



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3  
59 East 4th Street - New York, NY 10003  
Phone (212) 533-5300  
[www.cb3manhattan.org](http://www.cb3manhattan.org) - [info@cb3manhattan.org](mailto:info@cb3manhattan.org)

Jamie Rogers, Board Chair

Susan Stetzer, District Manager

**Housing Checklist and Questionnaire**

**RE: (address)**

Dear Applicants and Representatives,

Your housing program application has been placed on the agenda of the next meeting of the Land Use Committee of Community Board 3. The Land Use Committee will meet on:

**at 6:30 P.M.**

---

Please confirm your attendance at the meeting and email an electronic version of your application to [info@cb3manhattan.org](mailto:info@cb3manhattan.org). Submitted materials will be posted to the website. Complete the enclosed questionnaire and return it by email to [info@cb3manhattan.org](mailto:info@cb3manhattan.org) **five business days** prior to the meeting.

Finally, please bring the following to the meeting:

- Site plan with neighboring building heights
- Elevations
- Renderings

Thank you for your help and cooperation. If there are any questions, please call the office.

Sincerely,

Susan Stetzer  
District Manager

## Housing Checklist and Questionnaire

Name of Applicant: GO Broome LLC, C/O Gotham Organization

Contact Person: Simeon Maleh, VP

Telephone: (212) 716-2536

E-Mail: smaleh@gothamorg.com

Address of site: 60 Norfolk Street (Lot 37), N/A Norfolk Street (Lot 75)

Location (between Streets/Aves): Norfolk Street to the West, Broome Street to the North, Suffolk Street to the East, Grand Street to the South.

Block and Lot Numbers: Block 346, Lots 37 and 75

Zoning: Current: R8, Proposed: R9-1/C2-5.

### Type of Request

Please to list all subsidies and tax exemption programs being applied for, and list terms and conditions of each program (i.e. 421-a, Inclusionary, Low Income Housing Tax Credits, Article 11, HFA loans, J-51, 80/20, Section 8):

The senior affordable housing building will seek property tax benefits through the 420c program administered by HPD. Additional information: <http://www1.nyc.gov/site/hpd/developers/tax-incentives-420c.page>. The balance of the residential units are expected to benefit from the Affordable New York program. Additional information: <http://www1.nyc.gov/site/hpd/developers/tax-incentives-421a-main.page>

The applicant will also be seeking 9% LIHTC for the senior component of the project and second mortgage capital for the affordable housing in general.

### Project Information

Please give overview of Application/Project:

The project is a master planned project composed of two buildings, designed to be a cohesive whole, creating an intergenerational community anchored by neighborhood retail and community facility tenants. An overview of the project's uses are as follows: residential - ~375,000 GSF, retail - ~22,000 GSF, and community facility - ~46,000 GSF.

The community facility space will be owned by CPC and BHH. CPC will use the space to provide services such as childcare, youth services, workforce development, and senior services, amongst others. BHH will use its space for religious services and other events for the congregation and its members.

**Who is funding the project?**

The project will be funded by a substantial equity investment by Gotham in combination with private debt capital and the aforementioned public capital sources of 9% LIHTC for the affordable senior units and second mortgage capital for the affordable units overall.

**Have you already obtained the funding for this project?**

HPD has provided a soft commitment letter to provide second mortgage capital. Private debt commitments have not been sought.

If yes, explain the source of funding

If no, explain how you intend to fund this project

Gotham is in constant discussions with its capital sources, but at this stage of the project, it is too preliminary (and not customary) to obtain firm private debt and equity commitments. However, based on Gotham's track record of successfully executing similar developments, capital sources are eager to participate in the project.

What priority/preference will residents of CB 3 have, if any?

Gotham will provide CB3 residents a priority / preference as long as it's deemed legally permissible. Gotham's previous projects have included a 50% set-aside for residents in the respective community boards.

Will the site be fully accessible to persons with disabilities?

The project will be designed to meet accessibility and design requirements of the NYC Building Code, HPD design standards, as well as other regulations pertaining to such developments (e.g. local laws, fair housing, etc.).

If No, explain why

---

**Please provide the following information regarding the building, for both allowable and proposed, if applicable:**

Floor Area: Please refer to Exhibit A.

Number of stories: Please refer to Exhibit A.

Building height in feet (base and tower, if applicable): Please refer to Exhibit A.

