

Housing Checklist and Questionnaire

Applicant (Owner): 167-171 Chrystie LP (ground lease tenant)
Contact Person and relationship to applicant: Ben Harlev, Manager
Telephone: (646) 918-6161
E-Mail: ben@be-aviv.com
Address of site: 167-171 Chrystie Street, New York, New York 10002
Location (between Streets/Aves): Between Rivington St. and Delancey St.
Block and Lot Numbers: Block: 425, Lots: 30 & 31
Current Zoning: C63-A / R9A Equivalent, located in an Inclusionary Housing Designated Area
Architect: ODA-Architecture, P.C.

Project Description

Please give overview of Application/Project, including general uses such as residence type (rental, condo, micro-units, co-living, etc.): Newly constructed 16-story residential rental building, which will contain a total of 78 units, 15 of which shall be affordable housing units under the Inclusionary Housing Program, with rents at or below 80% of Area Median Income. The affordable housing units shall be comprised of 5 studios, 8 one-bedrooms and 2 two-bedrooms.

Project information, both allowable and proposed, if applicable:

Gross Floor Area: Proposed Gross Floor Area = 76,565 square feet
Number of stories: Max No. of Stories Permitted = 17 / Proposed No. of Stories = 16
Building height in feet (base and tower, if applicable): 170 FT (Permitted and Proposed)
Will there be usable outdoor space (i.e. roof or terrace, courtyard)?: Yes

Type of Request

Please identify the type of land use action you are bringing before Community Board 3 (ULURP—zoning map change, disposition of real property, special permits including 74-711 and 74-79); zoning resolution text amendment; UDAA/UDAAP; BSA special permit, modification or amendment; IH application, new construction, preservation, or MIH ; 421-a; etc.): Inclusionary Housing Application

List any prior land use actions associated with this project that CB 3 has previously reviewed. Has this project previously appeared before another committee? Are there any deed restrictions or regulatory agreements in place? Please detail: We are not aware of any prior land used actions associated with this Project that CB 3 has previously reviewed. This Project was presented before the the CB3 Land Use, Zoning, Public & Private Housing Committee on January 15, 2019. There are no deed restrictions or regulatory agreements currently in place in connection with this Project.

Residential Units

	Number of Units	Size of Units (square feet)	Proposed Rent/Sale Cost - Market Rate	Proposed Rent/Sale Cost - Affordable
Studio Apts:	<u>31</u>	<u>Avg. IH: 407 SF / Avg. MR: 371 SF</u>	<u>\$ N/A</u>	<u>\$ TBD</u>
1-Bedroom Apts:	<u>39</u>	<u>Avg. IH: 580 SF / Avg. MR: 565 SF</u>	<u>\$ N/A</u>	<u>\$ TBD</u>
2-Bedroom Apts:	<u>8</u>	<u>Avg. IH: 783 SF / Avg. MR: 900 SF</u>	<u>\$ N/A</u>	<u>\$ TBD</u>
3-Bedroom Apts:	<u>0</u>	<u>N/A</u>	<u>\$ N/A</u>	<u>\$ N/A</u>
Total # of Units:	<u>78</u>	<u>N/A</u>	<u>\$ N/A</u>	<u>\$ N/A</u>

Of the units described above, how many and what percentage are affordable?: 15 affordable units / 19.23% of the total units

What are the income levels of the affordable units?: 40% and 60% OF AMI

Will the affordable unit mix match the market rate unit mix?: Yes

Describe the distribution of affordable units in the project: not less than on 65% of the Residential Floors

What is the term (duration) of affordability?: Per the Regulatory Agreement (anticipated to be in perpetuity)

What priority/preference will residents of CB 3 have, if any? Per the Marketing Guidelines

Please provide information about amenities included in the project.

Commercial Parking (number of spaces): _____ Location: _____

Residential Parking (number of spaces): _____ Location: _____

Exterior Amenities: 2nd Floor Amenity Terrace, Rooftop Terrace and Rooftop Pool

Interior Amenities: Gym, Pet Spa, Storage and Amenity Lounge

Rooftop Amenities/Hours Open: TBD

Other Amenities: _____

Community room or any amenities available to the public: _____

Additional Uses

Will the project include community facilities, commercial, retail, or office space within the building?: Two Retail spaces will occupy the ground floor.

If so, what is the proposed square footage of each?: Retail A: 2,873 SF, Retail B: 1,783 SF

If commercial, what is the rent per square foot (include ranges if rent will vary)?: TBD

If commercial, what is the proposed type of commercial tenant?: TBD

What efforts will be made to consider retail diversity and community needs when determining these publicly accessible uses? _____

Will the site be fully accessible to persons with disabilities? Yes

Financing

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; purchase or sale of development rights and easements, etc.): 421-a

Has funding been obtained for this project? Not yet

If yes, explain the source of funding _____

If no, explain how you intend to fund this project with a loan from an institutional lender

What is the estimated rate of return (percentage)? TBD