
NYC Inclusionary Zoning

A DISTRICT-BY-DISTRICT ANALYSIS OF
WHAT WAS LOST, GAINED, & WHAT REMAINS



July 2015



ASSOCIATION FOR
NEIGHBORHOOD
& HOUSING
DEVELOPMENT, INC.

ANHD is a membership organization of New York City non-profit neighborhood community development groups working for affordable housing and equitable economic development throughout the city. ANHD's mission is to ensure flourishing neighborhoods and decent, affordable housing for all New Yorkers. Leaders of the City's community development corporations founded ANHD in 1974 to provide a unified voice for grassroots housing groups that focus on the needs of working-class and low-income neighborhoods. Over the past 41 years our membership has grown from eight founding members to today's over 100 groups.

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ANHD

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executive summary

A successful Mandatory Inclusionary Zoning (MIZ) policy will be a critical tool to address the City's increasing affordability crisis. It can begin to shift the City's housing strategy and ensure that some of the enormous value generated by the city's willingness to let developers build tall and dense benefits the average New Yorker, instead of just benefiting the real estate industry.

In this report on Mandatory Inclusionary Zoning, ANHD examines new residential development, city-initiated rezonings, and inclusionary designated areas from 2002 to 2013 as the basis for future private market-driven MIZ affordable housing development.

- 1.** ANHD's analysis concludes that the new MIZ policy as currently outlined by the de Blasio administration could create an estimated 13,800 affordable housing units over the next 10 years.
- 2.** The current de Blasio administration could also revisit the previous Bloomberg rezonings and convert all the voluntary Inclusionary Housing Program designated areas into Mandatory Inclusionary Zoning areas. We estimate that this could guarantee at least 1,200 additional affordable units in those limited designated areas.
- 3.** The City lost out on an estimated 8,000 affordable housing units in the rezoned areas because the Inclusionary Housing program was voluntary and limited to small geographic areas.

This analysis suggest that Mandatory Inclusionary Zoning can be a significant share of the 80,000 affordable new construction units committed to in Mayor's de Blasio's *Housing New York: A Five-Borough, Ten-Year Plan*.

However, zoning policy should not eclipse the many important affordable housing issues and policies that will require policy advocates', experts', organizers', and stakeholders' consideration during the coming years. Key affordable housing priorities in the coming year will include Anti-Displacement / Anti-Harassment, deeper Affordability, disposition of City Land to non-profit Community Development Corporations, tools to preserve our expiring affordable housing agreements, legalizing affordable basement apartments, preventing the illegal use of affordable housing units as hotels, and more.

Furthermore, any Mandatory Inclusionary Zoning policy and the corresponding rezonings must be carefully balanced to consider the impact on existing housing, and potential loss of stable, low barrier-to-entry, quality jobs that contribute to our communities and provide economic opportunity and stability for our families.

background

Inclusionary Zoning¹ (IZ) is a housing policy that encourages the production of affordable housing through private development. Inclusionary Zoning stipulates that new residential housing developments set aside some percentage of the floor area ratio or share of residential units as affordable housing. In IZ policies across the county, the percentage set aside as affordable housing varies from city to city, ranging from 10 percent to 35 percent.² The length of affordability also varies greatly from 10 to 30 years,³ and in some instances can be as long as 55 years⁴ or even in perpetuity. Many IZ policies designate a minimum project size to which IZ applies for residential development projects.

In addition to inclusionary housing ordinances, a few jurisdictions have inclusionary commercial policies in place. Generally these are commercial linkage fee ordinances, which require commercial development projects or major employers to pay a fee that goes to fund housing subsidies under the recognition that increasing commercial space and corresponding jobs creates a need for more affordable housing for the now-increased workforce. The collected funds are then used to help develop affordable housing within accessible commuting distance to the place of employment.

Inclusionary Zoning policies can be either voluntary or mandatory. Jurisdictions with IZ policies offer developers incentives as cost-offsets for the production of affordable housing, including expedited permitting or fee waivers; however most common is an increase in allowable buildable density, or a density bonus. A density bonus allows developers of a given plot of land to build bigger and denser than otherwise permitted by zoning regulations. Generally, Inclusionary Zoning policies require residential developers to build a set percentage or ratio of affordable housing per built square foot in exchange for granting a density bonus of additional buildable square footage.

The goal of Inclusionary Zoning policies is to leverage the financial capacity, land accumulation and development efficiency of the private, for-profit, real estate development market for the creation of a needed public good -affordable housing. There are over 400 active IZ policies in effect in jurisdictions across the U.S.⁵

Inclusionary Zoning emerged in response to long standing *exclusionary* zoning practices. Exclusionary zoning referred to the urban and regional practices of utilizing zoning ordinances to exclude or deter certain populations from residing in specific geographic areas. Until it was

¹ Inclusionary zoning is often also referred to as inclusionary housing

² Hickey, Robert. (July 2014). "Inclusionary Upzoning: Tying Growth to Affordability." The Center for Housing Policy: p.6

³ Brunick, Nicholas (2004b). "Inclusionary Housing: Proven Success in Large Cities," *Zoning Practice*, 10, p.1-9.

⁴ Brunick, Nicholas (2004b). "Inclusionary Housing: Proven Success in Large Cities," *Zoning Practice*, 10, p.1-9.

⁵ Porter, Douglas, and Elizabeth Davison. (2009). "Evaluation of In-Lieu Fees and Offsite Construction as Incentives for Affordable Housing Production," *Cityscape* 11 (2): 27-60.

outlawed in 1917, many communities' land regulations explicitly barred racial and ethnic minorities from residing within the community.⁶ Later exclusionary zoning practices specified lot sizes, building sizes, or development parameters that directly or indirectly prohibited the production of new multifamily or low-income housing to exclude minority, immigrant, and/or low-income people from residing in a community. It is estimated that nearly 80 percent of jurisdictions still have exclusionary zoning ordinances in place today.⁷

The earliest Inclusionary Zoning policy in the United States dates back to 1974, when Montgomery County, Maryland enacted the nation's first and arguably most productive IZ program.⁸ Montgomery County's Moderately Priced Dwelling Unit (MPDU) ordinance is required for all residential development, both single- and multifamily developments of 50 units or more, excluding some incorporated towns, villages, and special taxing districts. Applicable residential developments are required to set aside 12.5 to 15 percent of the units as affordable housing.⁹ In exchange, developers are granted a density bonus of up to 22 percent.¹⁰ The share set aside as affordable housing is tied to the amount of bonus density. MPDU affordable rental units must remain affordable for 20 years and homeownership unit must remain affordable for 10 years.¹¹

During the 1980s, many communities, and even several states, enacted Inclusionary Zoning ordinances that encouraged the production of low-income housing in more affluent suburban areas, thereby creating mixed-income projects. Later IZ ordinances were enacted in urban areas and central cities as a tool for increasing affordable housing production to address shortages of affordable housing and promote income integration in urban neighborhoods.

Nationwide hundreds of jurisdictions have various types of Inclusionary Zoning regulations. There are over 400 inclusionary zoning programs in place nationwide. Large cities across the US including New York City, Boston, Chicago, Denver, Philadelphia, San Diego, San Francisco and Washington, DC all have IZ laws. Ordinances can be either mandatory or voluntary, and IZ policies can create set-asides of affordable housing units, contribute to affordable housing trust funds, create linkage fee policies, or create affordable housing density bonuses. However all IZ policies are similar in that they leverage the capital investment of private, for-profit residential development to contribute to affordable housing through the regulation of land and the built environment.

⁶ Buchanan v. Warley, 245 U.S. 60 (1917)

⁷ Gyourko, Joseph; Albert Saiz and Anita Summers (2008). "A New Measure of the Local Regulatory Environment for Housing Markets: The Wharton Residential Land Use Regulatory Index". *Urban Studies* 45 (3): 701.

⁸ The Urban Institute. (2012). "Expanding Housing Opportunities Through Inclusionary Zoning: Lessons From Two Counties". U.S. Department of Housing and Urban Development, Office of Policy Development and Research.

⁹ *ibid.*

¹⁰ *ibid.*

¹¹ *ibid.*

nyc's voluntary inclusionary zoning

New York City has two branches of its Inclusionary Zoning ordinance, collectively called the Inclusionary Housing Program (IHP).

The City's original Inclusionary Zoning ordinance was passed in 1987 and is referred to as the R10 Inclusionary Housing Program (R10-IHP).¹² The R10-IHP allows new high-density residential developments where the maximum allowable Floor Area Ratio¹³ (FAR), or density, is 10.0 (predominantly in lower and mid-Manhattan) to take a density bonus and increase their allowable FAR to 12.0 in exchange for creating or preserving affordable housing units. New developments are generally allowed 3.5 square feet of additional floor area for each square foot of affordable housing. The total FAR of the building is capped at 12.0, which generally results in a 20% density bonus in exchange for a set-aside of affordable housing of slightly under 5%. Affordable housing units can be provided through new construction, rehabilitation, or preservation. However, direct housing subsidies, if used, result in a substantially smaller zoning bonus, and the affordable units generally do not carry private debt.

In 2005, amid pressure from housing advocates and community groups, the Bloomberg Administration enacted the

second branch of New York City's Inclusionary Zoning ordinance and created the Specified Designated Growth Areas (Designated Areas) branch of the Inclusionary Housing Program.¹⁴ In the Designated Areas ordinance, specified areas were identified and mapped as designated areas identified in zoning text in which developers have the option of participating in the IHP. The Designated Areas allow new medium-density residential developments where the maximum allowable FAR is generally between 3.0 and 9.0 to elect for a density bonus and increase their maximum allowable FAR by approximately 33 percent, in exchange for creating or preserving affordable housing units. In the Designated Areas, for every square foot of affordable housing built, a developer receives a bonus of 1.25 square feet of market rate space, yielding approximately a 33 percent density bonus in exchange for setting aside 20 percent of the total units as affordable.

The creation of the Designated Areas was due, in large part, to strong pressure from community-based organizations' campaigns to ensure that rezonings did not have an adverse impact on local neighborhoods by increasing local housing prices and rent burdens of local residents, leading to the

¹² Lander, Brad, Freedman-Schnapp, Michael, & Ullman, Seth (August, 2013). Inclusionary Zoning in New York City: The Performance of New York City's Designated Areas Inclusionary Housing Program since its launch in 2005. Office of Council Member Brad Lander.

¹³ Floor Area Ratio (FAR) is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area to the area of its zoning lot. (NYC DCP Glossary of Planning Terms).

¹⁴ Lander, Freedman-Schnapp, & Ullman (2013).

displacement of neighborhood residents due to City-approved land use actions. The initial campaign that called for a Mandatory Inclusionary Zoning ordinance was along Brooklyn's 4th Avenue, in conjunction with the 2003 Park Slope Rezoning. Though this initial effort was unsuccessful, the City subsequently put in place the current voluntary Specified Designated Growth Areas IHP ordinance, which was first applied in the 2005 West Side (Hudson Yards and West Chelsea) Rezoning and the 2005 Greenpoint/Williamsburg Rezoning. There are currently approximately 25 IHP Designated Areas (see Appendix B).

In both the R10-IHP and the Designated Areas IHP programs, the affordable units are priced for residents at or below 80 percent of Area Median Income (AMI), about \$1,678 in rent for a 2-bedroom apartment in 2014. Both programs also require units to be permanently affordable, given that the increased density of the IHP development continues for the life of the building.

The adoption of the Voluntary Inclusionary Housing Program was a first step, but it fundamentally failed to address the critical affordability pressures facing neighborhoods.

The Bloomberg Administration led an aggressive redevelopment initiative that included more than two-dozen area-specific plans in all five boroughs. The redevelopment was comprised of some 115 rezoning plans covering more than 10,300 blocks. Under the Bloomberg administration the City rezoned an astounding 40 percent of New York City's land.¹⁵ However, the IHP produced far fewer affordable units than the Bloomberg Administration had projected.

