

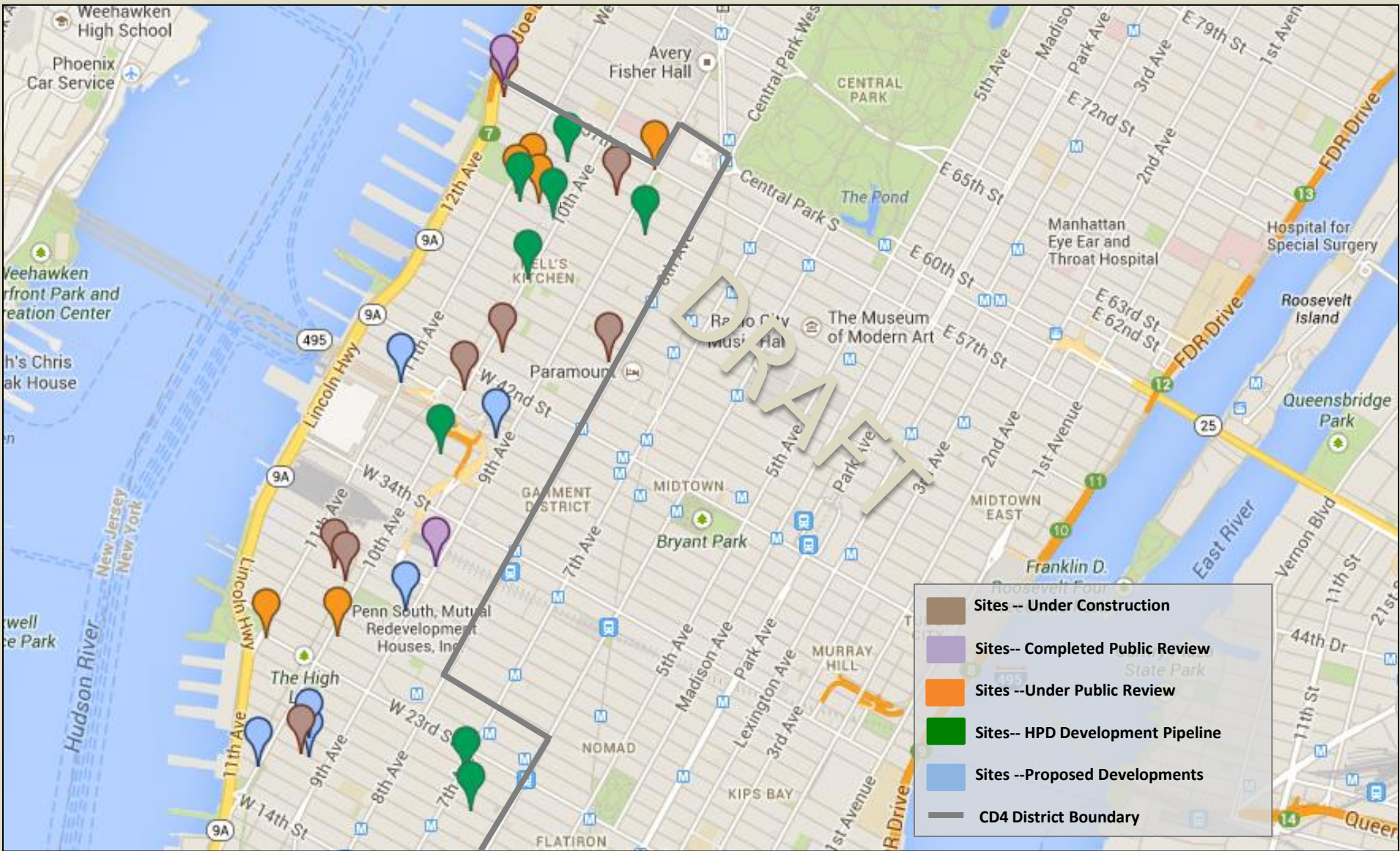
Manhattan Community District 4 Affordable Housing Plan July 21, 2014

DRAFT

Prepared for Manhattan Community Board 4
by Clinton Housing Development Company
July 21, 2014



Manhattan Community District 4--Affordable Housing Plan Development Sites in Manhattan CD4



**Manhattan Community District 4
Affordable Housing Plan
Sites -- Under Construction**

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Manhattan Community District 4--Affordable Housing Plan

Sites -- Under Construction

424 West 55th Street

Program:

Inclusionary Housing – Offsite

Block and Lot: 1064, 44

Zoning:

- Special Clinton District
- C6-2 CL

Project Description:

- New rental construction
- 7 story apartment building
- 17 permanently affordable housing units including 1 Super's Unit
- 18,426 sq. ft. of floor area

Developer: Arker Companies

Units and Income Bands:

Unit size	80%	
Studio	3	
1-bed	5	
2-bed	6	
3- bed	3	
Total	17	17

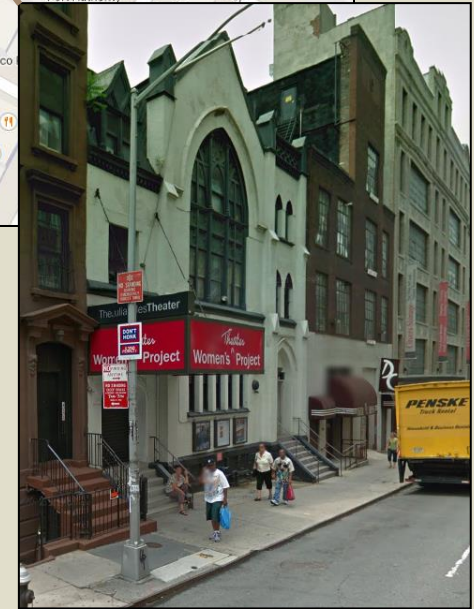
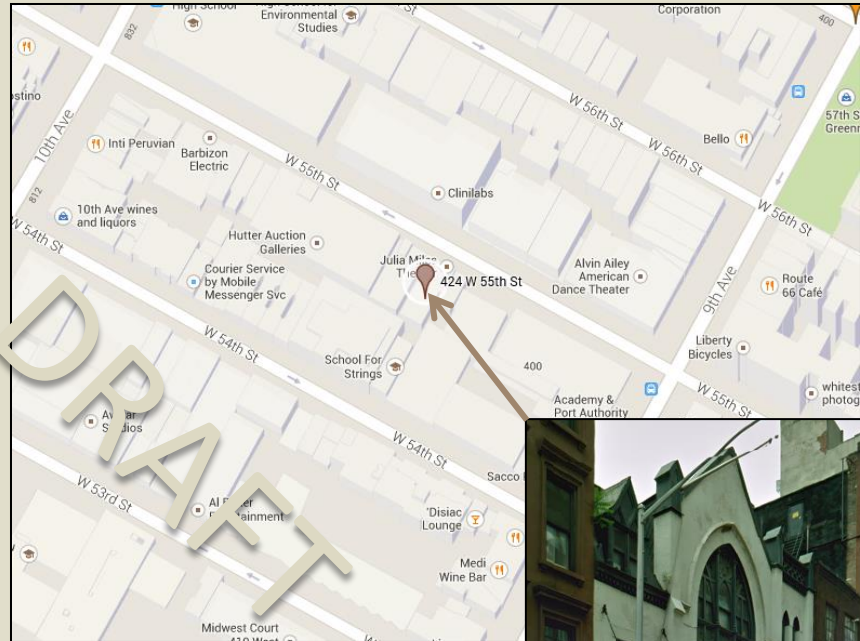
Permanently Affordable: Yes

Public Approvals: LIHP

Financing: Bank loan, Developer equity

Construction Start Date: 1/2014

Projected Completion Date: 10/2015



Existing building

Manhattan Community District 4--Affordable Housing Plan

Sites -- Under Construction

301 West 46th Street

Program:

- Cure for Harassment
- Inclusionary Housing – Onsite

Block and Lot: 1037, 30

Zoning:

- Special Clinton District
- C6-4 CL

Project Description:

- 600 room hotel development
- 10 Cure units and 2 Inclusionary Housing units
- Cure and IH in 7-story building with ground floor commercial and residential on floors 2-7

Developer: Riu Hotels

Units and Income Bands:

Unit Size - Cure	80%	Unit Size- Inclusionary	80%	
2- Bed	7	2-Bed	2	
3-Bed	3	3-Bed	0	
Total	10	Total	2	12

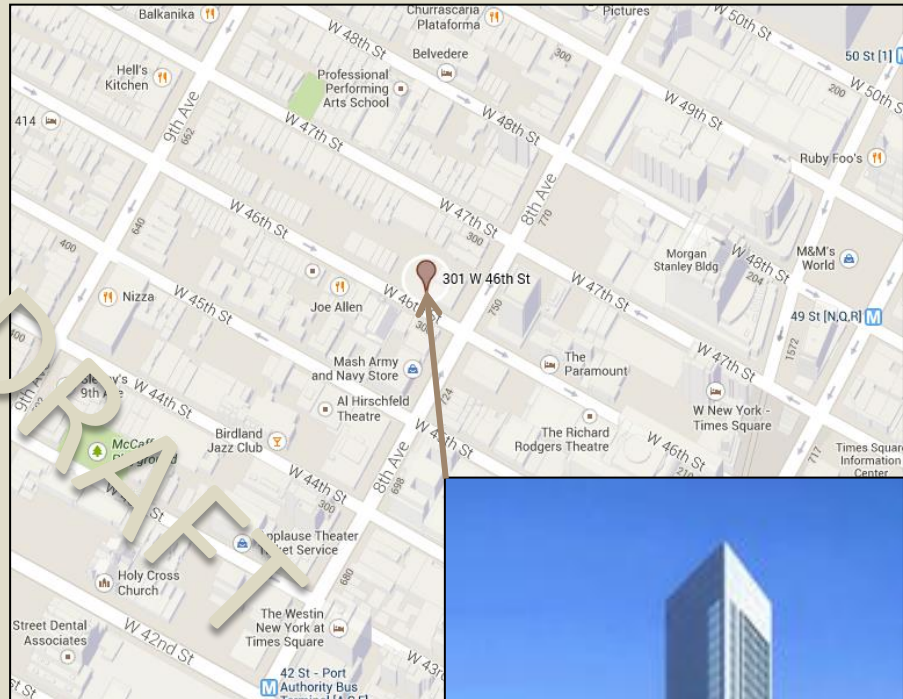
Permanently Affordable: Yes

Public Approvals: LIHP

Financing: Private financing

Construction Start Date: 8/2013

Projected Completion Date: 8/2015



Manhattan Community District 4--Affordable Housing Plan

Sites -- Under Construction

546 West 44th Street

Program:

Inclusionary Housing – Onsite

Block and Lot: 1072, 50

Zoning:

- Special Clinton District
- R9 CL

Project Description

- New construction -- rental building
- Two wings – 14 stories each
- 280 units including 62 permanently affordable units

Developer: DHA Capital

Units and Income Bands:

Unit size	60%	
Studios	24	
1-Bed	25	
2-Bed	13	
Total	62	62

Permanently Affordable: Yes

Financing: Privately financed

Public Approvals: LIHP

Construction Start Date: 02/2014

Projected Completion Date: 12/2015



Manhattan Community District 4--Affordable Housing Plan

Sites -- Under Construction

551 10th Avenue

Program:

Inclusionary Housing – Onsite

Block and Lot: 1069, 34

Zoning:

- Special Hudson Yards District
- C2-8 HY

Project Description:

- 52-story mixed-used development building
- 93,000 sq. ft. of community facility use
- 6,600 sq. ft. of retail
- 598 units including 119 permanently affordable housing units

Developer: Extell

Units and Income Bands:

Unit size	40%	50%	
Studio	3	17	
1-Bed	10	56	
2-Bed	4	24	
3-Bed	1	4	
Total	18	101	119

Permanently Affordable: Yes

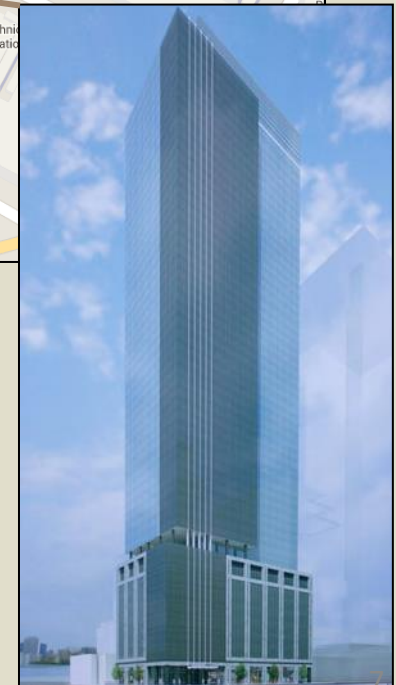
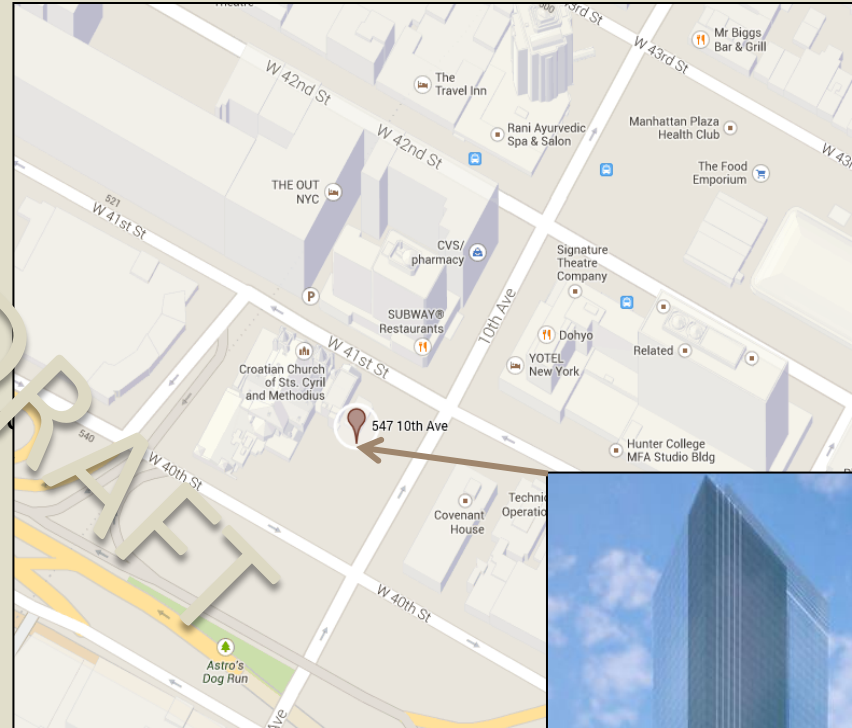
Public Approvals: LIHP

Financing:

- 80/20 Tax Exempt Bonds
- Low Income Housing Tax Credits (LIHTC)

Construction Start Date: 2/2014

Projected Completion Date: 12/2016



Manhattan Community District 4--Affordable Housing Plan

Sites -- Under Construction

525 West 28th Street

Program:

Inclusionary Housing – Onsite

Block and Lot: 700, 9

Zoning:

- Special West Chelsea District
- C6-3

Project Description:

- Project will comprise two buildings (31 and 13 stories)
- New construction with 691 market units and 142 permanently affordable housing units

Units and Income Bands:

Unit Size	40%	50%	60%	
Studio	12	23	15	
1-Bed		44	25	
2-Bed			23	
Total	12	67	63	142

Developer: Avalon Bay

Permanently Affordable: Yes

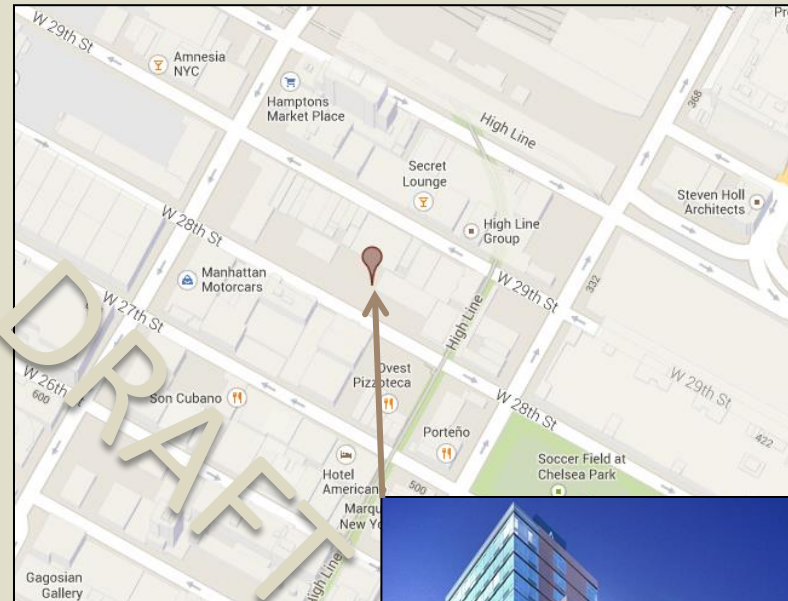
Public Approvals: LIHP

Financing:

- 80/20 Tax Exempt Bonds
- Low Income Housing Tax (LIHTC)

Construction Start Date: 2/2013

Projected Completion Date: 5/2014



Manhattan Community District 4--Affordable Housing Plan

Sites -- Under Construction

515 West 28th Street

Program:

- Inclusionary Housing – Onsite

Block and Lot: 700, 27

Zoning:

- Special West Chelsea District
- C6-3 and C6-4

Project Description:

- Two 13 story buildings and 35 story building connected by an atrium
- 375 units including 75 permanently affordable housing units

Developer: Lalezarian Properties

Units and Income Bands:

Unit size	50%	
Studio	20	
1-bed	37	
2-bed	18	
Total	75	75

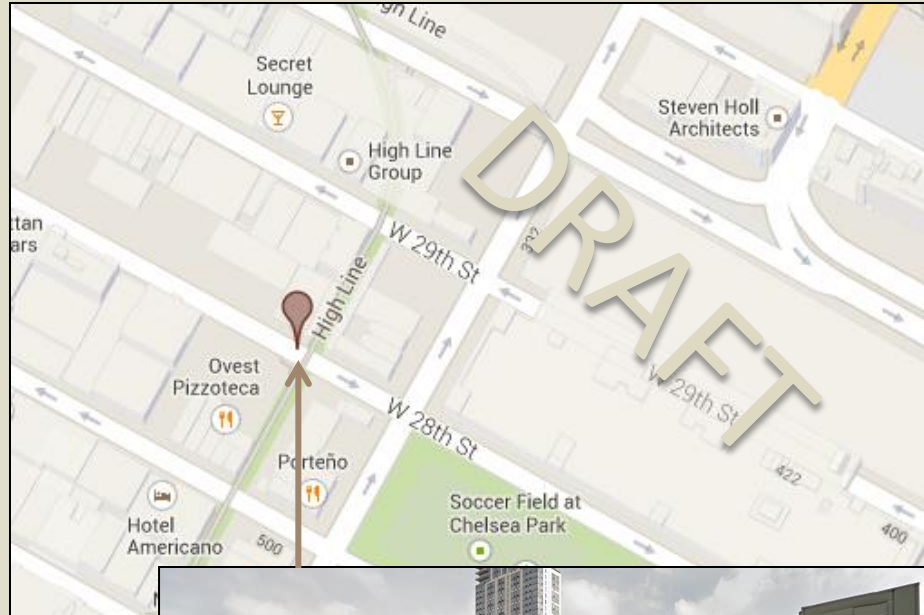
Permanently Affordable: Yes

Public Approvals: LIHP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: 02/2014

Projected Completion Date: 07/2015



Existing Site

Manhattan Community District 4--Affordable Housing Plan

Sites -- Under Construction

Address	Developer	Special District			Total Units	AH Units	AMI							Inclusionary	
		Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	125%	165%	Onsite	Offsite
625 West 57th	Durst Organization	X	-	-	753	151	-	151	-	-	-	-	-	n/a	-
424 West 55th	Arker Companies	X	-	-	17	17	-	-	-	17	-	-	-	n/a	X
301 West 46th*	Riu Hotels	X	-	-	12	12	-	-	-	12	-	-	-	X	-
546 West 44th	DHA Capital	X	-	-	280	62	-	-	62	-	-	-	-	X	-
551 10th Ave	Extell Development	X	-	-	598	119	18	101	-	-	-	-	-	X	-
525 West 28th	Avalon Bay	-	-	X	691	142	12	67	63	-	-	-	-	X	-
515 West 28th	Lalezarian Properties	-	-	X	375	75	-	75	-	-	-	-	-	X	-
Total					1973	427	30	243	125	29	-	-	-	-	-
Percent of Units						22%	7%	57%	29%	7%	-	-	-	-	-

* Development includes 600 Hotel Rooms (not reflected in Total Unit Count)

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**Manhattan Community District 4
Affordable Housing Plan
Sites--Completed Public Review**

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Affordable Housing Developments in Manhattan CD4

Affordable Housing Sites -- Completed Public Review

606 West 57th Street

Program:

- Inclusionary Housing - Onsite

Block and Lot: 1104, 31

Zoning:

- Special Clinton District
- C4-7

Project Description:

- 1024 units including 215 permanently affordable units
- 42 story mixed use development including residential, commercial, community facility and parking

Developer: TF Cornerstone

Units and Income bands:

