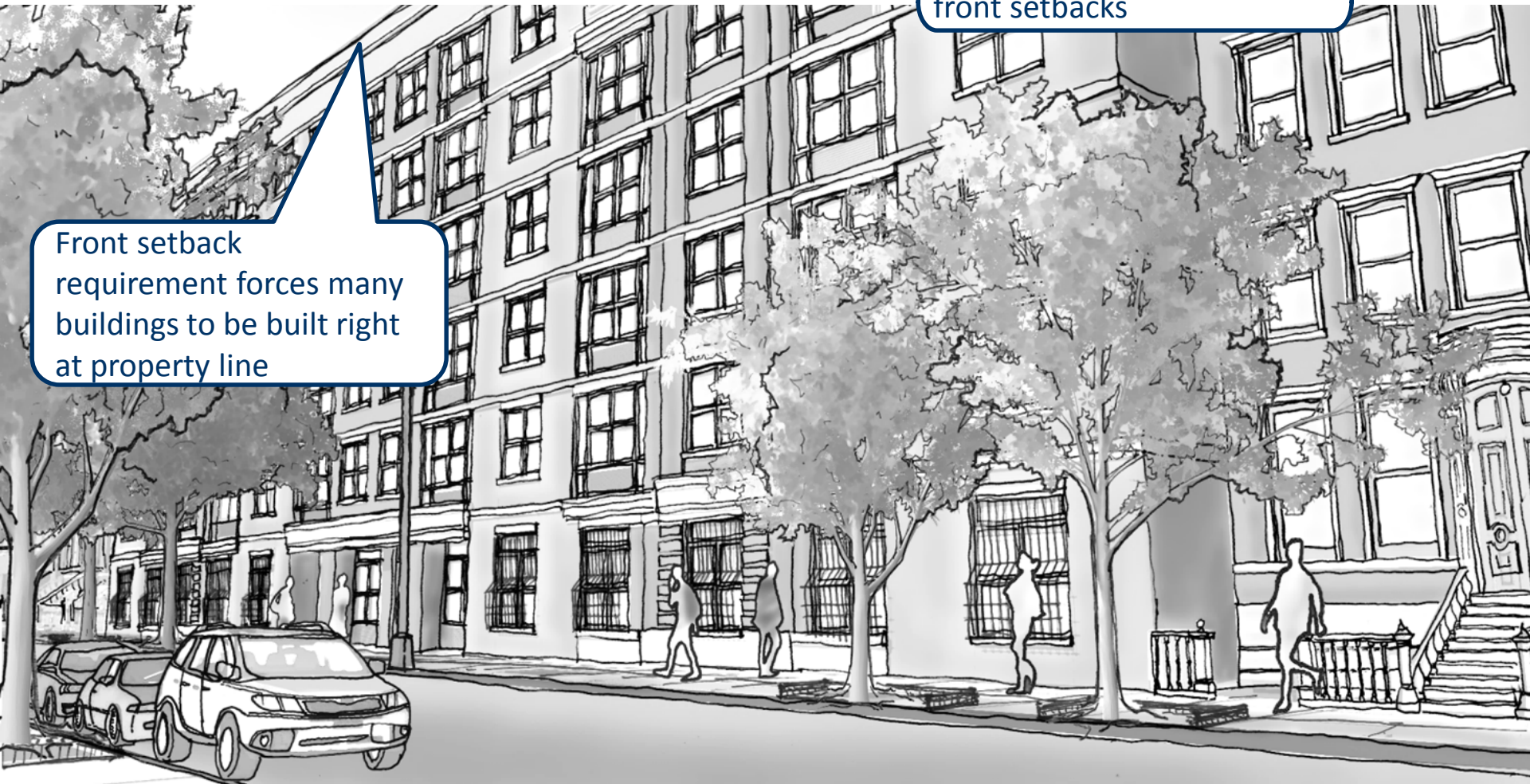
Allow flexibility for traditional elements like bay windows



Setback Rules Today

Rear setback squeezes upper-story floor plates, discouraging ground level front setbacks

Front setback requirement forces many buildings to be built right at property line



Setback Rules With Proposal

Rear setback made optional to improve layouts, encourage ground-level front setbacks

Flexibility in depth of front setback enables ground-level setbacks and better layouts



Unit Density Controls

Why Does Zoning Need To Change?

