Manhattan Community District 4
Affordable Housing Plan
July 21, 2014
Manhattan Community District 4--Affordable Housing Plan Development Sites in Manhattan CD4
Manhattan Community District 4
Affordable Housing Plan
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 permanently affordable housing units including 1 Super's Unit
- 18,426 sq. ft. of floor area

**Developer:** Arker Companies

**Units and Income Bands:**

<table>
<thead>
<tr>
<th>Unit size</th>
<th>80%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>3</td>
</tr>
<tr>
<td>1-bed</td>
<td>5</td>
</tr>
<tr>
<td>2-bed</td>
<td>6</td>
</tr>
<tr>
<td>3-bed</td>
<td>3</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>17</strong></td>
</tr>
</tbody>
</table>

**Permanently Affordable:** Yes

**Public Approvals:** LIHP

**Financing:** Bank loan, Developer equity

**Construction Start Date:** 1/2014

**Projected Completion Date:** 10/2015
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:

<table>
<thead>
<tr>
<th>Unit Size - Cure</th>
<th>80%</th>
<th>Unit Size - Inclusionary</th>
<th>80%</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Bed</td>
<td>7</td>
<td>2-Bed</td>
<td>2</td>
</tr>
<tr>
<td>3-Bed</td>
<td>3</td>
<td>3-Bed</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>10</td>
<td>Total</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>12</td>
</tr>
</tbody>
</table>

Permanently Affordable: Yes
Public Approvals: LIHP
Financing: Private financing
Construction Start Date: 8/2013
Projected Completion Date: 8/2015
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 permanently affordable units
Developer: DHA Capital
Units and Income Bands:

<table>
<thead>
<tr>
<th>Unit size</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studios</td>
<td>24</td>
</tr>
<tr>
<td>1-Bed</td>
<td>25</td>
</tr>
<tr>
<td>2-Bed</td>
<td>13</td>
</tr>
<tr>
<td>Total</td>
<td>62</td>
</tr>
</tbody>
</table>

Permanently Affordable: Yes
Financing: Privately financed
Public Approvals: LIHP
Construction Start Date: 02/2014
Projected Completion Date: 12/2015
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 permanently affordable housing units

Developer: Extell

Units and Income Bands:

<table>
<thead>
<tr>
<th>Unit size</th>
<th>40%</th>
<th>50%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>3</td>
<td>17</td>
</tr>
<tr>
<td>1-Bed</td>
<td>10</td>
<td>56</td>
</tr>
<tr>
<td>2-Bed</td>
<td>4</td>
<td>24</td>
</tr>
<tr>
<td>3-Bed</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Total</td>
<td>18</td>
<td>101</td>
</tr>
</tbody>
</table>

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
**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 permanently affordable housing units

**Units and Income Bands:**

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>12</td>
<td>23</td>
<td>15</td>
</tr>
<tr>
<td>1-Bed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-Bed</td>
<td></td>
<td></td>
<td>23</td>
</tr>
<tr>
<td>Total</td>
<td>12</td>
<td>67</td>
<td>63</td>
</tr>
</tbody>
</table>

**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
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 permanently affordable housing units

Developer: Lalezarian Properties

Units and Income Bands:

<table>
<thead>
<tr>
<th>Unit size</th>
<th>50%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>20</td>
</tr>
<tr>
<td>1-bed</td>
<td>37</td>
</tr>
<tr>
<td>2-bed</td>
<td>18</td>
</tr>
<tr>
<td>Total</td>
<td>75</td>
</tr>
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</table>

Permanently Affordable: Yes

Public Approvals: LIHP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: 02/2014

