

# Part 4 31-17 12<sup>th</sup> Street Rezoning





# 31-17 12<sup>th</sup> Street Rezoning

2016  
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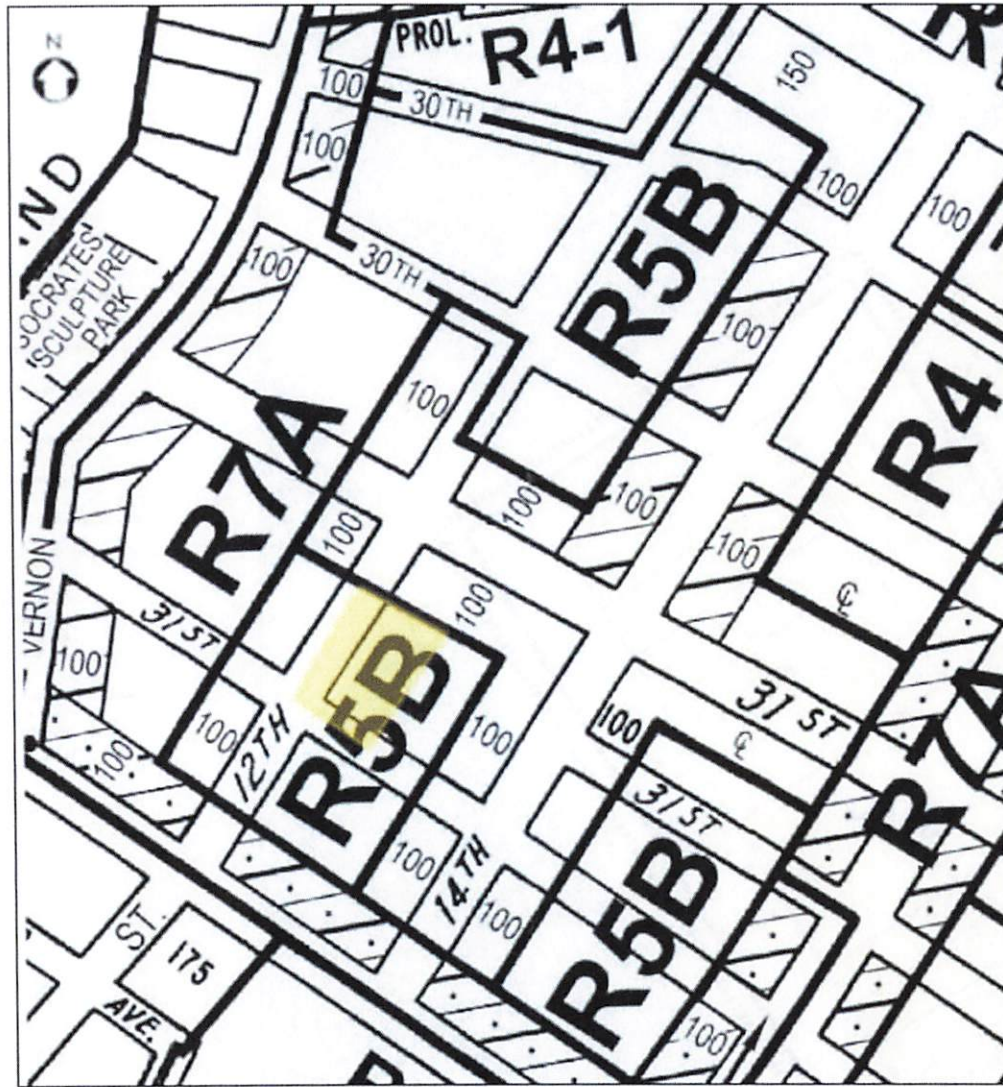


## 31-17 12<sup>th</sup> Street Rezoning

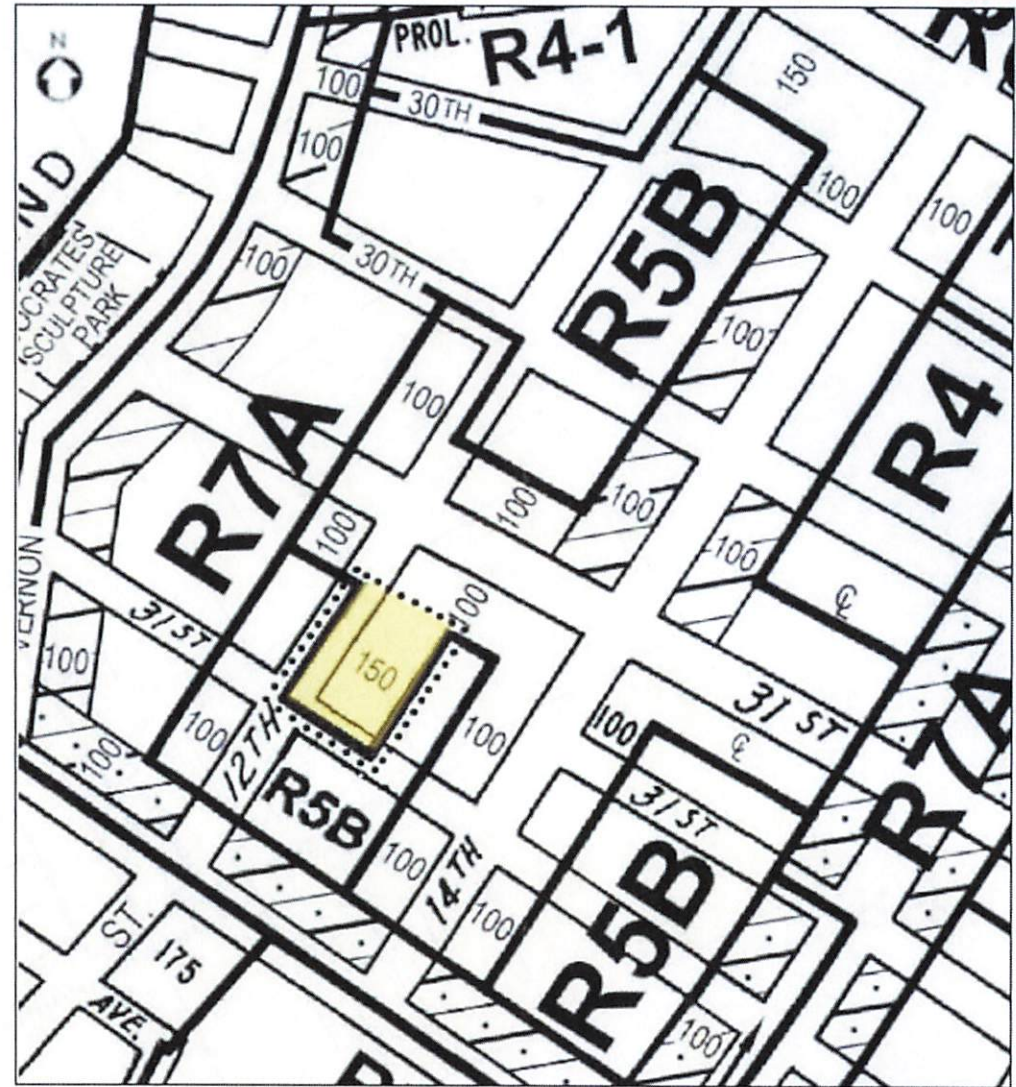
C 230022 ZMQ

Zoning map amendment to change  
portion of block from R5B to R6B

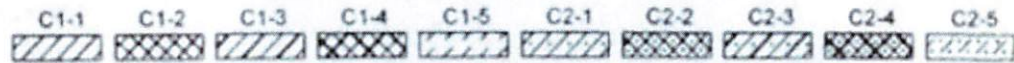




Existing Zoning Map



Proposed Zoning Map - Rezoning Area outlined in dotted lines  
Changing a R5B zoning district to a R6B zoning district



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



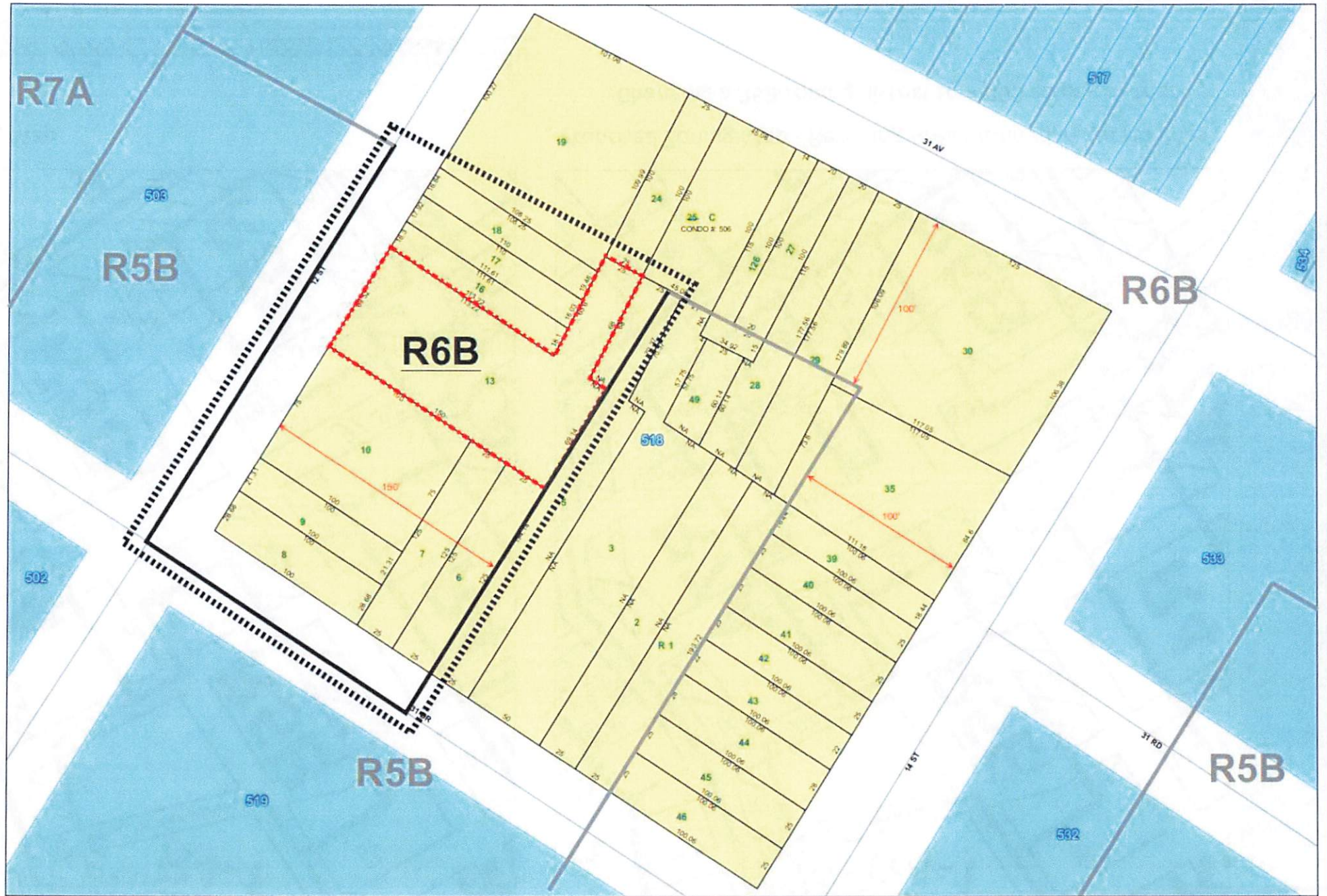


NYC Digital Tax Map

Effective Date : 12-07-2008 11:17:49  
End Date : Current  
Queens Block: 518

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Existing Zoning District Boundary
- Proposed Zoning District Boundary
- Development Site
- Area Proposed to be Rezoned
- R5B** Existing Zoning District
- R6B** Proposed Zoning District
- C1-3 Commercial Overlay







