**Unit 11**

**Lecture Outline**

**LEARNING OBJECTIVES**

When the student has completed this unit, they will be able to accomplish the following.

* Explain how local issues and concerns impact property values.

**KEY TERMS**

abutting

air rights

Article 78

assessed value

census tracts

cluster zoning

demography

dynamic event

easement

family units

group home

infrastructure

master plan

moratorium

right of way

spot zoning

static event

subdivision regulations

surveys

taking

target assessment

variance

zoning boards of appeal

zoning ordinances

**LECTURE OUTLINE**

**I. LOCAL ISSUES AND CONCERNS**

1. Housing
2. Government systems, services, and controls
   1. Taxation
      1. Protesting assessments
   2. Public land-use controls
      1. The master plan
      2. Zoning
      3. Accessory building/use
      4. Nonconforming use
      5. Zoning variations
      6. Spot zoning
      7. Building codes
      8. Subdivision regulations
      9. Development rights
      10. Environmental protection legislation
      11. Wetlands
      12. Landmark preservation
3. Tax abatement programs
   1. Industrial Commercial Incentive Program (ICIP)
      1. Improvement requirements
      2. Eligibility limitations
   2. J-51 tax exemption and abatement program (J-51)
   3. Affordable New York Housing Program (formerly 421A)
      1. Affordability Option A
      2. Affordability Option B
      3. Affordability Option C
      4. Enhanced 35-Year Benefit
   4. Real estate professionals

**II. SUMMARY**