Unit size	60%	165 %	200 %	230 %	
TBD	205	10	4	3	215

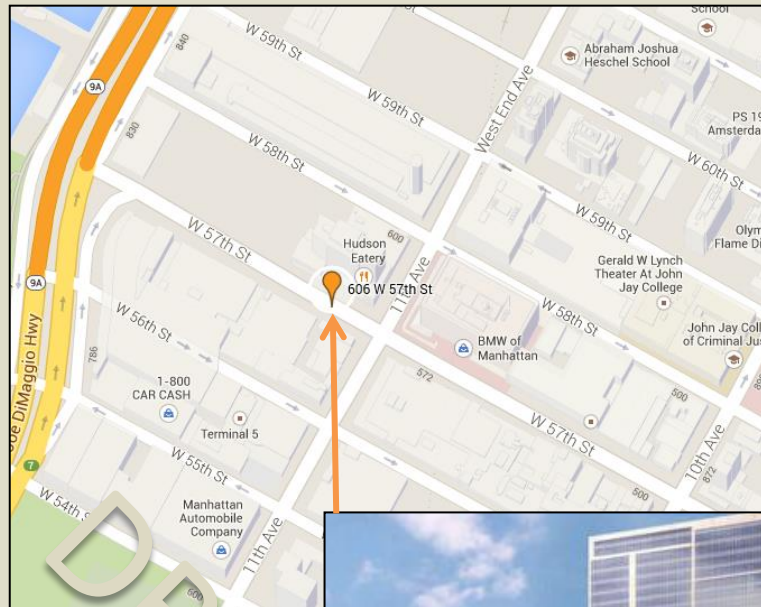
Permanently Affordable: Yes

Public Approvals: ULURP and LIHP

Financing: 80/20 Tax Exempt Bonds

Projected Start Date: 10/2014

Projected Completion Date: 12/2016



Manhattan Community District 4 Affordable Housing Plan

Sites--Under Public Review

540 West 53rd Street – Site 7

Program:

- Inclusionary Housing

Block and Lot: 1081, p/o 1

Zoning:

- Special Clinton District
- R9/C2-5 CL

Project Description:

- 12 story residential building with relocated CURA commercial tenants at ground floor and cellar
- 103 residential units
- Community garden

Developer: Clinton Housing Development Company

Units and Income Bands:

Unit Size	80%	100%	125%	165%	Total	
Studio	2	3	3	3	11	
1 Bed	9	10	10	10	39	
2 Bed	12	13	13	12	50	
3 Bed	0	1	1	1	3	
Total	23	27	27	26	103	103

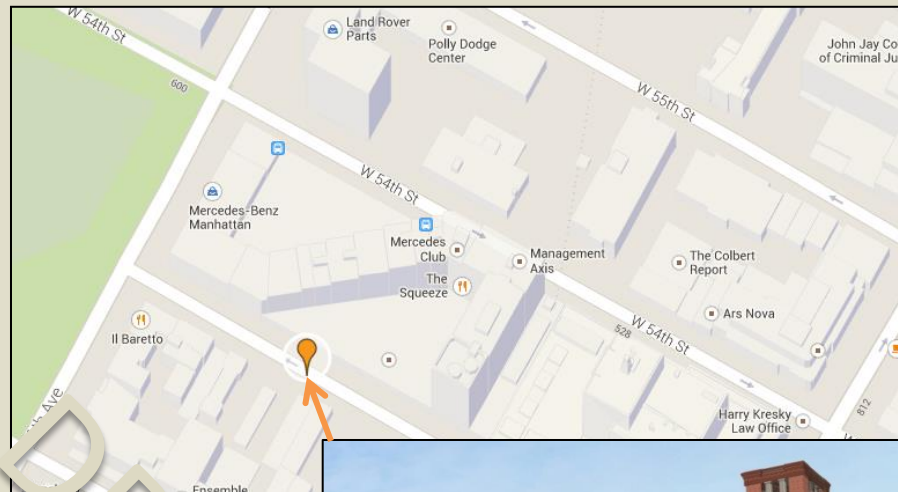
Permanently Affordable: Yes

Public Approvals: ULURP (rezoning and disposition), LIHP

Financing: HPD subsidy, Equity from the sale of excess and inclusionary development rights, NYCERS Taxable Mortgage Initiative, Reso A Funds

Projected Start Date: 11/2014

Projected Completion Date: 3/2016



Manhattan Community District 4 Affordable Housing Plan

Sites--Under Public Review

525 West 52nd Street

Program:

- Inclusionary Housing

Block and Lot: 1081, 7501

Zoning:

- Special Clinton District
- R9/C2-5 CL

Project Description:

- 392 Apartments with 79 permanently affordable units
- Comprises two wings: 52nd Street frontage is 14 stories and 53rd Street frontage is 22 stories

Developer: Taconic Investment Partners/Ritterman Capital

Units and Income Bands:

Unit Size	60%
Studio	19
1-bed	39
2-bed	21
Total	79

79

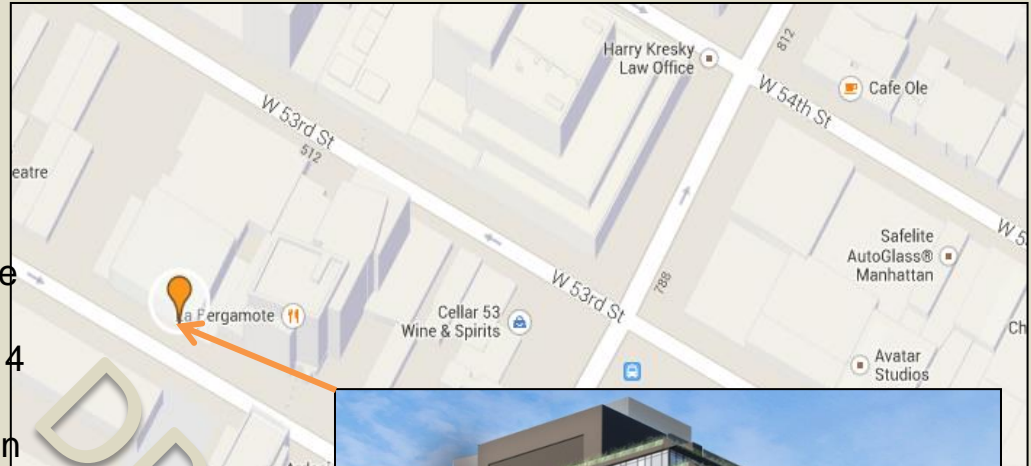
Permanently Affordable: Yes

Public Approvals: ULURP (rezoning and disposition), LIHP

Financing: 80/20 tax exempt bonds

Projected Start Date: 11/2014

Projected Completion Date: 3/2016



Manhattan Community District 4 Affordable Housing Plan

Sites--Under Public Review

560 West 52nd Street - Captain Post

Program:

- HPD Multifamily Preservation Loan Program

Block and Lot: 1080, p/o 103

Zoning:

- Special Clinton District
- R8A CL

Project Description:

- Historic, gut rehabilitation and addition of partial 6th floor with 22 permanently affordable units
- Community facility space on the ground floor and cellar for PAL

Developer: Clinton Housing Development Company

Units and Income Bands:

Unit Size	80%	100%	
Studio	7	7	
2- Bed	4	4	
Total	11	11	22

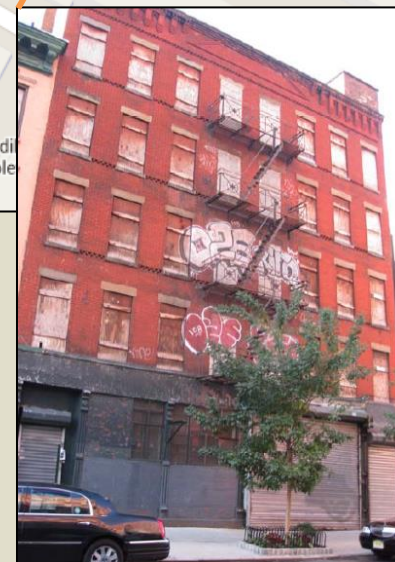
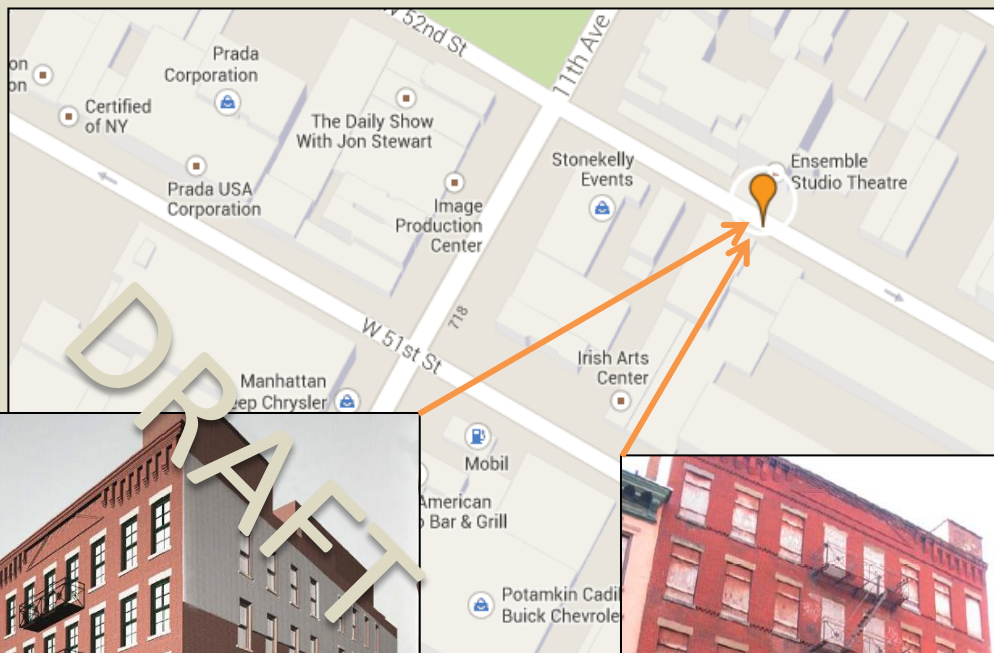
Permanently Affordable: Yes

Public Approvals: ULURP (rezoning and disposition)

Financing: HPD MPLP, Historic Preservation Tax Credits, equity from sale of development rights at another CHDC site

Projected Start Date: 11/2014

Projected Completion Date: 3/2016



Existing Building

Manhattan Community District 4 Affordable Housing Plan

Sites--Completed Public Review

371 9th Avenue - Manhattan West

Program:

- Inclusionary Housing – Voluntary Owner Participation

Block and Lot: 729, 50

Zoning:

- Special Hudson Yards District
- C6-4

Project Description:

- 5 buildings: 2 office buildings, 1 residential building & 2 mixed-use buildings with office, hotel or retail uses
- 4 million ZSF, with 3.2 million sq. ft. of commercial and 800,000 Sq. ft. of residential

Developer: Brookfield Properties

Units and Income Bands:

- A total of 790 units with 158 permanently affordable units

Unit	40-50% AMI	
Total	158	158

Permanently Affordable: Developer has voluntarily committed to make the affordable units permanent

Financing: 80/20 Tax Exempt Bonds

Public Approvals: ULURP and LIHP

Projected Start Date: 3/2015

Projected Completion Date: 06/2017



Manhattan Community District 4--Affordable Housing Plan

Sites--Completed Public Review

429 West 18th Street – Fulton Houses

Program:

- West Chelsea Rezoning Points of Agreement

Block and Lot: 716, p/o 17

Zoning:

- R8

Project Description:

- 157 permanently affordable housing units
- 118,357 sq. ft. of residential floor area
- 4,310 sq. ft. of community facility space
- 3,380 sq. ft. outdoor recreational space

Developer: Artimus Construction

Units and Income Bands:

Unit size	50%	80%	125%	165%	
Studio	10	16	9	14	
1-Bed	14	11	14	30	
2-Bed	8	4	8	19	
Total	32	31	31	63	157

Permanently Affordable: Yes

Public Approvals: ULURP (Rezoning and Text Amendment)

Financing: Tax Exempt Bonds, HPD Subsidy, West Chelsea Affordable Housing Fund

Projected Start Date: 10/2014

Projected Completion Date: 4/2016



Manhattan Community District 4 Affordable Housing Plan Sites--Completed Public Review

Address	Developer	Special District			Total Units	AH Units	AMI								Inclusionary	
		Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	125%	165%	200%	230%	Onsite	Offsite
606 W 57 th	TF Cornerstone	X			1035	222	-	-	205	-	-	10	4	3	X	-
540 W 53 rd	Clinton Housing Dev. Co	X	-	-	103	103	-	-	-	23	27	27	26	X	-	540 West 53 rd
525 W 52 nd	Taconic/Ritterman Capital	X	-	-	392	79	-	-	79	-	-	-	-	X	-	525 West 52 nd
560 W 52 nd	Clinton Housing Dev. Co	X	-	-	22	22	-	-	-	11	11	-	-	n/a	-	560 West 52 nd
371 Ninth Ave	Brookfield Properties		X		790	158	-	158	-	-	-	-	-	-	X	-
429 W 18 th	Artimus Construction	-	-	-	157	157	-	32	-	31	31	63	-	-	n/a	-
Total					2499	741	-	190	284	65	69	100	30	3	-	-
Percentage					-	30%	-	25.64%	38.33%	8.77%	9.31%	13.50%	4.05%	0.40%	-	-

**Manhattan Community District 4
Affordable Housing Plan
Sites--Under Public Review**

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Manhattan Community District 4 Affordable Housing Plan

Sites--Under Public Review

400 West 57th Street - The Windermere

Program:

- Cure for Harassment

Block and Lot: 1066, 32

Zoning:

- Special Clinton District
- R8/C1-5

Project Description:

- Renovation and conversion to a boutique hotel with 20 permanently affordable units

Developer: LLC formed by Mark Tress

Units and Income Bands:

Unit Size	80%	
Studio	10	
1-Bed	6	
2- Bed	4	
Total	20	20

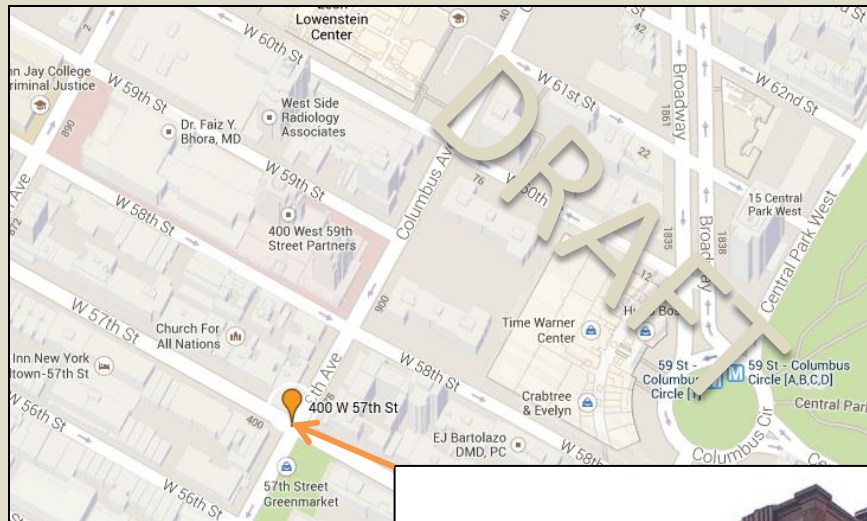
Permanently Affordable: Yes

Public Approvals: ULURP (74-711) and LIHP

Financing: Private financing

Projected Start Date: Open

Projected Completion Date: Open



Existing building

Manhattan Community District 4 Affordable Housing Plan

Sites--Under Public Review

464 West 25th Street

Program:

- HPD Multifamily Preservation Loan Program

Block and Lot: 722, 74

Zoning:

- Special Zoning District: None
- R7B/C2-5

Project Description:

- Gut rehab with addition of 5th floor and expansion of floors 2-4
- A small roof deck will serve as a common space

Developer: Clinton Housing Development Company

Units and Income Bands:

Unit Size	80%	100%	
2-Bed	2	2	
Total	2	2	4

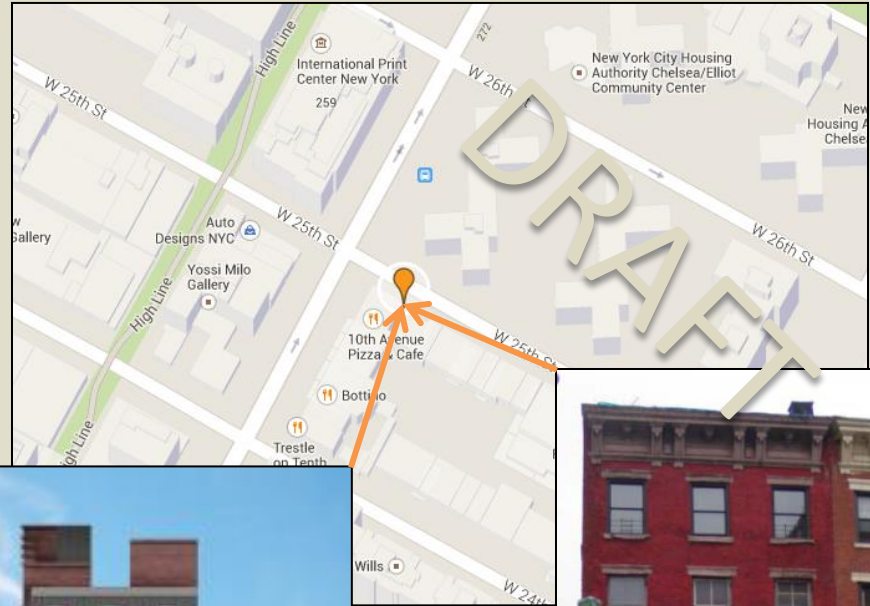
Permanently Affordable: Yes

Public Approvals: BSA Variance, UDAAP

Financing: HPD MPLP and equity from the sale of development rights at another CHDC site

Projected Start Date: 9/2014

Projected Completion Date: 3/2016



Existing Building

DRAFT

Manhattan Community District 4 Affordable Housing Plan

Sites--Under Public Review

565 West 23rd Street

Program:

- Cure for Harassment

Block and Lot: 695, 1

Zoning:

- Special West Chelsea District
- C6-3

Project Description:

- 22 residential permanently affordable units including super's unit
- Ground floor retail
- Gut rehabilitation and the addition of a 5th floor
- Development may be on or off site

Developer: SkyBox and Clinton Housing Development Company

Units and Income Bands:

Unit Size	80%	
Studio	17	
SRO	4	
1- Bed	1	
Total	22	22

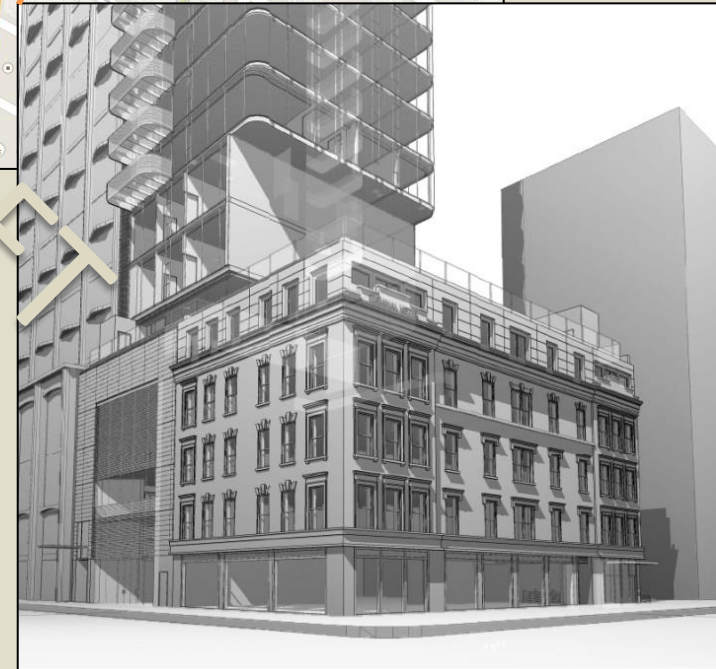
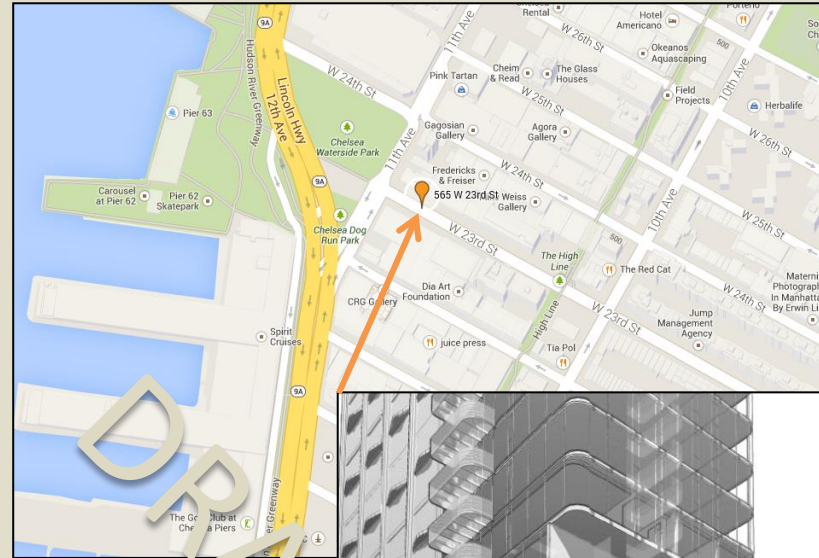
Permanently Affordable: Yes

