

# Manhattan Community Board 4 Affordable Housing Plan

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## **INTRODUCTION**

Every change of Mayoral Administration brings new policies and priorities. As the new Mayor of New York City, Bill de Blasio has outlined his key priorities chief amongst them being a new and expanded commitment to affordable housing. To address the pressing need for affordable housing, Mayor de Blasio released last year “Housing New York: A Five-Borough, Ten-Year Plan” which sets forth a framework for the development or preservation of 200,000 affordable housing units over the next ten years (the “NYC Affordable Housing Plan”). Within this framework, the communities of the middle Westside of Manhattan, Clinton/Hell’s Kitchen, Hudson Yards and Chelsea, recognize the need for strategies and mechanisms to achieve the policies set forth based on local knowledge, history, and advocacy. As such, Manhattan Community Board 4 (“MCB4”) has created a plan for affordable housing development and preservation in Manhattan Community District 4 (the “MCB4 Affordable Housing Plan”).

For decades, MCB4 has been a strong advocate for affordable housing at a range of incomes and believes that socioeconomic diversity and integration are the only way to keep Chelsea / Hudson Yards and Clinton/Hell’s Kitchen the thriving neighborhoods they are today. The Board is confident that between the Mayor’s Report and the MCB4 Affordable Housing Plan, our community has the tools to make the creation and preservation of 10,800 affordable housing units in MCD4 a reality.

## **KEY ELEMENTS of MCB4 AFFORDABLE HOUSING PLAN**

### ***Bringing remaining City-owned HPD sites to Construction Readiness*** *(8 sites, 809 permanently affordable apartments)*

Several of the City-owned sites identified in the MCD4 Affordable Housing Plan have remained in City-ownership for many years. To accelerate affordable housing production, MCB4 requests that the City transfer jurisdiction of the key sites to HPD from other city agencies. For those sites where HPD already has jurisdiction, which have already been designated for development, MCB4 asks HPD to work with tenants, not-for-profit developers and other stakeholders to identify specific public and private financing and begin the public review process to ready these sites for affordable housing development.

### ***Achieving the Affordable Housing Commitments in the Westside Rezoning Points of Agreements (POA’s)*** *(6,497 apartments)*

In each major Community District 4 Rezoning, a document called “Points of Agreement” was executed between the Mayor and the City Council, detailing all matters which would result or be resolved as part of the proposed zoning action. A majority of each agreement details affordable housing production and preservation. Specific sites were also identified for such efforts. Many of these sites proceeded to development; others have been unable to move forward for various reasons. MCB4 seeks to work with the Mayor’s Office and

HPD to identify creative approaches to achieve the commitments in the various POA's to meet, and wherever possible, exceed those affordable housing commitments

***Identifying Publicly Owned Sites for Affordable Housing***

*(7 sites, 1304 permanently affordable apartments)*

Instead of looking only at city-owned sites controlled by HPD, the MCD4 Affordable Housing Plan also looks at underutilized sites controlled by other City, State or Federal agencies or entities that could accommodate affordable housing development. Working with its government partners, the city should leverage these large and well-situated sites to create significant numbers of permanently affordable apartments.

***Proposing Rezoning and Zoning Text Amendments***

*(5812 affordable housing apartments)*

MCB4 proposes contextual rezoning and zoning text amendments to create affordable housing on a variety of both public and privately owned sites and areas on 11<sup>th</sup> Avenue, between 38<sup>th</sup> and 42<sup>nd</sup> Streets and West of 11<sup>th</sup> Avenue, above 42<sup>nd</sup> Street. Although MCD4 is the home of densest zoning in the City (Hudson Yards) and the most complex (West Chelsea--Highline Transfer regulations), MCB4 is open - yet again, to accept more density to ensure the development of affordable housing. These actions are proposed with careful consideration of the surrounding existing built or planned environment and context. MCB4 seeks to balance the need for affordable housing with regulations and requirements of existing Special Zoning Districts (SCD, SHYD, SWCD)<sup>1</sup>, height and bulk requirements of adjacent existing and planned developments, preservation of industrial uses and competing community needs e.g. Hudson River Park Transfer of Development Rights, schools, parks and transportation. Thus development on the Westside - whether market driven or affordable - requires a surgical approach to zoning.

Along with the rezoning actions we recommend that all ULURP actions be considered cumulatively to provide the proper infrastructure at the lowest cost, as the population grows.

***Preserving Affordable Apartments with Expiring Affordability Agreements***

*(23 sites, 1,698 expiring affordable apartments)*

The 421-a program allows for a time-limited exemption from real estate taxes for multi-family developments meeting certain criteria. The program was started in the early 1970's as a way to encourage new residential development in the city. MCD4 is part of the Geographic Exclusion Area, which means that developments in MCD4 are only eligible for the tax abatement if 20% of the units are affordable to low-income households. While these tax abatements last for varying time periods based on when they were awarded, many expire after only 15 years. MCD4 proposes HPD develop a new real

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<sup>1</sup> Special Chelsea District (SCD), Special Hudson Yards District (SHYD), Special West Clinton District

estate tax exemption to extend those benefits to provide permanent affordability to preserve those affordable apartments.

The careful balancing of preservation and development is a key element of the MCD4 Affordable Housing Plan.

### ***Preserving Affordable Apartments through better enforcement***

- **Illegal Hotel enforcement:** In the New York State Attorney General’s report of 2014 on Airbnb, the neighborhoods of Chelsea and Clinton/Hell’s Kitchen were cited in the top three neighborhoods in the City with illegal hotel use<sup>2</sup>. The net result has been the loss of hundreds of rent apartments in MCD4. The City needs to continue to commit to preserving our rent regulated housing through proactive enforcement against illegal hotel conversion. Dedicating one inspector and one litigator to MCB4 will stem the loss of affordable rent regulated apartments
- **Department of Buildings (DOB) enforcement against harassment and eviction through building renovations.** Owners file renovation plans for a Vacant rent regulated building with Department of Buildings for extensive reconstruction, while in fact the building is occupied. The Vacant designation removes the requirement for the filing and following a DOB Tenant Protection Plan to maintain safety for the building tenants. Renovation work then begins and results in Tenant Harassment. Owners then seek to relocate or buy out tenants due to self- created hazardous conditions. Increasing effective enforcement will not only protect the health and safety of existing tenants but also reduce the loss of affordable rent regulated apartments. MCB4 suggests that the DOB impose large fines and immediate Stop Work Orders.

### ***Adopting Housing Policy Reforms***

- **Reform the Inclusionary Housing Program: Increase and Broaden Inclusionary Requirements:** MCB4 proposes to make Inclusionary Housing mandatory and increase the Inclusionary Housing Affordable Housing Ratio to 30% while broadening the Affordable Income Bands (20% low, 10% moderate and middle income<sup>3</sup>).
- **Ensure Equality in Apartment Distribution:** MCB4 proposes to make mandatory a current goal of MCB4: Inclusionary Housing Zoning should be reformed to increase the building distribution by floor to 100% of the building and require placement of affordable units on all building exposures.

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<sup>2</sup> New York State Attorney General—“Airbnb in the City”, 10/2014, pg. 16

<sup>3</sup> Moderate to Middle Income -- 125 -165% of Area Median Income (AMI) <http://www.nychdc.com/pages/Income-Eligibility.html>

- **Ensure Equality in Apartment Finishes and Access to Building Amenities:** MCB4 proposes to make mandatory a current goal and practice of MCB4: Inclusionary Housing Program Guidelines should be reformed to require all apartment finishes (flooring, tile, plumbing and light fixtures, and kitchen cabinets and countertops and appliances, etc.) be the same throughout a building with onsite Inclusionary Housing Units. MCB4 proposes that building amenities be equally available to all building residents regardless of income, except for fitness facilities, which should be available to Inclusionary Housing tenants at a reduced fee.
- **Ensure Provision of Family Sized Apartments:** Determining need for Single or Family Size should be tailored to meet the needs of different neighborhoods within each Community District. In Community District 4 there is an urgent need to provide adequate housing to a growing number of families. MCB4 requires that at least 50% of the affordable units have 2 or 3 bedrooms.
- **Provide Housing for a Growing Senior Citizen Population:** Provide low cost land to developers of Senior Housing throughout the city: Establish, a capital subsidy program for new Senior Housing funded by the City's Capital Budget through Department of Housing HPD's Division of New Construction, and revise the zoning text revisions to the NYC Zoning Resolution to bring zoning definitions to current standards for different types of senior housing including independent living, assisted living and skilled nursing care, allowing a mix of uses within the same building.

This plan will be updated on a regular basis to reflect progress to date, changes in socio-economic, legal and regulatory environment and new needs of our communities.

## MCB4 — AFFORDABLE HOUSING DEVELOPMENT – BACKGROUND AND HISTORY

MCB4 has been an affordable housing advocate for decades. From the 1970’s when the City was plagued by disinvestment and abandonment, through gentrification and tenant displacement in the 1980’s and 1990’s, and the major rezoning actions and luxury rental and condo development of the early 2000’s, MCB4 has always sought flexibility and creativity from the City government and the private sector to develop and preserve affordable housing.

### *1969- Clinton Urban Renewal Area*

One of the first areas where the Board and the community sought to develop a significant number of affordable housing units was on the former Clinton Urban Renewal Area (“CURA”) <sup>4</sup>. In 1969, most of the properties on the six blocks bounded by West 50<sup>th</sup> to the south, West 56<sup>th</sup> Street to the north, 10<sup>th</sup> Avenue to the east and 11<sup>th</sup> Avenue to the West, were designated by the City of New York as the CURA, and condemned by the City of New York for affordable housing. The CURA is primarily a low- and moderate-income, diverse area comprised of affordable housing developments, tenements, commercial lofts, small- to medium-sized businesses, and not-for-profit social service and cultural organizations.

From 1979 to 1981 four major affordable housing developments were completed:

Address	Name	# Of Affordable Units	Type of affordable units	Type of Financing
790 11 <sup>th</sup> Ave	Clinton Towers	396	Low & moderate	Section 236 HUD Mortgage Subsidy
747 10 <sup>th</sup> Ave	Hudson View Terrace)	390	Low & moderate	Section 235 HUD Mortgage Subsidy)
525 W55 <sup>th</sup> St	Harborview Terrace	305	Low income Families	NYCHA
540 W54 <sup>th</sup> St	Harborview Terrace	198	Low Income Seniors	NYCHA
535 W51st St	Clinton Manor	110	Low income Families	Section 8
540 W52nd St	Clinton Manor	99	Low income Families	Section 8
<b>Total</b>		<b>1498</b>		

In 1982, CURA site tenants founded the Clinton Preservation Local Development Corporation (“CPLDC”). The CPLDC drafted a plan that proposed to:

- Retain existing residential, commercial, not for profit and cultural uses
- Build new mixed income housing while preserving and rehabilitating existing housing
- Provide additional and open space

<sup>4</sup> The CURA expired in 2009.

However, due to economic conditions and the lack of public funding, no residential development or rehabilitation had occurred for over fifteen years within the CURA.

In 1999, an umbrella group of community organizations called the CURA Coordinating Committee (CCC) joined together to develop an updated plan (“1999 Plan”) for the remaining CURA sites.<sup>5</sup> The 1999 Plan was designed to reflect the Clinton community’s and CPLDC’s long-stated planning vision for the community. The 1999 Plan continued the key vision of accomplishing, through a balance of housing preservation and new construction, the following core goals:

- Maintaining moderate and low income housing
- Promoting mixed use
- Protecting existing tenants
- Creating cultural and open space.

Under the 1999 plan the CURA has seen the construction of:

Address CONSTRUCTED	Name	# Of Affordable Units	Type of affordable units	Type of Financing
501 W52nd St		27	Low Income Families	Inclusionary
555 W52nd St	Clinton Parkview	96	Low & Moderate Income Families	Mixed Income HDC Bonds
554 W53rd St	The Flats/Old School	86	Low, Moderate & Middle Income Families & Supportive Housing	HPD NRP & SHP with LITHC
515 W52nd/510 W5nd St	Avalon Clinton	127	Low Income	80/20 Bonds
501-505 W51st		22	Low income Families	Inclusionary
535 W52nd St	Park Clinton	96	Moderate & Middle Income Families	Mixed Income New Construction
<b>Total</b>		<b>454</b>		
IN CONSTRUCTION				
540 W53rd St		103	Low, Moderate & Middle Income Families	Inclusionary
525 W52nd St		81	Low Income	80/20 Bonds
<b>Total</b>		<b>184</b>		
IN DEVELOPMENT				
560 W52nd St	Captain Post	22	Low, Moderate Income Families	MPLP, Inclusionary Equity, HTC
500 W52nd St		47	Supportive Housing	HPD Supportive Housing, LITHC
<b>Total</b>		<b>69</b>		

<sup>5</sup> The CCC was comprised of Clinton Association For A Renewed Environment, Clinton Housing Association, Clinton Housing Development Company, Clinton Planning Council, Clinton Preservation Local Development Corporation, Encore Community Services, Housing Conservation Coordinators, Inc., McManus Midtown Democratic Association, and Sacred Heart Church of Jesus/St. Benedict the Moor Church.

### ***1973 - Special Clinton District***

Adopted by the Board of Estimate<sup>6</sup> in 1973, the Special Clinton District (“SCD”) was one of the first Special Purpose Districts created. The SCD allowed dense residential and commercial to proceed in the Perimeter Areas (along 8<sup>th</sup> Avenue and West 42<sup>nd</sup> Street) while establishing a Preservation Area in the neighborhood’s core (west of 8<sup>th</sup> Avenue to west of 10<sup>th</sup> Avenue, from West 43<sup>rd</sup> to West 56<sup>th</sup> Streets) Notably, the SCD was the first district to feature a zoning bonus for the creation of affordable housing as well as the first to include protections against tenant harassment. With City’s fiscal crisis in 1975, and the concomitant collapse of the real estate market, the effect of the SCD did not become fully realized until the mid-1980s. With gentrification and tenant displacement in full swing, Clinton/Hell’s Kitchen became the scene of violent tenant harassment with drugs, gang and arson as tactics to empty 5 story tenements. The tenant anti-harassment provisions prevented owners from altering or demolishing building in which harassment had been documented. That provision was an ongoing deterrent against wholesale tenant displacement.

### ***Major Redevelopments***

- 1984 - Times Square Redevelopment – As part of the Times Square Redevelopment Project a joint agreement of the City and State provided \$25,000,000 for the renovation and acquisition of affordable housing in the Clinton/Hell’s Kitchen neighborhood. The majority of the City’s \$12,500,000 contribution supplemented public funding of renovation in 26 city owned buildings with 466 apartments. The majority of that funding created full private bathrooms for tenant whose tenement units had tubs in the kitchens and hallway toilets. Of the State’s \$12,500,000, the majority was dedicated to legal and tenant advocates to protect long-term residents from displacement resultant from Times Square Development real estate development pressures. The State’s funds also enabled low income tenants acquire, as low-income cooperatives, 6 buildings with 90 apartments and assist another 6 HDFC cooperative with 93 units with low interest loans.
- 1986 - Worldwide Plaza Rezoning – The rezoning of the old Madison Square Garden site between West 49<sup>th</sup> -50<sup>th</sup> Street, 8<sup>th</sup>-9<sup>th</sup> Avenues, to build a 47 story office building and a 32 story condominium surrounded by midrise apartments and a central plaza, resulted in the creation of 132 affordable apartments on two sites-- 9<sup>th</sup> Avenue between 48<sup>th</sup> and 49<sup>th</sup> Street and West 56<sup>th</sup> Street between 9<sup>th</sup> and 10<sup>th</sup> Avenues for low and moderate income households.

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<sup>6</sup> The Board of Estimate was the precursor body to the City Council for final approval of zoning actions.

## ***Major Rezoning Actions***

- 1989—2012 Rezoning of Individual Blocks
  - *West 34<sup>th</sup> Street Rezoning* – In 1989, the rezoning of West 34<sup>th</sup> Street between 8<sup>th</sup>- 9<sup>th</sup> Avenues on a site that contained multiple SRO buildings resulted in a commitment to build 80 units of off-site SRO housing. After the initial and subsequent projects fell through, that commitment was later converted to \$3.65 million funding to support HPD’s Supportive Housing Program. Those supplemental funds were allocated to Supportive housing developments acquired and renovated on West 24<sup>th</sup>, West 30<sup>th</sup> and West 42<sup>nd</sup> Streets.
  - *West 42<sup>nd</sup> Street Rezoning (south)*—In 1989, the entire block between 10<sup>th</sup> and 11<sup>th</sup> Avenues from West 41<sup>st</sup> to West 42<sup>nd</sup> was rezoned from manufacturing zone to a high density commercial zone. The rezoning however resulted in the construction of a major residential development in two phases between 1990 and 2009. Those developments produced 2090 units with 418 of affordable apartments.
  - *West 42<sup>nd</sup> Street Rezoning (north)* In 1989, the entire block between 10<sup>th</sup> and 11<sup>th</sup> Avenues from West 42<sup>nd</sup> to West 43<sup>rd</sup> was rezoned from manufacturing zone to a high density commercial zone. Between 2009 and 2015, the rezoning again resulted in 2 residential developments, by the Moinian Companies producing 1647 residential units with 238 affordable units.
  - *West 57<sup>th</sup> Street Rezoning (north and south)* — Between 2000 and 2014 West 57<sup>th</sup> Street between 10<sup>th</sup> and 11<sup>th</sup> Avenues was rezoned from manufacturing to high density commercial. The rezoning again resulted in three residential developments, two by the Durst Companies producing 1306 units with 271 affordable, and a third by TF Cornerstone with 1189 units with 238 affordable. The Cornerstone units are permanently affordable; the Durst units have an affordability of 35 years.
  - *770 11<sup>th</sup> Avenue (Mercedes House)*—In 2012, the majority of the block fronting on 11<sup>th</sup> Avenue between West 53<sup>rd</sup> and West 54<sup>th</sup> Streets was rezoned from manufacturing to medium density commercial. The rezoning in a single, large residential development, by Two Trees produced 900 units with 171 affordable units.
  - *Chelsea Market*—In 2012, the block between West 15<sup>th</sup> and West 16<sup>th</sup> Streets, 9<sup>th</sup> to 10<sup>th</sup> Avenues, was rezoned to permit the expansion of the Chelsea Market complex for use as offices for the media and tech industries. A 4.7 million dollar affordable housing fund was established by the City of New York to assist in the construction of 150 affordable units on the West Chelsea POA site at the Fulton Houses campus.

- 2001-2005—New Special Zoning Districts

In the last decade, Chelsea and Clinton/Hell’s Kitchen has been the site of several major rezoning actions including Hudson Yards (“HY”), West Chelsea (“WC”) and Western Rail Yards (“WRY”). With each of these rezoning action as with every public action in MCD4, the community and the Board have championed advocacy and negotiation, choosing to work with the City and developers to craft acceptable outcomes and public benefits. The WRY, WC, and HY rezoning actions each resulted in a Points of Agreement (“POA”). These POA’s<sup>7</sup> are written commitments between the Speaker of the City Council and the Mayoral Administration that address substantial community issues including affordable housing creation. As of March 2015, the POA’s have resulted in the following production or preservation of affordable housing:

Points of Agreement	# Affordable housing units committed	# Affordable housing units Produced	% Complete as of 5/2015
Hudson Yards	4491	2653	59%
West Chelsea	1425	1146	80%
Western Rail Yards	581	0	0%
<b>Total</b>	<b>6497</b>	<b>3799</b>	<b>58%</b>

<sup>7</sup> Hudson Yards Point of Agreement, 1/2005  
 West Chelsea Points of Agreement, 6/30/2005  
 Western Rail yards Points of Agreement, 12/10/2009

## **MCB4 AFFORDABLE HOUSING STRATEGIES**

The MCD4 Affordable Housing plan details the status of affordable housing across many stages of the development process and recommends future possible sites for construction and preservation. The pages refer to the slide number in the Site Section.

### ***Current Affordable Housing Developments***

- In Construction (7 sites, 427 permanently affordable apartments)  
(pp. S3 – S15)  
The majority of the affordable housing sites currently under construction in MCD4 are either Inclusionary Housing or Cure for Harassment developments. The New York City Department of Housing Preservation and Development (“HPD”) administers the Inclusionary Housing Program. Inclusionary Housing Program offers developers a density bonus (allowing additional floor area to be built, 20% affordable allows 33% floor area increase) in exchange for the developer committing to rent 20% of the units in the building to low-income tenants. In this case, low-income refers to individuals and families at or below 60% of Area Median Income (“AMI”). 60% of AMI is approximately \$35,280 for a single person and \$50,340 for a family of four in NYC.

Cure for Harassment is a zoning mechanism in the Hudson Yards, West Chelsea, and Clinton Special Districts that was created to address situations where tenants are harassed by owners or managers of their buildings who are trying to vacate the units. The original language was included in the Special Clinton District to deal with widespread tenant harassment that occurred as a result of land speculation when the Convention Center relocation was proposed. In instances where illegal harassment is found to have occurred, any current or future owner cannot renovate the site unless a set percentage of the building is renovated as permanently affordable housing.

- Completed Public Review (6 sites, 741 permanently affordable apartments)  
(pp. S16 – S19)  
Those developments that have completed public review are largely projects that sought a rezoning and/or a disposition of city-owned land to a private party and thus were required to undergo public review under the Uniform Land Use Review Procedure (“ULURP”). ULURP is an approximately 7-month public review process that requires a project to be reviewed and commented on by the Community Board, Borough President, City Planning Commission, and finally the City Council.
- Under Public Review (3 sites, 46 permanently affordable apartments)  
(pp. S20 – S26)

Those developments that are currently under public review include projects that require a Lower Income Housing Plan (LIHP) for Inclusionary Housing and Cure for Harassment projects require a Board of Standards and Appeals (“BSA”) variance and approval of a LIHP application by HPD. The LIHP Application is submitted to both HPD and the Community Board for review and comment.

***Proposed Affordable Housing Developments***

(8 sites, 809 permanently affordable apartments)

(pp. S27 – S37)

Bringing remaining City-owned HPD sites to Construction Readiness

Developments in the HPD development pipeline are primarily City-owned sites already designated by HPD to be developed as affordable housing. Some of these sites were used for City services or facilities that have since relocated, others are HPD housing sites that have not yet been renovated or redeveloped. Many of these projects will be awarded to a developer through an HPD-led Request for Proposals (“RFP”) process.

***Identifying Publicly Owned Sites for Affordable Housing***

(7 sites, 1304 permanently affordable apartments)

(pp. S38 – S47)

Proposed development sites include sites that are not yet designated for affordable housing development but are viable locations. These sites are mostly owned by the City, State or Federal government but are currently underutilized. Some of these sites would require a rezoning, but are large-scale sites, which would generate great numbers of affordable housing units while still accommodating the existing uses on each site.

***Proposed Rezoning Actions and Zoning Text Amendments***

(Potentially 5,812 permanently affordable apartments)

(pp. S48 – S71)

The rezoning and text amendments identify larger areas of MCD4 along 11<sup>th</sup> Avenue from 38<sup>th</sup> to 42<sup>nd</sup> Streets, and West of 11<sup>th</sup> Avenue above 42<sup>nd</sup> Street, that with either a rezoning or a zoning text amendment would produce affordable housing development. Over the last several years, residential development in Chelsea and Clinton/Hell’s Kitchen has been increasingly pushing west. The goal is to unlock the land value for residential development and capture part of that value and use in creating permanently affordable housing while still retaining industrial uses that form part of the neighborhood character and are vital to the cities functioning.

