

INCLUSIONARY ZONING IN YOUR COMMUNITY

What has Inclusionary Zoning meant for **MANHATTAN COMMUNITY BOARD 11**?

Inclusionary Zoning (IZ) is a mechanism to generate affordable housing through the City's zoning code and regulation of land-use. Inclusionary Zoning programs either require or incentivize real estate developers to set aside a portion of their residential development's units as affordable housing in ways that are both environmentally and economically appropriate.

Currently, New York City has a **voluntary** inclusionary zoning program called the Inclusionary Housing Program (IHP). This program offers an optional bonus of additional buildable square feet in exchange for the creation or preservation of affordable housing, on-site or off-site. The program is **restricted to small Designated Areas** (see map) and is not available in most parts of a rezoning.

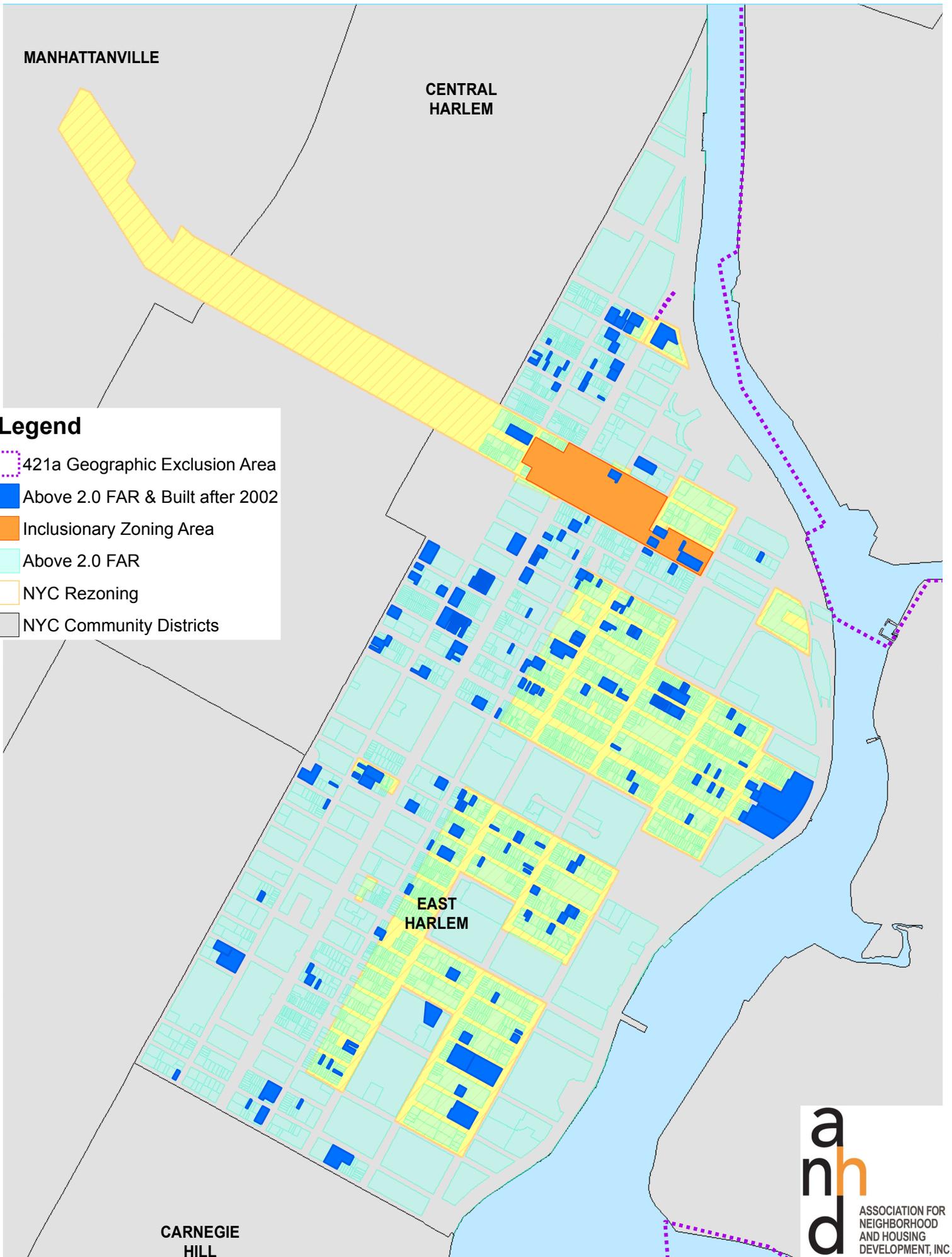
In Manhattan Community Board 11, **more than 1,700 land lots were rezoned** between 2002 and 2013. **Only 83 of those lots are within the City's voluntary Inclusionary Zoning area.** That's fewer than 3 percent of lots in Manhattan CB 11 which are eligible to participate in IHP.