Will there be usable outdoor space (i.e. roof or terrace)?: Yes, there will be usable outdoor space at grade and on the roofs / terraces of both the Midrise AIRS Building and the Contextual Highrise.

**Please provide information on the units:**

Number of Units	Size of Units (square feet)	Proposed Rent/Sale Cost - Market Rate	Proposed Rent/Sale Cost - Affordable
Studio Apts: <u>178</u>	<u>400-450</u>	<u>\$ 2,150-3,000</u>	<u>\$ Senior-30-60% AMI</u>
1-Bedroom Apts: <u>172</u>	<u>575-650</u>	<u>\$ 3,100-4,300</u>	<u>\$ Contextual Highrise-40-100%</u>
2-Bedroom Apts: <u>84</u>	<u>750-850</u>	<u>\$ 4,050-5,650</u>	<u>\$ AMI</u>
3-Bedroom Apts: <u>54</u>	<u>1,000-1,100</u>	<u>\$ 5,400-7,350</u>	<u>\$ Please see Exhibit B for</u>
Total # of Units: <u>488</u>			<u>detail on affordable rent.</u>

Of the units described above, how many are affordable?: 188 (88 - Senior, 100 - General Affordable)

What are the income levels of the affordable units?: 30%-60% AMI - Senior. 40%-100% AMI - General Affordable.

Will the affordable unit mix match the market rate unit mix?: Proportionate in contextual highrise. Senior building is 100% affordable.

How are the affordable units distributed?: Units will be distributed per HPD guidelines

What is the basis of your reasonable return (percentage)?: Yield to cost.

**Please provide information about other amenities included in the project. Mark N/A if not applicable:**

Community room: \_\_\_\_\_

Ancillary Parking (number of spaces): N/A Accessory Parking (number of spaces): N/A

Exterior Amenities: Proposed development includes outdoor space at grade and on rooftops.

Interior Amenities: Fitness center and tenant lounges, among others. Programming to be determined.

Rooftop Amenities/Hours Open: TBD - policy varies depending on program.

Other Amenities: To be decided. Although programming has not been determined, the contextual high rise will have ~8,000 GSF of indoor amenity space and the senior will

**Additional Uses** have ~2,000 GSF.

Will the project include commercial, retail, or office space within the building?: Retail

If so, what is the proposed square footage of each?: 21,739 SF

If commercial, what is the rent per square foot (include ranges if rent will vary)?: \$65/SF.

If commercial, what is the proposed type of commercial tenant?: TBD, but non-big box. Focus will be on neighborhood retail tenants.

# Exhibit A

The following tables provide additional detail on the zoning calculations. The first table provides an overview of the Project Site, which includes the as-built (and to-remain) Hong Ning building. The total buildable SF of the site is 576,517 SF. After backing out the Hong Ning building, the remainder is 443,554 SF, which is split between the proposed contextual highrise and senior buildings, which are 370,127 SF and 73,427 SF, respectively.

<b>Proposed Development Site Information (Block 346; Lots 1, 37, and 75):</b>						
<b>Proposed Number of Buildings</b>	<b>Proposed FAR</b>	<b>Number of Stories for lowest Bldg</b>	<b>Number of Stories for highest Bldg</b>	<b>Proposed Lowest Bldg Height</b>	<b>Proposed Highest Bldg Height</b>	<b>Proposed No. of Curbcuts</b>
2 New / 1 Existing	10.00	9	30	102'-8"	310'-0"	0
<b>Use</b>	<b>Use Group</b>	<b>Use Group Type</b>	<b>Gross Sq Ft</b>	<b>Zoning Sq Ft</b>	<b>Parking spaces (unencl)</b>	<b>Dwelling Units</b>
Residential	UG2	Multi-Family Resid & AIRS	508,694 SF	464,665 SF	0	644
Commercial	UG6	Retail	21,739 SF	11,091 SF	0	N/A
Community Facility	UG4	Community Center & House Of Worship	46,084 SF	43,033 SF	0	N/A
Indust/Manufact						N/A
Total	N/A	N/A				
Grand Total	N/A	N/A	576,517 SF	518,789 SF	0	