Current “density factors” were adapted from older regulations

No reason to require a larger average unit size in the highest density districts than in medium-density districts

Minimum unit size (400 sf) limits ability to provide a wider mix of unit sizes in a building

Proposal

Allow same average unit sizes in all medium- and high-density residence districts

Allow unit sizes to be controlled by “density factors” and Building Code

District	Existing DUF	Proposed DUF
R4	900	900
R5	760	760
R6, R7	680	680
R8, R9	740	680
R10	790	680

Irregular Sites

Why Does Zoning Need To Change?

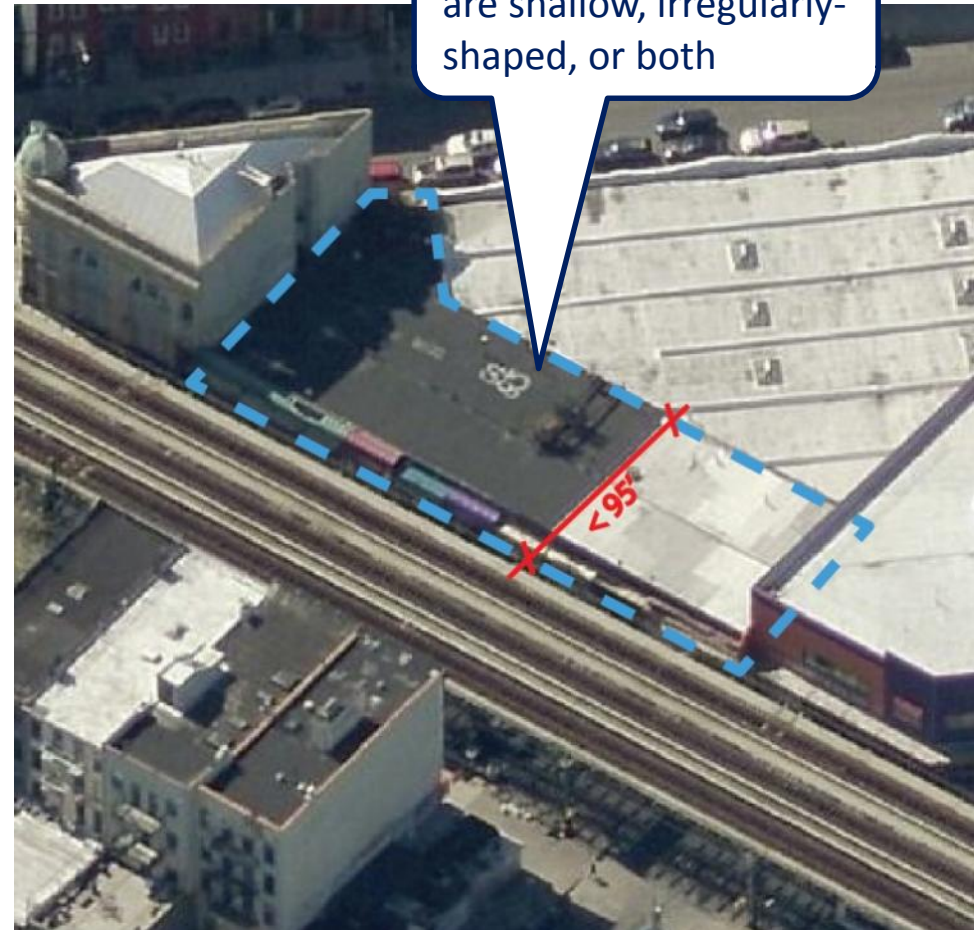
Most zoning regulations were based on regular, 100-foot-deep sites

However, today's housing sites are frequently irregular or shallow – especially outside Manhattan