Projected Completion Date: 07/2015
<table>
<thead>
<tr>
<th>Address</th>
<th>Developer</th>
<th>Special District</th>
<th>Total Units</th>
<th>AH Units</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>80%</th>
<th>100%</th>
<th>125%</th>
<th>165%</th>
<th>Inclusionary</th>
</tr>
</thead>
<tbody>
<tr>
<td>625 West 57th</td>
<td>Durst Organization</td>
<td>X</td>
<td>753</td>
<td>151</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
</tr>
<tr>
<td>424 West 55th</td>
<td>Arker Companies</td>
<td>X</td>
<td>17</td>
<td>17</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>17</td>
<td></td>
<td></td>
<td>n/a</td>
</tr>
<tr>
<td>301 West 46th*</td>
<td>Riu Hotels</td>
<td>X</td>
<td>12</td>
<td>12</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>546 West 44th</td>
<td>DHA Capital</td>
<td>X</td>
<td>280</td>
<td>62</td>
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<td>62</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>551 10th Ave</td>
<td>Extell Development</td>
<td>X</td>
<td>598</td>
<td>119</td>
<td></td>
<td>18</td>
<td>101</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>525 West 28th</td>
<td>Avalon Bay</td>
<td>-</td>
<td>691</td>
<td>142</td>
<td></td>
<td>12</td>
<td>67</td>
<td>63</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>515 West 28th</td>
<td>Lalezarian Properties</td>
<td>-</td>
<td>375</td>
<td>75</td>
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<td>75</td>
<td></td>
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<td></td>
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<td>X</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>1973</td>
<td>427</td>
<td>30</td>
<td>243</td>
<td>125</td>
<td>29</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percent of Units</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>22%</td>
<td>7%</td>
<td>57%</td>
<td>29%</td>
<td>7%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Development includes 600 Hotel Rooms (not reflected in Total Unit Count)
Manhattan Community District 4
Affordable Housing Plan
Sites--Completed Public Review

DRAFT
606 West 57th Street
Program:
- Inclusionary Housing - Onsite
Block and Lot: 1104, 31
Zoning:
- Special Clinton District
- C4-7
Project Description:
- 1024 units including 215 permanently affordable units
- 42 story mixed use development including residential, commercial, community facility and parking
Developer: TF Cornerstone
Units and Income bands:

<table>
<thead>
<tr>
<th>Unit size</th>
<th>60%</th>
<th>165%</th>
<th>200%</th>
<th>230%</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td>205</td>
<td>10</td>
<td>4</td>
<td>3</td>
</tr>
</tbody>
</table>

Permanently Affordable: Yes
Public Approvals: ULURP and LIHP
Financing: 80/20 Tax Exempt Bonds
Projected Start Date: 10/2014
Projected Completion Date: 12/2016
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:

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>80%</th>
<th>100%</th>
<th>125%</th>
<th>165%</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>11</td>
</tr>
<tr>
<td>1 Bed</td>
<td>9</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>39</td>
</tr>
<tr>
<td>2 Bed</td>
<td>12</td>
<td>13</td>
<td>13</td>
<td>12</td>
<td>50</td>
</tr>
<tr>
<td>3 Bed</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td>23</td>
<td>27</td>
<td>27</td>
<td>26</td>
<td>103</td>
</tr>
</tbody>
</table>

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
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 permanently 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:

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>60%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>19</td>
</tr>
<tr>
<td>1-bed</td>
<td>39</td>
</tr>
<tr>
<td>2-bed</td>
<td>21</td>
</tr>
<tr>
<td>Total</td>
<td>79</td>
</tr>
</tbody>
</table>

Permanently Affordable: Yes
Public Approvals: ULURP (rezing and disposition), LIHP
Financing: 80/20 tax exempt bonds
Projected Start Date: 11/2014
Projected Completion Date: 3/2016
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 permanently affordable units
- Community facility space on the ground floor and cellar for PAL

Developer: Clinton Housing Development Company

Units and Income Bands:

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>80%</th>
<th>100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>7</td>
<td>7</td>
</tr>
<tr>
<td>2-Bed</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Total</td>
<td>11</td>
<td>11</td>
</tr>
</tbody>
</table>

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
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 permanently affordable units

<table>
<thead>
<tr>
<th>Unit</th>
<th>40-50% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>158</td>
</tr>
</tbody>
</table>

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
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 permanently 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:

<table>
<thead>
<tr>
<th>Unit size</th>
<th>50%</th>
<th>80%</th>
<th>125%</th>
<th>165%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>10</td>
<td>16</td>
<td>9</td>
<td>14</td>
</tr>
<tr>
<td>1-Bed</td>
<td>14</td>
<td>11</td>
<td>14</td>
<td>30</td>
</tr>
<tr>
<td>2-Bed</td>
<td>8</td>
<td>4</td>
<td>8</td>
<td>19</td>
</tr>
<tr>
<td>Total</td>
<td>32</td>
<td>31</td>
<td>31</td>
<td>63</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Address</th>
<th>Developer</th>
<th>Special District</th>
<th>Total Units</th>
<th>AH Units</th>
<th>AMI</th>
<th>Inclusionary</th>
</tr>
</thead>
<tbody>
<tr>
<td>606 W 57th</td>
<td>TF Cornerstone</td>
<td>X</td>
<td>1035</td>
<td>222</td>
<td>-</td>
<td>X</td>
</tr>
<tr>
<td>540 W 53rd</td>
<td>Clinton Housing Dev. Co</td>
<td>X</td>
<td>103</td>
<td>103</td>
<td>-</td>
<td>26 (165%)</td>
</tr>
<tr>
<td>525 W 52nd</td>
<td>Taconic/Ritterman Capital</td>
<td>X</td>
<td>392</td>
<td>79</td>
<td>79</td>
<td>X (525 West 52nd)</td>
</tr>
<tr>
<td>560 W 52nd</td>
<td>Clinton Housing Dev. Co</td>
<td>X</td>
<td>22</td>
<td>22</td>
<td>11</td>
<td>n/a (560 West 52nd)</td>
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<tr>
<td>371 Ninth Ave</td>
<td>Brookfield Properties</td>
<td>X</td>
<td>790</td>
<td>158</td>
<td>158</td>
<td>X</td>
</tr>
<tr>
<td>429 W 18th</td>
<td>Artimus Construction</td>
<td>-</td>
<td>157</td>
<td>157</td>
<td>32</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>2499</td>
<td>741</td>
<td>190</td>
<td></td>
</tr>
<tr>
<td><strong>Percentage</strong></td>
<td></td>
<td></td>
<td>-</td>
<td>30%</td>
<td>25.64%</td>
<td></td>
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</tbody>
</table>
Manhattan Community District 4
Affordable Housing Plan
Sites--Under Public Review
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 permanently affordable units

Developer: LLC formed by Mark Tress

Units and Income Bands:

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>80%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>10</td>
</tr>
<tr>
<td>1-Bed</td>
<td>6</td>
</tr>
<tr>
<td>2-Bed</td>
<td>4</td>
</tr>
<tr>
<td>Total</td>
<td>20</td>
</tr>
</tbody>
</table>

Permanently Affordable: Yes

Public Approvals: ULURP (74-711) and LIHP

Financing: Private financing

Projected Start Date: Open

Projected Completion Date: Open
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:

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>80%</th>
<th>100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-Bed</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

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
**565 West 23rd Street**

**Program:**
- Cure for Harassment

**Block and Lot:** 695, 1

**Zoning:**
- Special West Chelsea District
- C6-3

**Project Description:**
- 22 residential permanently affordable units including super’s unit
- Ground floor retail
- Gut rehabilitation and the addition of a 5th floor
- Development may be on or off site

**Developer:** SkyBox and Clinton Housing Development Company

**Units and Income Bands:**

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>80%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>17</td>
</tr>
<tr>
<td>SRO</td>
<td>4</td>
</tr>
<tr>
<td>1- Bed</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>22</strong></td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Address</th>
<th>Developer</th>
<th>Special District</th>
<th>Total Units</th>
<th>AH Units</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>80%</th>
<th>100%</th>
<th>125%</th>
<th>165%</th>
<th>Onsite</th>
<th>Offsite</th>
</tr>
</thead>
<tbody>
<tr>
<td>400 West 57th*</td>
<td>Mark Tress</td>
<td>Hudson Yards</td>
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Manhattan Community District 4
Affordable Housing Plan
Sites—HPD Development Pipeline
Manhattan Community District 4 Affordable Housing Plan
Sites—HPD Development Pipeline

FOR DISCUSSION PURPOSES ONLY - 7/21/2014
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)
- 230 units (40% to 165% AMI)

Developer: Subject to RFP
Units and Income Bands:

<table>
<thead>
<tr>
<th>AMI</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
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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
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 sg. ft. lot (150’ x 150’)  
- AMI mix of 165% or under  
- 2009 WRY preliminary analysis for 124 permanently affordable housing units  
Developer: Subject to RFP  
Units and Income Bands:  

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<tr>
<th>AMI</th>
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</table>

*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
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:

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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
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:

