

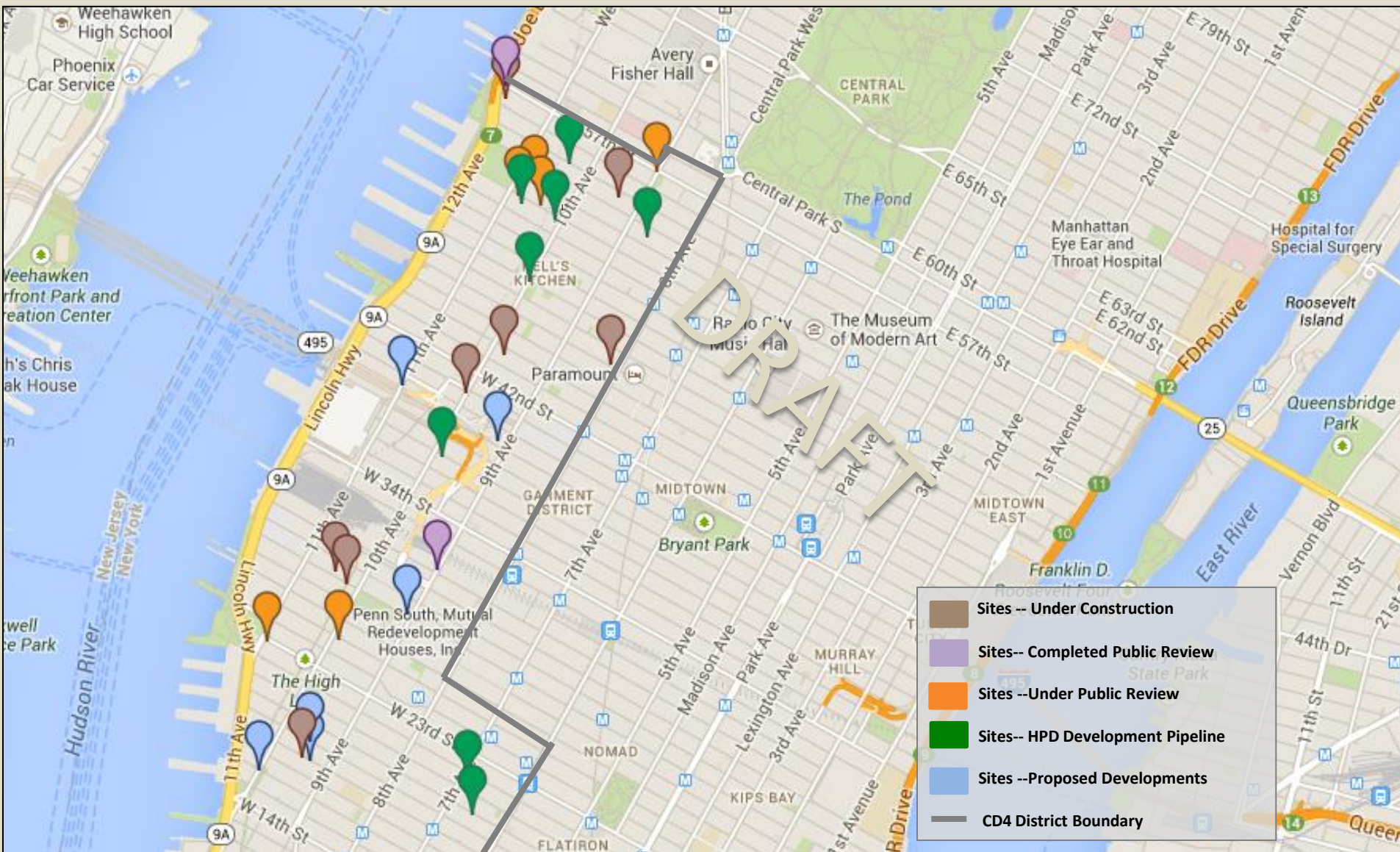
Manhattan Community District 4 Affordable Housing Plan June 19, 2014

DRAFT

Prepared for Manhattan Community Board 4
by Clinton Housing Development Company
June 19, 2014



Manhattan Community District 4--Affordable Housing Plan Development Sites in Manhattan CD4



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

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Manhattan Community District 4--Affordable Housing Plan

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

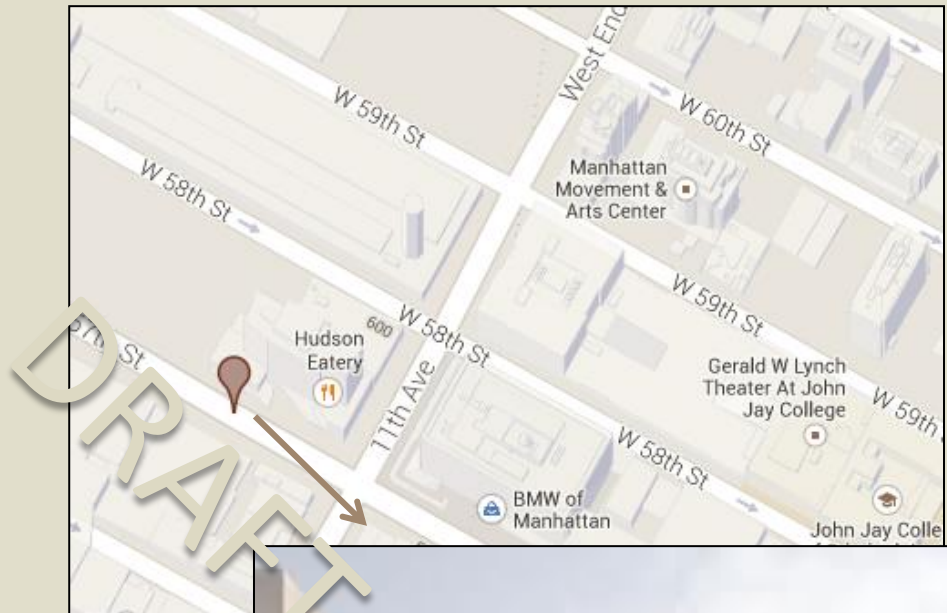
Permanently Affordable: No, 35 years

Public Approvals: ULURP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: 7/2013

Projected Completion Date: 07/2015



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 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

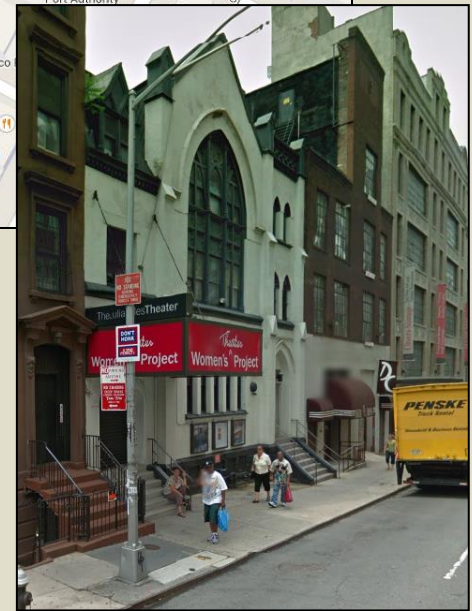
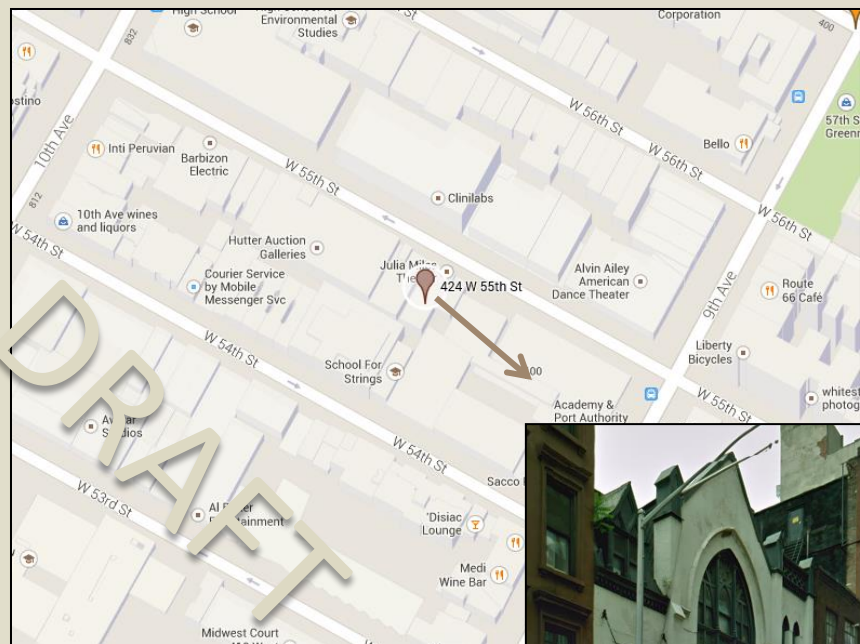
Permanently Affordable: Yes

