

**Name:** Avenue D

**Address:** 79-89 Avenue D, Manhattan



**Asset Description:**

Property name:	79-89 Avenue D
Program Description:	80/20 New Construction Rental
Property Address:	79-89 Avenue D between 6 <sup>th</sup> and 7 <sup>th</sup> Street
Block and Lot:	376/33
Neighborhood:	East Village
Parcel Size:	13,395
Zoning:	R8A/C1-5
ZSF:	96,038

Proposed Height: 12 Stories  
Proposed Use: 80/20 Residential with ground floor retail space  
Existing Use: One story commercial property occupied with a Rite Aid  
Proposed Units: 108  
Market Rate Units: 86 Units (1 Superintendent)  
Affordable Units: 22 Units  
Commercial Space: 7,868 square feet (+5,964 SF below grade storage)

**Project Description:**

79-89 Avenue D (between 6<sup>th</sup> Street and 7<sup>th</sup> Street) will soon be home to a 108-unit 80/20 inclusionary rental building. Anticipated to break ground in Q3 2015, the building will rise to 12 stories with nearly 8,000 SF of commercial on the ground floor. The unit mix will consist of approximately 31.5% 1BR, 29% 2BR apartments, 36% studios and 3.5% 3BR apartments. 20% of the units will be affordable to individuals and families earning at or below 80% of AMI. Amenities are anticipated to include a roof terrace, fitness center, and community room/internet lounge.

The demand for both market rate rental housing and especially affordable housing throughout New York City and in the immediate East Village neighborhood has been extremely strong over the past year. Over the past decade, rental housing along Avenue A, B, and C has done very well. Seventh Street is one of the neighborhood's picturesque streets and property along it is in high demand. The East Village is very attractive to both students attending NYU and other universities as well as young professionals who want to be near the neighborhood's numerous amenities.

Historically properties on Avenue D have not done as well as the surrounding areas. Recently, however, several new developments have been constructed as rental housing along Avenue D. The Dermot Company recently completed an 80/20 building on Avenue D between 7<sup>th</sup> and 8<sup>th</sup> street.

This asset is anticipated to be held for a longer duration (+/- 10 years). Under the tentative agreement in place, the tenant will be relocated to 101 Avenue D, while the new building at 79-89 Avenue D is constructed

**II. SCHEDULES**

**Construction:**

The development team closed on the land on April 10, 2014 with a land loan from Raza Development Fund. The building is currently being designed and negotiations are underway with Rite Aid to relocate the commercial tenant to a temporary space at 101 Avenue D. It is anticipated the building will take approximately 20 months to construct with construction closing anticipated in Q3 2015.

**Lease-up:**

Residential lease-up is anticipated to take 4 months. MNS is the exclusive marketing and leasing agent, and is on-board now to provide pre-development layout consulting.

Commercial space at the property will be occupied by Rite Aid, who currently leases space in the existing structure and will be relocated for the duration of construction, after which the store will be given a new long term lease and moved back into ground floor retail space being outfitted for it.

**THE CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
OFFICE OF NEIGHBORHOOD STRATEGIES  
100 GOLD STREET, NINTH FLOOR  
NEW YORK, NEW YORK 10038  
(212) 863-8228**

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**AFFORDABLE HOUSING PLAN APPLICATION PURSUANT  
TO THE INCLUSIONARY HOUSING PROGRAM**

1. **Name of Applicant:** Avenue D Owners LLC

Address: 1865 Palmer Avenue, Suite 203  
Larchmont, NY 10538

Phone: 212 233 0495 x126

Fax: \_\_\_\_\_

Email: amoelis@lmdevpartners.com

2. **Name of Owner (if different):** see above

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

3. **Name of Administering Agent:** C+C Apartment Management LLC

Address: 1735 Park Avenue, 3rd Fl  
New York, NY 10035

Phone: 212 348 3248

Fax: 212 348 3602

Email: rdoetsch@ccmanagers.com

4. **Name of General Contractor:** Congress Builders LLC

Address: 1865 Palmer Ave, Suite 203  
Larchmont, NY 10538

Phone: 914 833 3000

Fax: \_\_\_\_\_

Email: sbonasera@lmdevpartners.com

5. **Name of Architect:** Leonard Fusco

Firm: GF55 Partners LLP

Address: 19 W 21st Street  
New York, NY 10010

Phone: 212 352 3099 x12

Fax: \_\_\_\_\_

Email: len@gf55.com

6. **Name of Attorney:** Jeffrey Platte

Firm: Platte, Klarsfeld, Levine & Lachtman, LLP

Address: 10 E 40th St, 46th Fl  
New York, NY 10016

Phone: 212 889 0707

Fax: 212 889 9401

Email: info@pkll-law.com

7. **Address of the Affordable Housing Units:**

Street Address: 79-89 Avenue D  
New York, NY 10009

Borough: Manhattan

Block(s): 376 Lot(s): 33

CB: Manhattan CB 3

**8. Inclusionary Housing District of Affordable Housing Units:**

R10 Inclusionary       IH Designated Area (insert ZR section reference): \_\_\_\_\_  
(e.g., §23-952, §98-26, §62-352, etc.)

Special District      Yes (insert name): Third Avenue/Lower East Side       No  
 Other (please explain): \_\_\_\_\_

*If R10 Inclusionary, is project privately financed?*

Yes     No

**9. If publicly financed, list all sources of governmental assistance, including lower income housing tax credits, bond financing, and land disposition programs:**

n/a  
\_\_\_\_\_  
\_\_\_\_\_

**10. Type of Project (check all that apply):**

A.

<input checked="" type="checkbox"/>	NEW CONSTRUCTION
<input type="checkbox"/>	PRESERVATION
<input type="checkbox"/>	SUBSTANTIAL REHABILITATION

B.

<input checked="" type="checkbox"/>	ON-SITE
<input type="checkbox"/>	OFF-SITE

C. Inclusionary Units

<input checked="" type="checkbox"/>	RENTAL
<input type="checkbox"/>	HOMEOWNERSHIP

D. Non-Inclusionary Units

<input checked="" type="checkbox"/>	RENTAL
<input type="checkbox"/>	HOMEOWNERSHIP

E.

TOTAL # OF UNITS:	<u>108</u>
TOTAL # OF IH UNITS:	<u>22</u>
TOTAL # OF SUPER'S UNITS:	<u>1</u>

**11. Income Distribution of Affordable Housing Units**

22 Number of low-income units (equal to or less than 80% AMI)

0 Number of moderate-income units (equal to or less than 125% AMI), if any

0 Number of middle-income units (equal to or less than 175% AMI), if any

12. Tax Exemption To Be Requested: \_\_\_\_\_

13. Authorized Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_