

Affordable Housing: Community District 4

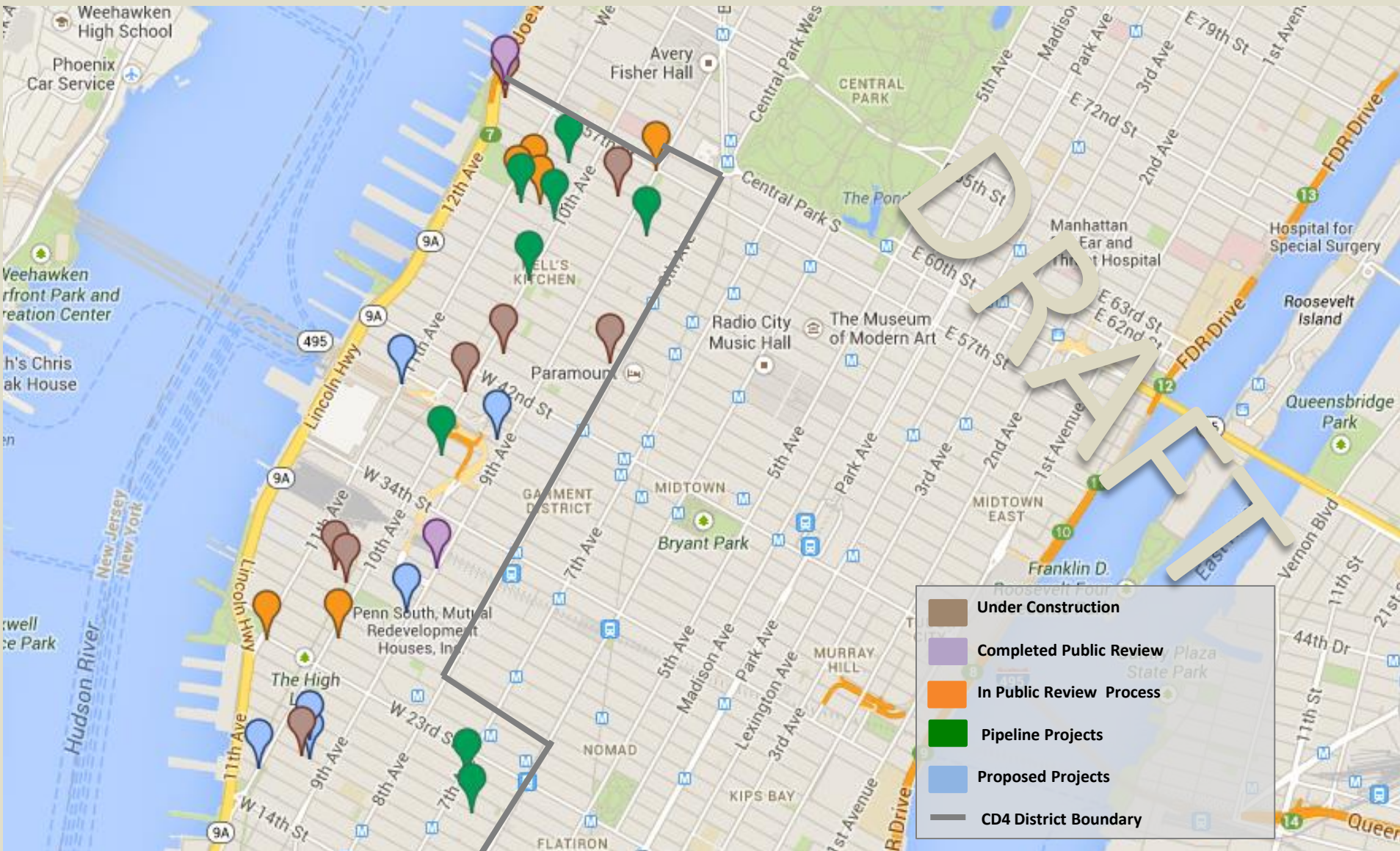
Under Construction, Under Public Review, Pipeline and Proposed Sites



Prepared by: Clinton Housing Development Company

June 4, 2014

Affordable Housing Development Sites in Manhattan CD4



**Affordable Housing
Sites Under Construction**

Affordable Housing Developments in Manhattan CD4

Affordable Housing – Sites Under Construction

625 West 57th 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 753 units including 151 affordable housing units

Developer: The Durst Organization

Units and Income Bands:

Unit size	50%
Total	151

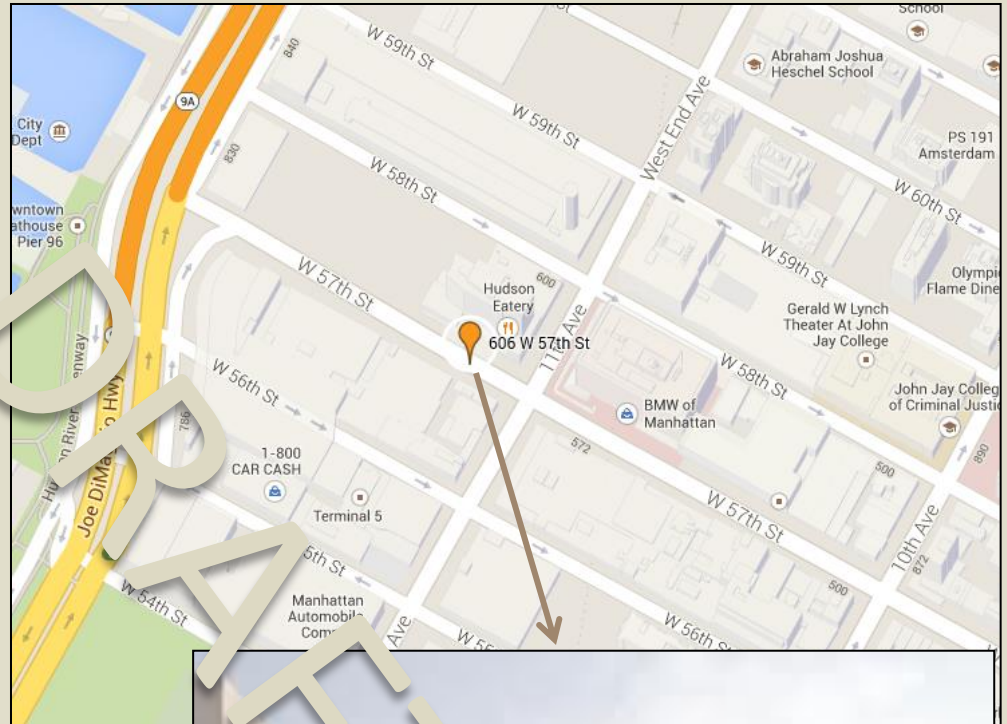
Permanently Affordable: No, 35 years

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

Affordable Housing – Sites Under Construction

424 West 55th Street

Program:

Inclusionary Housing – Offsite

Block and Lot: 1064, 44

Zoning:

- Special Clinton District
- C6-2 CL

Project Description:

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

Developer: Arker Companies

Units and Income Bands:

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

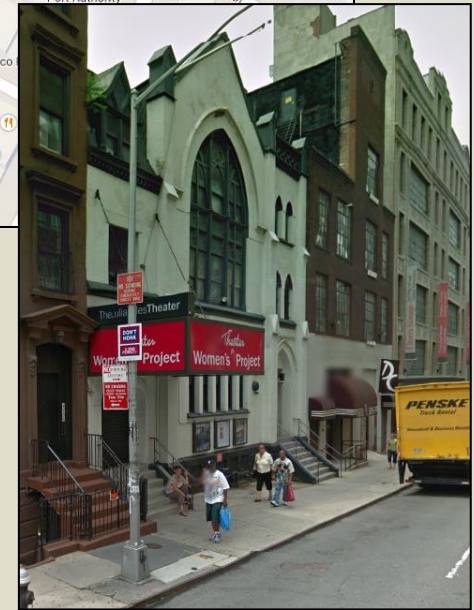
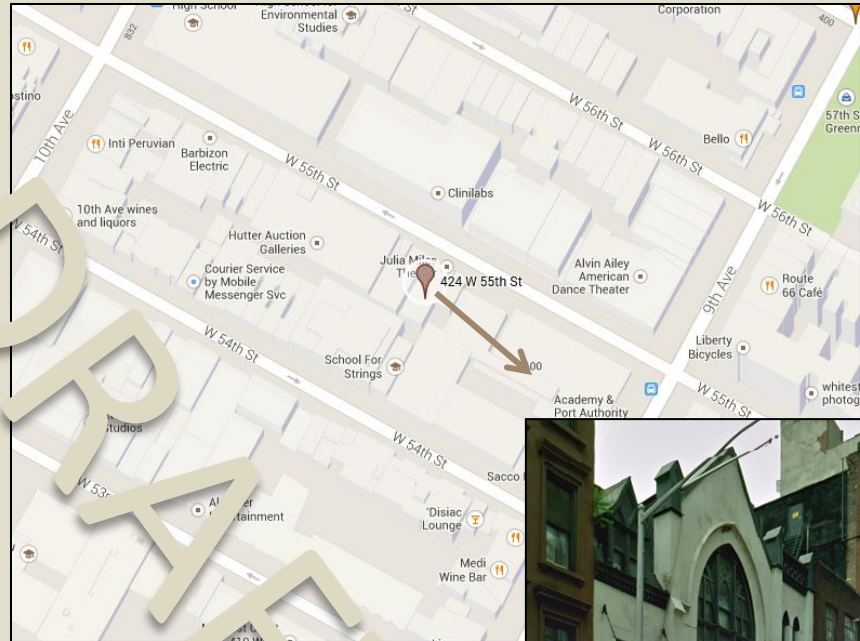
Permanently Affordable: Yes

Public Approvals: LIHP

Financing: Bank loan, Developer equity

Construction Start Date: 1/2014

Projected Completion Date: 10/2015



Existing building

Affordable Housing Developments in Manhattan CD4

Affordable Housing – Sites Under Construction

301 West 46th Street

Program:

- Cure for Harassment
- Inclusionary Housing – Onsite

Block and Lot: 1037, 30

Zoning:

- Special Clinton District
- C6-4 CL

Project Description:

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

Developer: Riu Hotels

Units and Income Bands:

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

Unit Size- Inclusionary	80%
2-Bed	2
3-Bed	0
Total	2

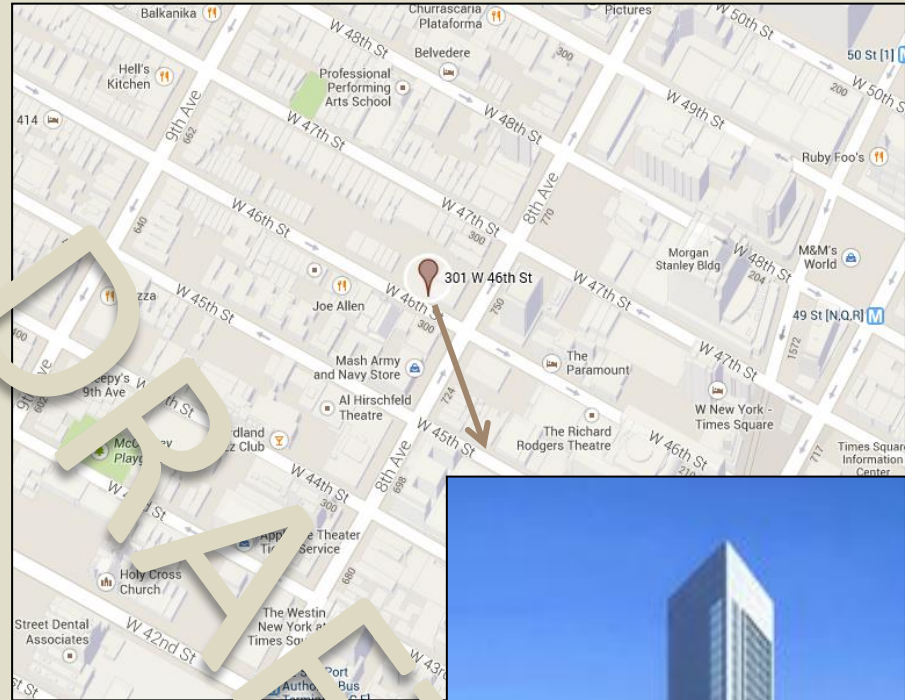
Permanently Affordable: Yes

Public Approvals: LIHP

Financing: Private financing

Construction Start Date: 8/2013

Projected Completion Date: 8/2015



Affordable Housing Developments in Manhattan CD4

Affordable Housing – Sites Under Construction

546 West 44th Street

Program:

Inclusionary Housing – Onsite

Block and Lot: 1072, 50

Zoning:

- Special Clinton District
- R9 CL

Project Description

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

Developer: DHA Capital

Units and Income Bands:

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

Permanently Affordable: Yes

Financing: Privately financed

Public Approvals: LIHP

Construction Start Date: 02/2014

Projected Completion Date: 12/2015



Affordable Housing Developments in Manhattan CD4

Affordable Housing – Sites Under Construction

551 10th Avenue

Program:

Inclusionary Housing – Onsite

Block and Lot: 1069, 34

Zoning:

- Special Hudson Yards District
- C2-8 HY

Project Description:

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

Developer: Extell

Units and Income Bands:

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

Permanently Affordable: Yes

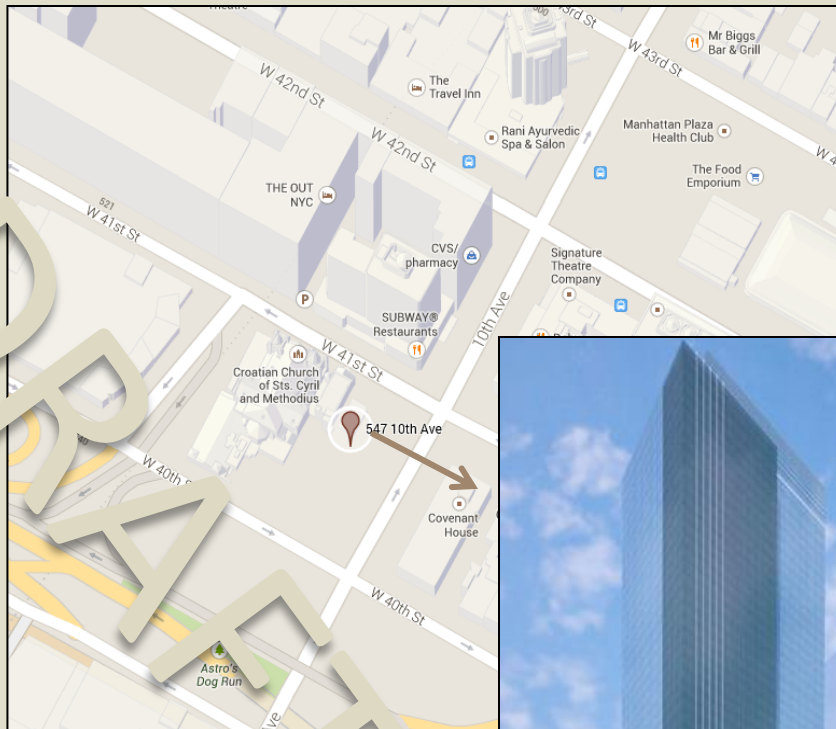
Public Approvals: LIHP

Financing:

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

Construction Start Date: 2/2014

Projected Completion Date: 12/2016



Affordable Housing Developments in Manhattan CD4

Affordable Housing – Sites Under Construction

525 West 28th Street

Program:

Inclusionary Housing – Onsite

Block and Lot: 700, 9

Zoning:

- Special West Chelsea District
- C6-3

Project Description:

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

Units and Income Bands:

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

Developer: Avalon Bay

Permanently Affordable: Yes

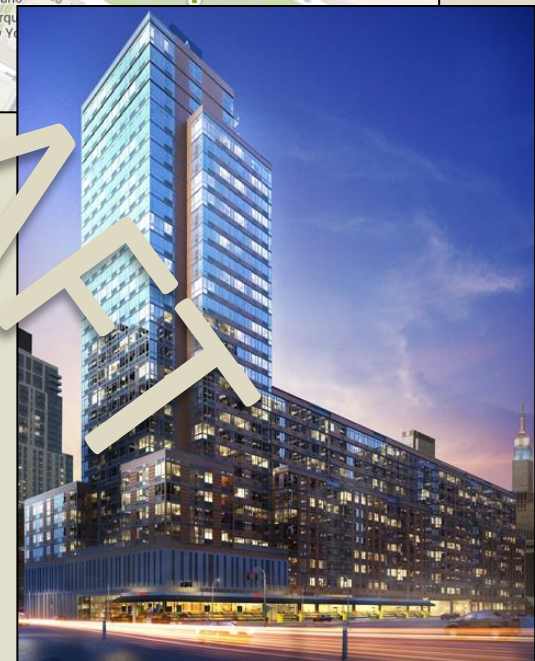
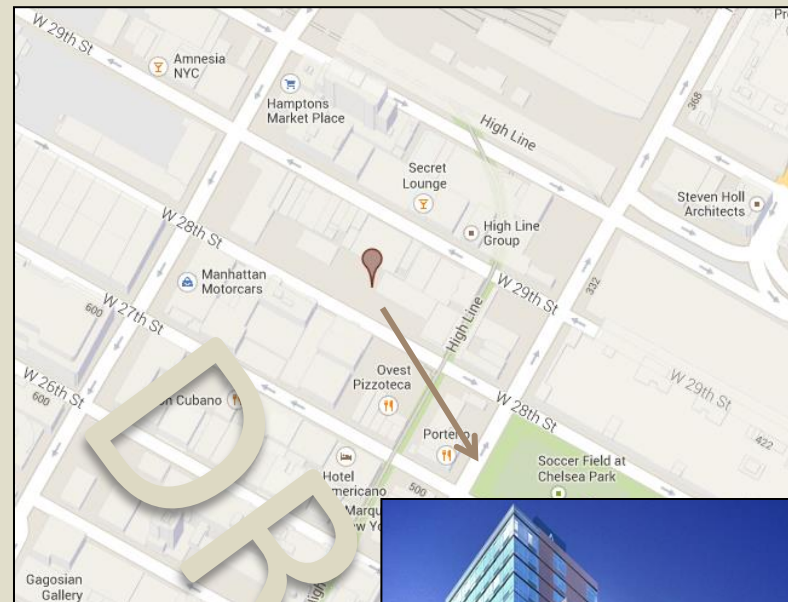
Public Approvals: LIHP

Financing:

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

Construction Start Date: 2/2013

Projected Completion Date: 5/2014



Affordable Housing Developments in Manhattan CD4

Affordable Housing – Sites Under Construction

515 West 28th Street

Program:

- Inclusionary Housing – Onsite

Block and Lot: 700, 27

Zoning:

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

Project Description:

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

Developer: Lalezarian Properties

Units and Income Bands:

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

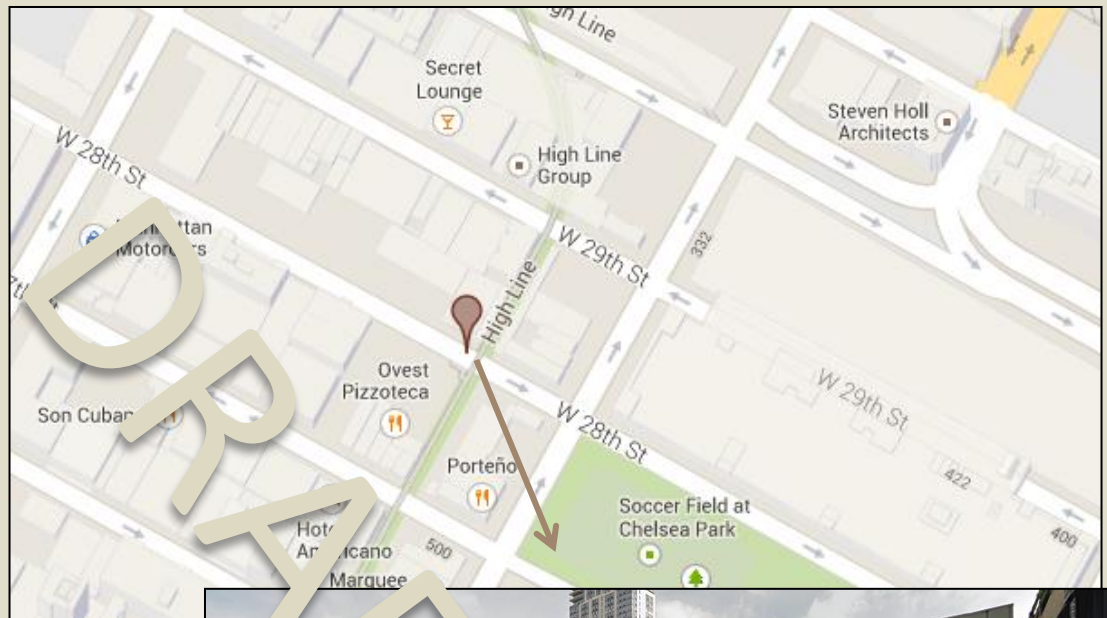
Permanently Affordable: Yes

Public Approvals: LIHP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: 02/2014

Projected Completion Date: 07/2015



Existing Site

Affordable Housing Developments in Manhattan CD4

Affordable Housing – Sites Under Construction

429 West 18th Street – Fulton Houses

Program:

- West Chelsea Rezoning Points of Agreement

Block and Lot: 716, p/o 17

Zoning:

- R8

Project Description:

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

Developer: Artimus Construction

Units and Income Bands:

Unit size	50%	80%	130%	165%
Studio	10	16	9	14
1-Bed	14	11	14	30
2-Bed	8	4	8	19
Total	32	31	31	63