Public Approvals: LIHP

Financing: Bank loan, Developer equity

Construction Start Date: 1/2014

Projected Completion Date: 10/2015



Existing building

Manhattan Community District 4--Affordable Housing Plan

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

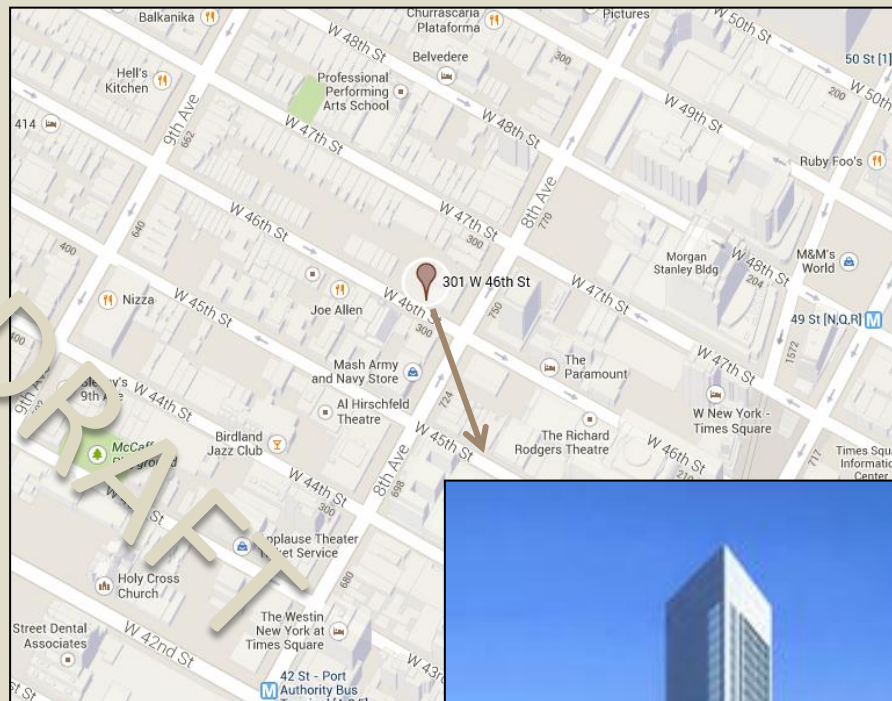
Permanently Affordable: Yes

Public Approvals: LIHP

Financing: Private financing

Construction Start Date: 8/2013

Projected Completion Date: 8/2015



Manhattan Community District 4--Affordable Housing Plan

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

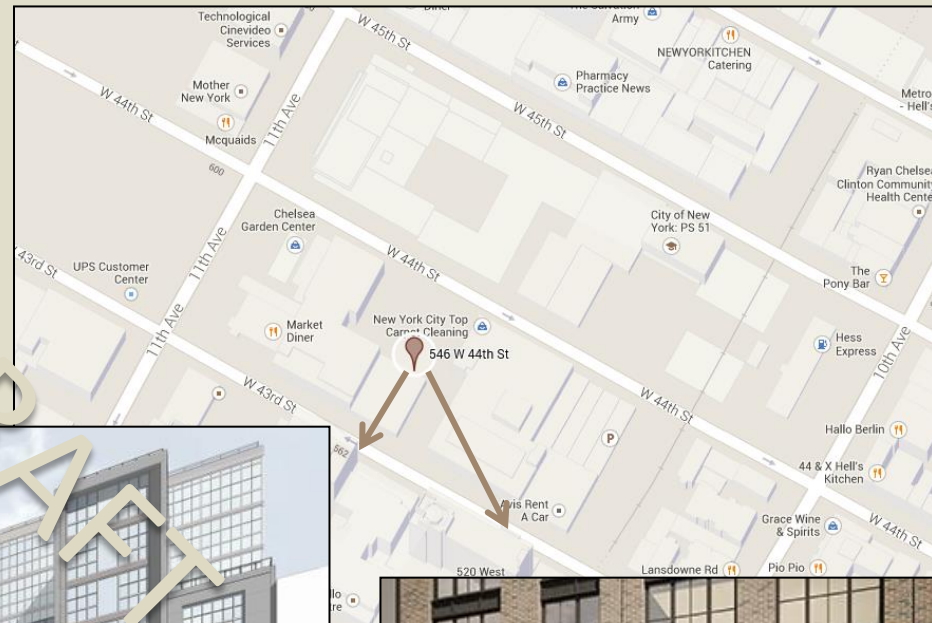
Permanently Affordable: Yes

Financing: Privately financed

Public Approvals: LIHP

Construction Start Date: 02/2014

Projected Completion Date: 12/2015



Manhattan Community District 4--Affordable Housing Plan

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

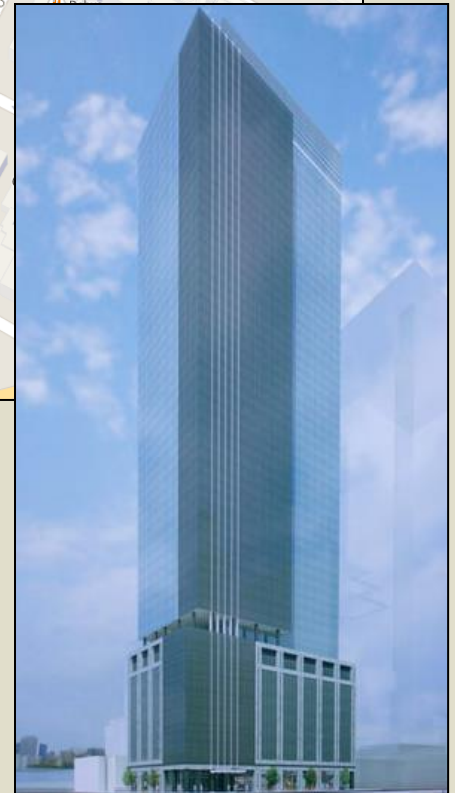
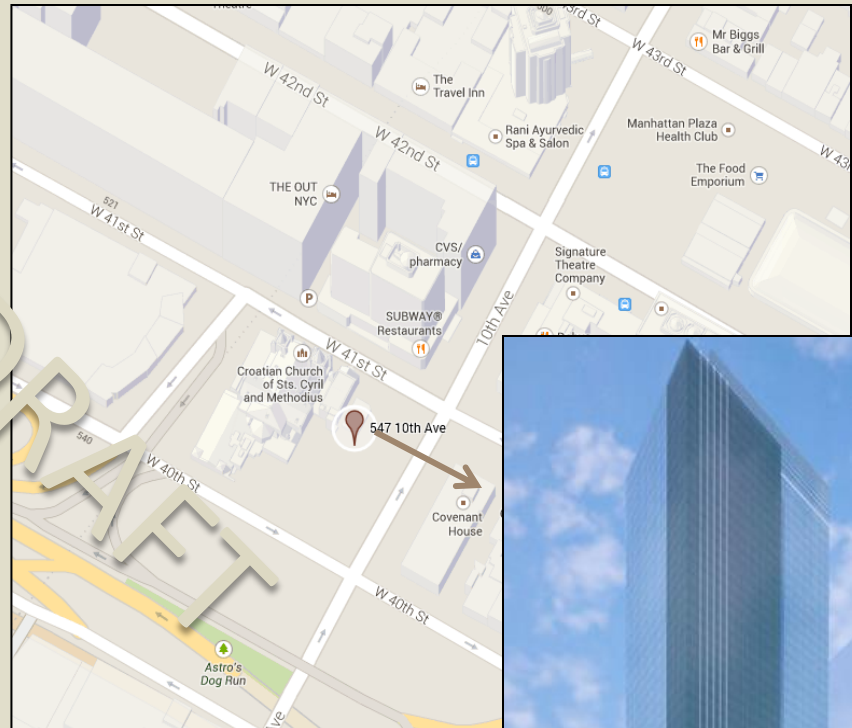
Public Approvals: LIHP

Financing:

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

Construction Start Date: 2/2014

Projected Completion Date: 12/2016



Manhattan Community District 4--Affordable Housing Plan

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

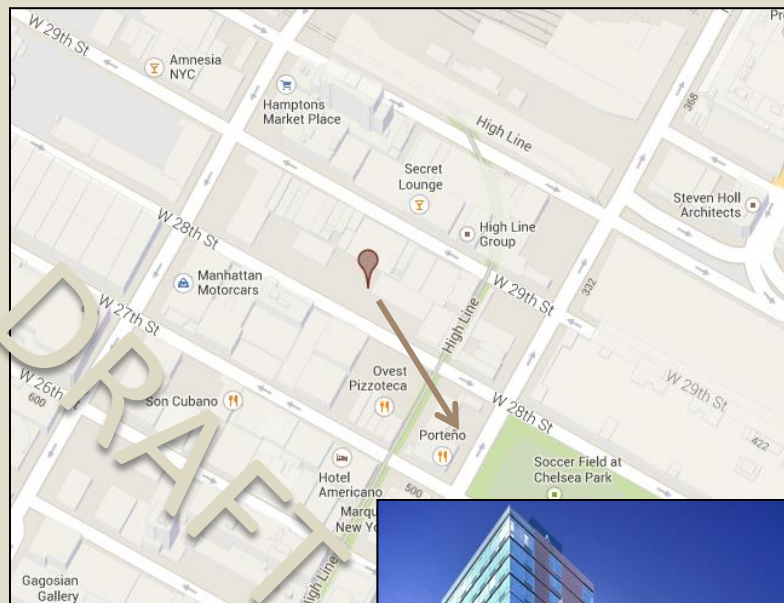
Public Approvals: LIHP

Financing:

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

Construction Start Date: 2/2013

Projected Completion Date: 5/2014



Manhattan Community District 4--Affordable Housing Plan

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

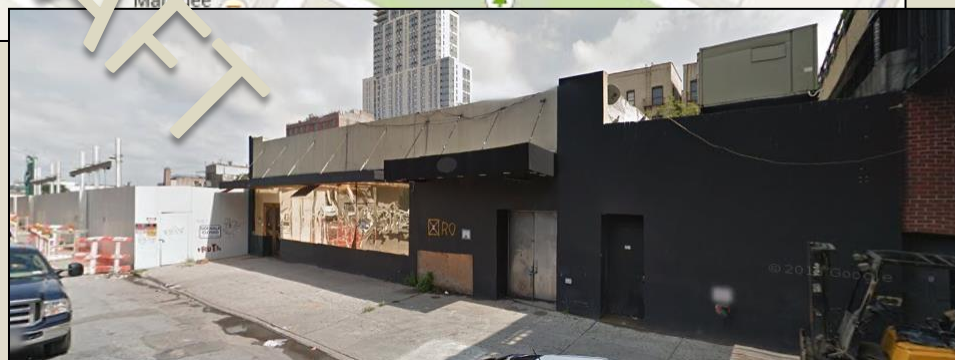
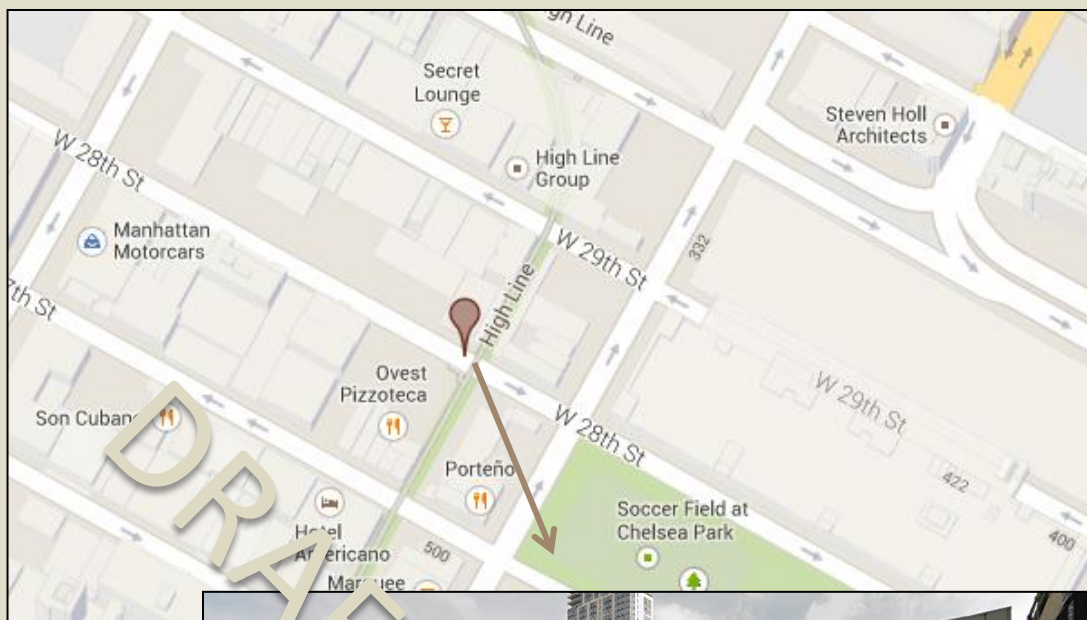
Permanently Affordable: Yes

Public Approvals: LIHP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: 02/2014

Projected Completion Date: 07/2015



Existing Site

Manhattan Community District 4--Affordable Housing Plan

Sites -- Under Construction

Address	Developer	Special District			Total Units	AH Units	AMI							Inclusionary	
		Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	125%	165%	Onsite	Offsite
625 West 57th	Durst Organization	X	-	-	753	151	-	151	-	-	-	-	-	n/a	-
424 West 55th	Arker Companies	X	-	-	17	17	-	-	-	17	-	-	-	n/a	X
301 West 46th*	Riu Hotels	X	-	-	12	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	-
Total					2726	578	30	394	125	29	-	-	-	-	-
Percent of Units						21%	5.2%	68%	21%	5.8%	-	-	-	-	-

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

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

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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:

- 1024 units including 215 affordable units
- 42 story mixed use development including residential, commercial, community facility and parking

Developer: TF Cornerstone

Units and Income bands:

Unit size	60%	165%	200%	230%
TBD	205	10	4	3

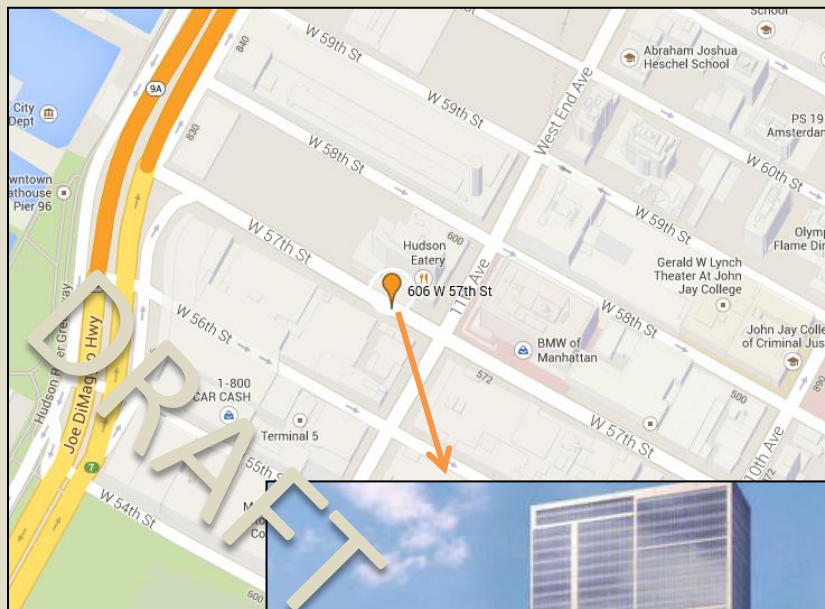
Permanently Affordable: Yes

Public Approvals: ULURP and LIHP

Financing: 80/20 Tax Exempt Bonds

Projected Start Date: 10/2014

Projected Completion Date: 12/2016



Manhattan Community District 4 Affordable Housing Plan

Sites--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

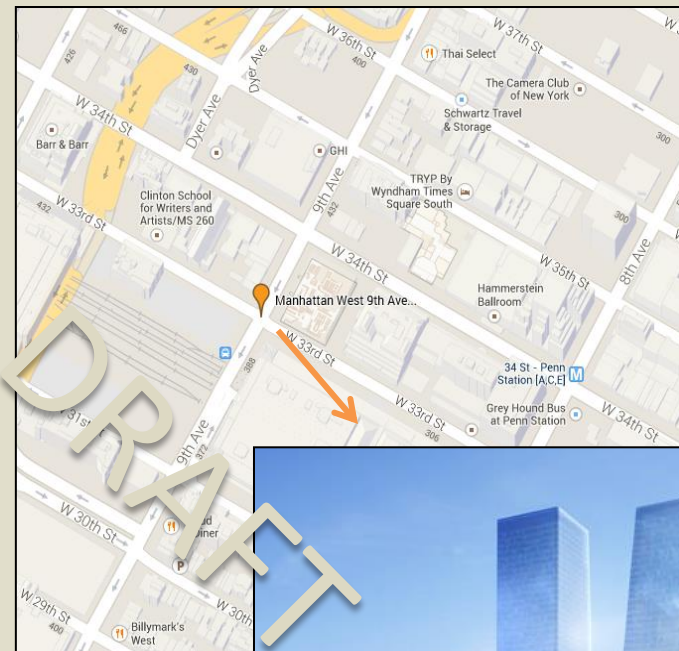
Permanently Affordable: Developer has voluntarily committed to make the affordable units permanent

Financing: 80/20 Tax Exempt Bonds

Public Approvals: ULURP and LIHP

Projected Start Date: 3/2015

Projected Completion Date: 06/2017



Manhattan Community District 4--Affordable Housing Plan

Sites--Completed Public Review

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%	125%	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

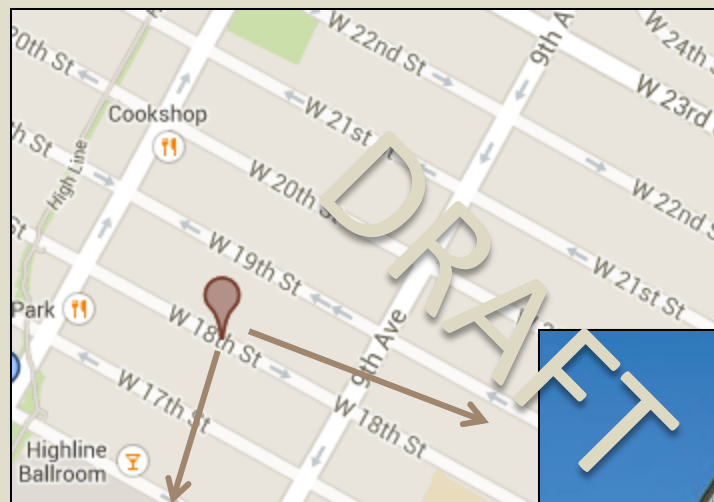
Public Approvals: ULURP (Rezoning and Text Amendment)

Financing: Tax Exempt Bonds, HPD Subsidy, West Chelsea Affordable Housing Fund

Projected Start Date: 10/2014

Projected Completion Date: 4/2016

FOR DISCUSSION PURPOSES ONLY - 6/26/2014



Manhattan Community District 4 Affordable Housing Plan

Sites--Completed Public Review

Address	Developer	Special District			Total Units	AH Units	AMI								Inclusionary	
		Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	125%	165%	200%	230%	Onsite	Offsite
606 W 57 th	TF Cornerstone	X			1035	215	-	-	205	-	-	10	4	3	X	-
371 Ninth Ave	Brookfield Properties		X		790	158	-	-	-	-	-	-	-	-	X	-
429 W 18th	Artimus Construction	-	-	-	157	157	-	32	-	31	31	63	-	-	n/a	-
Total					1982	530	-	190	205	31	31	73	4	3	-	-
Percent of Units					-	27%	-	36%	38%	6%	6%	14%	-	-	-	-

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

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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 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

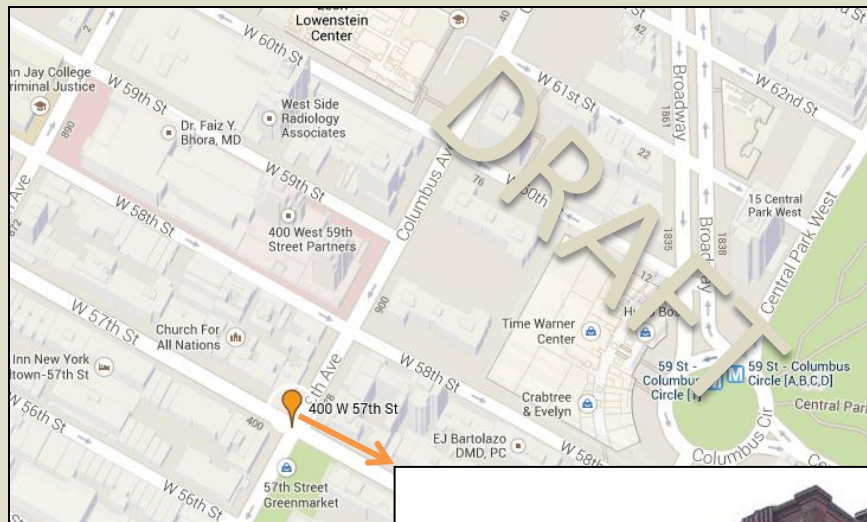
Permanently Affordable: Yes

Public Approvals: ULURP (74-711) and LIHP

Financing: Private financing

Projected Start Date: TBD

Projected Completion Date: TBD



Existing building

Manhattan Community District 4 Affordable Housing Plan

Sites--Under Public Review

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

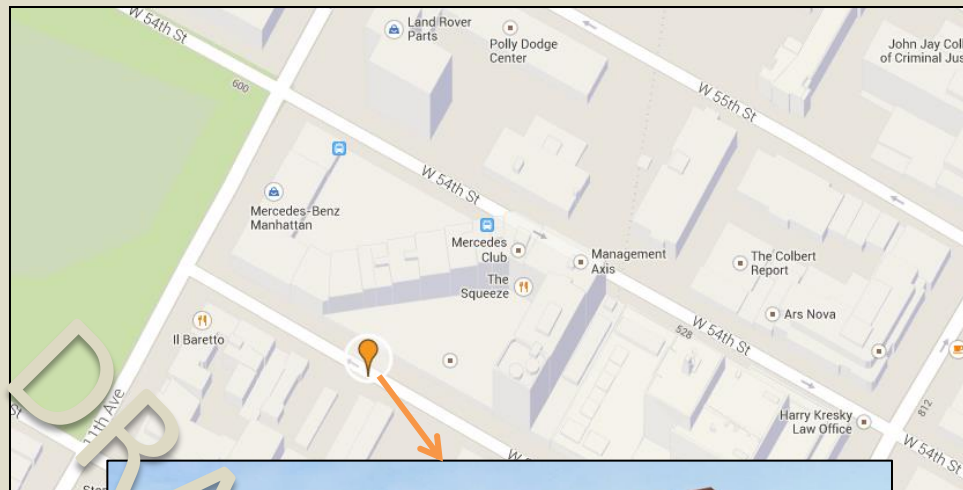
Permanently Affordable: Yes

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



Manhattan Community District 4 Affordable Housing Plan

Sites--Under Public Review

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	60%
Studio	19
1-bed	39
2-bed	21
Total	79

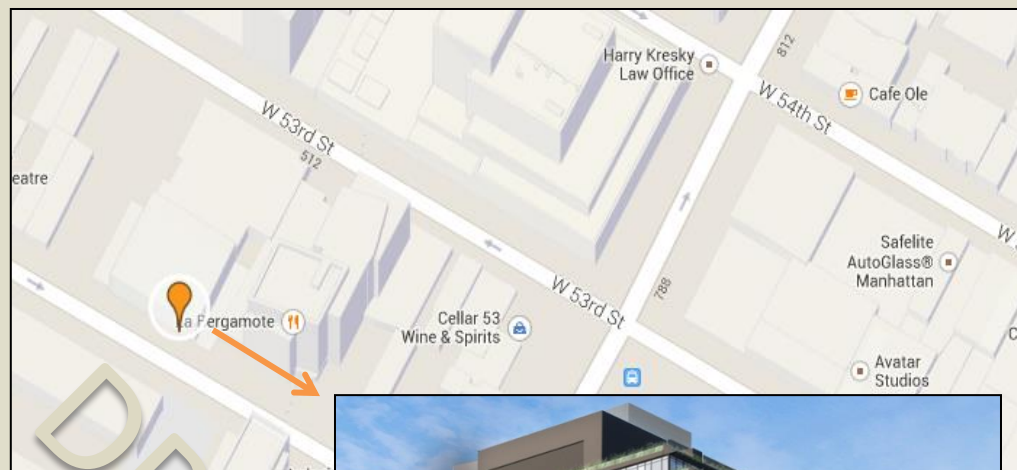
Permanently Affordable: Yes

Public Approvals: ULURP (rezoning and disposition), LIHP

Financing: 80/20 tax exempt bonds

Projected Start Date: 9/2014

Projected Completion Date: 3/2016



Manhattan Community District 4 Affordable Housing Plan

Sites--Under Public Review

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

Manhattan Community District 4 Affordable Housing Plan

Sites--Under Public Review

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

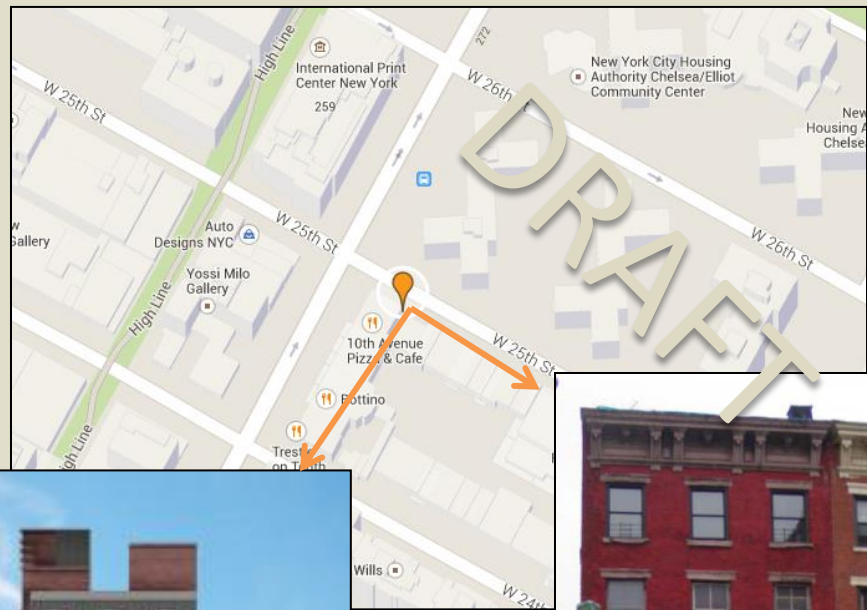
Permanently Affordable: Yes

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

Manhattan Community District 4 Affordable Housing Plan

Sites--Under Public Review

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: SkyBox and Clinton Housing Development Company