Public Approvals: LIHP

Financing: Private financing

Projected Start Date: 9/2014

Projected Completion Date: 5/2016



**Manhattan Community District 4 Affordable Housing Plan
Sites--Under Public Review**

Address	Developer	Special District			Total Units	AH Units	AMI							Inclusionary	
		Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	125%	165%	Onsite	Offsite
400 West 57 th *	Mark Tress	X	-	-	20	20	-	-	-	20	-	-	-	n/a	-
464 West 25 th	Clinton Housing Dev. Co	-	-	-	4	4	-	-	-	2	2	-	-	n/a	-
565 West 23 rd	Clinton Housing Dev. Co	-	-	X	22	22	-	-	-	22	-	-	-	n/a	-
Total					46	46	-	-	-	44	2	-	-	-	
Percentage						100%	-	-	-	96%	4%	-	-	-	

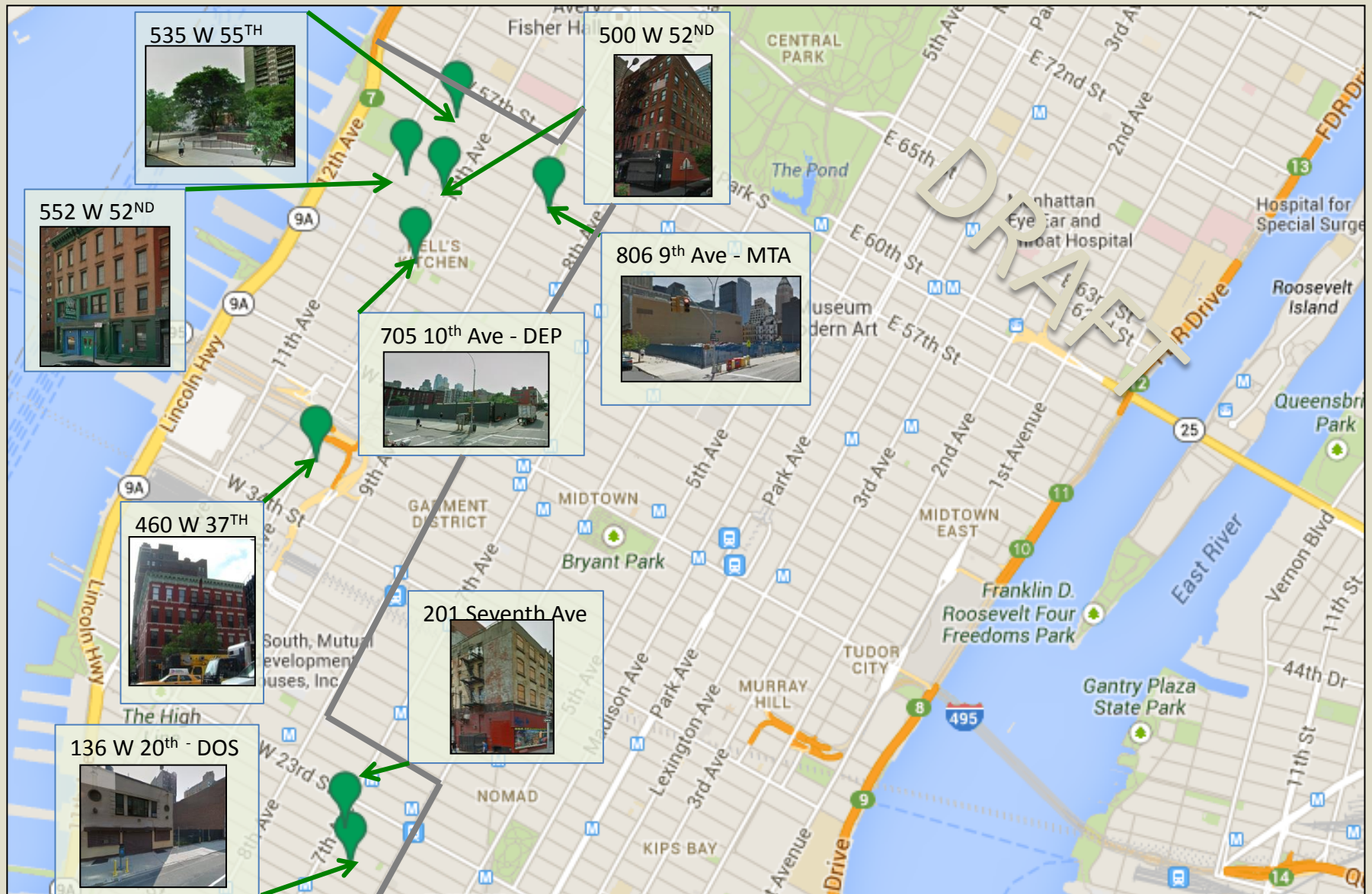
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**Manhattan Community District 4
Affordable Housing Plan
Sites—HPD Development Pipeline**

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Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline



Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline

535 West 55th Street – Harborview

Program: Hudson Yards Points of Agreement

Block and Lot: 1084, p/o 9

Zoning:

- Special Clinton District
- R8

Project Description:

- Construction of a new residential building, relocated parking, upgraded open space
- Second round RFP (1st RFP in 2007)
- 230 units (40% to 165% AMI)

Developer: Subject to RFP

Units and Income Bands:

AMI	40%	50%	60%	125%	165%	
Total	35	43	63	43	46	230

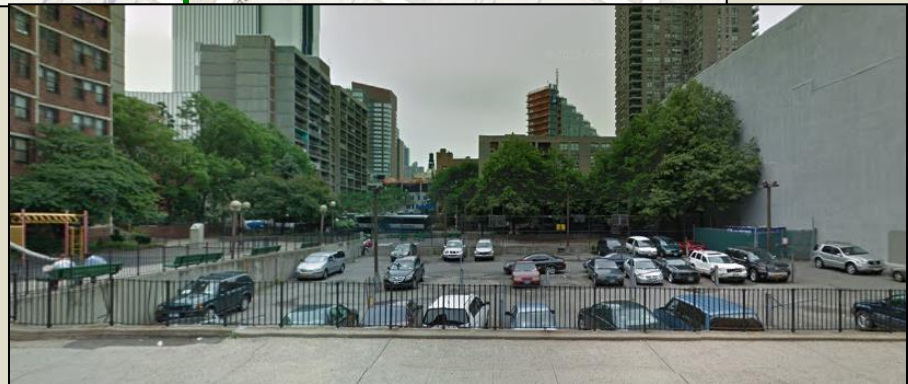
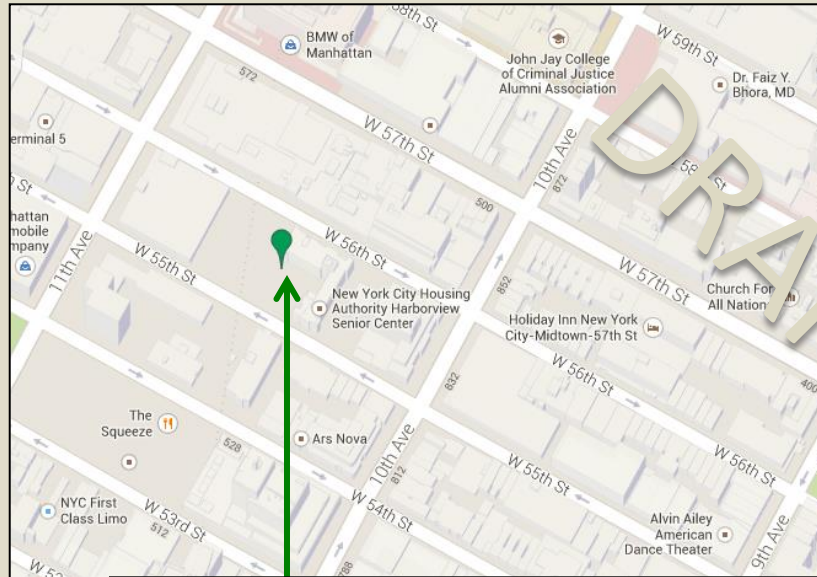
Permanently Affordable: Yes

Public Approvals: ULURP, RFP, Harborview TA approval, NYCHA Disposition (Section 18)

Financing: Open

Projected Start Date: 07/2015

Projected Completion Date: 1/2017



Existing Site

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline

806 9th Avenue – MTA Site

Program: Western Railyards Points of Agreement

Block and Lot: 1044, 3

Zoning:

- Special Clinton District
- R8/C1-5

Project Description:

- MTA owned lot
- 22,500 sq. ft. lot (150' x 150')
- AMI mix of 165% or under
- 2009 WRY preliminary analysis for 124 permanently affordable housing units

Developer: Subject to RFP

Units and Income Bands:

AMI	80	125	165	
	%	%	%	
Total	38	40	46	124

*Above table is possible unit breakdown

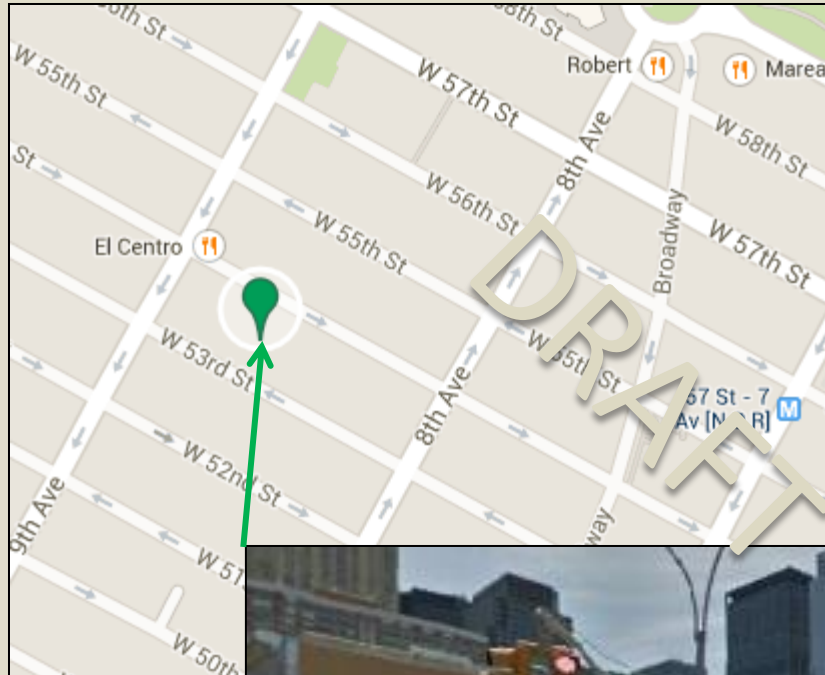
Permanently Affordable: Yes

Public Approvals: ULURP (Completed in 2009), RFP, work with MTA to transfer site to HPD

Financing: Open

Projected Start Date: Open

Projected Completion Date: Open



Existing Site

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline

500 West 52nd Street

Program: HPD Supportive Housing Loan Program

Block and Lot: 1080, p/o 28

Zoning:

- Special Clinton District
- C6-3

Project Description:

- Historic, gut rehabilitation including partial 7th floor addition
- 47 Supportive Housing units including social service offices, and rooftop open space

Developer: Clinton Housing Development Company

Units and Income Bands:

Unit Size	50%	60%	
SRO	16	10	
Studio	11	8	
1-bed	0	0	
2-bed	0	0	
Total	27	18	47

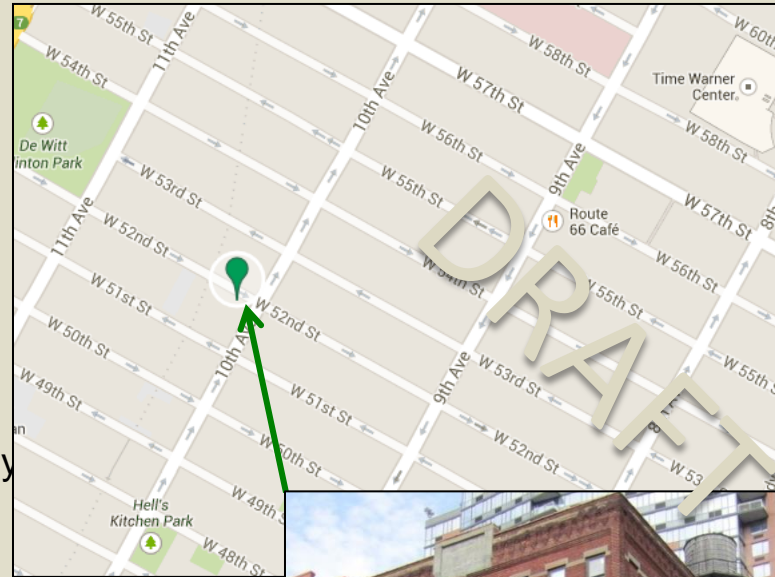
Permanently Affordable: Yes

Public Approvals: ULURP (disposition)

Financing: HPD Supportive Housing Loan Program, Historic Preservation Tax Credits

Projected Start Date: 07/2015

Projected Completion Date: 1/2017



Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline

552 West 52nd Street

Program: Inclusionary – Onsite

Block and Lot: 1080, p/o 103

Zoning:

- Special Clinton District
- R8A

Project Description:

- Gut renovation and addition for low, middle, and moderate income housing (preliminary massing for 84 units)
- Gym for Duncan PAL
- Last remaining affordable housing development site in CURA

Developer: Clinton Housing Development Co.

Units and Income Bands:

Unit size	80%	100%	125%	165%	
Studio	7	7	7	7	
1-Bed	7	7	7	7	
2-Bed	7	7	7	7	
Total	21	21	21	21	84

*Above table is possible unit breakdown

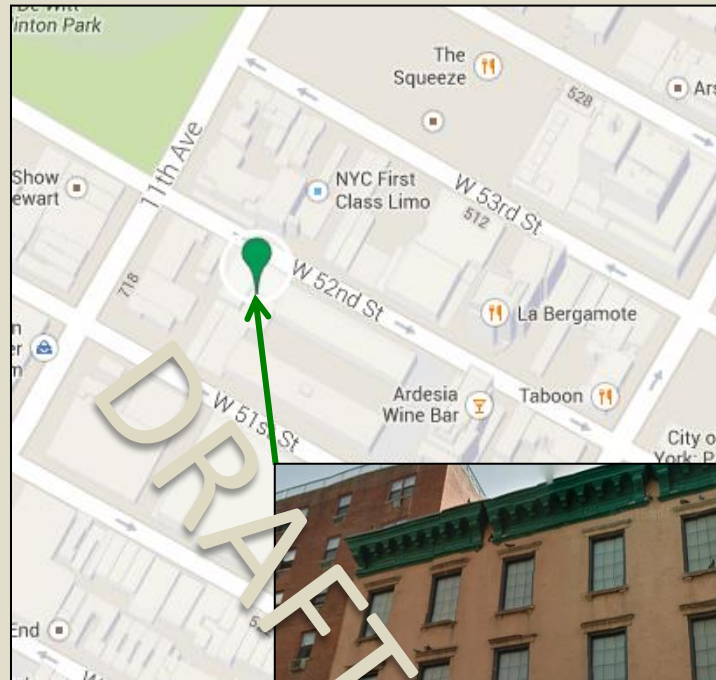
Permanently Affordable: Yes

Financing: HPD subsidy, Equity from the sale of inclusionary development rights, NYCERS

Public Approvals: ULURP (disposition)

Projected Start Date: 7/2015

Projected Completion Date: 1/2017



Existing Building

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline

705 10th Avenue – DEP Site

Program: Western Railyards Points of Agreement

Block and Lot: 1077, 29

Zoning:

- Special Clinton District
- R8/C2-5

Project Description:

- DEP owned site
- 35,145 sq. ft. lot (175' x 200.83')
- Preliminary analysis for 143 units of permanently affordable housing
- A portion of the site is reserved for Hell's Kitchen Park West

Developer: Subject to RFP

Units and Income Bands:

AMI	80%	125%	165%	
Total Units	38	46	59	143

*Above table is possible unit breakdown

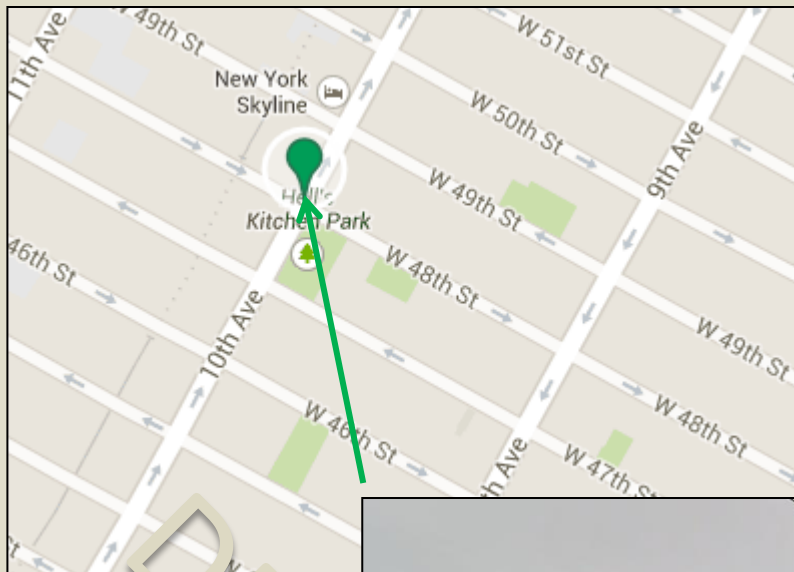
Permanently Affordable: Yes

Public Approvals: ULURP (Completed in 2009), RFP, work with DEP to transfer site to HPD

Financing: Open

Projected Start Date: Open

Projected Completion Date: Open



Existing Site

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline

460 West 37th Street

Program: Inclusionary - Onsite

Block and Lot: 734, 66

Zoning:

- Special Hudson Yards District
- C2-8

Project Description:

- Gut rehabilitation and multi-story addition with new apartment layouts for 80 permanently affordable housing units
- Proposed joint venture with adjacent property owner

Developer: Clinton Housing Development Company

Units and Income Bands:

Unit Size	80%	100%	125%	165%	
Studio	5	5	5	5	
1-Bed	5	5	5	5	
2-Bed	10	10	10	10	
Total	20	20	20	20	80

*Above table is possible unit breakdown

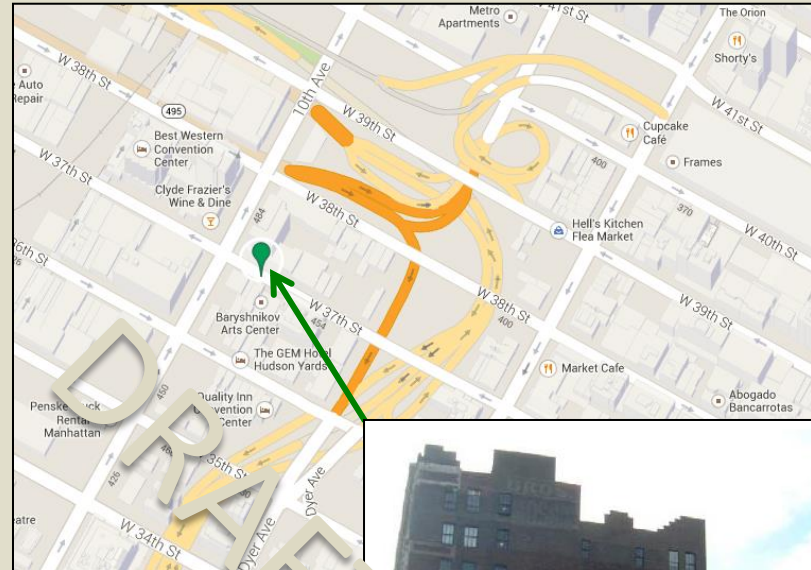
Permanently Affordable: Yes

Public Approvals: UDAAP (disposition)

Financing: HPD subsidy, Equity from the sale of inclusionary development rights, NYCERS

Projected Start Date: 7/2015

Projected Completion Date: 1/2017



Existing building

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline

201 7th Avenue

Program: HPD Multifamily Preservation Loan Program

Block and Lot: 797, 83

Zoning:

- Special Zoning District: None
- R8A/C2-5

Project Description:

- Gut rehabilitation and addition for permanently affordable housing
- Renovation of ground floor commercial space
- Preliminary analysis for 24 permanently affordable housing units

Developer: TBD

Units and Income Bands:

Unit Size	80%	100%	
1-bed	6	6	
2-bed	6	6	
Total	12	12	24

*Above table is possible unit breakdown

Permanently Affordable: Yes

Public Approvals: UDAAP (disposition)