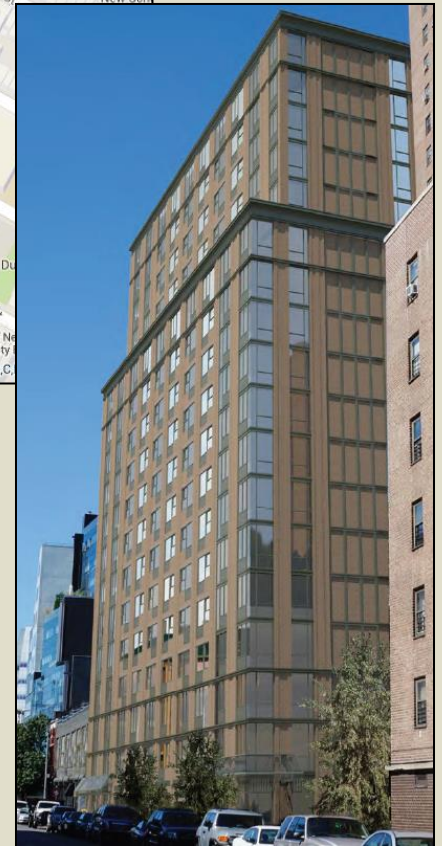
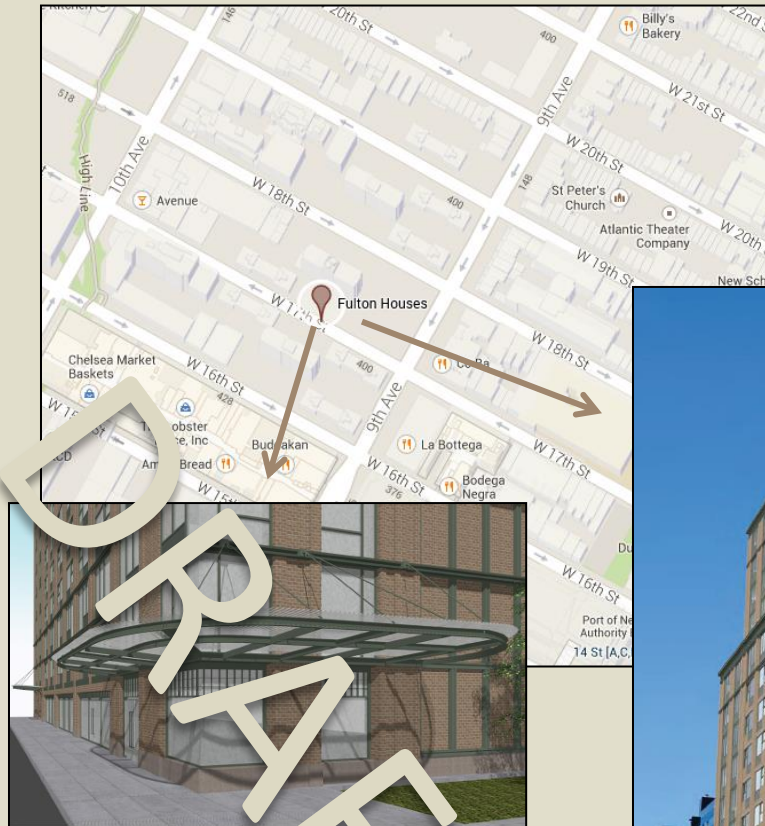
Permanently Affordable: Yes

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



Affordable Housing Developments in Manhattan CD4

AMI Distribution--Sites In Construction

Address	Developer	Special District			Total Units	AH Units	AMI								Inclusionary	
		Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	125%	135%	165%	Onsite	Offsite
625 West 57th	Durst Organization	X	-	-	753	151	-	151	-	-	-	-	-	-	n/a	-
424 West 55th	Arker Companies	X	-	-	17	17	-	-	-	17	-	-	-	-		X
301 West 46th	Riu Hotels	X	-	-	612*	12	-	-	-	12	-	-	-	-	X	-
546 West 44th	DHA Capital	X	-	-	280	62	-	-	62	-	-	-	-	-	X	-
551 10th Ave	Extell Development	X	-	-	598	119	18	101	-	-	-	-	-	-	X	-
525 West 28th	Avalon Bay	-	-	X	691	142	12	67	63	-	-	-	-	-	X	-
515 West 28th	Lalezarian Properties	-	-	X	375	75	-	75	-	-	-	-	-	-	X	-
429 West 18th	Artimus Construction	-	-	-	157	157	-	32	-	31	-	-	31	63	n/a	-
Total					2883	735	30	426	125	60	0	0	31	63	-	-

* = 600 Hotel Rooms
(not included in Total)

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**Affordable Housing
Sites with Completed Public Review**

Affordable Housing Developments in Manhattan CD4

Affordable Housing Sites -- Completed Public Review

606 West 57th Street

Program:

- Inclusionary Housing - Onsite

Block and Lot: 1104, 31

Zoning:

- Special Clinton District
- C4-7

Project Description:

- 1,035 units including 207 affordable units
- 42 story mixed use development including residential, commercial, community facility and parking

Developer: TF Cornerstone

Units and Income bands:

Unit size	40% - 50% 165% 200%
TBD	207
Total	207

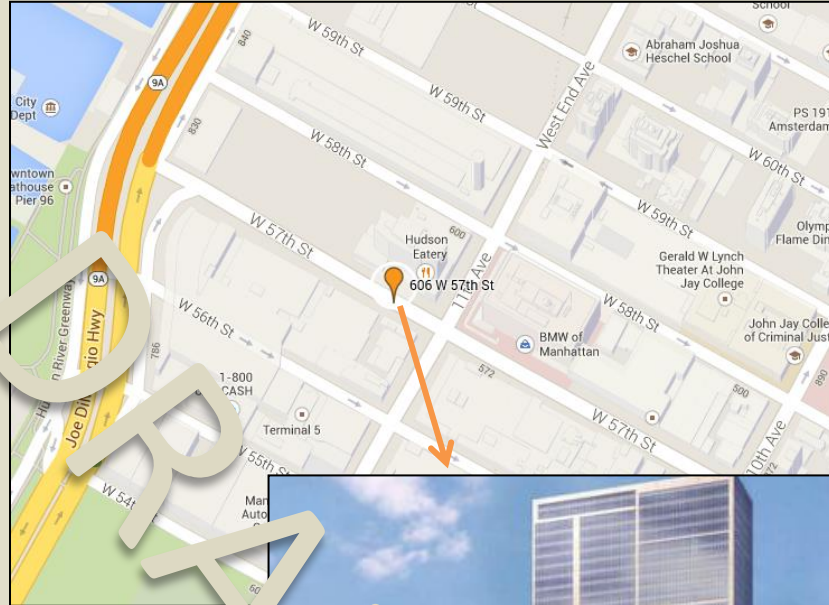
Permanently Affordable: Yes

Public Approvals: ULURP and LIHP

Financing: 80/20 Tax Exempt Bonds

Projected Start Date: 7/2014

Projected Completion Date: 12/2016



Affordable Housing Developments in Manhattan CD4

Affordable Housing Sites -- Completed Public Review

371 9th Avenue - Manhattan West

Program:

- Inclusionary Housing – Voluntary Owner Participation

Block and Lot: 729, 50

Zoning:

- Special Hudson Yards District
- C6-4

Project Description:

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

Developer: Brookfield Properties

Units and Income Bands:

- A total of 790 units with 158 affordable units

Unit	40-50% AMI
Total	158

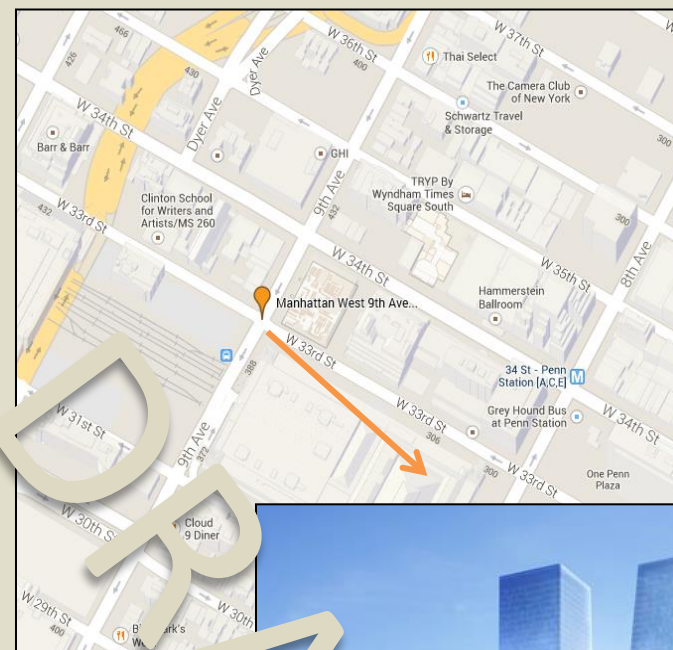
Permanently Affordable: Developer has voluntarily committed to make the affordable units permanent

Financing: 80/20 Tax Exempt Bonds

Public Approvals: ULURP and LIHP

Projected Start Date: 3/2015

Projected Completion Date: 06/2017



Affordable Housing Developments in Manhattan CD4
AMI Distribution--Sites in Completed Public Review

Address	Developer	Special District			Total Units	Affordable Units	AMI								Inclusionary	
		Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	125%	130%	165%	Onsite	Offsite
606 West 57th	TF Cornerstone	X			1035	207	-	207	-	-	-	-	-	-	X	
371 Ninth Ave	Brookfield Properties		X		790	158	-	158	-	-	-	-	-	-	X	
Total					1825	365		365								

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**Affordable Housing
Sites Under Public Review Process**

Affordable Housing Developments in Manhattan CD4
Affordable Housing -- Sites Under Public Review Process

400 West 57th Street - The Windermere

Program:

- Cure for Harassment

Block and Lot: 1066, 32

Zoning:

- Special Clinton District
- R8/C1-5

Project Description:

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

Developer: LLC formed by Mark Tress

Units and Income Bands:

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

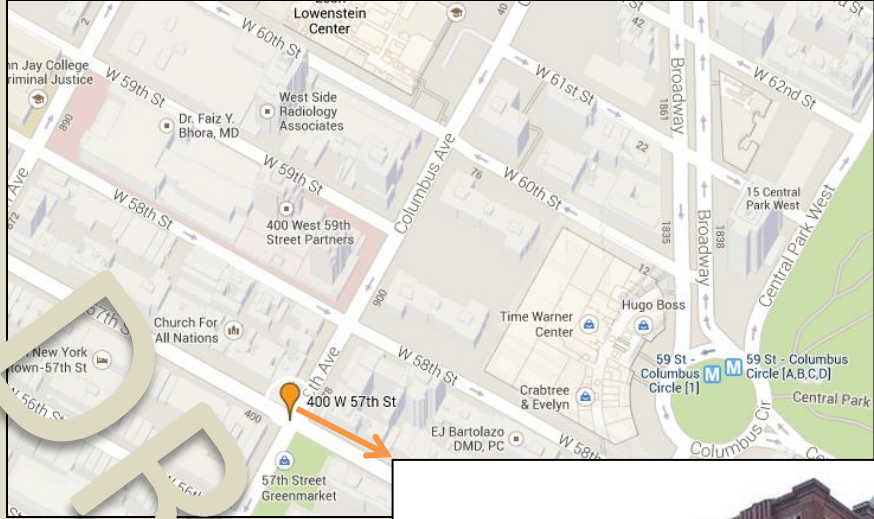
Permanently Affordable: Yes

Public Approvals: ULURP (74-711) and LIHP

Financing: Private financing

Projected Start Date: TBD

Projected Completion Date: TBD



Existing building

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Affordable Housing Developments in Manhattan CD4
Affordable Housing -- Sites Under Public Review Process

540 West 53rd Street – Site 7

Program:

- Inclusionary Housing

Block and Lot: 1081, p/o 1

Zoning:

- Special Clinton District
- R9/C2-5 CL

Project Description:

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

Developer: Clinton Housing Development Company

Units and Income Bands:

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

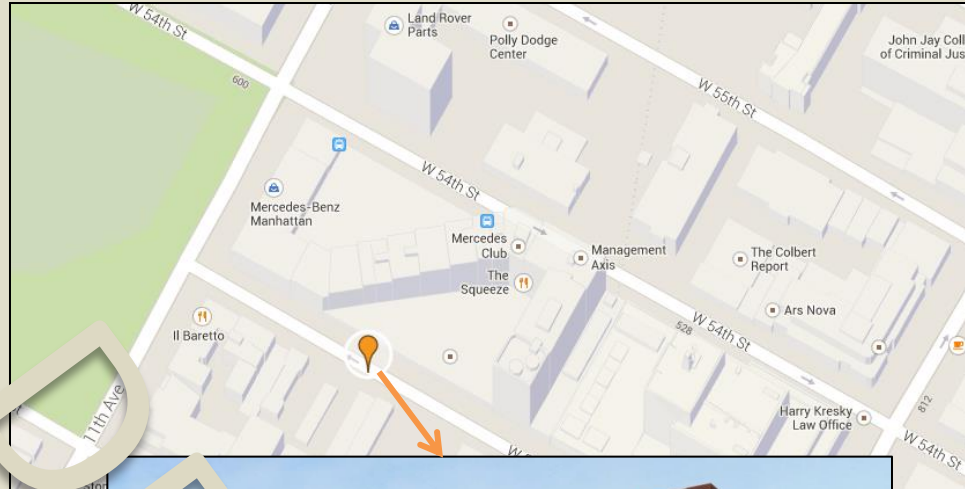
Permanently Affordable: Yes

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: 9/2014

Projected Completion Date: 3/2016



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525 West 52nd Street

Program:

- Inclusionary Housing

Block and Lot: 1081, 7501

Zoning:

- Special Clinton District
- R9/C2-5 CL

Project Description:

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

Developer: Taconic Investment Partners/Ritterman Capital

Units and Income Bands:

Unit Size	40% – 50%
Studio	19
1-bed	39
2-bed	21
Total	79

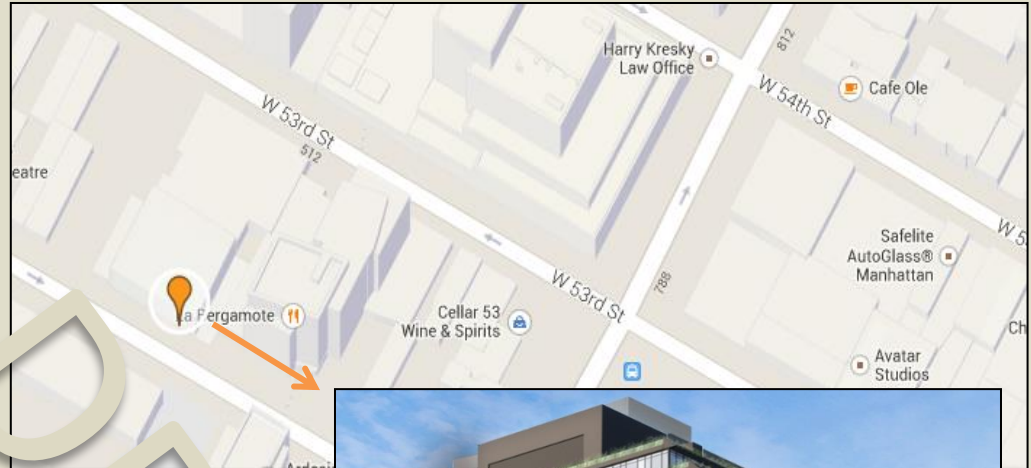
Permanently Affordable: Yes

Public Approvals: ULURP (rezoning and disposition), LIHP

Financing: 80/20 tax exempt bonds

Projected Start Date: 9/2014

Projected Completion Date: 3/2016



Affordable Housing Developments in Manhattan CD4
Affordable Housing -- Sites Under Public Review Process

560 West 52nd Street - Captain Post

Program:

- HPD Multifamily Preservation Loan Program

Block and Lot: 1080, p/o 103

Zoning:

- Special Clinton District
- R8A CL

Project Description:

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

Developer: Clinton Housing Development Company

Units and Income Bands:

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

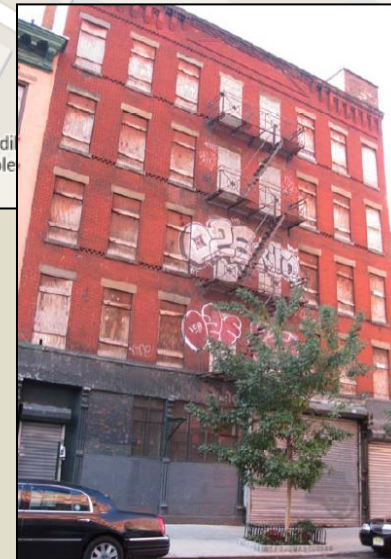
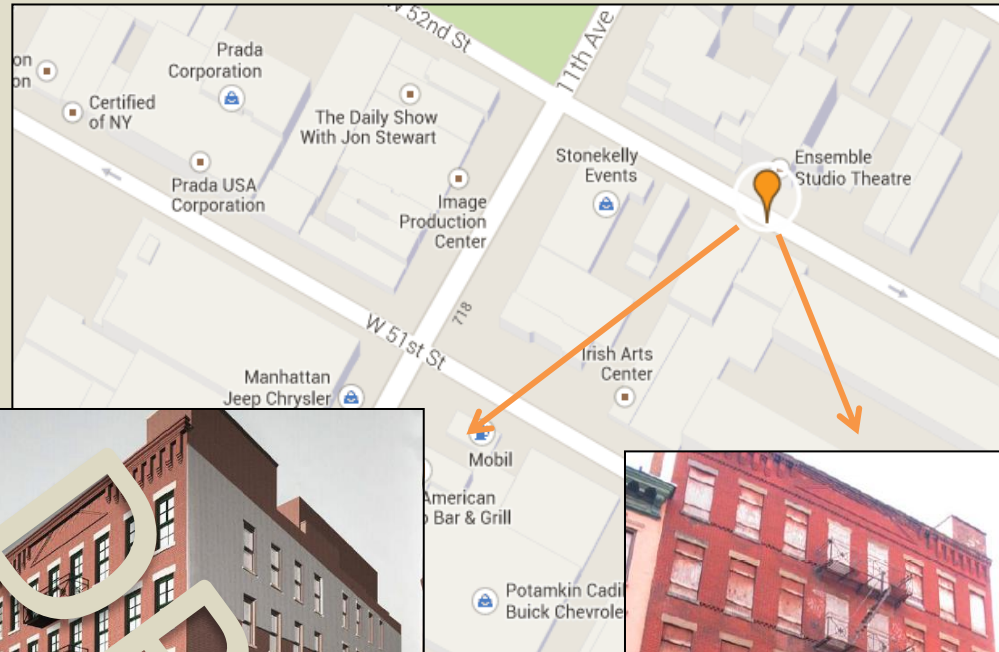
Permanently Affordable: Yes

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: 9/2014

Projected Completion Date: 3/2016



Existing Building

Affordable Housing Developments in Manhattan CD4
Affordable Housing -- Sites Under Public Review Process

464 West 25th Street

Program:

- HPD Multifamily Preservation Loan Program

Block and Lot: 722, 74

Zoning:

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

Project Description:

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

Developer: Clinton Housing Development Company

Units and Income Bands:

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

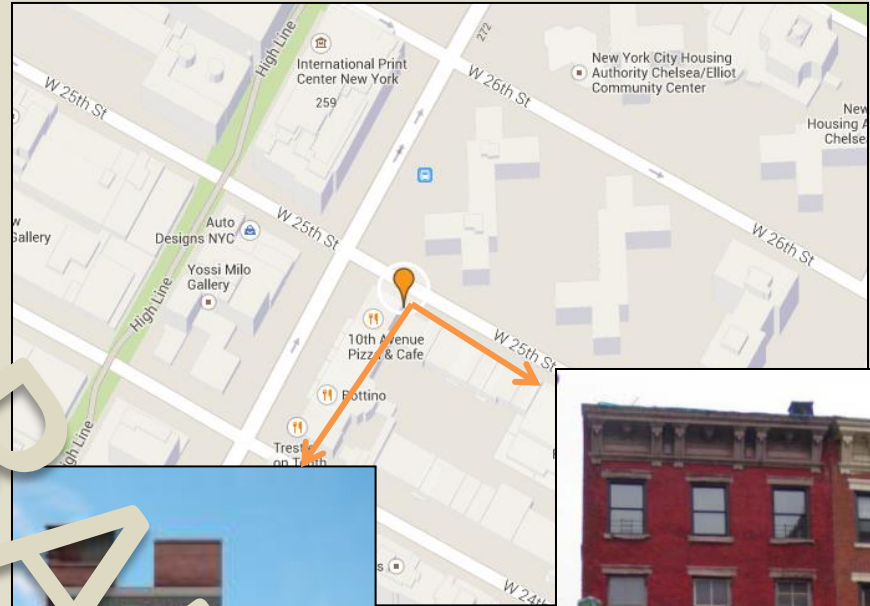
Permanently Affordable: Yes

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

Affordable Housing Developments in Manhattan CD4
Affordable Housing -- Sites Under Public Review Process

565 West 23rd 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 5th floor

Developer: Clinton Housing Development Company

Units and Income Bands:

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

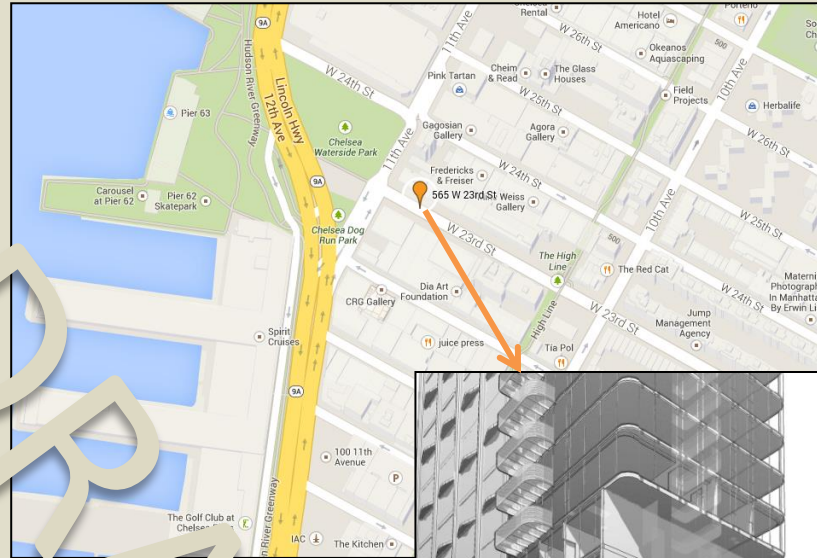
Permanently Affordable: Yes

Public Approvals: LIHP

Financing: Private financing

Projected Start Date: 9/2014

Projected Completion Date: 5/2016



Affordable Housing Developments in Manhattan CD4
AMI Distribution--Sites Under Public Review Process