A 2013 report, *Inclusionary Zoning in New York City: The Performance of New York City's Designated Areas Inclusionary Housing Program since its launch in 2005*, released by New York City District 39 Councilmember Brad Lander, analyzed the IHP program between 2005 and 2013.^{16,17} **The Designated Areas IHP produced 2,769 affordable units in 41 projects in the 7 year span reported.**¹⁸ This is a greater rate of affordable unit production than in the R10-IHP, which only created 1,753 units in 60 projects in the 25 years from 1987 to 2013.¹⁹

However the 2,769 affordable units in the 2005 to 2013 Designated Areas accounted for just 12.8 percent of the number of market-rate multifamily units built in the Designated Areas IHP, and only 1.7 percent of the more than 160,000 total market-rate multifamily units built citywide under the Bloomberg Administration. Furthermore **the IHP units do not come close to replacing the estimated 8,500 rent-regulated units lost to the market each year from 2002-2011.**²⁰

In addition, the requirements and regulations for the 20 percent affordable units set-aside under the voluntary IHP Program allowed for the IHP density bonus to be combined with the 421a Tax Abatement program's 20 year tax exemption; tax exempt bond financing; Federal "4%" Low Income Housing Tax Credits (LIHTC); and other "80/20" financing incentives.²¹ ANHD, housing advocates, City officials, and even some developers have expressed serious concerns about the level of public subsidy allocated in exchange for the same 20 percent set-aside of affordable units under the Bloomberg Administration's New Housing Marketplace Plan.

¹⁵Satow, Julie (May 20, 2012). Amanda Burden Wants to Remake New York. She Has 19 Months Left. New York Times. New York edition., p. MB1

¹⁶Lander, Freedman-Schnapp, & Ullman (2013).

¹⁷All reported Inclusionary Housing Program Designated Areas data are from 2005 to as of June 2013.

¹⁸Lander, Freedman-Schnapp, & Ullman (August, 2013).

¹⁹ibid.

²⁰NYU Furman Center, (June 2014). Fact Brief: Profile of Rent-Stabilized Units and Tenants in New York City. p. 3

²¹ANHD (January 2015). 421a Developer's Tax Break Analysis. p 3

mayor de Blasio's mandatory iz proposal

The Bloomberg Administration was unwilling to consider putting a Mandatory Inclusionary Zoning (MIZ) policy in place. They maintained that allowing significant market-rate residential development to be built where and when developers wanted, with minimal restrictions, would ease the affordability crisis by increasing the overall supply of city housing. However, after twelve years of former Mayor Bloomberg's housing policy agenda, the affordability crisis for New Yorkers has worsened.

In the twelve years of the Bloomberg Administration, over 180,000 new residential housing units were built, valued nearly \$8 billion in wealth for real-estate developers.²² And yet this has not eased or reduced our affordability crisis. New York City rents increased 53 percent from 2002 to 2011, easily outpacing inflation.

Manhattan saw over 100,000 market-rate housing units come on line since 2004, more than half of the total new residential units for all of New York City. And yet it was the borough that saw the greatest increase in rents – nearly 80% from 2002 to 2013. The average monthly rent for a 2-bedroom apartment in Manhattan in 2013 was an astonishing \$5,197,²³ up from \$2,909 in 2002.²⁴

A family would need to earn about \$207,000 a year or 250% AMI, to afford the average new residential unit in Manhattan.

We find a similar trend in Brooklyn, where the average 2-bedroom market-rate apartment rented for \$3,356 in 2013.²⁵ A family would have to make \$134,000 dollars a year or 160%AMI to afford these rents – a household income that only the top 16% of New Yorkers actually make. **These rental prices are unaffordable to over 85% of New York City households, and are affordable only to those at twice the median income of New York City residents.**

During his 2013 mayoral campaign Mayor de Blasio committed to putting in place a Mandatory Inclusionary Zoning policy. And as Mayor, his administration has begun the process for determining the parameters and process for this MIZ policy. In September 2014, the Administration outlined its plans for a future MIZ policy, which will require all residential developers who benefit from added buildable density through upzoning create a to-be-determined set-aside of affordable housing.

²²ANHD (November 2014). How Much Did the Real Estate Industry Benefit in the Bloomberg Years? . p 1

²³Douglas Elliman Real Estate. (November 2014). Elliman Report– Manhattan, Brooklyn & Queens Rentals. p 1

²⁴CITI HABITS INC (2002). The Black & White Report: A Semi-Annual Report, May – October 2002. p 10

²⁵Elliman Real Estate 2014. p 3

The City contracted BAE Urban Economics to conduct a Financial and Market Analysis study on the feasibility of an MIZ policy for various housing markets and development scenarios.

Initial indications by the de Blasio Administration are that **the future NYC Mandatory Inclusionary Zoning policy will apply to all City-initiated and privately-initiated land use actions**, likely including rezonings, remappings, zoning amendments, special permits, authorizations, variances, large-scale residential developments, residential enlargements, extensions, conversions, land acquisitions for city capital projects, and disposition of city property.

This would greatly expand inclusionary zoning from the current, extremely limited voluntary R10-IHP and voluntary Designated Areas IHP programs. During the 2013 mayoral campaigns, estimates on the potential number of units produced by an MIZ policy set goals as high as 50,000 inclusionary zoning units over eight years from private developers. However, this number was generated by (a) applying a uniform across-the-board MIZ policy that applied to all new moderate- and high-density construction, not just limited to rezonings; and (b) assuming the highest end of a 25,000 to 50,000 range, which is premised on an extremely hot real estate market. The Mayor's proposed MIZ policy will be applied in a smaller geographic area, and across the City involving the various sub-real estate markets within the City.

The de Blasio Administration has also indicated that the new MIZ program will restrict 'double-dipping,' and will be off-budget. This would likely prevent developers

from using additional programs at the City, State, or Federal levels to fund the same affordable units set aside as a requirement of the MIZ program. The de Blasio Administration is aiming to **require the MIZ affordable housing units be built and paid for without additional subsidies beyond the added density**, thereby freeing up those subsidies for other affordable housing projects.

However, it is clear that in many City neighborhoods where the current asking rents are not high enough to cover the value of the added density, some subsidy will be necessary. For example if a local neighborhood's market prices 2 bedroom units at \$1,400, while in order to make new residential construction financially feasible is \$2,300, then added density from an MIZ policy would not be an added benefit to a developer. In these neighborhoods, some level of subsidy is required in order for nearly any development to be financially feasible, and the same would be true under an MIZ policy.

The Administration's potential MIZ policy should create a clear and reliable rule across the city that guarantees a share of development as permanently affordable housing when there are land use actions. The de Blasio Administration could go even further to guarantee the creation of affordable housing in all moderate to high-density new residential development, regardless of land-use actions, as called for by ANHD and the coalition *Communities for Mandatory Inclusionary Zoning*.²⁷

²⁷ ANHD (August 2013). Mandatory Inclusionary Zoning: Ensuring Affordability Is A Part of New York City's Future.

mandatory iz projections

In this report, ANHD examines new residential development, city-initiated rezonings, and IHP Designated Areas from 2002 to 2013 as the basis for future private market-driven MIZ affordable housing development. **ANHD's analysis concludes that the new MIZ program as currently outlined by the de Blasio Administration could create an estimated 13,750+ affordable housing units over the next 10 years.**

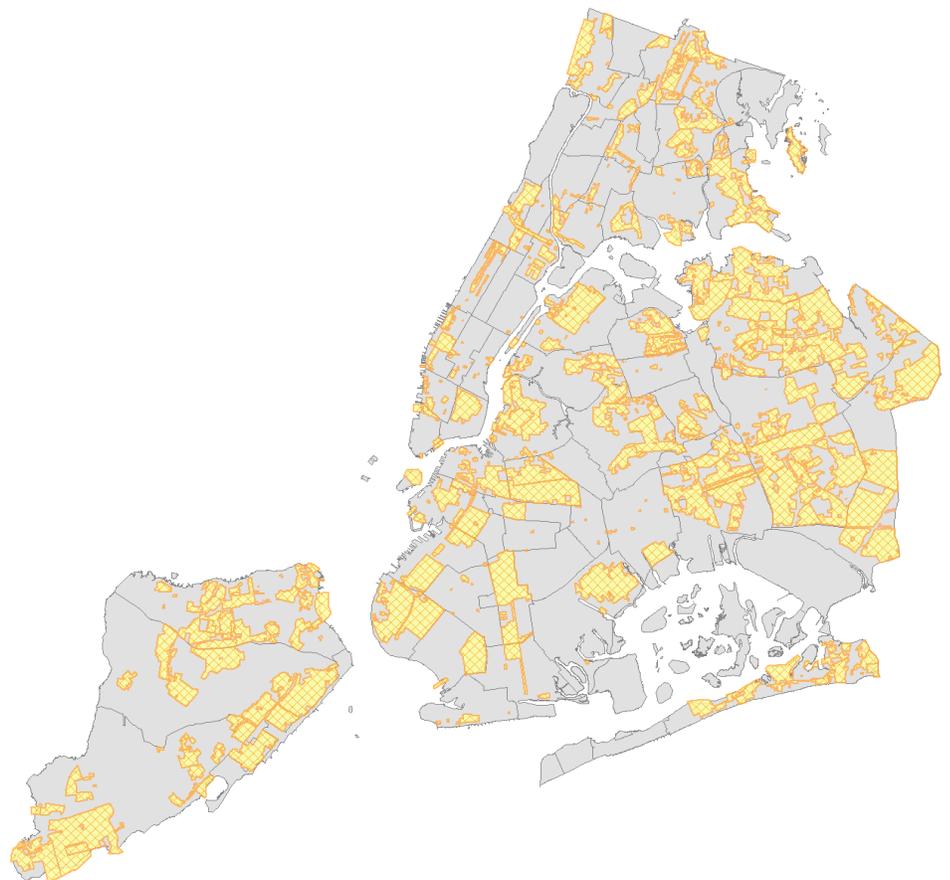
This is a key share of the 80,000 new construction affordable units committed to in the Mayor de Blasio's *Housing New York: A Five-Borough, Ten-Year Plan*.²⁸

ANHD analyzed NYC's Primary Land Use Tax Lot Output (PLUTO) data and NYC GIS Zoning maps, and examined new residential development since 2002, including in rezoned areas, designated inclusionary housing areas, and the 421a Geographic Exclusion Areas. We examined all of the City's

857,443 land lots and determined whether the lot had been rezoned since 2002, and the effective year for the rezoning.

Of the City's 857,443 land lots, 368,975 lots, or 43 percent of city lots, fell inside one of the NYC Department of City Planning's (DCP) rezonings approved between 2002 and 2013. While this is a substantial part of the City's land, it accounts for a much smaller share of the City's total residential units. Of the City's

Figure 1: Map of NYC DCP Rezoning, 2002-2013



approximately 3,441,191 residential housing units, only 27.9 percent or 959,724 residential housing units were inside one of the DCP rezoned areas.

So while over 40 percent of the City's land lots were rezoned during the Bloomberg administration, only 28 percent of the City's residential units have been rezoned. (See Figure 2). This is because a significant numbers of the rezoned land lots were in lower-density

neighborhoods and therefore account for a disproportionately low share of the City's residential units. For example 49.2 percent of the lots rezoned were in Queens, however these lots account for only for only 35.2 percent of the total residential units, nearly 15 percent fewer units than lots. Conversely only 2.7 percent of Manhattan's lots were rezoned, which accounts for 13.4 percent of the total residential units rezoned, nearly 5 times the number of land lots.

