



CITY COUNCIL
LAND USE DIVISION

2016 MAR 21 P 1:10

CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NYC COUNCIL

2016 MAR 21 P 1:44

SPEAKER'S OFFICE

March 21, 2016

City Council
City Hall
New York, NY 10007

**Re: Mandatory Inclusionary Housing
ULURP No. N 160051 ZRY**

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated March 18, 2016, from the City Council regarding the proposed modifications to the above-referenced application submitted by the Department of City Planning for Mandatory Inclusionary Housing.

The Council's modifications included the addition of language to Section 23-154(d)(3) specifying that all options as set forth in the MIH program could be applied at any point during the public review process establishing an MIH area. While the City Charter, rather than the Zoning Resolution, establishes the land use review process and the role of the City Planning Commission, City Council, and other parties within it, the language inserted by the Council in Section 23-154(d)(3) accurately reflects how this process would work: the various MIH options established within the program as set forth in the zoning text could each be made applicable or inapplicable at any stage of the public review process, subject to the conditions described in the zoning text (e.g., Workforce Option cannot be the only option available in an area).

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on March 21, 2016, has determined that the City Council's proposed modifications raise no land use or environmental issues requiring further review.

Best Regards

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