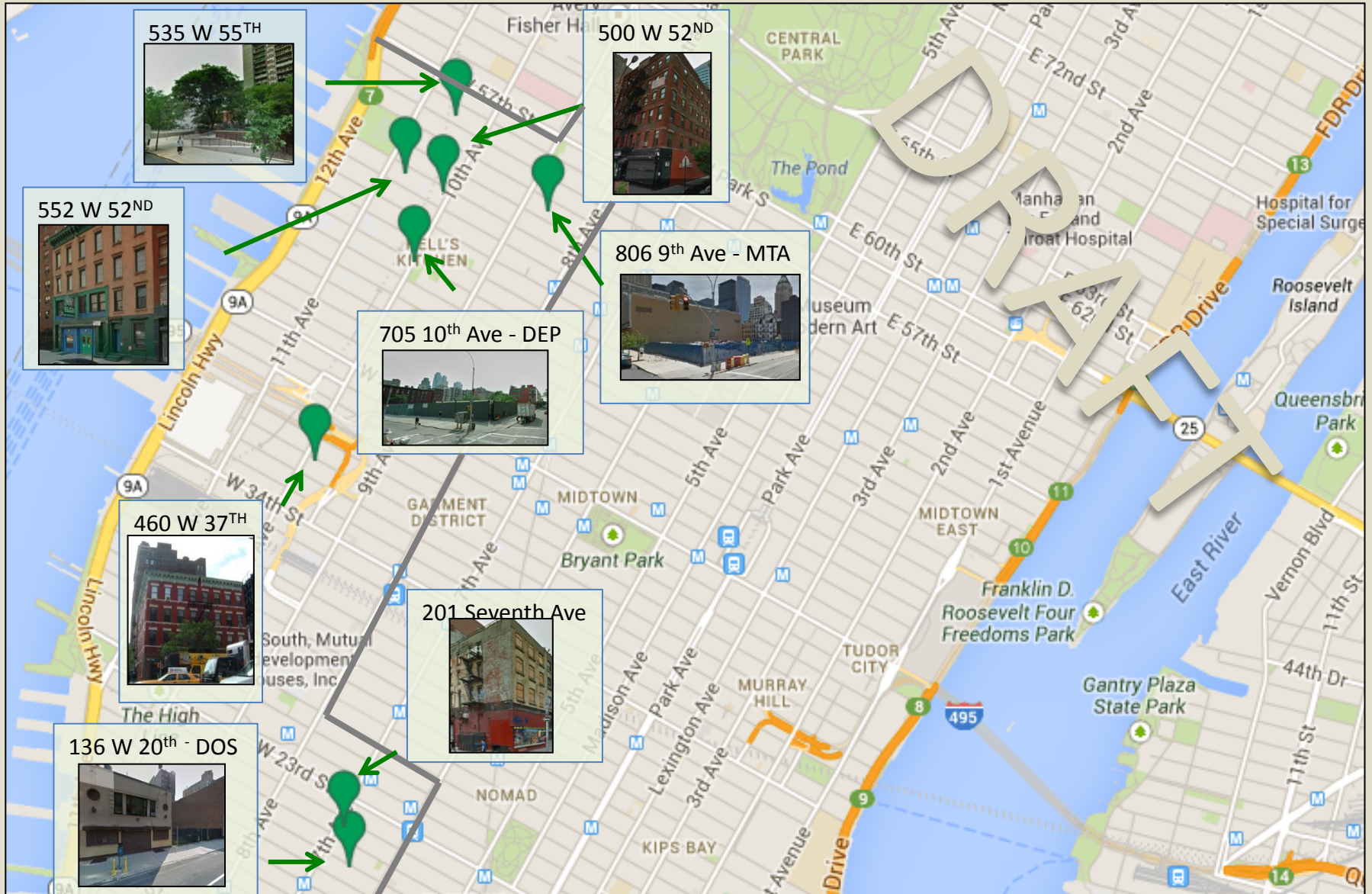
Address	Developer	Special District			Total Units	Affordable Units	AMI								Inclusionary	
		Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	125%	130%	165%	Onsite	Offsite
400 West 57 th	Mark Tress	X	-	-	195*	20	-	-	-	20	-	-	-	-	n/a	-
540 West 53 rd	Clinton Housing Dev. Co	X	-	-	103	103	-	-	-	23	27	27	-	26	X	-
525 West 52 nd	Taconic/Ritterman Capital	X	-	-	392	79	12	67	-	-	-	-	-	-	X	-
560 West 52 nd	Clinton Housing Dev. Co	X	-	-	22	22	-	-	-	11	11	-	-	-	n/a	-
464 West 25 th	Clinton Housing Dev. Co	-	-	-	4	4	-	-	-	2	2	-	-	-	n/a	-
565 West 23 rd	Clinton Housing Dev. Co	-	-	X	22	22	-	-	-	22	-	-	-	-	n/a	-
Total					543	250	12	67		78	40	27		26		

- = 175 Hotel suites not included in total

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**Affordable Housing
Development Pipeline**

Affordable Housing Development Pipeline Sites



Affordable Housing Developments in Manhattan CD4

Affordable Housing -- Development Pipeline

535 West 55th Street – Harborview

Program: Hudson Yards Points of Agreement

Block and Lot: 1084, p/o 9

Zoning:

- Special Clinton District
- R8

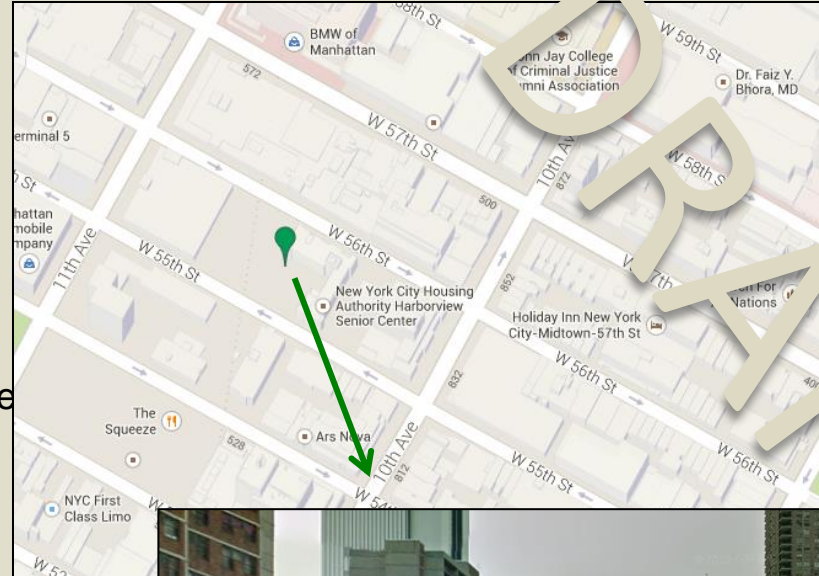
Project Description:

- Construction of a new residential building, relocated parking, upgraded open space
- Second round RFP (1st RFP in 2007)
- Minimum of 250 units (60% to 165% AMI)
- Community discussion underway to increase number of units to 210

Developer: Subject to RFP

Units and Income Bands:

AMI	80%	100%	135%	165%
Total	73	65	56	56



Existing Site

*Above table is based on 7/31/13 letter from Mayor's Office to Council

Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: 07/2015

Projected Completion Date: 1/2017

Affordable Housing Developments in Manhattan CD4

Affordable Housing– Development Pipeline

806 9th Avenue – MTA Site

Program: Western Railyards Points of Agreement

Block and Lot: 1044, 3

Zoning:

- Special Clinton District
- R8/C1-5

Project Description:

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

Developer: Subject to RFP

Units and Income Bands:

AMI	80%	135%	165%
Total	38	40	46

*Above table is possible unit breakdown

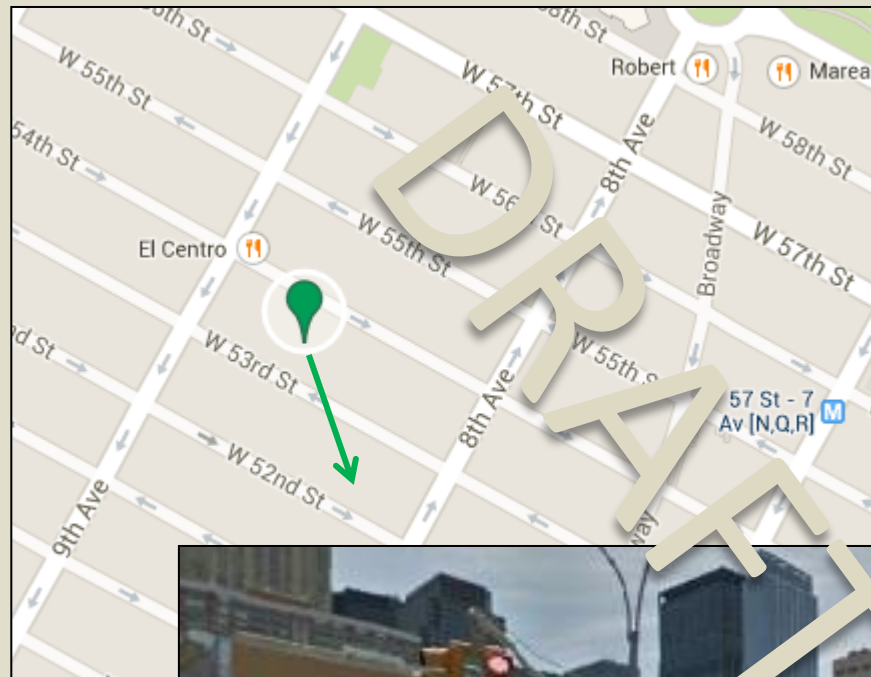
Permanently Affordable: Yes

Public Approvals: ULURP (Completed in 2009), RFP, work with MTA to allow early release of site to HPD

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Site

500 West 52nd Street

Program: HPD Supportive Housing Loan Program

Block and Lot: 1080, p/o 28

Zoning:

- Special Clinton District
- C6-3

Project Description:

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

Developer: Clinton Housing Development Company

Units and Income Bands:

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

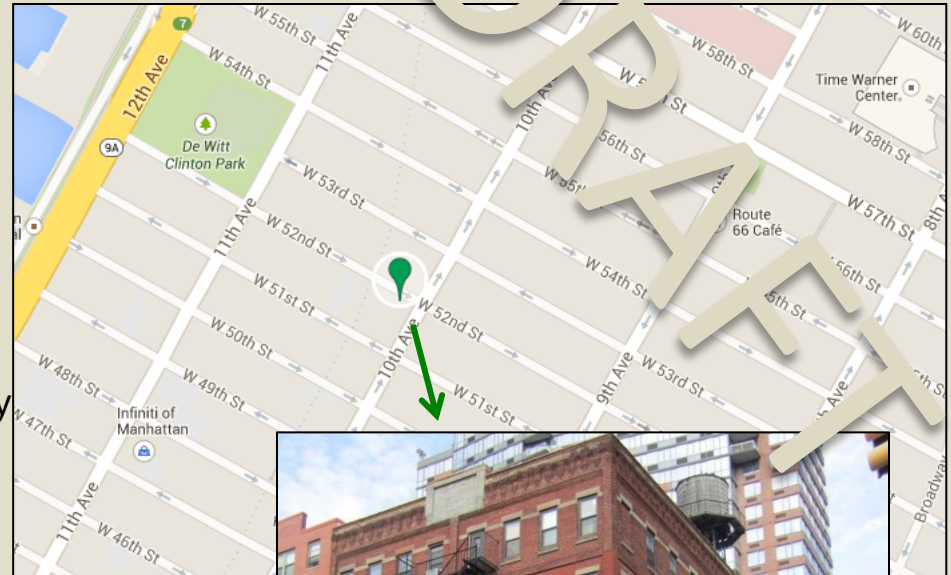
Permanently Affordable: Yes

Public Approvals: ULURP (disposition)

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

Projected Start Date: 07/2015

Projected Completion Date: 1/2017



Affordable Housing Developments in Manhattan CD4
Affordable Housing -- Development Pipeline

552 West 52nd Street

Program: Inclusionary – Onsite

Block and Lot: 1080, p/o 103

Zoning:

- Special Clinton District
- R8A

Project Description:

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

Developer: Clinton Housing Development Co.