## 31-17 12<sup>th</sup> Street Rezoning

C 230022 ZMQ

Zoning map amendment to change  
portion of block from R5B to R6B

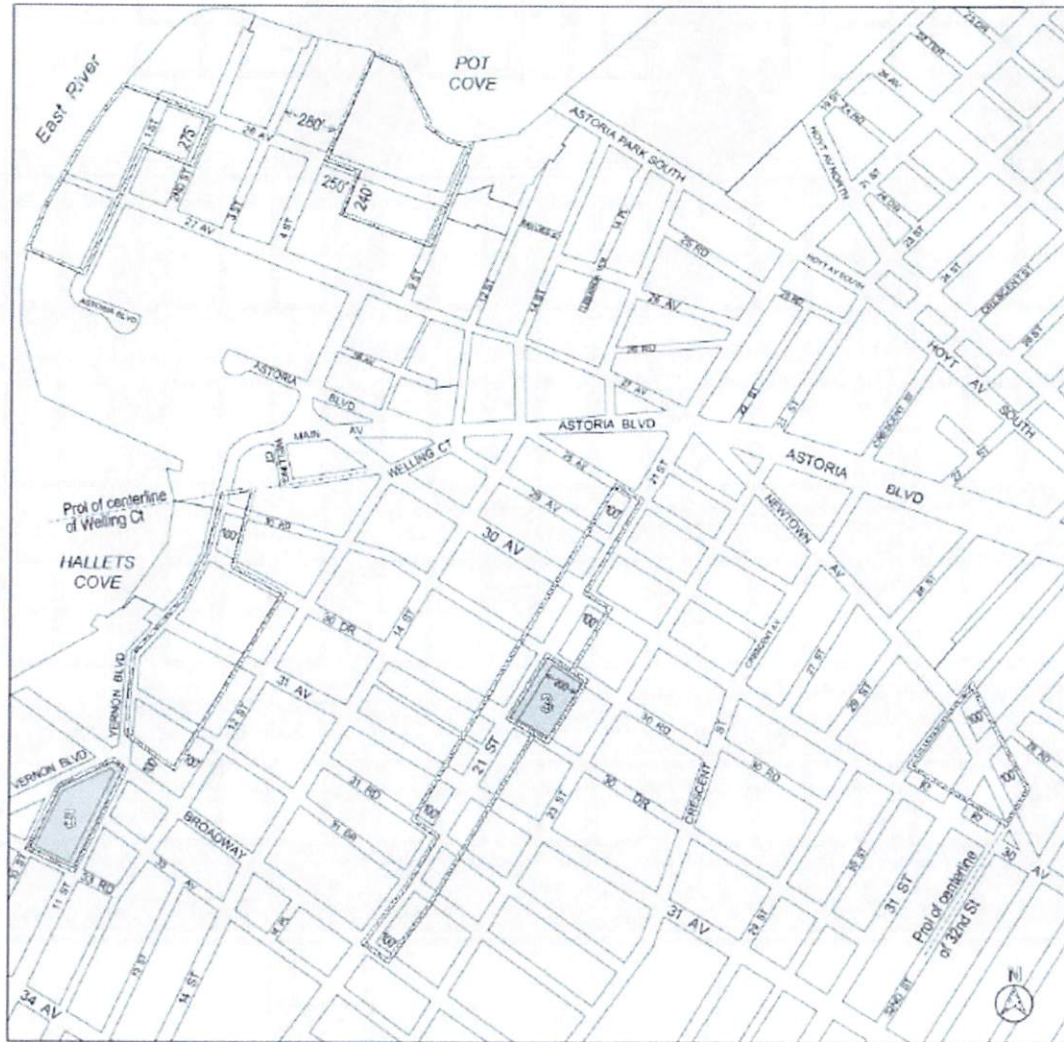
C 230023 ZRQ

Zoning text amendment to designate  
rezoning area as Mandatory  
Inclusionary Area



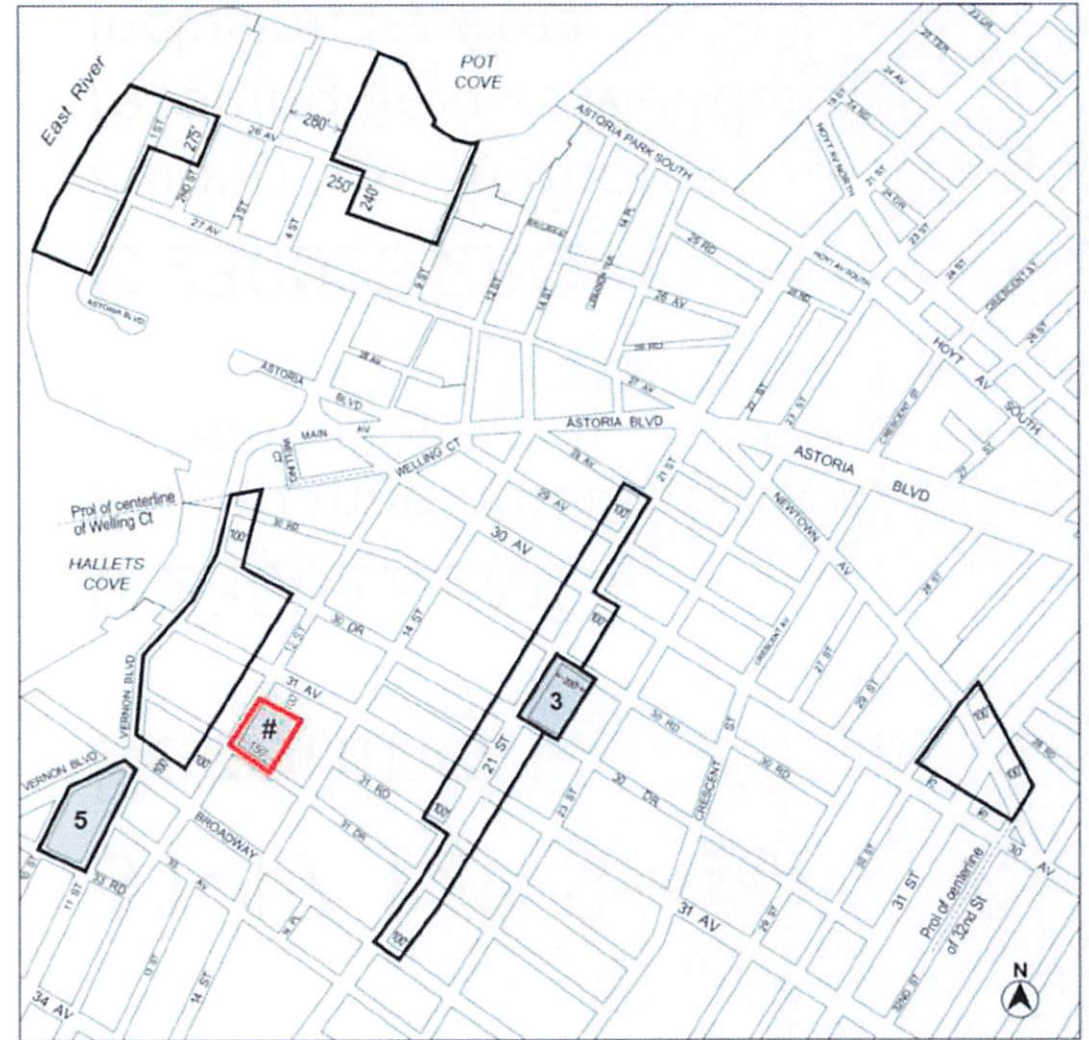
[EXISTING]

Map 1 - (10/17/19)



[PROPOSED]

Map 1 - (date of adoption)







## 31-17 12<sup>th</sup> Street Rezoning

C 230022 ZMQ

Zoning map amendment to change  
portion of block from R5B to R6B

C 230023 ZRQ

Zoning text amendment to designate  
rezoning area as Mandatory  
Inclusionary Area



# 31-17 12th Street Rezoning Area Map



## Project

- Project Area
- Development Site
- Rezoning Area
- 600 Foot Radius

## Zoning

- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

## Land Use

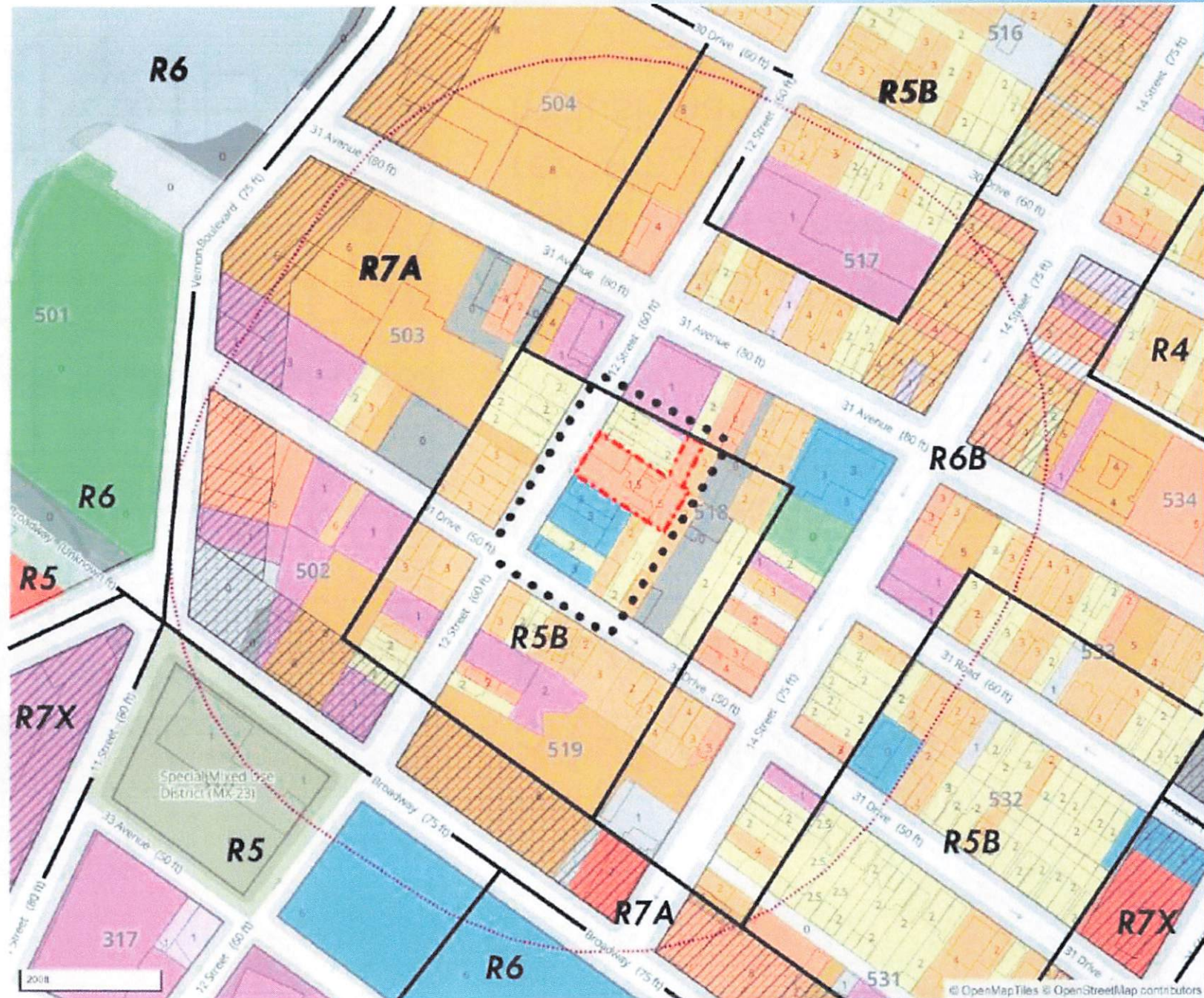
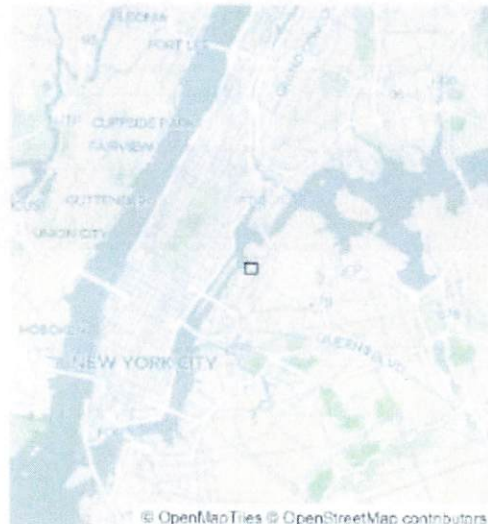
- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Paving
- Vacant/No Data
- Other

## Transportation

- Subway Stop
- Subway Entrance

Map Created: Jan 19, 2022 11:07am

Data Sources: layers and planning data (2021 sources)  
 public MapInfo 21v2, Bytes of the Big Apple (June 2021), zoning districts (May 2021), digital citymap (May 2021), planmetrics (26 February 2019), transportation (21 November 2017), supporting zoning (May 2021)





# 31-17 12th Street Rezoning Area Map



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- Project Area
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## Zoning

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- C1-1
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- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

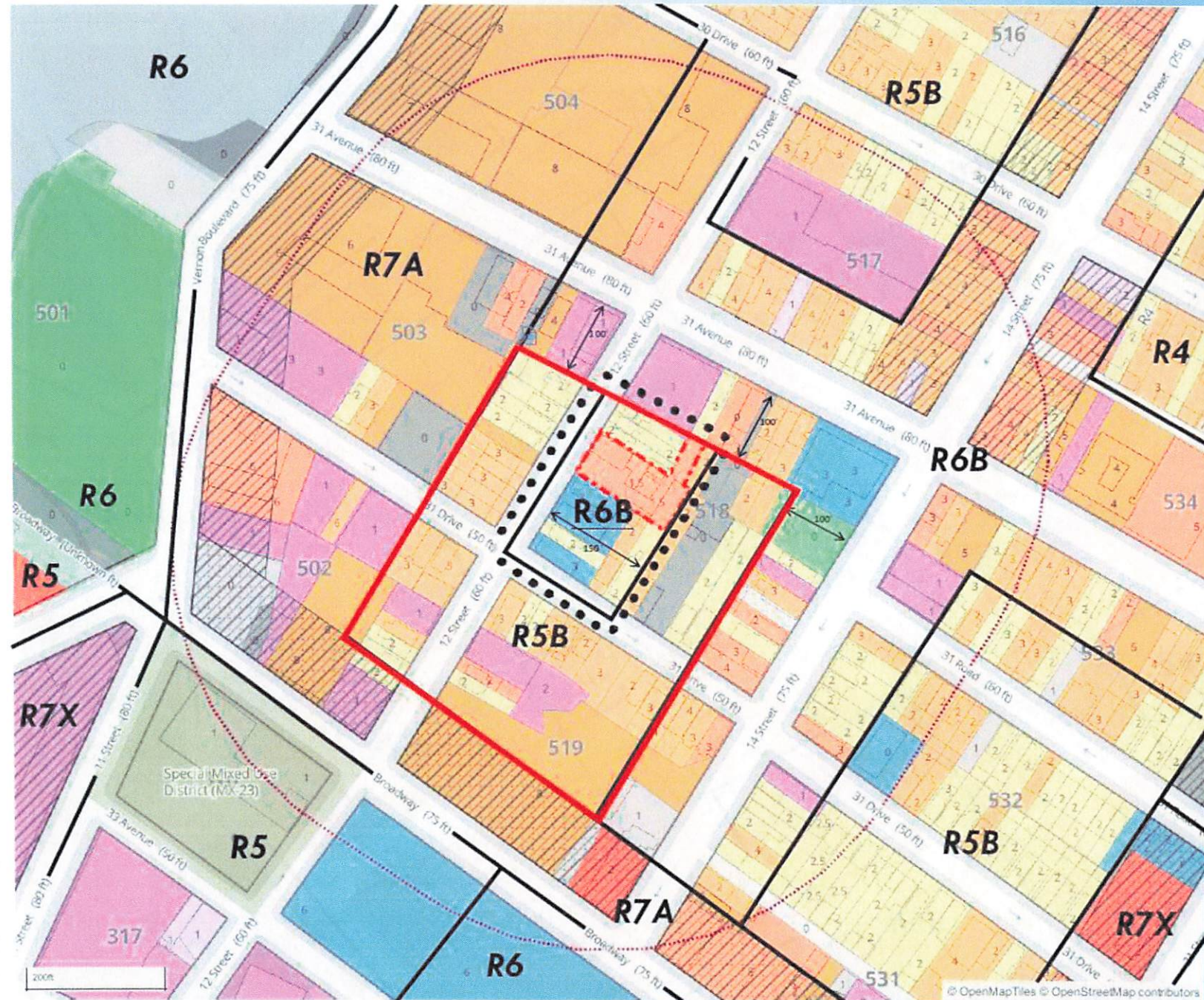
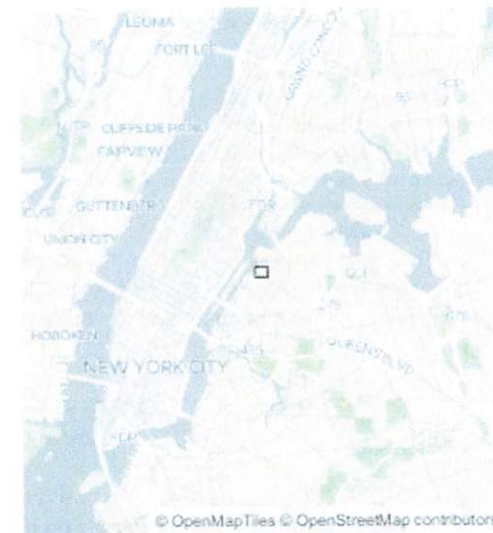
## Land Use

- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

## Transportation

- Subway Stop
- Subway Entrance

Map Created: Jan 19, 2022, 11:07 am  
 Data Sources: [layers.gis.planning.labs.nyc.gov/1/sources](#)  
 pluto MapPLUTO™ 21v2, Bytes of the Big Apple (June 2021); zoning districts (May 2021); digital-citymap (May 2021); planimetrics (26 February 2019); transportation (21 November 2017); supporting zoning (May 2021)





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## Zoning

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- C1-1
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- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

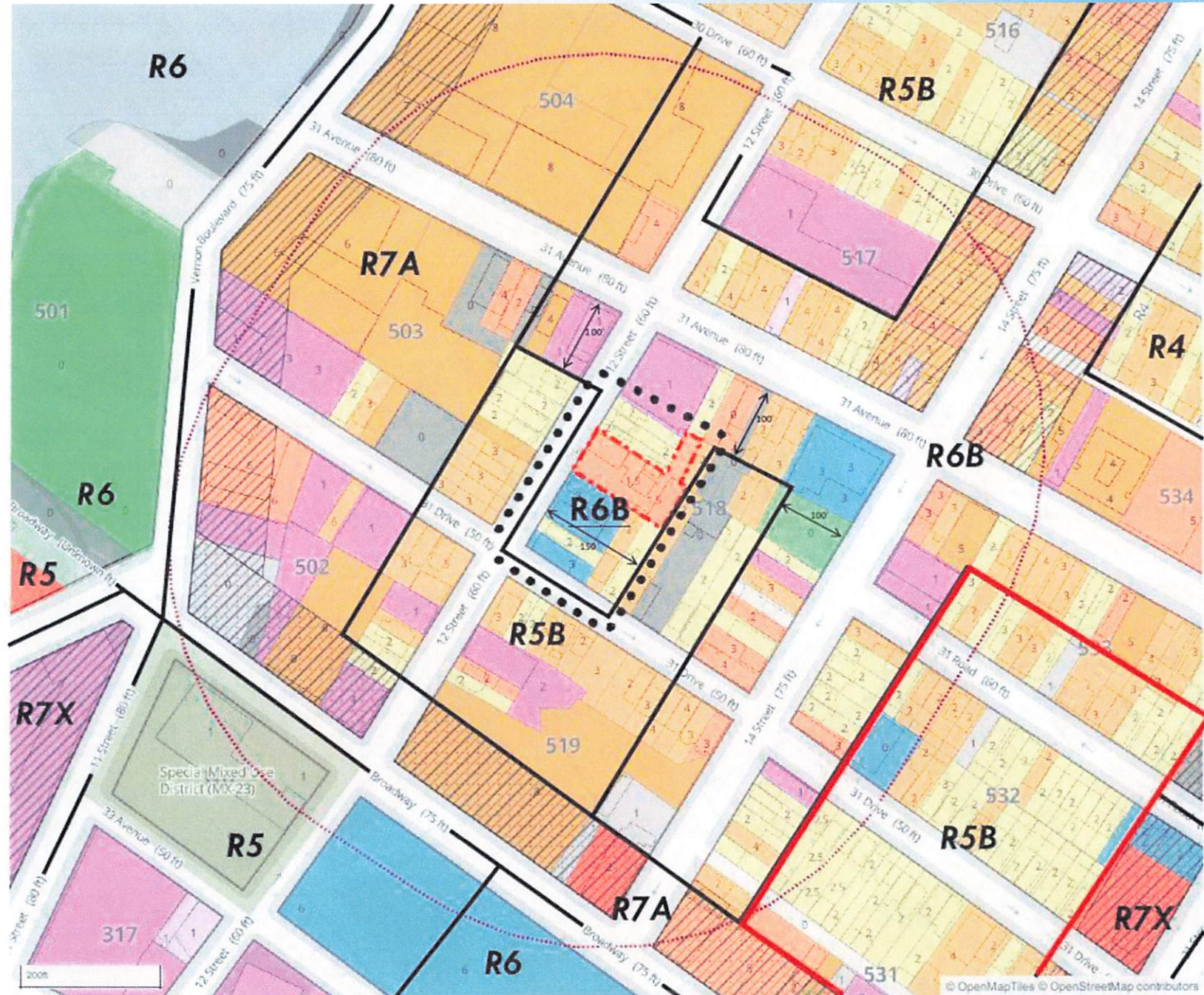
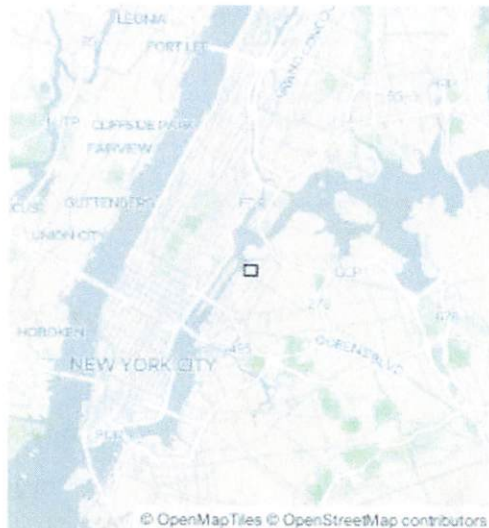
## Land Use

- 1-2 Family Residential
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- Subway Stop
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Map Created: Jan 19, 2022, 11:07 am  
 Data Sources: [layers.gplanninglabs.nyc.gov/1/sources](#)  
 pluto/MapPLUTO™ 21v2; Bytes of the Big Apple (June 2021); zoning districts (May 2021); digital-citymap (May 2021); planmetrics (26 February 2019); transportation (21 November 2017); supporting zoning (May 2021)





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- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

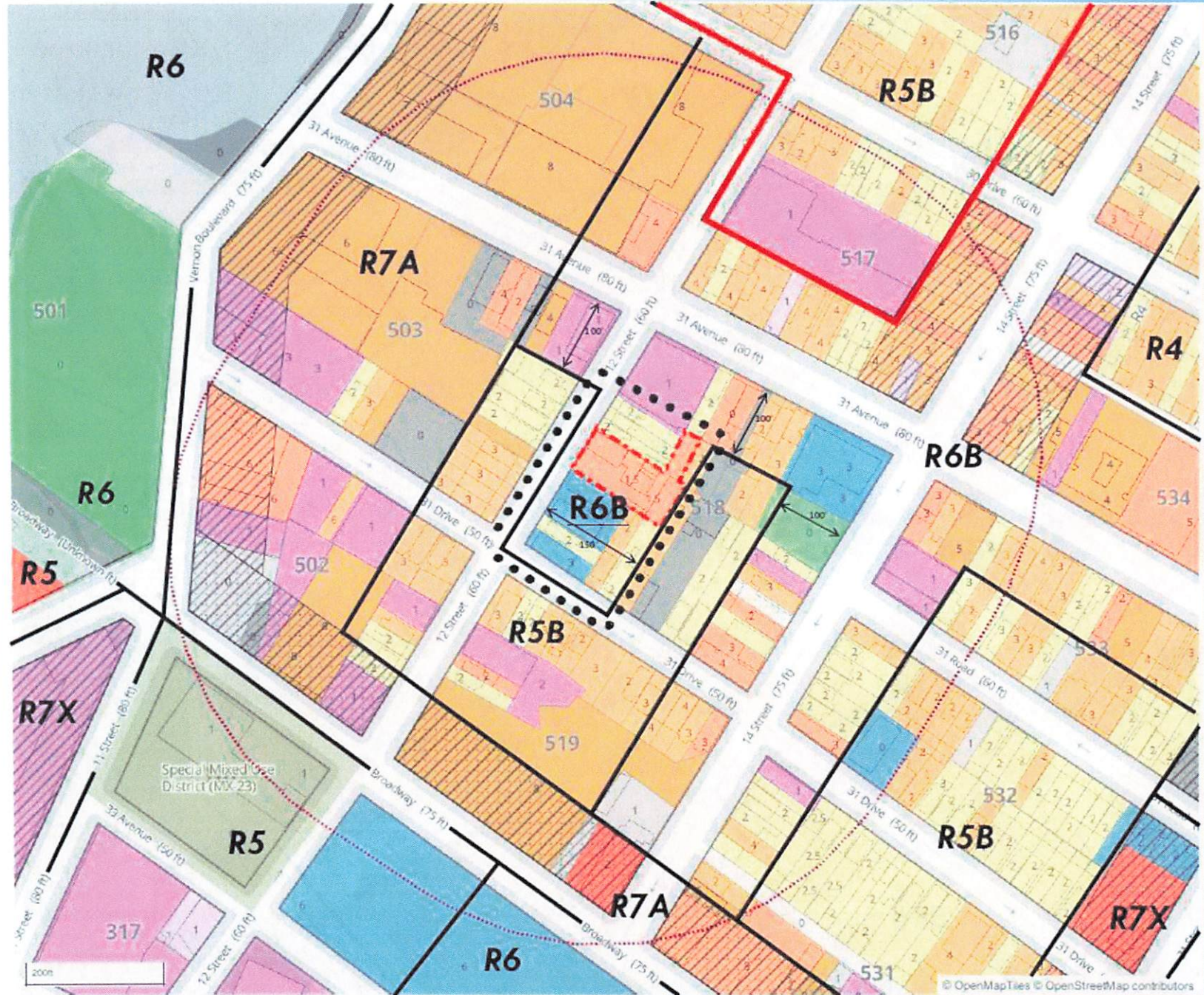
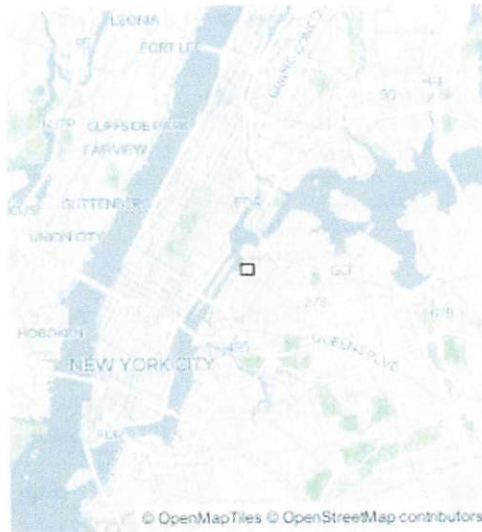
## Land Use

- 1-2 Family Residential
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- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

## Transportation

- Subway Stop
- Subway Entrance

Map Created: Jan 19, 2022, 11:07 am  
 Data Sources: [layers-api.planninglabs.nyc/v1/sources](#)  
 dataMapPLUTO™ 21v2; Bytes of the Big Apple (June 2021); zoning-districts (May 2021); digital-citymap (May 2021); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (May 2021)





# 31-17 12th Street Rezoning Area Map



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- Development Site
- 600 Foot Radius