Proposal

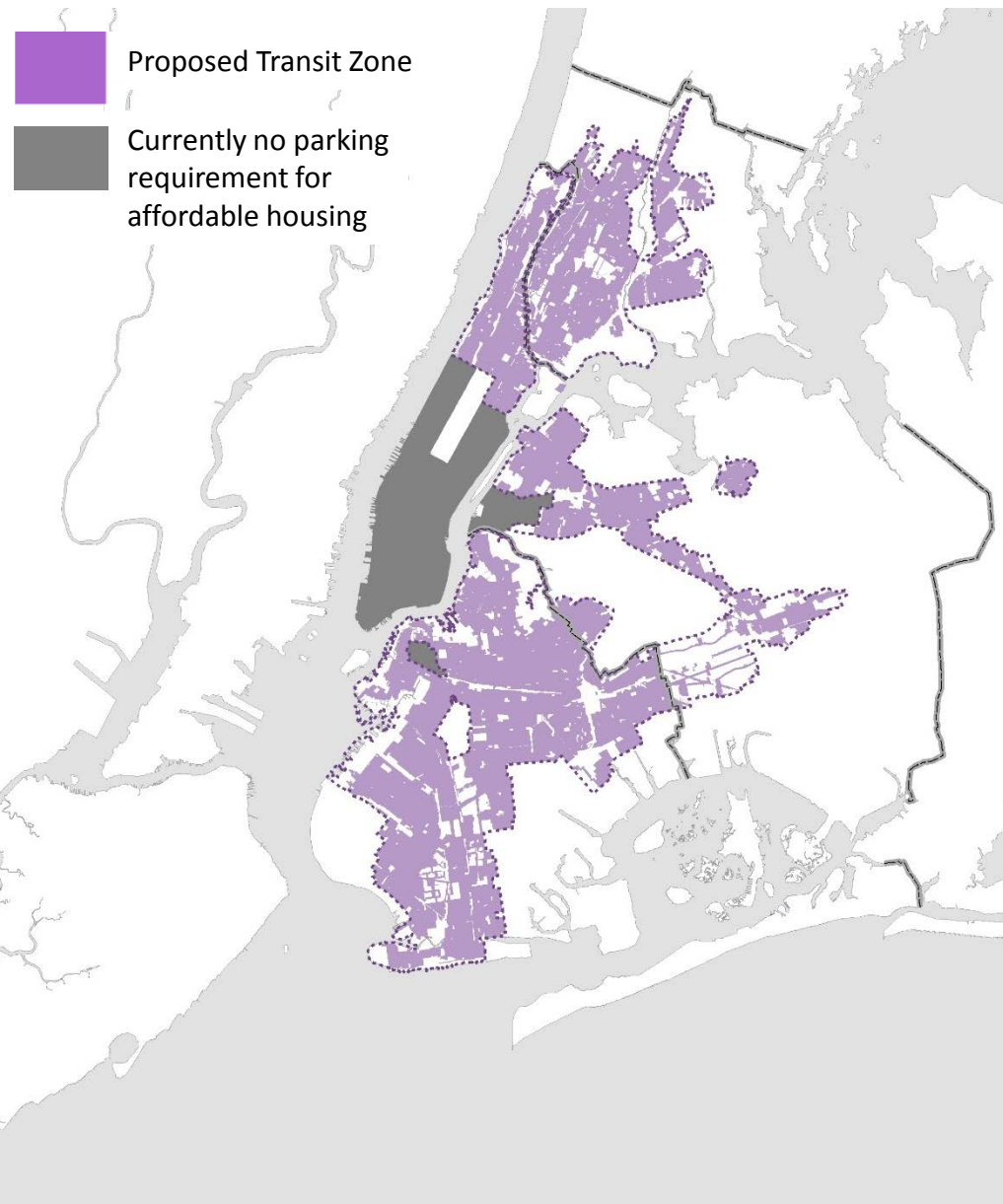
In R6 through R10 districts, accommodate better buildings with adjustments for:

- Shallow Lots
- Sloping Sites
- Distance Between Buildings
- Relief for Unusual Conditions



Proposed Transit Zone

- Includes only **districts that allow multifamily housing**
- Denser neighborhoods with a variety of public transportation options, generally within a half-mile of a subway station
- Reflects existing low car ownership rates within Transit Zone