- **Balancing Zoning Density, Height And Affordable Housing**  
Since the early 1970’s, MCB4 has accepted increased zoning density in exchange for the provision of affordable housing. However, those zoning density increases have always been coupled with zoning provisions, which limited building heights and ensured preservation of existing housing. Other mechanisms have included affordable housing funds derived from major redevelopments.

While the Chelsea and Clinton/Hell's Kitchen communities embrace the production of new affordable housing, balancing that production with appropriate zoning density and building heights continue as major community concerns today. MCB4 remains welcoming of density but is sensitive to zoning changes that would produce excessive height. MCB4 is especially concerned about any changes producing super tall buildings such as those currently in construction along West 57<sup>th</sup> Street south of Central Park.

- **Balancing Industrial Uses, Market Rate and Affordable Housing**  
Introduction of residential uses into manufacturing, zones, is also supported by the MCB4. However, such changes again call for a balance in zoning changes—retaining manufacturing floor area while introducing both market rate and affordable apartments.
  - ❖ MCB4 proposes rezoning and zoning text amendments predominately along and west of 11<sup>th</sup> Avenue to create mixed use zoning districts, which would accommodate all three uses, listed above. MCB4's proposal would allow residential only after industrial floor area has been provided. MCB4 recognizes that blocks west of 11<sup>th</sup> Avenue from West 24<sup>th</sup> to West 56<sup>th</sup> Streets, in selective blocks, with recognition of the surrounding context, should be designated for residential development.
- **Balancing Commercial Use, Market Rate and Affordable Housing**  
In 2005, 11<sup>th</sup> Avenue from West 36<sup>th</sup> to West 41<sup>st</sup> was designated as a corridor for high-density commercial development. While commercial development has proceeded to the south along the West 34<sup>th</sup> Street corridor and on Hudson Yards itself, many plans have been announced for the northern part of 11<sup>th</sup> Avenue, but no development has proceeded. This corridor however should be viewed as an extension of high rise residential corridor which has been built along far West 42<sup>nd</sup> Street with over 4800 market rate and affordable apartments between 10<sup>th</sup> and 12<sup>th</sup> Avenues. The existing zoning in this corridor allows residential development (6 FAR) only after commercial development is produced or committed to.
  - ❖ MCB4 proposes to amend the Hudson Yards zoning text to reverse that order, allowing residential development as of right, with Inclusionary Housing Bonuses, to provide both market rate and affordable housing then to be followed by commercial development.
- **Reforming Environmental Review and Providing City Services and Infrastructure**  
Over the past several years, as development in Chelsea and Clinton/Hell's Kitchen has accelerated, MCD4 has grown increasingly concerned about the environmental impacts of new development and their environmental consequences. The current environmental review protocols only look at each

development site as a singular entity. Each analysis considers only whether the individual project meets the triggers for school seats, police and fire facilities, sanitation, etc. For example, the Hudson Yards and West Chelsea rezoning actions took place serially, and as far as we could tell there was no cross consideration. There was no mention in the West Chelsea EIS of any findings about impacts from the Hudson Yards proposal that preceded it by a couple of months.

- ❖ With so many projects happening in the same vicinity, it is critical that environmental review procedures be reformed to require an actual, not cursory, comprehensive and cumulative look at the impact of all proposed developments. By examining proposals in that context, the real requirements, for the City's services to serve such projects, can be properly planned and eventually factored in future budgets.

***Preserving Affordable Apartments with Expiring Affordability Agreements***

(23 sites, 1,698 expiring affordable apartments)

(pp. S72 – S76)

Between 1999 and 2013, 1,547 affordable apartments were developed at 23 locations, (with another 151 currently in construction) in MCD4 with financing from Tax Exempt Bonds through New York State's Housing Finance Agency. That financing enabled construction of 7,031 market rate apartments, but required 20% of those units to be affordable to households with incomes of 60% AMI or less. However, the financing did not require permanent affordability, but initially imposed an affordability period of 20 years, in 2008 changed to 35 years, with real estate tax abatements for the same periods. Consequently, between 2020 and 2035, affordability restrictions will expire on those apartments. At the end of affordability term, the benefit of the low cost financing, the public mortgage subsidy remains in place, but the public benefit, with loss of the affordable housing disappears.

- ❖ MCB4 proposes that those units become permanently affordable. A permanent affordability restriction, will however necessitate, HPD to develop attendant extended real estate tax abatement to achieve that permanent affordability.

***Proposed Sites to Build Affordable Housing***

The major challenge of any Affordable Housing policy is to find sites that can host such housing. MCB4 has carefully reviewed all sites in the district and identified those most appropriate to produce a maximum of affordable housing. Each site profile includes a map, a photo and a project description: current zoning, total number of market and affordable apartments that could be built as well as size and level of affordability. Summary charts for each of the above categories provide total units completed or proposed, and percent by income band.

The sites in the first three categories (construction, completed for public review and under public review) are considered part of this plan because they were relatively recent projects. MCB4 continues to monitor the progress of those sites that have not yet been constructed and occupied.

This provides a detailed blueprint toward producing or preserving 10,800 units of affordable housing in MCD4.

<b>Development Stage/Type</b>	<b>Number of Sites</b>	<b>Number of Permanently Affordable Apartments</b>
In Construction	7	427
Completed Public Review	6	741
Under Public Review	3	46
Pipeline Developments	8	809
Proposed Developments	7	Potential: 1,304
Proposed Text Amendments and Rezoning		Potential: 5,812
Preservation of Expiring 421-a Units	23	1,698 at risk



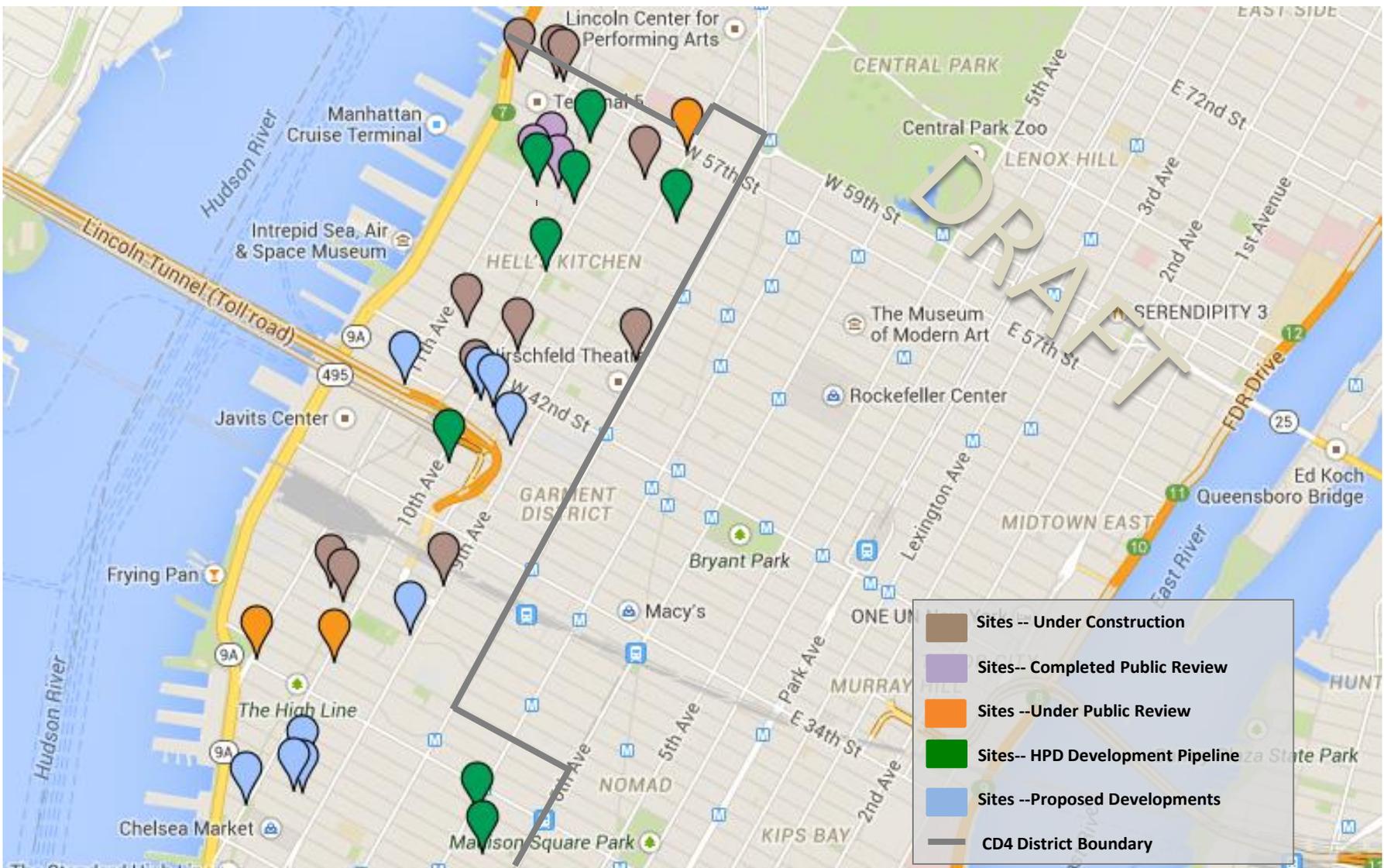
# **Manhattan Community District 4 Affordable Housing Plan June 2015**

**Prepared for Manhattan Community Board 4**  
by Clinton Housing Development Company  
June, 2015



# Manhattan Community District 4--Affordable Housing Plan

## Development Sites in Manhattan CD4



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

# Manhattan Community District 4--Affordable Housing Plan

## Sites -- Under Construction

### **625 West 57<sup>th</sup> Street**

**Program:** Non-Inclusionary 80/20

**Block and Lot:** 1105, 1, 5, and 14

**Zoning:**

- Special Clinton District
- C6-2

**Project Description:**

- Pyramid-shaped building
- Up to 709 units including 151 affordable housing units

**Developer:** The Durst Organization

**Units and Income Bands:**

AMI	50%	
Total	151	151

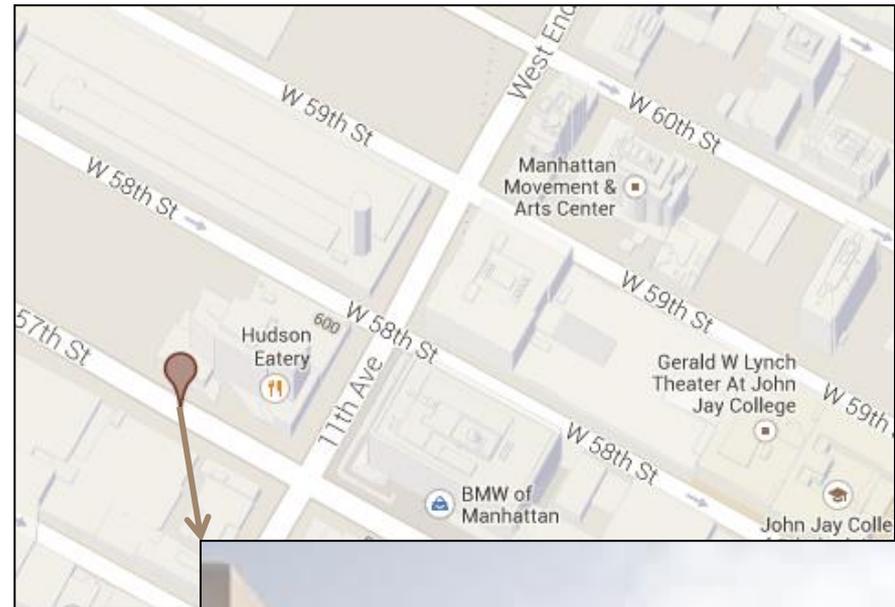
**Permanently Affordable:** No, 35 years

**Public Approvals:** ULURP

**Financing:** 80/20 Tax Exempt Bonds

**Construction Start Date:** 7/2013

**Projected Completion Date:** 07/2015



## Affordable Housing Developments in Manhattan CD4

### Sites -- Under Construction

#### 606 West 57<sup>th</sup> Street

##### Program:

- Inclusionary Housing - Onsite

**Block and Lot:** 1104, 31

##### Zoning:

- Special Clinton District
- C4-7

##### Project Description:

- 1028 units including 206 affordable units
- 42 story mixed use development including residential, commercial, community facility and parking

**Developer:** TF Cornerstone

**Units and Income bands:**

AMI	60%	
Total	206	206

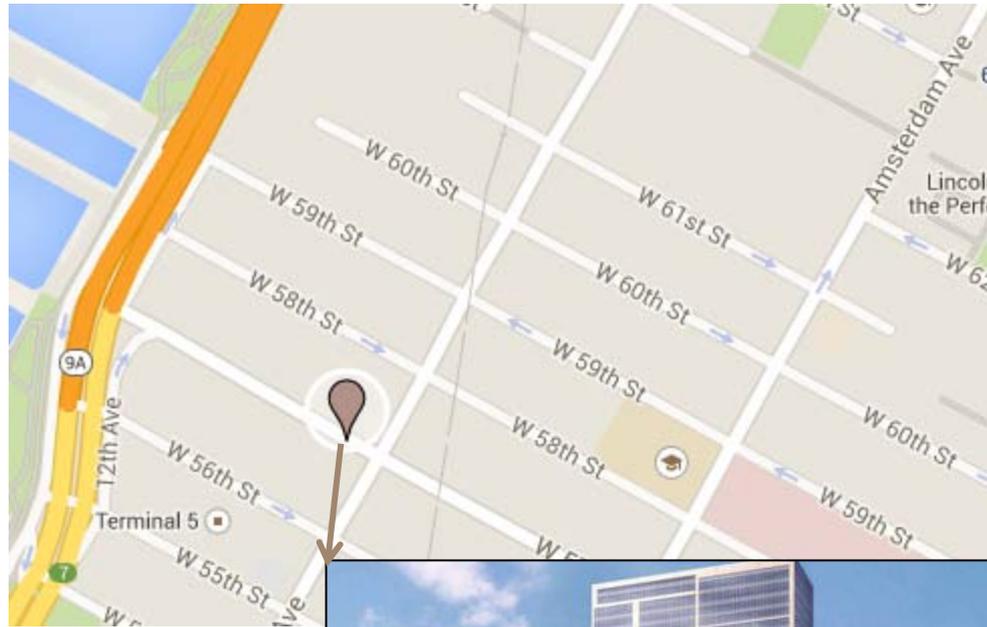
**Permanently Affordable:** Yes

**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 Construction

### 424 West 55<sup>th</sup> 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 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	
<b>Total</b>	<b>17</b>	<b>17</b>

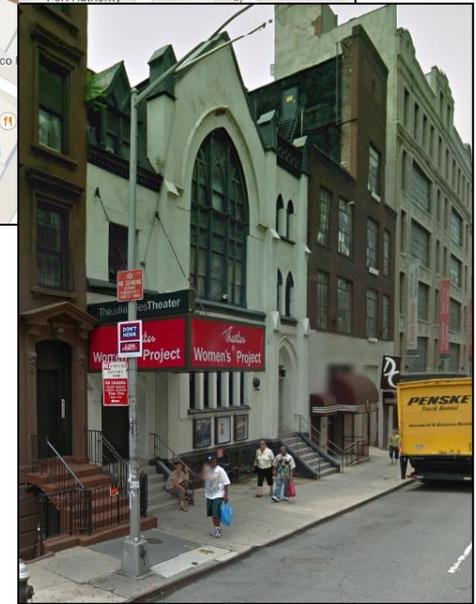
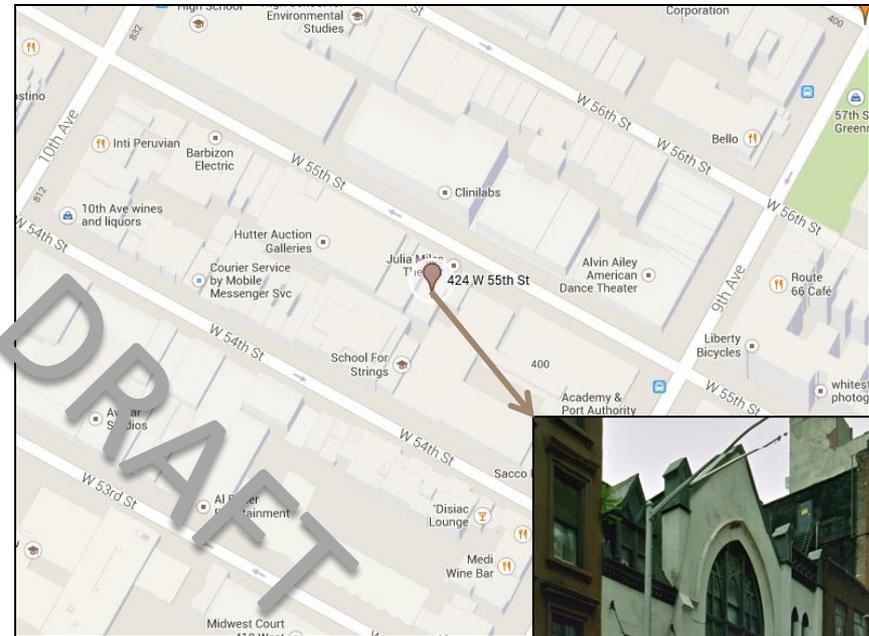
**Permanently Affordable:** Yes

**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

### 540 West 53<sup>rd</sup> 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

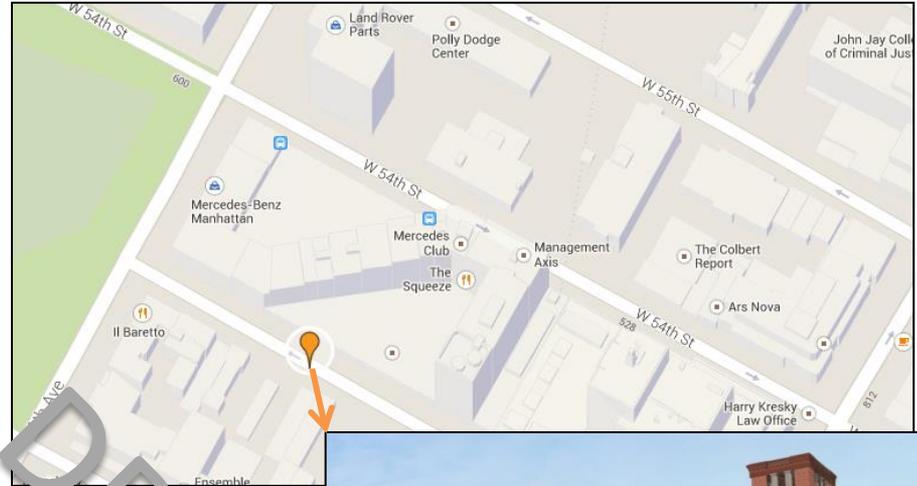
**Permanently Affordable:** Yes

**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



DRAFT



# Manhattan Community District 4 Affordable Housing Plan

## Sites--Under Construction

### 525 West 52<sup>nd</sup> Street

#### Program:

- Inclusionary Housing

**Block and Lot:** 1081, 7501

#### Zoning:

- Special Clinton District
- R9/C2-5 CL

#### Project Description:

- 392 Apartments with 79 affordable units
- Comprises two wings: 52<sup>nd</sup> Street frontage is 14 stories and 53<sup>rd</sup> 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
<b>Total</b>	<b>79</b>

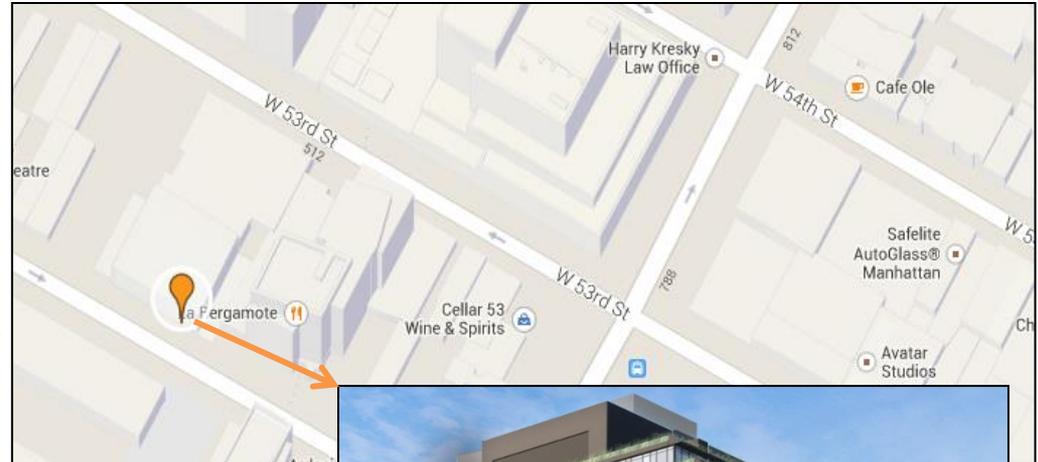
**Permanently Affordable:** Yes

**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 Construction

### 301 West 46<sup>th</sup> 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
<b>Total</b>	<b>10</b>	<b>Total</b>	<b>2</b>

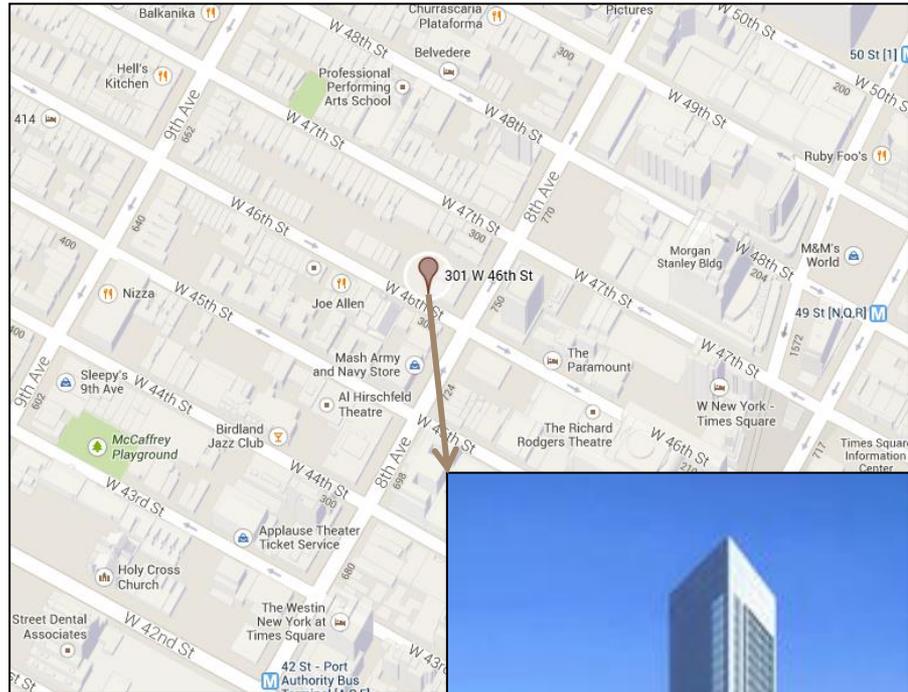
**Permanently Affordable:** Yes

**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 44<sup>th</sup> 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 affordable units