## Zoning

- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

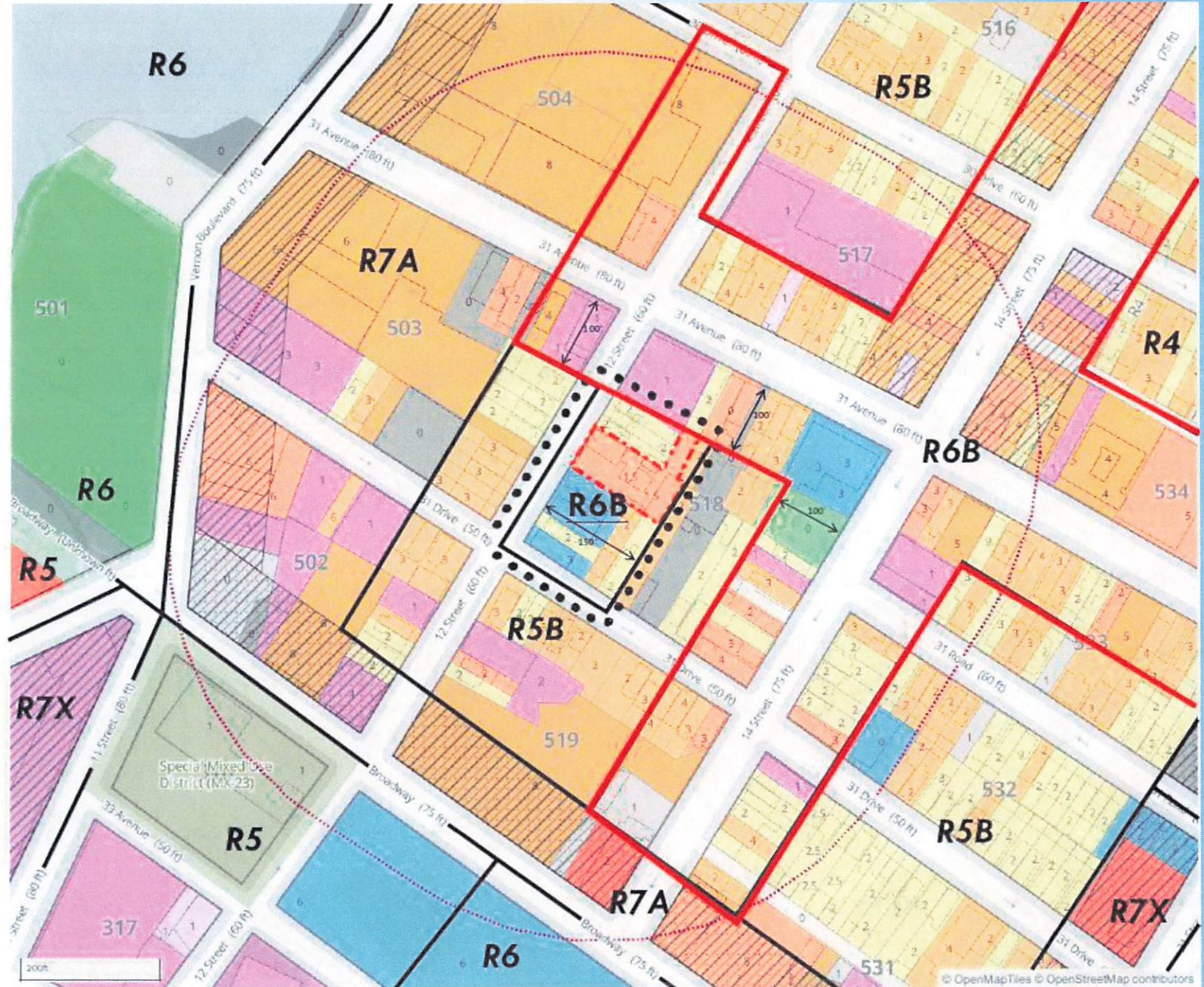
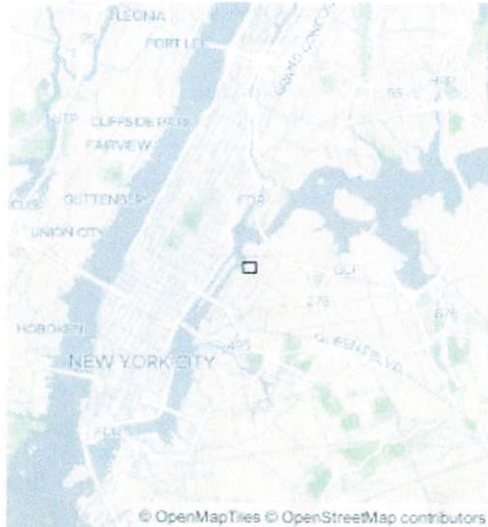
## Land Use

- 1-2 Family Residential
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- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

## Transportation

- Subway Stop
- Subway Entrance

Map Created: Jan 19, 2022, 11:07am  
 Data Sources: [layers.api.planninglabs.mycv1/sources](#)  
 pluto MapPLUTO™ 21v2, Bytes of the Big Apple (June 2021), zoning districts (May 2021), digital-citymap (May 2021), planimetrics (26 February 2019), transportation (21 November 2017), supporting zoning (May 2021)





# 31-17 12th Street Rezoning Area Map



## Project

- Project Area
- Development Site
- Rezoning Area
- 600 Foot Radius

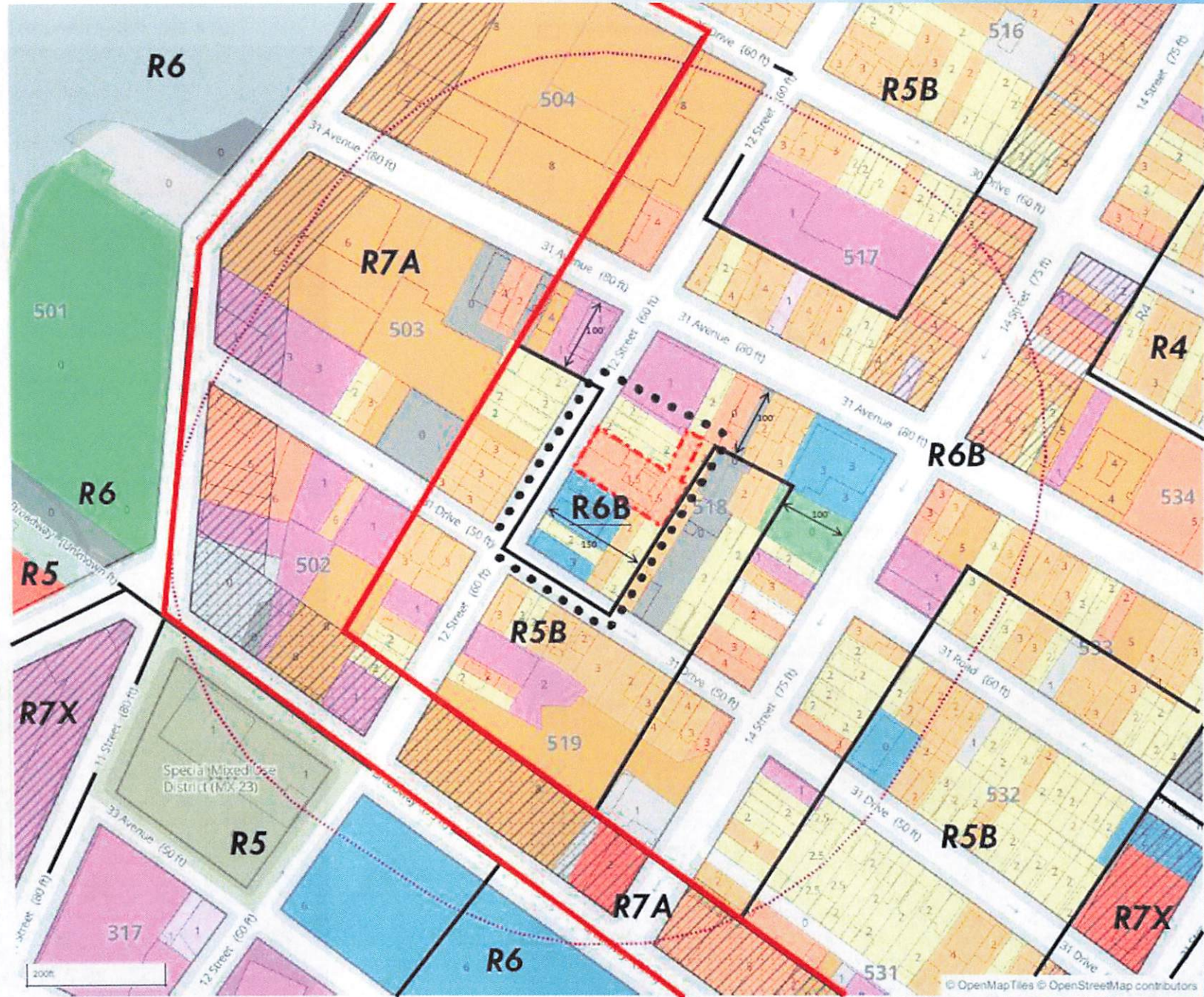
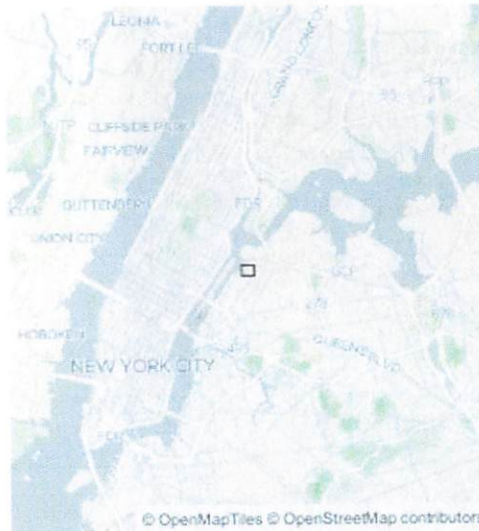
## Zoning

- |                          |                                  |
|--------------------------|----------------------------------|
| Zoning District          | 1-2 Family Residential           |
| C1-1                     | Multifamily Walkup               |
| C1-2                     | Multifamily Elevator             |
| C1-3                     | Mixed Commercial/Residential     |
| C1-4                     | Commercial & Office              |
| C1-5                     | Industrial & Mfg                 |
| C2-1                     | Transportation & Utility         |
| C2-2                     | Public Facilities & Institutions |
| C2-3                     | Open Space & Outdoor Recreation  |
| C2-4                     | Parking                          |
| C2-5                     | Vacant/No Data                   |
| Special Purpose District | Other                            |

## Transportation

- Subway Stop
- Subway Entrance

Map Created: Jan 19, 2022, 11:07 am  
 Data Sources: [layers-api.planninglabs.nyc/v1/sources](#)  
 pluto MapPLUTO™ 21v2; Bytes of the Big Apple (June 2021); zoning districts (May 2021); digital-citymap (May 2021); planimetrics (26 February 2019); transportation (21 November 2017); supporting zoning (May 2021)







10. View of the Project Area facing south from 12th Street.



11. View of the Development Site facing east from 12th Street.



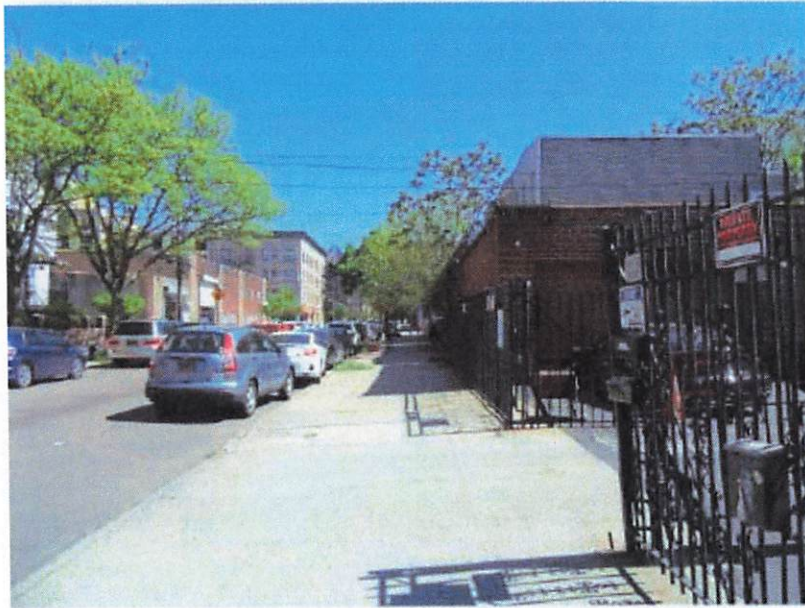
12. View of 12th Street facing southwest (Project Area at left).







19. View of the sidewalk along the east side of 12th Street facing southwest (Development Site at left).



21. View of the sidewalk along the east side of 12th Street facing northeast (Development Site at right).



20. View of the west side of 12th Street facing northwest from the Development Site.







7. View of 31st Drive facing southeast from 12th Street (Project Area at left).



8. View of the Project Area facing southeast from 12th Street.



9. View of 12th Street facing northeast (Development Site at right).



Development Site Project Area





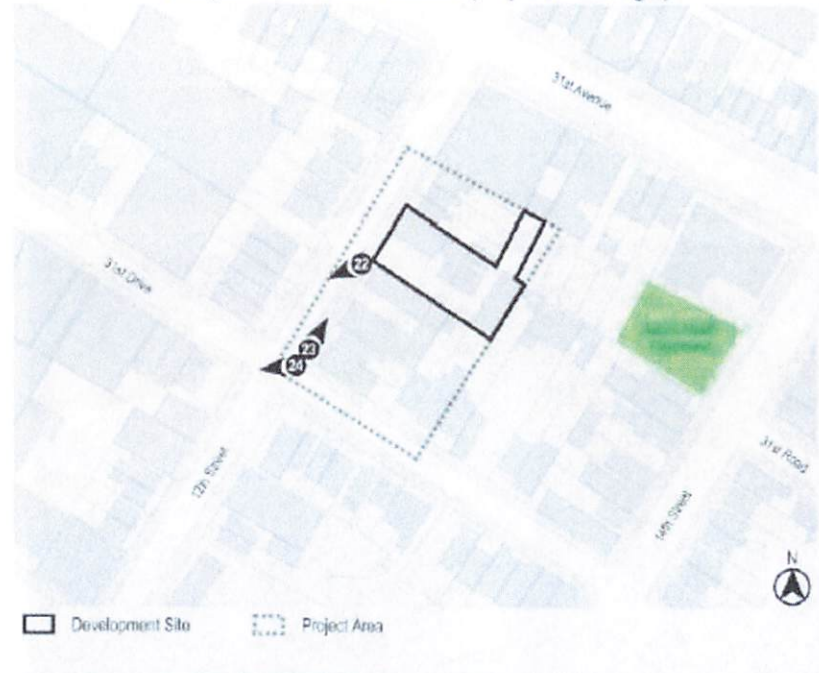
22. View of the west side of 12th Street facing west from the Development Site.