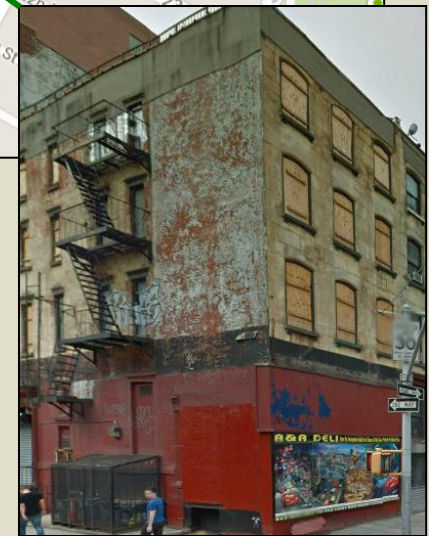
Financing: HPD MPLP

Projected Start Date: 7/2015

Projected Completion Date: 1/2017



Existing building



Existing building

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline

136 West 20th Street – Former DOS Site

Program: Western Railyards Points of Agreement

Block and Lot: 795, 66

Zoning:

- Special Zoning District: None
- C6-3A

Project Description:

- WRY POA commitment for 77 units of permanently affordable housing
- CB#4 to work with HPD to develop options to increase commitment of permanently affordable units

Developer: Subject to RFP

Units and Income Bands:

AMI	80%	100%	125%	165%	
Total Units	20	20	20	19	77

*Above table is possible unit breakdown

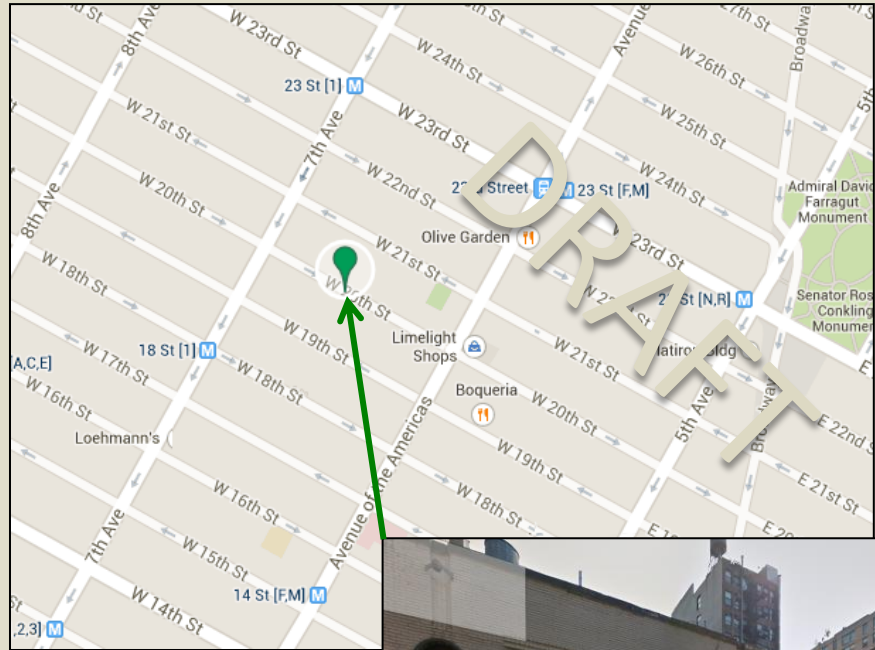
Permanently Affordable: Yes

Public Approvals: ULURP (disposition), RFP

Financing: Open

Projected Start Date: Open

Projected Completion Date: Open



Existing Building

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline

Address	Developer	Site Control	Special District			Total AH Units	AMI Unit Breakdown						
			Clinton	Hudson Yards	West Chelsea		40%	50%	60%	80%	100%	125%	165%
500 West 52 nd	Clinton Housing Dev. Co.	HPD	X	-	-	45	-	27	18	-	-	-	-
535 West 55 th	Subject to RFP	NYCHA	X	-	-	230	35	43	63	-	-	46	43
552 West 52 nd	Clinton Housing Dev. Co.	HPD	X	-	-	84	-	-	-	21	21	21	21
201 7 th Ave	TBD	HPD	-	-	-	24	-	-	-	12	12	-	-
806 9 th Ave	Subject to RFP	MTA	X	-	-	124	-	-	-	38	-	40	46
795 10 th Ave	Subject to RFP	DEP	X	-	-	143	-	-	-	38	-	46	59
460 West 37 th	Clinton Housing Dev. Co.	HPD	-	X	-	80	-	-	-	20	20	20	20
136 West 20 th	Subject to RFP	HPD	-	-	-	79	-	-	-	20	20	20	19
Total						809	35	70	81	149	73	193	208
Percentage							4.5%	8.5%	10%	18%	9%	24%	26%

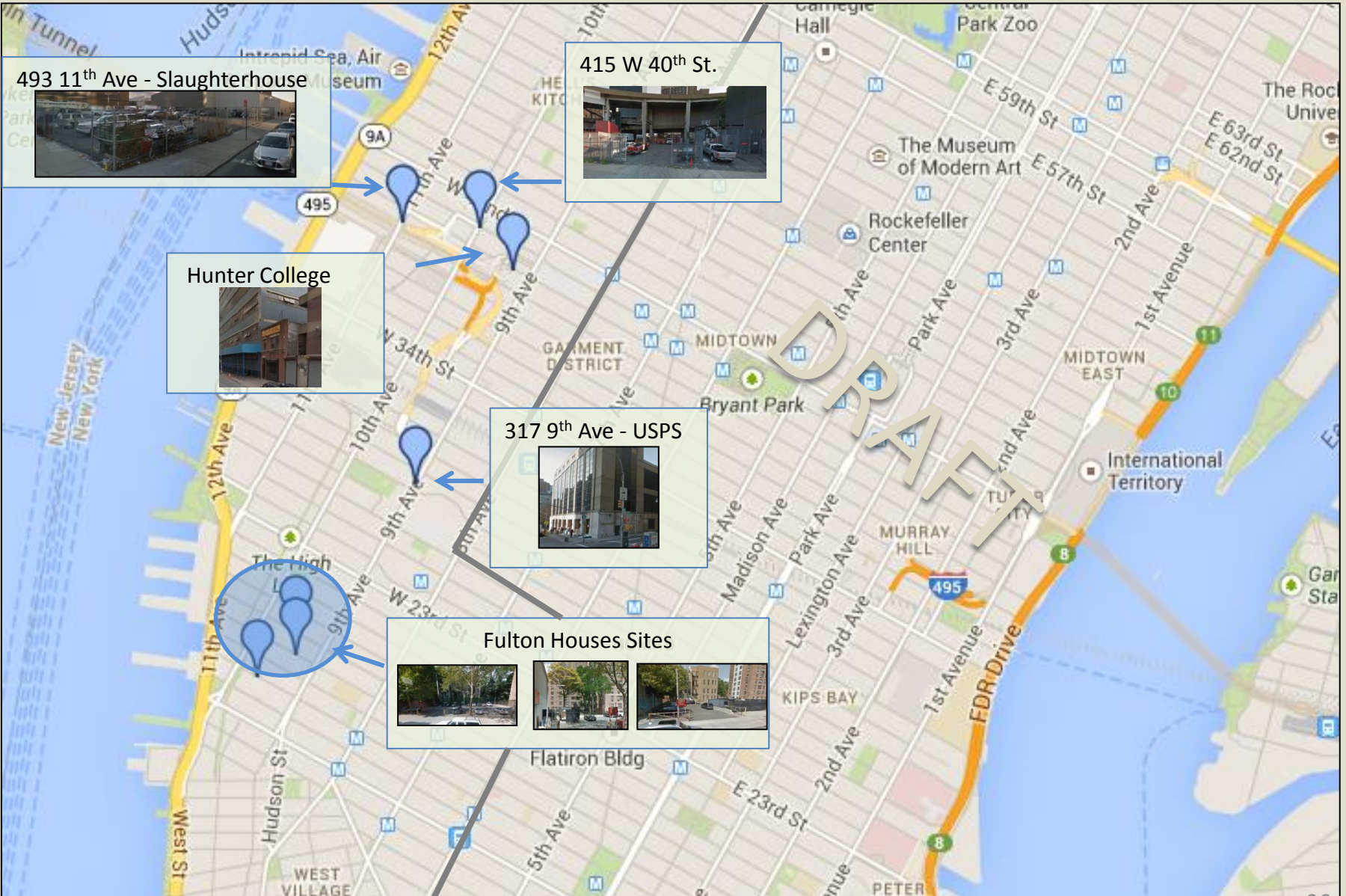
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**Manhattan Community District 4
Affordable Housing Plan
Sites--Proposed Developments**

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Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments



Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

415 West 40th Street

Program: New Construction

Block and Lot: 1050, p/o 13

Zoning:

- Special Hudson Yards District
- C6-3

Project Description:

- Site is owned by PANYNJ
- 10,000 sq. ft. lot (100' x 100')
- Preliminary analysis for 66 permanently affordable housing units

Developer: Subject to RFP

Units and Income Bands:

AMI	60	80%	100	125	165	
	%		%	%	%	
Total Units	12	12	12	15	15	66

*Above table is possible unit breakdown

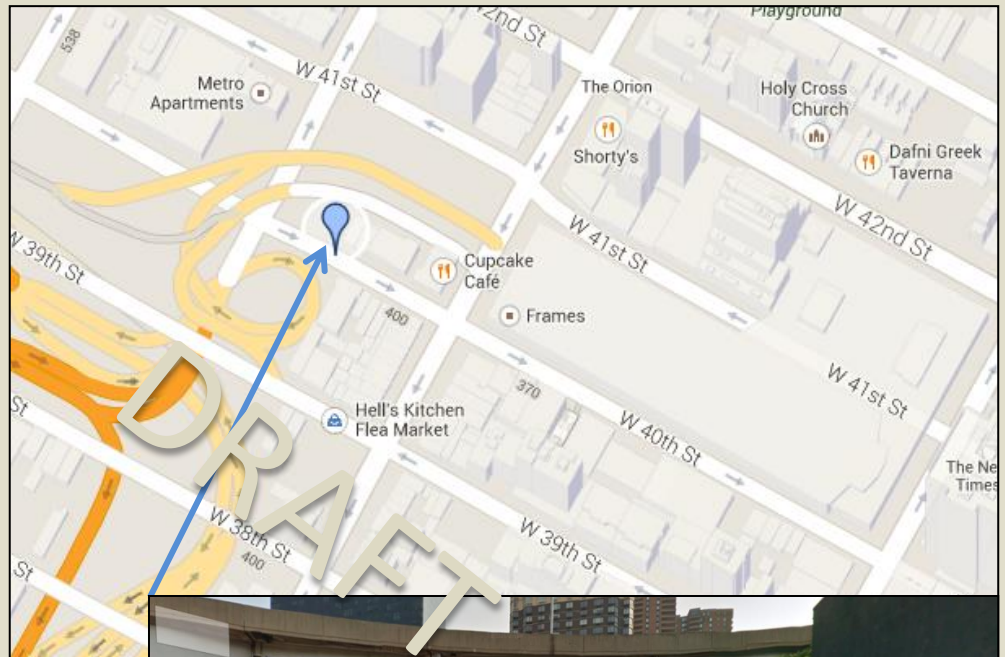
Permanently Affordable: Yes

Public Approvals: Negotiate transfer of site from PANYNJ to HPD, RFP, ULURP (disposition)

Financing: Open

Projected Start Date: Open

Projected Completion Date: Open



Existing Site

Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

450 West 41st Street – Former Hunter Collage -- Voorhees Campus

Program: TBD

Block and Lot: 1050, 6R

Zoning:

- Special Zoning District: Hudson Yards
- C2-8, C6-3

Project Description:

- Approx. 28,996 sq. ft. lot (160'x197.5')
- Propose to relocate Covenant House within the block

Developer: Subject to RFP

Units and Income Bands:

AMI	80%	100%	125%	165%	
Total	48	63	64	64	239

*Above table is possible unit breakdown

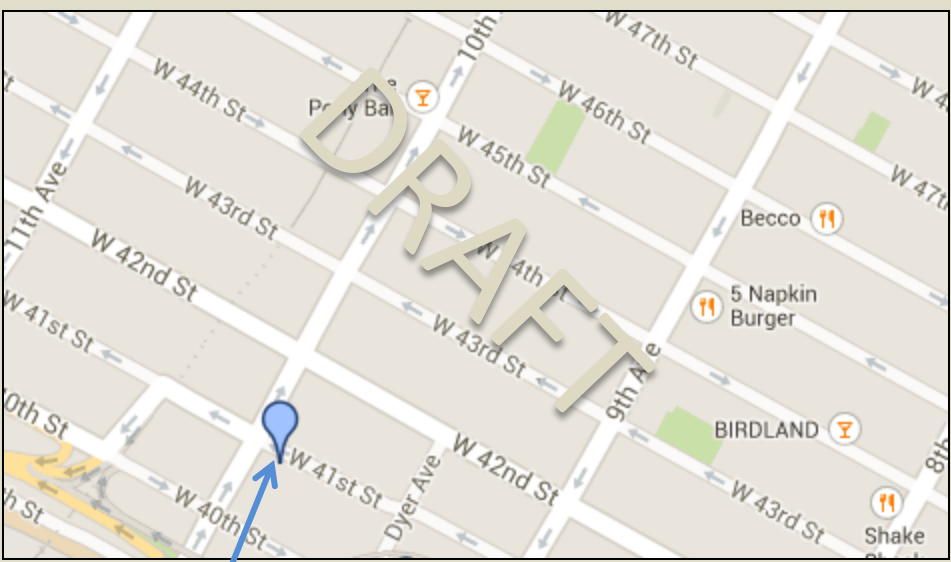
Permanently Affordable: Yes

Public Approvals: ULURP (Disposition), RFP

Financing: Open

Projected Start Date: Open

Projected Completion Date: Open



Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

493 11th Avenue – Old Slaughterhouse

Program: TBD

Block and Lot: 685, 38

Zoning:

- Special Zoning District: None
- M1-5

Project Description:

- 24,688 sq. ft. lot (125' x 198')
- Proposed C6-4 with Base FAR of 9, bonusable to 12 with Inclusionary
- Preliminary analysis for 322 permanently affordable housing units (includes 155 Units for HY Site M replacement)
- Relocated police parking

Developer: Subject to RFP

Units and Income Bands:

AMI	60 %	80 %	100 %	125 %	165 %	
Total	54	55	55	79	79	322

*Above table is possible unit breakdown

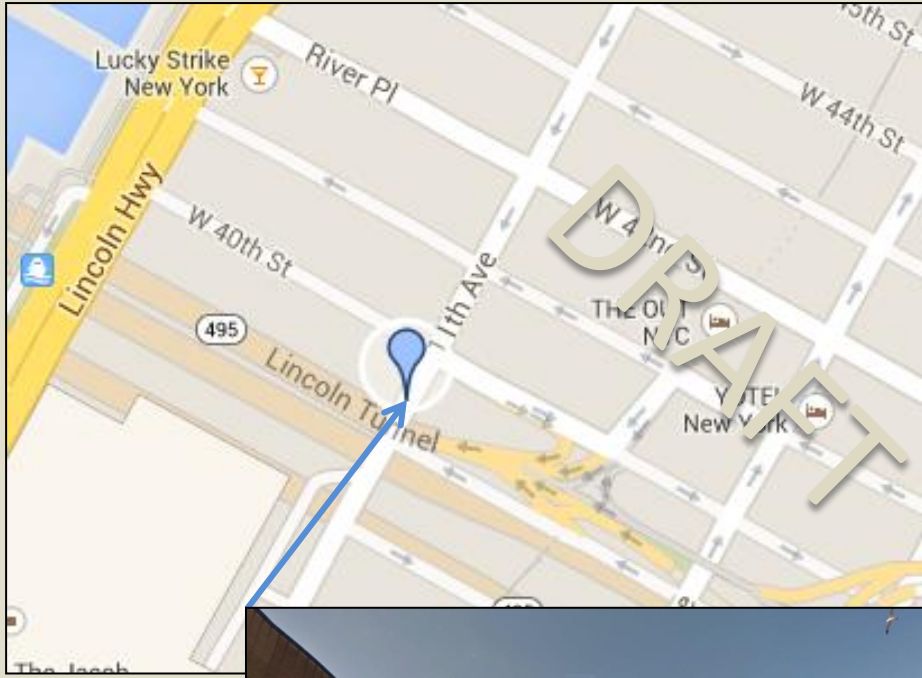
Permanently Affordable: Yes

Public Approvals: ULURP (Rezoning and disposition), RFP

Financing: Open

Projected Start Date: Open

Projected Completion Date: Open



Existing site

Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

317 Ninth Avenue - Morgan Annex

Program: New Construction

Block and Lot: 726, p/o 1

Zoning:

- Special Zoning District: None
- M1-5

Project Description:

- Site is owned by USPS
- 40,000 sq. ft. lot (200' x 200')
- Preliminary analysis for 305 permanently affordable housing units
- Steel structure already in place to build residential units above existing building

Developer: Subject to RFP

Units and Income Bands:

AMI	60 %	80%	100 %	125 %	165 %	
Total Units	49	51	53	76	76	305

*Above table is possible unit breakdown

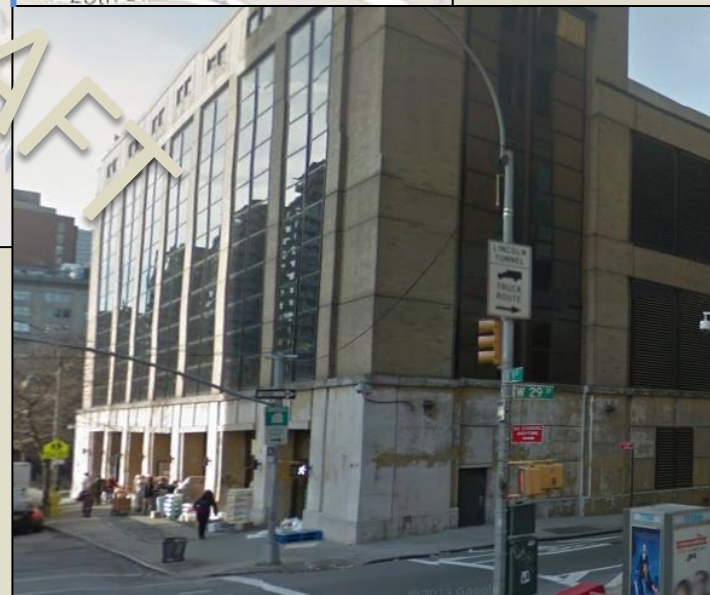
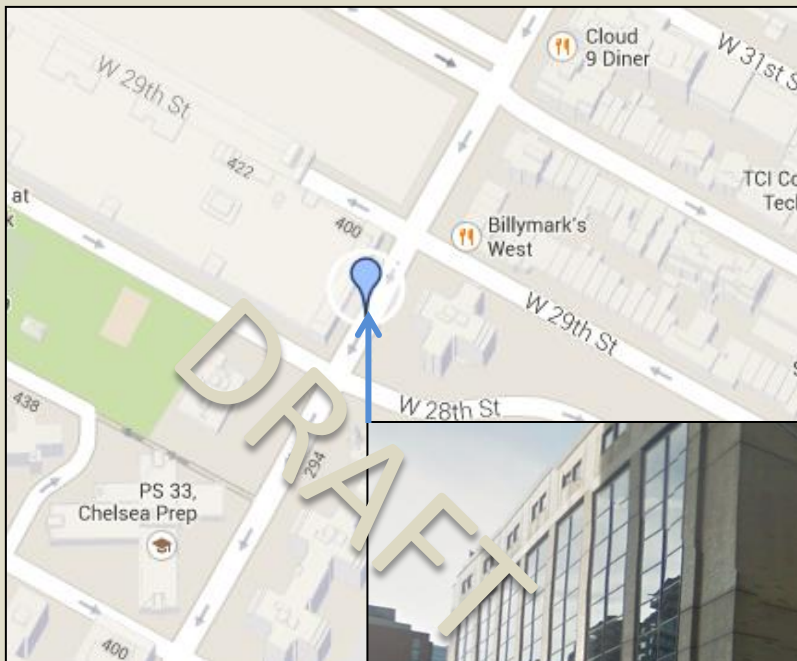
Permanently Affordable: Yes

Public Approvals: RFP, ULURP (rezoning and disposition), negotiate transfer of site from USPS to HPD

Financing: Open

Projected Start Date: Open

Projected Completion Date: Open



Existing Building

Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

433 West 19th Street – Fulton Houses

Program: New Construction

Block and Lot: 717, p/o 19

Zoning:

- Special Zoning District: None
- R8

Project Description:

- 5,328 sq. ft. lot (111' x 48')
- Develop strategic plan to utilize existing Fulton Houses lots by consolidating existing parking spaces and garbage storage areas
- Construction of a new rental building
- Preliminary analysis for 104 permanently affordable housing units

Developer: Subject to RFP

Units and Income Bands:

AMI	50%	80%	125%	165%	
Total Units	21	21	20	42	104

*Above table is possible unit breakdown

Permanently Affordable: Yes

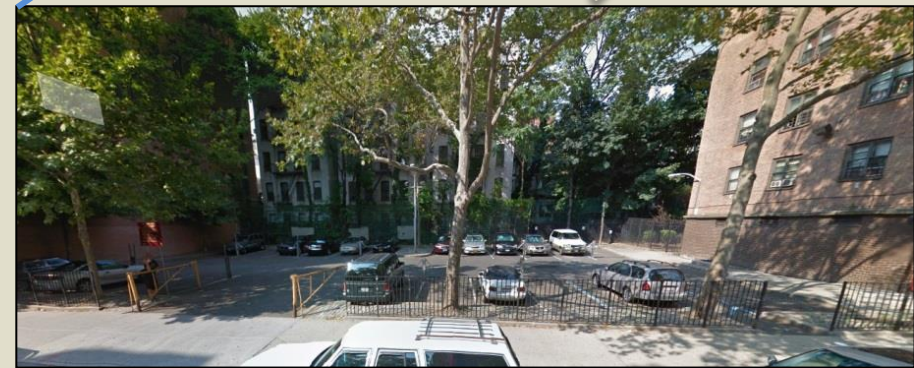
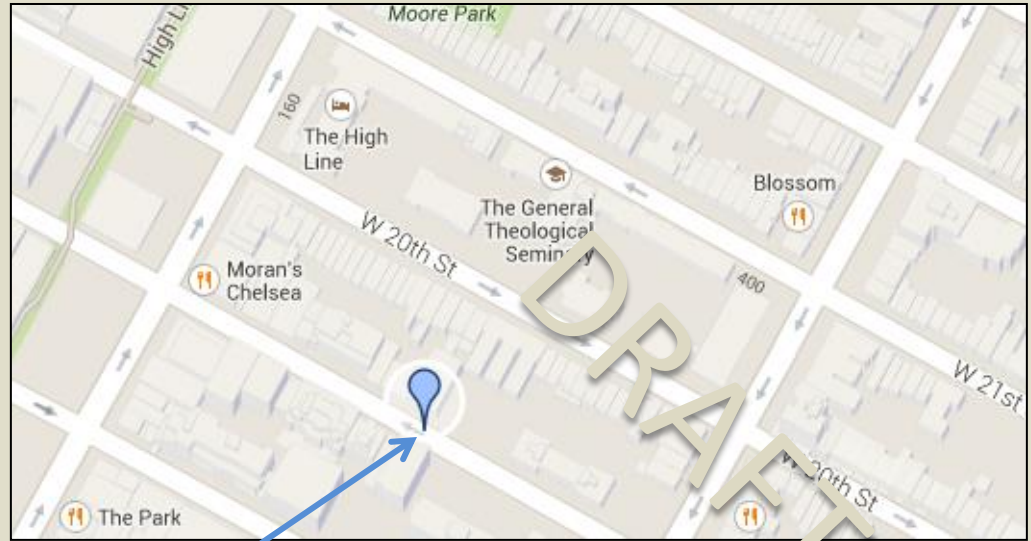
Public Approvals: Fulton TA approval, NYCHA disposition (Section 18), RFP

Financing: Open

Projected Start Date: Open

Projected Completion Date: Open

FOR DISCUSSION PURPOSES ONLY - 7/21/2014



Existing Site

Manhattan Community District 4 Affordable Housing Plan Sites--Proposed Developments

424 West 18th Street – Fulton Houses

Program: New Construction

Block and Lot: 715, p/o 10

Zoning:

- Special Zoning District: None
- R8

Project Description:

- 7,500 sq. ft. lot (100' x 75')
- Develop strategic plan to utilize existing Fulton Houses lots by consolidating existing parking spaces and garbage storage areas
- Construction of a new rental building
- Preliminary analysis for 147 permanently affordable housing units

Developer: Subject to RFP

Units and Income Bands:

AMI	50%	80%	125%	165%	
Total units	29	29	30	59	147

*Above table is possible unit breakdown

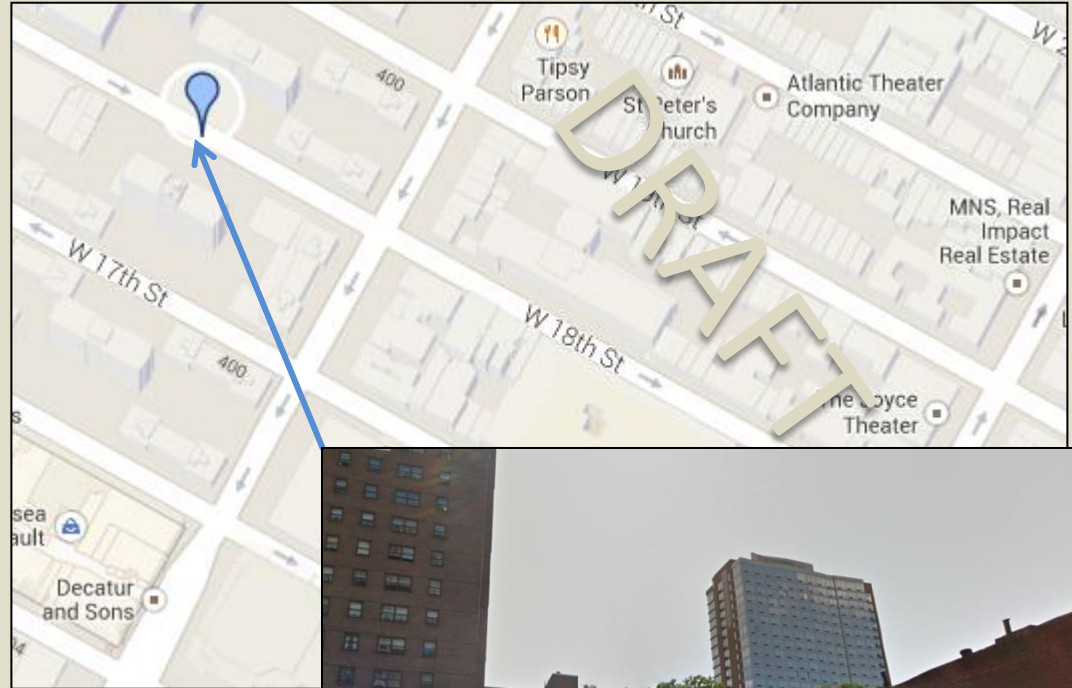
Permanently Affordable: Yes

Public Approvals: Fulton TA approval, NYCHA disposition (Section 18), RFP

Financing: Open

Projected Start Date: Open

Projected Completion Date: Open



Existing Site

Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

429 West 16th Street – Fulton Houses

Program: New Construction

Block and Lot: 714, p/o 31

Zoning:

- Special Zoning District: None
- R8

Project Description:

- 7,500 sq. ft. lot (150' x 50')
- Develop strategic plan with tenant association to utilize existing Fulton Houses lots by consolidating existing parking spaces and garbage storage areas
- Construction of a new rental building
- Preliminary analysis for 147 permanently affordable housing units

Developer: Subject to RFP

Units and Income Bands:

AMI	50%	80%	125%	165%	
Total units	29	29	30	59	147

*Above table is possible unit breakdown

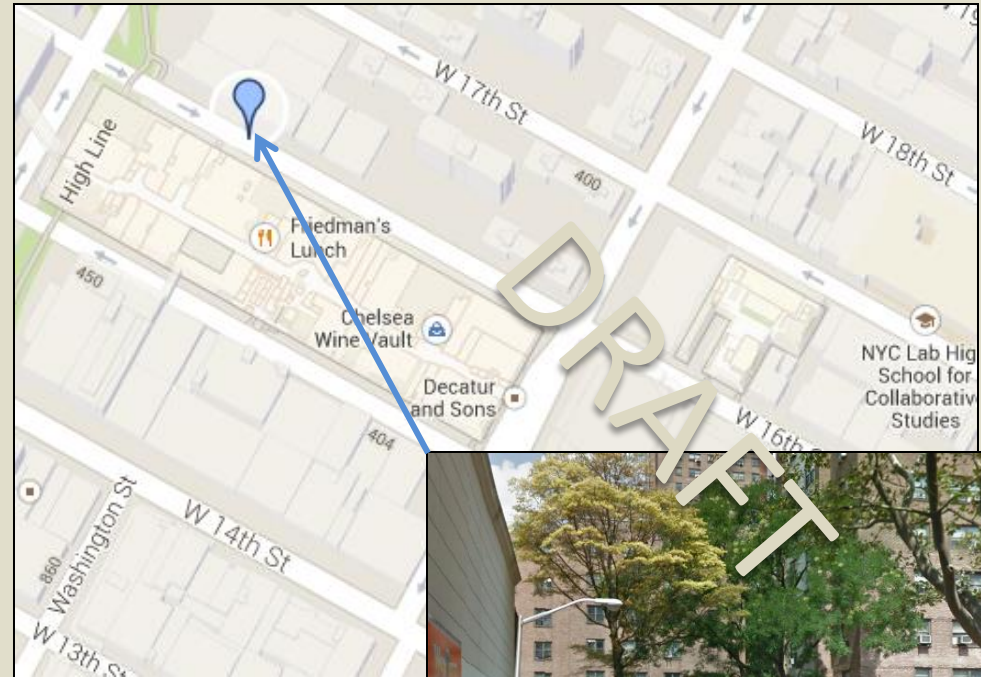
Permanently Affordable: Yes

Public Approvals: Fulton TA approval, NYCHA disposition (Section 18), RFP

Financing: Open

Projected Start Date: Open

Projected Completion Date: Open



Existing Site

Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

Address	Developer	Site Control	Special District			Total AH Units	AMI Unit Breakdown						
			Clinton	Hudson Yards	West Chelsea		40%	50%	60%	80%	100%	125%	165%
493 11th Ave	Subject to RFP	DCAS	-	-	-	296	-	-	48	50	50	74	74
424 West 18th St	Subject to RFP	NYCHA	-	-	-	147	-	29	-	29	-	30	59
429 West 16th St	Subject to RFP	NYCHA	-	-	-	147	-	29	-	29	-	30	59
433 West 19th St	Subject to RFP	NYCHA	-	-	-	104	-	21	-	21	-	20	42
317 9th Av	Subject to RFP	USPS	-	-	-	305	-	-	49	51	53	76	76
415 West 40th St	Subject to RFP	PANYNJ	-	X	-	66	-	-	12	12	12	15	15
450 West 41 st St	Subject to RFP	NYC		X		239	-	-	-	48	63	64	64
Total						1304	-	79	109	240	178	309	389
Percentage								6%	8%	18%	14%	24%	30%

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**Manhattan Community District 4
Affordable Housing Plan
Proposed Rezoning and Zoning Text Amendments**

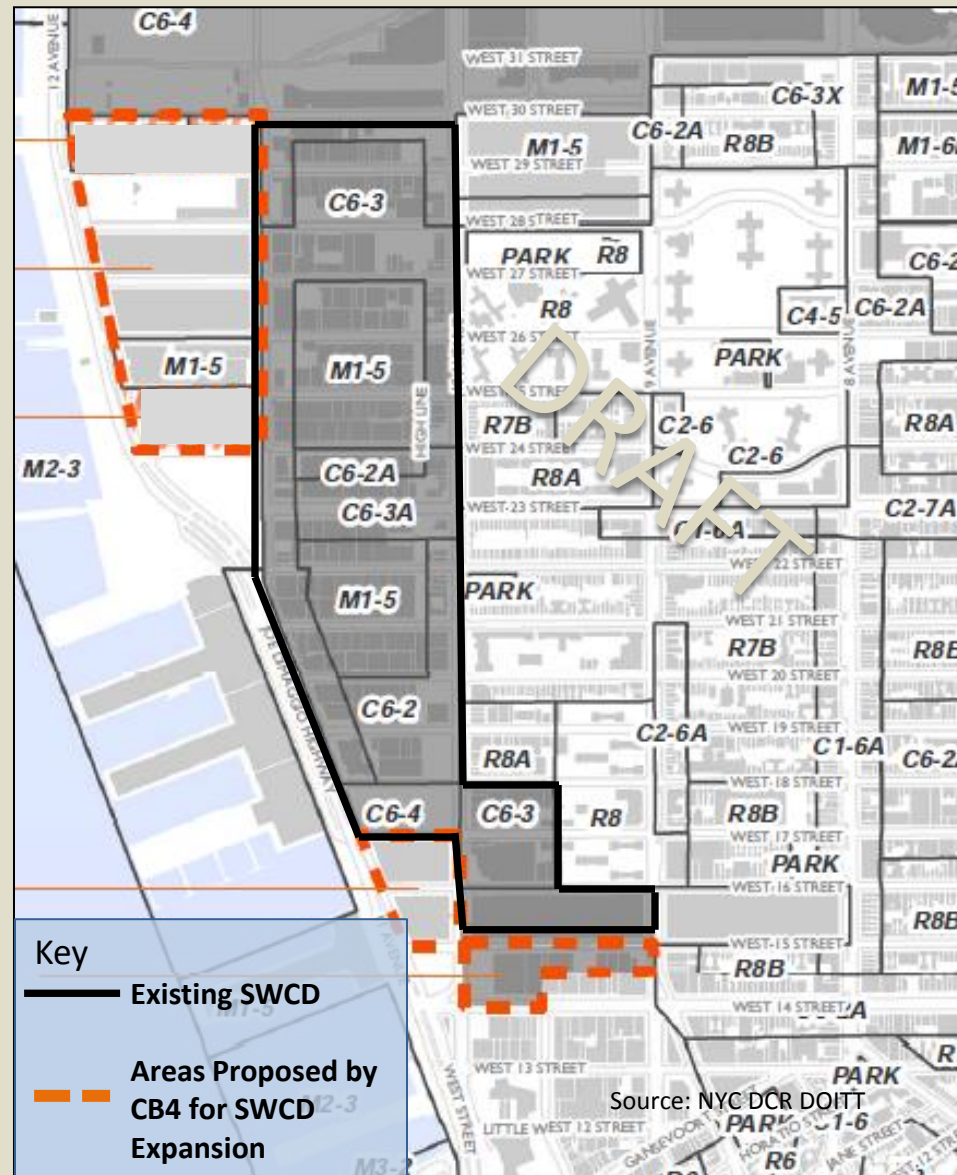
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**Manhattan Community District 4
Affordable Housing Plan
Proposed Special West Chelsea District Expansion**

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CB4's Proposed Special West Chelsea District Expansion:

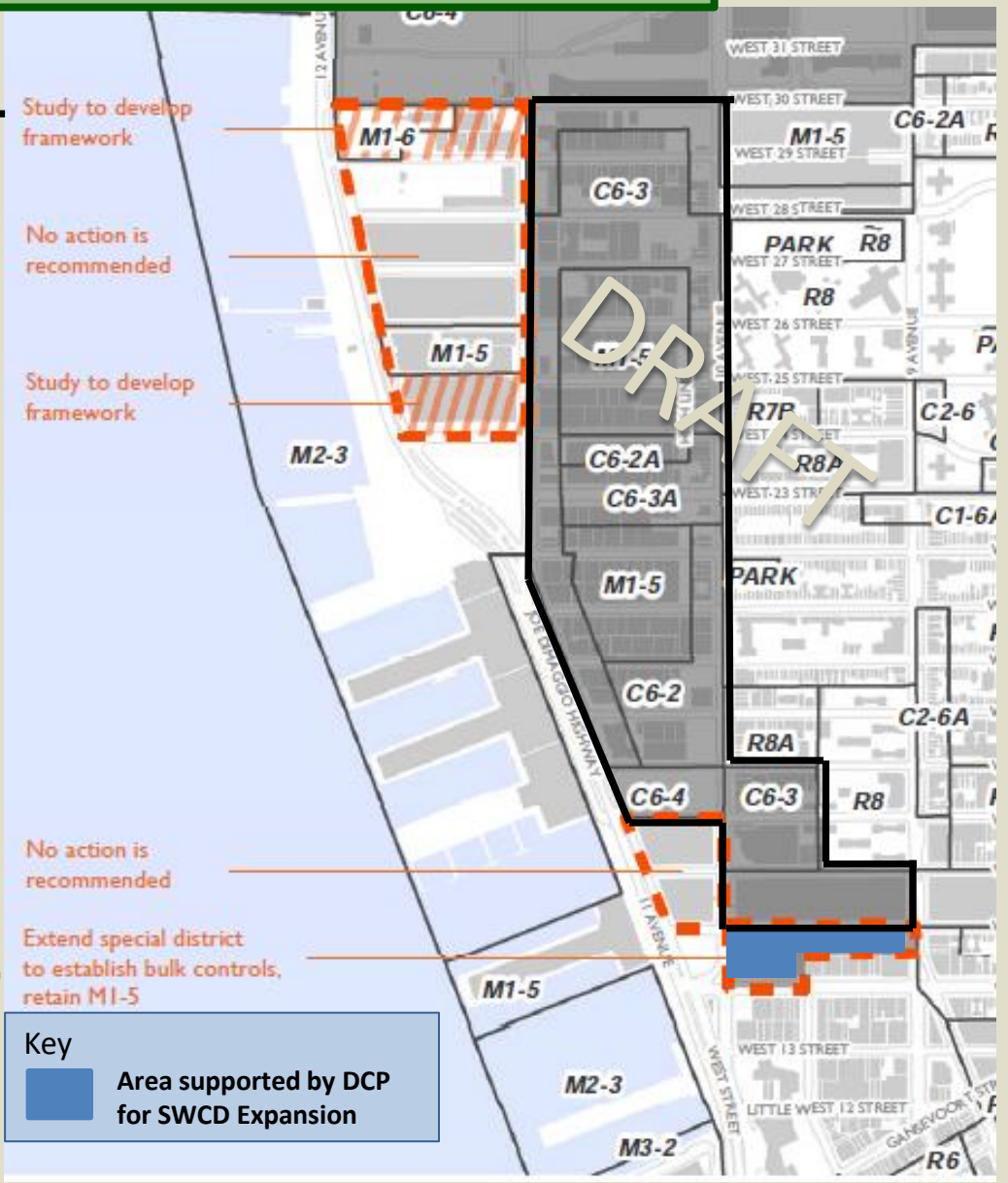
- Following the Chelsea Market rezoning in 2012, CB4 undertook a study in November 2012 for the expansion of the Special West Chelsea District
- CB4 recommended:
 - Expanding the Special West Chelsea District both south and west to encompass 9 additional blocks
 - Increasing bulk at the northern end of the district, adjacent to Hudson Yards
 - Including provisions for Inclusionary Housing in northern expansion areas
 - Limiting new hotel development




DCP's Proposed Special West Chelsea District Expansion:

- As commitment of the approval of the Chelsea Market rezoning in November 2012, DCP studied expanding the Special West Chelsea District
- In June 2013 DCP recommended:
 - No action in certain areas, further study in other areas
 - Expansion of the SWCD in the southern portion along West 15th Street between 10th and 11th Avenues by:
 - imposing height and setback limits
 - allowing for new hotel developments only by special permit
- DCP expects to certify this rezoning during summer 2014

DCP Recommendations



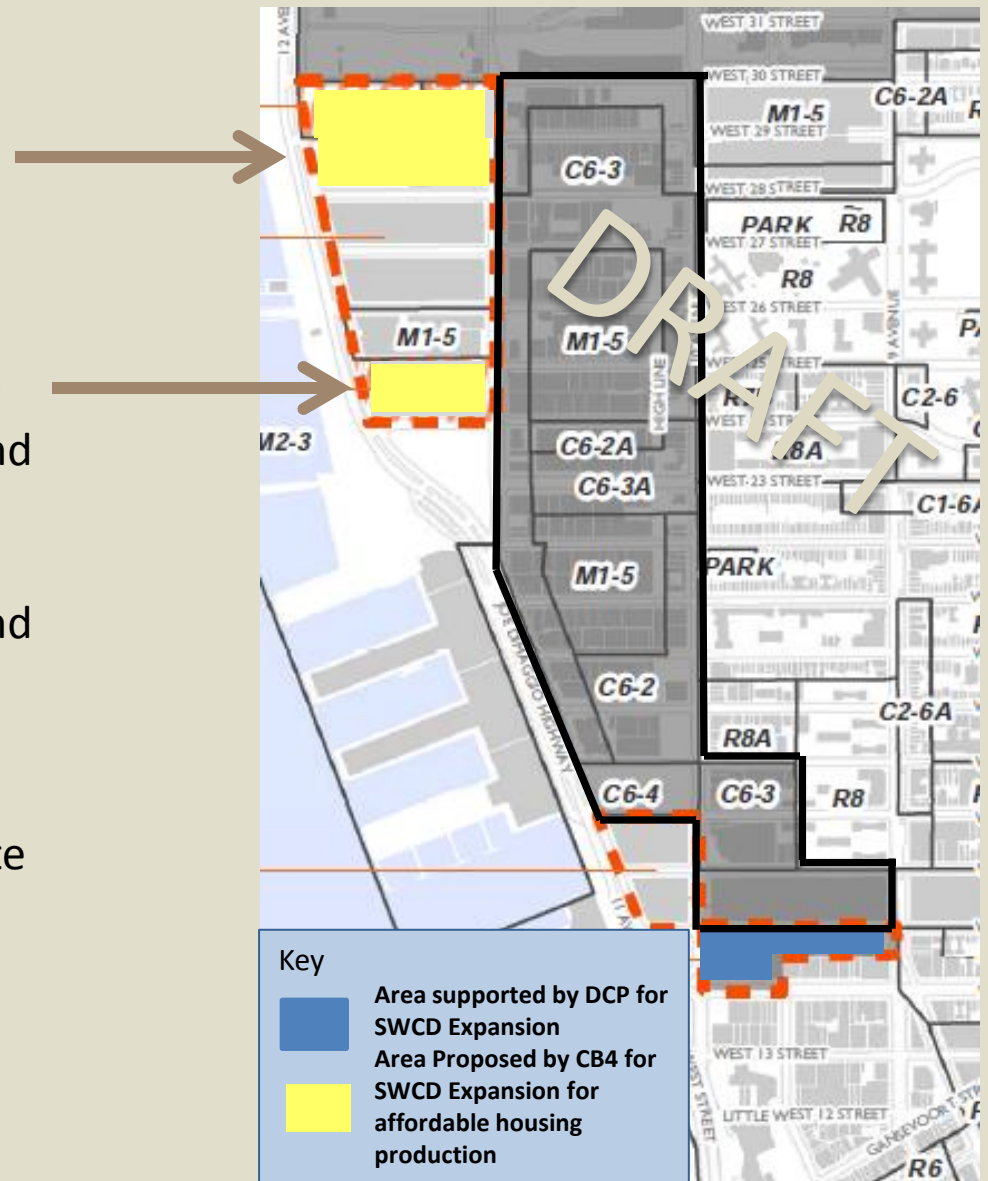
Key

-  Area supported by DCP for SWCD Expansion

CB4's Revised Proposed Special West Chelsea District Expansion:

In July 2014, As response to DCP's June 2013 report, CB#4 makes the following recommendations:

- Rezone the blocks between West 28th and West 30th Streets between 11th and 12th Avenues
- Rezone the block between West 24th and West 25th Streets between 11th and 12th Avenues
 - Allow residential use with Inclusionary Housing (30% affordability for low and moderate income housing)
 - Set height and bulk controls
- Allow hotel development only by special permit
- Permit Hudson River Park Transfer of Development Rights (HRP TDR) on northernmost sites



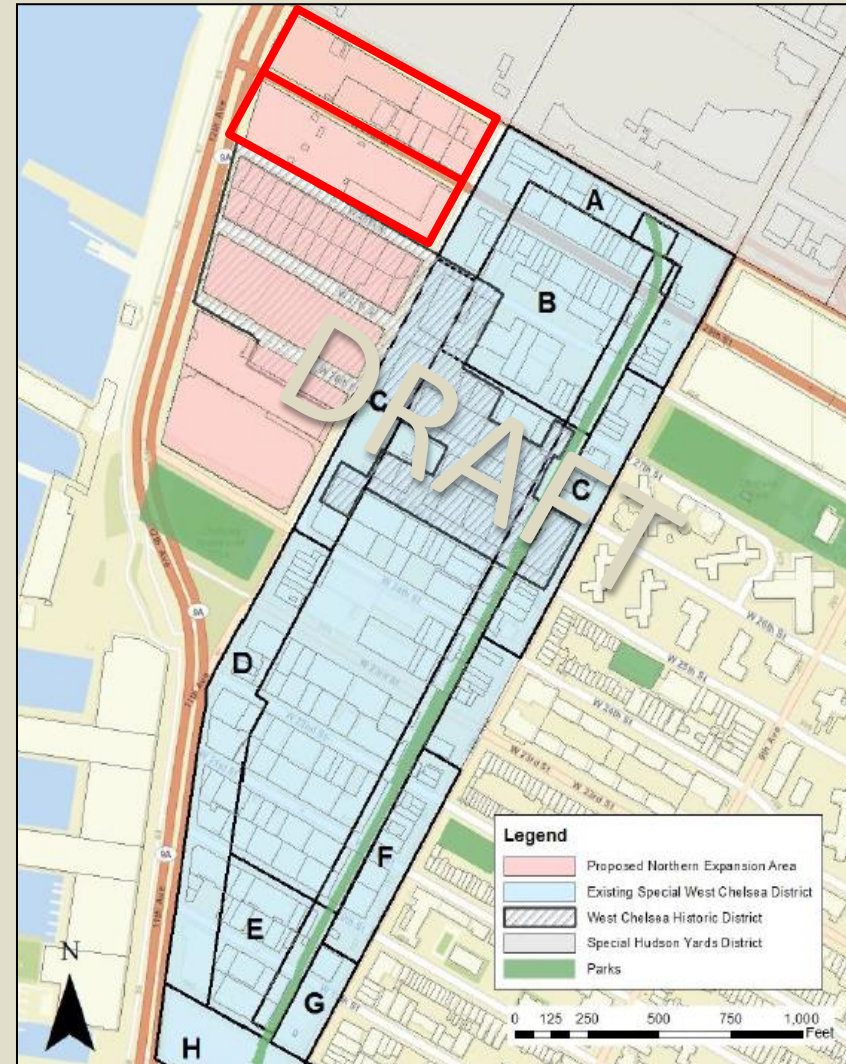
Manhattan Community District 4 Affordable Housing Plan

Proposed Special West Chelsea District Expansion

Proposed Rezoning of West 28th to West 30th Streets, 11th and 12th Avenues

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone blocks from M1 -6 and M2-3 (10 and 2 FAR) to C6-4 (12 FAR)
- Require a 2 FAR of industrial use prior to residential use
- Require slender buildings due to riverfront site
- Provide 10 FAR Residential, include zoning text (*pari passu* similar to Hudson Yards bonuses), to provide 5 FAR from Inclusionary Housing and 5 FAR from HRP TDR
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produce 1,028 permanently affordable low and moderate income housing units



Manhattan Community District 4 Affordable Housing Plan

Proposed Special West Chelsea District Expansion

Name/Address	Block	Lot Area	Ext Zoning District	*Ext Res. FAR	Existing Commercial FAR	Existing Max. FAR	Proposed Zoning	**Proposed Res. FAR	Proposed Industrial FAR	Proposed Max. FAR	Total Residential Floor Area Currently Permitted	Total Commercial Floor Area Currently Permitted	Total Res. Units Permitted	Total Proposed Max. Residential Floor Area	Total Proposed Min. Industrial Floor Area	***Total Proposed Units	****Total Proposed Affordable Units
W24th/W25th, between 11th and 12th Ave	670	246,200	M1-5	0	2	2	C6-3	5.5	2	7.5	0	492,400	0	1,354,100	492,400	1474	442
W28th/W29th, between 11th and 12th Ave	674	155,106	M2-3	0	2	2	C6-4	10	2	12	0	310,212	0	1,551,060	310,212	1688	506
W29th/W30th, between 11th and 12th Ave	675	160,000	M1-6 M2-3	0	10	10	C6-4	10	2	12	0	1,600,000	0	1,600,000	320,000	1741	522
Total		561,306									0	2,402,612	0	4,505,160	1,122,612	4,903	1,470

**Requires Minimum Industrial FAR to be built before Residential FAR can be built

***Methodology for Unit Calculation = (Lot Area x Res. FAR)*(0.925 ZFA)/(850 SF/Unit)

****30% Affordability (20% low income, 10% moderate income)

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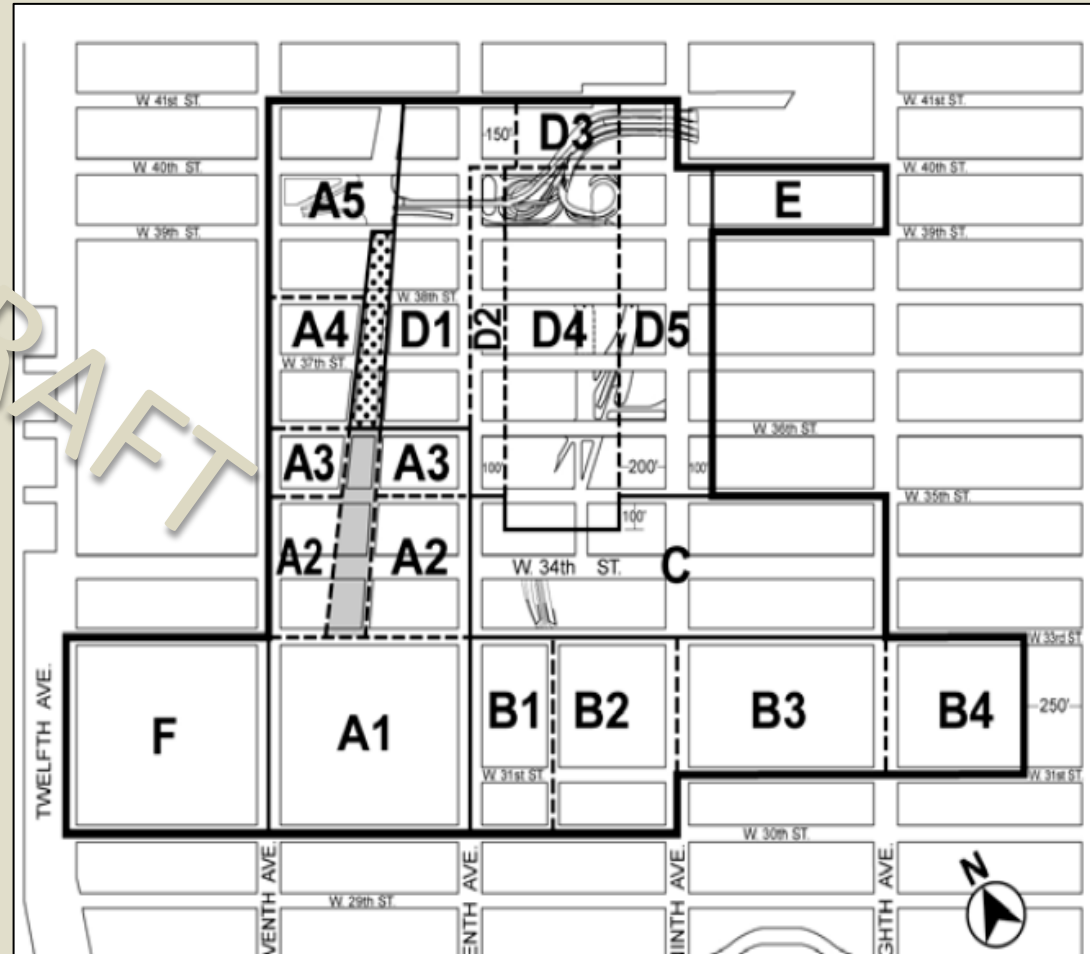
**Manhattan Community District 4
Affordable Housing Plan
Proposed Special Hudson Yards District Text
Amendments**

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Special Hudson Yards District – Existing Subdistricts

The Special Hudson Yards District was adopted in 2005 with the following specific purposes:

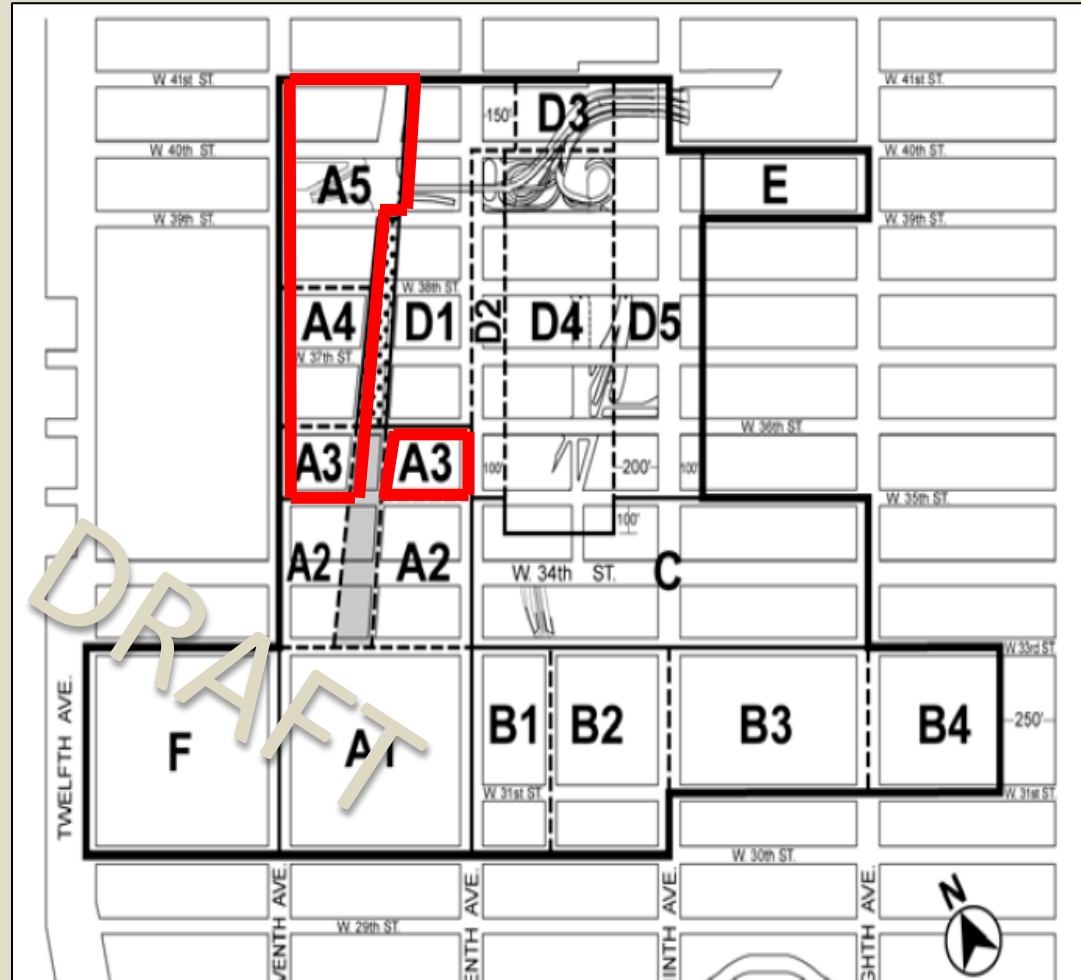
- Allow for high density development with expanded mass transit facilities
- Extend and improve existing subway lines and public access to mass transit
- Provide permanently affordable housing through Inclusionary zoning and other mechanisms
- Control the impact of new buildings on access to light and air to streets and avenues
- Provide public open space



Special Hudson Yards District – Area of Proposed Text Amendment

Proposed Text Amendment:

- Within Subareas A3, A4 and A5:
 - Maintain existing FARS (A3-24 FAR, A4-21.6 FAR, A5 20 FAR)
 - Modify requirement to develop commercial FAR prior to a maximum of 6 residential FAR
 - Instead require 12 residential FAR prior to commercial FAR development
 - Require Inclusionary Housing (30% affordability)
 - Produce 1,591 permanently affordable low and moderate income housing units

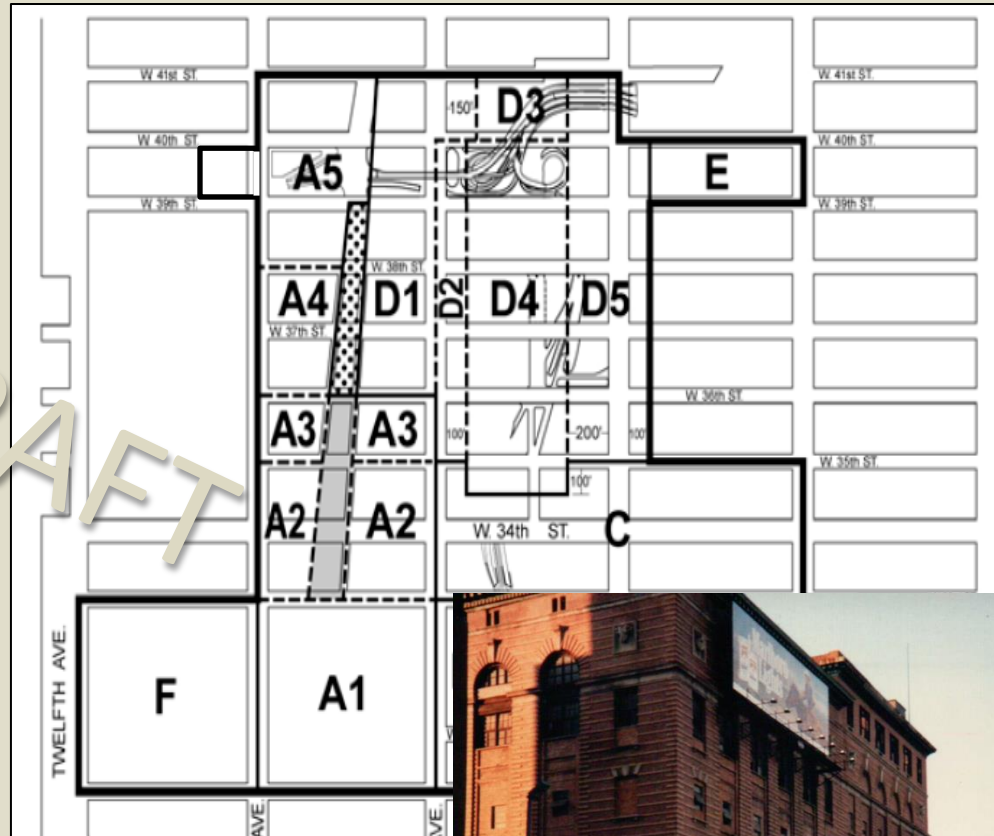


Special Hudson Yards District – Area of Proposed Rezoning

Proposed Rezoning of 493 11th Avenue – Old Slaughterhouse:

- Vacant City-owned lot (approx. 125' x 198'), formerly occupied by a 20-story slaughterhouse demolished by City in 1991
- Rezone the site from M1-5 to C6--4 and bring into SHYD subarea A5
- Require a 1 FAR of industrial use prior to residential use
- Base FAR of 5 , bonusable to a maximum of 13 FAR only with the provision of Inclusionary Housing
- Produce 322 permanently affordable low and moderate income housing units

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Existing Site



Pre-Demolition

Manhattan Community District 4 Affordable Housing Plan

Proposed Special Hudson Yards District Text Amendments

Site	Zoning Subdistrict	Name/Address	Lot Area	Existing zoning	*Existing Res. FAR	Existing Commercial FAR	Existing Max. FAR	**Proposed Res. FAR	Proposed Commercial FAR	Proposed Max. FAR	Total Residential Floor Area Currently Permitted	Total Commercial Floor Area Currently Permitted	Total Res. Units Permitted	Total Proposed Max. Res. Floor Area	Total Proposed Max. Commercial Floor Area	***Total Proposed Units	****Total Proposed Affordable Units
	Proposed SHYD A5	Slaughterhouse – 493 11 th Avenue	24,688	M1-5	0	5	5	12	1	13	0	123,440	0	296,256	24,688	(accounted for in Proposed Developments)	(accounted for in Proposed Developments)
Site 1	SHYD A3	W35th/W36th, east side 11th Ave	60,000	C2-4	6	24	24	12	12	24	360,000	1,440,000	392	720,000	720,000	784	235
Site 2	SHYD A3	W35th/W36th, west side 10th Ave	68,121	C2-8	6	24	24	12	12	24	408,726	1,634,904	445	817,452	817,452	890	267
Site 3	SHYD A4	W36th/W37th, east side 11th Ave	57,570	C6-4	6	21.6	21.6	10.8	10.8	21.6	345,420	1,243,512	376	621,756	621,756	677	203
Site 4	SHYD A4	W37th/W38th, east side 11th Ave	61,800	C6-4	6	21.6	21.6	10.8	10.8	21.6	370,800	1,334,880	404	667,440	667,440	726	218
Site 5	SHYD A5	W38th/W39th, east side 11th Ave	64,000	C6-4	6	20	20	10	10	20	384,000	1,280,000	418	640,000	640,000	696	209
Site 6	SHYD A5	W39th/W40th, east side 11th Ave	63,800	C6-4 C2-8	6	20	20	10	10	20	382,800	1,276,000	417	638,000	638,000	694	208
Site 7	SHYD A5	W40th/W41st, east side 11th Ave	76,736	C6-4	6	20	20	10	10	20	460,416	1,534,720	501	767,360	767,360	835	251
Total			476,715								2,712,162	5,664,056	2,953	5,168,264	4,896,696	5,302	1,591

*SHYD Requires Minimum Commercial FAR to be built before Residential FAR can be built

**Requires Minimum Residential FAR to be built before Commercial FAR can be built

***Methodology for Unit Calculation = (Lot Area x Res. FAR)*(0.925 ZFA)/(850 SF/Unit)

****30% Affordability (20% low income, 10% moderate income)

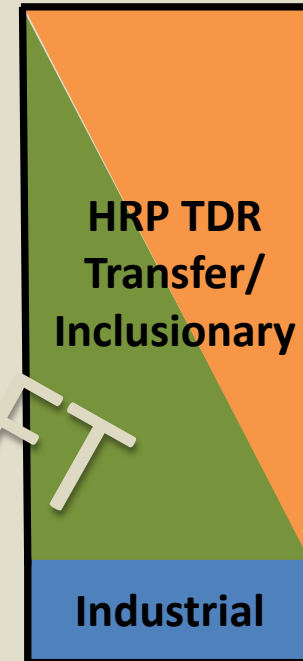
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**Manhattan Community District 4
Affordable Housing Plan
Hudson River Park Trust
Transfer of Development Rights
Proposed Receiving Sites**

Hudson River Park Transfer of Development Rights (HRP TDR) :

- Create new Hudson River Park Special District and overlay on top of existing Special Districts-- Hudson Yards, West Chelsea, Clinton
(Overlapping Special Districts currently exist in 8th Avenue and 42nd Street corridors of Midtown and Special Clinton Districts)
- HRP TDR would be tied to the creation of Inclusionary Housing by:
 - Purchasing development rights from Hudson River Park Trust in equal amounts with Inclusionary Housing bonus (30% permanently affordable)
 - Rezone to allow for residential development from M zones to C zones
 - Require a 2 FAR industrial before residential use