**Developer:** DHA Capital

#### Units and Income Bands:

<b>Unit size</b>	<b>60%</b>
Studios	24
1-Bed	25
2-Bed	13
<b>Total</b>	<b>62</b>

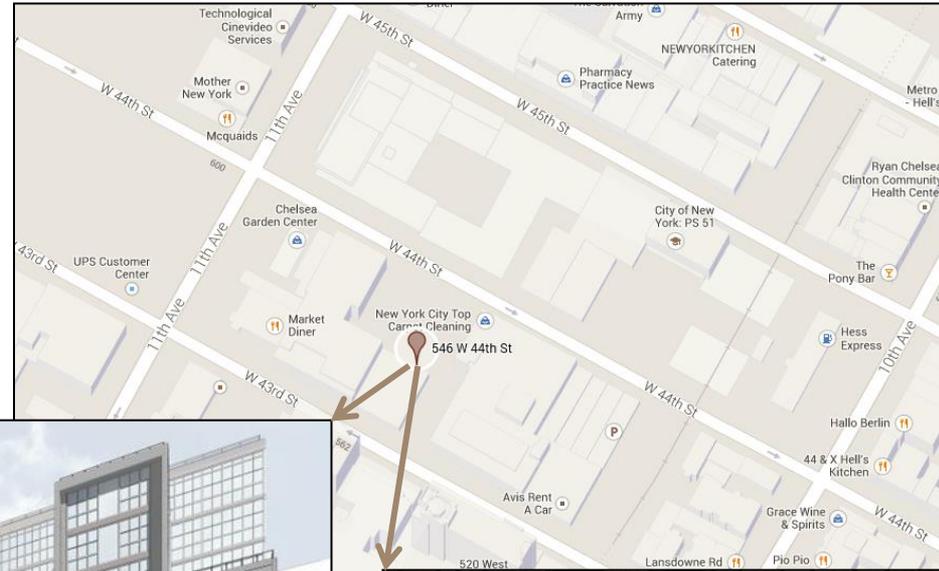
**Permanently Affordable:** Yes

**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 10<sup>th</sup> 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 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
<b>Total</b>	<b>18</b>	<b>101</b>

**Permanently Affordable:** Yes

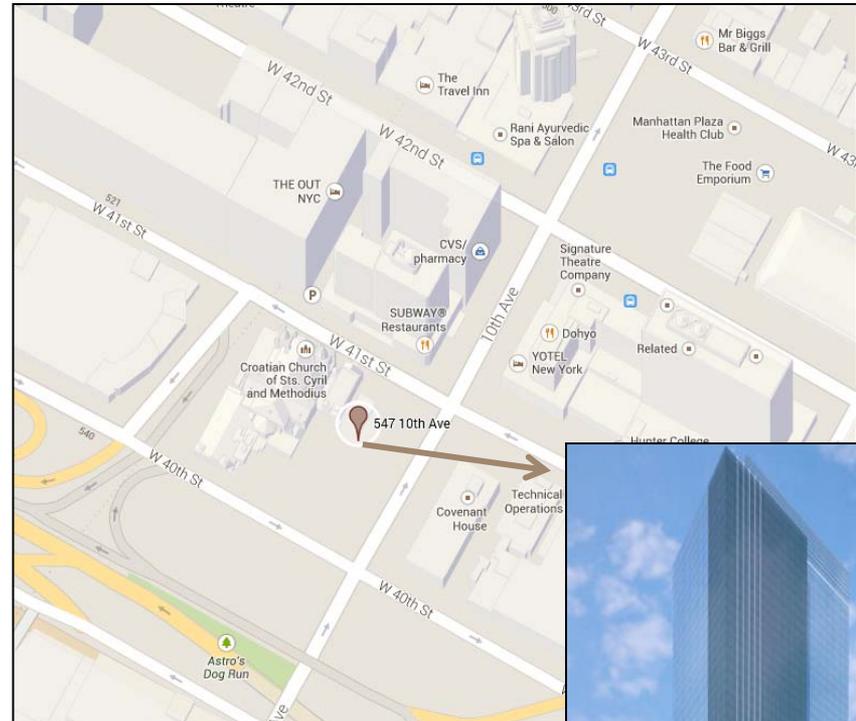
**Public Approvals:** LIHP

#### 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

## 401 West 31<sup>st</sup> Street- 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. 800 units.

**Developer:** Brookfield Properties

### Units and Income Bands:

- A total of 844 units with 169 affordable units

Unit	40-50% AMI
Total	169

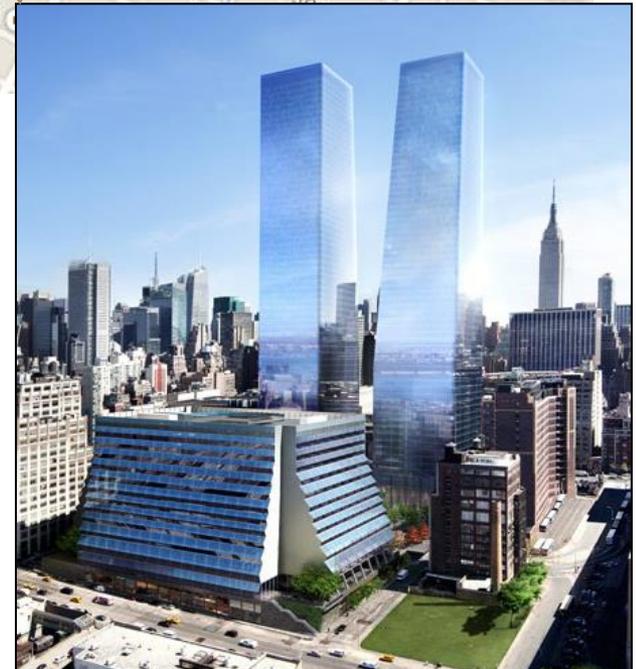
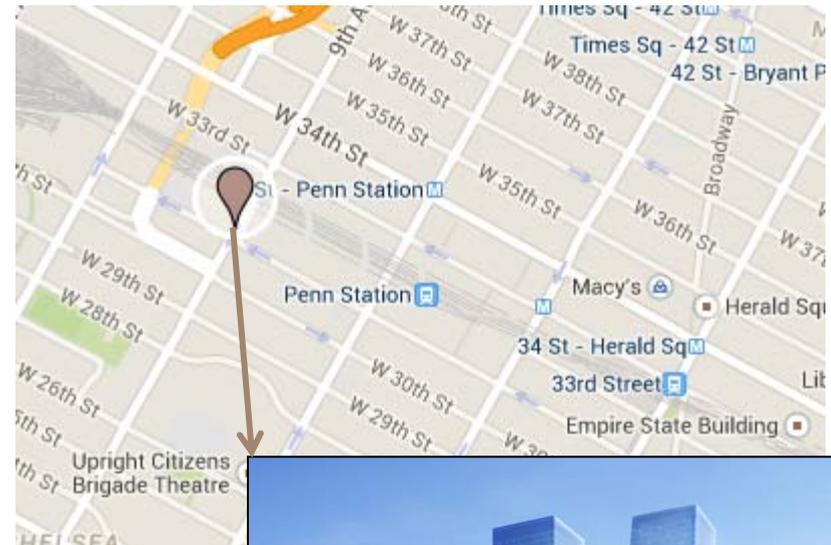
**Permanently Affordable:** Developer has voluntarily committed to make the affordable units permanent

**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 -- Under Construction

### 525 West 28<sup>th</sup> 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 affordable housing units

#### Units and Income Bands:

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

**Developer:** Avalon Bay

**Permanently Affordable:** Yes

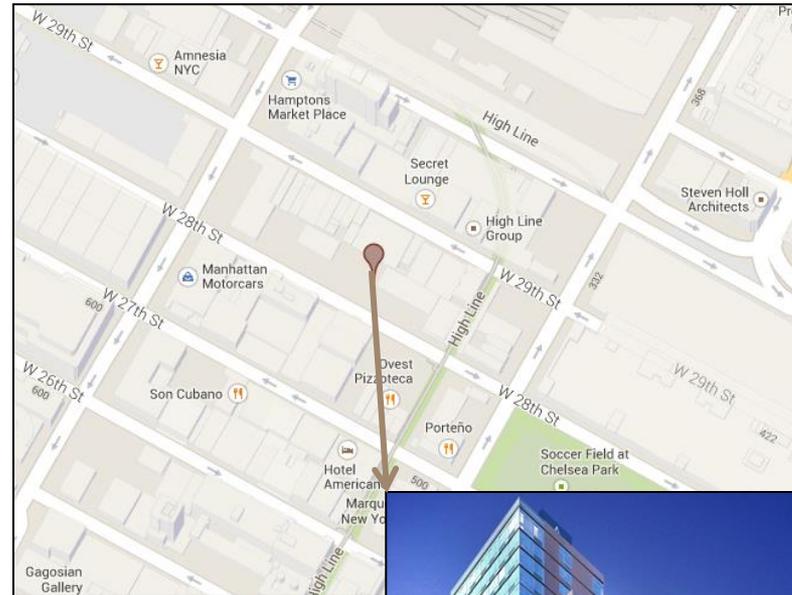
**Public Approvals:** LIHP

#### 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 28<sup>th</sup> 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 affordable housing units

#### Developer: Lalezarian Properties

#### Units and Income Bands:

Unit size	50%
Studio	20
1-bed	37
2-bed	18
<b>Total</b>	<b>75</b>

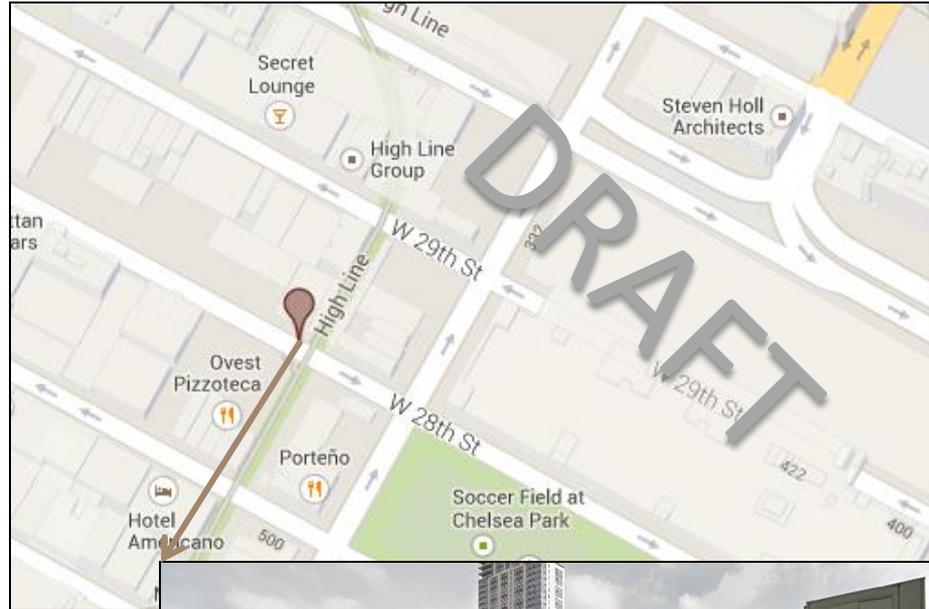
#### Permanently Affordable: Yes

#### 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%	200%	230%	Onsite	Offsite
625 W 57th St	The Durst Organization	X			709	151		151								X	
606 W 57th	TF Cornerstone	X			1028	206	-	-	206	-	-	-	-	-	-	X	
424 W 55th	Arker Companies	X	-	-	17	17	-	-	-	17	-	-	-	-	-	X	
540 W 53rd	Clinton Housing Dev. Co	X	-	-	103	103	-	-	-	23	27	27	26	-	-	X	
525 W 52nd	Taconic/Ritterman Capital	X	-	-	392	79	-	-	79	-	-	-	-	-	-	X	
301 W 46th*	Riu Hotels	X	-	-	12	12	-	-	-	12	-	-	-	-	-	X	
546 W 44th	DHA Capital	X	-	-	280	62	-	-	62	-	-	-	-	-	-	X	
551 10th Ave	Extell Development	X	-	-	598	119	18	101	-	-	-	-	-	-	-	X	
371 Ninth Ave	Brookfield Properties		X		844	169	-	169	-	-	-	-	-	-	-	X	
525 W 28th	Avalon Bay	-	-	X	691	142	12	67	63	-	-	-	-	-	-	X	
515 W 28th	Lalezarian Properties	-	-	X	375	75	-	75	-	-	-	-	-	-	-	X	
<b>Total</b>					<b>5049</b>	<b>1135</b>	<b>30</b>	<b>563</b>	<b>410</b>	<b>52</b>	<b>27</b>	<b>27</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>-</b>
<b>Percentage</b>						<b>22%</b>	<b>2.6%</b>	<b>49.6%</b>	<b>36.1%</b>	<b>4.6%</b>	<b>2.4%</b>	<b>2.4%</b>	<b>2.3%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>-</b>	<b>-</b>

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

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

# Manhattan Community District 4 Affordable Housing Plan

## Sites—Completed Public Review

### 560 West 52<sup>nd</sup> 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 6<sup>th</sup> floor with 22 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
<b>Total</b>	<b>11</b>	<b>11</b>

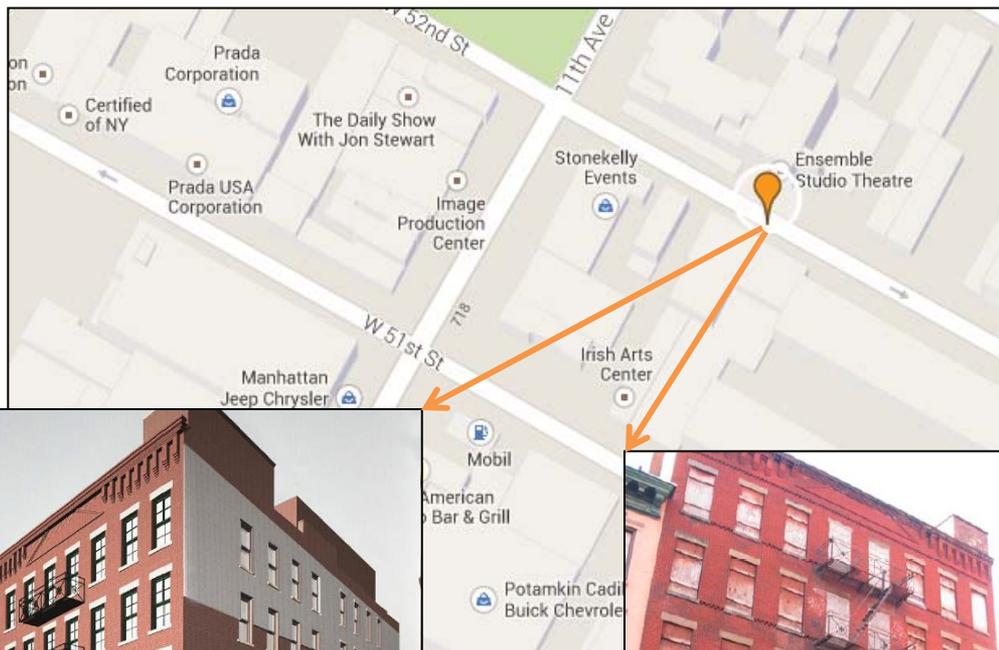
**Permanently Affordable:** Yes

**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

### 429 West 18<sup>th</sup> Street – Fulton Houses

#### Program:

- West Chelsea Rezoning Points of Agreement

**Block and Lot:** 716, p/o 17

#### Zoning:

- R8

#### Project Description:

- 157 affordable housing units. 1 super unit.
- 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	
<b>Total</b>	<b>32</b>	<b>31</b>	<b>31</b>	<b>63</b>	<b>157</b>

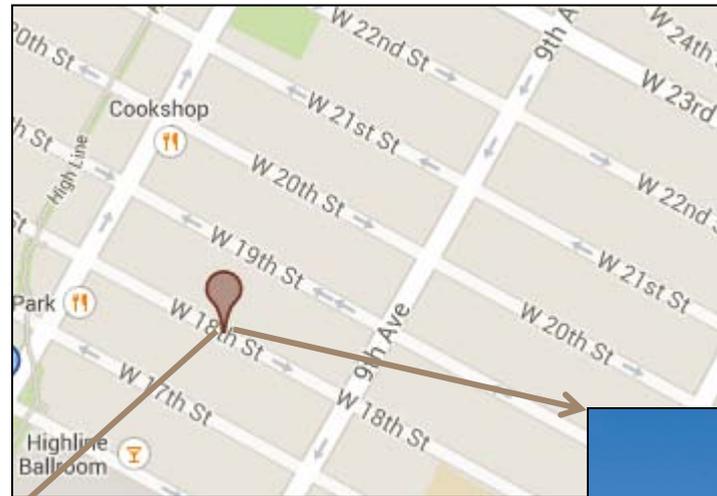
**Permanently Affordable:** Yes

**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%	100%	125%	165%	Onsite	Offsite
560 W 52 <sup>nd</sup>	Clinton Housing Dev. Co	X	-	-	22	22	-	-	-	11	-	11	-	x	
429W 18th	Artimus Construction	-	-	-	157	157	-	32	-	31	-	31	63	x	-
<b>Total</b>					<b>179</b>	<b>179</b>	<b>-</b>	<b>32</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>42</b>	<b>63</b>	<b>-</b>	<b>-</b>
<b>% of Units</b>					<b>-</b>	<b>100%</b>	<b>-</b>	<b>18%</b>	<b>0%</b>	<b>23%</b>	<b>0%</b>	<b>23%</b>	<b>35%</b>	<b>-</b>	<b>-</b>

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

# Manhattan Community District 4 Affordable Housing Plan

## Sites--Under Public Review

### 400 West 57<sup>th</sup> 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 affordable units

**Developer:** LLC formed by Mark Tress

#### Units and Income Bands:

Unit Size	80%
Studio	10
1-Bed	6
2- Bed	4
<b>Total</b>	<b>20</b>

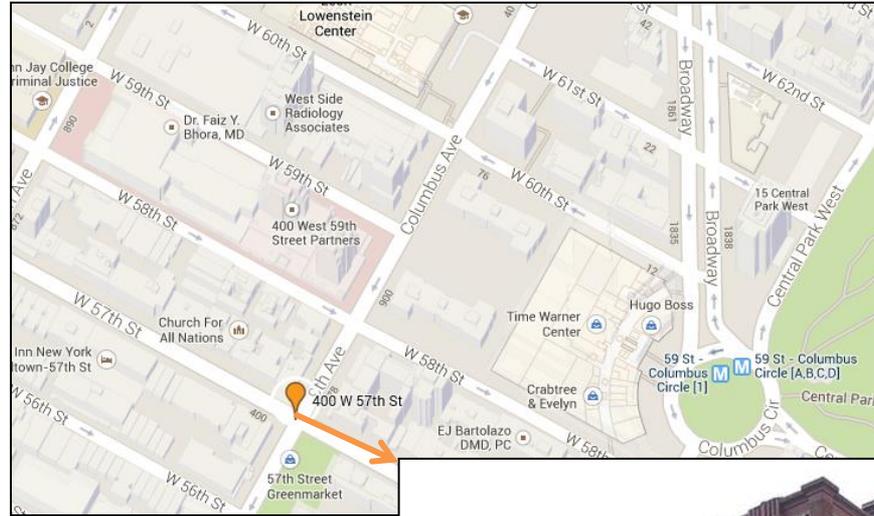
**Permanently Affordable:** Yes

**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

### 505 West 43<sup>rd</sup> Street

#### Program:

- Inclusionary Housing

**Block and Lot:** 1072, 24

#### Zoning:

- Special Clinton
- R9

#### Project Description:

- Vacant land over Amtrak Railway cut
- Development of 106 residential apartments including 26 affordable units and 1 super's unit

**Developer:** El Ad Group

#### Units and Income Bands:

AMI	60%	80%
Total	20	6

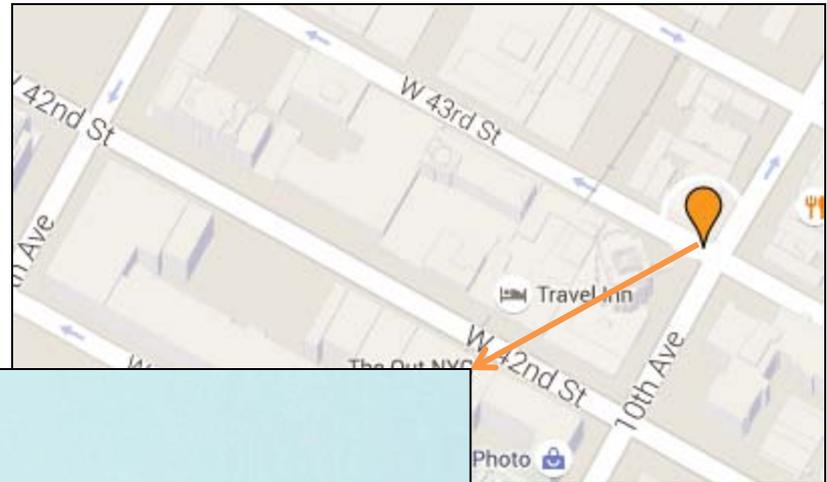
**Permanently Affordable:** Yes

**Public Approvals:** LIHP

**Financing:** Private financing

**Projected Start Date:** Q4 2015

**Projected Completion Date:** 2018



# Manhattan Community District 4 Affordable Housing Plan

## Sites--Under Public Review

### 515 West 36<sup>th</sup> Street

#### Program:

- Inclusionary Housing

**Block and Lot:** 708, 24

#### Zoning:

- Special Hudson Yards
- C2-8

#### Project Description:

- Development of 251 residential apartments including 50 affordable units and 1 super's unit

**Developer:** Lalezarian

#### Units and Income Bands:

AMI	80%
Total	50

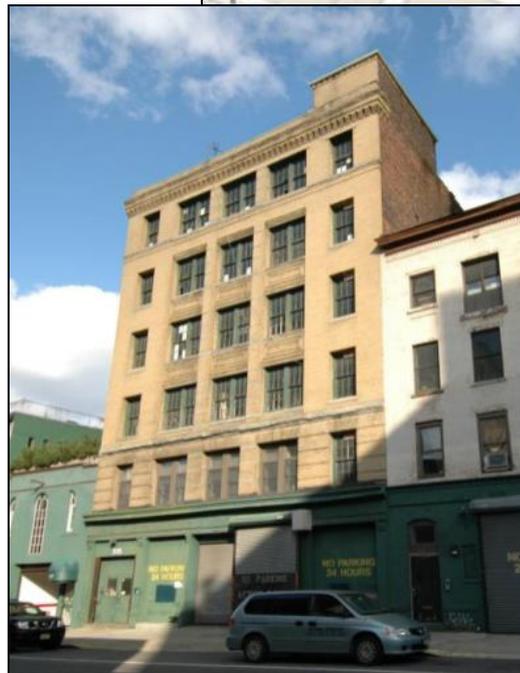
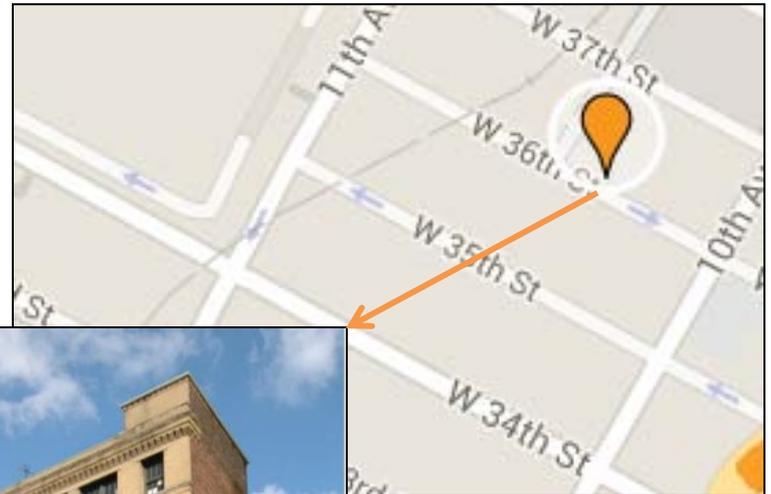
**Permanently Affordable:** Yes