23. View of the sidewalk along the east side of 12th Street facing northeast from 31st Drive (Project Area at right).



24. View of the intersection of 31st Drive and 12th Street facing west from the Project Area.







4. View of the Project Area facing north from 31st Drive.



5. View of 12th Street facing northeast from 31st Drive (Project area at right).



6. View of the Project Area facing east from the intersection of 12th Street and 31st Drive.



Development Site Project Area





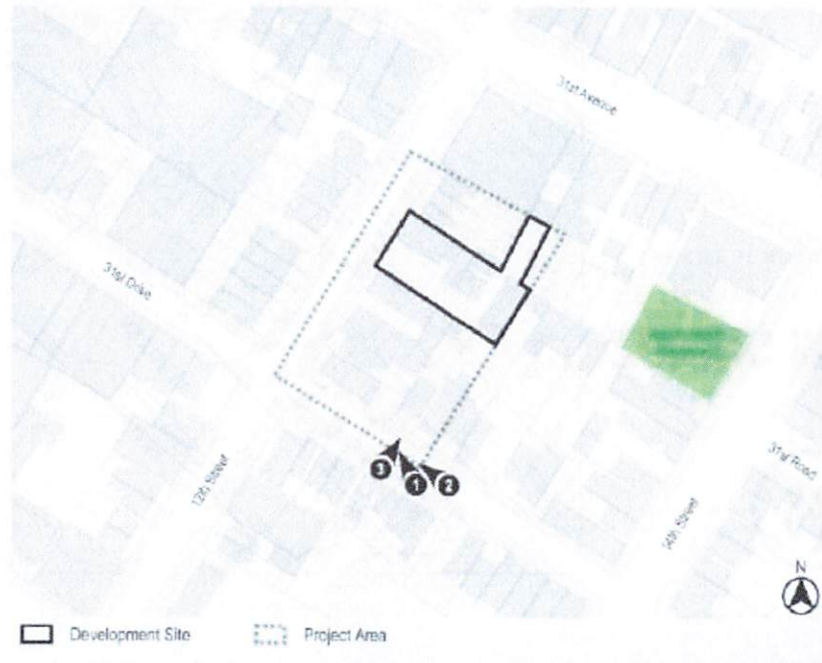
1. View of the Project Area facing northwest from 31st Drive.



2. View of 31st Drive facing northwest (Project Area at right).

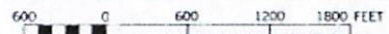
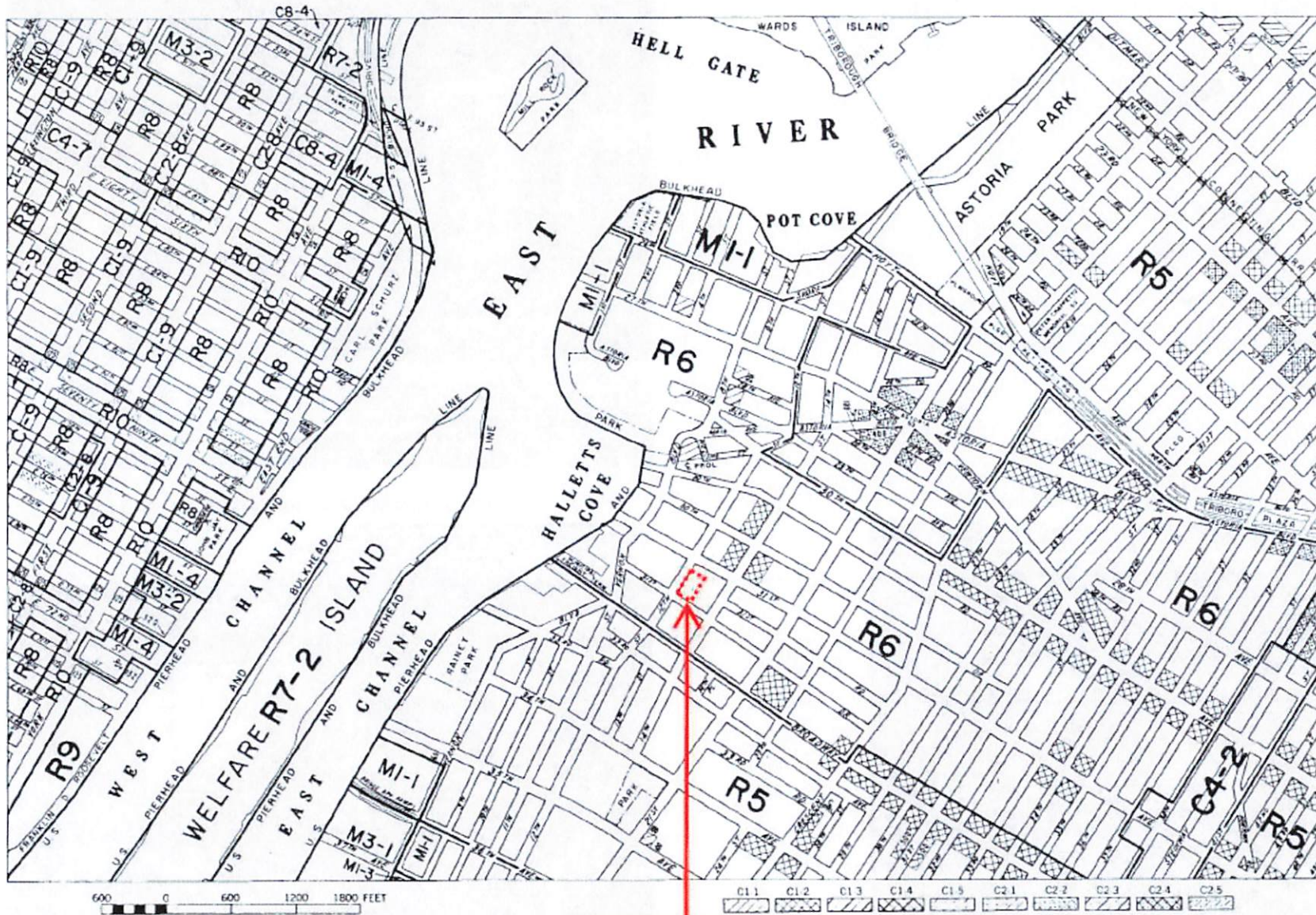


3. View of the Project Area facing northeast from 31st Drive.





1961



**PROJECT AREA**

9a

**ZONING MAP**  
 CITY PLANNING COMMISSION  
 THE CITY OF NEW YORK



5d	6b	6d
8c	<b>9a</b>	9c
8d	9b	9d

EFFECTIVE: DECEMBER 15, 1961

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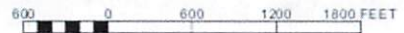
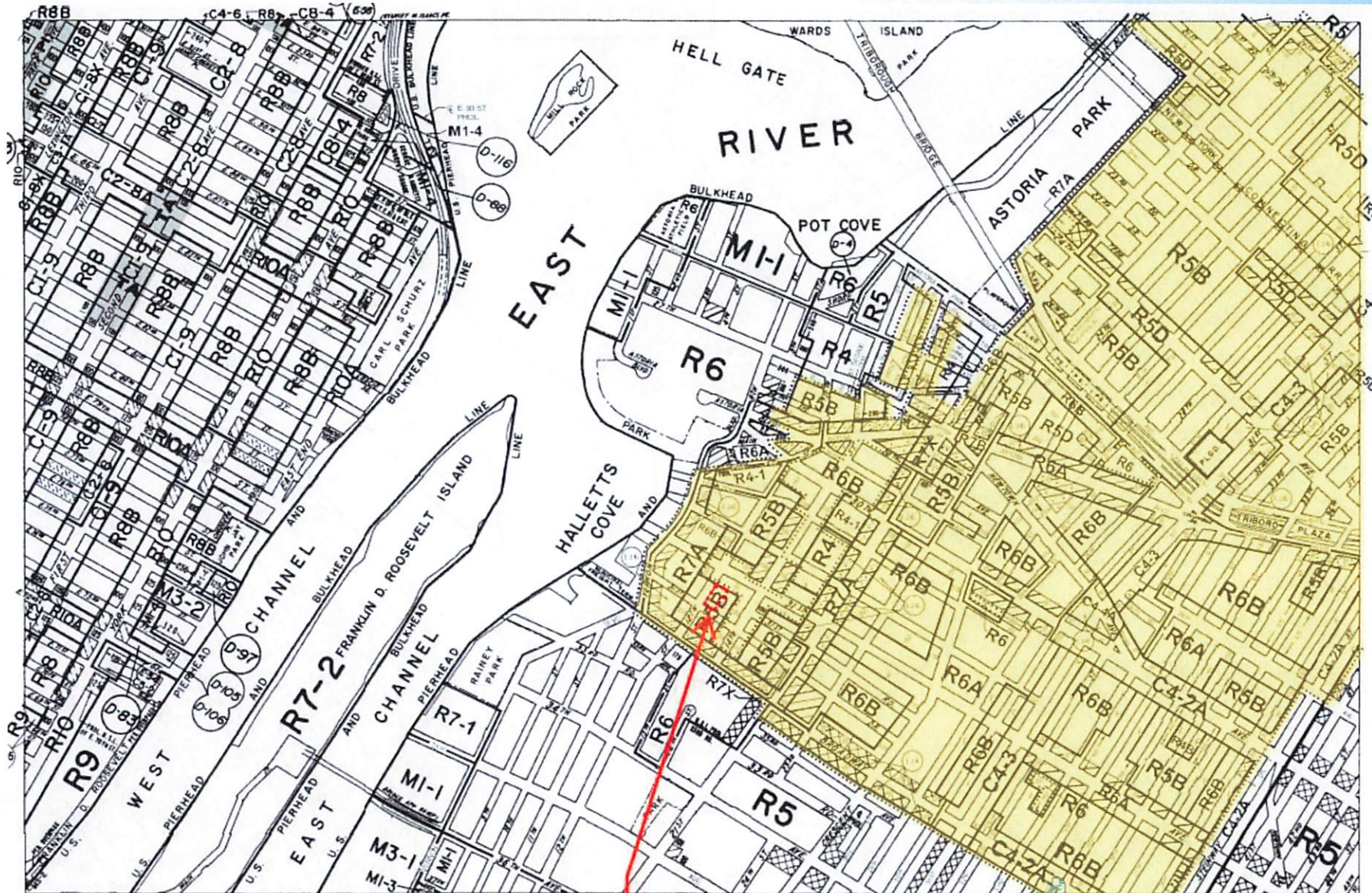
001







2010



**PROJECT AREA**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5  
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VI, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

**ZONING MAP**

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**

The number(s) and/or letter(s) that follows R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:  
 5-25-2010 C 100199 ZMQ

SPECIAL PURPOSE DISTRICT  
 The letter(s) within the shaded area describes the special purpose district as described in the text of the Zoning Resolution.

- D – RESTRICTIVE DECLARATION
- E – CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

MAP KEY

5d	6b	6d
8c	<b>9a</b>	9c
8d	9b	9d

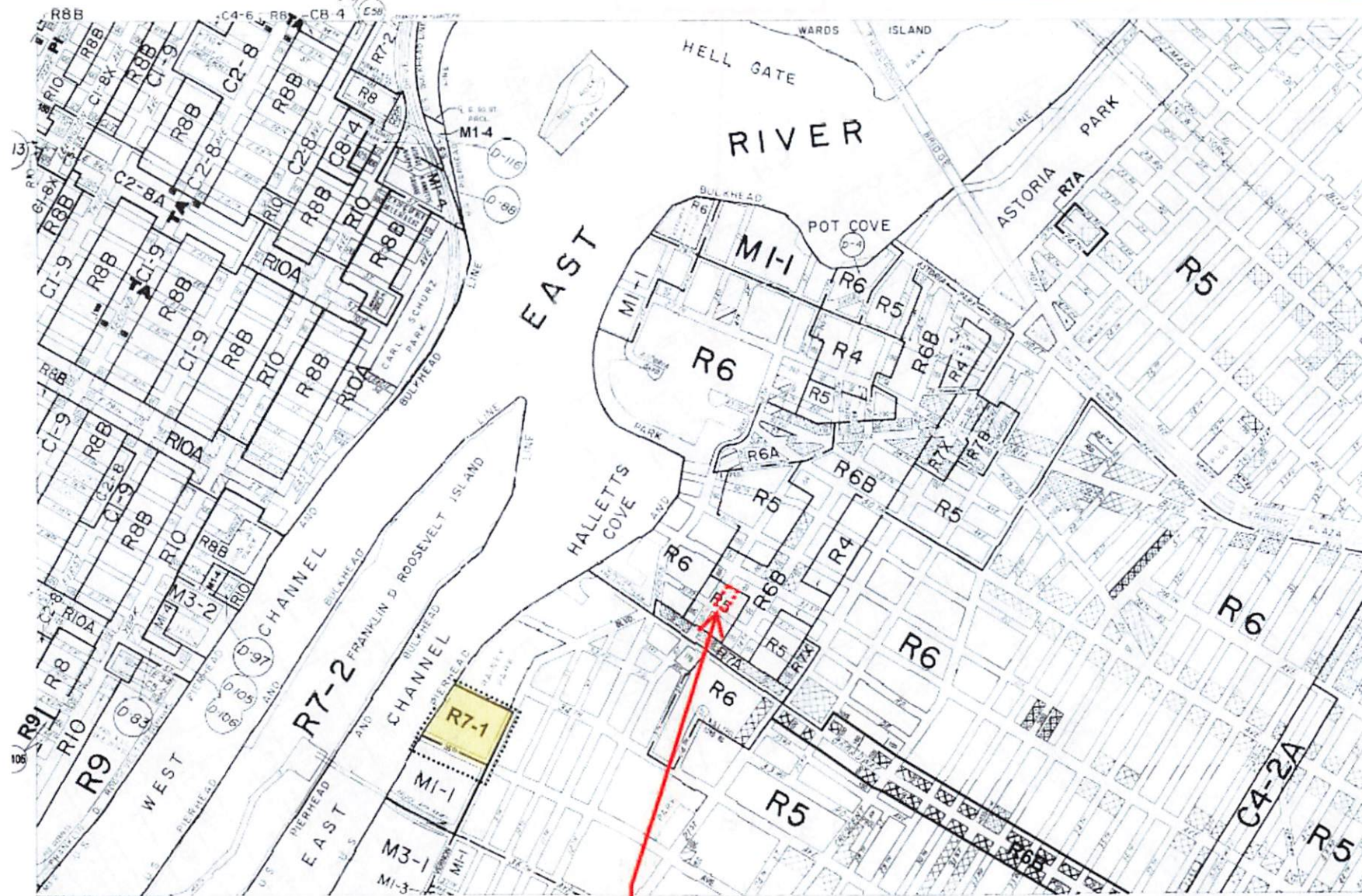
© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website at [www.nyc.gov/dcp/zoning](http://www.nyc.gov/dcp/zoning) or contact the Zoning Information Desk at (212) 220-3291.