However, **over 98 percent of Manhattan CB 11 lots are in medium to high density zoning areas – where Mandatory Inclusionary Zoning could be applied.** This includes over 3,100 land lots that include more than 55,000 residential units.

New Development in Manhattan CB 11 and across the City has created tremendous value for real estate developers. The **value of residential developments built in Manhattan CB 11 between 2002 and 2013 totals \$74.2 million dollars**, a staggering windfall for the real estate industry.

As of 2013 there were only **185 affordable housing units closed or completed from the voluntary Inclusionary Housing Program in Manhattan CB 11**, per the NYC Department of Housing Preservation and Development

	Lots	Share of Lots	Units	Share of Units
Total in Manhattan CB 11	3,206	100.0%	55,014	100.0%
Built since 2002	233	7.3%	6,380	11.6%
Altered Since 2002	316	9.9%	2,483	4.5%
Zoned with FAR 2.0+	3,145	98.1%	55,014	100.0%
Located inside a Rezoned Area	1,778	55.5%	15,136	27.5%
Built after the Rezoning	96	5.4%	2,837	18.7%
Located inside an Inclusionary Zoning Area	83	2.6%	743	1.4%
Built after the Inclusionary Zoning Designation	3	3.6%	185	24.9%



MANHATTANVILLE

CENTRAL HARLEM

EAST HARLEM

CARNEGIE HILL

Legend

-  421a Geographic Exclusion Area
-  Above 2.0 FAR & Built after 2002
-  Inclusionary Zoning Area
-  Above 2.0 FAR
-  NYC Rezoning
-  NYC Community Districts

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The city-wide coalition **Communities for Mandatory Inclusionary Zoning** seeks to ensure that all of New York City communities are guaranteed affordable housing in new development projects by putting in place a Mandatory Inclusionary Zoning policy.

New development in New York has created a tremendous opportunities for real estate development, but using Mandatory Inclusionary Zoning it can and must also create much-needed permanently affordable housing that meets the affordability needs of local residents and neighborhoods.

A **Mandatory Inclusionary Zoning Policy** in NYC should:

- Establish a **legally binding commitment** for the creation of affordable housing through the City's regulation of land use.
- Apply to all **large and medium sized residential developments** (R6 and above) which would be required to build a set aside for affordable housing
- Require all Affordable Inclusionary Zoning units be **permanently affordable** and not expire or transition to market-rate housing units.
- Incentivize **greater depth of affordability** wherever feasible.
- Ensure that any **residents displaced** as a result of the land use actions would be eligible for first right of return to the new development project's market rate or affordable units.
- Guarantee **1-for-1 replacement of all rent regulated units** or rent regulated units that were vacated within 1 year of the building's permit application.
- Require that **community groups and resident be engaged** and an integral part of the planning and decision making process.
- Provide **transparency** by reporting change in values under land-use actions and improving tracking.
- **Standardize the affordable housing opportunities** and requirements for all developments to ensure a predictable and impartial process for developers.