**Public Approvals:** LIHP

**Financing:** Private financing, 80/20 tax exempt bonds

**Projected Start Date:** Q4 2015

**Projected Completion Date:** 2018



Existing building

# Manhattan Community District 4 Affordable Housing Plan

## Sites--Under Public Review

### 464 West 25<sup>th</sup> 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 5<sup>th</sup> 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

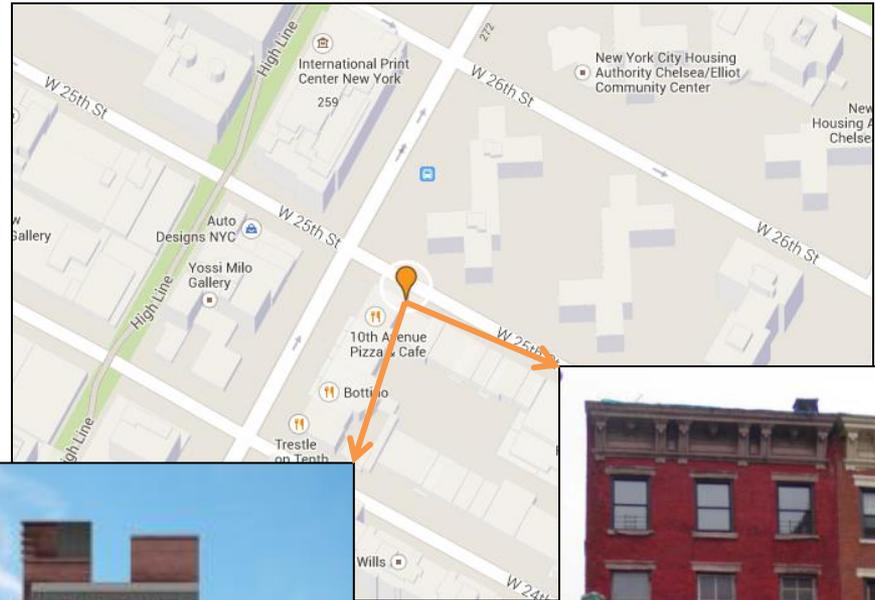
**Permanently Affordable:** Yes

**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

# Manhattan Community District 4 Affordable Housing Plan

## Sites--Under Public Review

### 565 West 23<sup>rd</sup> Street

#### Program:

- Cure for Harassment

**Block and Lot:** 695, 1

#### Zoning:

- Special West Chelsea District
- C6-3

#### Project Description:

- 22 residential affordable units including super's unit
- Ground floor retail
- Gut rehabilitation and the addition of a 5<sup>th</sup> 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
<b>Total</b>	<b>22</b>

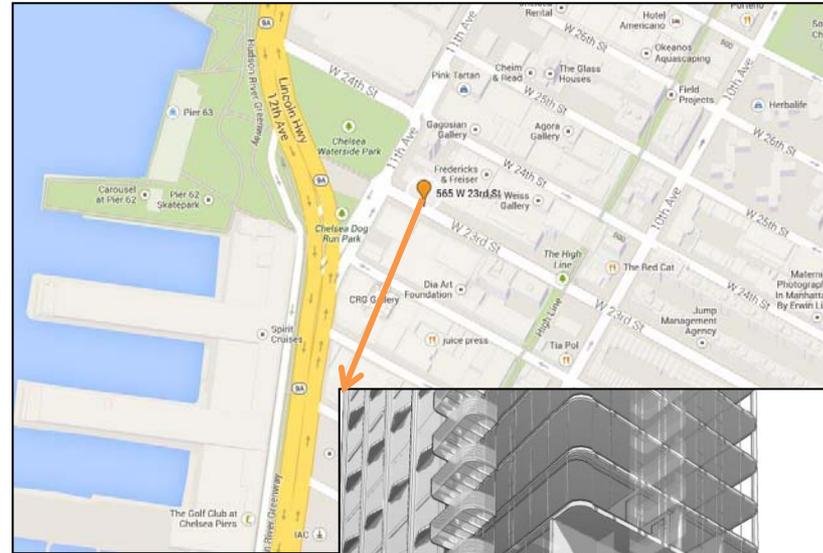
**Permanently Affordable:** Yes

**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

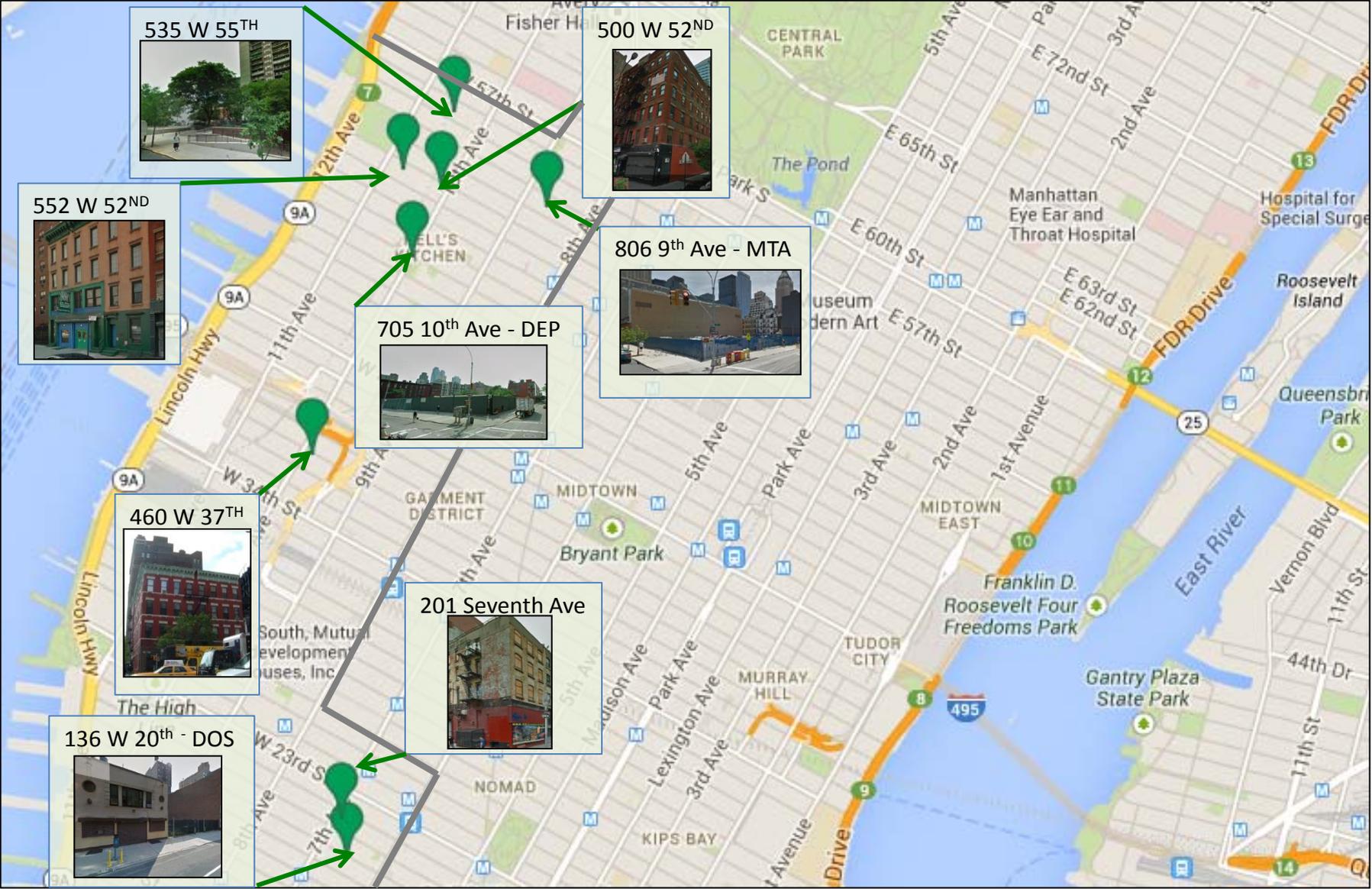
Address	Developer	Special District			Total Units	AH Units	AMI							Inclusionary	
		Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	125%	165%	Onsite	Offsite
400 W 57 <sup>th</sup> *	Mark Tress	X	-	-	20	20	-	-	-	20	-	-	-	X	-
505 W 43rd	El Ad Group	X			106	26			20	6				X	
515 W 36th	Lalazarian		X		251	50				50				X	
464 W 25 <sup>th</sup>	Clinton Housing Dev. Co	-	-	-	4	4	-	-	-	2	2	-	-	X	-
565 W 23 <sup>rd</sup>	Clinton Housing Dev. Co	-	-	X	17	17	-	-	-	17	-	-	-	X	-
<b>Total</b>					<b>398</b>	<b>117</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>95</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>-</b>	
<b>Percent of Units</b>						<b>29%</b>	<b>-</b>	<b>-</b>	<b>17%</b>	<b>81%</b>	<b>2%</b>	<b>-</b>	<b>-</b>	<b>-</b>	

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

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

# Manhattan Community District 4 Affordable Housing Plan

## Sites—HPD Development Pipeline



# Manhattan Community District 4 Affordable Housing Plan

## Sites—HPD Development Pipeline

### 535 West 55<sup>th</sup> 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 (1<sup>st</sup> 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

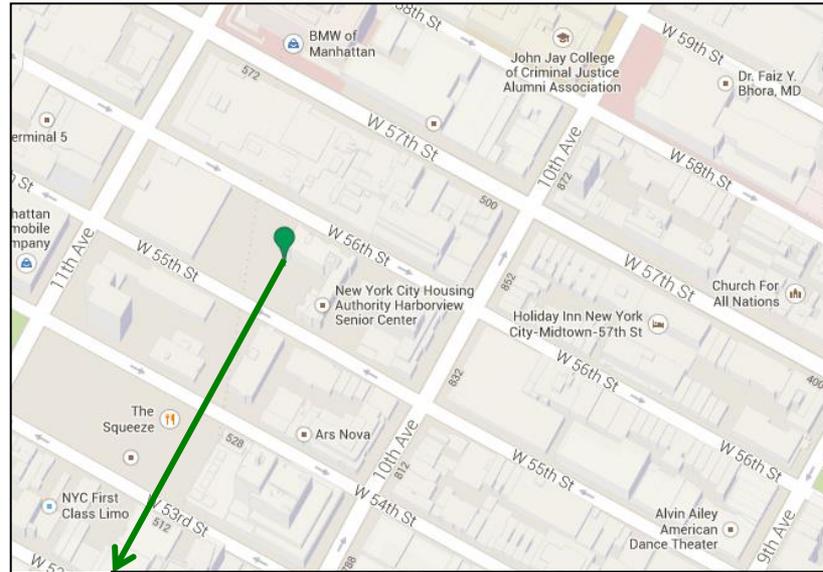
**Permanently Affordable:** Yes

**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 9<sup>th</sup> 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 affordable housing units

**Developer:** Subject to RFP

**Units and Income Bands:**

AMI	80%	125%	165%
Total	38	40	46

\*Above table is possible unit breakdown

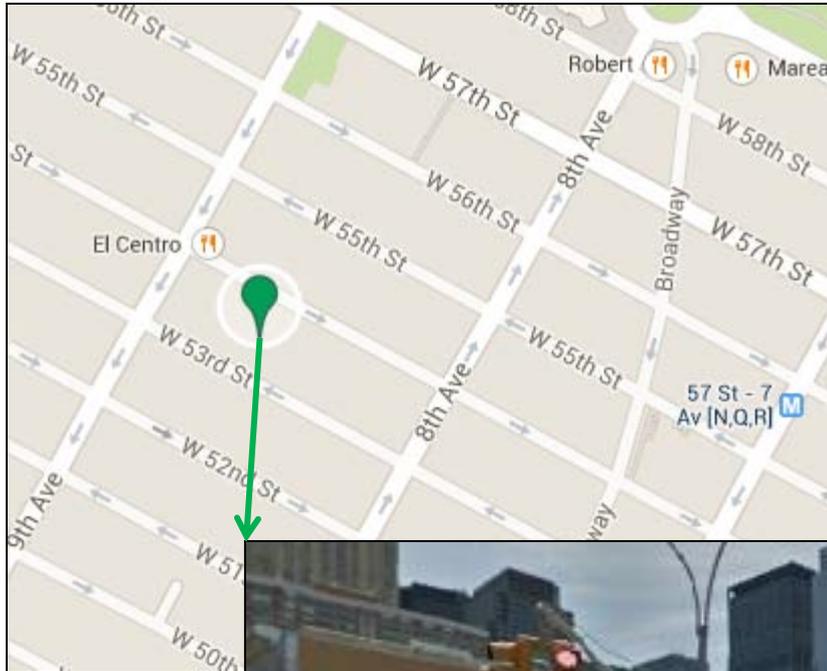
**Permanently Affordable:** Yes

**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 52<sup>nd</sup> 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 7<sup>th</sup> 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
<b>Total</b>	<b>27</b>	<b>18</b>

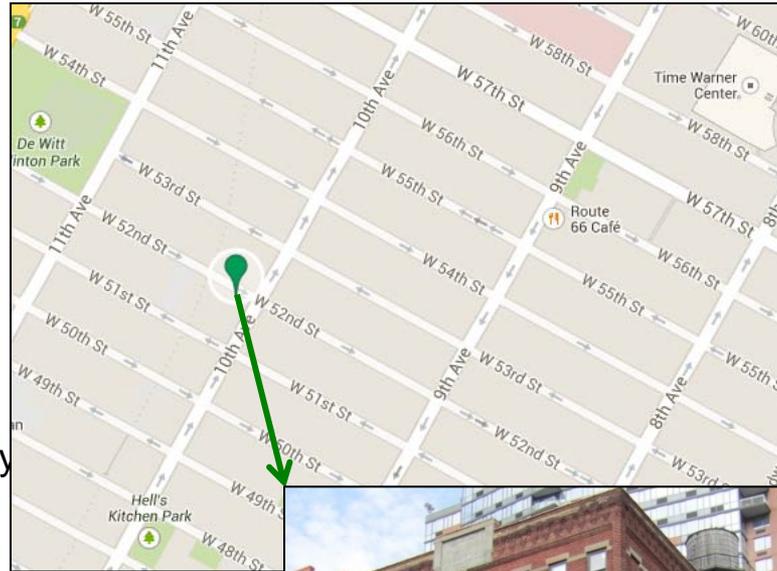
**Permanently Affordable:** Yes

**Public Approvals:** ULURP (disposition)

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

**Projected Start Date:** 07/2015

**Projected Completion Date:** 1/2017



Existing Building

# Manhattan Community District 4 Affordable Housing Plan

## Sites—HPD Development Pipeline

### 552 West 52<sup>nd</sup> 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
<b>Total</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>21</b>

\*Above table is possible unit breakdown

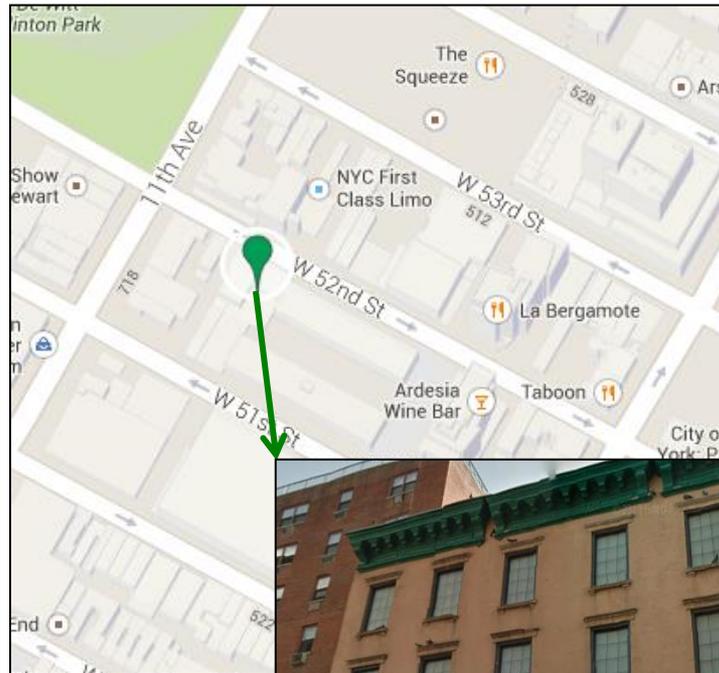
**Permanently Affordable:** Yes

**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 10<sup>th</sup> 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 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

\*Above table is possible unit breakdown

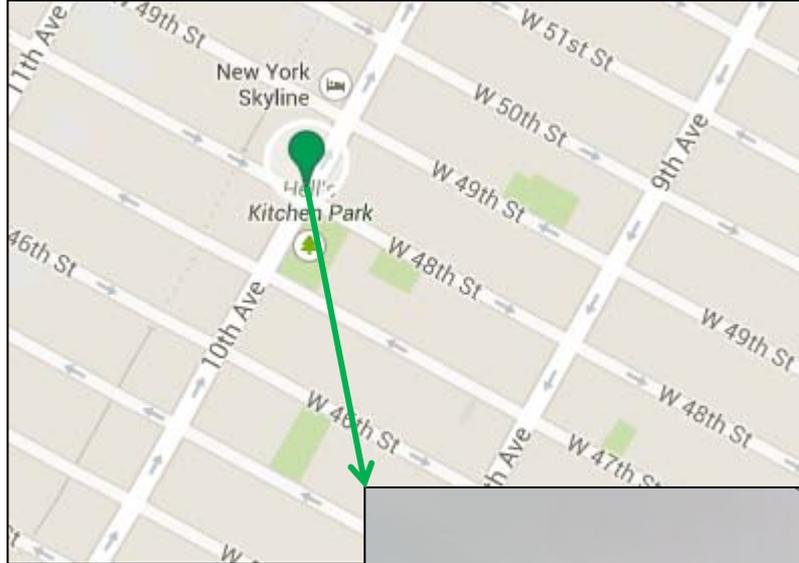
**Permanently Affordable:** Yes

**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 37<sup>th</sup> 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 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
<b>Total</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>

\*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 7<sup>th</sup> 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 affordable housing
- Renovation of ground floor commercial space
- Preliminary analysis for 24 affordable housing units

**Developer:** TBD

**Units and Income Bands:**

Unit Size	80%	100%
1-bed	6	6
2-bed	6	6
<b>Total</b>	<b>12</b>	<b>12</b>

\*Above table is possible unit breakdown

**Permanently Affordable:** Yes

**Public Approvals:** UDAAP (disposition)

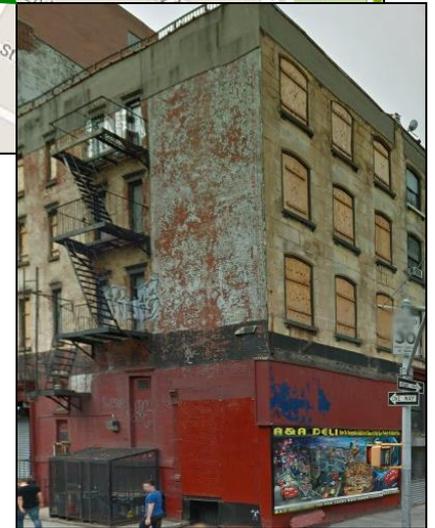
**Financing:** HPD MPLP

**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 20<sup>th</sup> Street – 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 affordable units