Units and Income Bands:

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

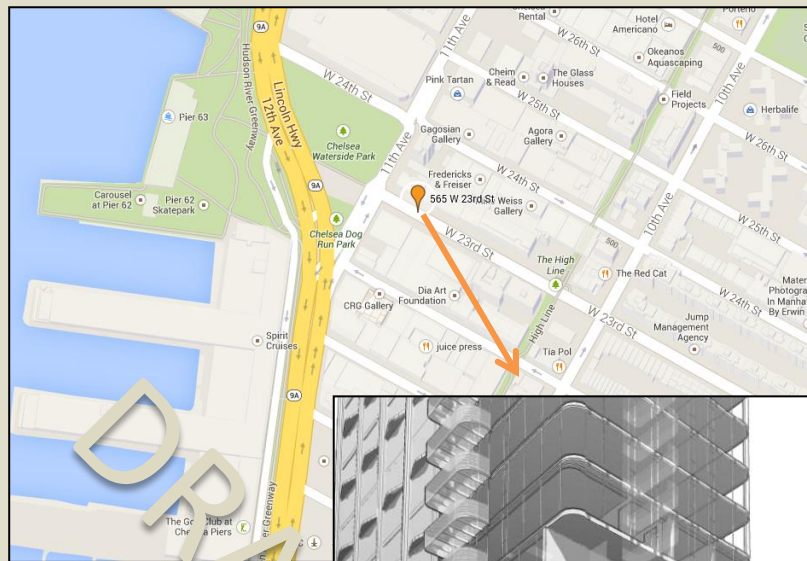
Permanently Affordable: Yes

Public Approvals: LIHP

Financing: Private financing

Projected Start Date: 9/2014

Projected Completion Date: 5/2016



Manhattan Community District 4 Affordable Housing Plan

Sites--Under Public Review

Address	Developer	Special District			Total Units	AH Units	AMI								Inclusionary	
		Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	125%	165%	Onsite	Offsite	
400 West 57 th *	Mark Tress	X	-	-	20	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	-	-	79	-	-	-	-	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					563	250	-	-	79	78	40	27	26	-		
Percent of Units						43%	-	-	32%	31%	16%	11%	10%	-		

* Development also includes 195 Hotel Rooms not reflected in Total Unit Count

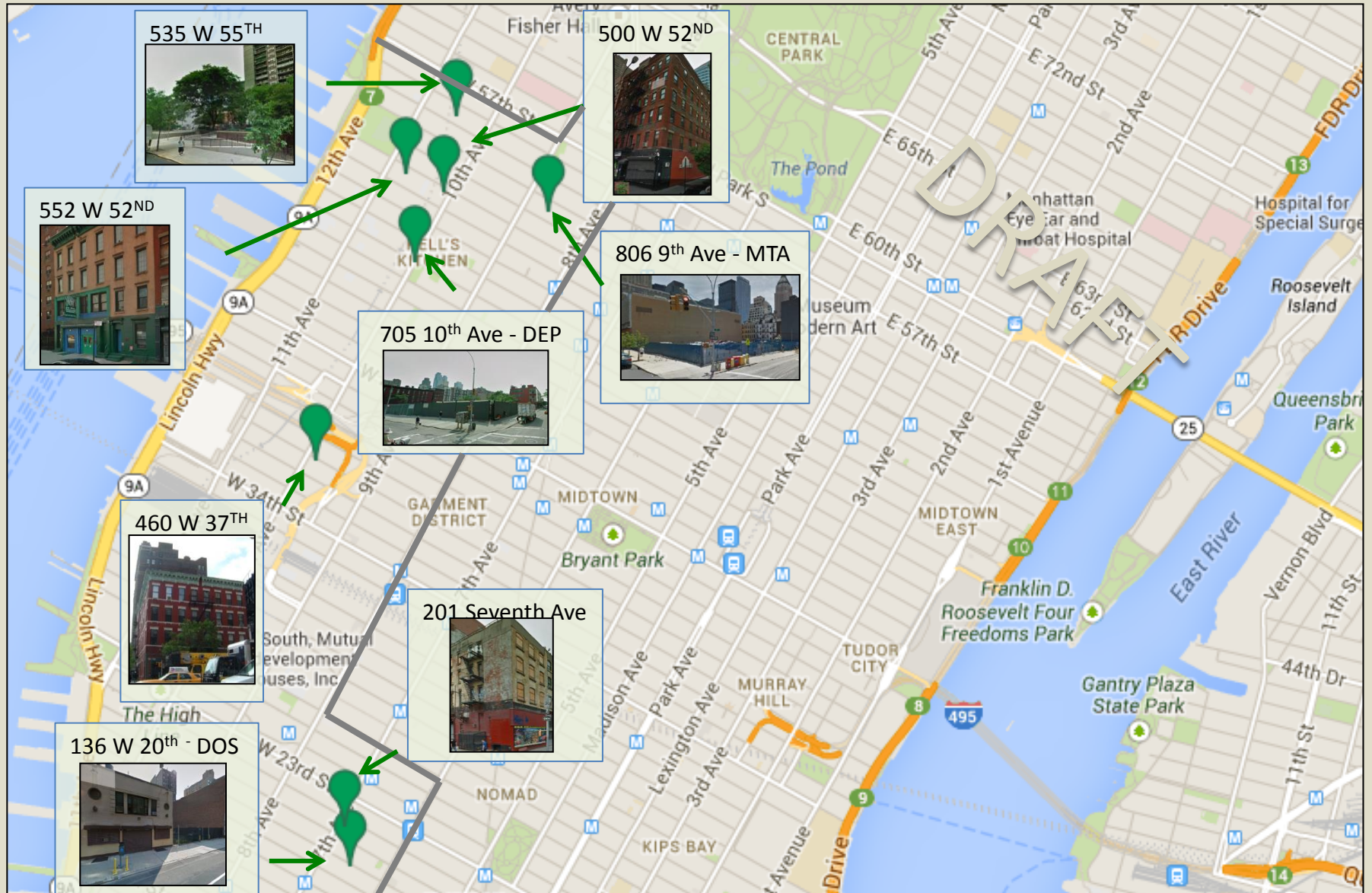
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**Manhattan Community District 4
Affordable Housing Plan
Sites—HPD Development Pipeline**

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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

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:

AMI	40%	50%	60%	125%	165%
Total	35	43	63	43	46

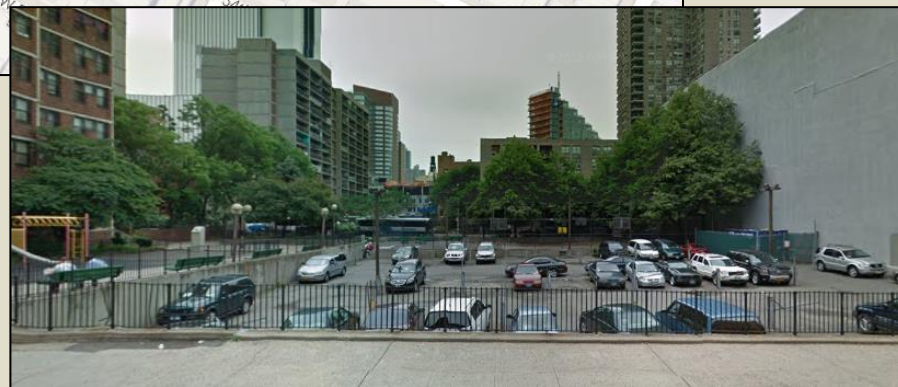
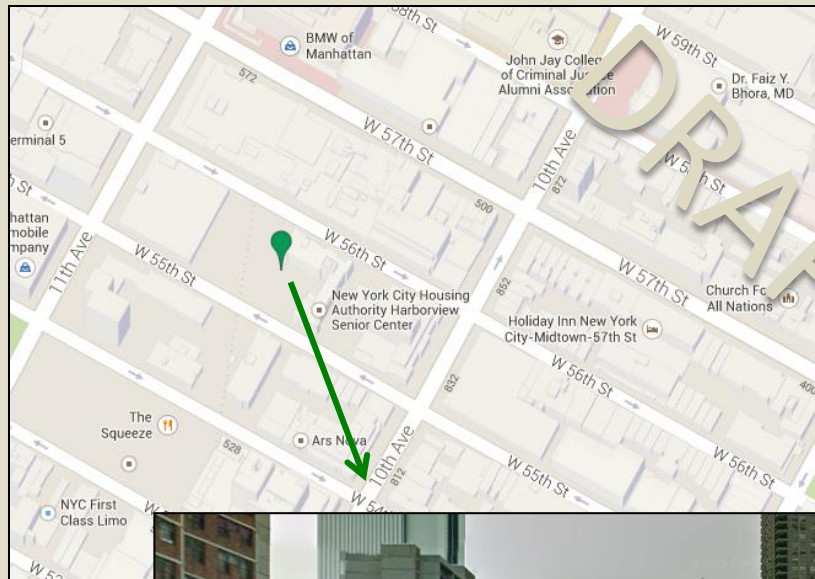
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: 07/2015

Projected Completion Date: 1/2017



Existing Site

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD 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%	125%	165%
Total	38	40	46

*Above table is possible unit breakdown

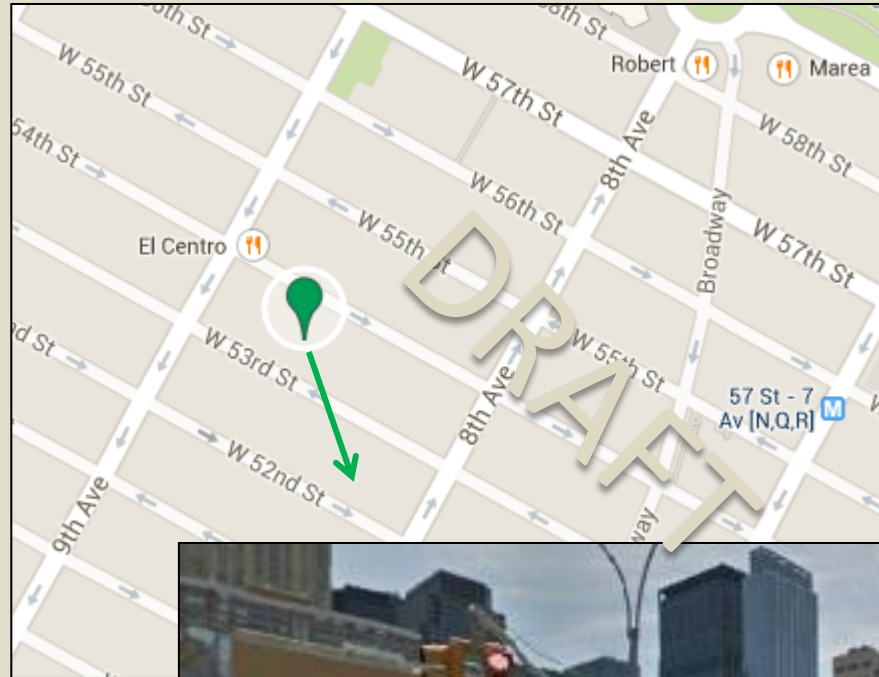
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Site

