



**City of New York  
Community Board #1, Queens**

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**PUBLIC HEARING NOTICE**

Community Board 1 will hold a public hearing on an application for Dept. of City Planning's City Wide Text Amendment, Mandatory Inclusionary Housing (MIH) and Zoning for Quality and Affordability (ZQA).

Our hearing will be held at:

Astoria World Manor  
25-22 Astoria Boulevard  
Tuesday, November 10, 2015  
7PM

If you would like to comment, pro or con, on this application and are unable to attend our hearing, please send your written comments to our Board office, via mail, FAX (718 626-1072), or e-mail (Qn01@cb.nyc.gov) **prior** to our meeting date.

Thank you.

**BOARD MEMBERS (cont.)**

Rose Anne Alafogiannis  
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Gerald Caliendo  
Joanna D'Elia  
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Nancy Silverman  
Danielle Tharrington  
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# Housing New York

## Mandatory Inclusionary Housing

### Summary

As a key initiative of Mayor de Blasio's housing plan, Housing New York, the Department of City Planning is launching a proposal for a Mandatory Inclusionary Housing program that would require through zoning actions a share of new housing to be permanently affordable. Developed in close consultation with the Department of Housing Preservation and Development and informed by extensive policy and financial feasibility analysis, this proposal marks a new approach to ensuring neighborhood economic diversity as we plan for growth.

The requirement would work together with City housing subsidies, other zoning changes and 421a reforms achieved in Albany in June 2015. NYC's Mandatory Inclusionary Housing would be the most rigorous zoning requirement for affordable housing of any major U.S. city. This proposal is a zoning text amendment which will require the approval of the City Council.

### Main Features of the Policy

**Affordable housing would be mandatory**, not voluntary. Production of affordable housing would be a condition of residential development when developers build in an area zoned for Mandatory Inclusionary Housing, whether rezoned as part of a City neighborhood plan or a private rezoning application.

**Affordable housing would be permanent**. There would be no expiration to the affordability requirement of apartments generated through Mandatory Inclusionary Housing, making them a long-term, stable reservoir of affordable housing.

### Levels of Affordability

Mandatory Inclusionary Housing would result in more affordable housing for a wider range of New Yorkers, all of it required as a condition to build housing on the land. It would be responsive to neighborhood needs, with a set of income mix options that the City Planning Commission and Council can work together to apply within each rezoned area through the land use process.

**Under the proposal, the City Planning Commission and ultimately the City Council would apply one or both of the following requirements to each Mandatory Inclusionary Housing area:**

25% of residential floor area must be for affordable housing units for residents with incomes averaging 60% AMI (\$46,620 per year for a family of three), or

30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI (\$62,150 per year for a family of three)

**\*In addition to one of the options above, the City Council and the City Planning Commission could decide to apply an additional, limited workforce option for markets where moderate- or middle-income development is marginally financially feasible without subsidy:**

30% of the total residential floor area must be for housing units for residents with incomes averaging 120% AMI (\$93,240 per year for a family of three)

No direct subsidies could be used for these affordable housing units

This could not apply to Manhattan Community Districts 1-8, which cover south of 96th Street on the east side and south of 110th Street on the west side

For all options, no units could be targeted to residents with incomes above 130% AMI (\$101,010 per year for a family of three).

# Building on Mandatory Inclusionary Housing

Mandatory Inclusionary Housing represents the floor, not the ceiling, of affordability that would ultimately be achieved in new development. In City-initiated neighborhood rezonings, each area would be evaluated to determine the role that HPD programs could play in broadening and deepening affordability, in addition to new City capital investments in services, facilities and infrastructure to support smart growth.

## Timetable for Review

The Department of City Planning introduced the Mandatory Inclusionary Housing proposal into public review on September 21, 2015. The proposal has been referred to all Community Boards, Borough Presidents, and Borough Boards for 60 days for their review. Following this period, the application will be subject to review and votes at the City Planning Commission and City Council.

Every land use action to apply Mandatory Inclusionary Housing to a specific area would also go through a full public land-use review process, with final approval resting with the City Council.