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<tr>
<th>Unit size</th>
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</tbody>
</table>

*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
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 permanently affordable housing
- A portion of the site is reserved for Hell’s Kitchen Park West

Developer: Subject to RFP

Units and Income Bands:

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<thead>
<tr>
<th>AMI</th>
<th>80%</th>
<th>125%</th>
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<td>38</td>
<td>46</td>
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*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
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 permanently affordable housing units
- Proposed joint venture with adjacent property owner

Developer: Clinton Housing Development Company

Units and Income Bands:

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<th>Unit Size</th>
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*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
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 permanently affordable housing
- Renovation of ground floor commercial space
- Preliminary analysis for 24 permanently affordable housing units
Developer: TBD
Units and Income Bands:

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*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
136 West 20th Street – Former 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 permanently affordable units

Developer: Subject to RFP

Units and Income Bands:

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Permanently Affordable: Yes
Public Approvals: ULURP (disposition), RFP
Financing: Open
Projected Start Date: Open
Projected Completion Date: Open
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Manhattan Community District 4
Affordable Housing Plan
Sites--Proposed Developments
Manhattan Community District 4 Affordable Housing Plan
Sites--Proposed Developments

493 11th Ave - Slaughterhouse

317 9th Ave - USPS

Hunter College

415 W 40th St.

Fulton Houses Sites

FOR DISCUSSION PURPOSES ONLY - 7/21/2014
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 permanently affordable housing units

Developer: Subject to RFP

Units and Income Bands:

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<th>AMI</th>
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*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
Manhattan Community District 4 Affordable Housing Plan

Sites—Proposed Developments

450 West 41st Street – Former Hunter Collage -- 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:

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*Above table is possible unit breakdown

Permanently Affordable: Yes
Public Approvals: ULURP (Disposition), RFP
Financing: Open
Projected Start Date: Open
Projected Completion Date: Open

FOR DISCUSSION PURPOSES ONLY - 7/21/2014
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 322 permanently affordable housing units (includes 155 Units for HY Site M replacement)
- Relocated police parking

Developer: Subject to RFP

Units and Income Bands:

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*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
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 permanently affordable housing units
- Steel structure already in place to build residential units above existing building

Developer: Subject to RFP

Units and Income Bands:

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*Above table is possible unit breakdown

Permanently Affordable: Yes

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

Financing: Open

Projected Start Date: Open

Projected Completion Date: Open
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 permanently affordable housing units
Developer: Subject to RFP
Units and Income Bands:

<table>
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<th>AMI</th>
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<th>125%</th>
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<tr>
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<td>20</td>
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<td>104</td>
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</table>

*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
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 permanently affordable housing units

Developer: Subject to RFP

Units and Income Bands:

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<tr>
<th>AMI</th>
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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
Manhattan Community District 4 Affordable Housing Plan
Sites—Proposed Developments

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 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 permanently affordable housing units

Developer: Subject to RFP

Units and Income Bands:

<table>
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<tr>
<th>AMI</th>
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</table>

*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

FOR DISCUSSION PURPOSES ONLY - 7/21/2014
### Manhattan Community District 4 Affordable Housing Plan
#### Sites--Proposed Developments

<table>
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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

DRAFT
CB4’s Proposed Special West Chelsea District Expansion:

- Following the Chelsea Market rezoning in 2012, CB4 undertook a study in November 2012 for the expansion of the Special West Chelsea District.

- CB4 recommended:
  - Expanding the Special West Chelsea District both south and west to encompass 9 additional blocks.
  - Increasing bulk at the northern end of the district, adjacent to Hudson Yards.
  - Including provisions for Inclusionary Housing in northern expansion areas.
  - Limiting new hotel development.
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 15th Street between 10th and 11th 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
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 28th and West 30th Streets between 11th and 12th Avenues
- Rezone the block between West 24th and West 25th Streets between 11th and 12th 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 24th and West 25th Streets between 11th and 12th 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 11th Avenue frontage into Subarea C (height limit of 110 – 145 feet)
- Include 12th 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

FOR DISCUSSION PURPOSES ONLY - 7/21/2014
Proposed Rezoning of West 28th to West 30th Streets, 11th and 12th 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 1,028 permanently affordable low and moderate income housing units
### 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 |

| Total | 561,306 | 0 | 2,402,612 | 0 | 4,505,160 | 1,122,612 | 4,903 | 1,470 |

**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
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 permanently 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
Proposed Special Hudson Yards District Text Amendments