Figure 2: Rezoned Land Lots and Residential Units by Borough (2002-2013)

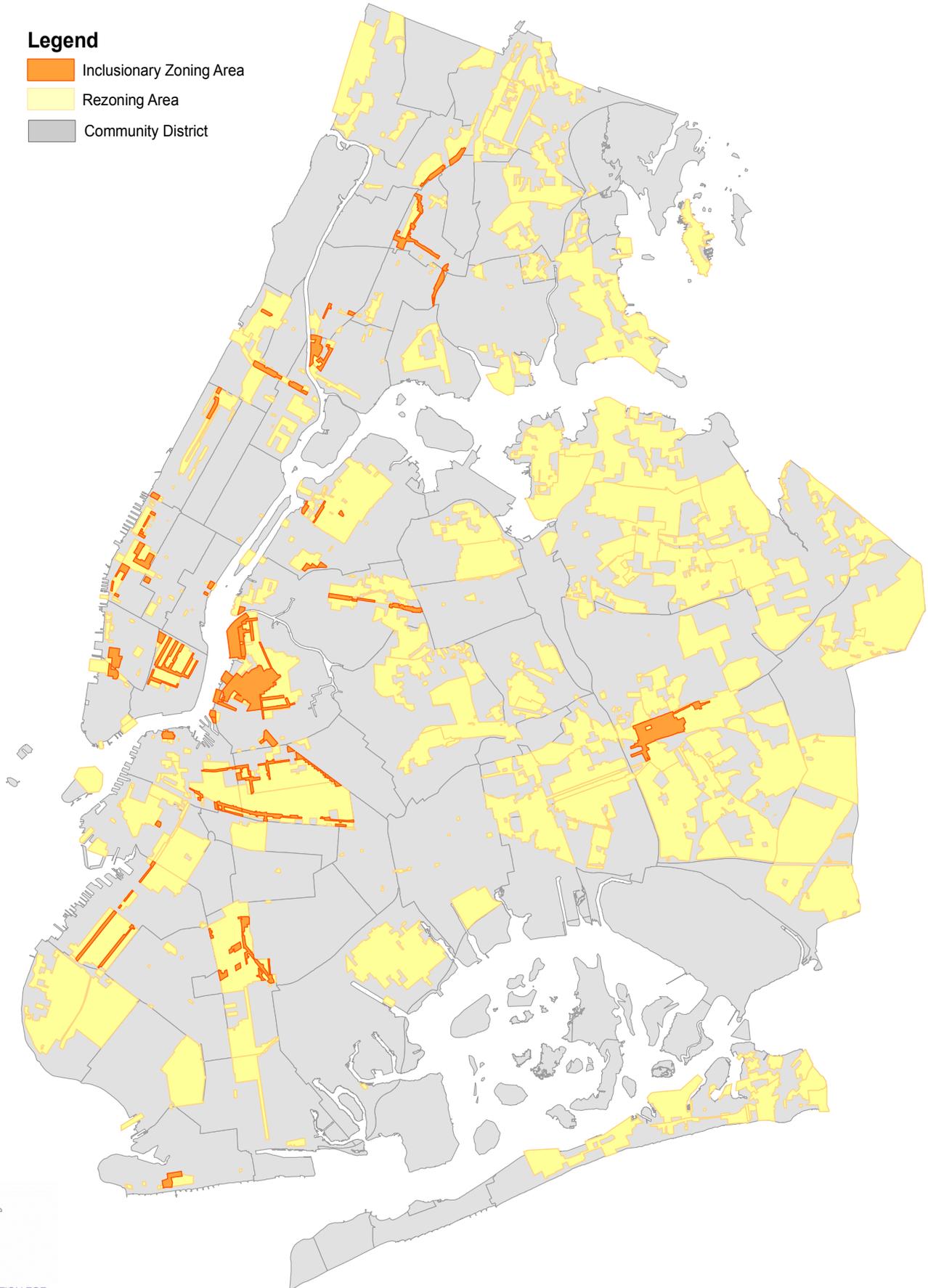
	Total Number		Rezoned (2002-2013)		Percent Rezoned	
	Land Lots	Residential Units	Land Lots	Residential Units	Land Lots	Residential Units
Bronx	89,784	574,516	32,772	88,307	36.5%	15.4%
Brooklyn	277,508	979,262	89,456	333,028	32.2%	34.0%
Manhattan	42,838	897,866	10,088	128,852	23.5%	14.4%
Queens	324,123	816,820	181,623	337,846	56.0%	41.4%
Staten Island	123,190	172,727	55,036	71,691	44.7%	41.5%
Citywide	857,443	3,441,191	368,975	959,724	43.0%	27.9%

The Inclusionary Housing Program Designated Areas are a subset within larger areas' rezonings. Figure 3 on the following page shows the voluntary inclusionary Housing Designated Areas as subset of the rezonings. Only 8,038 of the City's land lots fell inside of an IH Designated Area. Therefore only 0.9 percent of all City land lots were inside the Designated Areas and therefore eligible for the voluntary Inclusionary Housing program.

Figure 3: NYC Inclusionary Housing Designed Areas & DCP Rezoning, 2002-2013

Legend

-  Inclusionary Zoning Area
-  Rezoning Area
-  Community District



So while 43 percent of the City’s land and 28 percent of the City’s residential units have been rezoned, **less than 1% of City land is in IHP areas and less than 2% of residential units were in IHP areas** – demonstrating the significant limitations of the City’s current voluntary program. Even within the rezoned areas, only 5% of all the rezoned residential units were eligible for the voluntary IHP.

This gives a clear picture of the constraints of the current voluntary IHP. It is an extremely limited policy tool for creating affordable housing for communities. Thirty-five of the City’s 59 Community Districts do not even contain a IHP Designated Areas.²⁹

The voluntary Inclusionary Housing Program was a starting point. But it does not apply in enough areas, it does not generate enough

Figure 4. Citywide Land Lots and Residential Units in Voluntary Inclusionary Housing Designated Areas (2002-2013)

	Total Number		Inclusionary Designated Areas		Percent Inclusionary Designated Areas	
	Land Lots	Residential Units	Land Lots	Residential Units	Land Lots	Residential Units
Bronx	89,784	574,516	614	2,145	0.7%	0.4%
Brooklyn	277,508	979,262	5,048	26,549	1.8%	2.7%
Manhattan	42,838	897,866	1,195	13,488	2.8%	1.5%
Queens	324,123	816,820	1,181	7,151	0.4%	0.9%
Staten Island	123,190	172,727	-	-	0.0%	0.0%
Citywide	857,443	3,441,191	8,038	49,333	0.9%	1.4%

units, it does not achieve deep enough levels of affordability, and it is voluntary and therefore does not provided the needed guarantee of integrated affordable housing production from increased density. It is clear that in order to strengthen the current policy and ensure that new development includes the affordable housing units communities want and desperately need, the City must put in place a Mandatory Inclusionary Zoning policy that is robust and widely applied.

ANHD used information from the rezonings under former Mayor Bloomberg to predict possible affordable housing production under Mayor de Blasio’s expected MIZ policy. ANHD’s analysis assumes that the future neighborhood rezonings under Mayor de Blasio’s administration encompass approximately the same total number of land lots and approximately the same numbers of residential units. The analysis also assumes that the average pace of new residential development across the city will approximate the average pace of development over the past 10 years.

²⁹ Lander, Freedman-Schnapp, & Ullman (2013).

We first assume that all land lots within the future to be rezoned areas will potentially be eligible for Mayor de Blasio's MIZ policy, yielding 368,975 land lots or 959,724 total residential units that are within rezoned areas. This includes lots that were contextually down-zoned that might not be eligible for a moderate- to high-density MIZ policy.

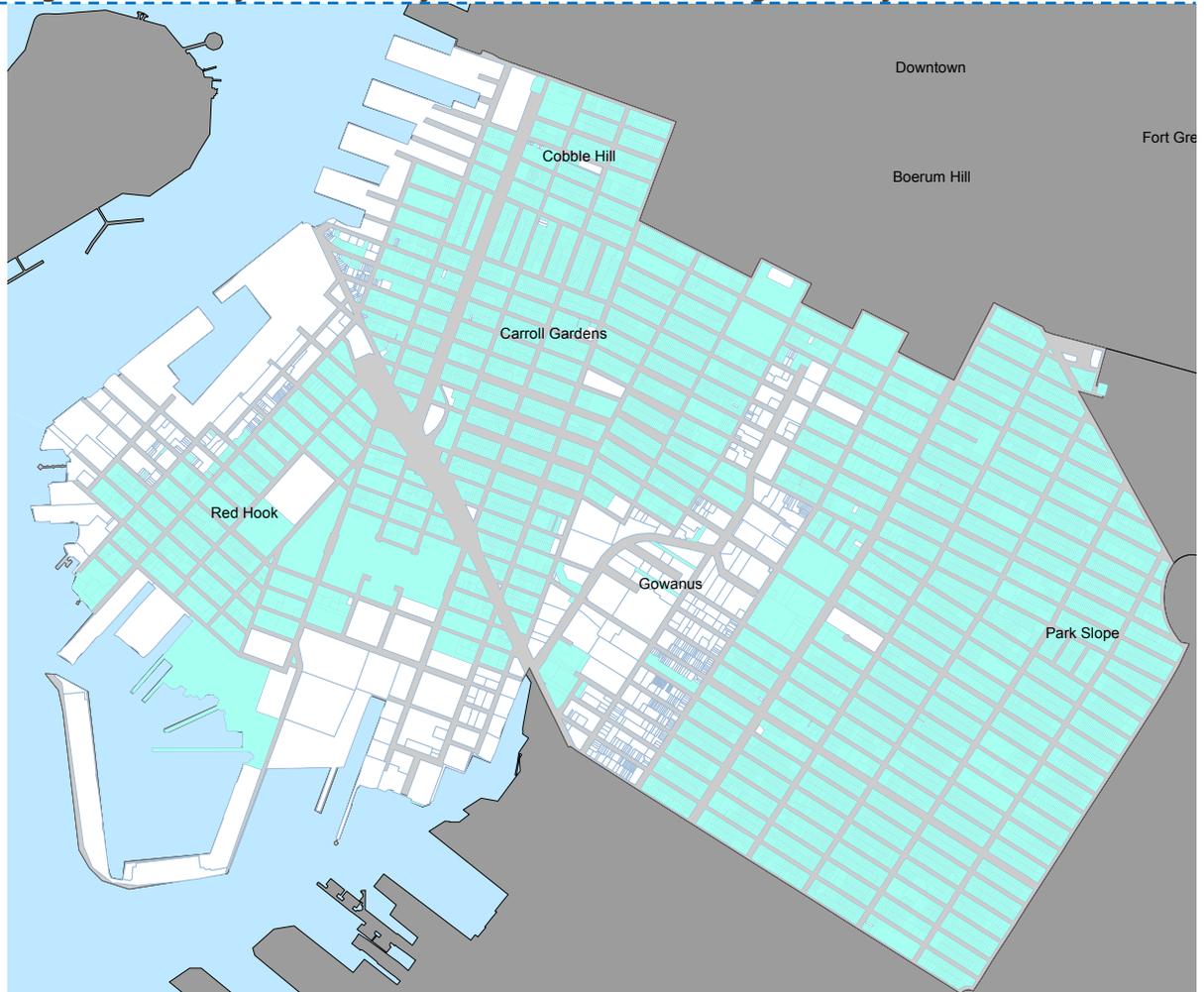
However, when further examining the rezoned areas we find that 96.2 percent of all the land lots and 98.6 percent of the residential units max allowable FAR was above 2.0 and therefore moderate- to high-density. Therefore we conclude that the de Blasio Mandatory Inclusionary Zoning policy could potentially apply to 354,000 land lots across the city and 921,000 residential housing units (96 percent of the all rezoned lots and units). For example,

Figure 5 shows Brooklyn Community District 6 and the land lots with a max allowable FAR of 2.0 or greater.

Despite the City's current booming real estate market and the de Blasio Administration's pro-growth, pro-development strategy, only a portion of the land within rezoned areas will be redeveloped. Again, our analysis assumes that the overall rate of citywide new development from 2002 to 2013 will, on average, approximate the citywide rate of new development in the future from 2014 to 2024. That assumption is critical to this analysis.

Since MIZ leverages the private real estate market to create affordable housing, the production of affordable inclusionary zoning units is tied to the rate of new private

Figure 5: Brooklyn Community District 6 Moderate-High Density Land Lots, 2002-2013



development. An increased rate of private market residential development will yield increased production of affordable inclusionary zoning units. Inversely, a decrease in the rate of private market residential development will result in a decreased production of affordable inclusionary housing units.