<b>Existing Building to Remain (Hong Ning):</b>						
<b>Proposed Number of Buildings</b>	<b>Proposed FAR</b>	<b>Number of Stories for lowest Bldg</b>	<b>Number of Stories for highest Bldg</b>	<b>Proposed Lowest Bldg Height</b>	<b>Proposed Highest Bldg Height</b>	<b>Proposed No. of Curbcuts</b>
1	2.55	14	14	126'-1 1/2"	126'-1 1/2"	0
<b>Use</b>	<b>Use Group</b>	<b>Use Group Type</b>	<b>Gross Sq Ft</b>	<b>Zoning Sq Ft</b>	<b>Parking spaces (unencl)</b>	<b>Dwelling Units</b>
Residential	UG2	Multi-Family Residential	132,963 SF	132,142 SF	0	156
Commercial						N/A
Community Facility						N/A
Indust/Manufact						N/A
Total	N/A	N/A	132,963 SF	132,142 SF	0	156
Grand Total	N/A	N/A				

<b>Proposed Building 1 (Norfolk Street):</b>						
<b>Proposed Number of Buildings</b>	<b>Proposed FAR</b>	<b>Number of Stories for lowest Bldg</b>	<b>Number of Stories for highest Bldg</b>	<b>Proposed Lowest Bldg Height</b>	<b>Proposed Highest Bldg Height</b>	<b>Proposed No. of Curbcuts</b>
1	1.22	9	9	102'-8"	102'-8"	0
<b>Use</b>	<b>Use Group</b>	<b>Use Group Type</b>	<b>Gross Sq Ft</b>	<b>Zoning Sq Ft</b>	<b>Parking spaces (unencl)</b>	<b>Dwelling Units</b>
Residential	UG2	Multi-Family Resid (AIRS)	63,050 SF	54,731 SF	0	88
Commercial	UG6	Retail	4,650 SF	3,049 SF	0	N/A
Community Facility	UG4	House Of Worship	5,727 SF	5,555 SF	0	2
Indust/Manufact						N/A
Total	N/A	N/A	73,427 SF	63,335 SF	0	88
Grand Total	N/A	N/A				
<b>Proposed Building 2 (Suffolk Street):</b>						
<b>Proposed Number of Buildings</b>	<b>Proposed FAR</b>	<b>Number of Stories for lowest Bldg</b>	<b>Number of Stories for highest Bldg</b>	<b>Proposed Lowest Bldg Height</b>	<b>Proposed Highest Bldg Height</b>	<b>Proposed No. of Curbcuts</b>
1	6.23	30	30	310'-0"	310'-0"	0
<b>Use</b>	<b>Use Group</b>	<b>Use Group Type</b>	<b>Gross Sq Ft</b>	<b>Zoning Sq Ft</b>	<b>Parking spaces (unencl)</b>	<b>Dwelling Units</b>
Residential	UG2	Multi-Family Residential	312,681 SF	277,792 SF	0	400
Commercial	UG6	Retail	17,089 SF	8,042 SF	0	N/A
Community Facility	UG4	Community Center	40,357 SF	37,478 SF	0	N/A
Indust/Manufact						N/A
Total	N/A	N/A	370,127 SF	323,312 SF	0	400
Grand Total	N/A	N/A				

## **Exhibit B**

The following provides a breakout of New York City affordable rent levels, by AMI level, as prescribed by the Department of Housing Preservation and Development (HPD).

### **2017 New York City Affordable Monthly Rents by AMI\***

<b>Unit Size</b>	<b>30% of AMI</b>	<b>40% of AMI</b>	<b>50% of AMI</b>	<b>60% of AMI</b>	<b>70% of AMI</b>	<b>80% of AMI</b>	<b>100% of AMI</b>	<b>130% of AMI</b>
studio	\$331	\$475	\$618	\$761	\$947	\$1,091	\$1,377	\$1,807
1 BR	\$426	\$605	\$784	\$963	\$1,196	\$1,375	\$1,733	\$2,270
2 BR	\$521	\$736	\$951	\$1,166	\$1,445	\$1,660	\$2,089	\$2,733
3 BR	\$594	\$843	\$1,091	\$1,339	\$1,661	\$1,910	\$2,406	\$3,150

\*Assumes tenant pays electricity, no electric stove. Rents are approximate and have been calculated at 30% of annual gross income of the target AMI. For low-income bands, rents are based on 30% of 27%, 37%, 47%, and 57% of AMI. Studio rents are based on a household factor of 0.6. All rents are subject to program requirements.

Source: <http://www1.nyc.gov/site/hpd/renters/what-is-affordable-housing.page>