## Proposed Program Would Be the Most Rigorous of Any Major U.S. City

	Boston	Chicago	District of Columbia	Denver	Los Angeles	San Francisco	Seattle	NYC Existing Voluntary program	Proposed mandatory program
Year Adopted	2000	2003	2006	2002	1991	2002	2001	1987 (R10) 2005 (IHDA)	TBD
Program Type	Voluntary	Voluntary	Mandatory	Both	Mandatory	Mandatory	Voluntary	Voluntary	Mandatory
Duration of Affordability	50 years	30 or 99 years	Permanent	15 years	30 years or life	Permanent	50 years	Permanent	Permanent
Set Aside (%)	15%	10%	Varies	10%	15%	12% onsite 20% offsite	5%*	4-5% (R10) 20% (IHDA)	25 to 30%
Income Targets (AMI)	<70 to 100%	≤60 to 100%	<50 to 80%	50 to 80%	30 to 80%	≤55 to 90%	80 to 100%	< 80%	Average of 60% or 80%; limited workforce option at 120%

\* Changes to program underway

Source: BAE Economics, DCP

# Housing New York

## Zoning for Quality and Affordability

### Summary

As part of the City's coordinated efforts under Housing New York – the Mayor's ten-year, five-borough housing plan – the Department of City Planning is proposing a set of targeted changes to zoning regulations to support the creation of new affordable housing and encourage better residential buildings.

The Zoning for Quality and Affordability text amendment (ZQA) advances numerous goals of Housing New York, including making the city more affordable to a wide range of New Yorkers, and fostering diverse, livable communities with buildings that contribute to the character and quality of neighborhoods.

Since the release of Housing New York, the Department of City Planning, working with the Department of Housing Preservation and Development, communities, nonprofit housing groups, architects, affordable housing developers, and other practitioners, has identified a set of zoning changes that would address the needs of affordable housing, aid efficient use of housing subsidies, and encourage higher-quality residential buildings in the city's medium- and high-density neighborhoods.

### What is the proposal aiming to achieve?

Zoning establishes limits on the use, size, and shape of buildings, with numerous zoning districts mapped in the city's diverse neighborhoods to reflect their varying density and character. These limits help give shape to neighborhoods and predictability to their future. But sometimes they also have unintended consequences, discouraging the very types of outcomes they were intended to encourage. This proposal aims to address several ways in which these regulations, drafted a generation ago, have in practice discouraged the affordability and quality of recent buildings.

#### Affordability:

Make it easier to provide the range of **affordable senior housing and care facilities** needed to meet the varied needs of an aging population, and to help seniors remain in their communities

Enable **Inclusionary Housing** buildings, which provide mixed-income housing, to construct quality buildings that fit the full amount of housing they are allowed under zoning today

Reduce unnecessarily high costs of building **transit-accessible affordable housing**, and free up resources to create more affordable housing citywide.

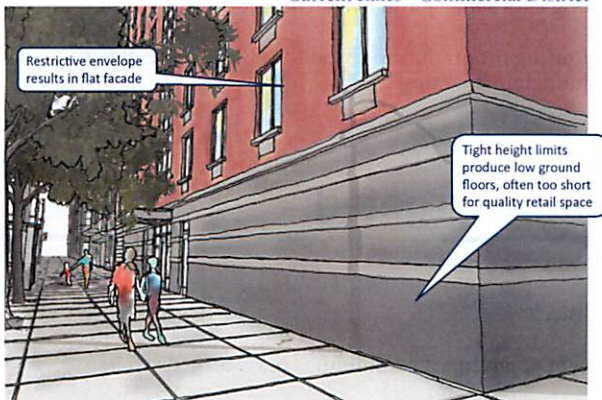
#### Quality:

Change rules that lead to flat, dull apartment buildings, to accommodate and encourage façade articulation, courtyards, and other elements that provide visual variety and make the pedestrian experience more interesting

Encourage better ground-floor retail spaces and residential units with adequate ceiling heights

Maintain rules that work well today, including the essential rules of "contextual" zoning districts and lower-density zoning districts

Current Rules - Commercial District



With Proposal - Commercial District



## What kind of changes are proposed, and what areas would be affected?

The proposal is tailored to address issues specific to different neighborhood contexts:

### In medium-and high-density zoning districts, key changes under the proposal would:

Allow residential buildings limited additional height – no more than five feet, in over 95% of cases – if they provide a taller ground floor

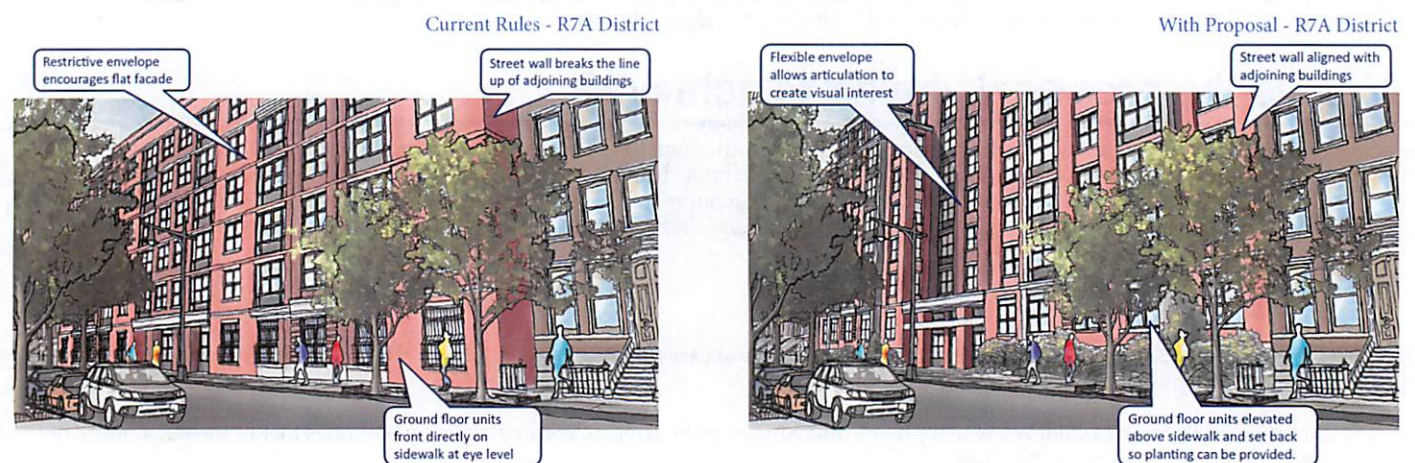
Allow limited additional height – no more than one or two stories, in over 95% of cases – to fit the additional floor area allowed for buildings providing affordable senior housing or Inclusionary Housing, in areas that have been designated for it

Introduce a limit on the number of stories for buildings, to ensure that additional stories cannot be squeezed in within these heights

Allow buildings a few feet of room to set back from the sidewalk and provide garden areas in front of the building

Allow a spectrum of affordable senior housing and care facilities – ranging from independent living to State-licensed facilities like assisted living and nursing care – alone or in combination

Make parking optional for new affordable housing units in transit-accessible areas



### In low-density districts that allow multifamily housing, key changes under the proposal would:

Allow a spectrum of affordable senior housing and care facilities, as described above

Modify zoning that today is designed to produce walkup buildings and allow affordable senior apartments to be built in a building served by an elevator, not exceeding four to six stories

## Coordinated plan, targeted initiatives

The proposed changes are part of a set of coordinated initiatives under Housing New York:

They would align zoning regulations with the Housing New York goals of promoting affordability and livable neighborhoods

They are designed to work together with the proposed Mandatory Inclusionary Housing program, and to aid the effective use of City subsidies to create new affordable housing for New Yorkers at a range of low and moderate incomes

They will support the goals of current and future neighborhood planning initiatives

## The proposed zoning changes are carefully targeted:

They would **not allow** any additional market-rate floor area, or encourage tear-downs

They would **not eliminate** any contextual zoning district, or re-map any zoning district

They would **not reduce or alter** the Landmarks Preservation Commission's oversight of landmarked buildings or historic districts

They would **not change** as-of-right residential rules in one- and two-family districts

They would **not reduce** the amount of green or open spaces required for buildings

They would **not produce** dramatic changes in development in any neighborhood