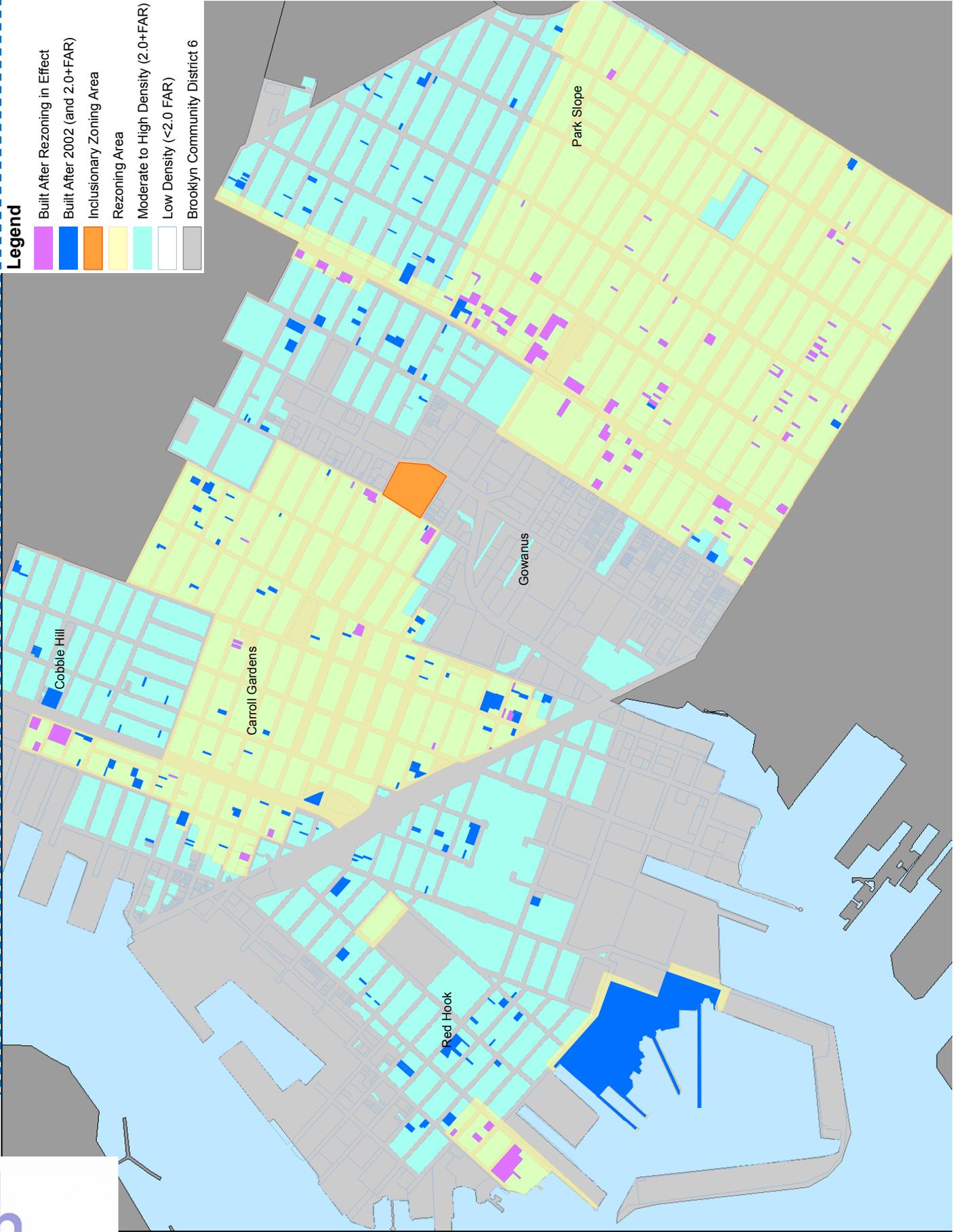
Similarly, if the de Blasio era rezonings create a greater increase in FAR (by, say, rezoning more low-density areas to high density) it would likely yield a higher rate of new residential unit development. Inversely, if the de Blasio administration creates a lower overall increase in FAR, it might result in a lower rate of new residential unit development.

In addition, the neighborhoods that will be rezoned during the de Blasio Administration's will impact the potential production of affordable inclusionary housing units. under a future MIZ policy. Neighborhoods that yield a lower increase in FAR will produce fewer units. Also, neighborhoods in lower market

neighborhoods will require additional subsidy and could not be off-budget as it will in other neighborhoods. This too will have an impact on the number of affordable units created under a future MIZ policy.

ANHD then examined the rate of new development under former Mayor Bloomberg. Since the de Blasio administration's proposed MIZ policy would only apply after a rezoning is approved through the City's Uniform Land Use Review Procedure (ULURP), only the new residential development that occurred after each rezoning became effective should be incorporated to generate a rate on new development within rezoned areas. Therefore, ANHD used the 'Year Built' data provided by the Department of Finance in the PLUTO data to indicate which land parcels were built after each rezoning area's recorded effective date. Figure 6 illustrates the land lots in Brooklyn Community District 6 that were redeveloped after the effective date of the rezoning (pink) in comparison to the land lots redeveloped after 2002 (blue).

Figure 6: Brooklyn Community District 6 New Residential Development, 2002-2013



The citywide rate of new development within all rezoned areas is 4 percent for lots and 5.5 percent for units. **Five and a half percent of the residential housing units in rezoned areas were built after each rezoning became effective.**

ANHD therefore applied a new residential development rate of 5.5 to the projected 921,000 moderate- to high-density residential housing units in rezoned areas. This yields a projected 55,260 new moderate- to high-density residential units in buildings that would be required to produce affordable units by a new de Blasio MIZ policy.

If we assume that the final de Blasio administration MIZ policy will require a minimum of a 25 percent set-aside of affordable units, we conclude that an estimated 13,800 or more affordable housing units could be created through forthcoming Mayor de Blasio's MIZ policy.

However, this is an underestimation of the projected number of affordable units created from the de Blasio administration's forthcoming MIZ policy for two key reasons.

1. The administration has already indicated that the forthcoming MIZ policy will be applied to private land use actions and not just city-initiated neighborhood rezonings. **Our analysis was calculated using the 394 neighborhood rezonings listed by the Department of City Planning 2013 file.**

However, under former Mayor Bloomberg there were over 680 completed land use applications filed with the Department of City Planning from 2002 to 2013. Since there is no database map of all the privately initiated rezoned areas, our analysis did not include these in either our multiplier of applicable land lots and residential units, nor are they incorporated into rate of new residential development. Under Mayor de Blasio's forthcoming MIZ policy, these private land use applications will purportedly be required to include affordable housing, and they will therefore generate additional affordable housing units beyond our estimate.

2. The de Blasio administration has also indicated that the forthcoming MIZ policy will better leverage other housing programs. The city has indicated that **the new MIZ program will be off-budget wherever financial feasible, and structured so that the required affordable units are funded by the increase in allowable FAR.** If the Administration puts in place an MIZ policy that is truly off-budget as proposed, and prevents developers from using two, three, and sometimes more affordable housing incentives and subsidies for the same percent set-aside of affordable units, the amount of subsidy per affordable inclusionary unit could drastically decrease. The current voluntary Inclusionary Housing Program is generally used in combination with the 421a Developer's Tax Break, allowing the developer to receive each program's incentive – a density increase and a tax exemption – for the same 20 percent set-aside of affordable units.

Limiting 'double-dipping' would free up subsidy dollars and the City and State's tax-exempt bond "volume cap," for additional affordable housing units or greater depth of affordability. These newly available affordable housing resources could then be used to produce affordable housing units in stand-alone programs.

However there are **MIZ units in lower-market rent areas will need to be built 'on-budget,' with City subsidy.** In many areas, the rents from market-rate multifamily new development are insufficient to cover the cost of new construction. Here, some form of government subsidy is required to build nearly all multifamily new development. In these lower-market areas it is appropriate to combine MIZ with subsidy dollars in order to make affordable construction financially feasible in these neighborhoods, while ensuring MIZ is in place and guarantees affordable housing in the future as rents rise.

lost opportunity? the need to revisit bloomberg rezonings

As a city we understand that our greatest housing resource – the ability to build new residential units on New York’s limited land - needs to be tied to binding affordability restrictions in order to be an effective affordable housing policy. However this alone will not solve the City’s affordable housing crisis. It is one piece of a broader City agenda for a more equitable housing development framework going forward. **New York City cannot simply build its way out of our affordability crisis.** Neighborhoods throughout the City have seen enormous amounts of new residential development. And yet more housing has done little to ease the affordability crisis.

In the past, additional density was given away to real estate developers, who were then able to build more market-rate apartments, priced well beyond the reach of average New Yorkers, while the city asked for little to nothing in return. Under the City’s current voluntary Inclusionary Zoning policy this market-rate development – all catalyzed by government action - **leveraged a scant 2,800 new affordable units over 8 years.**

This section of ANHD’s report is an in depth analysis of what our neighborhoods could have looked like, had we instituted an across-the-board, Mandatory Inclusionary Zoning policy on rezoned areas in 2002 and set aside only 20 percent of all medium- and high-density construction (2.0 FAR and above) as affordable.

Figure 7 shows all **the 534,305 land lots in the City that have a max allowable FAR of at least 2.0 (teal)**. This illustrates all the parcels where an MIZ policy could have been applied.

We then examined these approximately 534,305 moderate- to high-density residential land parcels that have undergone new construction since 2002 shown in Figure 8 (blue). This reveals neighborhoods throughout the city where not having an across-the-board Mandatory Inclusionary Zoning policy in place has had significant ramifications for the built environment of the neighborhood. It should be noted, that some of the (blue) post 2002 parcels include affordable housing developments. The City does not track affordability within Pluto, nor does it track all affordable housing units in a single database.