**Developer:** Subject to RFP

**Units and Income Bands:**

AMI	80%	100%	125%	165%
Total Units	20	20	20	17

\*Above table is possible unit breakdown

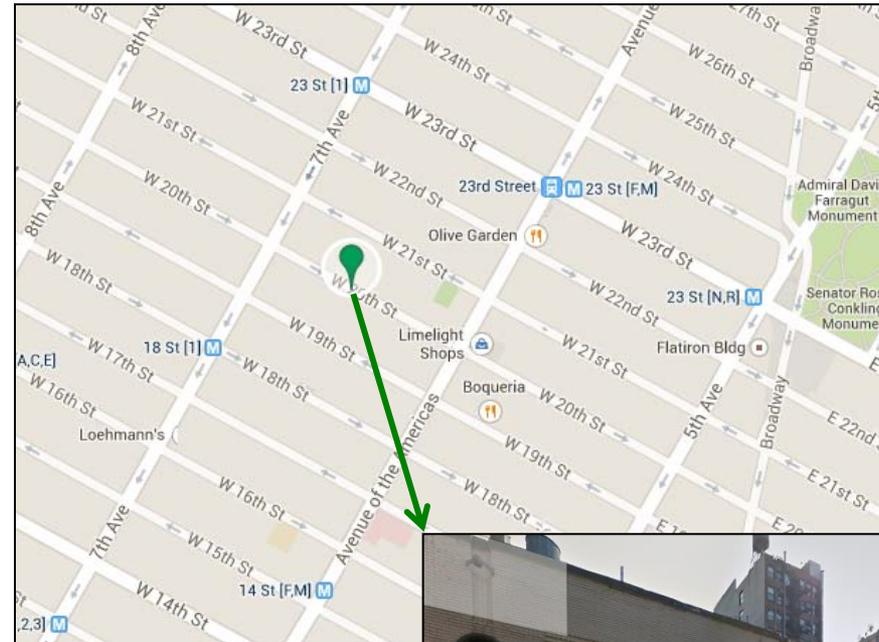
**Permanently Affordable:** Yes

**Public Approvals:** ULURP (disposition), RFP

**Financing:** Open

**Projected Start Date:** Open

**Projected Completion Date:** Open



Existing Building

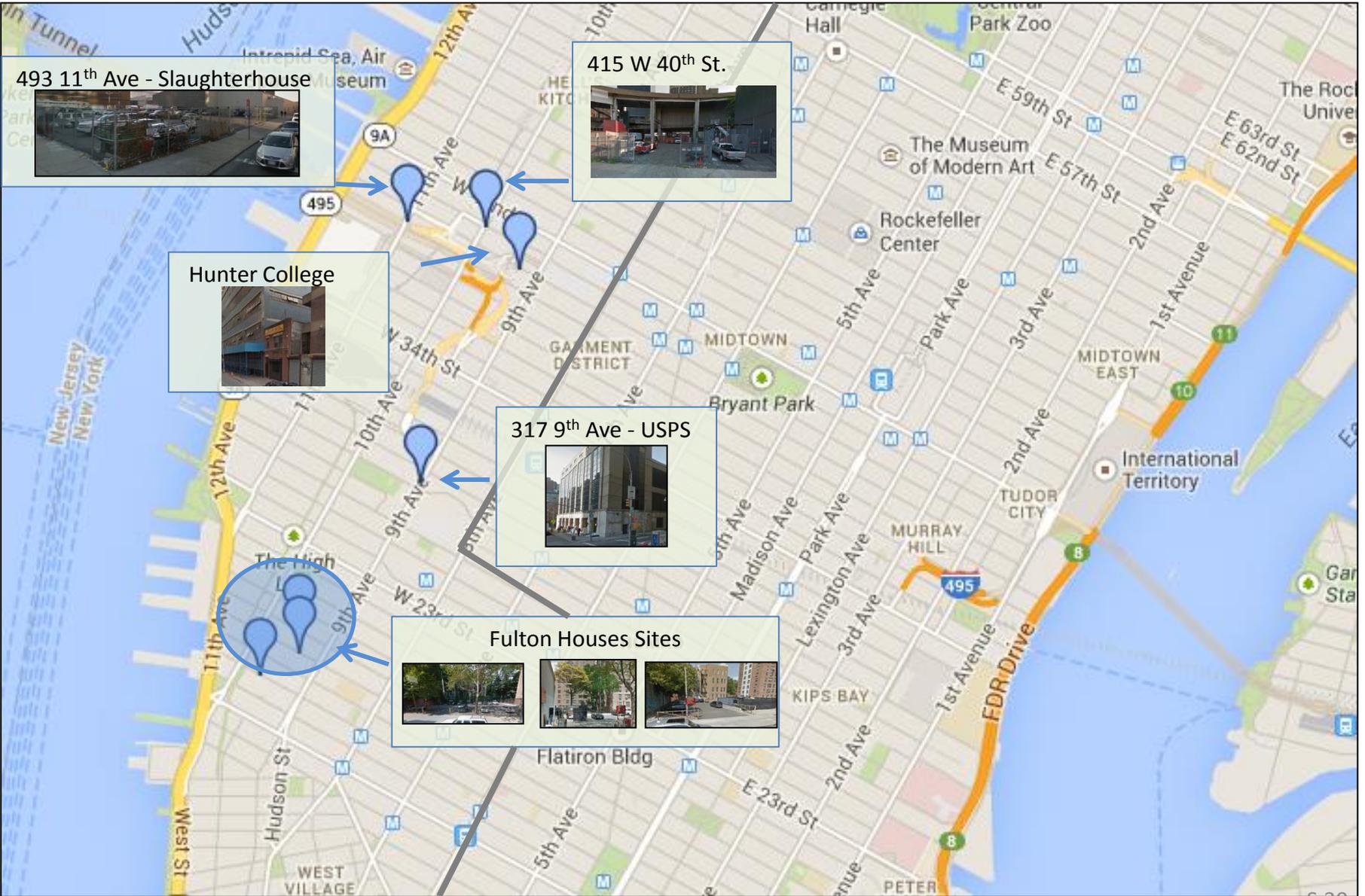
# Manhattan Community District 4 Affordable Housing Plan Sites—HPD Development Pipeline

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 <sup>nd</sup>	Clinton Housing Dev. Co.	HPD	X	-	-	45	-	27	18	-	-	-	-
535 West 55 <sup>th</sup>	Subject to RFP	NYCHA	X	-	-	230	35	43	63	-	-	46	43
552 West 52 <sup>nd</sup>	Clinton Housing Dev. Co.	HPD	X	-	-	84	-	-	-	21	21	21	21
201 7 <sup>th</sup> Ave	TBD	HPD	-	-	-	24	-	-	-	12	12	-	-
806 9 <sup>th</sup> Ave	Subject to RFP	MTA	X	-	-	124	-	-	-	38	-	40	46
795 10 <sup>th</sup> Ave	Subject to RFP	DEP	X	-	-	143	-	-	-	38	-	46	59
460 West 37 <sup>th</sup>	Clinton Housing Dev. Co.	HPD	-	X	-	80	-	-	-	20	20	20	20
136 West 20 <sup>th</sup>	Subject to RFP	HPD	-	-	-	77	-	-	-	20	20	20	17
<b>Total</b>						<b>807</b>	<b>35</b>	<b>70</b>	<b>81</b>	<b>149</b>	<b>73</b>	<b>193</b>	<b>206</b>
<b>Percent of Units</b>							<b>4.3%</b>	<b>8.7%</b>	<b>10%</b>	<b>18.5%</b>	<b>9%</b>	<b>23.9%</b>	<b>25.5%</b>

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

# Manhattan Community District 4 Affordable Housing Plan

## Sites--Proposed Developments



# Manhattan Community District 4 Affordable Housing Plan

## Sites--Proposed Developments

### 415 West 40<sup>th</sup> 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 affordable housing units

**Developer:** Subject to RFP

**Units and Income Bands:**

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

\*Above table is possible unit breakdown

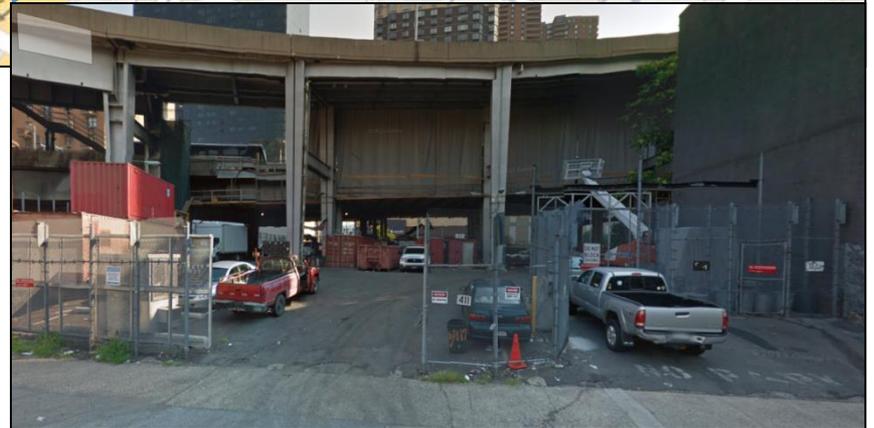
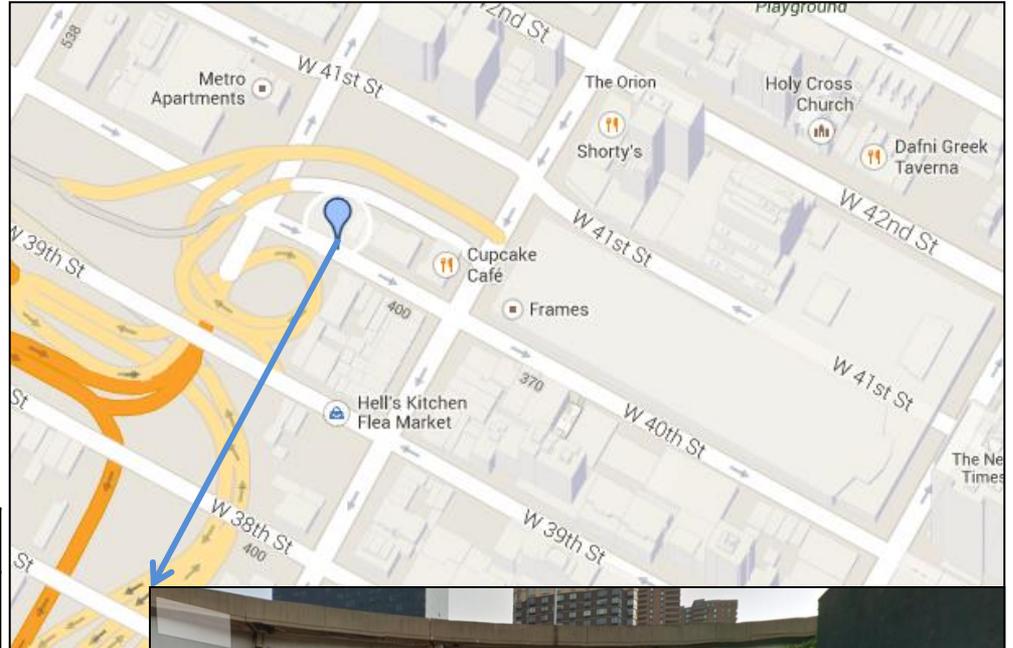
**Permanently Affordable:** Yes

**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 41<sup>st</sup> Street – Former Hunter Voorhees Campus

**Program:** TBD

**Block and Lot:** 1050, 6R

**Zoning:**

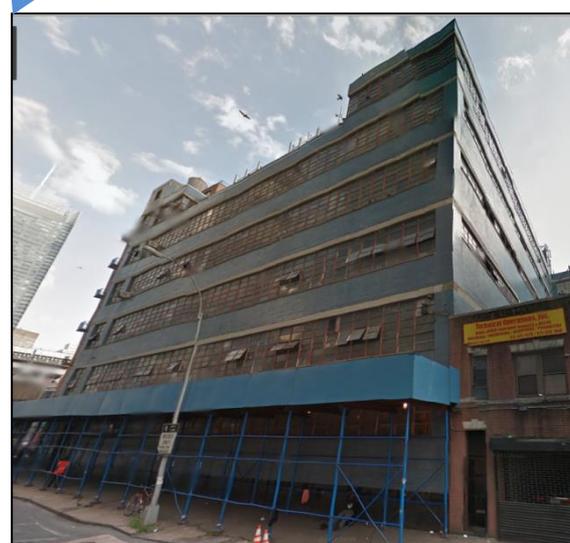
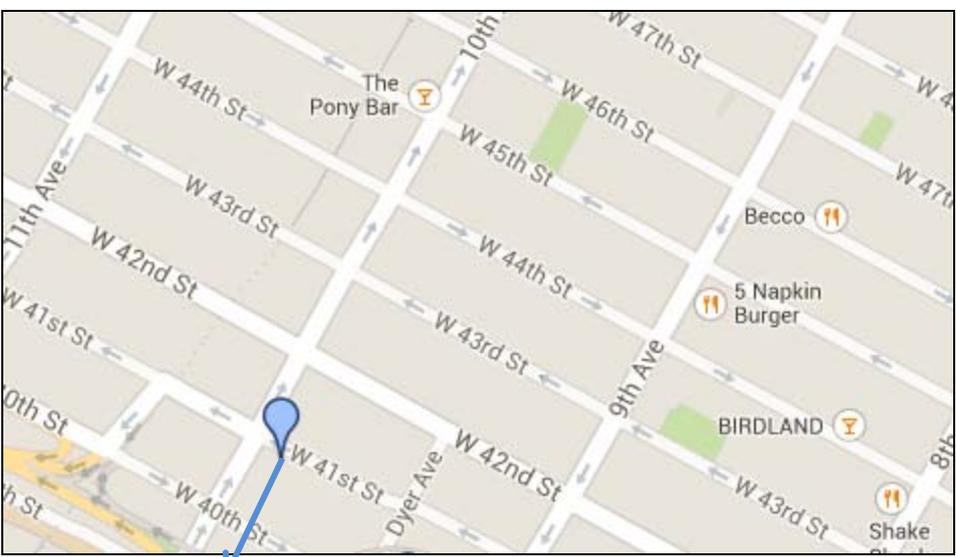
- Special Zoning District: Hudson Yards
- C2-8, C6-3

**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:** 239 units



Existing site

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

\*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 11<sup>th</sup> 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 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

\*Above table is possible unit breakdown

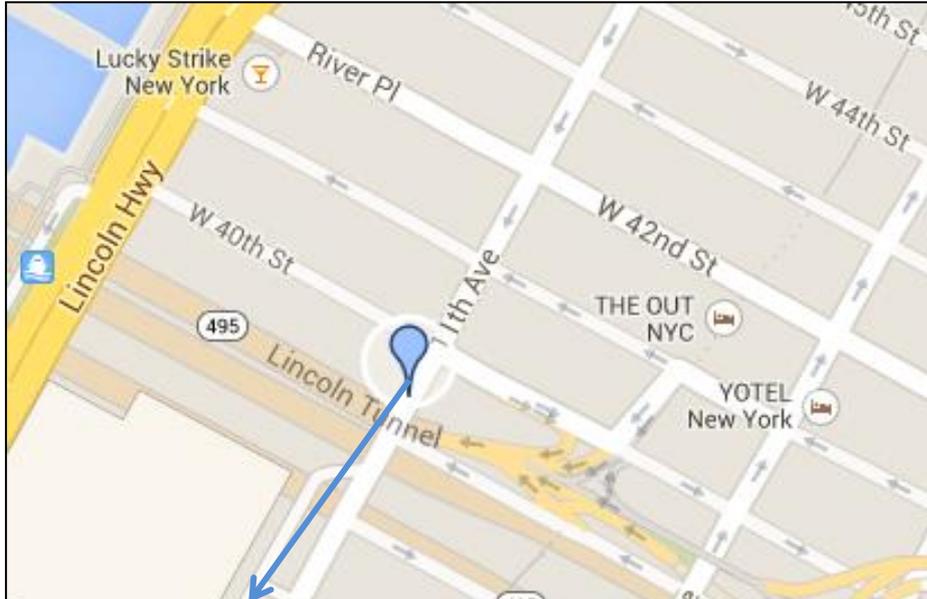
**Permanently Affordable:** Yes

**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 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

\*Above table is possible unit breakdown

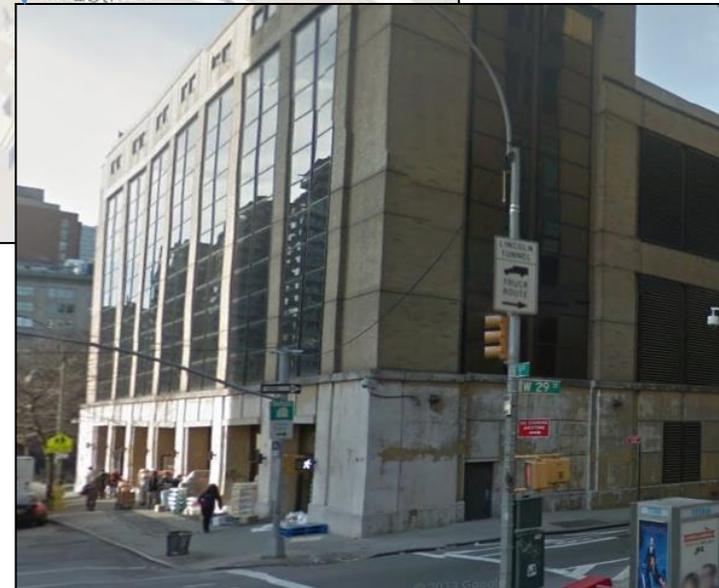
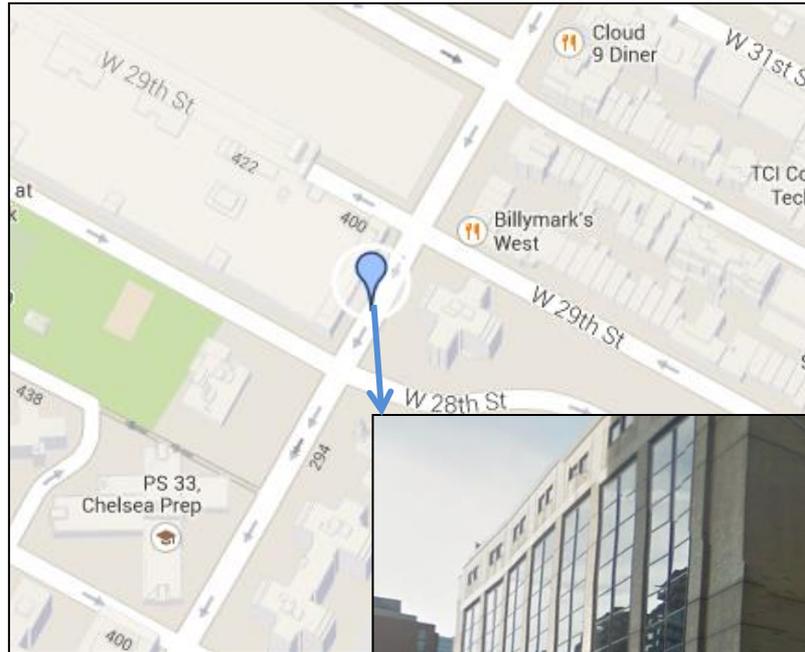
**Permanently Affordable:** Yes

**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 19<sup>th</sup> 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 affordable housing units

**Developer:** Subject to RFP

**Units and Income Bands:**

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

\*Above table is possible unit breakdown

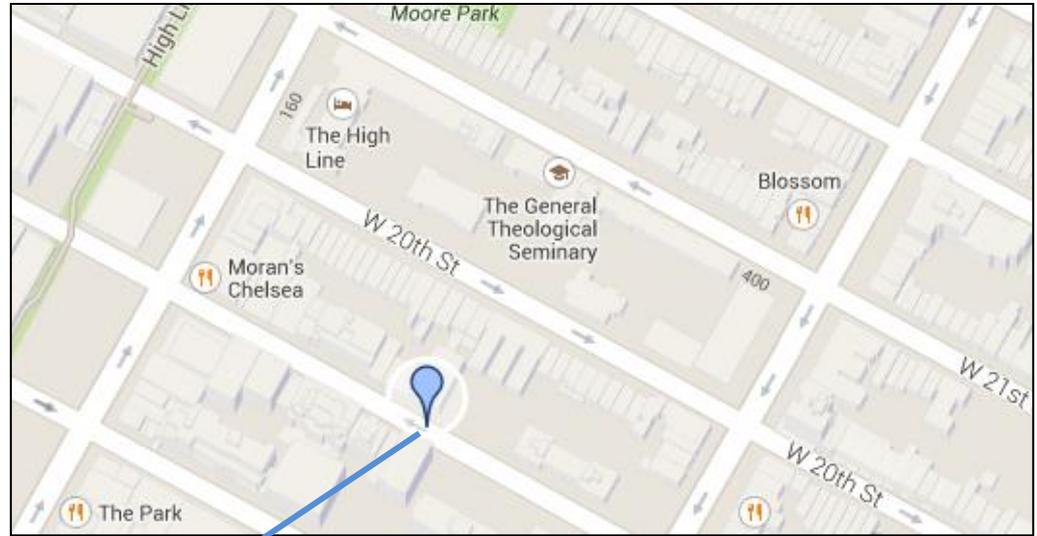
**Permanently Affordable:** Yes

**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

## 424 West 18<sup>th</sup> 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 affordable housing units

**Developer:** Subject to RFP

**Units and Income Bands:**

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

\*Above table is possible unit breakdown

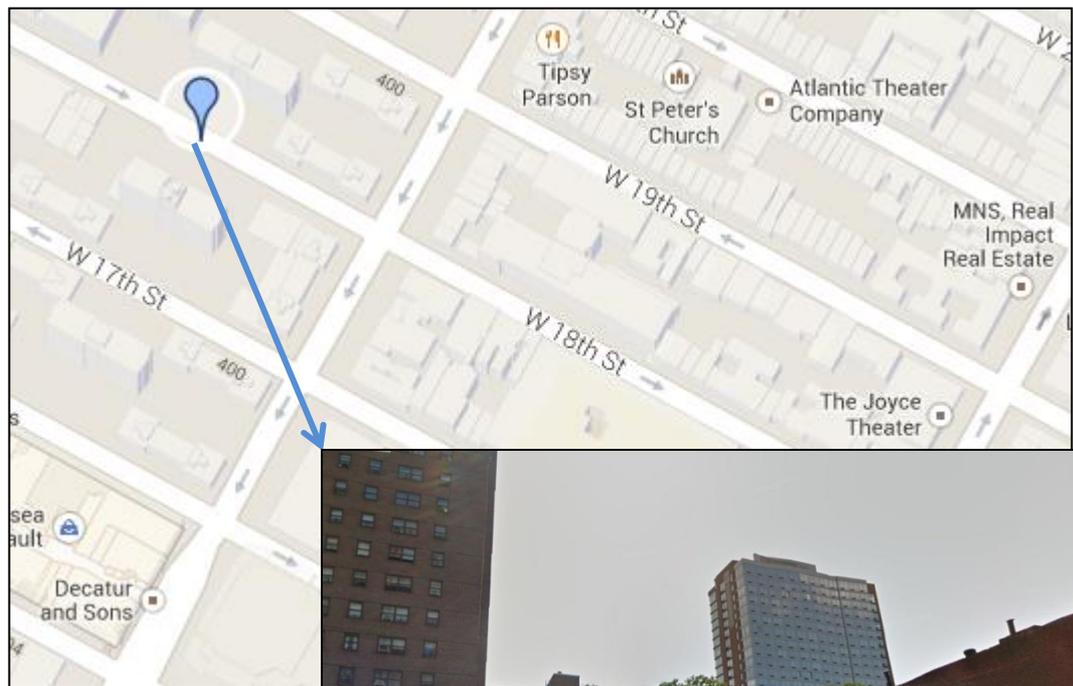
**Permanently Affordable:** Yes

**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 16<sup>th</sup> 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 affordable housing units

**Developer:** Subject to RFP

**Units and Income Bands:**

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

\*Above table is possible unit breakdown

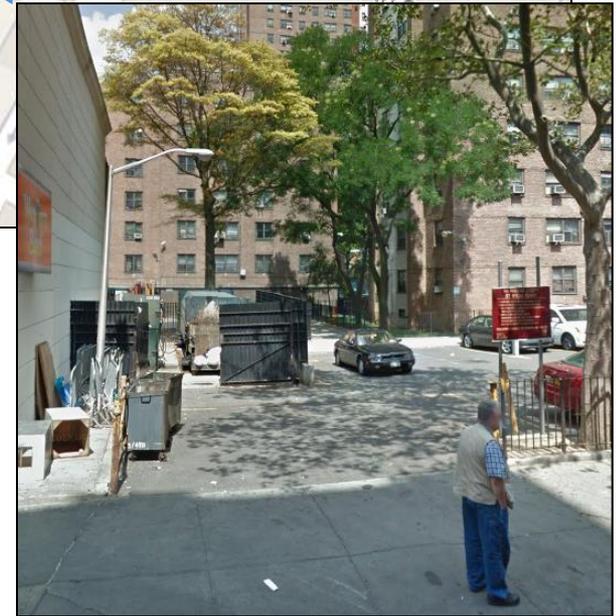
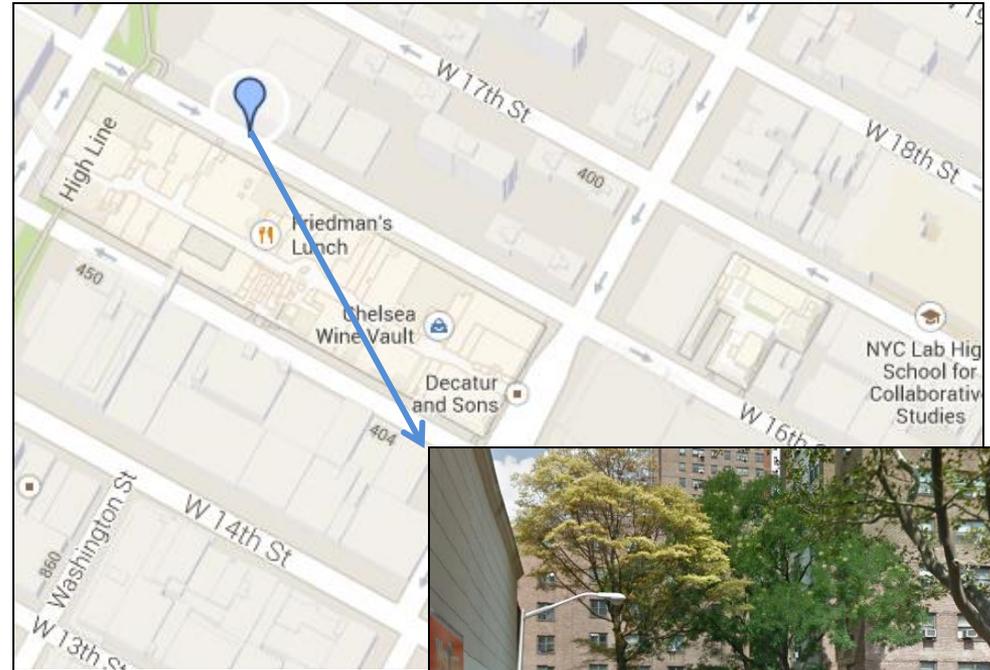
**Permanently Affordable:** Yes