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 11th 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
| Site | Zoning Subdistrict | Name/Address | Lot Area | Existing zoning | *Existing Res. FAR | Existing Commercial FAR | **Proposed Res. FAR | Proposed Commercial FAR | Total Residential Floor Area Currently Permitted | Total Commercial Floor Area Currently Permitted | Total Res. Units Permitted | Total Proposed Max. Res. Commercial Floor Area | Total Proposed Max. Res. Floor Area | **Total Proposed Max. Commercial Floor Area | ***Total Proposed Units | ****Total Proposed Affordable Units |
|------|--------------------|--------------|----------|----------------|-------------------|--------------------|----------------------|-----------------------|-----------------------------------------------|-----------------------------------------------|----------------------------------------|------------------------------------------|------------------------------------------|---------------------------|---------------------------------|
| Site 1 | SHYD A3 | W35th/W36th, east side 11th Ave | 60,000 | C2-4 | 6 | 24 | 12 | 24 | 360,000 | 1,440,000 | 392 | 720,000 | 720,000 | 890 | 235 |
| Site 2 | SHYD A3 | W35th/W36th, west side 10th Ave | 68,121 | C2-8 | 6 | 24 | 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 | 10.8 | 10.8 | 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 | 10.8 | 10.8 | 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 | 10 | 10 | 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 | 10 | 10 | 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 | 10 | 10 | 460,416 | 1,534,720 | 501 | 767,360 | 767,360 | 835 | 251 |
| **Total** | | | **476,715** | | | **2,712,162** | **5,664,056** | **2,953** | **5,168,264** | **4,896,696** | **5,302** | **1,591** |

*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)*(.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
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 8th Avenue and 42nd Street corridors of Midtown and Special Clinton 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% permanently 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 28th to West 30th Streets, 11th and 12th 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
- Produces 1,028 new permanently affordable housing units

*Unit counts are already included in proposed Special West Chelsea District Expansion
Proposed Receiving Sites in Special Hudson Yards District: West 33rd & 34th and 40th & West 41st Streets between 11th and 12th Avenues

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% permanently affordable)
- Rezone blocks from M2-3 and M1-5 (2 FAR) to C6-4 (12 FAR)
- Permit additional FAR with a 2 FAR of industrial use prior to residential use
- Require slender buildings due to riverfront sites
- Provide 12 FAR total, 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
- Produces 1,032 permanently affordable low and moderate income housing units
Proposed Receiving Site in Special Clinton District: West 55th and West 56th Streets between 11th and 12th Avenues

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% permanently affordable)
- Rezone blocks from M2-3 and M1-5 (2 FAR) to C6-3 (8 FAR)
- Requires a 2 FAR of industrial use prior to residential use
- Require slender buildings due to riverfront sites
- Provide 6 FAR Residential, include zoning text (pari passu similar to Hudson Yards bonuses), to provide 3 FAR from Inclusionary Housing and 3 FAR from HRP TDR
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produces 79 permanently affordable low and moderate income housing units
| 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 Res. 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 |
|------------------------------------------|-------|----------|-------------------|---------------|-------------------------|------------------|----------------|---------------------|------------------------|----------------|------------------------------------------|-----------------------------------------------|-----------------------------------------------|-------------------------------------------|-----------------------------------------------|---------------------------------------------|
| West 28th-29th Streets between 11th & 12th | 674   | 155,106  | M2-3              | 0             | 2                       | 2                | C6-4           | 10                  | 2                     | 12            | 0                                        | 310,212                                      | 0                                            | 1,551,060                                | 310,212                                      | (Accounted for in proposed West Chelsea Special District Expansion) |
| West 29th-30th Streets between 11th & 12th | 675   | 160,000  | M1-6              | 0             | 2                       | 2                | C6-4           | 10                  | 2                     | 12            | 0                                        | 320,000                                      | 0                                            | 1,600,000                                | 320,000                                      | (Accounted for in proposed West Chelsea Special District Expansion) |
| West 33rd-34th Street between 11th & 12th Avenues | 1088  | 158,000  | M2-3              | 0             | 2                       | 2                | C6-4           | 12                  | 2                     | 12            | 0                                        | 316,000                                      | 0                                            | 1,580,000                                | 316,000                                      | 2,063                                      | 619                                          |
| West 40th-41st Streets between 11th & 12th Avenues | 679   | 158,000  | M1-5              | 0             | 2                       | 2                | C6-4           | 12                  | 2                     | 12            | 0                                        | 316,000                                      | 0                                            | 1,580,000                                | 316,000                                      | 2,063                                      | 619                                          |
| West 55th and West 56th Streets between 11th & 12th Avenues | 1003  | 72,826   | M1-5, M2-3        | 0             | 5                       | 5                | R9             | 6                   | 2                      | 8             | 0                                        | 364,130                                      | 0                                            | 436,956                                  | 145,652                                      | 476                                        | 143                                          |
| Total                                    | 703,932| 0        | 1,626,342         | 0             | 7,380,016               | 1,407,864        | 1,381          | **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 Clinton District: West 55th and West 56th Streets between 11th and 12th Avenues