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline

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

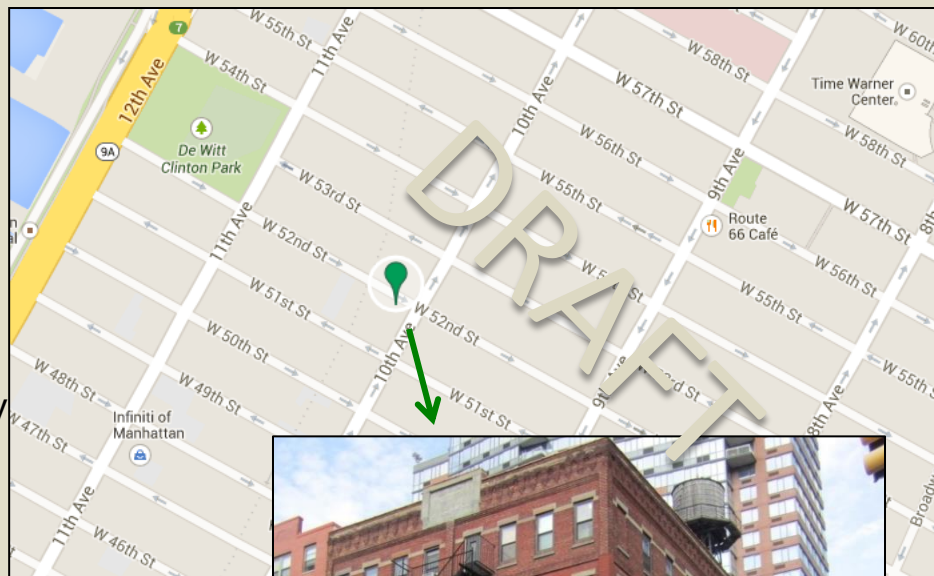
Permanently Affordable: Yes

Public Approvals: ULURP (disposition)

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

Projected Start Date: 07/2015

Projected Completion Date: 1/2017



Manhattan Community District 4 Affordable Housing Plan

Sites—HPD 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

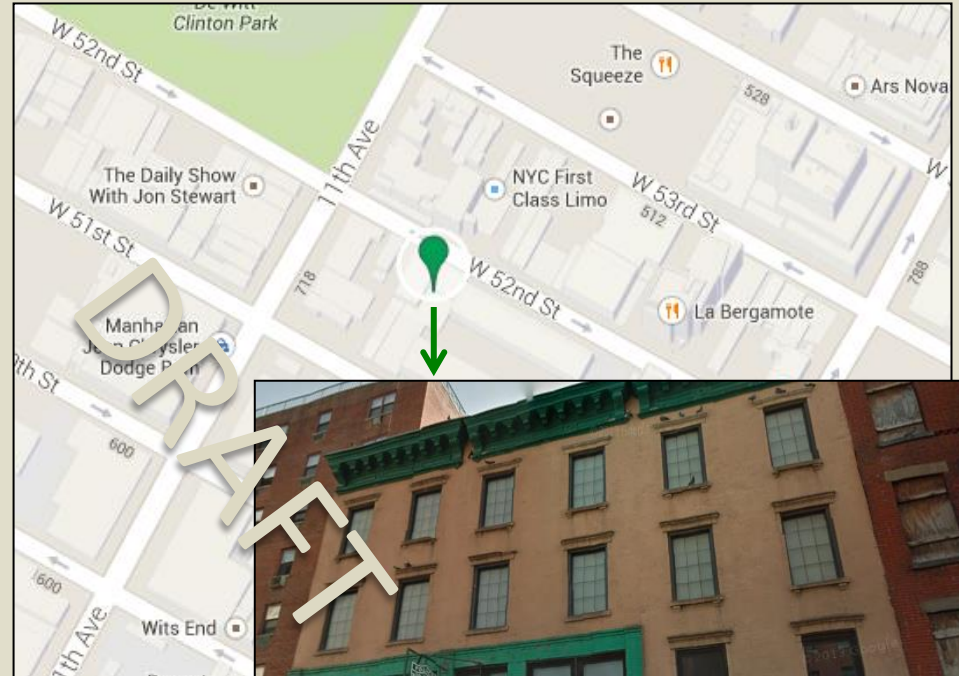
Permanently Affordable: Yes

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

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline

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%	125%	165%
Total	38	46	59
Units			

*Above table is possible unit breakdown

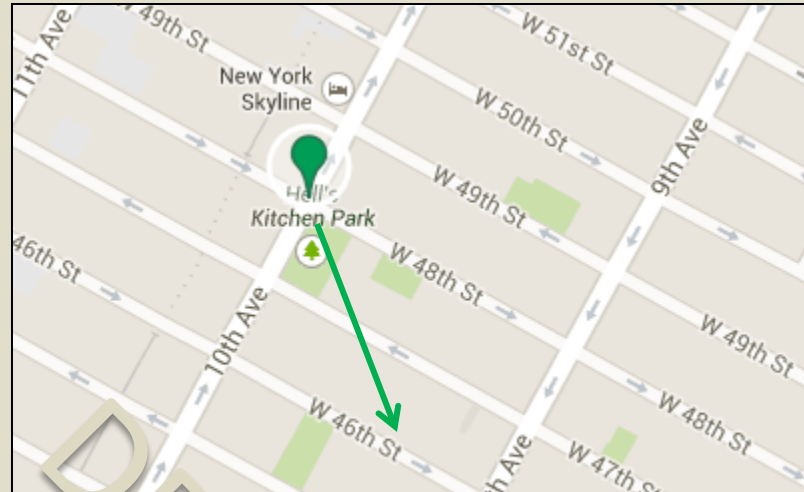
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Site

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD 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

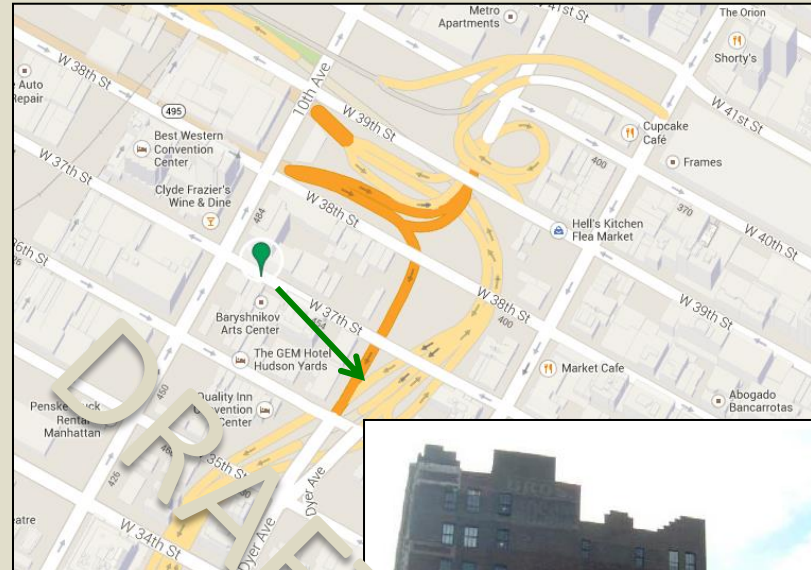
Permanently Affordable: Yes

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

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD 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 stores
- 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)

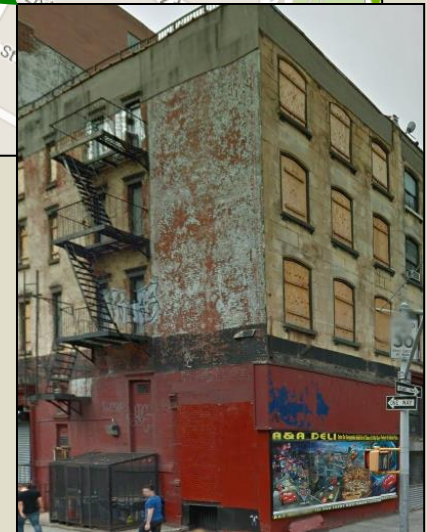
Financing: HPD MPLP

Projected Start Date: 7/2015

Projected Completion Date: 1/2017



Existing building



Existing building

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline

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 77 units of affordable housing

Developer: Subject to RFP

Units and Income Bands:

AMI	80%	100%	125%	165%
Total Units	20	20	20	19

*Above table is possible unit breakdown

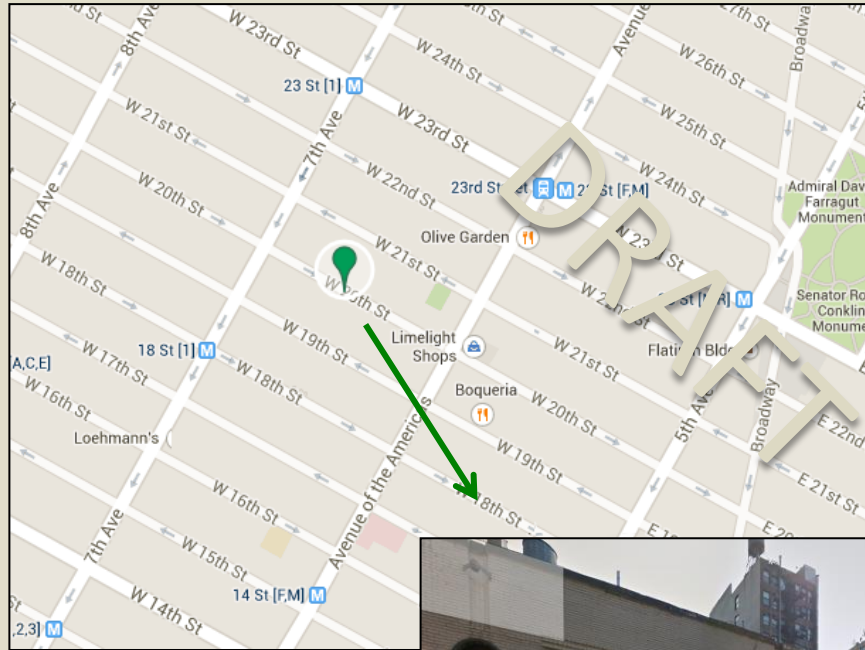
Permanently Affordable: Yes

Public Approvals: ULURP (disposition), RFP

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Building

Manhattan Community District 4 Affordable Housing Plan

Sites—HPD Development Pipeline

Address	Developer	Site Control		Special District		Total AH Units	AMI Unit Breakdown						
							40%	50%	60%	80%	100%	125%	165%
500 West 52 nd	Clinton Housing Dev. Co.	HPD	X	-	-	45	-	27	18	-	-	-	-
535 West 55 th	Subject to RFP	NYCHA	X	-	-	230	35	43	63	-	-	46	43
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	-	-	-	79	-	-	-	20	20	20	19
Total						809	35	70	81	149	73	193	208
Percent of Units							4.5%	8.5%	10%	18%	9%	24%	26%