**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						
							40%	50%	60%	80%	100%	125%	165%
			Clinton	Hudson Yards	West Chelsea								
415 W 40th St	Subject to RFP	PANYNJ	-	X	-	66	0	0	12	12	12	15	15
450 W 41 <sup>st</sup> St	Subject to RFP	NYC	-	X	-	239	0	0	0	48	63	64	64
493 11th Ave	Subject to RFP	DCAS	-	-	-	322	0	0	54	55	55	79	79
317 9th Av	Subject to RFP	USPS	-	-	-	305	0	0	49	51	53	76	76
433 W 19th St	Subject to RFP	NYCHA	-	-	-	104	0	21	0	21	0	20	42
424 W 18th St	Subject to RFP	NYCHA	-	-	-	147	0	29	0	29	0	30	59
429 W 16th St	Subject to RFP	NYCHA	-	-	-	147	0	29	0	29	0	30	59
<b>Total</b>						<b>1330</b>	<b>0</b>	<b>79</b>	<b>115</b>	<b>245</b>	<b>183</b>	<b>314</b>	<b>394</b>
<b>Percent of Units</b>								<b>6%</b>	<b>9%</b>	<b>18%</b>	<b>14%</b>	<b>24%</b>	<b>30%</b>

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

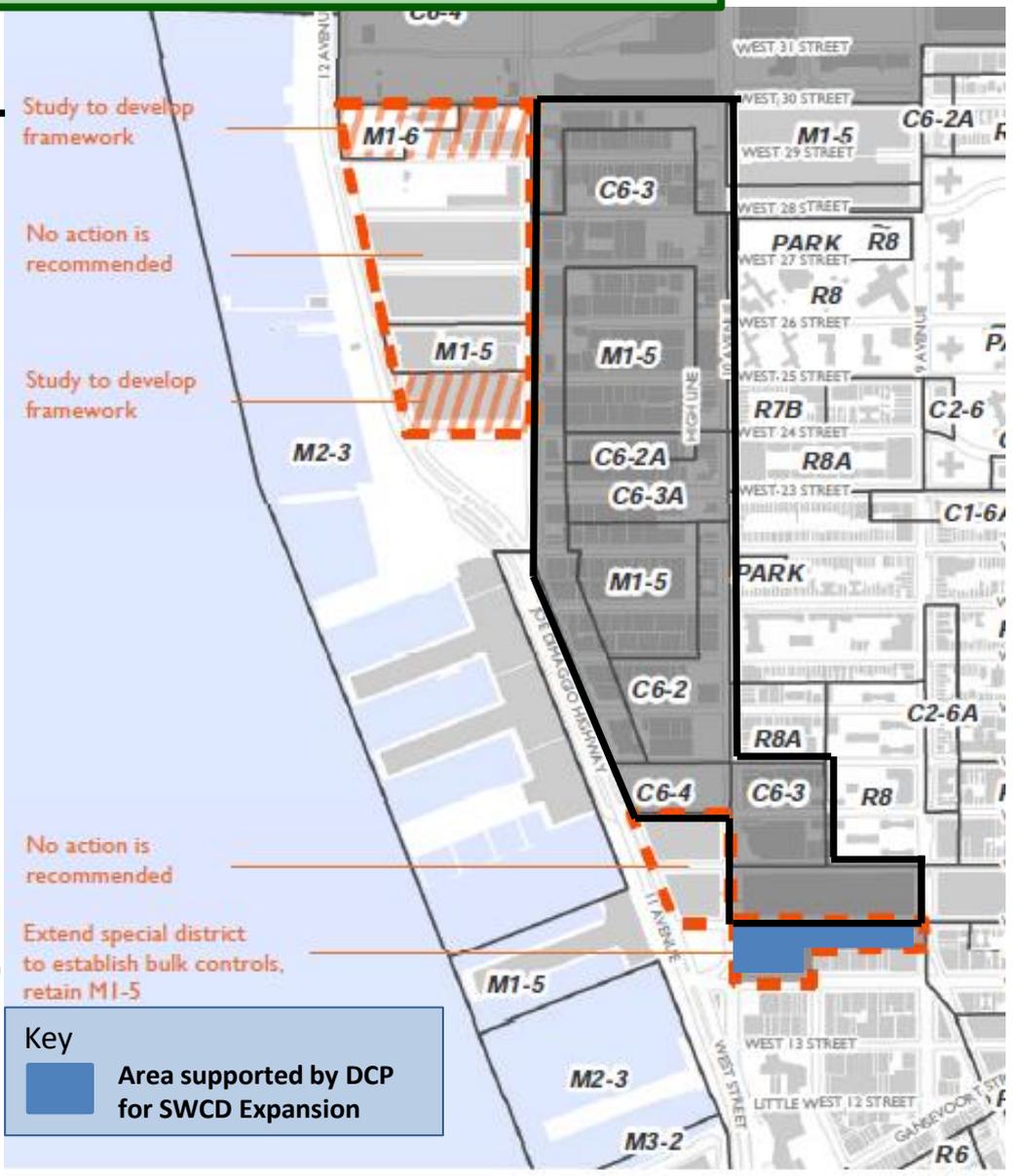
**Manhattan Community District 4  
Affordable Housing Plan  
Proposed Special West Chelsea District Expansion**



### 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 15<sup>th</sup> Street between 10<sup>th</sup> and 11<sup>th</sup> 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

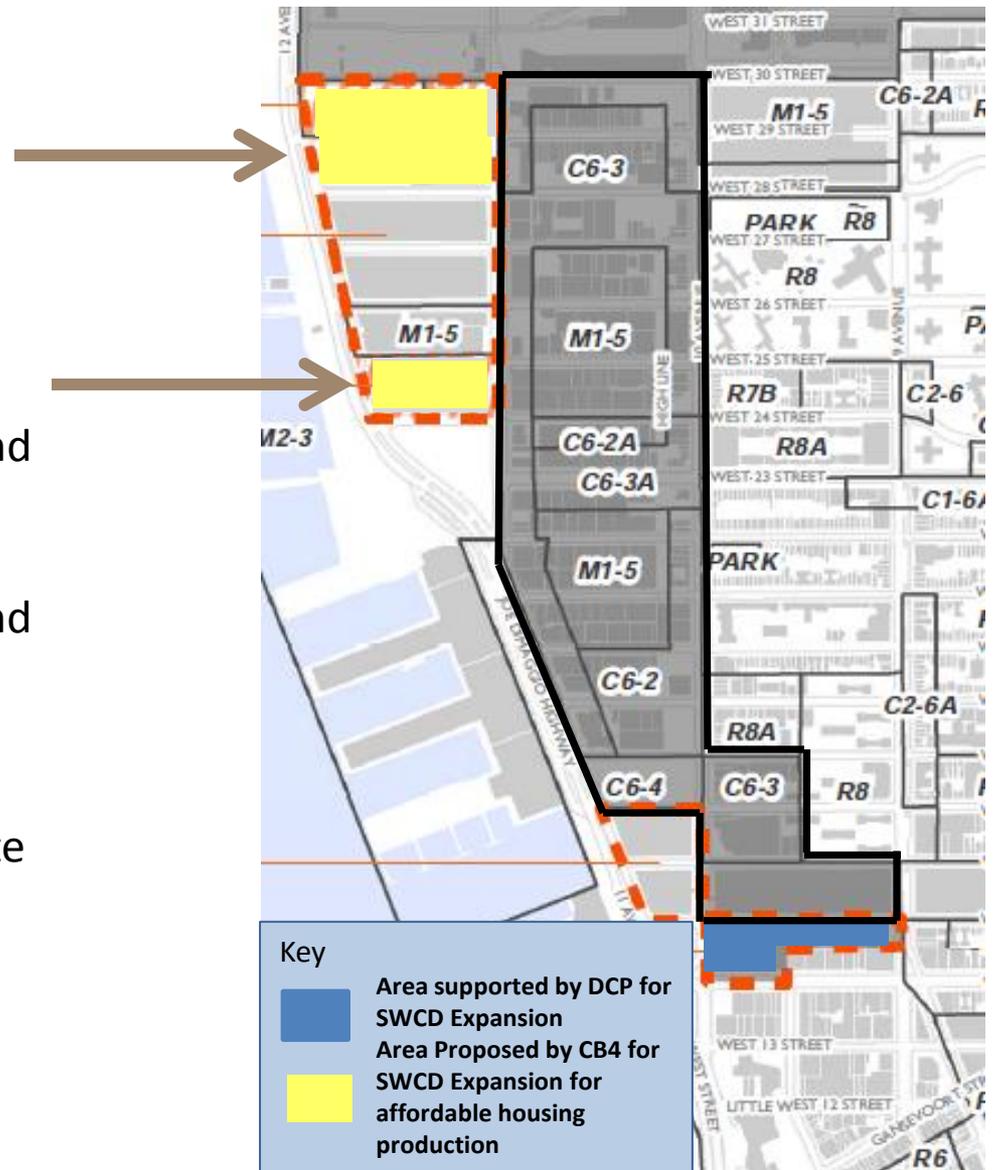
DCP Recommendations



### 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 28<sup>th</sup> and West 30<sup>th</sup> Streets between 11<sup>th</sup> and 12<sup>th</sup> Avenues
- Rezone the block between West 24<sup>th</sup> and West 25<sup>th</sup> Streets between 11<sup>th</sup> and 12<sup>th</sup> 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



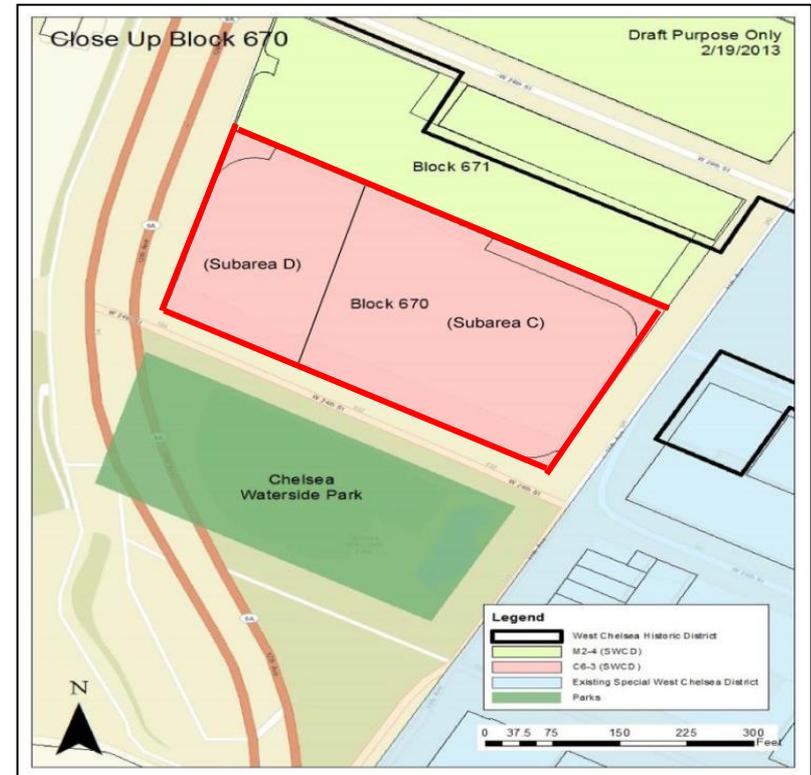
### Proposed Rezoning of West 24<sup>th</sup> and West 25<sup>th</sup> Streets between 11<sup>th</sup> and 12<sup>th</sup> Avenues

#### Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone block from M2-3 (2 FAR) to C6-3 (7.5 FAR)
- Require a 2 FAR of industrial use before residential use
- Increase from 5.0 to 7.5 FAR for Inclusionary Housing
- Produce 442 permanently affordable low and moderate income housing units

#### Special Text Requirements:

- Include 11<sup>th</sup> Avenue frontage into Subarea C (height limit of 110 – 145 feet)
- Include 12<sup>th</sup> Avenue frontage in Subarea D (height limit of 250 feet)
- Require slender buildings due to riverfront site
- Include zoning text allowing the development of hotels only by special permit
- Restore the former West 25th Street (between 11th and 12th Avenues) as a public access corridor to Hudson River Park





# 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
<b>Total</b>		<b>561,306</b>									<b>0</b>	<b>2,402,612</b>	<b>0</b>	<b>4,505,160</b>	<b>1,122,612</b>	<b>4,903</b>	<b>1,470</b>

\*\*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)

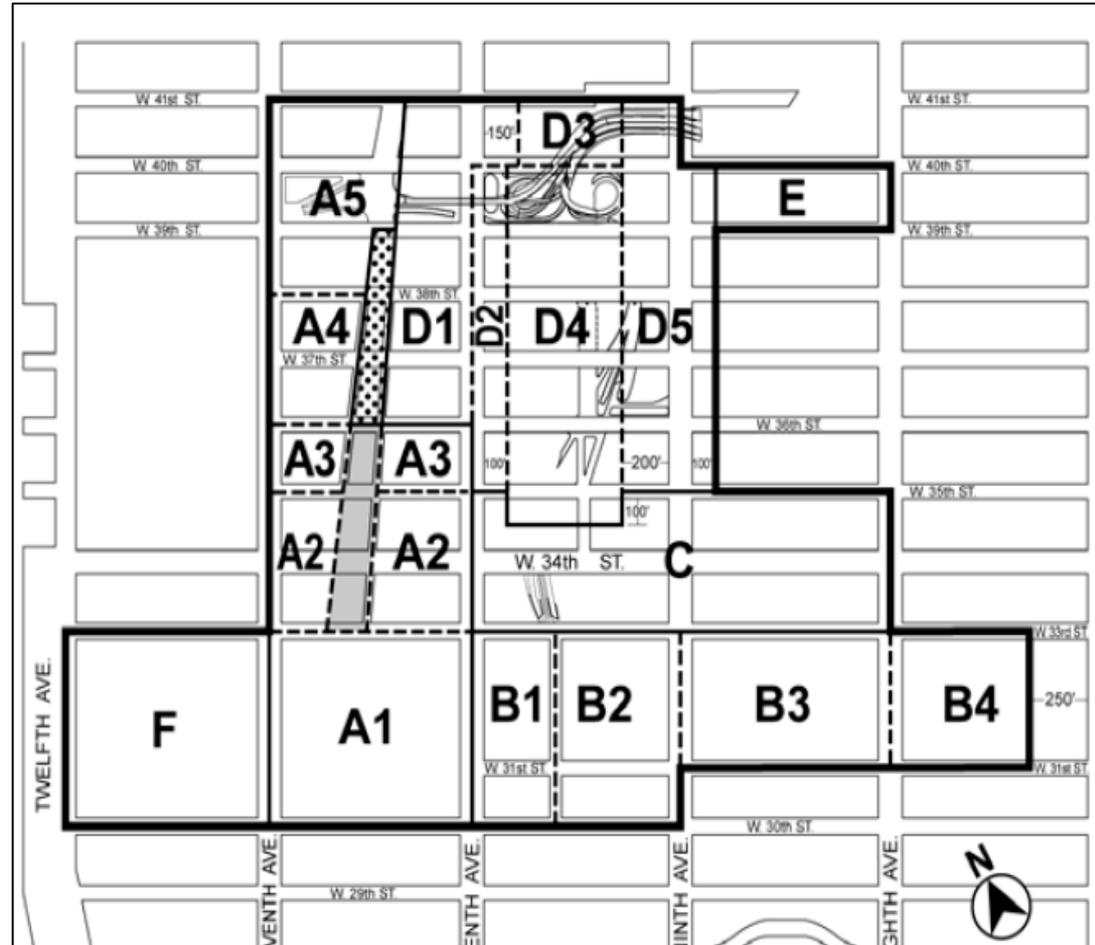
\*\*\*\*30% Affordability (20% low income, 10% moderate income)

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

### Special Hudson Yards District – Existing Subdistricts

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

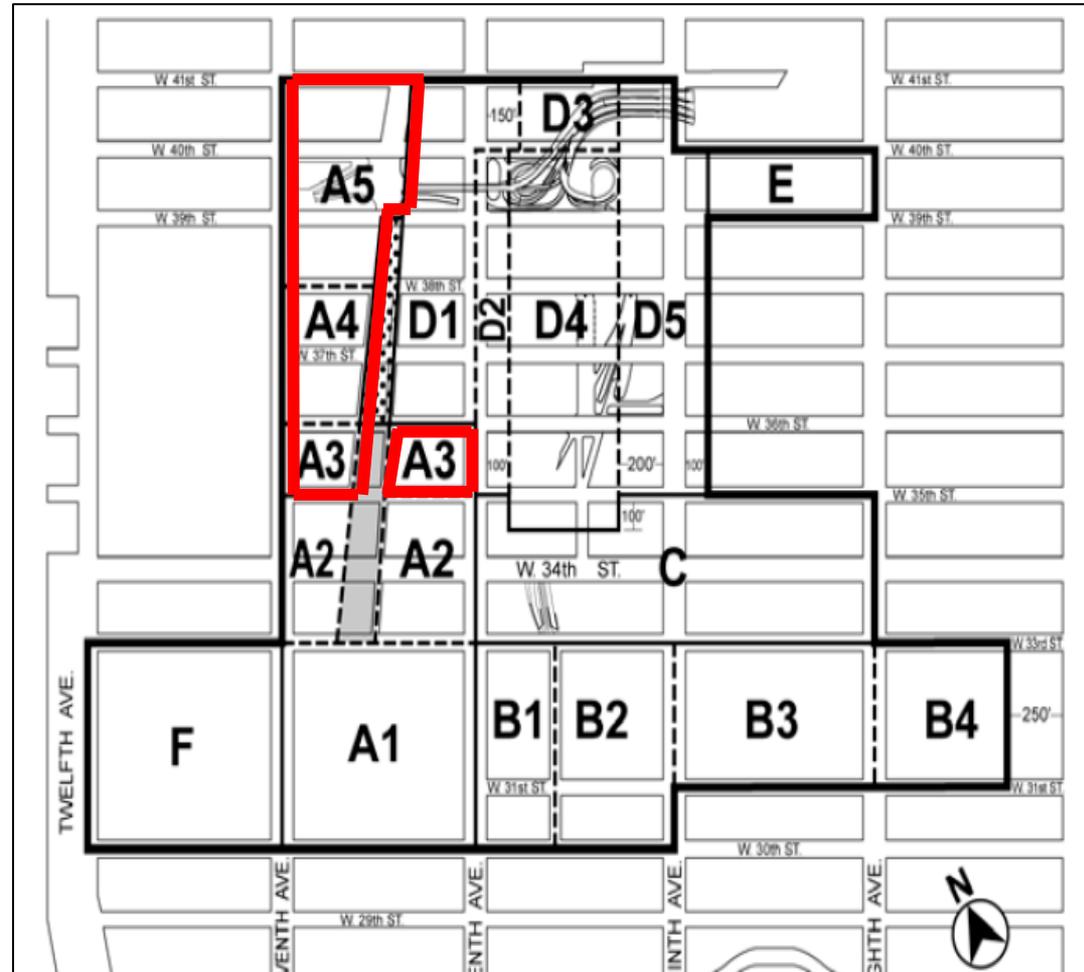
- Allow for high density development with expanded mass transit facilities
- Extend and improve existing subway lines and public access to mass transit
- Provide affordable housing through Inclusionary zoning and other mechanisms
- Control the impact of new buildings on access to light and air to streets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



### Special Hudson Yards District – Area of Proposed Text Amendment

#### Proposed Text Amendment:

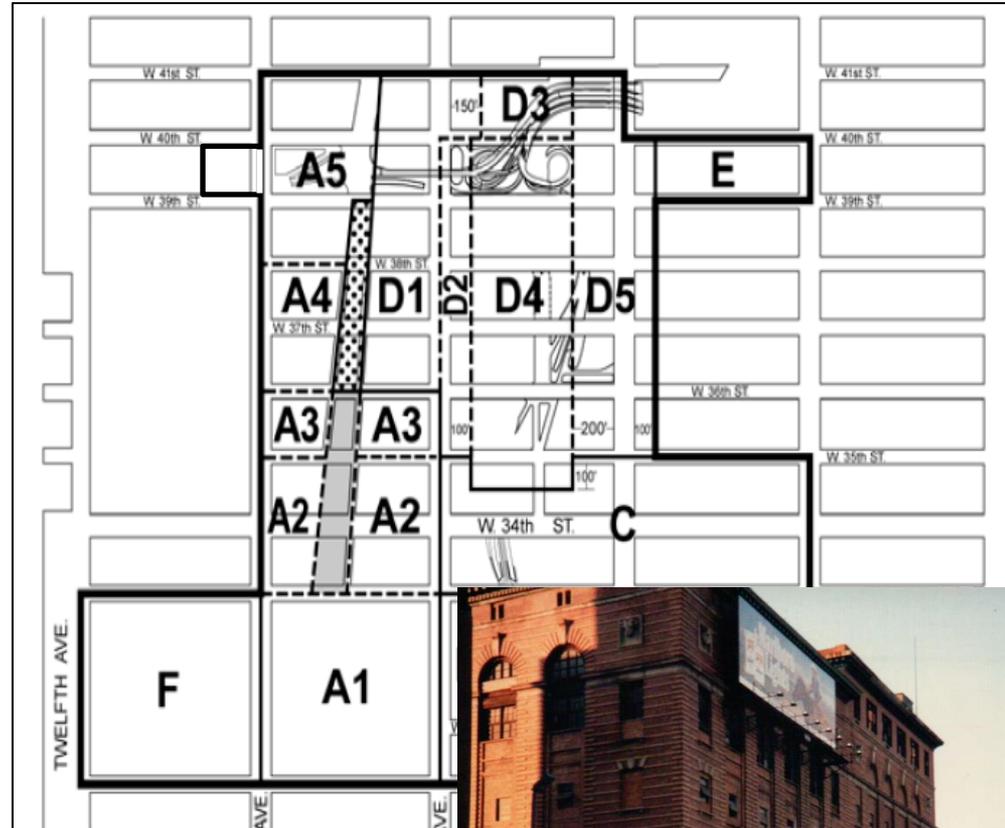
- Within Subareas A3, A4 and A5:
  - Maintain existing FARS (A3-24 FAR, A4-21.6 FAR, A5 20 FAR)
  - Modify requirement to develop commercial FAR prior to a maximum of 6 residential FAR
  - Instead require 12 residential FAR prior to commercial FAR development
  - Require Inclusionary Housing (30% affordability)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