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% permanently affordable)
- Rezone blocks from M2-3 and M1-5 (2 FAR) to R9 CL (6 bonusable to 8 FAR)
- Requires a 2 FAR of industrial use prior to residential use
- Require slender buildings due to riverfront sites
- Provide 6 FAR Residential, include zoning text to provide 3 FAR from Inclusionary Housing and 3 FAR from HRP TDR
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produces 79 permanently affordable low and moderate income housing units
Proposed Text Amendments and Rezoning
Special Clinton District North: West 55th and West 56th Streets between 10th and 11th Avenues:

- Rezone to allow for residential development and require Inclusionary Housing (30% permanently affordable)
- Rezone blocks from M1-5 (5 FAR) to R9 (6 bonusable to 8 FAR)
- Requires a 2 FAR of industrial use prior to residential use
- Provide 6 FAR Residential, include zoning text to provide 6 FAR from Inclusionary Housing Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produces 105 permanently affordable low and moderate income housing units
Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% permanently affordable)
- Rezone blocks from M1-5 (5 FAR) to C6-4 (12 FAR)
- Requires a 2 FAR of industrial use prior to residential use
- Provide 10 FAR Residential, include zoning text to provide 10 FAR from Inclusionary Housing
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produces 352 permanently affordable low and moderate income housing units
Special Clinton District West
Proposed Text Amendments

Further discussion by Land Use Chairs
Special Clinton District West
Proposed Text Amendments

- Text amendment for portion of Western Subarea C2 west of 11th Avenue, West 43rd to West 54th 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)
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<th>Block</th>
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<th>*Ext Res. FAR</th>
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<th>Total Comm. Floor Area Currently Permitted</th>
<th>Total Res. Units Permitted</th>
<th>Total Proposed Max. Res. Floor Area</th>
<th>Total Proposed Min. Indus. Floor Area</th>
<th>***Total Proposed Units</th>
<th>****Total Proposed Affordable Units</th>
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<td>M1-5, M2-3</td>
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</tbody>
</table>