Figure 7: MIZ Lost Opportunity, Moderate-High Density Residential Lots

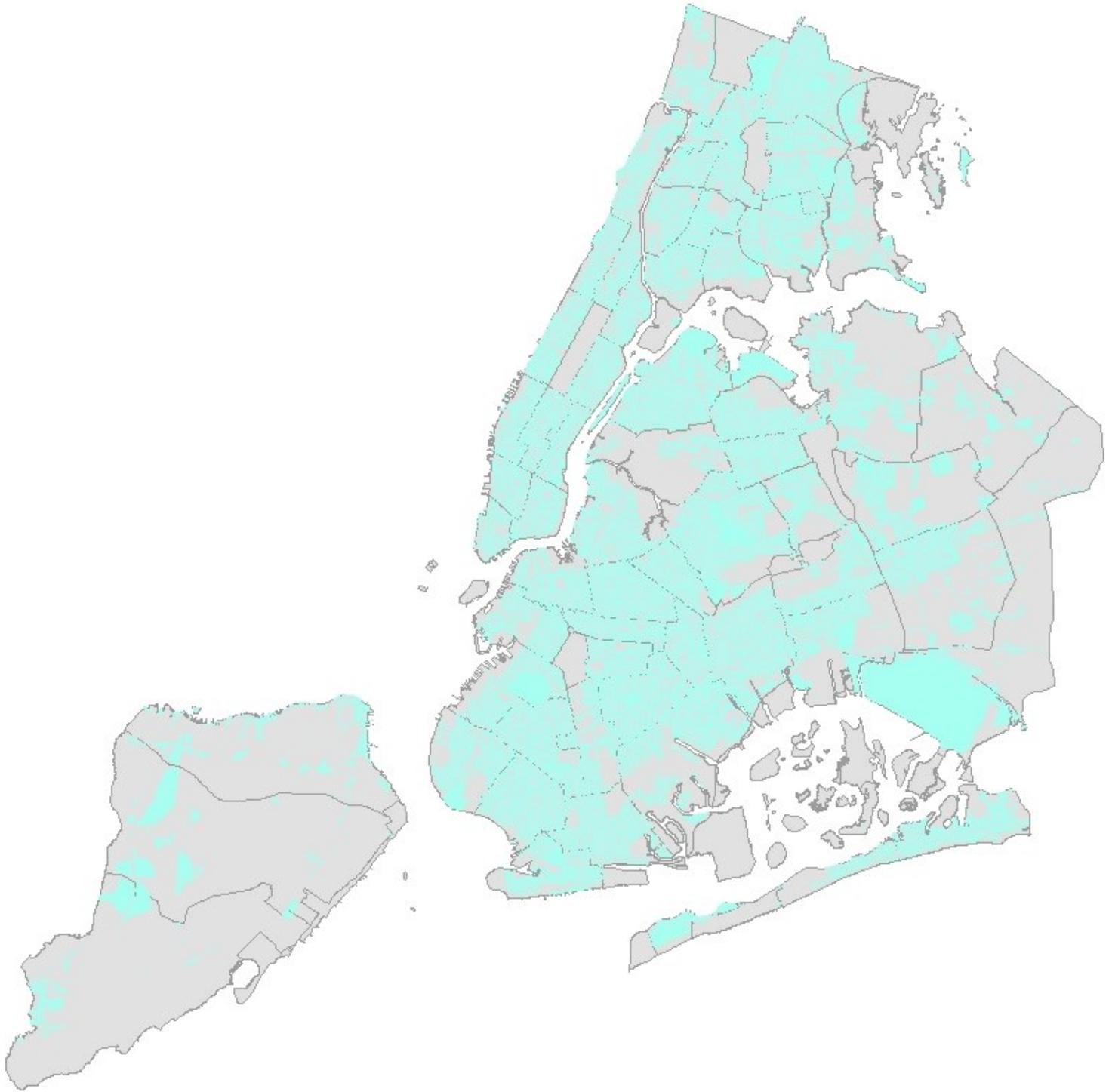
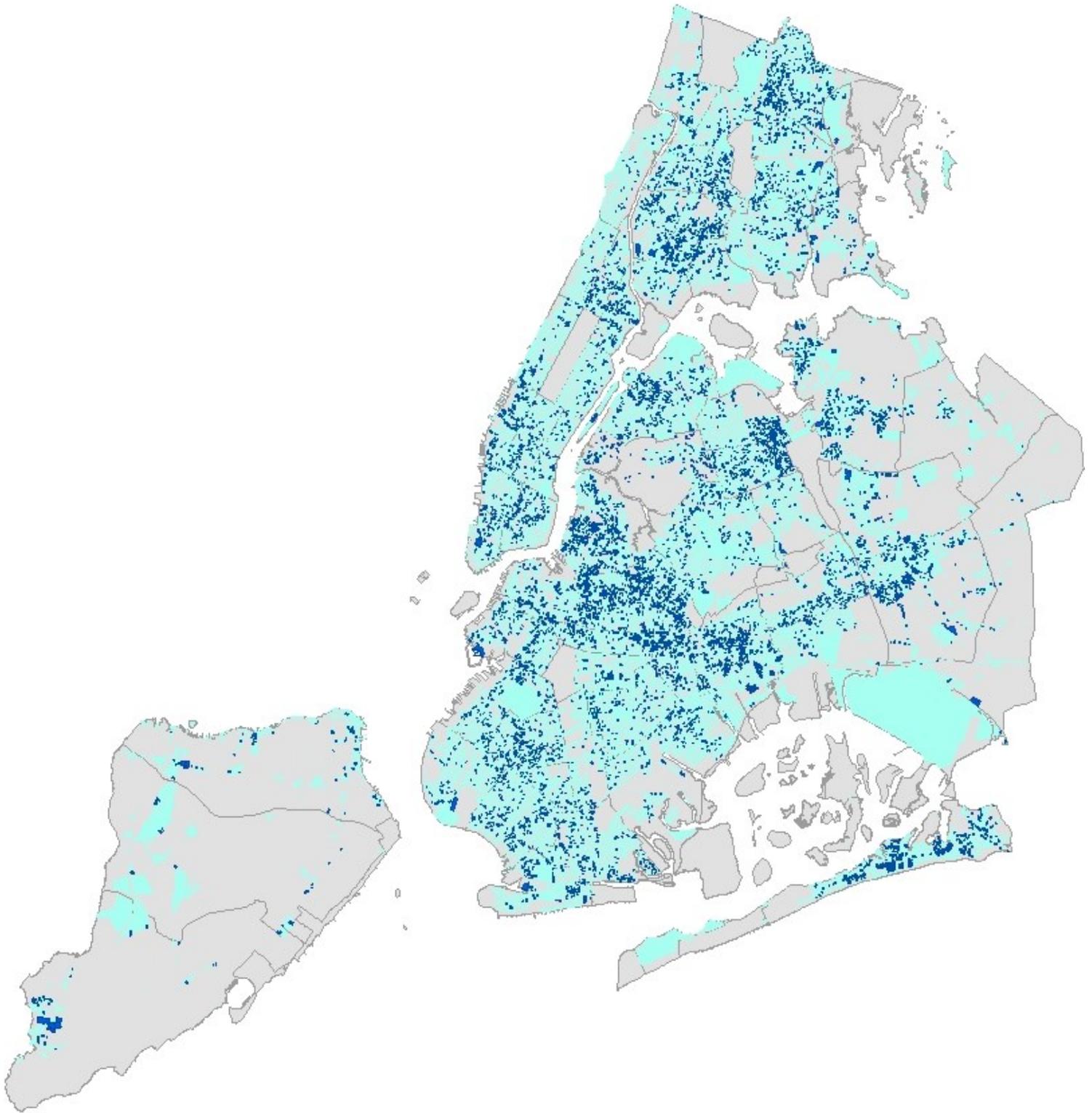


Figure 8: MIZ Lost Opportunity, Moderate-High Density Residential Lots Built after 2002

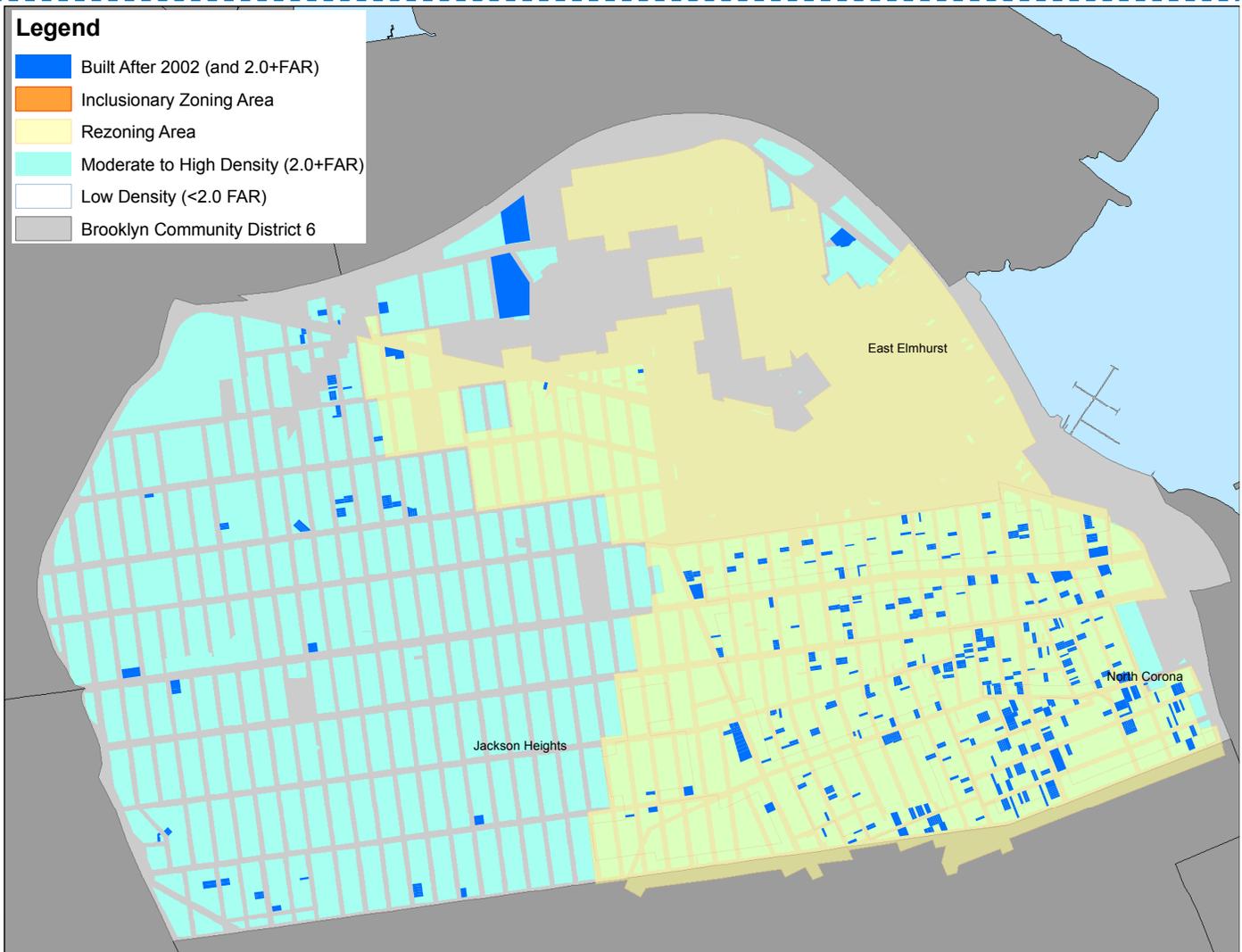


The Figure 8 map of Queens Community District 3 highlights the enormous amount of development that took place after the rezoning there, but absent any voluntary IHP designated area.

Here we see substantial new building development since 2002 (blue). Most of this new development has taken place inside the 2003 North Corona Rezoning. Very little new development has taken place in the 2013 East Elmhurst Rezoning area, while there has been

some moderate amounts of development outside of both rezonings. However, **neither the North Corona nor the East Elmhurst rezoning included an IHP designated area and therefore came with no land use-based tools to create affordable housing, despite employing a land use action that clearly sparked development.**

Figure 8: Queens Community District 3 - New Residential Development, 2002-2013



The impact of the lost opportunities from not having an across the board MIZ policy in place have been most pronounced in many of the neighborhoods where gentrification pressures and rising rents have been the most severe. Central Harlem, East Harlem, Fort Greene, and Long Island City all saw higher than average rent increases since 2002.

Below, in Figure 9, are the neighborhoods that would have benefited the most from a MIZ policy. Here we see that most of these neighborhoods missed out on over 1,000 units of additional affordable housing.

The citywide the impact of not having an MIZ policy in place, even one limited to rezoned areas, is substantial. ANHD's analysis finds that there were 52,952 moderate- to high-density residential units built within a rezoned area and after the rezoning took effect.

These 52,900 residential units are a much larger universe of units which apply an MIZ policy could be applied than the limited 6,830 units built within IP Designated areas.

The City would have produced 10,590 affordable units if we had required a 20 percent

set aside from all moderate-to high density building built after each rezoning

The City lost out on an estimated 8,000 affordable housing units in the rezoned areas because the Inclusionary Housing program was voluntary and limited to small geographic areas.