Special Hudson Yards District – Area of Proposed Rezoning

Proposed Rezoning of 493 11<sup>th</sup> 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



Existing Site



Pre-Demolition  
S.59

# 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 Comm. FAR	Existing Max. FAR	**Proposed Res. FAR	Proposed Comm. 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 <sup>th</sup> 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
<b>Total</b>			<b>476,715</b>								<b>2,712,162</b>	<b>9,867,456</b>	<b>2,953</b>	<b>5,168,264</b>	<b>4,896,696</b>	<b>5,302</b>	<b>1,591</b>

\*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)

**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 8<sup>th</sup> Avenue and 42<sup>nd</sup> Street corridors of Midtown and Clinton Special 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% affordable)
  - Rezone to allow for residential development from M zones to C zones
  - Require a 2 FAR industrial before residential use



### **FAR Stack Example:**

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

**Proposed Receiving Sites in proposed Special West Chelsea District:  
West 28<sup>th</sup> to West 30<sup>th</sup> Streets, 11<sup>th</sup> and 12<sup>th</sup> 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 create 1,028 new affordable housing units

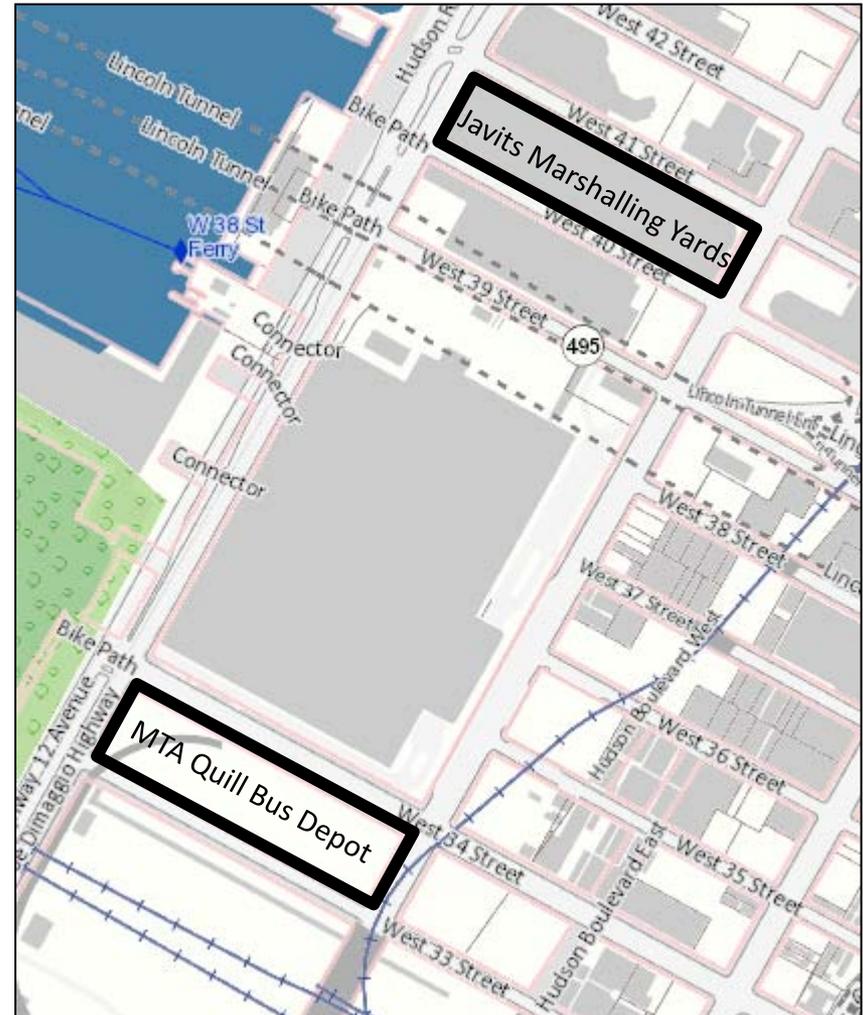


\*Unit counts are already included in proposed Special West Chelsea District Expansion

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

### Preliminary Recommendations:

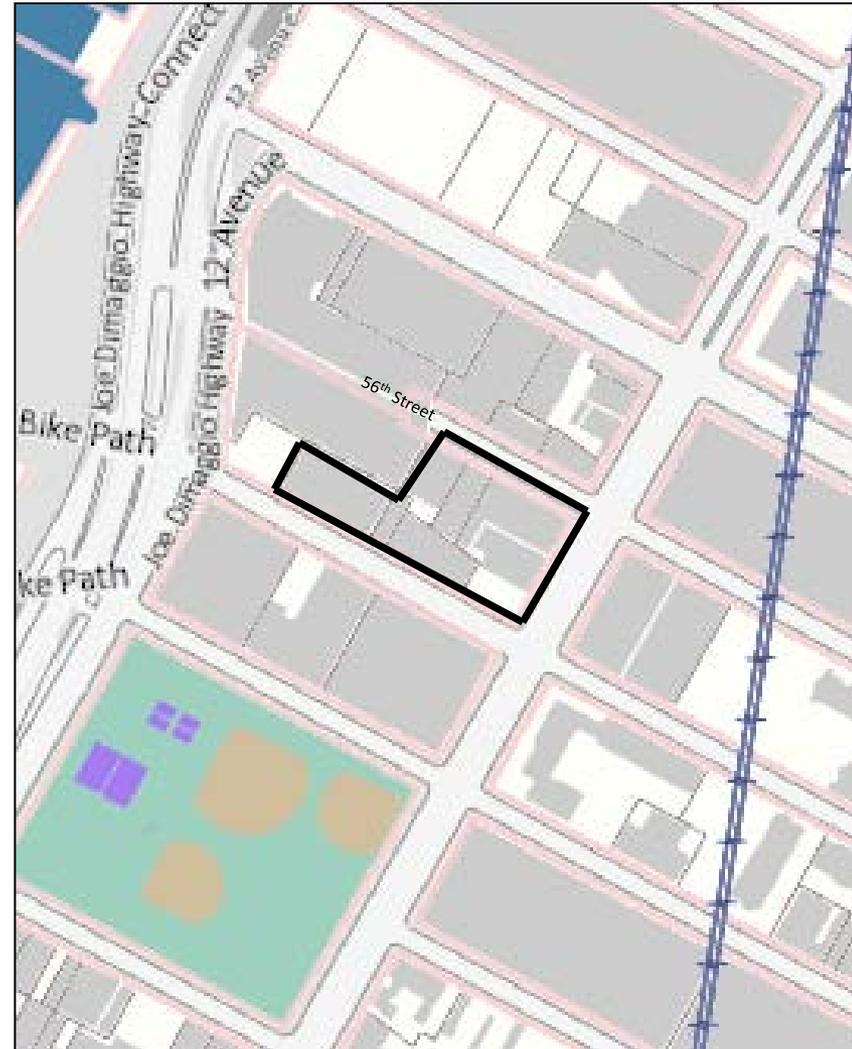
- Rezone to allow for residential development and require Inclusionary Housing (30% affordable)
- Rezone blocks from M2-3 and M1-5 (2 FAR) to C6-4 (12 FAR)
- Requires a 2 FAR of industrial use prior to residential use
- Require slender buildings due to riverfront sites
- Provide 12 FAR Residential, include 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, 032 permanently affordable low and moderate income housing units



## Proposed Receiving Site in Special Clinton District: West 55<sup>th</sup> and West 56<sup>th</sup> Streets between 11<sup>th</sup> and 12<sup>th</sup> Avenues

### Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordable)
- Rezone blocks from M2-3 and M1-5 (2 FAR) to C6-4 (12 FAR)
- Requires a 2 FAR of industrial use prior to residential use
- Require slender buildings due to riverfront sites
- 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 237 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 Comm. FAR	Exist. Max. FAR	Proposed Zoning	Proposed Max. FAR	Total Res. Floor Area Currently Permitted	Total Commercial Floor Area Currently Permitted	Total Res. Units Permitted	Total Proposed Max. Resi. Floor Area	Total Proposed Min. Industrial Floor Area	***Total Proposed Units	****Total Proposed AH
West 28 <sup>th</sup> -29 <sup>th</sup> St's between 11 <sup>th</sup> & 12 <sup>th</sup>	674	155,106	M2-3	0	2	2	C6-4	12	0	310,212	0	1,551,060	310,212	-	(Accounted for in proposed West Chelsea Special District Expansion)
West 29 <sup>th</sup> -30 <sup>th</sup> St's between 11 <sup>th</sup> & 12 <sup>th</sup>	675	160,000	M1-6	0	2	2	C6-4	12	0	320,000	0	1,600,000	320,000	-	(Accounted for in proposed West Chelsea Special District Expansion)
West 33 <sup>rd</sup> -34 <sup>th</sup> St's between 11 <sup>th</sup> & 12 <sup>th</sup> Avenues	1,088	158,000	M2-3	0	2	2	C6-4	12	0	316,000	0	1,580,000	316,000	1,719	516
West 40 <sup>th</sup> -41 <sup>st</sup> St's between 11 <sup>th</sup> & 12 <sup>th</sup> Avenues	679	158,000	M1-5	0	2	2	C6-4	12	0	316,000	0	1,580,000	316,000	1,719	516
West 55 <sup>th</sup> & 56 <sup>th</sup> St's between 11 <sup>th</sup> & 12 <sup>th</sup> Avenues	1,003	72,826	M1-5, M2-3	0	5	5	C6-4	12	0	364,130	0	728,260	145,652	793	238
<b>Total</b>		<b>703,932</b>							<b>0</b>	<b>1,626,342</b>	<b>0</b>	<b>7,039,320</b>	<b>1,407,864</b>	<b>4,231</b>	<b>1,269</b>

\*\*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)

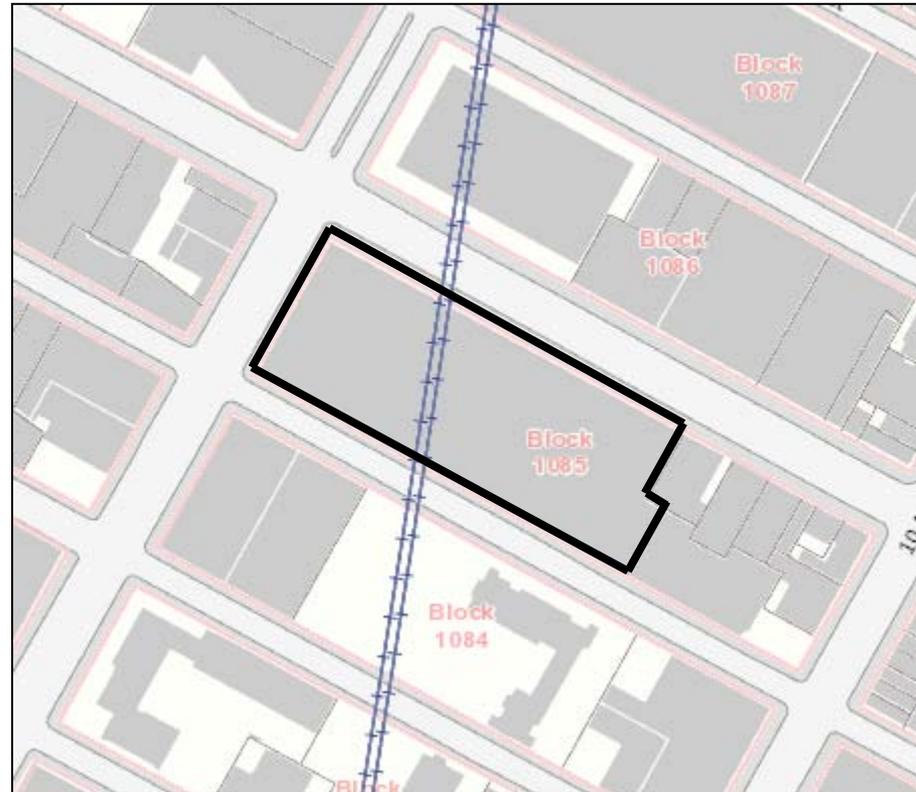
\*\*\*\*30% Affordability (20% low income, 10 % moderate income)

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

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

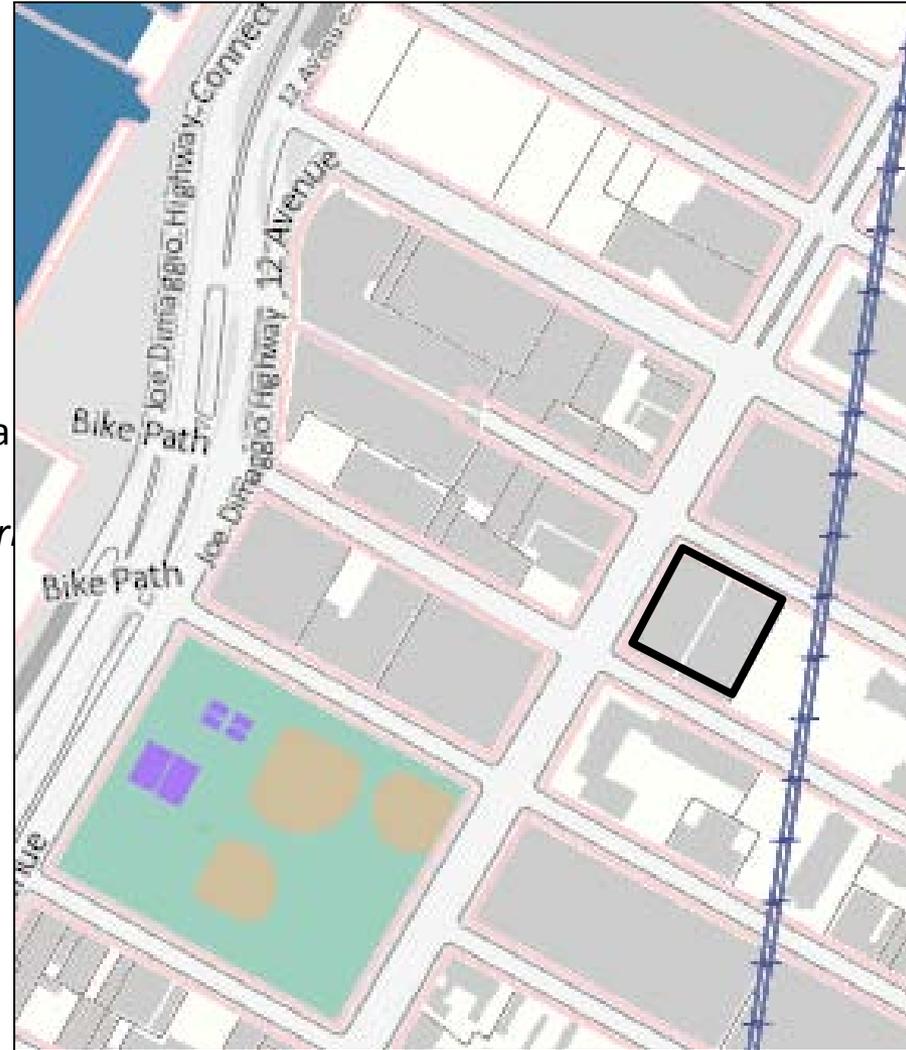
**Preliminary Recommendations:**

- Rezone to allow for residential development and require Inclusionary Housing (30% affordable)
- Rezone blocks from M1-5 (5 FAR) to R9 (12 FAR)
- Requires a 2 FAR of industrial use prior to residential use
- 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 352 permanently affordable low and moderate income housing units



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

- Rezone to allow for residential development and require Inclusionary Housing (30% affordable)
- Rezone blocks from M1-5 (5 FAR) to R9 (12 FAR)
- Requires a 2 FAR of industrial use prior to residential use
- Provide 10 FAR Residential, include zoning text (*par 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 105 permanently affordable low and moderate income housing units

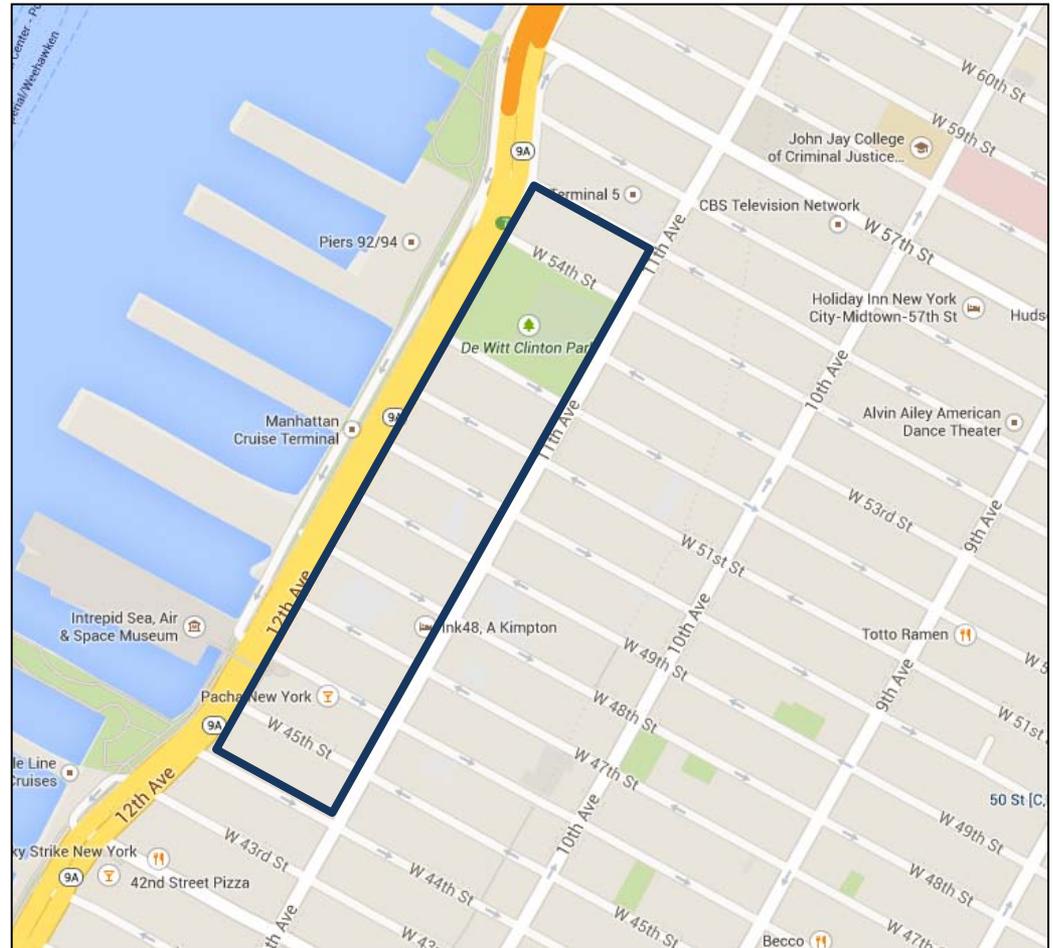


# Manhattan Community District 4 Affordable Housing Plan

## 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 43<sup>rd</sup> to West 54<sup>th</sup> 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 56th and West 57th Streets between 10th and 11th Avenues	1085	107,950	M1-5	0	5	5	R9	6	2	8	0	200,830	0	647,700	215,900	705	211
West 55 <sup>th</sup> and West 56 <sup>th</sup> Streets between 11 <sup>th</sup> and 12 <sup>th</sup> Avenues	1003	72,826	M1-5, M2-3	0	5	5	R9	6	2	8	0	539,750	0	436,956	145,652	476	143
West 55th and West 56th Streets between 10th and 11th Avenues	1084	40,166	M1-5	0	5	5	R9	6	2	8	0	364,130	0	240,996	80,332	262	79
West Hell's Kitchen Rezoning	Various	1,105,605	M2-4	0	5	5	M2-4	5.2	2	7.2	0	5,528,025	0	5,749,146	2,874,573	2,211,210	3,128
<b>Total</b>		<b>220,942</b>									<b>0</b>	<b>5,528,025</b>	<b>0</b>	<b>1,325,652</b>	<b>441,884</b>	<b>1,443</b>	<b>433</b>

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

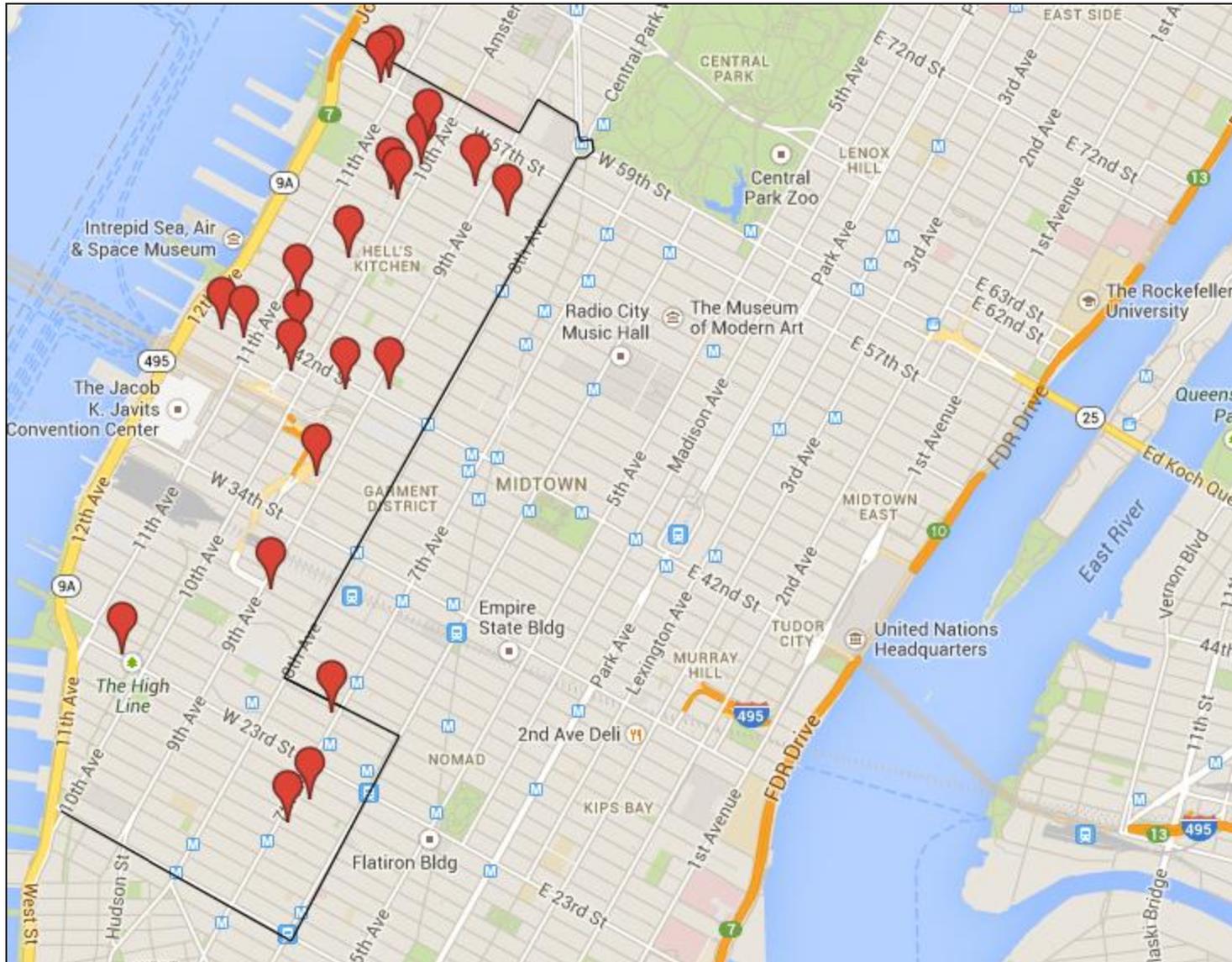
\*\*\*Methodology for Unit Calculation = (Lot Area x Res. FAR)\*(.925 ZFA)/(850 SF/Unit)

