DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

BRONX BOROUGH OFFICE

To: NYC City Planning Commission
From: Paul Philps, Michael Kavalar (Bronx Office, DCP), Sarit Platkin (HPD)
Date: June 10, 2024
Re: Bronx Metro-North Station Area Plan – Information on MIH Unit Bedroom Size Requirements

Dear Commissioners,

In response to a question raised by Commissioner Goodridge during the public hearing on 5/15/24, related to the size of units in MIH developments, the Department of City Planning would like to share the following information as shared by the NYC Department of Housing Preservation and Development.

MIH Bedroom Mix Requirements:

1. At least 50% of MIH units must be two-bedrooms or greater, and 75% of MIH units must be one-bedroom or greater, **OR**
2. The bedroom mix between affordable and market-rate dwelling units must be proportional.

For additional details, please refer to the MIH Fact Sheet. (also attached to this memo).

Regards,
Paul Philps
DCP Bronx Borough Office Director

Paul Philps, Bronx Borough Office Director
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Mandatory Inclusionary Housing

Mandatory Inclusionary Housing (MIH) was adopted in March 2016 under the New York City Zoning Resolution. Under this new policy, MIH Areas are created in all five boroughs where zoning changes significantly increase permitted residential density. Within MIH Areas, 20-30% of residential floor area in new developments, enlargements, and conversions to residential use above 10 units and 12,500 square feet must be permanently affordable for low- and moderate-income New Yorkers.

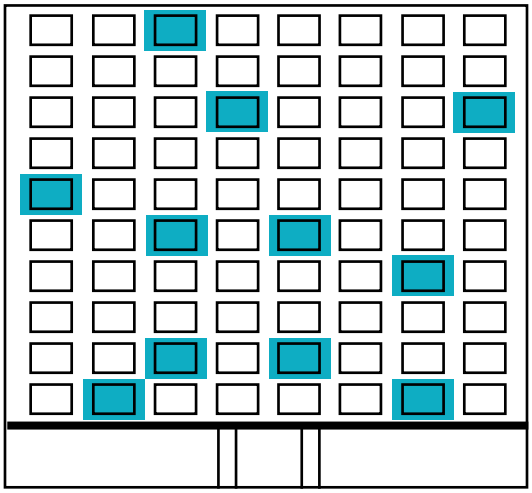
MIH Options

MIH Areas include one or more compliance options determined through the City's Uniform Land Use Review Procedure (ULURP). Where more than one option is made available, the developer may choose from among those options. MIH units can be rental or homeownership. If MIH units are provided on a different zoning lot, they must be in the same Community District or within half a mile into an adjacent district. In such cases, an additional 5% is added to the applicable floor area requirement.

	Options	Affordable Floor Area Required +5% when off-site	Weighted Average of Income Bands	Limitations
Option 1 or Option 2 will always be made available	Option 1	25% of residential floor area	60% Area Median Income (AMI) or lower	No more than 3 income bands 10% floor area at 40% AMI No income band above 130% AMI
	Option 2	30% of residential floor area	80% AMI or lower	No more than 3 income bands No income band above 130% AMI
Options 3 and/or Option 4 may be made available	Option 3	20% of residential floor area	40% AMI or lower	No more than 3 income bands No income band above 130% AMI No public funding without HPD approval
	Option 4	30% of residential floor area	115% AMI or lower	No more than 4 income bands 5% floor area at 70% AMI, 5% floor area at 90% AMI No income band above 135% AMI No public funding Not available in Manhattan south of 96th Street
Available when eligible	Affordable Housing Fund Option	-	-	Available for projects that do not exceed 25 dwelling units and 25,000 square feet Amount paid must be comparable to the cost of providing affordable floor area in the same Community District

Apartment Distribution Requirements

Vertical Distribution
For rental buildings, MIH units must be distributed throughout at least **65%** of the building's stories.



Bedroom Mix Requirements

1. At least **50%** of MIH units must be **two-bedrooms** or greater, and **75%** of MIH units must be **one-bedroom** or greater,
OR
2. The bedroom mix between affordable and market-rate dwelling units must be **proportional**.

NYC
Department of Housing Preservation & Development