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FAR Stack Example:

Industrial Use Requirement: 2 FAR
Residential (HRPT Transfer): 5 FAR
Residential (Inclusionary): 5 FAR

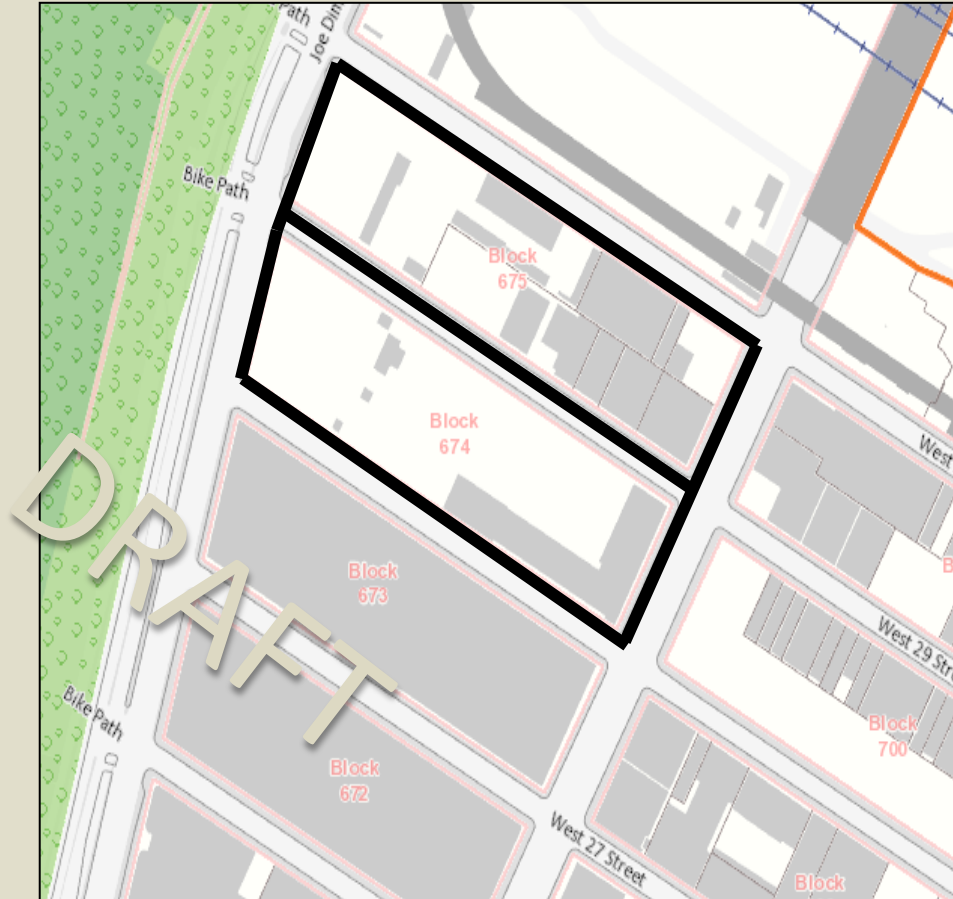
Manhattan Community District 4 Affordable Housing Plan

Hudson River Park Trust—Transfer of Development Rights — Proposed Receiving Sites

Proposed Receiving Sites in proposed Special West Chelsea District: West 28th to West 30th Streets, 11th and 12th Avenues

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone blocks from M1 -6 and M2-3 (10 and 2 FAR) to C6-4 (12 FAR)
- Require a 2 FAR of industrial use prior to residential use
- Require slender buildings due to riverfront site
- Provide 10 FAR Residential, include zoning text (*pari passu* similar to Hudson Yards bonuses), to provide 5 FAR from Inclusionary Housing and 5 FAR from HRP TDR
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produces 1,028 new permanently affordable housing units

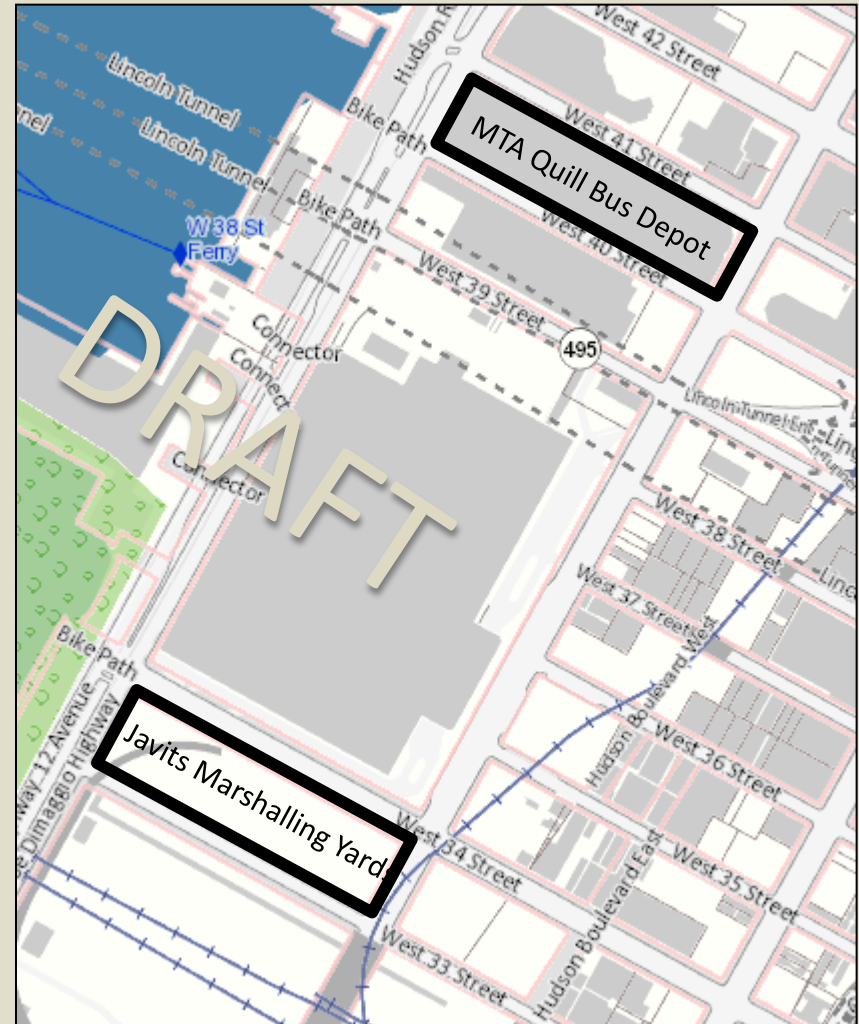


*Unit counts are already included in proposed Special West Chelsea District Expansion

Proposed Receiving Sites in Special Hudson Yards District: West 33rd & 34th and 40th & West 41st Streets between 11th and 12th Avenues

Preliminary Recommendations:

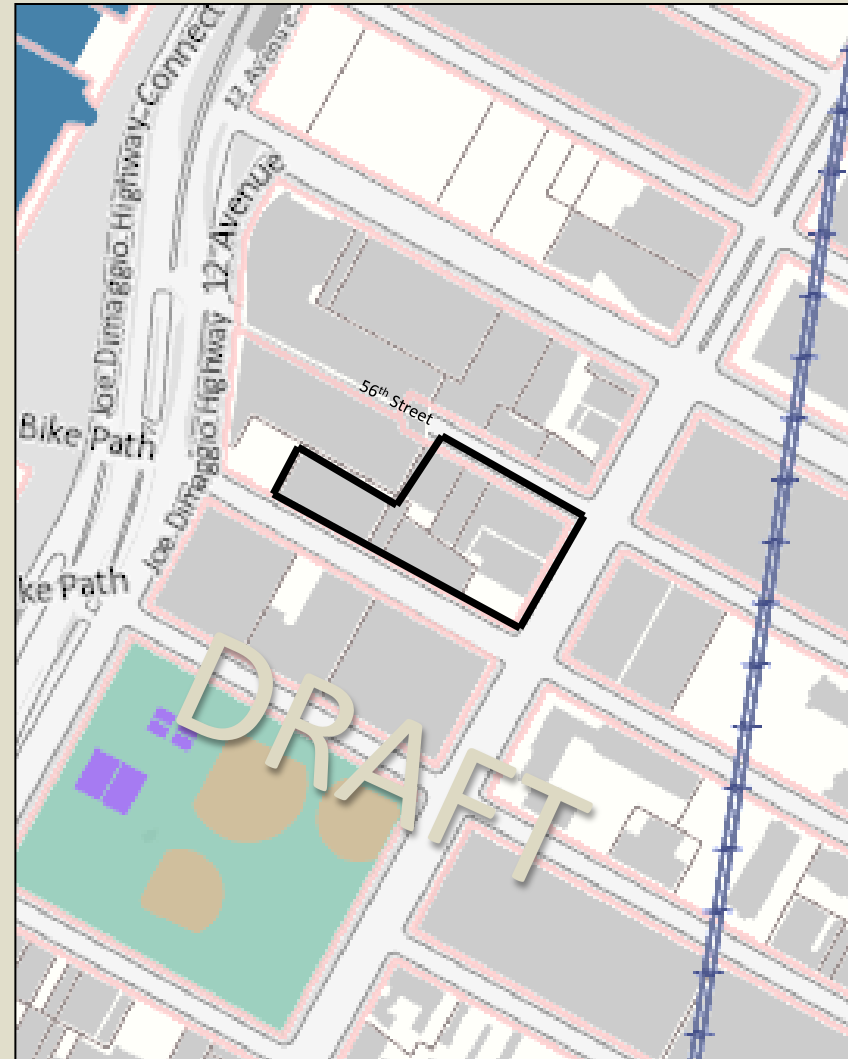
- Rezone to allow for residential development and require Inclusionary Housing (30% permanently affordable)
- Rezone blocks from M2-3 and M1-5 (2 FAR) to C6-4 (12 FAR)
- Permit additional FAR with a 2 FAR of industrial use prior to residential use
- Require slender buildings due to riverfront sites
- Provide 12 FAR total, include zoning text (*pari passu* similar to Hudson Yards bonuses), to provide 5 FAR from Inclusionary Housing and 5 FAR from HRP TDR
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produces 1, 032 permanently affordable low and moderate income housing units



Proposed Receiving Site in Special Clinton District: West 55th and West 56th Streets between 11th and 12th Avenues

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% permanently affordable)
- Rezone blocks from M2-3 and M1-5 (2 FAR) to C6-3 (8 FAR)
- Requires a 2 FAR of industrial use prior to residential use
- Require slender buildings due to riverfront sites
- Provide 6 FAR Residential, include zoning text (*pari passu* similar to Hudson Yards bonuses), to provide 3 FAR from Inclusionary Housing and 3 FAR from HRP TDR
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produces 79 permanently affordable low and moderate income housing units



Manhattan Community District 4 Affordable Housing Plan

Hudson River Park Trust—Transfer of Development Rights — Proposed Receiving Sites

Name/Address	Block	Lot Area	Ext Zoning District	*Ext Res. FAR	Existing Commercial FAR	Existing Max. FAR	Proposed Zoning	**Proposed Res. FAR	Proposed Industrial FAR	Proposed Max. FAR	Total Res. Floor Area Currently Permitted	Total Commercial Floor Area Currently Permitted	Total Res. Units Permitted	Total Proposed Max. Residential Floor Area	Total Proposed Min. Industrial Floor Area	***Total Proposed Units	****Total Proposed Affordable Units
West 28 th -29 th Streets between 11 th & 12 th	674	155,106	M2-3	0	2	2	C6-4	10	2	12	0	310,212	0	1,551,060	310,212		(Accounted for in proposed West Chelsea Special District Expansion)
West 29 th -30 th Streets between 11 th & 12 th	675	160,000	M1-6	0	2	2	C6-4	10	2	12	0	320,000	0	1,600,000	320,000		(Accounted for in proposed West Chelsea Special District Expansion)
West 33 rd -34 th Street between 11 th and 12 th Avenues	1088	158,000	M2-3	0	2	2	C6-4	12	2	12	0	316,000	0	1,580,000	316,000	2,063	619
West 40 th -41 st Streets between 11 th and 12 th Avenues	679	158,000	M1-5	0	2	2	C6-4	12	2	12	0	316,000	0	1,580,000	316,000	2,063	619
West 55 th and West 56 th Streets between 11 th and 12 th Avenues	1003	72,826	M1-5, M2-3	0	5	5	R9	6	2	8	0	364,130	0	436,956	145,652	476	143
Total		703,932									0	1,626,342	0	7,380,016	1,407,864	4,602	1,381

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**Requires Minimum Industrial FAR to be built before Residential FAR can be built

***Methodology for Unit Calculation = (Lot Area x Res. FAR)*(.925 ZFA)/(850 SF/Unit)

****30% Affordability (20% low income, 10% moderate income)

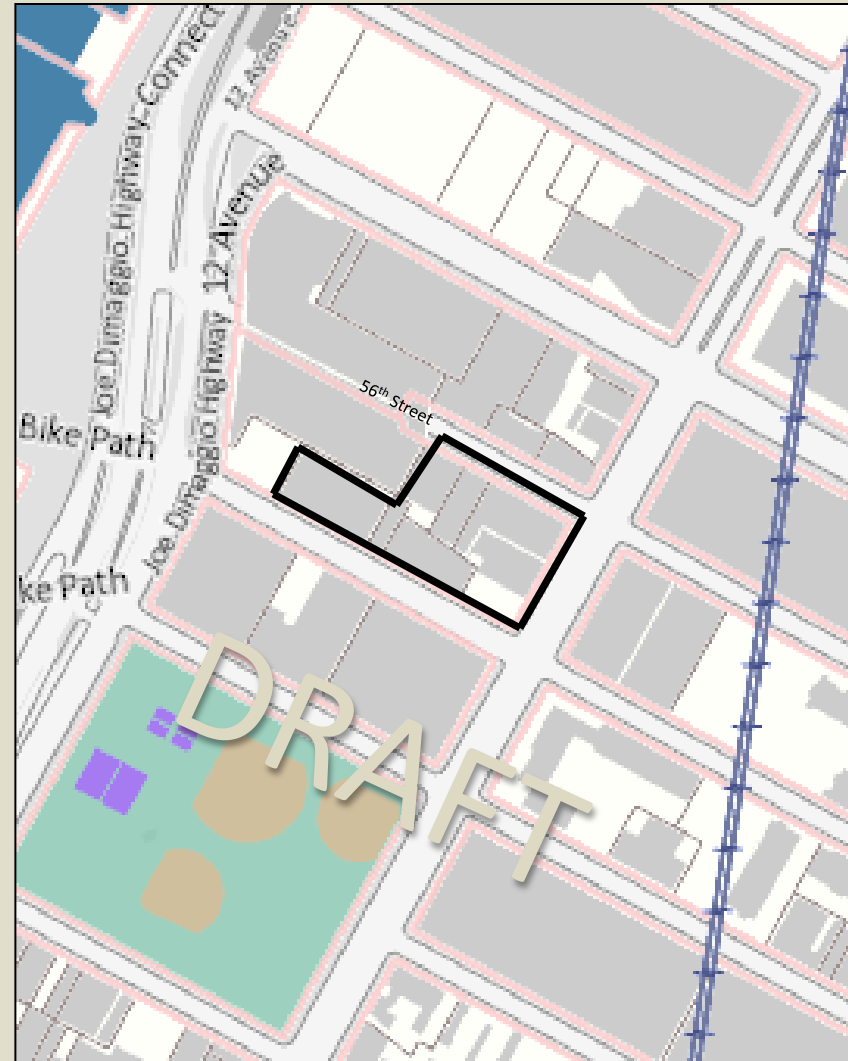
**Manhattan Community District 4
Affordable Housing Plan
Special Clinton District
Proposed Rezoning and Zoning Text Amendments**

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**Special Clinton District -- North
Proposed Text Amendments and Rezoning Clinton
District: West 55th and West 56th Streets between
11th and 12th Avenues**

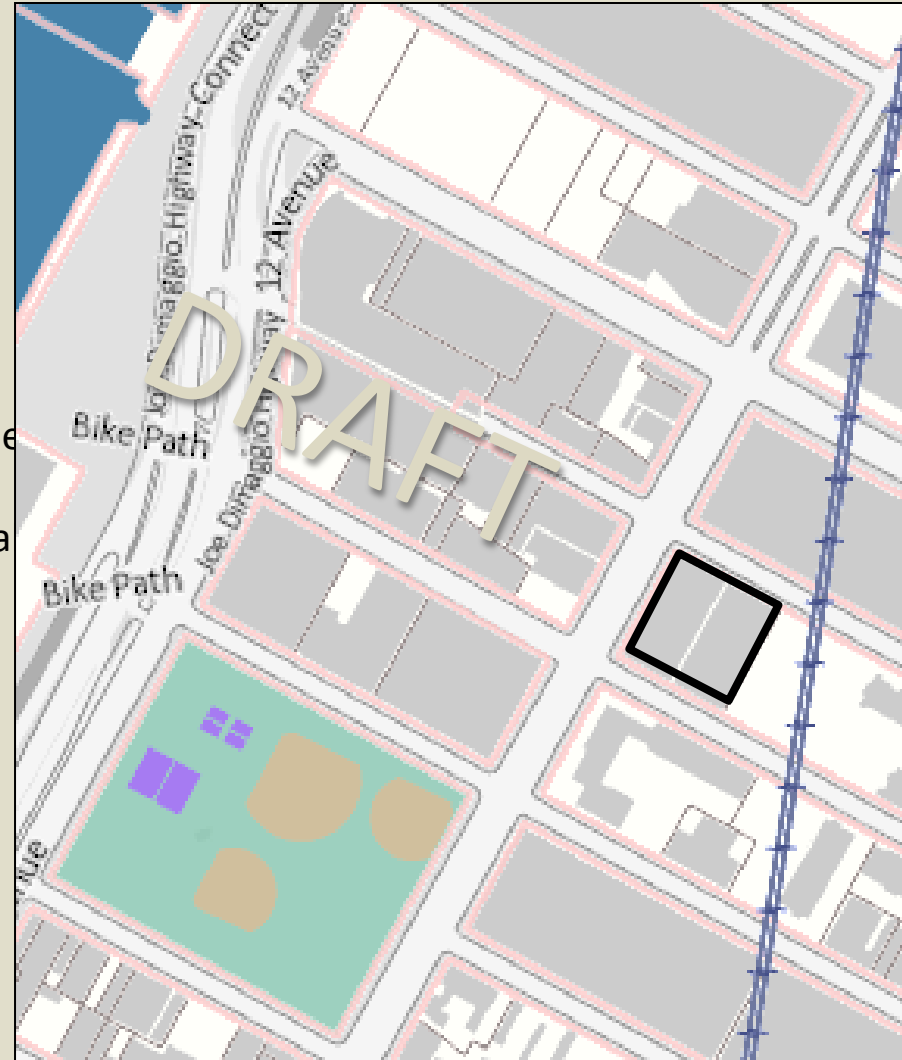
Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% permanently affordable)
- Rezone blocks from M2-3 and M1-5 (2 FAR) to R9 CL (6 bonusable to 8 FAR)
- Requires a 2 FAR of industrial use prior to residential use
- Require slender buildings due to riverfront sites
- Provide 6 FAR Residential, include zoning text to provide 3 FAR from Inclusionary Housing and 3 FAR from HRP TDR
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produces 79 permanently affordable low and moderate income housing units



**Proposed Text Amendments and Rezoning
Special Clinton District North: West 55th and
West 56th Streets between 10th and 11th
Avenues:**

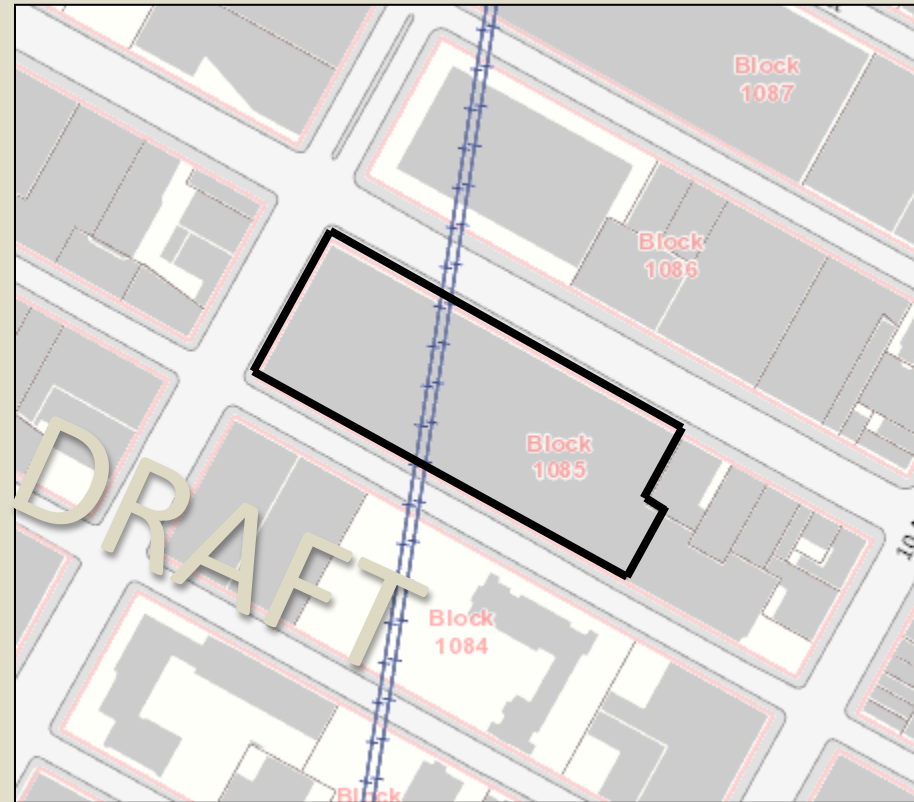
- Rezone to allow for residential development and require Inclusionary Housing (30% permanently affordable)
- Rezone blocks from M1-5 (5 FAR) to R9 (6 bonusable to 8 FAR)
- Requires a 2 FAR of industrial use prior to residential use
- Provide 6 FAR Residential, include zoning text to provide 6 FAR from Inclusionary Housing Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produces 105 permanently affordable low and moderate income housing units



