



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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Manhattan Community Board 4 Inclusionary Housing Policy

Manhattan Community Board 4 believes the purpose of Inclusionary Housing is to maintain and enhance a diverse community, ethnically, racially and economically, for individuals and households who would otherwise be excluded from any opportunity to live in our community.

History and Use in Manhattan Community District 4

Inclusionary Housing, permanently affordable housing produced through zoning mechanisms, now provides a much needed source for the production of affordable housing in the neighborhoods of Chelsea and Hell's Kitchen/Clinton which comprise Manhattan Community District 4. The Clinton Special Zoning District (CSD), adopted in 1973 by the City Planning Commission, contained text which for the first time provided zoning incentives for building permanently affordable housing through the New York City Zoning Resolution.

Beginning with the CSD in 1973 and continuing through the mapping and adoption of the Hudson Yards (HYSD) and West Chelsea (WCSD) Special Zoning Districts in 2005, Manhattan Community Board 4 has been actively engaged in promoting economic diversity and affordable housing. Working with the Department of Housing Preservation and Development and Department of City Planning, CB4 extended the benefits of inclusionary housing by geography and income group. In 2008, approximately 75% of Community District 4 is now mapped with provisions for Inclusionary Housing Zoning.

Affordable Housing Production in Manhattan Community District 4

The District has been and continues to be served by programs producing very low and low-income housing. Programs including: Tax Exempt Bond financing, Low Income Housing Tax Credits, and the Supported Housing Program have been actively used for households earning between 40% and 60% of the Area Median Income (AMI) and those with special needs. We continue to support the use of those programs. Since 1995, XXX units of low-income housing have been produced through private and public efforts for low-income individuals and households. However, those units are not permanently affordable, with rent regulation expiring at the end of the 30-year mortgage or the 15 to 30 year tax credit regulatory period. The City of New York and State of New York need to reform their affordable housing financing programs, especially Tax Exempt Bond Financing to insure new units are permanently affordable and existing units remain available.

Meeting Different Needs in Different Communities

As the mapping of Inclusionary Housing provisions have been extended to many areas throughout the City, the zoning text has been tailored to meet the vastly different needs of each community. In that same manner, Manhattan Community Board 4 believes that the nuanced application and practice in implementing Inclusionary Housing zoning by the Department of HPD can not only further the citywide goal of expanding the supply of affordable housing, but also meet the particular goals and aspirations of each community district.

Inclusionary Housing—a Targeted Tool for Moderate and Middle Housing Production in Manhattan Community District 4

The Board views Inclusionary Housing production as the prime current affordable housing tool in Community District #4 to reach moderate and middle income households earning between 80% and 165% of the Area Median Income (AMI) as determined annually by the Federal government.

However, the production of affordable units in the District has been overwhelmingly weighted to household earning less than 60% of the AMI. Since 2005, only 3% of the Inclusionary apartments constructed have served families of 80% AMI or greater. We thus feel that the housing created through Inclusionary Housing in the future should focus on those underserved moderate and middle-income households.

The Board has and continues to welcome housing for the lowest income New Yorkers with a variety of social service needs including seniors, the mentally disabled, persons with living HIV/AIDS and the homeless. Sensitively sited, well designed and operated, such apartments and residences which contain on or off site social services, are located throughout the District on residential and commercial blocks. These developments, well funded by public and private sources, are considered community assets.

Separately, the Board fully supports expansion of existing supportive housing programs that serve special needs to ensure that affordable housing targeted to that population continues to be built.

Therefore, given the lack of funding for affordable housing for families with incomes between 60% to 165% AMI and high local land acquisition cost, the Board has reached a policy consensus on the target population for Inclusionary Housing proposed for development within Manhattan Community Board 4

Policy Guidelines for Review of Proposed Inclusionary Housing Developments

- **Target Inclusionary Housing production to moderate and middle income New Yorkers with household incomes ranging from 60% to 165% of the median income.**
- **Build apartments for families of all types and sizes.** Unit distribution should be weighted to 2 and 3 bedroom apartments. Studio and 1-bedroom apartments should comprise no more than 50% of any development.

Studio apartments should comprise no more than 25% of any development.

- **Ensure that access to Inclusionary Housing is open to all households earning between 60%-165% of AMI, not restricted by age or special need.** Inclusionary housing should expand the affordable housing stock for the general population, not supplant or replace existing programs that serve special needs populations.
- **Give preference to financing mechanisms which serve the target population with household incomes ranging from 60% to 165% of the median income.** Do not use construction or permanent financing with Inclusionary Housing which require household incomes to be at 50% of AMI or lower
- **Make apartments availability through lottery, with 50% community preference.**