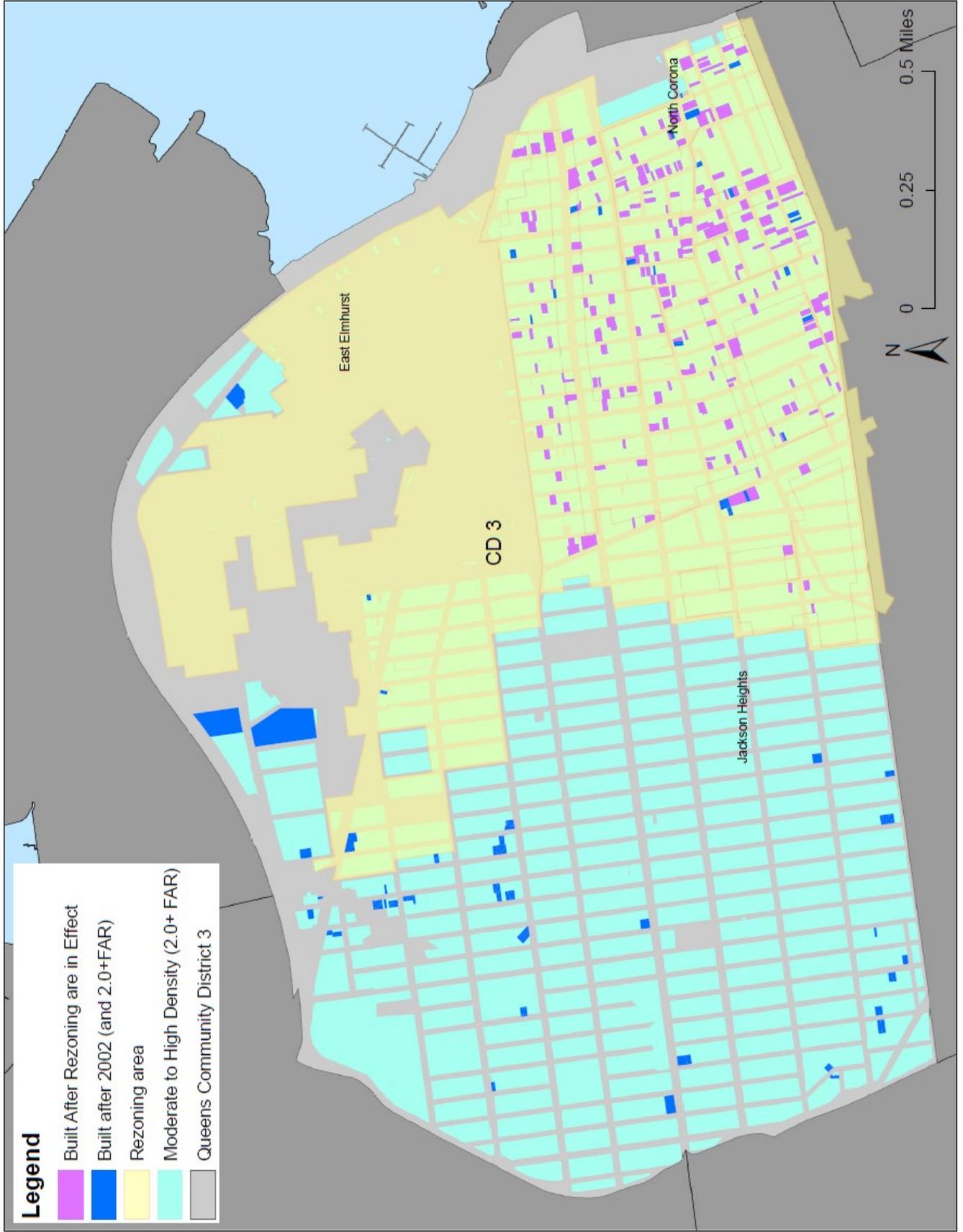
A IHP program applied more broadly to all of a rezoned area could have produced as much as 15 percent of the affordable new construction units under the Bloomberg Administration's signature New Housing Marketplace Plan.

This is illustrated in the Figure 10 map which again shows Queens Community District 3, this time with all the units inside the rezoning built after the rezoning took effect (pink). This map shows us the tremendous amount of new development that occurred after the 2003 North Corona Rezoning. More than 2,100 units were built in Queens CD3 after the local rezonings, suggesting these neighborhoods lost the opportunity for as many as 420 affordable units if IHP had been applied to the entire rezoning. This is a substantial impact for a local community's affordable housing stock.

Figure 9: Lost Opportunities for MIZ Affordable Housing - Top 5 Neighborhoods

	Potential affordable IZ units unbuilt, 2002-2013*	Percent Increase in rent, 2002-2011**
Williamsburg/Greenpoint:	1,308***	102%
Central Harlem:	1,058	77%
East Harlem:	1,027	71%
Morrisania/Melrose:	1,001	69%
Bushwick:	836	63%
*Source – 2013 NYC Department of City Planning PLUTO Data, 20% of total units built in R6 and above excluding R6B since 2002		
**Source – 2002 and 2011 Housing and Vacancy Survey, % increase in Median Gross Rent		
***Includes approximately 700 units created under the Voluntary IZ program.		

Figure 10: Queens Community District 3 - New Residential Development after Rezoning, 2002-2013



However, it is not simply the loss of potential affordable housing units that adversely impacts these neighborhoods. There is also an enormous increase in real estate values in these neighborhoods. In fact, the neighborhoods that have seen the most real estate wealth creation have also seen the above average rent increases and gentrification pressures. Figure 11 illustrates the five neighborhoods with the top assessed real estate values from 2002 to 2013.

The impact of not having an MIZ policy in place is not limited to these five neighborhoods. Communities throughout the city lost an opportunity for hundreds, sometimes thousands, of affordable housing units.

The maps in Figure 12 illustrate the number of affordable units that could have been created if

the City had had a Mandatory Inclusionary Zoning policy in place in 2002 that set aside just 20 percent of all new moderate- to high-density new residential development as affordable housing.

Construction of moderate- and high-density buildings since 2002 is valued at approximately \$8 billion dollars in wealth.

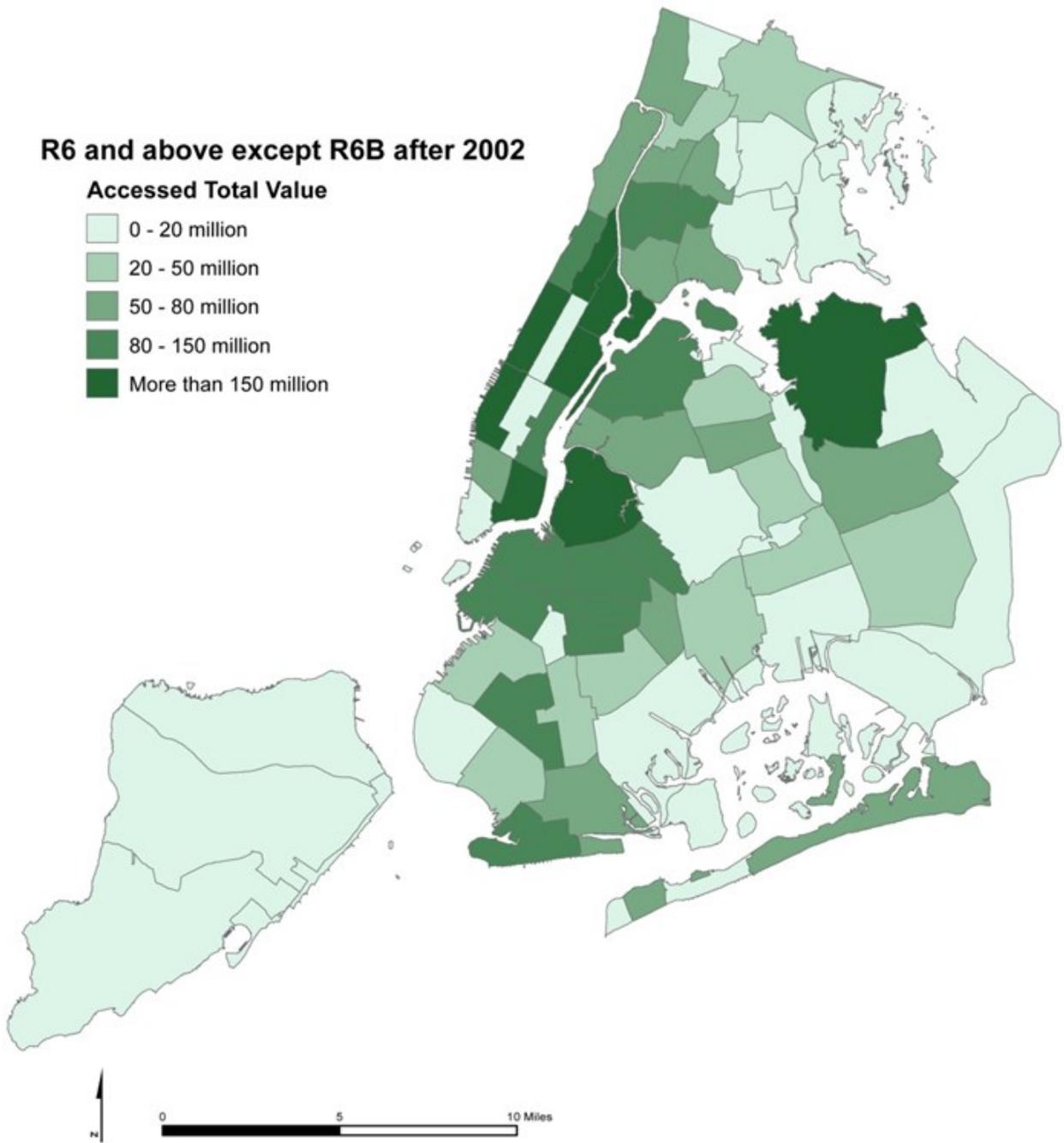
That \$8 billion in wealth comes not just from the value created from the new construction by developers, but also from the city and the taxpayers, in the form of infrastructure improvements, tax and development incentives, and countless City policies, actions and investments that have made this a safe, attractive, and lucrative city in which to develop and do business. The maps in Figure 12 illustrates the number of total assessed value of all land lots by Community District.

Figure 11: Assessed Real Estate Value - Top 5 Neighborhoods

	Assessed Total Value, 2002-2013*	Percent Increase in rent, 2002-2011**
East Harlem:	\$450,484,616	71%
Central Harlem:	\$435,773,777	77%
Upper West Side:	\$343,100,465	96%
Williamsburg/Greenpoint:	\$335,567,956	101%
Upper East Side:	\$312,226,927	50%

*Source – 2013 NYC Department of City Planning PLUTO Data, 20% of total units built in R6 and above excluding R6B since 2002
 **Source – 2002 and 2011 Housing and Vacancy Survey, % increase in Median Gross Rent

Figure 12: Assessed Total Value by Community District, Moderate-High Density Residential Lots



While we've lost some opportunities, there are still more to come. **The City should revisit the previous 2002 to 2013 rezonings and put mandatory inclusionary zoning in place in all appropriate and financially feasible areas.** This would create new affordable housing opportunities in the many neighborhoods where there was a pre-2013 rezoning, and would have a significant impact on creating affordable housing opportunities and stabilizing neighborhoods that are undergoing growth and development.

The de Blasio Administration has made it clear that it is currently unwilling to put Mandatory Inclusionary Zoning in place in all the Bloomberg era rezonings. At the very least, the Administration should take the initial step of converting all the voluntary IHP designated areas into Mandatory IHP areas. This would provide some guarantee in those limited existing IHP designated areas that at least some affordable housing would be created.

moving miz forward.

In the coming months the City will publish its commissioned Financial and Market Analysis Study, which will be completed by the consulting firm, BAE Urban Economics. The study's publication will be followed by robust discussion and debate of the its findings and conclusions, and negotiations that will shape the final MIZ policy proposal. The **MIZ policy will then be deliberated and voted on in a citywide ULURP** that will include votes by all 59 Community Districts, all five Borough Presidents, the City Planning Commission, and the New York City Council.

A successful Mandatory Inclusionary Zoning policy will be a critical tool to address the City's increasing affordability crisis. However, **the need for a new NYC Mandatory Inclusionary Zoning policy does not eclipse the many important affordable housing issues and policies that will require policy advocates', organizers', government officials', and stakeholders' consideration during 2015.**

MIZ is a critical and substantial tool in our efforts to address the housing crisis, but it is one of many tools that we will need to ensure long-term affordability for our neighborhoods and families throughout the City. Key affordable housing priorities in the coming year will include: **Policies for Anti-Displacement / Anti-Harassment, Deeper Affordability, disposition of City land to non-profit Community Development Corporations, tools to preserve our expiring affordable housing agreements, legalizing affordable basement apartments, preventing the illegal use of affordable housing units as hotels, and more.**

A new MIZ policy can shift the City's housing strategy and **ensure that more of the enormous value generated by the city's willingness to let developers build tall and dense benefits the average New Yorker, instead of just benefiting the real estate industry.**

These affordable inclusionary units must be **permanently affordable**, as they are currently under the voluntary IHP, so that we avoid creating another expiring use crisis in our communities. Likewise, the affordable units must have in place **strong enforcement and tenant protections** to ensure that affordability restrictions are adhered to, and tenants and families have sustainable, protected homes.