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

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

# 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 # Units	Total # AH	# Perm. AH	# Expiring AH	421-a Exp Date	Funding Sources
The Helux	520 W 43rd St	1996	375	76	–	76	2019/2020	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
1 River Place	650 42nd St	1999	921	184	–	184	1/31/2023	421-a Tax Exemption
Chelsea Place	363 W 30th St	2000	76	16	–	16	1/31/2023	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Archstone West	505 W 54th St	2000	222	45	–	45	1/31/2023	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
Chelsea Centro	200 W 26th St	2000	356	71	–	71	1/31/2023	421-a Tax Exemption, HDC Loan
The Westminster	180 W 20th St	2000	256	56	–	56	2/28/2024	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Theater Row	424 W 42nd St	2000	264	54	–	54	2/28/2024	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
The Tate	535 W 23rd St	2001	313	63	–	63	2/28/2024	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Beta West	321 W 54th St	2001	109	22	–	22	2/28/2024	421-a Tax Exemption
Ivy Tower	350 W 43rd St	2001	320	64	–	64	2/28/2024	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
The Victory	501 W 41st St	2001	418	100	16	84	4/30/2026	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan, Inclusionary Zoning

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

Project Name	Address	Year Built	Total # Units	Total # AH	# Perm. AH	# Exp. AH	421-a Exp. Date	Funding Sources
	516 W 48th St	2002	109	23	–	23	3/31/2025	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
<b>Hudson Crossing</b>	400 W 37th St	2002	259	52	–	52	3/31/2025	421-a Tax Exemption, HDC Loan
<b>360 West 43rd Street Project</b>	360 W 43rd St	2002	256	51	–	51	3/31/2025	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
<b>The Westport</b>	511 W 55th St	2002	371	77	–	77	4/30/2026	LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
<b>The Helena</b>	601 W 57th St	2003	597	120	–	120	6/30/2026	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
<b>The Nicole Avalon</b>	400 W 55th St	2003	149	30	–	30	5/31/2027	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
<b>Clinton Avalon</b>	515 W 52nd St	2005	339	68	–	68	7/31/2029	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
<b>Clinton</b>	510 W 52nd St	2005	288	60	–	60	8/31/2030	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
<b>Casa River Place</b>	155 W 21st St	2005	108	22	–	22	8/31/2030	LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
<b>II</b>	600 W 42nd St	2005	1276	234	–	234	10/31/2032	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
<b>Gotham West</b>	550 W 45th St	2011	1,210	675	600	75	9/30/2048	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan, Inclusionary Zoning
<b>Total</b>			<b>9,345</b>	<b>2314</b>	<b>616</b>	<b>1,698</b>		S.75

# 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	1,470
Proposed Special Hudson Yards Text Amendment	2,712,162	9,867,456	2,953	5,168,264	4,896,696	5,302	1,591
Hudson River Park Trust – Transfer Development Rights	0	1,626,342	0	7,039,320	1,162,212	4,918	1,475
Proposed Text Amendment Special Clinton District	0	1,104,710	0	1,325,652	441,884	1,443	433
421-A	-	-	-	-	-	9,025	1,630
<b>Total</b>	<b>2,712,162</b>	<b>15,001,120</b>	<b>2,953</b>	<b>18,038,396</b>	<b>7,623,404</b>	<b>25,591</b>	<b>6,599</b>

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

## 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%
<b>In Construction</b>	1135	30	563	410	52	27	27	26
<b>Completed Public Review</b>	179	-	32	0	42	0	42	63
<b>Under Public Review</b>	117	0	0	20	95	2	0	0
<b>Pipeline Developments</b>	807	35	70	81	149	73	193	206
<b>Proposed Developments</b>	1,330	0	79	115	245	183	314	394
<b>Expiring 421A Agreement</b>	1,698	-	-	1,646	52	-	-	-
<b>Proposed Text Amendment &amp; Zoning</b>	5,700	-	1995	1995	-	-	855	855
<b>Total</b>	<b>10,966</b>	<b>65</b>	<b>2,739</b>	<b>4,267</b>	<b>635</b>	<b>285</b>	<b>1,431</b>	<b>1,544</b>
<b>%</b>		<b>1%</b>	<b>25%</b>	<b>39%</b>	<b>6%</b>	<b>3%</b>	<b>13%</b>	<b>14%</b>

## **Methodologies**

### **Calculating Affordable Housing Units:**

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.**

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. Residential Unit Area / .3 (30% of Proposed Residential Units) =Affordable Housing Unit Area
4. Affordable Housing Unit Area/ 850 (average apartment sq. footage) = **Estimated number of units**

## HOUSING POLICY REFORMS

Inclusionary Housing is permanently affordable housing achieved through a zoning bonus which creates a permanent benefit, additional floor area, to a developer of a market rate building. The Inclusionary Bonus provides the additional floors of building, which in turn provide additional income and therefore a higher return on the real estate investment.

The Inclusionary units are integral to the higher return to the developer and are a permanent social asset to City of New York. Inclusionary units provide housing opportunity for low, moderate and middle income New Yorkers and ensure continuing income diversity in neighborhoods. Permanent social assets are an investment in the City of New York and should be treated in a manner equal to any other investment. Inclusionary Apartments should be truly integrated. Their location in buildings should be equally distributed among and on floors with market rate units, not relegated to secondary, less desirable spots. Their construction standards should be equal to not less than market rate units. Building amenities should be open to all, regardless of income status, not separated or inaccessible due to high user fees.

The City's policies must change to ensure that Inclusionary units are developed to the same standard as market rate units and the New Yorkers who reside in them are treated as equals and not separated by lesser locations, constructions standards and lack of access to building wide amenities.

### *Increase and Broaden Inclusionary Requirements*

Due to the major rezoning actions that have occurred in MCD4 over the last decade, MCD4 has the highest number of Inclusionary Housing units developed in New York City. Between 2010 and 2015, there were 2436 Inclusionary Housing affordable housing units developed at 23 sites in MCD4 (Appendix A). The impact of these affordable apartments has helped maintain a socially and economically integrated community. During the negotiations over the major Westside Rezoning actions, MCB4 consistently sought a 30% affordability requirement<sup>8</sup>. In the Hudson Yards and West Chelsea rezoning's it achieved 28% and 27% respectively. However, that goal was achieved through a combination of zoning incentives and designation of publicly owned sites for affordable housing development. The Board also requested and achieved broader income bands for affordability in Inclusionary Housing to include moderate and middle-income housing. Therefore, consistent with those long held positions, the Board supports revised zoning text to require that new developments should be 30% affordable, not 20% affordable, and should accommodate individuals and families at range of incomes between 40% and 165% of Area Median Income ("AMI").

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<sup>8</sup> MCB4 Resolutions: Hudson Yards Rezoning, 3/19/04, page 7; West Chelsea Rezoning, 8/3/04, page 2; Western Rail yards Rezoning, 7/11/09, page 5-

- ❖ MCB4 proposes to make Inclusionary Housing mandatory and increase the Inclusionary Housing Affordable Housing Ratio to 30% while broadening the Affordable Income Bands (20% low, 10% moderate and middle income)

### ***Ensure Equality in Apartment Distribution***

MCB4 has a long-established practice requesting distribution of Inclusionary Housing affordable units on 100% of the floors of a building with no more than 10% on any one floor. The current Inclusionary Housing Zoning requires onsite affordable units to be distributed on 65% of the floors of a building, with not more than 33% affordable units on any floor<sup>9</sup>.

MCB4 has consistently advocated an increase in the number of floors with affordable apartment distribution from 80% to 100% of the building. Full integration of apartments in Inclusionary Housing is not precluded by economic feasibility, but by intent to segregate and increase project return from full market housing on the top floors a development.

Inclusionary Zoning is silent on location within those floors except for the concentration mechanism noted above. MCB4, in reviewing 23 Inclusionary Housing plans, has found developers consistently segregate affordable units to the side of a building with less light and air, nearer to adjacent buildings, and away from open space views. The affordable apartments are always stacked in a building on one or two exposures. The consistent developer response is the design constraints placed by HPD on the affordable unit layout requirements. However, there are no constraints, except those self-imposed, on unit placement within floors.

- ❖ MCB4 proposes Inclusionary Housing Zoning be reformed to increase the building distribution by floor to 100% of the building with not more than 10% on any one floor and require placement of affordable units on all building exposures.

### ***Ensure Equality in Apartment Finishes & Access to Building Amenities***

MCB4 has a long-established practice of requesting that all finishes (flooring, tile, plumbing and light fixtures, kitchen cabinets and countertops and appliances, etc.) be the same in all units, market or affordable. Current Inclusionary Housing Program Guidelines are silent on this matter. In the 75% of the projects reviewed by MCB4, most developers have agreed to complete or near complete parity of apartment finishes. As part of the Inclusionary Housing Review process, after a public meeting, developers have been requested to commit to these standards in writing. That written

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<sup>9</sup> New York City Zoning Resolution, Inclusionary Housing, Section 23-96 (b)(2)

commitment serves as an attachment to MCB4's position on the Inclusionary Housing Application.

Frequently developers propose building amenities which partially or in whole exclude or preclude use by Inclusionary Housing tenants. Amenities are part of a club or membership, located within amenity areas accessible only by card key, available only by extra fee. The amenities range from fitness rooms, party rooms, lounges, media rooms, and outdoor roof terraces and children playrooms. One developer proposed separate children's playrooms.

In most cases, MCB4 has negotiated for most amenities (such as party rooms, lounges, outdoor space and children's playrooms to be open to all building residents, with fitness rooms available for a reduced fee.

It is MCB4's experience that fully integrated affordable housing buildings with apartment finishes of the same quality and equal and unrestricted access to building amenities promotes strong, socially and economically integrated neighborhoods.

- ❖ MCB4 proposes Inclusionary Housing Program Guidelines be reformed to require all apartment finishes (flooring, tile, plumbing and light fixtures, kitchen cabinets and countertops and appliances, etc.) be the same throughout a building with onsite Inclusionary Housing Units. MCB4 proposes that building amenities be equally available to all building regardless of income, except for fitness facilities, which should be available to Inclusionary Housing tenants at a reduced fee.

### ***Ensure Provision of Family Sized Apartments***

MCB4 has adopted a policy establishing a preference for all new developments to include at least 50% family-size units (two-bedrooms or larger). The NYC Affordable Housing Plan encourages the development of studio apartments. However, in MCD4, MCB4 has found predominant production of studio and one-bedroom apartments have attracted transient residents who may not strengthen neighborhood stability. The need for family size apartments is supported by demographic data for MCD4. "While one-person households still represent 58% of the total population in 2010, households of 3 and 4 persons in MCD4 have increased by 34%, and households over 65 years old have increased by only 10 percent."<sup>10</sup>

- ❖ MCB4 proposes that determining need for Single or Family Size is tailored to meet the needs of different neighborhoods within each Community District. In Community District 4 there is an urgent need to provide

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<sup>10</sup> [http://www.nyc.gov/html/dcp/html/neigh\\_info/mn04\\_info.shtml](http://www.nyc.gov/html/dcp/html/neigh_info/mn04_info.shtml)  
[http://www.nyc.gov/html/dcp/pdf/census/puma\\_econ\\_10to12\\_acs.pdf#mn04and05](http://www.nyc.gov/html/dcp/pdf/census/puma_econ_10to12_acs.pdf#mn04and05)

adequate housing to the growing number of families. MCB4 insists that at least 50% of the affordable units have 2 or 3 bedrooms.

### ***Provide Housing for a Growing Senior Citizen Population***

Citywide, the Senior Citizen population of the City continues to grow. New York City will see striking increases in its older population. Over the next 20 years, the number of New Yorkers aged 65 and older is expected to increase by nearly 50%, representing a demographic shift where, for the first time in history, older New Yorkers are expected to outnumber school-age children<sup>11</sup>. The Federal Government has exited the programs for production of Senior Housing. Some senior housing is produced by the private or not-for-profit sector with private investment from the Federal Low Income Housing Tax Credit, but still needs government assistance to be realized. There are also NYC Zoning Resolution impediments to create the wide range of types of senior housing which provide for a continuum of care from independent living, assisted living and skilled nursing care.

The City of New York needs to provide resources to develop and preserve senior housing. The resources needed include low cost land, capital subsidy and zoning revisions. MCB4 proposes the City of New York consider the following strategies:

- ❖ Provide low cost land to developers of senior housing<sup>12</sup>.
- ❖ Establish, through Department of Housing HPD's Division of New Construction, a capital subsidy program for new Senior Housing funded by the City's Capital Budget.
- ❖ Revise the Zoning Resolution to bring zoning definitions to current standards for different types of senior housing including independent living, assisted living and skilled nursing care, allowing a mix of uses within the same building.

## **ENFORCEMENT & TENANT PROTECTION**

### ***Illegal Hotels***

Illegal hotel use has plagued Community District 4 for nearly a decade. Building owners have steadily converted rent regulated apartments and SRO units for use as short-term hotel stays. These units, often scattered throughout a building or adjacent buildings, are

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<sup>11</sup> Age Friendly NYC: A Progress Report, Spring 2011, The New York Academy of Medicine, 2012

<sup>12</sup> Parking for NYCHA residents must be maintained through consolidation of facilities and/or inclusion of garage space in newly constructed buildings

controlled directly by building owners or net leased to third party hotel operators. Then they are rented to tourists for stays often less than one week. Now centralized Internet based platforms, such as Airbnb, VRBO and Homeaway, have led to the rapid growth of this illegal rental activity. In the New York State Attorney General's report of 2014 on Airbnb, the neighborhoods of Chelsea and Clinton/Hell's Kitchen were cited in the top three neighborhoods in the City with illegal hotel use<sup>13</sup>.

This matter first came to MCB4's attention as a quality of life issue from existing building tenants concerned about personal safety and excessive noise. MCB4 soon realized it had escalated into an affordable housing issue for our community--the lucrative short term rentals were steadily replacing permanent residential rent stabilized housing. Like many communities citywide, MCD4 relies heavily on rent-regulated units to provide affordable housing for low and moderate-income households. Rent regulated units continue to be illegally used for hotel stays, and then illegally deregulated to further this illegal profitable practice. The net result has been the loss of hundreds of rental apartments in MCD4. The City needs to continue to commit to preserving our rent regulated housing through proactive enforcement against conversion to illegal hotel conversion. Increasing effective enforcement will stem the loss of affordable rent regulated apartments

- ❖ MCB4 proposes increased enforcement against illegal hotels in residential buildings, through the increase in the City's Expense Budget to hire for deployment in MCD4:
  - 1 additional inspector/investigator at the Mayor's Office of Special Enforcement
  - 1 additional litigator at the Office of the Criminal Justice Coordinator

### ***Harassment and Eviction by Lack of Tenant Protection Plans during Building Renovations***

In the past 5 years, MCB4 has had a dramatic increase in complaints related to construction in occupied buildings. Owners file renovation plans with the Department of Buildings for extensive building reconstruction. These are rent regulated buildings with many long-term existing tenants. Renovation work then begins with little or no regard for tenant safety. Tenants have been subject to unprotected demolitions; removal of mechanical services (water, electricity, heating and elevators) with little or no notice, asbestos removal and severe interior damage their apartments.

Such actions result in hazardous conditions and a lack of livability and constitute tenant harassment. Owners then seek to relocate or buy out tenants due to self- created hazardous conditions. Save Chelsea and the Coalition of Chelsea Block Associations have documented that the majority of owners filing major renovation plans in occupied

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<sup>13</sup> New York State Attorney General—"Airbnb in the City", 10/2014, pg. 16

buildings, list the property as “Vacant” on the DOB filing. The Vacant designation removes the requirement for the filing and following a DOB Tenant Protection Plan to maintain safety for the building tenants. A sampling of 27 buildings undergoing renovation in MCB4, 27 were checked as “Vacant” that were actually occupied.

The need for Tenant Protection Plans to ensure the safety of existing tenants must be a requirement by DOB for renovation in occupied buildings. . Increasing effective enforcement will not only protect the health and safety of existing tenants but also reduce the loss of affordable rent regulated apartments.

- ❖ MCB4 proposes increased enforcement against owners performing construction in occupied residential buildings, while indicating such buildings are vacant. MCB4 proposes enforcement through the following mechanisms:
  - Imposition of immediate Stop Work Orders by DOB if a building noted as “Vacant” on DOB Alteration 1 or Alteration 2 Applications are documented as occupied. Such Stop Work Orders may not be lifted until a Tenant Protection Plan is filed and approved by DOB.
  - Imposition of fines by DOB for falsely certifying Occupied Buildings as Vacant.
  - Imposition of fines by DOB for not filing a Tenant Protection Plan in an Occupied Building.

## CONCLUSION

MCD4 has a long, proud history of succeeding in negotiating for affordable housing commitments, pushing for those commitments to be honored, and finally seeing many affordable units constructed or preserved. But the need for affordable housing in the district still far exceeds the supply. The pressures against maintaining existing affordable housing are many: harassing rent-stabilized tenants to give up affordable apartments so very high end residences can be built, expiring 421-a affordable apartments, and conversion of rent regulated apartments to hotel rooms. The continuing construction boom of luxury apartment buildings without affordable units threatens to minimize the important social and economic diversity of our neighborhoods and seriously weaken the defining character of MCD4.

The MCB4 Plan proposes a strategy to increase the number of affordable apartments by proposing new sites, honoring prior commitments, monitoring pipeline developments, and revising the Inclusionary Housing and 421-a programs. Over 10,800 affordable apartments could be constructed or preserved if these strategies are implemented.

MCB4 is ready to work with the Mayor’s office, HPD and EDC to achieve our goals. We look forward to the Administration’s positive response to our strategies.

## Appendix A

### Affordable Housing Units Plan By AMI

Units	Total AH Units	AMI Unit Breakdown						
		40%	50%	60%	80%	100%	125%	165%
In Construction	1135	30	563	410	52	27	27	26
Completed Public Review	179	-	32	0	42	0	42	63
Under Public Review	117	0	0	20	95	2	0	0
Pipeline Developments	807	35	70	81	149	73	193	206
Proposed Developments	1,330	0	79	115	245	183	314	394
Expiring 421A Agreement	1,698	-	-	1,646	52	-	-	-
Proposed Text Amendment & Zoning	5,700	-	1995	1995	-	-	855	855
<b>Total</b>	<b>10,966</b>	<b>65</b>	<b>2,739</b>	<b>4,267</b>	<b>635</b>	<b>285</b>	<b>1,431</b>	<b>1,544</b>
<b>%</b>		<b>1%</b>	<b>25%</b>	<b>39%</b>	<b>6%</b>	<b>3%</b>	<b>13%</b>	<b>14%</b>

## Methodologies

### Calculating Affordable Housing Units:

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.

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. Residential Unit Area / .3 (30% of Proposed Residential Units) =Affordable Housing Unit Area
4. Affordable Housing Unit Area/ 850 (average apartment sq. footage) = **Estimated number of units**

## Appendix B

NYC HOUSING DEVELOPMENT CORPORATION , INCOME ELEGIBILITY 2015
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Family Size	LOW INCOME				MODERATE-MIDDLE INCOME		
	40%	50%	60%	80%	AMI(100%)	130%	165%
Single	\$24,200	\$30,250	\$36,300	\$48,400	\$60,500	\$76,650	\$99,825
Two	\$27,640	\$34,550	\$41,460	\$55,280	\$69,100	\$89,830	\$114,015
Three	\$31,080	\$38,850	\$46,620	\$62,160	\$77,700	\$101,010	\$128,205
Four	\$34,520	\$43,150	\$51,780	\$69,040	\$86,300	\$112,190	\$142,395

## Appendix C

### **Points of Agreement (POA) – Affordable Housing Commitments**

- Hudson Yards  
[http://www.nyc.gov/html/mancb4/downloads/pdf/agendas/2004\\_03/19\\_chklu\\_hudsonyards.pdf](http://www.nyc.gov/html/mancb4/downloads/pdf/agendas/2004_03/19_chklu_hudsonyards.pdf)
- West Chelsea Rezoning  
[http://www.nyc.gov/html/mancb4/downloads/pdf/agendas/2004\\_08/3\\_cpp\\_west\\_chelsea\\_rezoning\\_response.pdf](http://www.nyc.gov/html/mancb4/downloads/pdf/agendas/2004_08/3_cpp_west_chelsea_rezoning_response.pdf)
- Western Rail Yards  
[http://www.nyc.gov/html/mancb4/downloads/pdf/agendas/2009\\_07/11%20CLUZ%20WRY%20Resolution.pdf](http://www.nyc.gov/html/mancb4/downloads/pdf/agendas/2009_07/11%20CLUZ%20WRY%20Resolution.pdf)

## Appendix D

### **Glossary of Terms**

BSA	Board of Standards and Appeals
CSD	Clinton Special District
DCP	Department of City Planning
FAR	Floor Area Ratio
HPD	Housing Preservation and Development
HRP TDP	Hudson River Park Transfer of Development Rights
HYSD	Hudson Yard Special District
LIHP	Lower 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

## Appendix E

### **Public Review Process**

The MCB4 Affordable Housing Plan has been and will continue to be an iterative process. It has received extensive community feedback from presentations and community discussions at:

- MCB4 Housing, Health & Human Services Committee (4/24/14, 5/15/14, 6/19/14, and 7/15/14)
- MCB4 Clinton/Hell's Kitchen Land Use Committee (4/9/14, 5/21/14 and 7/9/14)
- MCB4 Chelsea Land Use Committee (5/15/14 and 7/7/14)
- MCB4 Full Board (7/23/14)
- MCB4 Housing, Health & Human Services Committee working group (2/19/15)
- MCB4 Housing, Health & Human Services Committee working group (3/27/15)
- MCB4 Executive Committee (5/26/15)
- MCB4 Full Board (6/3/15)

Affordable Housing Plan  
Manhattan Community District 4

**Credits**

**Manhattan Community Board 4**

Christine Berthet—Board Chair

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

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

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

Jesse Bodine --District Manager

**Clinton Housing Development Company**

Anna Huggins, Project Manager, Alissa Mitrisin, Senior Project Manager

**Housing Conservation Coordinators**

Sarah Desmond, Executive Director

Jack Nieman, Intern