

DOGMA CONSULTING LLC

Building Design Consulting | Code Compliance | Development Strategy | email: ricardo@dogmaconsultingnyc.com | www.dogmaconsultingnyc.com | [LinkedIn](#) | +1 (347) 951-4942

FIRM OVERVIEW

Dogma Consulting LLC is a specialized New York-based consultancy providing technical expertise at the intersection of building design, urban regulation, and building performance. Founded by Ricardo Carvajal González, an architect with over 20 years of international experience, the firm bridges the gap between ambitious design and the rigorous technical requirements of New York City's regulatory landscape.

We empower developers, non-profits, and property owners by providing data-driven insights into site potential, ensuring strict adherence to the NYC Building Code, and navigating the complexities of Local Law 97.

CORE SERVICES

1. AFFORDABLE HOUSING & SOCIAL POLICY

Inclusionary Housing Specialist: Advisory on Mandatory Inclusionary Housing (MIH) and Voluntary Inclusionary Housing (VIH) programs in NYC.

Funding & Subsidy Navigation: Technical support for projects involving HPD (Housing Preservation and Development) and HDC (Housing Development Corporation) standards.

Strategic Policy Design: Development of housing frameworks that balance legal certainty with social impact, drawing from extensive experience in national urban policies.

2. SITE FEASIBILITY & DEVELOPMENT POTENTIAL

Highest and Best Use (HBU) Analysis: Comprehensive audits for residential and mixed-use assets.

FAR Optimization: Detailed calculations of Floor Area Ratio, air rights, and zoning bonuses to maximize buildable area.

Massing Studies: Visualizing maximum buildable envelopes under current NYC Zoning Resolutions.

3. LOCAL LAW 97 (LL97) & SUSTAINABILITY

Decarbonization Roadmaps: Carbon emissions modeling and strategy to mitigate 2030 penalty risks.

Performance Upgrades: Advisory on building envelope and system improvements to meet strict emissions limits.

4. CODE COMPLIANCE & TECHNICAL SUPPORT

Regulatory Audits: Expert navigation of NYC Building Codes and Zoning Resolutions.

Industrialized Construction: Integration of Prefabricated and Modular systems to reduce costs and accelerate delivery in affordable housing sectors.

BIM/Drafting Support: High-end Revit and CAD production for all project phases.

LEADERSHIP

Ricardo Carvajal González | *Principal & Founder*

Professional Architect: University of Chile.

Licensure Status: Successfully completed the Architect Registration Examination (ARE); currently finalizing practice hours for New York State licensure.

AIA Associate: Member No. 40802004.

Public Sector Legacy: Former senior advisor who authored and delivered the National Urban Development Policy to the President of Chile.

SELECTED EXPERIENCE & INSIGHTS

Affordable Housing Research: Four years of tenure at the firm *Dogma* (2018–2022), focusing on the political nature of the city and "research-by-design" for large-scale residential projects.

Urban Advocacy: Published technical opinion pieces, including "*Vivienda, Necesidad de Certezas en Tiempos Inciertos*," focusing on the intersection of legal stability and housing production.

Modular Innovation: Consulted on the implementation of industrialized housing methods to optimize the production of high-quality, low-cost residential units.

TECHNICAL PROFICIENCIES

BIM/VDC: Revit, AutoCAD, Rhino.

Bilingual Service: English & Spanish (Expertise in both NYC and Chilean regulatory environments).