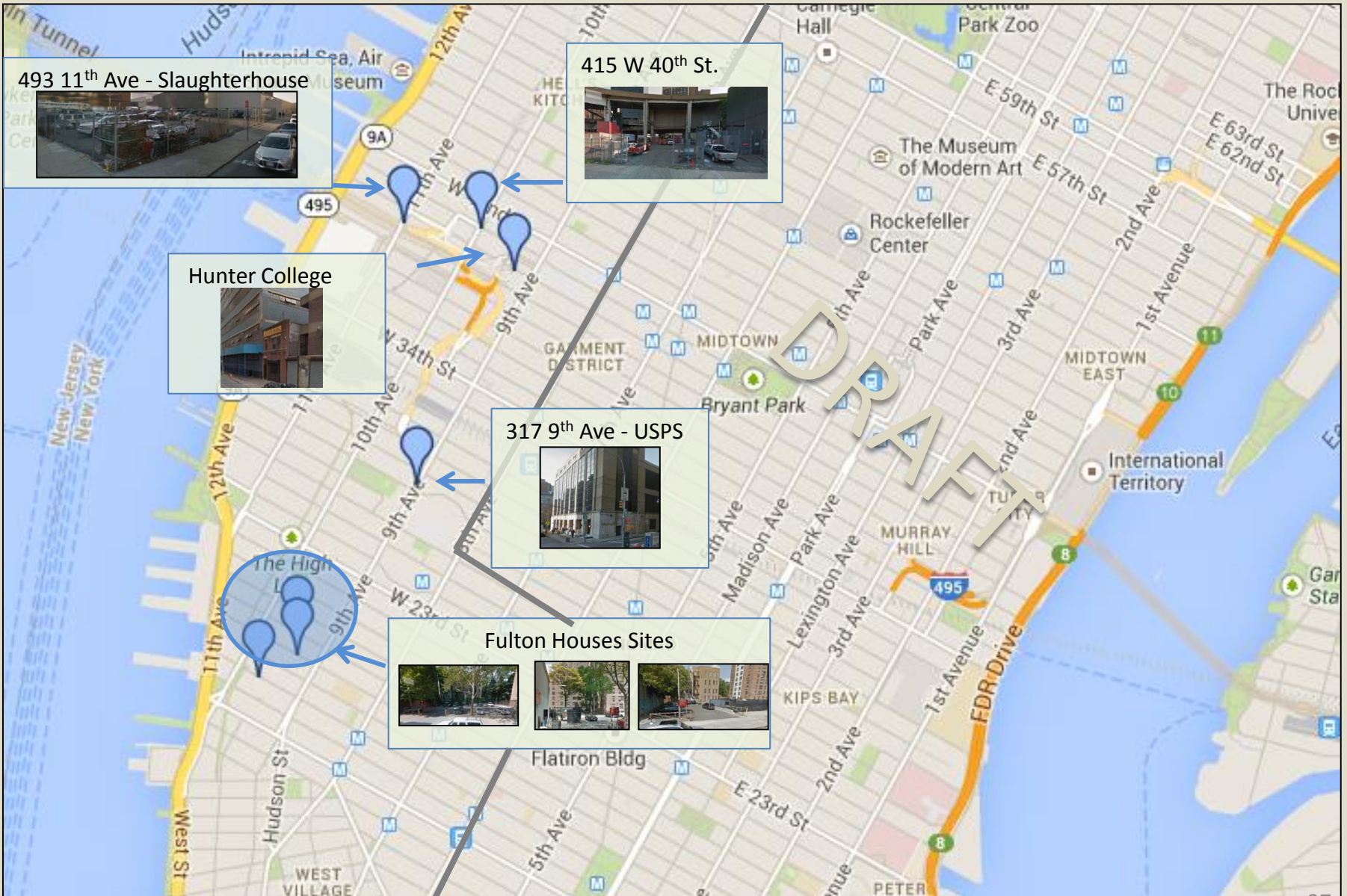
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**Manhattan Community District 4
Affordable Housing Plan
Sites--Proposed Developments**

DRAFT

Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments



Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

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%	125%	165%
Total Units	12	12	12	15	15

*Above table is possible unit breakdown

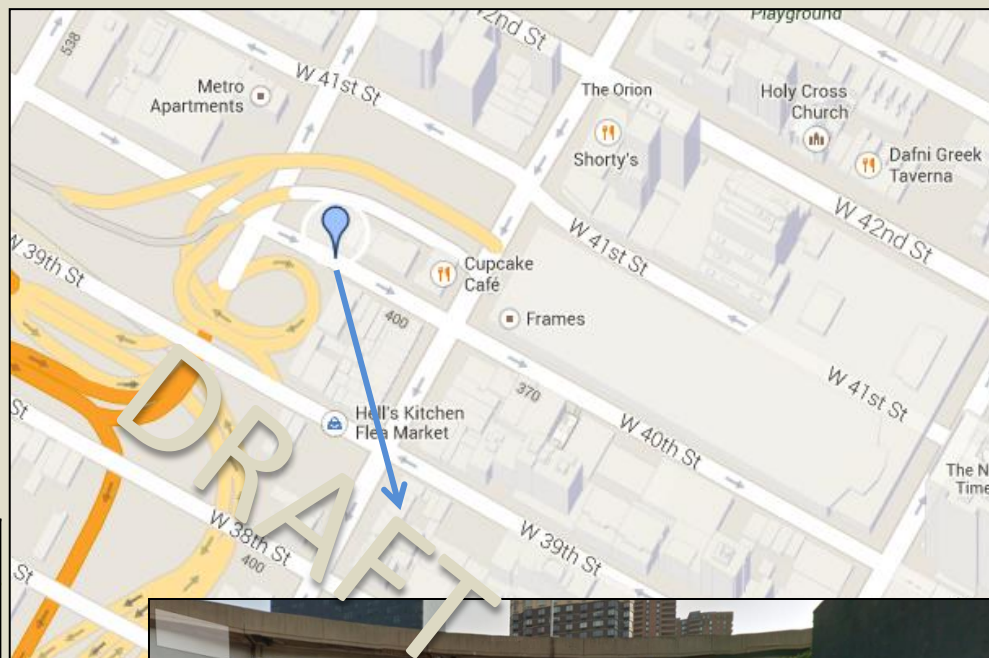
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Site

Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

450 West 41st Street – Former Hunter Voorhees Campus

Program: TBD

Block and Lot: 1050, 6R

Zoning:

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

Project Description:

- Approx. 28,996 sq. ft. lot (160'x197.5')
- Propose to relocate Covenant House within the block

Developer: Subject to RFP

Units and Income Bands: 239 units

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

*Above table is possible unit breakdown

Permanently Affordable: Yes

Public Approvals: ULURP (Disposition), RFP

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

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%	125%	165%
Total	48	50	50	74	74

*Above table is possible unit breakdown

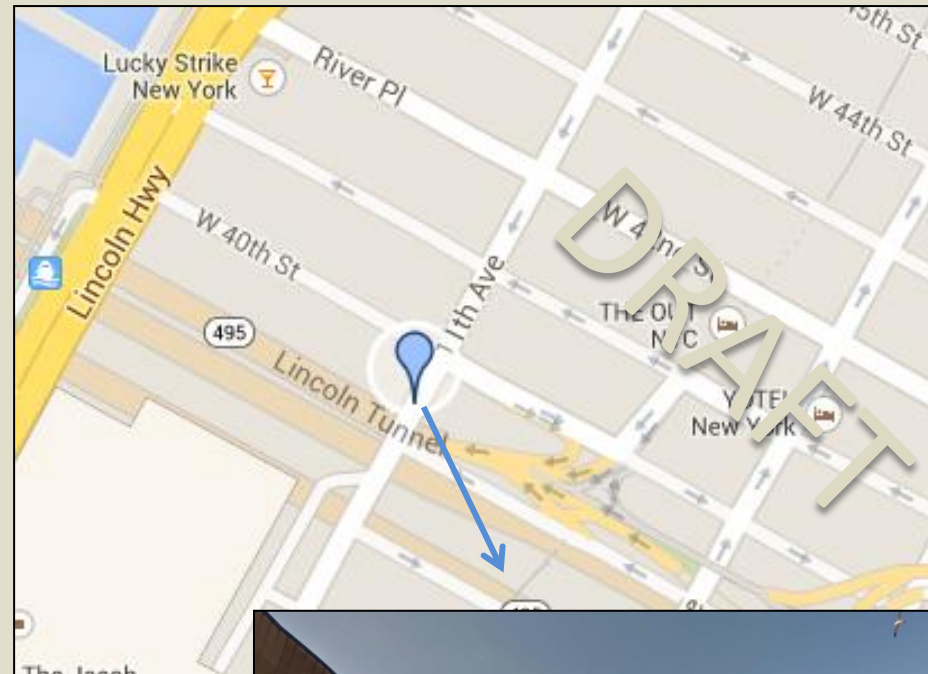
Permanently Affordable: Yes

Public Approvals: ULURP (Rezoning and disposition), RFP

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing site

Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

317 Ninth Avenue - Morgan Annex

Program: New Construction

Block and Lot: 726, p/o 1

Zoning:

- Special Zoning District: None
- M1-5

Project Description:

- Site is owned by USPS
- 40,000 sq. ft. lot (200' x 200')
- Preliminary analysis for 305 affordable housing units
- Steel structure already in place to build residential units above existing building

Developer: Subject to RFP

Units and Income Bands:

AMI	60%	80%	100%	125%	165%
Total Units	49	51	53	76	76

*Above table is possible unit breakdown

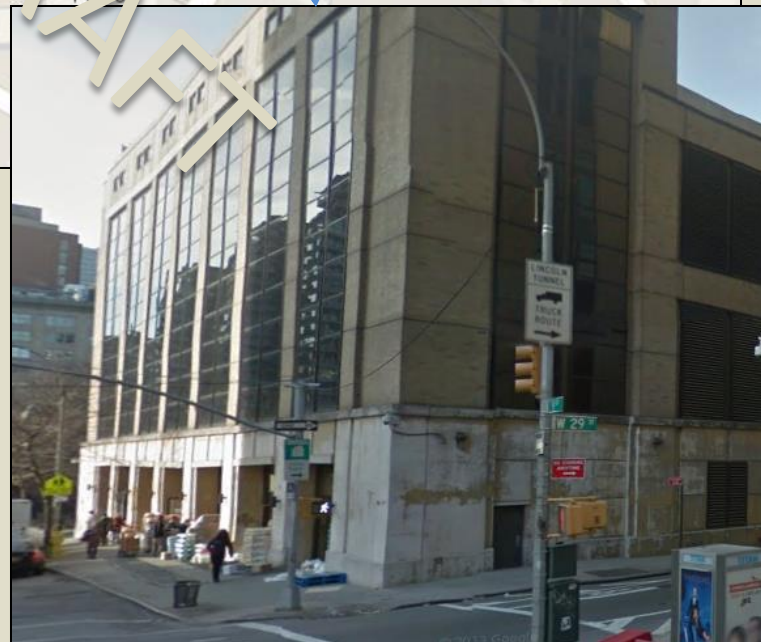
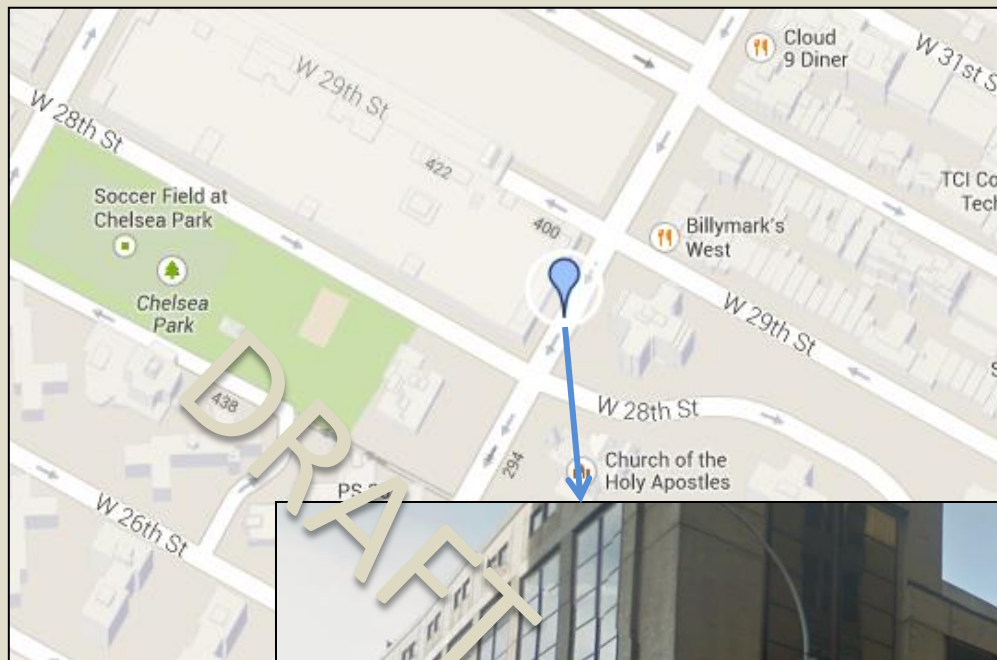
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Building

Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

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%	125%	165%
Total Units	21	21	20	42

*Above table is possible unit breakdown

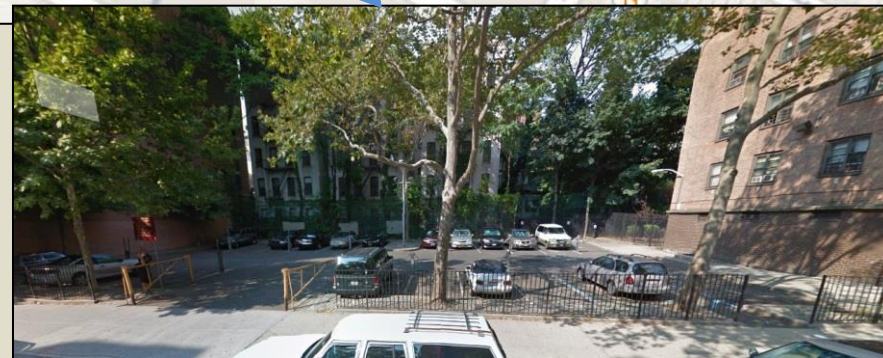
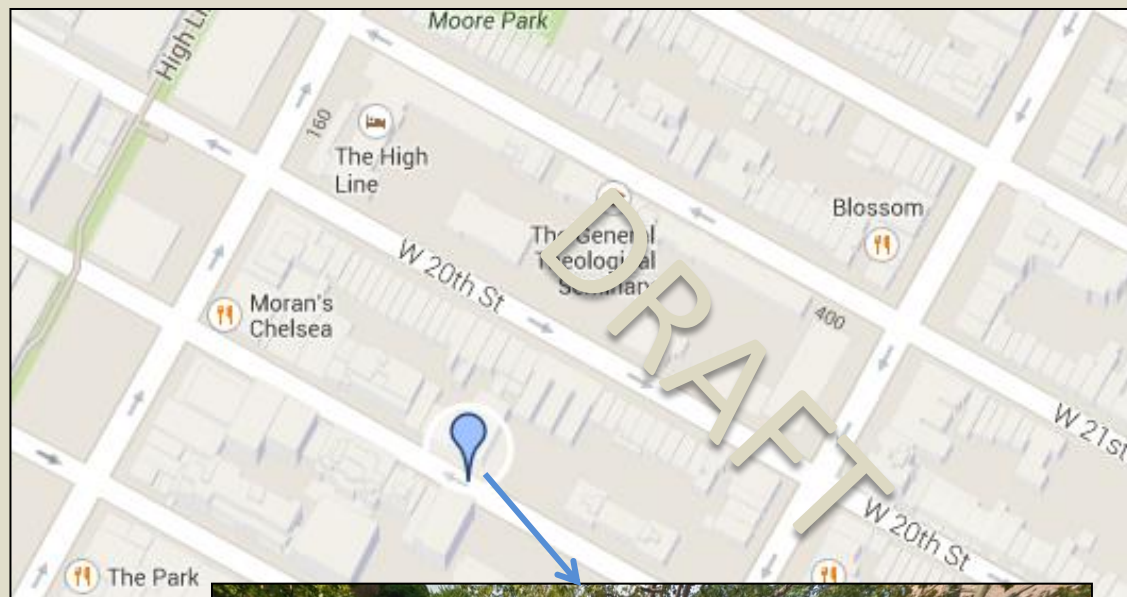
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Site

Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

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%	125%	165%
Total units	29	29	30	59

*Above table is possible unit breakdown

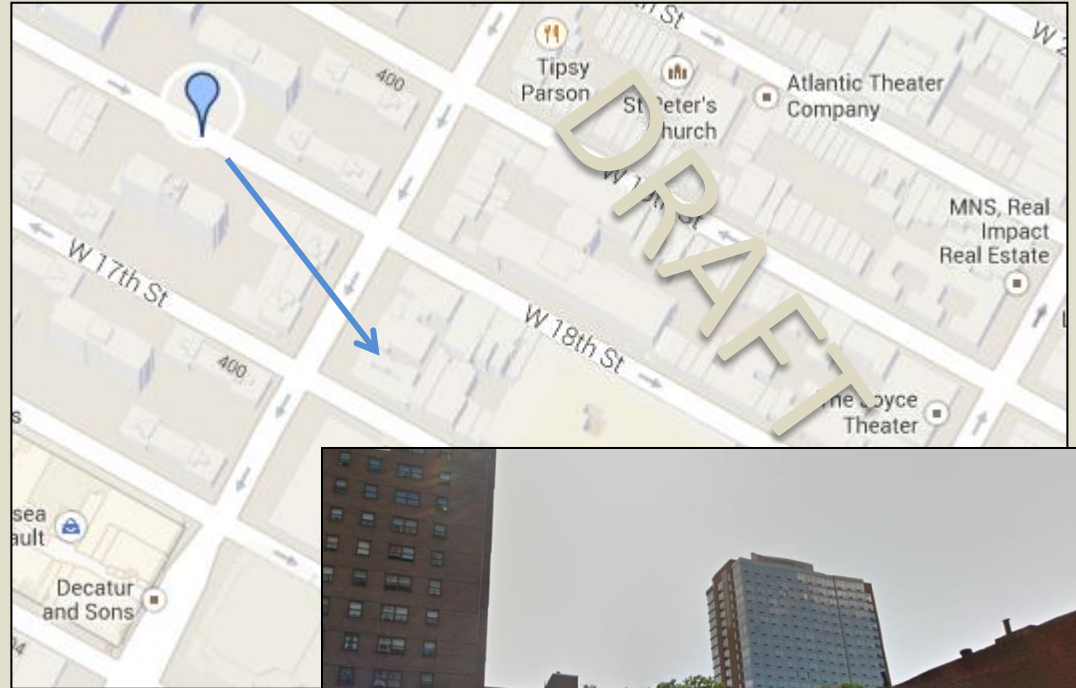
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Site

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 to utilize existing Fulton Houses lots by consolidating existing parking spaces and garbage storage areas
- Construction of a new rental building
- Preliminary analysis for 147 affordable housing units

Developer: Subject to RFP

Units and Income Bands:

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

*Above table is possible unit breakdown

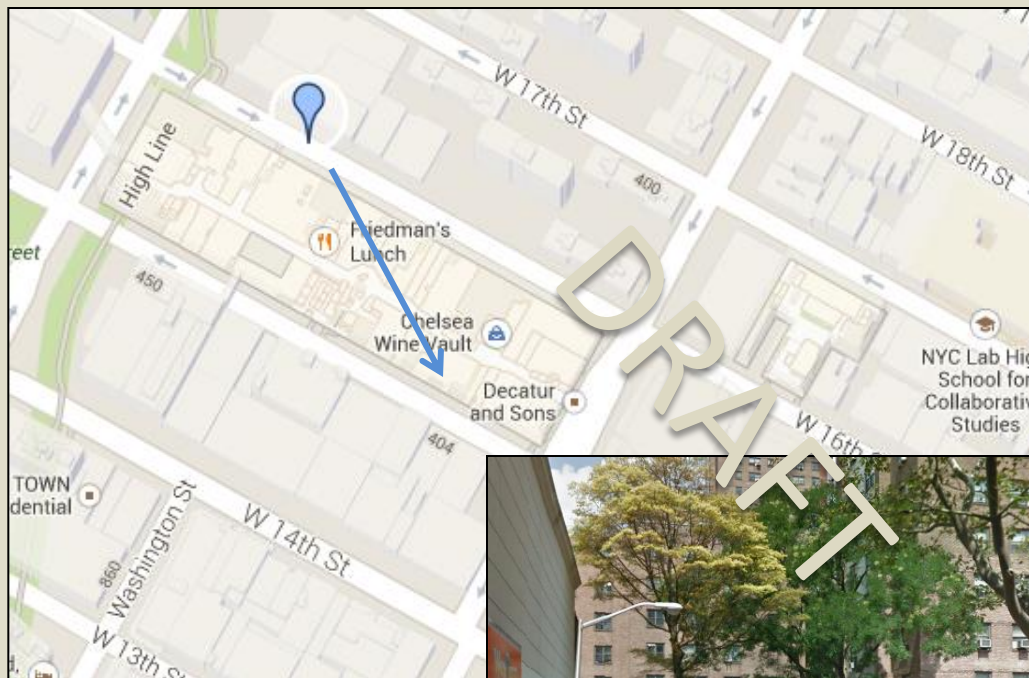
Permanently Affordable: Yes

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing Site

Manhattan Community District 4 Affordable Housing Plan

Sites--Proposed Developments

Address	Developer	Site Control		Special District		Total AH Units	AMI Unit Breakdown						
							40%	50%	60%	80%	100%	125%	165%
			Clinton	Hudson Yards	West Chelsea								
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
450 West 41 st St	Subject to RFP	NYC		X		239	-	-	-	48	63	64	64
Total						1304	-	79	109	240	178	309	389
Percent of Units								6%	8%	18%	13%	26%	29%

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

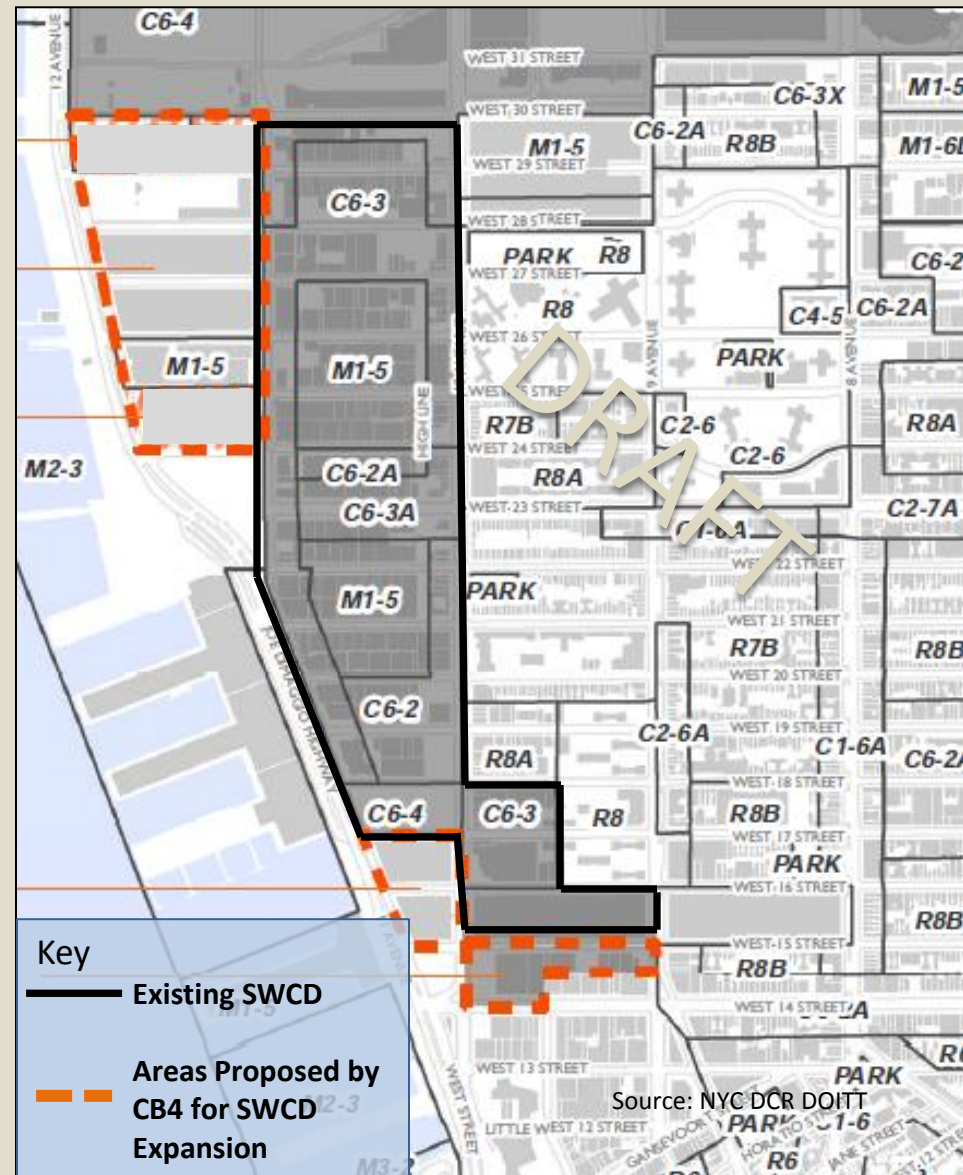
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**Manhattan Community District 4
Affordable Housing Plan
Proposed Special West Chelsea District Expansion**