ZONING MAP 9a



2006



**PROJECT AREA**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5  
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

**ZONING MAP**

THE NEW YORK CITY PLANNING COMMISSION

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- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:  
 7-19-2006 C 020087 ZMO

SPECIAL PURPOSE DISTRICT  
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

- RESTRICTIVE DECLARATION
- CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

MAP KEY

5d	6b	6d
8c	<b>9a</b>	9c
8d	9b	9d

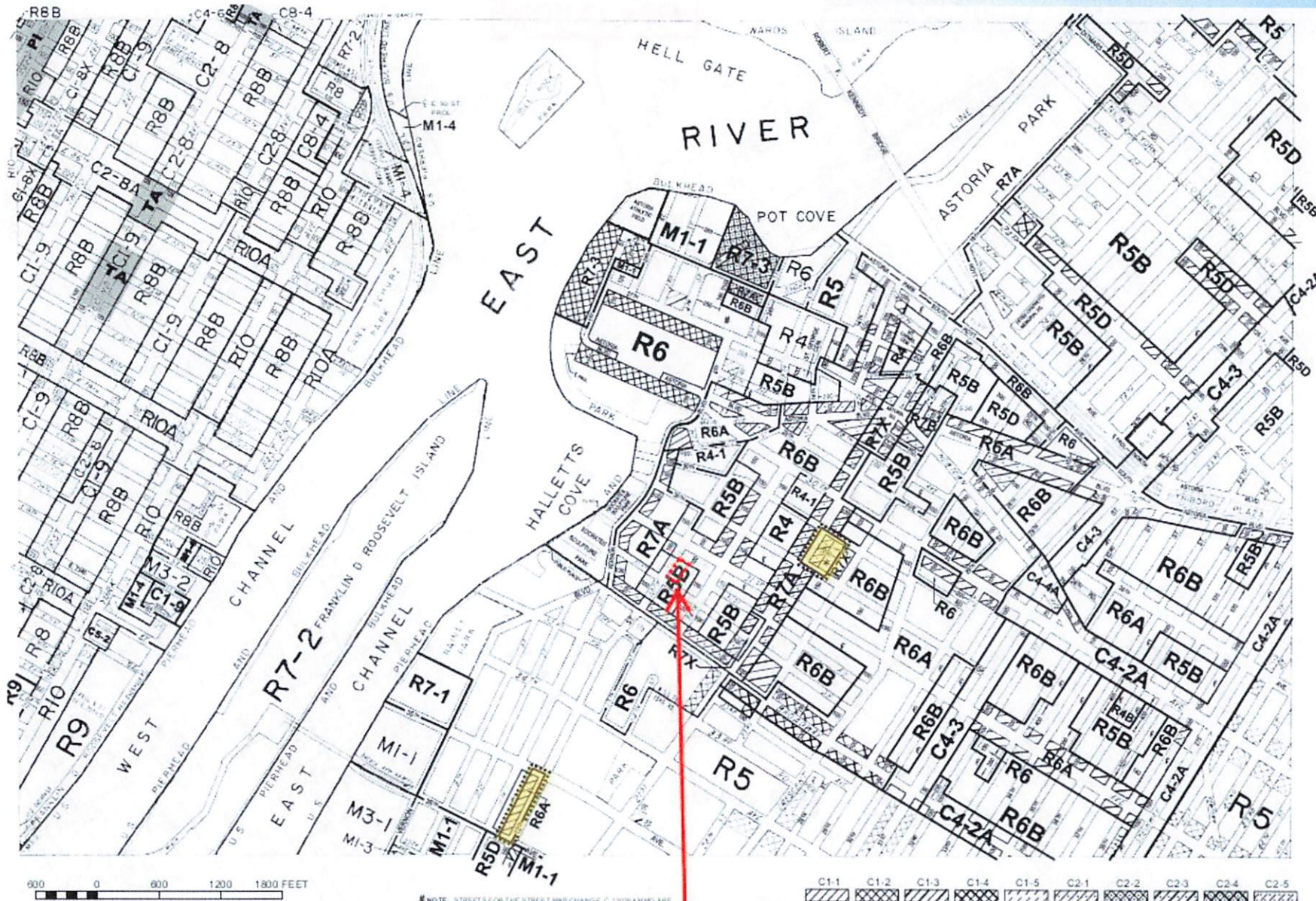
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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, check the Department of City Planning website: [http://www.nyc.gov/html/dcp/html/about/about\\_zoning.html](http://www.nyc.gov/html/dcp/html/about/about_zoning.html) or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 9a



2018



**PROJECT AREA**

**ZONING MAP**

THE NEW YORK CITY PLANNING COMMISSION

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- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT  
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution

AREA(S) REZONED

**Effective Date(s) of Rezoning:**

- \* 10-31-2018 C 180085 ZMO
- 10-31-2018 C 180211 ZMO

**Special Requirements:**

For a list of lots subject to CEQR environmental requirements, see APPENDIX C

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F

MAP KEY

5d	6b	6d
8c	<b>9a</b>	9c
8d	9b	9d

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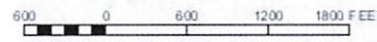
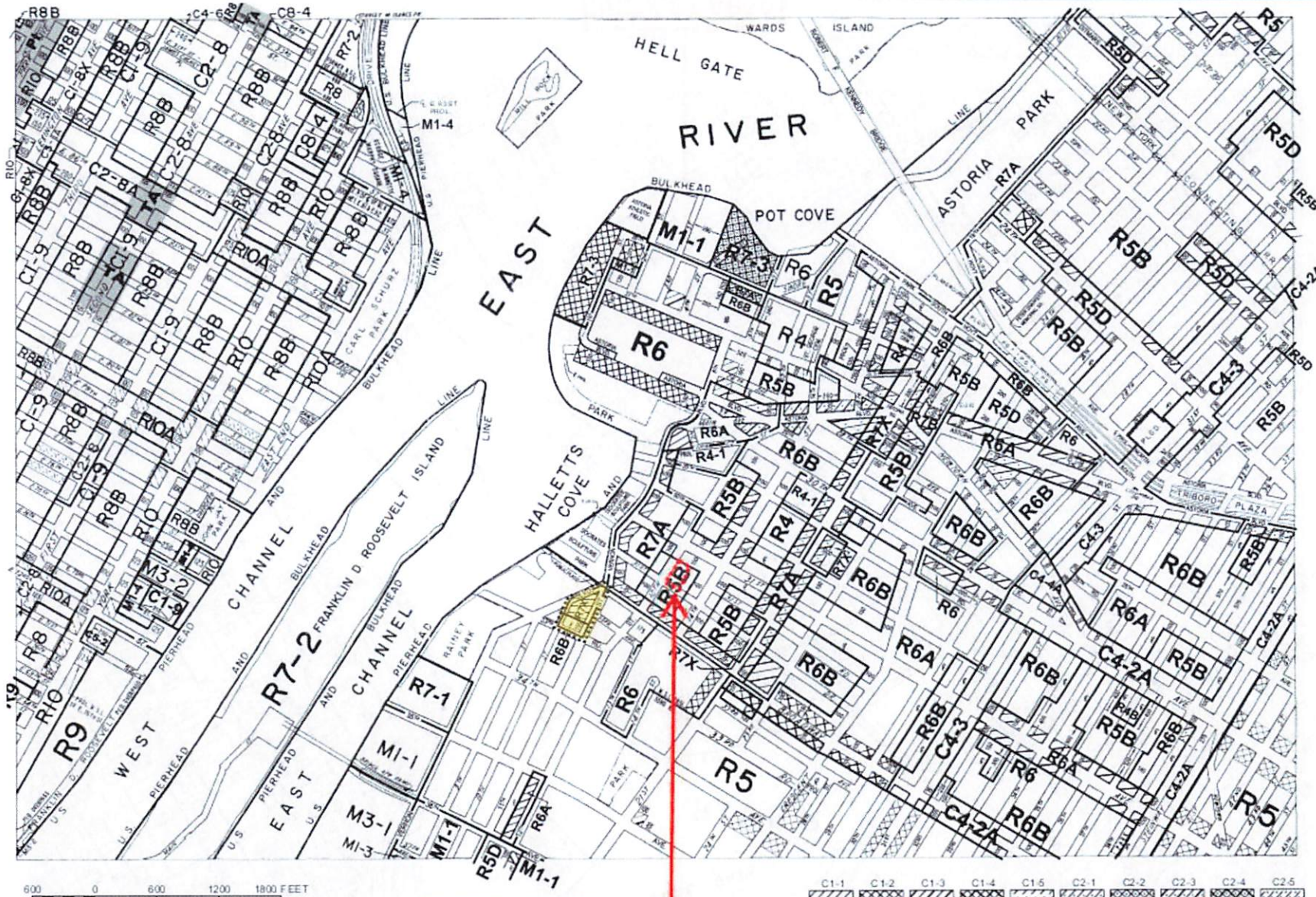
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**NOTE:** Where no dimensions for zoning district boundaries appear on the zoning map, such dimensions are determined in Article VIII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP 9a



2019



NOTE: STREETS FOR THE STREET MAP CHANGE (C-13384) ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VI, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

### ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:  
The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution

AREA(S) REZONED

Effective Date(s) of Rezoning:  
10-17-2019 C 100421 ZMG

Special Requirements:  
For a list of lots subject to CEQR environmental requirements, see APPENDIX C  
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F

MAP KEY

5d	6b	6d
8c	<b>9a</b>	9c
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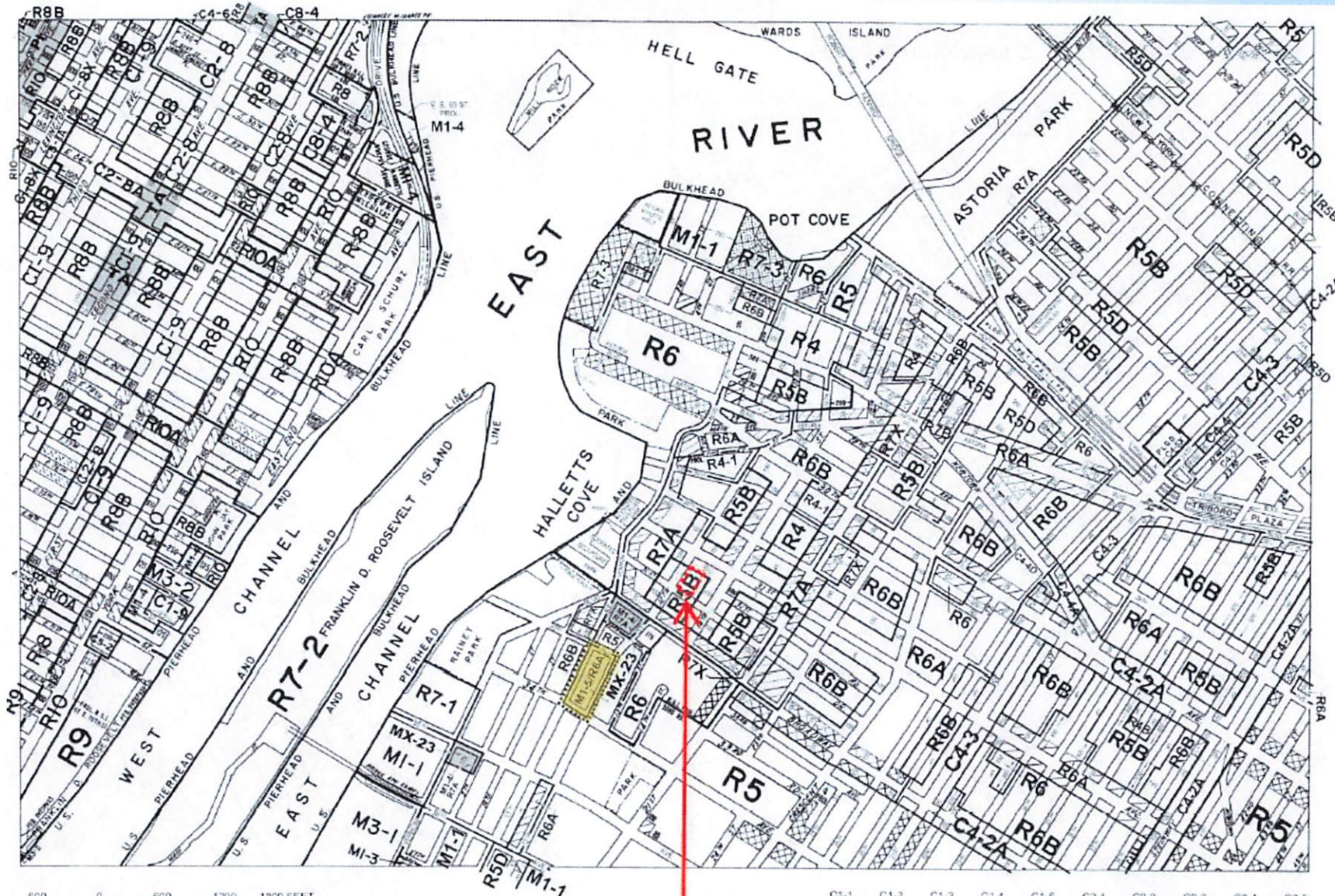
© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 320-3291.