The Mix policy must also ensure that we are creating **inclusive, integrated communities**. We must make certain that any MIZ policy **treats all tenants – market-rate and affordable- with equal dignity and respect**, without differentiating, and as integral members of the building's community, their neighborhood, and the City overall.

And finally, any MIZ policy and the corresponding rezonings must be **carefully balanced to consider the impact on overall land use, and the potential loss of stable, low-barrier to entry, quality jobs**. No affordable housing is affordable and sustainable without a job. We must ensure that we do not rezone away the land that houses the businesses that provide equitable economic advancement and real ladders of opportunity to so much of New York's workforce.

methodology

For the research, ANHD obtained the following datasets from the New York Department of City Planning:

- 1) **Primary Land Use Tax Lot Output (PLUTO) data.** This dataset provides extensive land-use, geographic, and tax information collected from a variety of NYC agencies on every tax lot (land parcel) in the City including tax assessments, permitted density, year built, number of units, lot size, etc. The data is presented in both ESRI shapefile format and dbase table format.
- 2) **Inclusionary Housing Designated Areas.** This ESRI shapefile captures the Inclusionary Housing Designated Areas from 2005 to 2013 in New York City.
- 3) **NYC GIS Zoning Features.** This ESRI shapefile contains all the NYC GIS Zoning Features. The dataset consists of 6 classes of zoning features. This includes the zoning map amendments feature, which includes outlines of all “certified” rezoning areas from January 1, 2002 to 2013, and city-initiated text amendments to the Zoning Resolution since 2002 that have discrete geographical boundaries.
- 4) **Community Districts.** This ESRI shapefile includes all 59 community districts in the five boroughs of New York City.
- 5) **Borough Boundaries.** This ESRI shapefile includes the five borough boundaries of New York City, including water areas.

ANHD analyzed every New York City tax lot using mapping and spatial analysis software ArcGIS and SPSS Statistics software -a total of 857,879 tax lots. Every lot and all of its corresponding data was loaded onto the ArcGIS map of New York City. The PLUTO data information for each lot was then spatially joined with the ArcGIS shapefile of all for the City’s rezonings.

We then spatially joined that information to the ArcGIS shapefile of all the City’s Inclusionary Housing Designated Areas. However, DCP’s Inclusionary Housing shapefiles did not include the date the IHP designated area came into effect as a part of the file. ANHD then researched and

collected the effective date for the nearly 50 inclusionary housing designated areas and manually entered their effective dates into the data file.

ANHD then loaded our fully compiled PLUTO file with information of City inclusionary housing designated areas and rezonings into SPSS. Within SPSS ANHD was able to do more complex statistical analysis on each land lot.

ANHD then loaded our fully compiled PLUTO file with information of City Inclusionary Housing Designated Areas and rezonings into SPSS. Within SPSS, ANHD was able perform statistical analysis on each tax lot.

For all 857,879 tax lots we determined if the lot was located within an Inclusionary Housing designated area. And, using the manually entered IHP effective dates, we determined if the building on a tax lot inside the Inclusionary Housing designated area was built after the IHP effective date using the 'Year Built' data recorded into the PLUTO file from the Department of Finance. Year Built indicates the year construction of the building was completed.

ANHD then repeated this process to determine if each lot was located with a Rezoning. We then used the NYC GIS Zoning Features DCP data to determine if the tax lot's Year Built was after the Rezoning's effective date.

ANHD then used the 'Year Built' data to track all units built after the start of 2002 and the 'Year Altered' data (also recorded by Department of Finance) to track all units with alterations or modifications to the structure that, according to the assessor, changed the value of the real property after the start of 2002.

We also examined the maximum allowable residential Floor Area Ratio (FAR), or density. We tagged all tax lots with a FAR of 2.0 or greater for every lot that allows residential development. Maximum allowable FAR was

calculated from all residentially-zoned tax lots using the higher of the potential residential FAR or the potential Community Facility with Sleeping Accommodations FAR (Use Group 3) allowed within a zoning district. Community Facilities with Sleeping Accommodations can include such buildings as dormitories, nursing homes, residential facilities for populations with special needs, and other functions that entail a general residential use of a building.

ANHD used this compiled data to create detailed tables for each Community District on the number of units built or altered after 2002. Community Districts' tables include the number of tax lots that are, as of 2013, zoned for moderate to high density residential development; the number of tax lots that are within an area that was rezoned; the number of tax lots within each Community District that fall inside and Inclusionary Housing designated area; the number of tax lots built after the applicable rezonings came into effect; and the number of tax lots built after the applicable inclusionary housing designated areas came into effect.

The above analysis was then captured both in table format and in Community District maps that appear in the appendices.

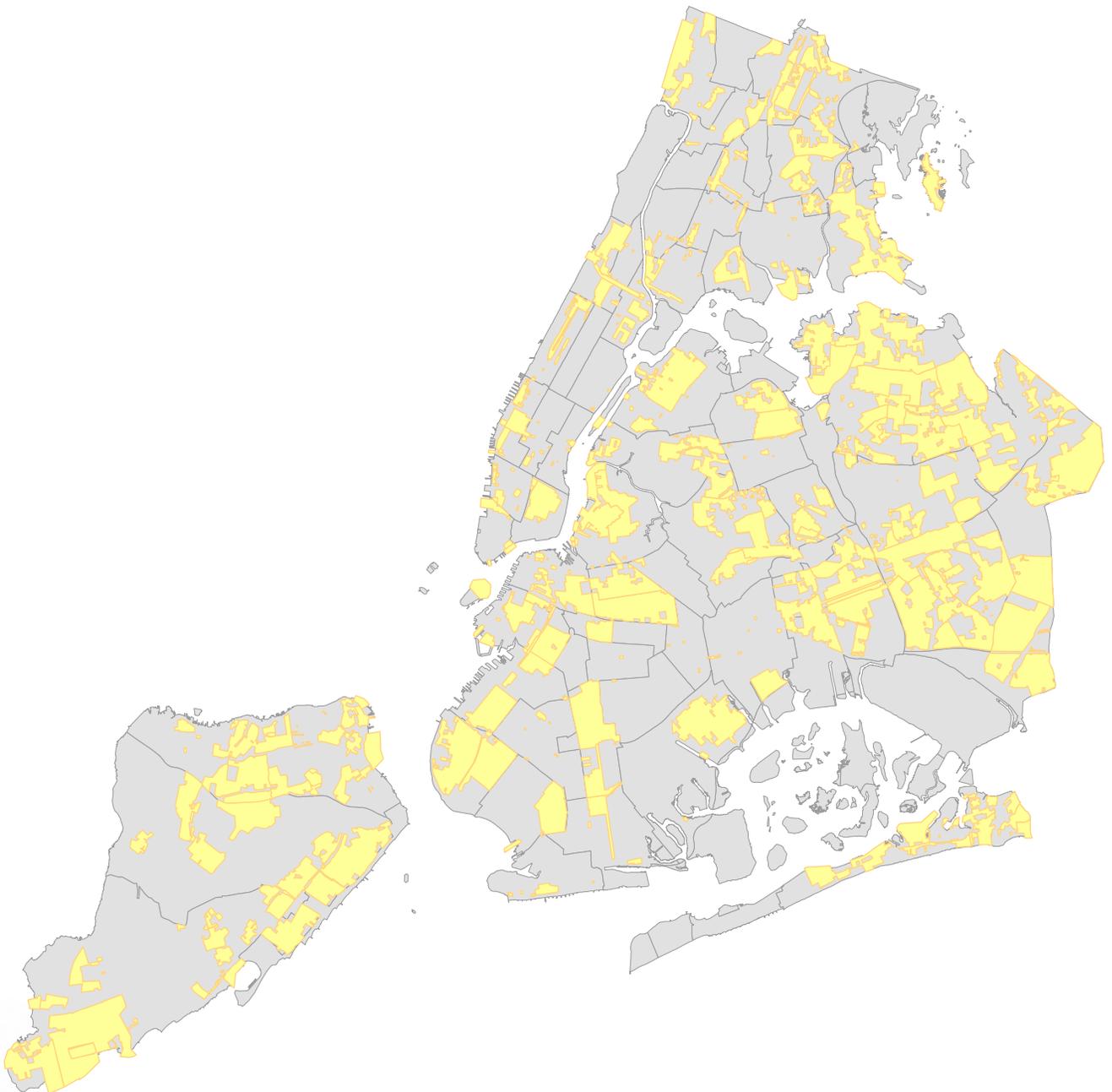
appendices

nyc community districts



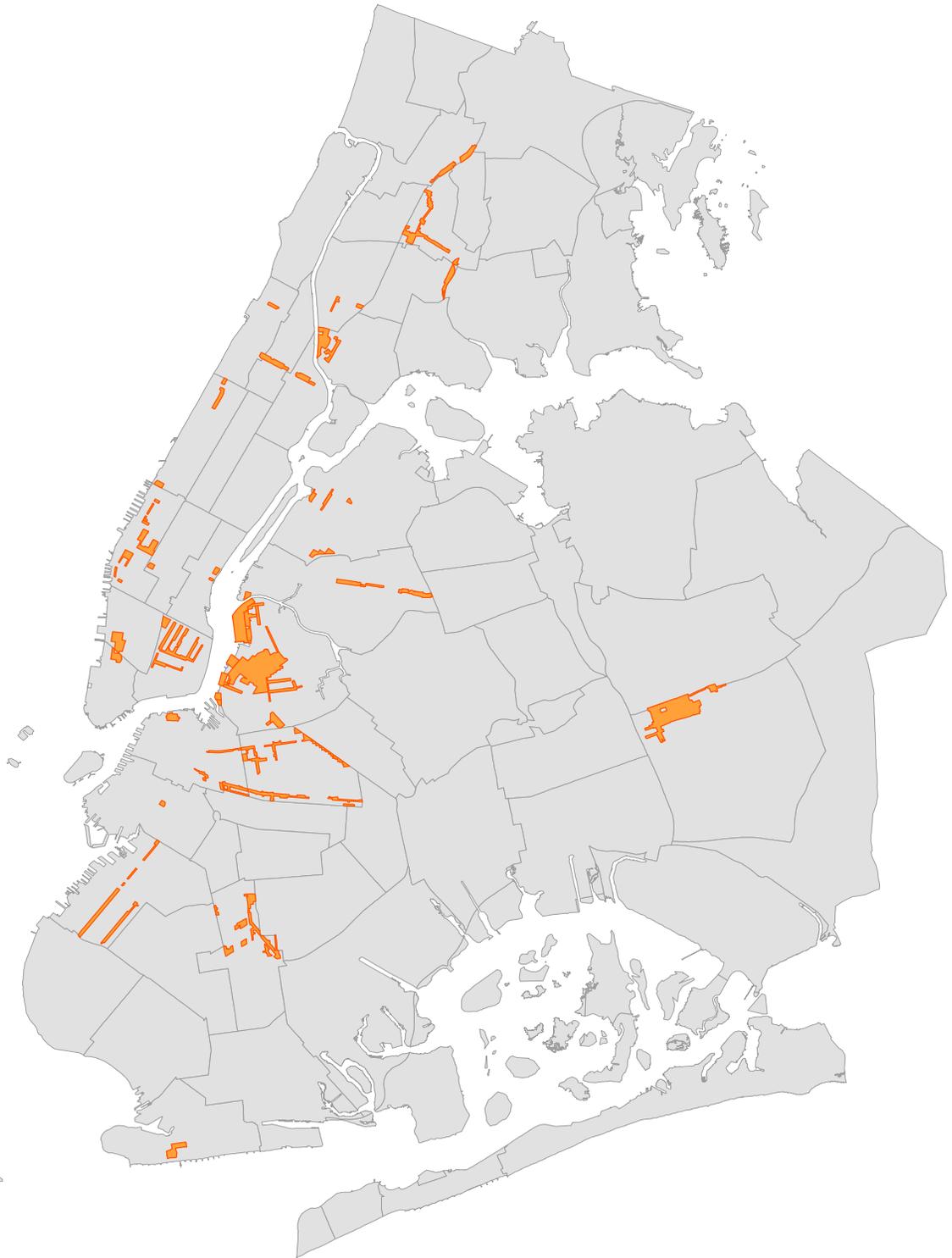
dcp rezonings

List of all rezonings adopted since January 1, 2002 (STATUS = "Adopted") and current proposed rezonings (STATUS = "Certified"), plus selected city-initiated text amendments to the Zoning Resolution since 2002 that have discrete geographical boundaries.



dcp voluntary inclusionary housing program areas

List of all voluntary Inclusionary Housing Program designated areas adopted since IHP was created in 2005 and until the end of the Bloomberg administration in 2013.