Units and Income Bands:

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

*Above table is possible unit breakdown

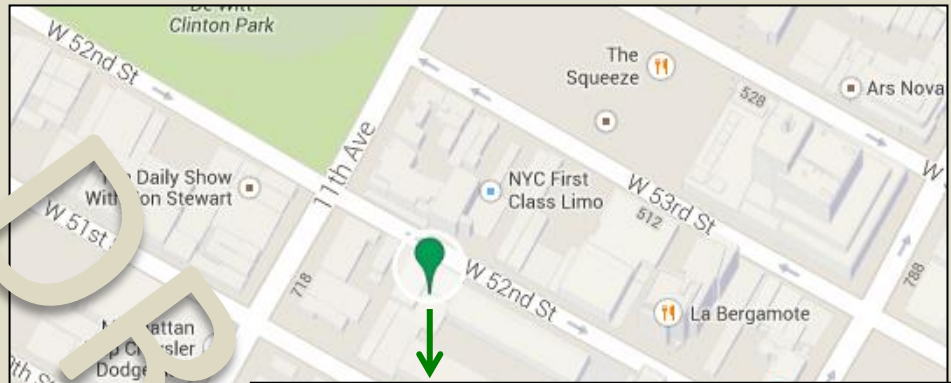
Permanently Affordable: Yes

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

705 10th Avenue – DEP Site

Program: Western Railyards Points of Agreement

Block and Lot: 1077, 29

Zoning:

- Special Clinton District
- R8/C2-5

Project Description:

- DEP owned site
- 35,145 sq. ft. lot (175' x 200.83')
- Preliminary analysis for 143 units of 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%	135%	165%
Total Units	38	46	59

*Above table is possible unit breakdown

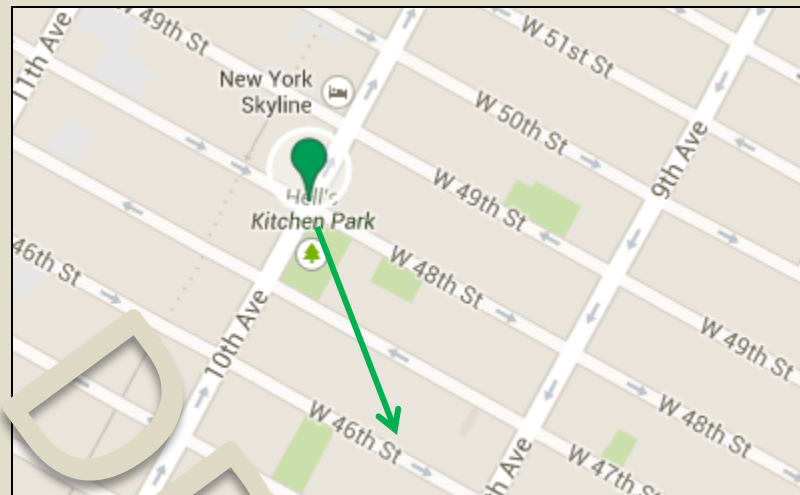
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Site

Affordable Housing Developments in Manhattan CD4

Affordable Housing -- Development Pipeline

460 West 37th Street

Program: Inclusionary - Onsite

Block and Lot: 734, 66

Zoning:

- Special Hudson Yards District
- C2-8

Project Description:

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

Developer: Clinton Housing Development Company

Units and Income Bands:

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

*Above table is possible unit breakdown

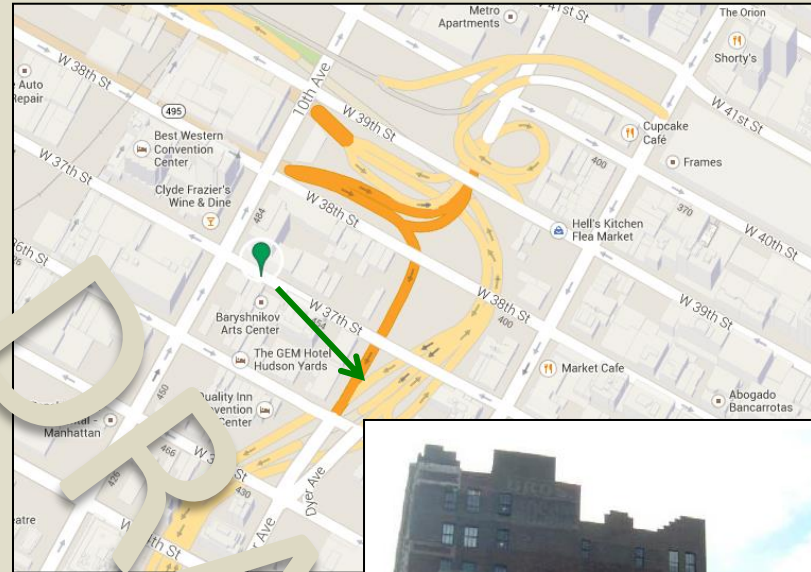
Permanently Affordable: Yes

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

Affordable Housing Developments in Manhattan CD4

Affordable Housing -- Development Pipeline

201 7th Avenue

Program: HPD Multifamily Preservation Loan Program

Block and Lot: 797, 83

Zoning:

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

Project Description:

- Gut rehabilitation and addition for affordable housing
- Renovation of ground floor commercial unit
- 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
Total	12	12

*Above table is possible unit breakdown

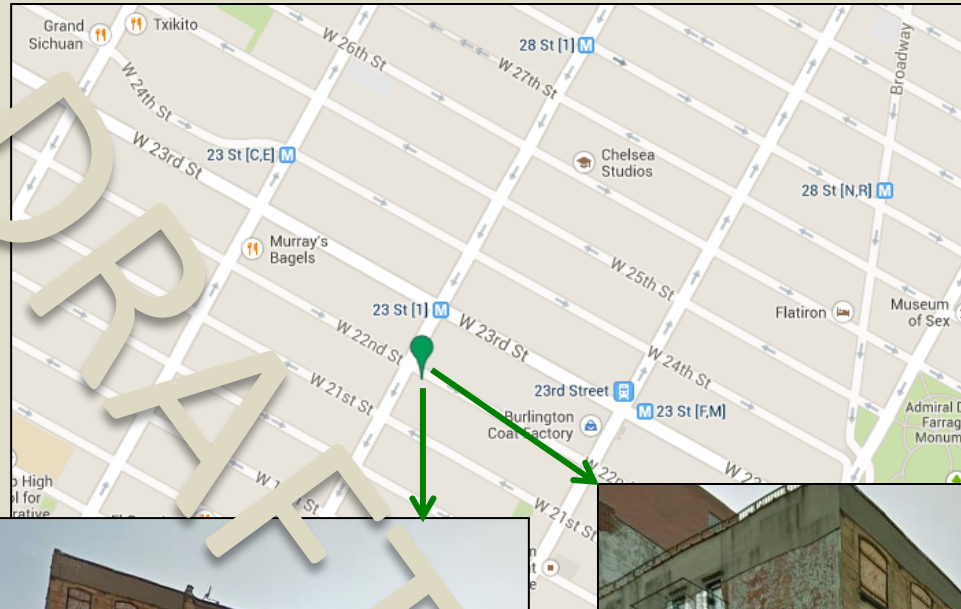
Permanently Affordable: Yes

Public Approvals: UDAAP (disposition)

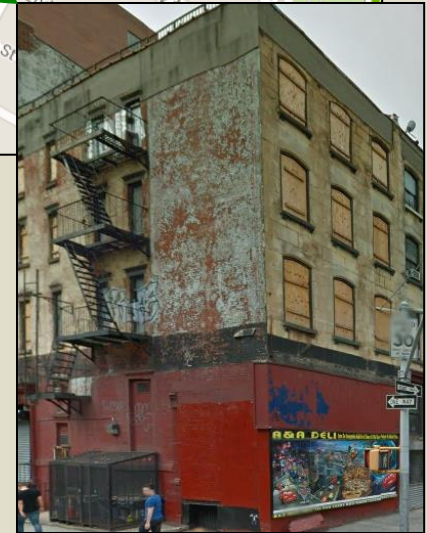
Financing: HPD MPLP

Projected Start Date: 7/2015

Projected Completion Date: 1/2017



Existing building



Existing building

136 West 20th Street – DOS Site

Program: Western Railyards Points of Agreement

Block and Lot: 795, 66

Zoning:

- Special Zoning District: None
- C6-3A

Project Description:

- Preliminary analysis for 84 units of affordable housing

Developer: Subject to RFP

Units and Income Bands:

AMI	80%	100%	135%	165%
Total Units	21	21	21	21

*Above table is possible unit breakdown

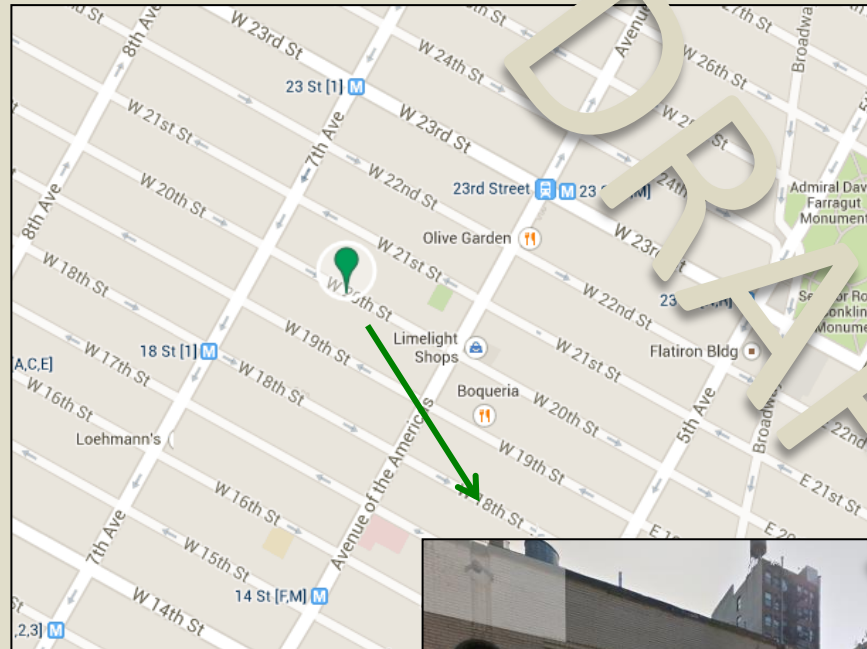
Permanently Affordable: Yes

Public Approvals: ULURP (disposition), RFP

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Building

Affordable Housing Developments in Manhattan CD4

Affordable Housing -- 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%	135%	165%
500 West 52 nd	Clinton Housing Dev. Co.	HPD	X	-	-	45	-	27	18	-	-	-	-	-
535 West 55 th	Subject to RFP	NYCHA	X	-	-	250	-	-	73	-	65	-	56	56
552 West 52 nd	Clinton Housing Dev. Co.	HPD	X	-	-	84	-	-	-	21	21	21	-	21
201 7 th Ave	TBD	HPD	-	-	-	24	-	-	-	12	12	-	-	-
806 9 th Ave	Subject to RFP	MTA	X	-	-	124	-	-	-	38	-	-	40	46
795 10 th Ave	Subject to RFP	DEP	X	-	-	143	-	-	-	38	-	-	46	59
460 West 37 th	Clinton Housing Dev. Co.	HPD	-	X	-	80	-	-	-	20	20	20	-	20
136 West 20 th	Subject to RFP	HPD	-	-	-	84	-	-	0	21	21	-	21	21
Total						834	-	27	91	150	139	41	163	223