ZONING MAP 9a



2022



600 0 600 1200 1800 FEET

NOTE: STREETS FOR THE STREET MAP CHANGE, C. 1999, ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning map, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

**PROJECT AREA**

**ZONING MAP**

THE NEW YORK CITY PLANNING COMMISSION

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- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT  
The letters within the shaded area designate the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

07-14-2022 C. 210214 TMC

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive conditions, see APPENDIX D.

For inclusionary housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX E.

MAP KEY

5d	6b	6d
8c	<b>9a</b>	9c
8d	9h	9d

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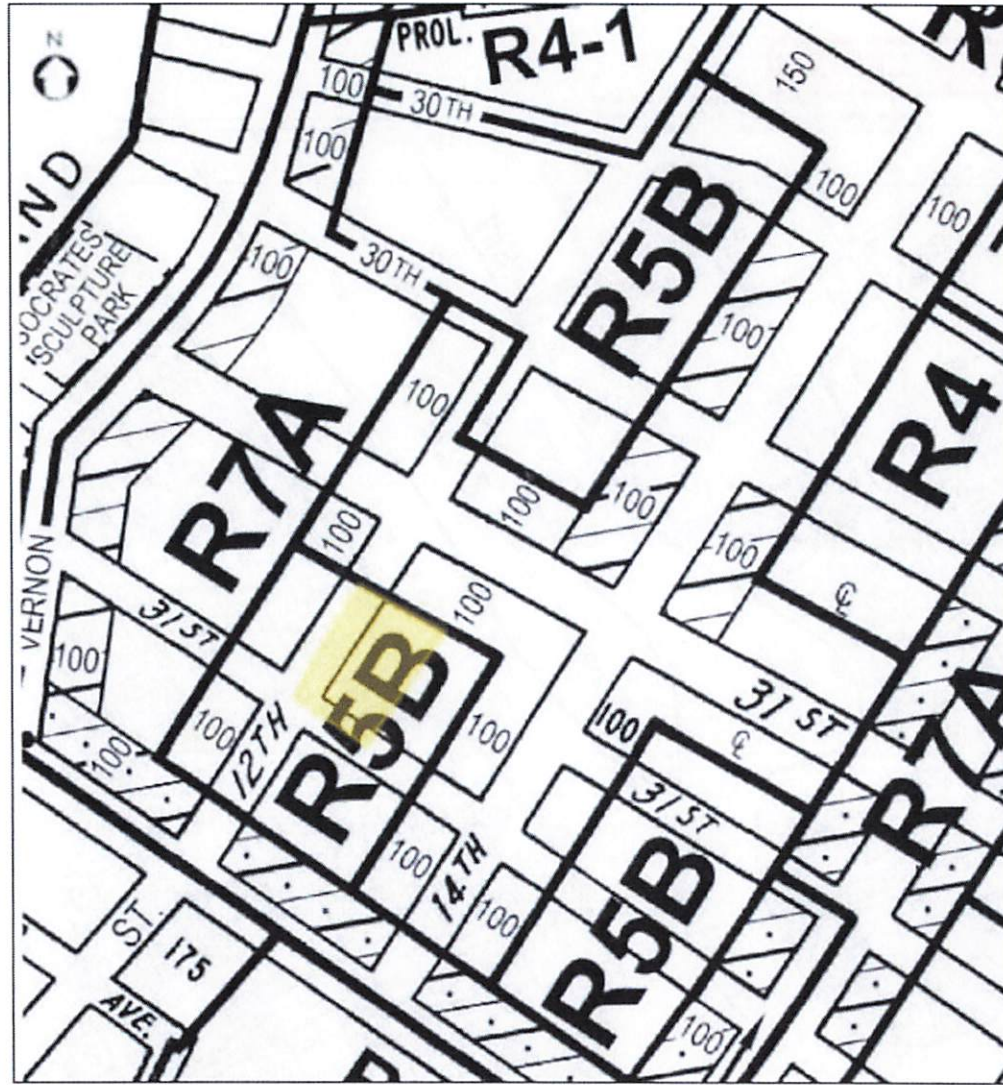
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-5291.

ZONING MAP 9a

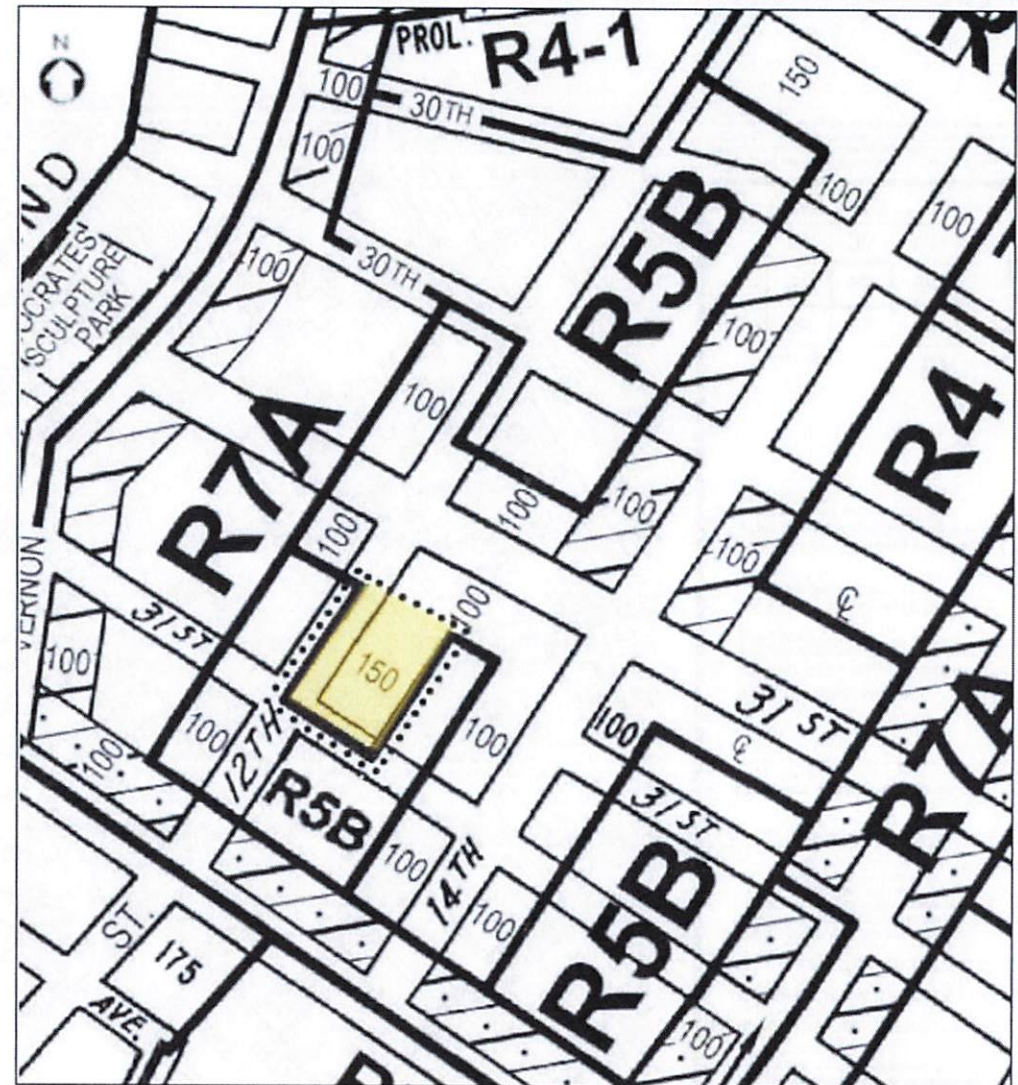








Existing Zoning Map



Proposed Zoning Map - Rezoning Area outlined in dotted lines

Changing a R5B zoning district to a R6B zoning district

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



	Existing Zoning (R5B)		Proposed Zoning (R6B, MIH)	
	ZR Section #	Permitted/Required	ZR Section #	Permitted/Required
<b>USE</b>				
Use Groups	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
<b>FLOOR AREA RATIO</b>				
Residential	23-142	1.35	23-154*	2.2
Affordable Independent Residences for Seniors	23-144	1.95	23-155	2.2
Community Facility	24-111	2.0	24-11	2.0
Commercial	NA	NA	NA	NA
Manufacturing	NA	NA	NA	NA
<b>YARDS</b>				
Minimum Front Yard	23-45	5 ft	NA	NA
Minimum Side Yard	23-461	8 ft (Detached), 4 ft (Semi-det.)	23-462	None or 8 feet
Minimum Rear Yard	23-47	30 ft	23-47	30 ft
<b>HEIGHT AND SETBACK</b>				
Minimum Base Height	23-631(e)	NA	23-662	30 ft
Maximum Base Height	23-631(e)	30 ft	23-662	45 ft**
Maximum Building Height	23-631(e)	33 ft	23-662	55 ft/5-Stories**
Maximum Height of Front Wall	23-631(e)	30 ft	23-662	45 ft**
Sky Exposure Plane	NA	NA	NA	NA
Setbacks from Narrow Streets	NA	NA	23-662(c)	15 ft
Setbacks from Wide Streets	NA	NA	23-662(c)	10 ft
<b>LOT COVERAGE &amp; OPEN SPACE</b>				
Minimum Open Space Ratio	23-142	45%	NA	NA
Interior/Through Lot	23-142	55%	23-153	60%
Corner Lot	23-142	55%	23-153	100%
<b>DENSITY</b>				
Density Factor	23-22	900	23-22	680



	Existing Zoning (R5B)		Proposed Zoning (R6B, <u>MIH</u> )	
	ZR Section #	Permitted/Required	ZR Section #	Permitted/Required
<b>USE</b>				
Use Groups	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
<b>FLOOR AREA RATIO</b>				
<b>Residential</b>	23-142	<b>1.35</b>	23-154*	<b>2.2</b>
Affordable Independent Residences for Seniors	23-144	1.95	23-155	2.2
Community Facility	24-111	2.0	24-11	2.0
Commercial	NA	NA	NA	NA
Manufacturing	NA	NA	NA	NA
<b>YARDS</b>				
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Minimum Side Yard	23-461	8 ft (Detached), 4 ft (Semi-det.)	23-462	None or 8 feet
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<b>DENSITY</b>				
Density Factor	23-22	900	23-22	680