**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—Expanding Tax Exemptions & Regulatory Agreements

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<th>Address</th>
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<th>Total # of Units</th>
<th>Total # Affordable Units</th>
<th># Perm. Affordable Units</th>
<th># Expiring Affordable Units</th>
<th>Length of Tax Benefit</th>
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<th>421-a Benefit End Date*</th>
<th>421-a Affordability Projected End Date</th>
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<tr>
<th>Project Name</th>
<th>Address</th>
<th>Year Built</th>
<th>Total # of Units</th>
<th>Total # Affordable Units</th>
<th># Perm. Affordable Units</th>
<th># Expiring Affordable Units</th>
<th>Length of Tax Benefit</th>
<th>421-a Benefit Start Date**</th>
<th>421-a Benefit End Date*</th>
<th>421-a Affordability Projected End Date</th>
<th>Funding Sources</th>
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<td>The Nicole</td>
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<td>2003</td>
<td>149</td>
<td>30</td>
<td>–</td>
<td>30</td>
<td>20</td>
<td>6/1/2007</td>
<td>5/31/2027</td>
<td>5/31/2027</td>
<td>4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan</td>
</tr>
<tr>
<td>Avalon Clinton</td>
<td>515 W 52nd St</td>
<td>2005</td>
<td>339</td>
<td>68</td>
<td>–</td>
<td>68</td>
<td>20</td>
<td>8/1/2009</td>
<td>7/31/2029</td>
<td>7/31/2029</td>
<td>LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan</td>
</tr>
<tr>
<td>Avalon Clinton</td>
<td>510 W 52nd St</td>
<td>2005</td>
<td>288</td>
<td>60</td>
<td>–</td>
<td>60</td>
<td>20</td>
<td>9/1/2010</td>
<td>8/31/2030</td>
<td>8/31/2030</td>
<td>LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan</td>
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<tr>
<td>River Place II</td>
<td>600 W 42nd St</td>
<td>2005</td>
<td>1276</td>
<td>234</td>
<td>–</td>
<td>234</td>
<td>20</td>
<td>11/1/2012</td>
<td>10/31/2032</td>
<td>10/31/2032</td>
<td>LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan</td>
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<tr>
<td>Gotham West</td>
<td>550 W 45th St</td>
<td>2011</td>
<td>1,210</td>
<td>675</td>
<td>600</td>
<td>75</td>
<td>20</td>
<td>10/1/2013</td>
<td>9/30/2033</td>
<td>9/30/2048</td>
<td>LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan, Inclusionary Zoning</td>
</tr>
<tr>
<td>West 57th St</td>
<td>625 W 57th St</td>
<td>In Construction</td>
<td>753</td>
<td>151</td>
<td>–</td>
<td>151</td>
<td>–</td>
<td>7/1/2015</td>
<td>6/30/2035</td>
<td>6/30/2050</td>
<td>421-a Tax Exemption</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>9,345</strong></td>
<td><strong>2,314</strong></td>
<td><strong>616</strong></td>
<td><strong>1,698</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Most 421-a developments also utilized Low Income Housing Tax Credit (LIHTC) financing that require an Extended Low Income Housing Commitment (ELIHC) of 30 years. In pre-2008 developments, the affordable units will remain restricted for an additional 10 years beyond the 421-a Affordability End Date listed above.

**The 421-a affordability restriction end date is projected using the benefit start date recorded by the Independent Budget Office and the term of the restriction under the program.

***The above table: a) includes 421-a developments with expiring affordable units. Inclusionary Housing developments are not included, even if they receive 421-a benefits, if all of the affordable units are permanently affordable; b) does not include 421-a developments for which the 20% affordable units were built off-site and not in CD4.
<table>
<thead>
<tr>
<th>Area</th>
<th>Total Residential Floor Area Currently Permitted</th>
<th>Total Commercial Floor Area Currently Permitted</th>
<th>Total Res. Units Permitted</th>
<th>Total Proposed Max. Residential Floor Area</th>
<th>Total Proposed Min. Industrial Floor Area</th>
<th>***Total Proposed Units</th>
<th>****Total Proposed Affordable Units</th>
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<tbody>
<tr>
<td>Special West Chelsea District Expansion</td>
<td>0</td>
<td>2,402,612</td>
<td>0</td>
<td>4,505,160</td>
<td>1,122,612</td>
<td>4,903</td>
<td>1,471</td>
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<tr>
<td>Proposed Special Hudson Yards Text Amendment</td>
<td>2,712,162</td>
<td>5,664,056</td>
<td>2,953</td>
<td>5,168,264</td>
<td>4,896,696</td>
<td>5,302</td>
<td>1,591</td>
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<tr>
<td>Hudson River Park Trust – Transfer Development Rights</td>
<td>0</td>
<td>1,626,342</td>
<td>0</td>
<td>7,380,016</td>
<td>1,407,864</td>
<td>4,602</td>
<td>1,381</td>
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<tr>
<td>Proposed Text Amendment Special Clinton District</td>
<td>0</td>
<td>6,431,905</td>
<td>0</td>
<td>4,175,436</td>
<td>2,572,762</td>
<td>4,303</td>
<td>1,290</td>
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<tr>
<td>421-A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9,345</td>
</tr>
<tr>
<td>Total</td>
<td>2,712,162</td>
<td>16,124,915</td>
<td>2953</td>
<td>21,228,876</td>
<td>9,999,934</td>
<td>28,454</td>
<td>7,431</td>
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</table>
Manhattan Community District 4 Affordable Housing Plan Production & Preservation Summary
### Affordable Production & Preservation - Summary