**Affordable Housing
Proposed Development Sites**

Affordable Housing Proposed Development Sites

493 11th Ave - Slaughterhouse



415 W 40th St.



317 9th Ave - USPS



Fulton Houses Sites



Affordable Housing Developments in Manhattan CD4

Affordable Housing -- Proposed Development Sites

415 West 40th Street

Program: New Construction

Block and Lot: 1050, p/o 13

Zoning:

- Special Hudson Yards District
- C6-3

Project Description:

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

Developer: Subject to RFP

Units and Income Bands:

AMI	60%	80%	100%	135%	165%
Total Units	12	12	12	15	15

*Above table is possible unit breakdown

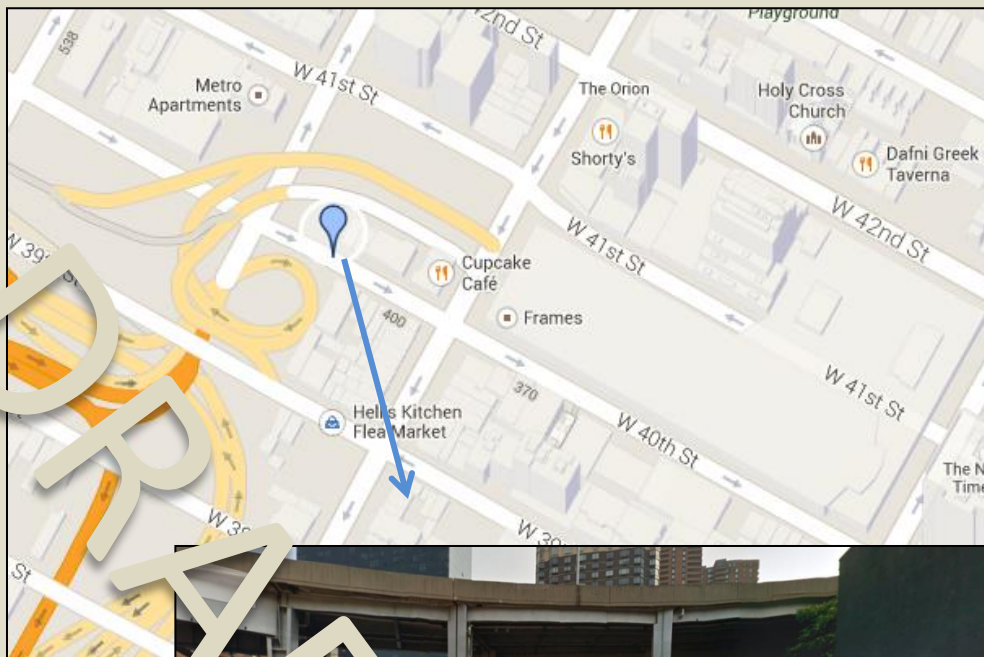
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Site

Affordable Housing Developments in Manhattan CD4

Affordable Housing -- Proposed Development Sites

493 11th Avenue – Old Slaughterhouse

Program: TBD

Block and Lot: 685, 38

Zoning:

- Special Zoning District: None
- M1-5

Project Description:

- 24,688 sq. ft. lot (125' x 198')
- Proposed C6-4 with Base FAR of 9, bonusable to 12 with Inclusionary
- Preliminary analysis for 296 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%	135%	165%
Total	48	50	50	74	74

*Above table is possible unit breakdown

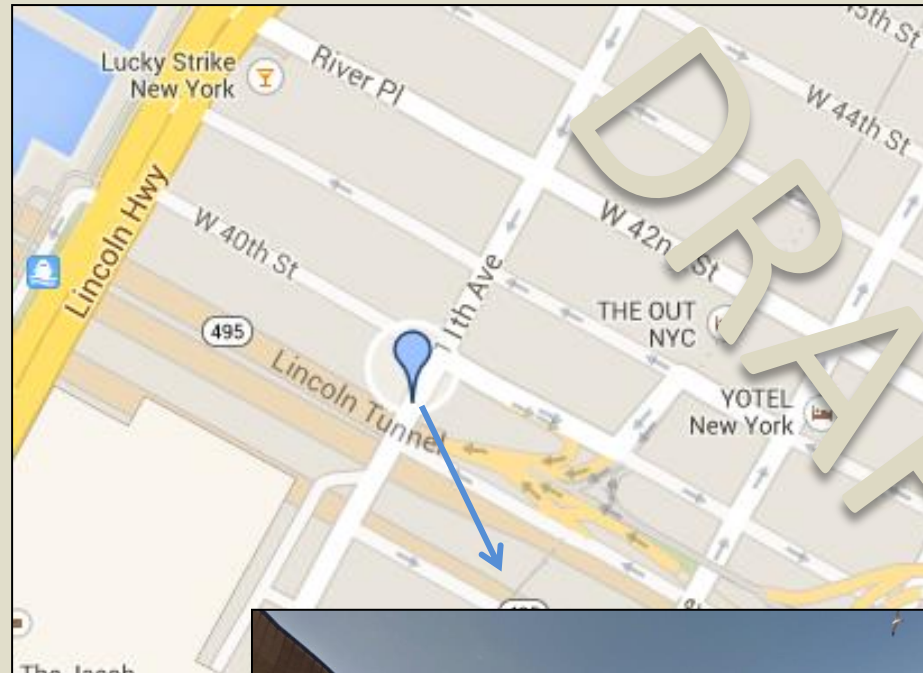
Permanently Affordable: Yes

Public Approvals: ULURP (Rezoning and disposition), RFP

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing site

Affordable Housing Developments in Manhattan CD4

Affordable Housing -- Proposed Development Sites

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%	135%	165%
Total Units	49	51	53	76	76

*Above table is possible unit breakdown

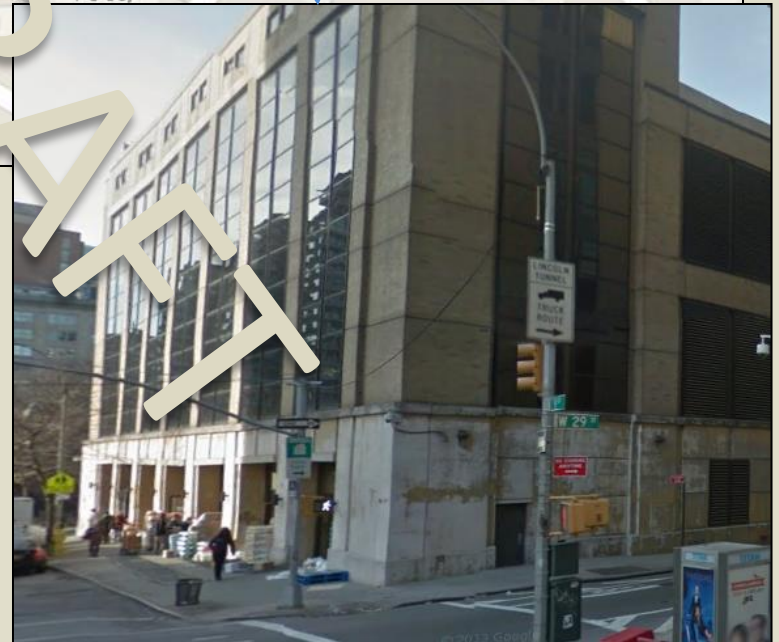
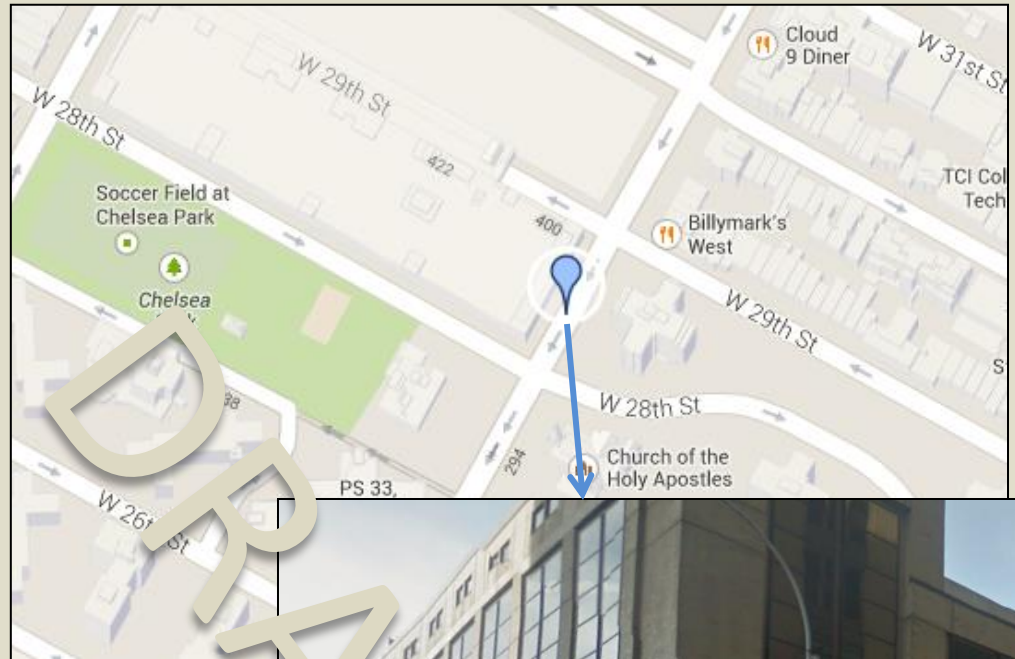
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Building

Affordable Housing Developments in Manhattan CD4

Affordable Housing -- Proposed Development Sites

433 West 19th Street – Fulton Houses

Program: New Construction

Block and Lot: 717, p/o 19

Zoning:

- Special Zoning District: None
- R8

Project Description:

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

Developer: Subject to RFP

Units and Income Bands:

AMI	50%	80%	135%	165%
Total Units	21	21	20	42

*Above table is possible unit breakdown

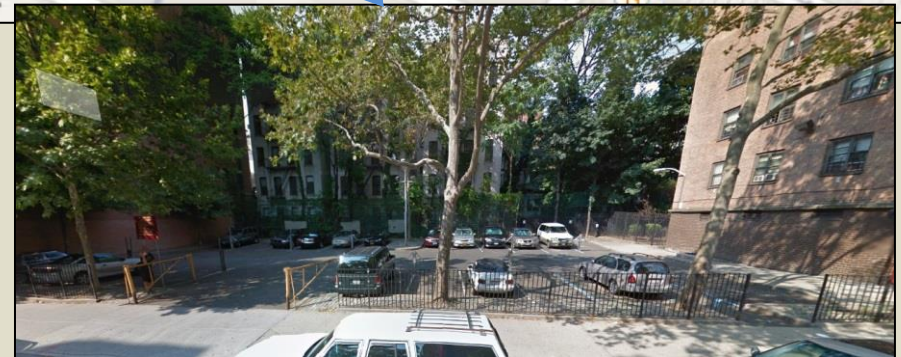
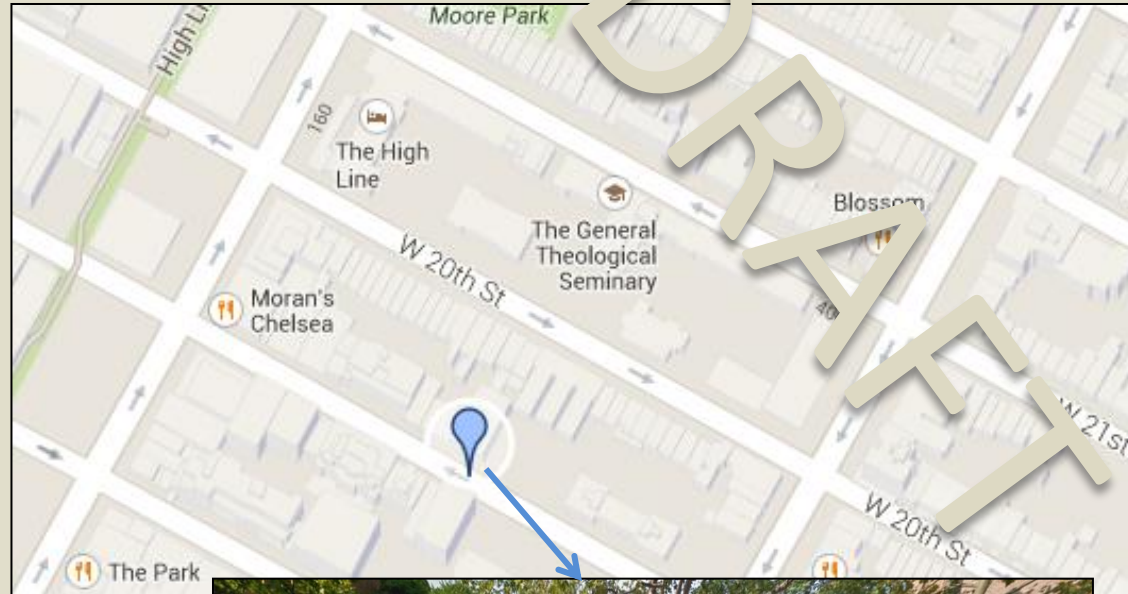
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Site

Affordable Housing Developments in Manhattan CD4

Affordable Housing -- Proposed Development Sites

424 West 18th Street – Fulton Houses

Program: New Construction

Block and Lot: 715, p/o 10

Zoning:

- Special Zoning District: None
- R8

Project Description:

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

Developer: Subject to RFP

Units and Income Bands:

AMI	50%	80%	135%	165%
Total units	29	29	30	59

*Above table is possible unit breakdown

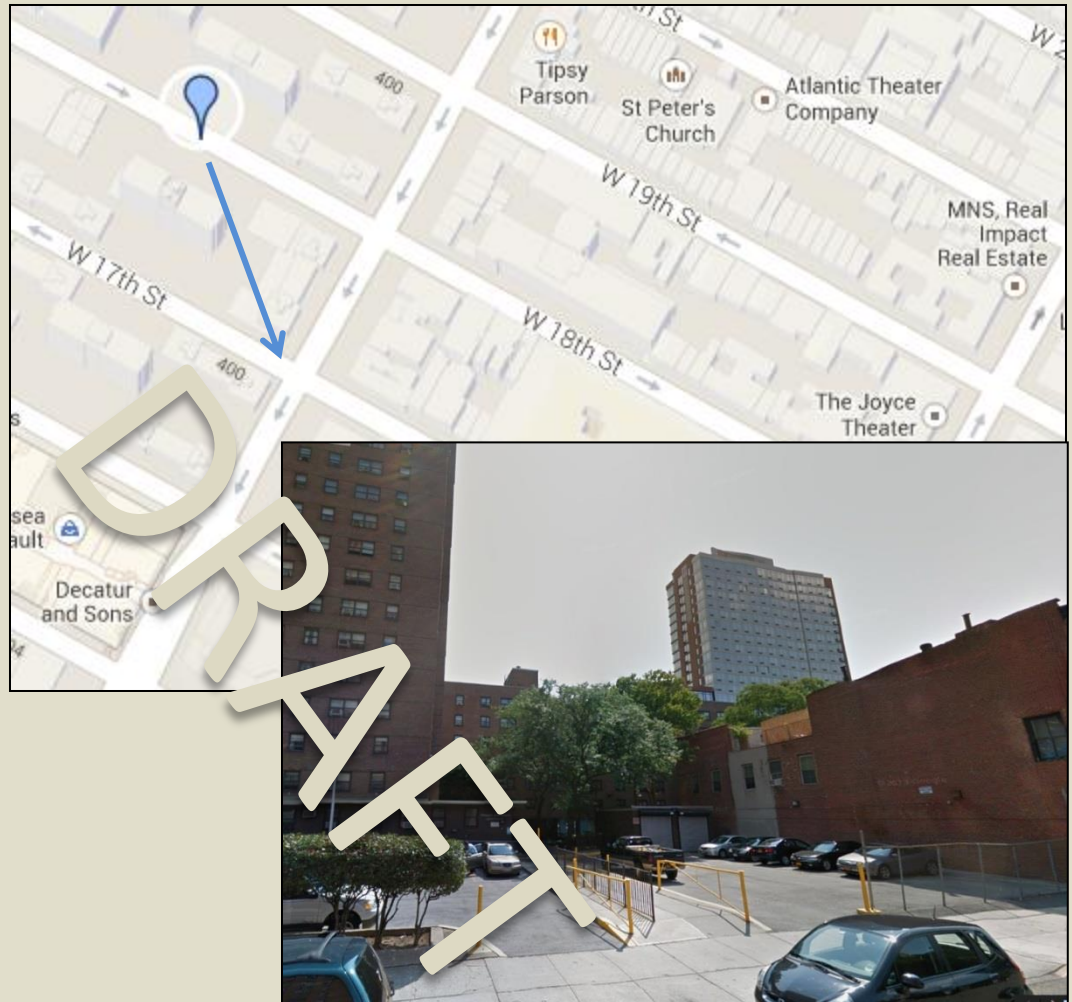
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Site

Affordable Housing Developments in Manhattan CD4

Affordable Housing -- Proposed Development Sites

429 West 16th Street – Fulton Houses

Program: New Construction

Block and Lot: 714, p/o 31

Zoning:

- Special Zoning District: None
- R8

Project Description:

- 7,500 sq. ft. lot (150' x 50')
- Develop strategic plan 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%	135%	165%
Total units	29	29	30	59

*Above table is possible unit breakdown

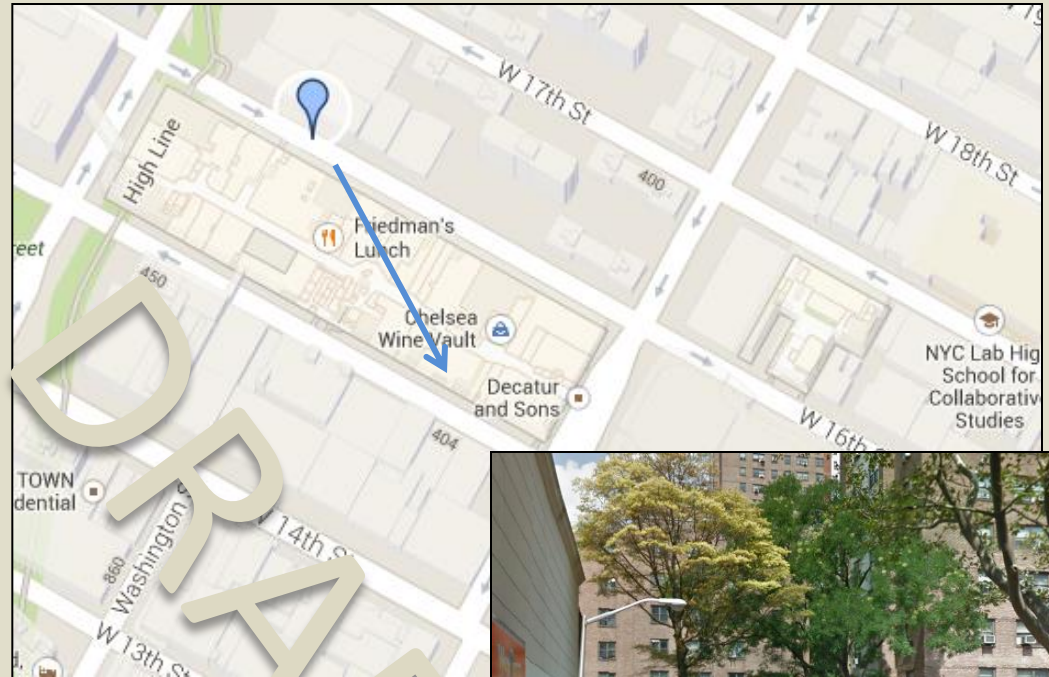
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Site

Affordable Housing Developments in Manhattan CD4
Affordable Housing -- Proposed Development Sites

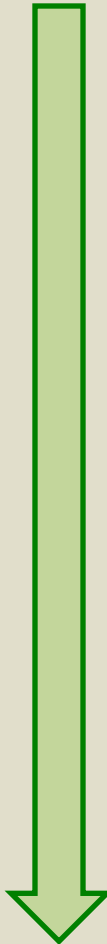
Address	Developer	Site Control	Special District			Total AH Units	AMI Unit Breakdown							
			Clinton	Hudson Yards	West Chelsea		40%	50%	60%	80%	100%	125%	135%	165%
493 11th Ave	Subject to RFP	DCAS	-	-	-	296	-	-	48	50	50	-	74	74
424 West 18th St	Subject to RFP	NYCHA	-	-	-	147	-	29	-	29	-	-	30	59
429 West 16th St	Subject to RFP	NYCHA	-	-	-	147	-	29	-	29	-	-	30	59
433 West 19th St	Subject to RFP	NYCHA	-	-	-	104	-	21	-	21	-	-	20	42
317 9th Av	Subject to RFP	USPS	-	-	-	305	-	-	49	51	53	-	76	76
415 West 40th St	Subject to RFP	PANYNJ	-	X	-	66	-	-	12	12	12	-	15	15
Total						1065	-	79	109	192	115	-	245	325

DRAFT

Zoning and Text Amendments

Proposed **Rezoning** and **Text Amendments** for CD4 are being finalized and will be included in updated draft of the *Affordable Housing Development in Manhattan CD4* Presentation (expected by 06/13/2014)

Timeline

- 
- APRIL 2014: CB4 Housing Health and Human Services
Committee (4/24/2014)
CB4 Clinton/Hell's Kitchen Land Use Committee
(4/9/2014)
- MAY 2014: CB4 Housing Health and Human Services
Committee (5/15/2014)
CB4 Clinton/Hell's Kitchen Land Use Committee
(5/21/2014)
CB4 Chelsea Land Use Committee (05/15/2014)
- JUNE 2014: **Review and Adoption by Community Board 4**

Credits

**Prepared By Clinton Housing Development Company
for Community Board 4**

Joe Restuccia, Alissa Mitrisin and Anna Huggins