**Special Clinton District North
Proposed Text Amendments and Rezoning
West 56th and West 57th Streets between 10th & 11th Avenues**

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% permanently affordable)
- Rezone blocks from M1-5 (5 FAR) to C6-4 (12 FAR)
- Requires a 2 FAR of industrial use prior to residential use
- Provide 10 FAR Residential, include zoning text to provide 10 FAR from Inclusionary Housing
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produces 352 permanently affordable low and moderate income housing units



Special Clinton District West Proposed Text Amendments

Further discussion by Land Use Chairs

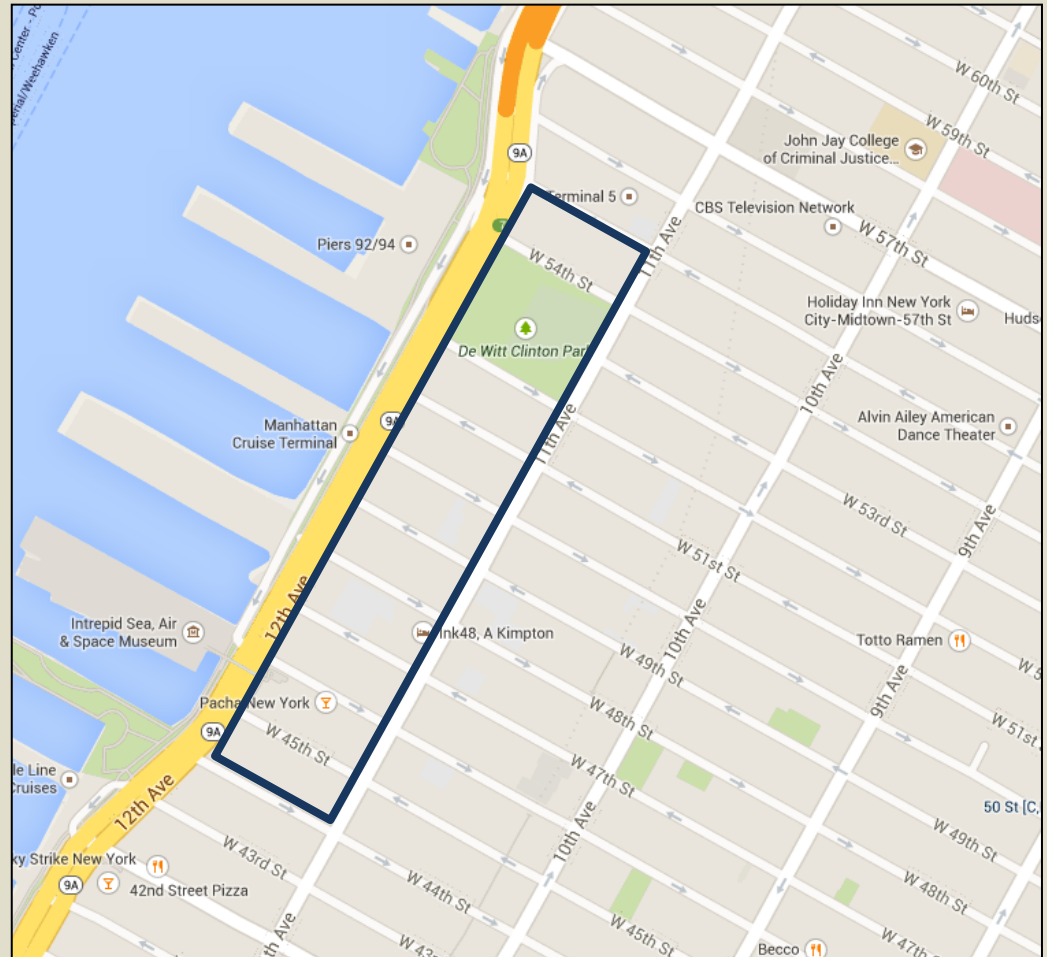
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Manhattan Community District 4 Affordable Housing Plan

Special Clinton District Proposed Rezoning and Zoning Text Amendments

Special Clinton District West Proposed Text Amendments

- Text amendment for portion of Western Subarea C2 west of 11th Avenue, West 43rd to West 54th Streets
- Current uses within this area include general manufacturing and automotive uses
- Height limit to remain 135 feet
- Require a 2 FAR of industrial use prior to Residential use
- Modify base FAR from 5.0 to 5.4, bonusable 7.2 with Inclusionary Housing
- Inclusionary Housing (30% affordability for low and moderate income housing)
- Produce 1,015 permanently affordable low and moderate income housing units (based on land use analysis method used by DCP for 2009 West Clinton Rezoning)



Manhattan Community District 4 Affordable Housing Plan

Proposed Text Amendment Special Clinton District

Name/Address	Block	Lot Area	Ext Zoning District	*Ext Res. FAR	Existing Comm. FAR	Existing Max. FAR	Proposed Zoning	**Proposed Res. FAR	Proposed Industrial FAR	Proposed Max. FAR	Total Res. Floor Area Currently Permitted	Total Comm. Floor Area Currently Permitted	Total Res. Units Permitted	Total Proposed Max. Res. Floor Area	Total Proposed Min. Indus. Floor Area	***Total Proposed Units	****Total Proposed Affordable Units
West 55 th and West 56 th Streets between 11 th and 12 th Avenues	1003	72,826	M1-5, M2-3	0	5	5	R9	6	2	8	0	364,130	0	436,956	145652	476	143
West 55th and West 56th Streets between 10th and 11th Avenues	1084	40,166	M1-5	0	5	5	R9 CL	6	2	8	0	200,830	0	240,996	80,332	262	79
West 56th and West 57th Streets between 10th and 11th Avenues	1085	107,950	M1-5	0	5	5	C6-4	10	2	12	0	539,750	0	1,079,500	215900	1,175	352
West Hell's Kitchen Rezoning	Various	1,105,605	M2-4	0	5	5	M2-4	5.4	2	7.4	0	5,528,025	0	2,658,980	2,211,210	3,128	938
Total		1,178,431									0	6,431,905	0	4,175,436	2,572,762	4,303	1,290

**Requires Minimum Industrial FAR to be built before Residential FAR can be built

***Methodology for Unit Calculation = (Lot Area x Res. FAR)*(.925 ZFA)/(850 SF/Unit)

****30% Affordability (20% low income, 10 % moderate income)

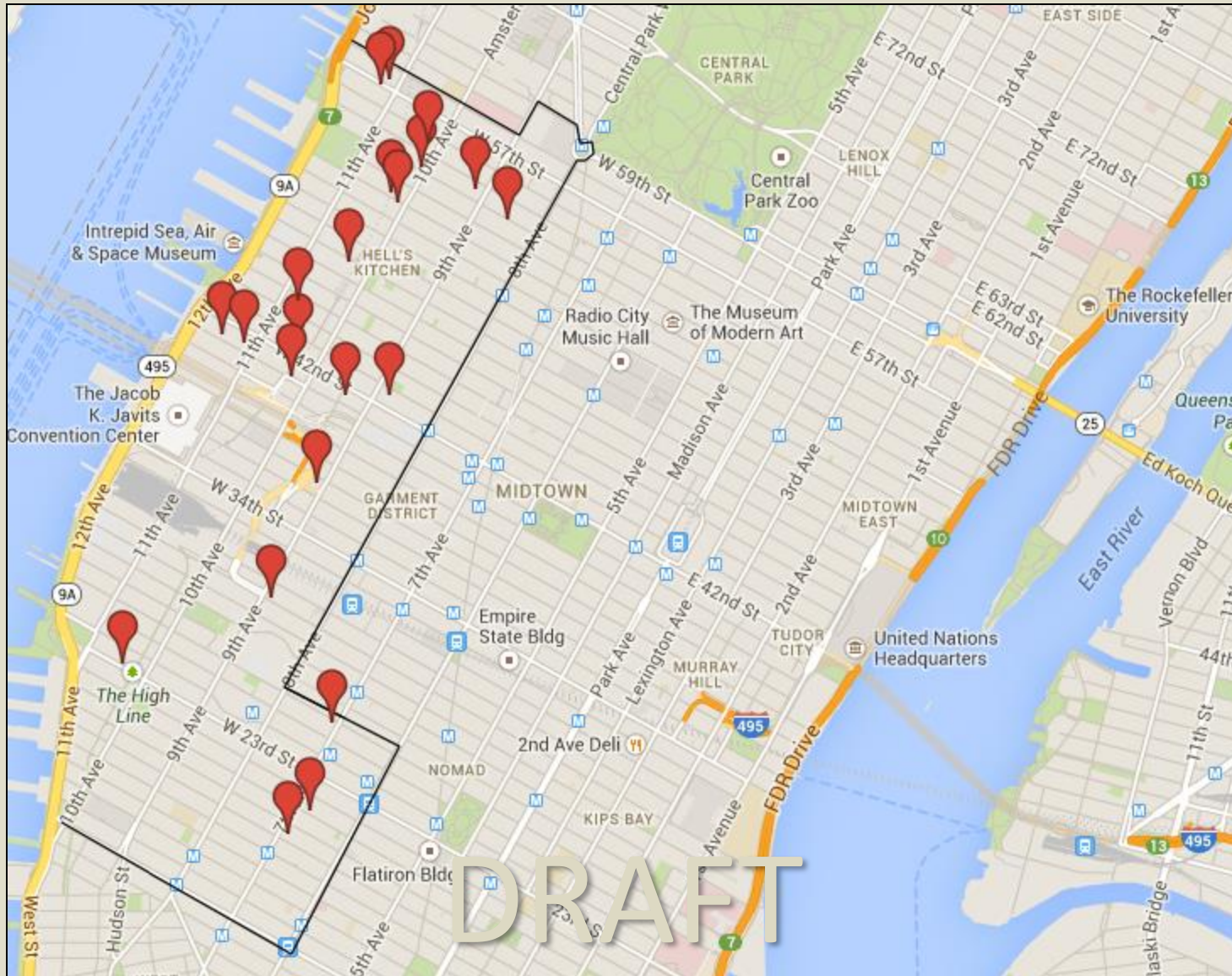
FOR DISCUSSION PURPOSES ONLY - 7/21/2014

**Manhattan Community District 4
Affordable Housing Plan
421-A Affordable Units
Expiring Tax Exemptions & Regulatory Agreements**

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Manhattan Community District 4 Affordable Housing Plan

421-A Units—Expiring Tax Exemptions & Regulatory Agreements



Manhattan Community District 4 Affordable Housing Plan

421-A Units—Expiring Tax Exemptions & Regulatory Agreements

Project Name	Address	Year Built	Total # of Units	Total # Affordable Units	# Perm. Affordable Units	# Expiring Affordable Units	Length of Tax Benefit	421-a Benefit Start Date**	421-a Benefit End Date*	421-a Affordability Projected End Date	Funding Sources
The Helux	520 W 43rd St	1996	375	76	–	76	20	1999/2000	2019/2020	2019/2020	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
1 River Place	650 42nd St	1999	921	184	–	184	20	2/1/2003	1/31/2023	1/31/2023	421-a Tax Exemption
Chelsea Place	363 W 30th St	2000	76	16	–	16	20	2/1/2003	1/31/2023	1/31/2023	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Archstone West	505 W 54th St	2000	222	45	–	45	20	2/1/2003	1/31/2023	1/31/2023	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
Chelsea Centro	200 W 26th St	2000	356	71	–	71	20	2/1/2003	1/31/2023	1/31/2023	421-a Tax Exemption, HDC Loan
The Tate	535 W 23rd St	2001	313	63	–	63	20	3/1/2004	2/28/2014	2/28/2024	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
The Westminster	180 W 20th St	2000	256	56	–	56	20	3/1/2004	2/28/2024	2/28/2024	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Theater Row	424 W 42nd St	2000	264	54	–	54	20	3/1/2004	2/28/2024	2/28/2024	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Beta West	321 W 54th St	2001	109	22	–	22	20	3/1/2004	2/28/2024	2/28/2024	421-a Tax Exemption
	516 W 48th St	2002	109	23	–	23	20	4/1/2005	3/31/2025	3/31/2025	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
Hudson Crossing	400 W 37th St	2002	259	52	–	52	20	4/1/2005	3/31/2025	3/31/2025	421-a Tax Exemption, HDC Loan
Ivy Tower	350 W 43rd St	2001	320	64	–	64	20	3/1/2004	2/28/2024	2/28/2024	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
360 W 43rd St Project	360 W 43rd St	2002	256	51	–	51	20	4/1/2005	3/31/2025	3/31/2025	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
The Victory	501 W 41st St	2001	418	100	16	84	20	5/1/2006	4/30/2026	4/30/2026	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan, Inclusionary Zoning

Continued...

Manhattan Community District 4 Affordable Housing Plan

421-A Units—Expiring Tax Exemptions & Regulatory Agreements

Project Name	Address	Year Built	Total # of Units	Total # Affordable Units	# Perm. Affordable Units	# Expiring Affordable Units	Length of Tax Benefit	421-a Benefit Start Date**	421-a Benefit End Date*	421-a Affordability Projected End Date	Funding Sources
The Westport	511 W 55th St	2002	371	77	–	77	20	5/1/2006	4/30/2026	4/30/2026	LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
The Helena	601 W 57th St	2003	597	120	–	120	20	7/1/2006	6/30/2026	6/30/2026	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
The Nicole	400 W 55th St	2003	149	30	–	30	20	6/1/2007	5/31/2027	5/31/2027	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
Avalon Clinton	515 W 52nd St	2005	339	68	–	68	20	8/1/2009	7/31/2029	7/31/2029	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Avalon Clinton	510 W 52nd St	2005	288	60	–	60	20	9/1/2010	8/31/2030	8/31/2030	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Casa	155 W 21st St	2005	108	22	–	22	20	9/1/2010	8/31/2030	8/31/2030	LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
River Place II	600 W 42nd St	2005	1276	234	–	234	20	11/1/2012	10/31/2032	10/31/2032	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Gotham West	550 W 45th St	2011	1,210	675	600	75	20	10/1/2013	9/30/2033	9/30/2048	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan, Inclusionary Zoning
West 57th St	625 W 57th St	In Construction	753	151	–	151	–	7/1/2015	6/30/2035	6/30/2050	421-a Tax Exemption
Total			9,345	2,314	616	1,698					

*Most 421-a developments also utilized Low Income Housing Tax Credit (LIHTC) financing that require an Extended Low Income Housing Commitment (ELIHC) of 30 years. In pre-2008 developments, the affordable units will remain restricted for an additional 10 years beyond the 421-a Affordability End Date listed above.

**The 421-a affordability restriction end date is projected using the benefit start date recorded by the Independent Budget Office and the term of the restriction under the program.

***The above table: a) includes 421-a developments with expiring affordable units. Inclusionary Housing developments are not included, even if they receive 421-a benefits, if all of the affordable units are permanently affordable; b) does not include 421-a developments for which the 20% affordable units were built off-site and not in CD4.

Manhattan Community District 4 Affordable Housing Plan

Summary -- Zoning and Text Amendments

Area	Total Residential Floor Area Currently Permitted	Total Commercial Floor Area Currently Permitted	Total Res. Units Permitted	Total Proposed Max. Residential Floor Area	Total Proposed Min. Industrial Floor Area	***Total Proposed Units	****Total Proposed Affordable Units
Special West Chelsea District Expansion	0	2,402,612	0	4,505,160	1,122,612	4,903	1,471
Proposed Special Hudson Yards Text Amendment	2,712,162	5,664,056	2,953	5,168,264	4,896,696	5,302	1,591
Hudson River Park Trust – Transfer Development Rights	0	1,626,342	0	7,380,016	1,407,864	4,602	1,381
Proposed Text Amendment Special Clinton District	0	6,431,905	0	4,175,436	2,572,762	4,303	1,290
421-A	-	-	-	-	-	9,345	1,698
Total	2,712,162	16,124,915	2953	21,228,876	9,999,934	28,454	7,431

**Manhattan Community District 4
Affordable Housing Plan
Production & Preservation Summary**

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Manhattan Community District 4 Affordable Housing Plan Affordable Production & Preservation--Summary

Units	Total AH Units	AMI Unit Breakdown								
		40%	50%	60%	80%	100%	125%	165%	200%	230%
In Construction	427	30	243	125	29	-	-	-	-	-
Completed Public Review	741	-	190	284	65	-	69	100	30	3
Under Public Review	46	-	-	-	44	2	-	-	-	-
Pipeline Developments	809	35	70	81	149	73	193	208	-	-
Proposed Developments	1,304	-	79	109	240	178	309	389	-	-
Proposed Text Amendments and Zonings	5,733		601	601			300	300	-	-
Expiring 421A Agreement	1,698			1,646*	52				-	-
Total	10,758	65	1,183	2,846	579	253	871	997	30	3

*up to 60% conducting additional research to determine break down of 40% and 50% AMI

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TIMELINE



- APRIL 2014:** CB4 Housing Health and Human Services Committee (4/24/2014)
CB4 Clinton/Hell’s Kitchen Land Use Committee (4/9/2014)

- MAY 2014:** CB4 Housing Health and Human Services Committee (5/15/2014)
CB4 Clinton/Hell’s Kitchen Land Use Committee (5/21/2014)
CB4 Chelsea Land Use Committee (05/15/2014)

- JUNE 2014:** Review by CB4 Housing Health and Human Services Committee (6/19/2014)

- JULY 2014:** Final Review by Chelsea Land Use Committee (7/7/2014)

- JULY 2014:** Final Review by Clinton Hells Kitchen Land Use Committee (7/9/2014)

- JULY 2014:** Final Review by CB4 Housing Health and Human Services (7/21/2014)

- JULY 2014:** Review and Adoption by Community Board 4 (7/23/2014)

CREDITS

Manhattan Community Board 4

Christine Berthet—Board Chair

Joe Restuccia, Barbara Davis, Co Chairs--Housing, Health and Human Services

Jean-bDaniel Noland, Chair--Clinton/Hell's Kitchen Land Use

Lee Compton, Betty Mackintosh—Co Chairs--Chelsea Land Use Chairs

Bob Benfatto--District Manager

Clinton Housing Development Company

Anna Huggins, Project Manager,

Alissa Mitrisin, Senior Project Manager

Housing Conservation Coordinators

Sarah Desmond, Executive Director

Jack Nieman, Planning Intern

Independent Budget Office

Ana Champeny,

Methodologies

Calculating Affordable Housing Units (HPD Methodology):

1. Lot Area x Residential FAR = Total Residential Floor Area
2. Total Residential Floor Area x .925 (common area deduction)= Total Unit Area
3. Total Unit Area / 850 (average apartment sq. footage) = **Estimated number of units on lot**

Rezoning blocks West of 11th Avenue between 43rd and 55th St (Reasonable Worst Case Scenario Methodology):

1. Total Lot Area x FAR 5.2 (FAR of 2 Manufacturing and 5.2 Residential = Potential Residential Floor Area
2. Potential Residential Floor Area x 0.5 (Reasonable Worst Case Development Scenario – West Clinton Rezoning) = Proposed Residential Unit Area
3. Proposed Residential Unit Area x .925 (common area deduction)= Total Unit Area
4. Total Unit Area / 850 (average apartment sq. footage) =Residential Unit Area
5. Residential Unit Area /.3 (30% of Proposed Residential Units) = **Estimated Affordable Housing Unit Area**

Glossary of Terms

BSA Variance:	Board of Standards and Appeals
CSD:	Clinton Special District
DCP:	Department of City Planning
FAR:	Floor Area Ratio
HPD:	Housing Preservation and Development
HRP TDR:	Hudson River Park Transfer of Development Rights
HYSD:	Hudson Yard Special District
LIHP:	Low Income Housing Program
LIHTC:	Low Income Housing Tax Credits
MPLP:	Multi-Family Preservation Loan Program
NYCHA:	New York City Housing Authority
NYCERS:	New York City Employee Retirement Systems
PANYNJ:	Port Authority New York New Jersey
<i>Pari Passu:</i>	At the same time/simultaneously
SCWD:	Special Chelsea West District
RFP:	Request for Proposal
UDAAP:	Urban Development Action Area Program
ULURP:	Uniform Land Use Review Procedure