#### In Construction

<table>
<thead>
<tr>
<th>Units</th>
<th>Total AH Units</th>
<th>AMI Unit Breakdown</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>40%</td>
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<tr>
<td>In Construction</td>
<td>427</td>
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</table>

#### Completed Public Review

<table>
<thead>
<tr>
<th>Units</th>
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<th>AMI Unit Breakdown</th>
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<tbody>
<tr>
<td></td>
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<td>40%</td>
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<td>Completed Public Review</td>
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#### Under Public Review

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<thead>
<tr>
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<tbody>
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<td></td>
<td></td>
<td>40%</td>
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<tr>
<td>Under Public Review</td>
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</table>

#### Pipeline Developments

<table>
<thead>
<tr>
<th>Units</th>
<th>Total AH Units</th>
<th>AMI Unit Breakdown</th>
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<tbody>
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<td>40%</td>
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<td>Pipeline Developments</td>
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#### Proposed Developments

<table>
<thead>
<tr>
<th>Units</th>
<th>Total AH Units</th>
<th>AMI Unit Breakdown</th>
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<tr>
<td></td>
<td></td>
<td>40%</td>
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<tr>
<td>Proposed Developments</td>
<td>1,304</td>
<td>-</td>
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</table>

#### Proposed Text Amendments and Zonings

<table>
<thead>
<tr>
<th>Units</th>
<th>Total AH Units</th>
<th>AMI Unit Breakdown</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>40%</td>
</tr>
<tr>
<td>Proposed Text Amendments</td>
<td>5,733</td>
<td>601</td>
</tr>
<tr>
<td>and Zonings</td>
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<td></td>
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</table>

#### Expiring 421A Agreement

<table>
<thead>
<tr>
<th>Units</th>
<th>Total AH Units</th>
<th>AMI Unit Breakdown</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>40%</td>
</tr>
<tr>
<td>Expiring 421A Agreement</td>
<td>1,698</td>
<td>-</td>
</tr>
</tbody>
</table>

#### Total

<table>
<thead>
<tr>
<th>Units</th>
<th>Total AH Units</th>
<th>AMI Unit Breakdown</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10,758</td>
<td>65</td>
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</tbody>
</table>

*up to 60% conducting additional research to determine break down of 40% and 50% AMI
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 by CB4 Housing Health and Human Services Committee (6/19/2014)

JULY 2014: Final Review by Chelsea Land Use Committee (7/7/2014)

JULY 2014: Final Review by Clinton Hells Kitchen Land Use Committee (7/9/2014)

JULY 2014: Final Review by CB4 Housing Health and Human Services Committee (7/21/2014)

JULY 2014: Review and Adoption by Community Board 4 (7/23/2014)
CREDITS

Manhattan Community Board 4
Christine Berthet—Board Chair
Joe Restuccia, Barbara Davis, Co Chairs--Housing, Health and Human Services
Jean-bDaniel Noland, Chair--Clinton/Hell’s Kitchen Land Use
Lee Compton, Betty Mackintosh—Co Chairs--Chelsea Land Use Chairs
Bob Benfatto--District Manager

Clinton Housing Development Company
Anna Huggins, Project Manager,
Alissa Mitrisin, Senior Project Manager

Housing Conservation Coordinators
Sarah Desmond, Executive Director
Jack Nieman, Planning Intern

Independent Budget Office
Ana Champeny,
Methodologies

Calculating Affordable Housing Units (HPD Methodology):

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 (Reasonable Worst Case Scenario Methodology):

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. Proposed Residential Unit Area x .925 (common area deduction) = Total Unit Area
4. Total Unit Area / 850 (average apartment sq. footage) = Residential Unit Area
5. Residential Unit Area / .3 (30% of Proposed Residential Units) = Estimated Affordable Housing Unit Area
Glossary of Terms

BSA Variance: Board of Standards and Appeals
CSD: Clinton Special District
DCP: Department of City Planning
FAR: Floor Area Ratio
HPD: Housing Preservation and Development
HRP TDR: Hudson River Park Transfer of Development Rights
HYSD: Hudson Yard Special District
LIHP: Low 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
Pari Passu: 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