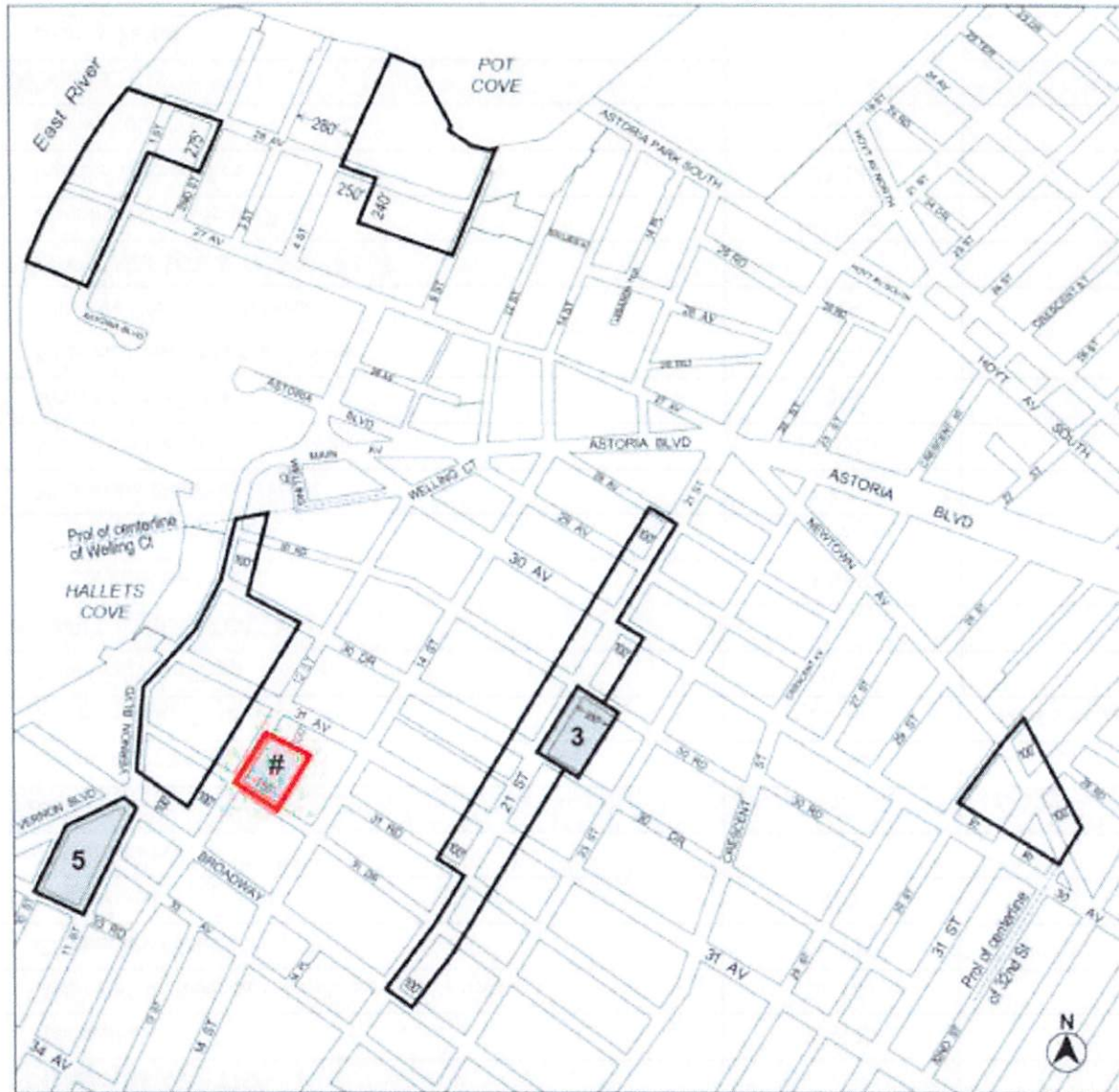
	Existing Zoning (R5B)		Proposed Zoning (R6B, <del>MIH</del> )	
	ZR Section #	Permitted/Required	ZR Section #	Permitted/Required
<b>USE</b>				
Use Groups	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
<b>FLOOR AREA RATIO</b>				
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Affordable Independent Residences for Seniors	23-144	1.95	23-155	2.2
Community Facility	24-111	2.0	24-11	2.0
Commercial	NA	NA	NA	NA
Manufacturing	NA	NA	NA	NA
<b>YARDS</b>				
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Minimum Base Height	23-631(e)	NA	23-662	30 ft
<b>Maximum Base Height</b>	23-631(e)	<b>30 ft</b>	23-662	<b>45 ft**</b>
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Sky Exposure Plane	NA	NA	NA	NA
<b>Setbacks from Narrow Streets</b>	NA	NA	23-662(c)	<b>15 ft</b>
Setbacks from Wide Streets	NA	NA	23-662(c)	10 ft
<b>LOT COVERAGE &amp; OPEN SPACE</b>				
Minimum Open Space Ratio	23-142	45%	NA	NA
Interior/Through Lot	23-142	55%	23-153	60%
Corner Lot	23-142	55%	23-153	100%
<b>DENSITY</b>				
Density Factor	23-22	900	23-22	680




# MIH Option 1

- Affordable Floor Area: 25%
- Maximum # of Income Bands: 3
- Weighted Average of all Income Bands: 60% of Income Index\*
- No Income Band may exceed 130% of Income Index
- Minimum 10% of Floor Area Must be in Income Band of 40% of Income Index

\*The "income index" is 200 percent of the Very Low-Income Limit established by the U.S. Department of Housing and Urban Development (HUD) for Multifamily Tax Subsidy Projects (MTSPs) in accordance with Internal Revenue Code Sections 42 and 142, as amended by Section 3009(a) of the Housing and Economic Recovery Act of 2008, as adjusted for household size.



 Inclusionary Housing designated area

 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area 3— 10/31/18 MIH Program Option 1 and Option 2

Area 5— 10/17/19 MIH Program Option 1

Area # — [date of adoption] — MIH Program Option 1



## Income Bands and Percent of AMI

Income Band	Percent of AMI
Extremely Low-Income	0-30%
Very Low-Income	31-50%
Low-Income	51-80%
Moderate-Income	81-120%
Middle-Income	121-165%

## MIH Option 1

- Affordable Floor Area: 25%
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- Weighted Average of all Income Bands: 60% of Income Index\*
- No Income Band may exceed 130% of Income Index
- Minimum 10% of Floor Area Must be in Income Band of 40% of Income Index

\*The "income index" is 200 percent of the Very Low-Income Limit established by the U.S. Department of Housing and Urban Development (HUD) for Multifamily Tax Subsidy Projects (MTSPs) in accordance with Internal Revenue Code Sections 42 and 142, as amended by Section 3009(a) of the Housing and Economic Recovery Act of 2008, as adjusted for household size.



# MIH Option 1

- Affordable Floor Area: 25%
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- No Income Band may exceed 130% of Income Index
- Minimum 10% of Floor Area Must be in Income Band of 40% of Income Index

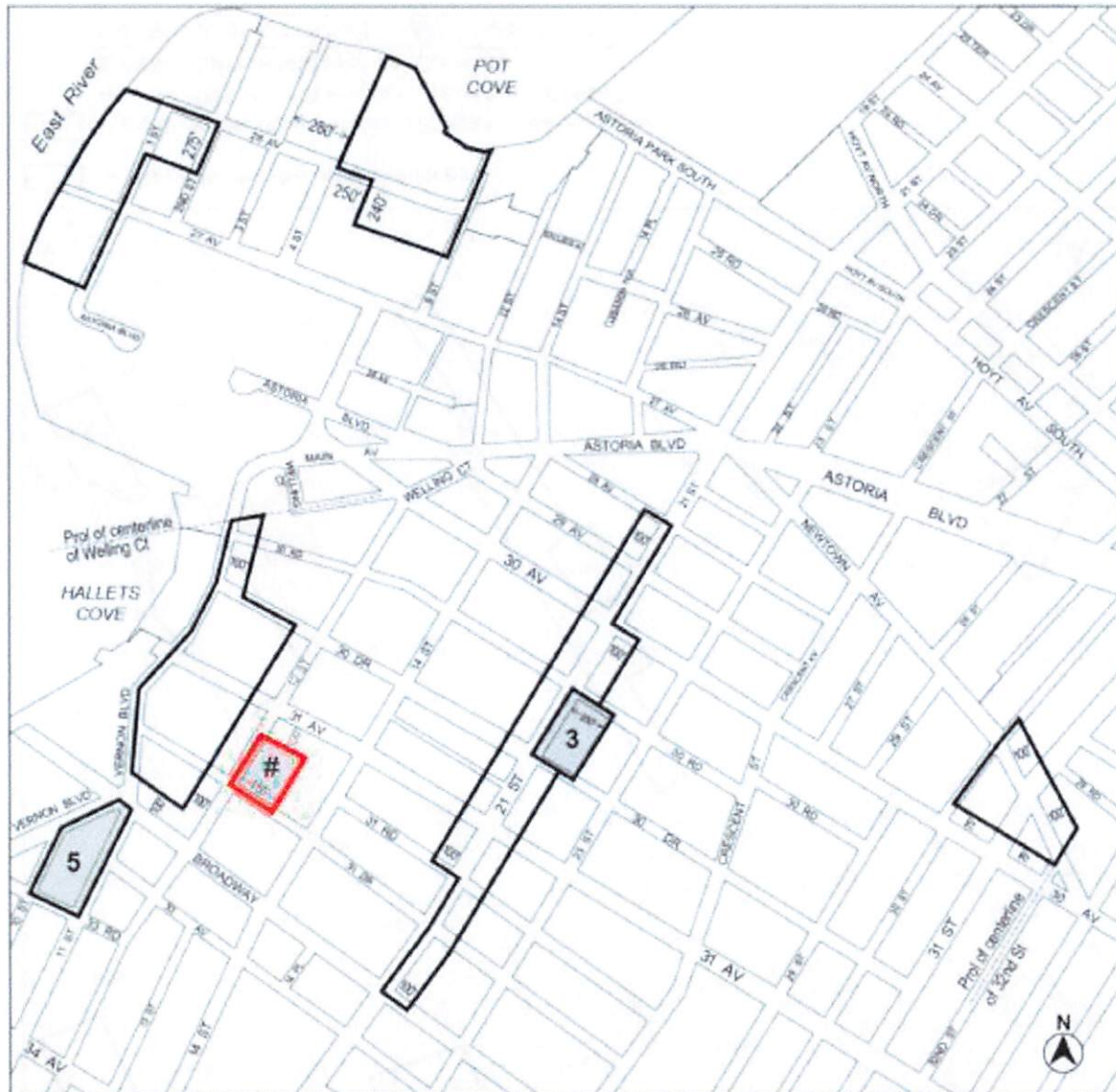
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Family Size	40% AMI	60% AMI	80% AMI	100% AMI	130% AMI
1	\$37,360	\$56,040	\$74,720	\$93,400	\$121,420
2	\$42,720	\$64,080	\$85,440	\$106,800	\$138,840
3	\$48,040	\$72,060	\$96,080	\$120,100	\$156,130
4	\$53,360	\$80,040	\$106,720	\$133,400	\$173,420



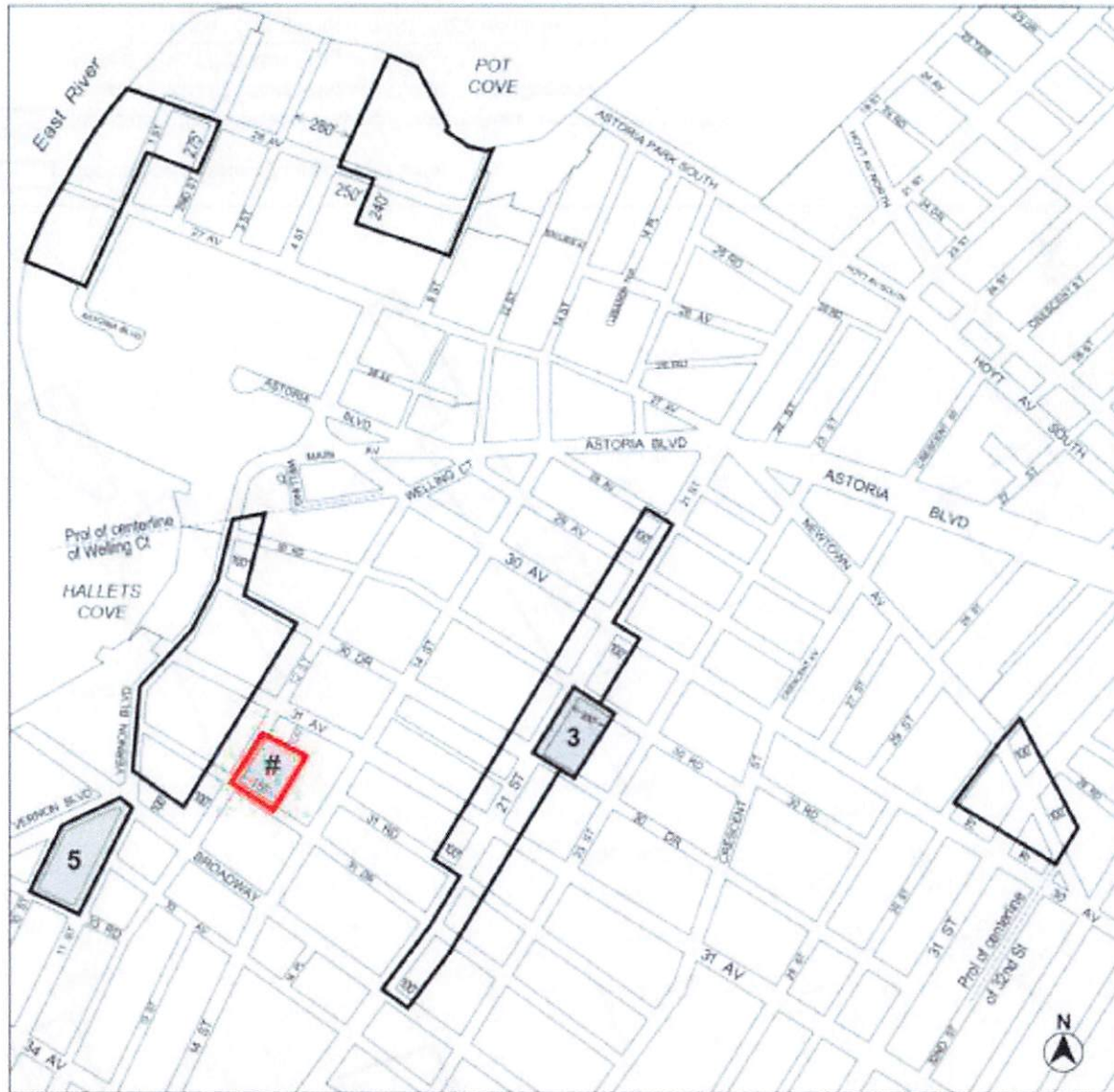
# 485x Option B

- Affordable DUs: 20%
- Maximum # of Income Bands: 3
- Weighted Average of all Income Bands: 80% of AMI
- No Income Band may exceed 100% of AMI



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
  - Area 3— 10/31/18 MIH Program Option 1 and Option 2
  - Area 5— 10/17/19 MIH Program Option 1
  - Area # — [date of adoption] — MIH Program Option 1





- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area 3— 10/31/18 MIH Program Option 1 and Option 2
- Area 5— 10/17/19 MIH Program Option 1
- Area # — [date of adoption] — MIH Program Option 1

## MIH Option 1 & 485x Option B

- Affordable Floor Area: 25%
- 40% AMI Floor Area: 10%
- Affordable DUs: 20%
- Maximum # of Income Bands: 3
- Weighted Average of all Income Bands: 60% AMI
- No Income Band may exceed 100% AMI









# 31-17 12<sup>th</sup> Street Rezoning

Questions/Discussion