



Reconfiguration (Option 5) Frequently Asked Questions

What is Reconfiguration?

Reconfiguration allows for buildings, using Option 1 or 2, to alter the minimum number of units required under Inclusionary Housing by providing larger units than the minimum requirement. Calculating reconfiguration is done after first determining the minimum number of required IH units and the required unit mix based on what option (1 or 2) has been chosen and the plans submitted. If the plans change, the unit mix needs to be reassessed and the reconfiguration recalculated as well.

The building will still provide the same number of bedrooms that are required from the Option chosen.

Who qualifies to use this option?

Any building that chooses Option 1 or 2 and has 2 bedroom or larger unit sizes within the building can use this option. This option cannot be used to downsize the number of larger units required, i.e. you cannot exchange 2- 2 bedrooms that are required for four additional one-bedrooms or studios. It also cannot be used to exchange one-bedroom units with studios.

How does this work?

For every two-bedroom or larger, you can essentially trade the same number of studios or one bedrooms. I.E., you can exchange 2 one-bedrooms for an additional two-bedroom unit and 3 one-bedroom units for an additional 3-bedroom unit. You can continue this type of pattern until there are no longer any required studios or one-bedroom units left. You are not required to “max-out” on the number of larger units.

Please see examples below:

Example #1:

Current Unit Requirements (4 Units)	Total Bedrooms in Current Unit Requirements	Reconfiguration Option #1 (2 Units)	Reconfiguration Option #2 (3 Units)	Reconfiguration Option #3 (3 Units)
(1) Studio (3) 1-bedroom	4 bedrooms	(2) 2-bedroom	(2) 1-bedroom (1) 2-bedroom	(1) Studio (1) 1-bedroom (1) 2-bedroom

Example #2:

Current Unit Requirements (9 Units)	Total Bedrooms in Current Unit Requirements	Reconfiguration Option #1 (5 Units)	Reconfiguration Option #2 (6 Units)	Reconfiguration Option #3 (7 Units)
(0) Studio (8) 1-bedroom (1) 2-bedroom	10 bedrooms	(5) 2-bedroom	(2) 1-bedroom (4) 2-bedroom	(4) 1-bedroom (3) 2-bedroom