ANHD community board by community board IZ maps

bronx

BRONX LAND LOTS by Rezoning, Inclusionary Areas, and Year Built 2002-2013

		Total Land Lots	Inside Rezoning Area	Inside Rezoning Area & with 2.0+ FAR	Built After Rezoning in Effect	Inside Inclusionary Designated Areas	Built After Inclusionary in Effect
BX 1	Mott Haven/Melrose	4,041	298	290	16	102	1
BX 2	Hunts Point/Longwood	2,994	473	468	3	-	-
BX 3	Morrisania/Crotona	3,816	271	268	22	43	-
BX 4	Hightbridge/S. Concourse	3,414	60	58	5	42	-
BX 5	University Hts/Fordham	3,349	-	-	-	-	-
BX 6	Belmont / East Tremont	4,242	927	900	4	322	1
BX 7	Kingsbridge Hts/Bedford	3,654	1,582	1,578	2	105	1
BX 8	Riverdale/Fieldston	4,795	1,849	531	40	-	-
BX 9	Parkchester/Soundview	10,910	1,372	517	39	-	-
BX 10	Throgs Neck/Co-Op City	15,219	10,503	6,051	341	-	-
BX 11	Morris Park/Bronxdale	12,710	5,736	5,223	73	-	-
BX 12	Williamsbridge/Baychester	20,640	9,701	9,693	160	-	-



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UNITS by Rezoning, Inclusionary Areas, and Year Built 2002-2013

	Total Land Lots	Inside Rezoning Area	Inside Rezoning Area & with 2.0+ FAR	Built After Rezoning in Effect	Inside Inclusionary Designated Areas	Built After Inclusionary in Effect
BX 1	Mott Haven/Melrose	35,368	1,815	1,815	1,571	6
BX 2	Hunts Point/Longwood	18,833	81	81	-	-
BX 3	Morrisania/Crotona	30,925	1,978	1,978	1,603	10
BX 4	Highbridge/S. Concourse	50,839	210	210	-	206
BX 5	University Hts/Fordham	69,828	-	-	125	-
BX 6	Belmont / East Tremont	30,066	4,324	4,324	8	1,175
BX 7	Kingsbridge Hts/Bedford	50,018	15,576	15,576	473	748
BX 8	Riverdale/Fieldston	41,213	8,805	7,167	77	-
BX 9	Parkchester/Soundview	75,508	2,540	1,410	953	-
BX 10	Throgs Neck/Co-Op City	49,967	18,992	12,547	142	-
BX 11	Morris Park/Bronxdale	68,174	10,304	9,656	611	-
BX 12	Williamsbridge/Baychester	53,777	23,682	23,682	5,563	-



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brooklyn

BROOKLYN LAND LOTS by Rezoning, Inclusionary Areas, and Year Built 2002-2013

	Total Land Lots	Inside Rezoning Area	Inside Rezoning Area & with 2.0+ FAR	Built After Rezoning in Effect	Inside Inclusionary Designated Areas	Built After Inclusionary in Effect
BK 1	15,094	9,002	8,978	247	2,857	218
BK 2	8,251	5,201	5,155	68	255	2
BK 3	17,053	16,288	16,264	114	969	4
BK 4	11,296	90	88	-	-	-
BK 5	20,849	414	406	173	-	-
BK 6	13,866	8,822	8,811	112	5	-
BK 7	13,395	9,068	9,054	117	466	2
BK 8	8,098	1,874	1,873	-	-	-
BK 9	6,962	18	18	-	-	-
BK 10	17,086	14,857	14,145	60	-	-
BK 11	21,840	5,488	5,482	60	-	-
BK 12	19,372	183	183	-	-	-
BK 13	6,945	234	172	13	108	-
BK 14	11,788	6,604	4,732	37	388	2
BK 15	23,486	1,375	1,371	30	-	-
BK 16	8,236	45	45	7	-	-
BK 17	18,269	8	8	-	-	-
BK 18	35,622	9,885	9,262	19	-	-



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		Total Land Lots	Inside Rezoning Area	Inside Rezoning Area & with 2.0+ FAR	Built After Rezoning in Effect	Inside Inclusionary Designated Areas	Built After Inclusionary in Effect
BK 1	Greenpoint/Williamsburg	76,035	40,514	40,514	6,930	16,497	6,166
BK 2	Brooklyn Hts/Ft. Greene	55,099	25,868	25,868	4,567	900	79
BK 3	Bedford Stuyvesant	65,391	54,192	54,192	1,114	3,502	16
BK 4	Bushwick	38,524	164	164	-	-	-
BK 5	E. New York/Starrett City	60,841	680	680	377	-	-
BK 6	Park Slope/Carroll Gardens	52,530	33,122	33,122	1,664	1	-
BK 7	Sunset Park	40,565	29,709	29,709	1,110	1,847	16
BK 8	Crown Heights	44,900	11,726	11,726	-	-	-
BK 9	S. Crown Hts/Prospect Hts	37,760	127	127	-	-	-
BK 10	Bay Ridge	53,172	47,137	46,080	293	-	-
BK 11	Bensonhurst	66,051	17,194	17,194	840	-	-
BK 12	Borough Park	59,848	352	352	-	-	-
BK 13	Coney Island	48,185	2,523	2,520	2,145	163	-
BK 14	Flatbush/Midwood	59,680	43,650	40,697	418	3,639	-
BK 15	Sheepshead Bay	64,039	8,036	8,036	283	-	-
BK 16	Brownsville	35,379	271	271	217	-	-
BK 17	East Flatbush	55,966	-	16,948	-	-	-
BK 18	Flatlands/Canarsie	65,297	17,763	328,200	48	-	-



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manhattan

MANHATTAN LAND LOTS by Rezoning, Inclusionary Areas, and Year Built 2002-2013

	Total Units	Inside Rezoning Area	Inside Rezoning Area & with 2.0+ FAR	Built After Rezoning in Effect	Inside Inclusionary Designated Areas	Built After Inclusionary in Effect
MN 1	1,483	302	300	6	49	-
MN 2	4,758	292	288	13	101	-
MN 3	4,289	2,827	2,817	28	559	2
MN 4	3,497	743	658	46	220	3
MN 5	3,068	166	166	6	44	-
MN 6	2,837	8	8	1	4	1
MN 7	4,441	868	867	6	21	-
MN 8	5,571	4	4	1	-	-
MN 9	2,504	2,046	2,038	1	32	-
MN 10	4,435	1,054	1,052	50	82	-
MN 11	3,206	1,778	1,764	96	83	3
MN 12	2,749	-	-	-	-	-



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MANHATTAN

UNITS by Rezoning, Inclusionary Areas, and Year Built 2002-2013

	Total Land Lots	Inside Rezoning Area	Inside Rezoning Area & with 2.0+ FAR	Built After Rezoning in Effect	Inside Inclusionary Designated Areas	Built After Inclusionary in Effect
MN 1	37,298	2,118	2,118	143	466	-
MN 2	59,530	4,915	4,915	348	330	-
MN 3	79,780	38,771	38,771	703	5,782	74
MN 4	76,855	9,306	9,252	4,894	5,094	119
MN 5	39,657	889	889	303	121	-
MN 6	97,560	-	-	-	-	-
MN 7	124,408	17,199	17,199	585	389	-
MN 8	150,220	358	358	211	-	-
MN 9	44,856	27,957	27,957	53	450	-
MN 10	59,689	12,203	12,203	2,487	113	-
MN 11	55,014	15,136	15,136	2,837	743	185
MN 12	72,999	-	-	-	-	-



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queens

QUEENS LAND LOTS by Rezoning, Inclusionary Areas, and Year Built 2002-2013

	Total Land Lots	Inside Rezoning Area	Inside Rezoning Area & with 2.0+ FAR	Built After Rezoning in Effect	Inside Inclusionary Designated Areas	Built After Inclusionary in Effect
QN 1 Astoria	19,461	8,915	8,912	60	100	2
QN 2 Sunnyside/Woodside	10,813	5,058	5,029	64	82	1
QN 3 Jackson Heights	14,695	7,948	5,574	462	-	-
QN 4 Elmhurst/Corona	11,885	194	194	1	-	-
QN 5 Ridgewood/Maspeth	31,476	17,145	16,778	133	-	-
QN 6 Rego Park/Forest Hills	10,353	3,988	1,760	22	-	-
QN 7 Flushing/Whitestone	34,762	24,460	7,112	560	-	-
QN 8 Hillcrest/Fresh Meadows	19,381	6,334	2,040	67	57	-
QN 9 Ozone Park/Woodhaven	20,436	12,271	10,086	81	-	-
QN 10 S. Ozone Pk /Howard Beach	25,172	11,030	8,732	-	-	-
QN 11 Bayside/Little Neck	25,779	17,705	1,366	259	-	-
QN 12 Jamaica/Hollis	41,431	31,155	11,136	329	942	13
QN 13 Queens Village	43,657	27,758	1,217	179	-	-
QN 14 Rockaway/Broad Channel	14,822	7,662	5,377	238	-	-



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DEVELOPMENT, INC.

QUEENS

UNITS by Rezonings, Inclusionary Areas, and Year Built 2002-2013

		Total Land Lots	Inside Rezoning Area	Inside Rezoning Area & with 2.0+ FAR	Built After Rezoning in Effect	Inside Inclusionary Designated Areas	Built After Inclusionary in Effect
QN 1	Astoria	81,683	36,359	36,359	972	249	-
QN 2	Sunnyside/Woodside	49,187	26,232	26,228	1,882	247	82
QN 3	Jackson Heights	52,441	20,252	16,230	2,122	-	-
QN 4	Elmhurst/Corona	51,919	505	505	58	-	-
QN 5	Ridgewood/Maspeth	65,601	30,310	29,880	332	-	-
QN 6	Rego Park/Forest Hills	55,349	6,761	3,835	49	-	-
QN 7	Flushing/Whitestone	93,247	40,577	17,897	1,294	-	-
QN 8	Hillcrest/Fresh Meadows	56,537	9,219	4,173	152	400	-
QN 9	Ozone Park/Woodhaven	45,620	27,662	23,726	386	-	-
QN 10	S. Ozone Pk /Howard Beach	38,978	16,473	13,270	-	-	-
QN 11	Bayside/Little Neck	44,854	23,833	4,405	396	-	-
QN 12	Jamaica/Hollis	74,776	51,505	24,975	974	6,255	13
QN 13	Queens Village	60,630	34,240	1,423	322	-	-
QN 14	Rockaway/Broad Channel	45,998	13,918	10,177	558	-	-



ASSOCIATION FOR
NEIGHBORHOOD
& HOUSING
DEVELOPMENT, INC.

staten island

STATEN ISLAND LAND LOTS by Rezoning, Inclusionary Areas, and Year Built 2002-2013

	Total Land Lots	Inside Rezoning Area	Inside Rezoning Area & with 2.0+ FAR	Built After Rezoning in Effect	Inside Inclusionary Designated Areas	Built After Inclusionary in Effect
SI 1	39,071	17,599	300	6	-	-
SI 2	34,324	23,163	288	13	-	-
SI 3	49,795	14,274	2,817	28	-	2

STATEN ISLAND

UNITS by Rezoning, Inclusionary Areas, and Year Built 2002-2013

	Total Land Lots	Inside Rezoning Area	Inside Rezoning Area & with 2.0+ FAR	Built After Rezoning in Effect	Inside Inclusionary Designated Areas	Built After Inclusionary in Effect
SI 1	63,993	25,294	2,118	143	-	-
SI 2	48,697	29,878	4,915	348	-	-
SI 3	60,037	16,519	38,771	703	-	74