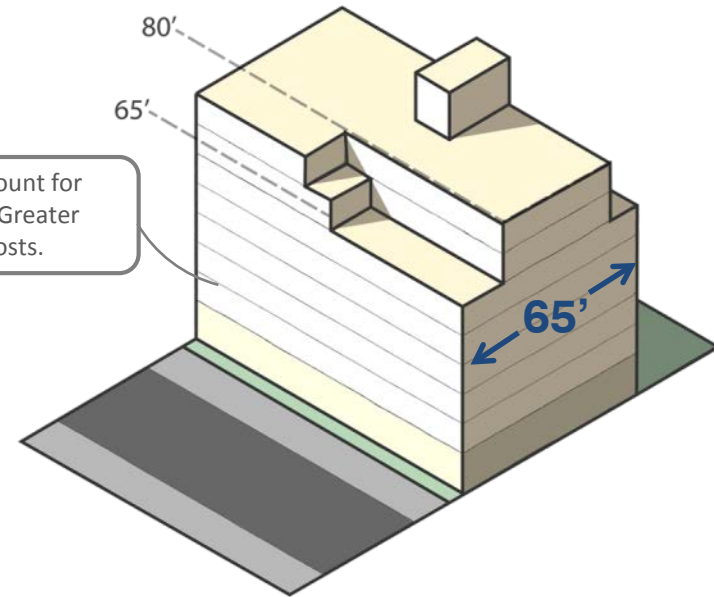


New Construction Methods

Accommodate 'block and plank' construction, which, because of pre-cast concrete planks, creates a fixed maximum building depth roughly 60' deep.

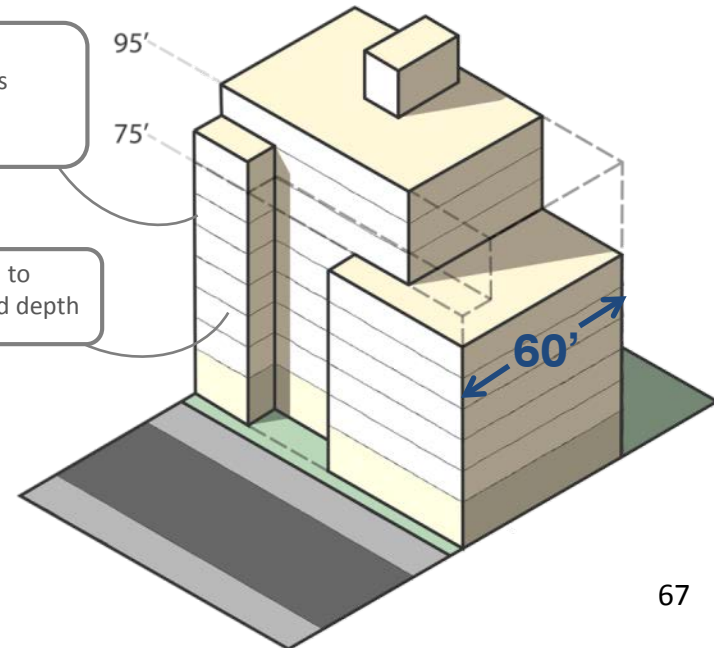


1987 'Contextual' Building



1987 assumptions did not account for block and plank construction. Greater building depth can increase costs.

Block and Plank Construction



Block and plank construction has a maximum effective depth of 60', as hollow core pre-cast planks are engineered to specific depths.

Limited additional height required to accommodate building of standard depth

Non-contextual R6 Districts

Proposal requires use of contextual, Quality Housing building envelope

However, to better address difficult site conditions, proposal also includes a more-flexible Quality Housing envelope for sites located close to:

- Open railroad right of way;
- Highways;
- An elevated street located on a bridge

District	Base Height	Overall Height (stories)
R6	65'	115 ' (11)



Via Verde, Bronx

Key Elements of the Proposal

Goal: Support the creation of Inclusionary Housing

- When buildings participate in the Inclusionary Housing program, allow the same **height as proposed for buildings providing affordable senior housing**
- Would apply where:
 - The voluntary IH program applies today
 - The proposed new Mandatory IH program is applied in the future

Key Elements of the Proposal

Goal: Make taxpayer dollars go further by enabling cost-effective, **transit-accessible affordable housing**

Designate a “transit zone” where auto ownership and commutes by car are low, in which:

- Parking would become **optional** for new Inclusionary Housing or low-income housing
- Where appropriate, other modifications allowed:
 - Removal of parking for existing affordable senior housing
 - For other affordable or mixed-income housing, reduction of requirements possible on a case-by-case basis

Rules have not kept pace with housing regulations and best practices

- **Regulations:** Increased requirements for fire prevention and accessibility in building codes and other regulations
- **Floor-to-floor heights:** Increasing and closer to historic norms
- **Construction Practices:** New methods like “block and plank” and modular construction
- **Site Conditions:** More irregularly shaped lots being developed

June 2014

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'Block and Plank' construction