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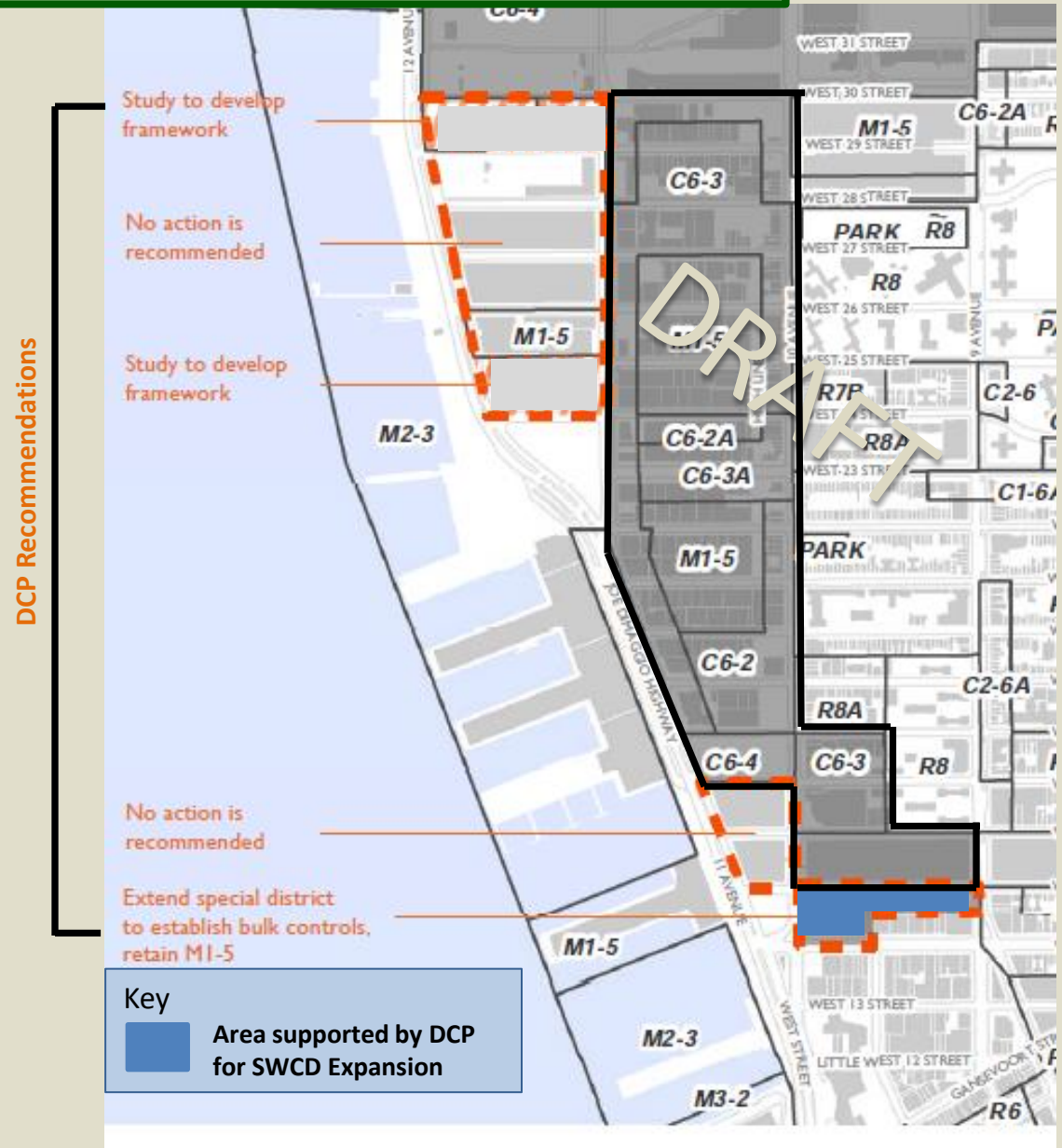
CB4's Proposed Special West Chelsea District Expansion:

- Following the Chelsea Market rezoning in 2012, CB4 undertook a study on the expansion of the Special West Chelsea District
- CB4 recommended:
 - Expanding the Special West Chelsea District both south and west to encompass 8 additional blocks;
 - Increasing bulk at the northern end of the district, adjacent to Hudson Yards;
 - Including provisions for Inclusionary Housing in northern expansion areas; and
 - Limiting new hotel development



DCP's Proposed Special West Chelsea Expansion:

- As required as part of the Chelsea Market rezoning, DCP studied expanding the Special West Chelsea District
- DCP recommended expansion of the SCWD in the southern portion along West 15th Street between 10th and 11th Avenues
- This rezoning would allow new hotel developments only by special permit and impose height and setback limits
- DCP expects to certify the ULURP for this rezoning by July 15, 2014

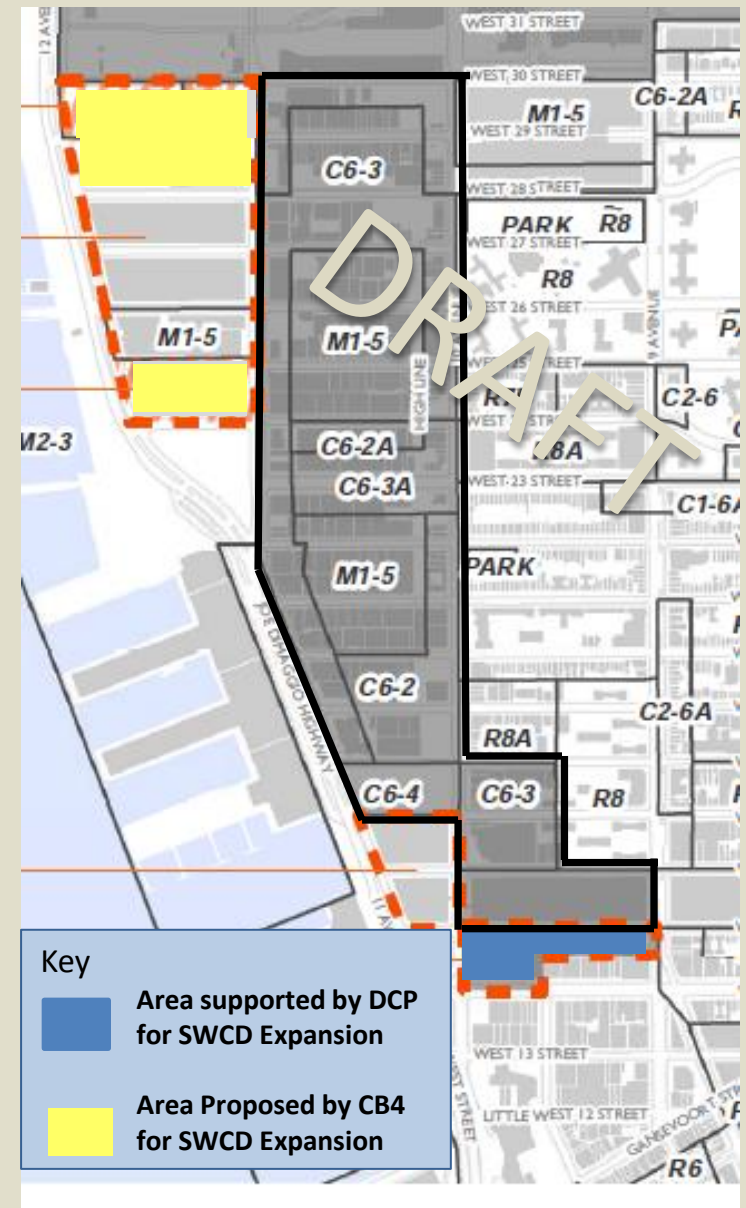


Manhattan Community District 4 Affordable Housing Plan

Proposed Special West Chelsea District Expansion

CB4's Revised Proposed Special West Chelsea District Expansion:

- 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)
 - Allow hotel development only by special permit
 - Permit Hudson River Park Transfer of Development Rights (HRP TDR) on certain sites
 - Set height and bulk controls



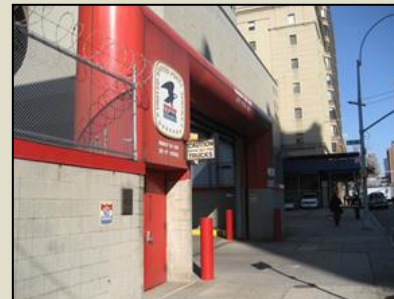
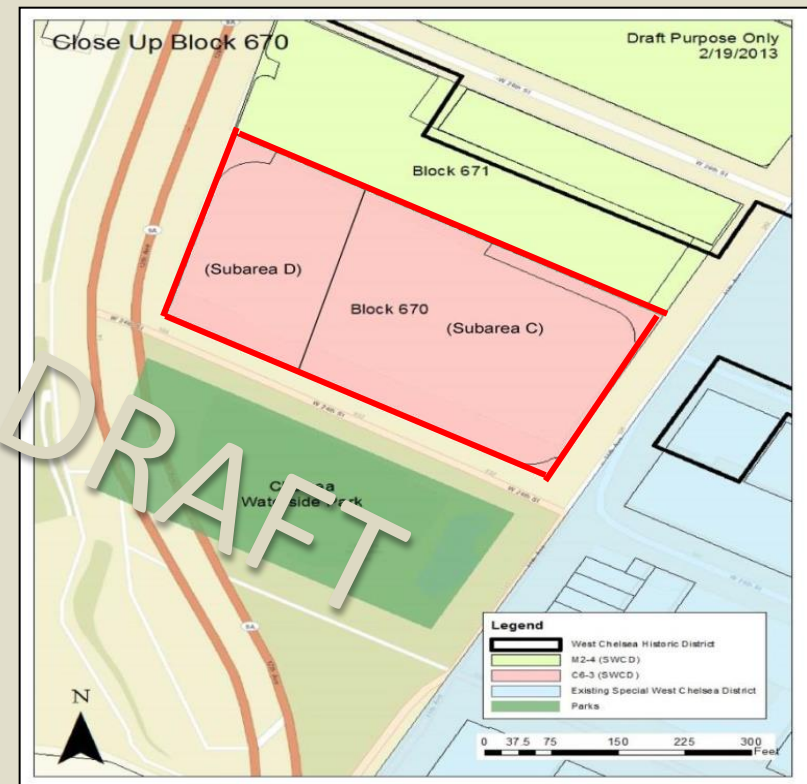
Manhattan Community District 4 Affordable Housing Plan

Proposed Special West Chelsea District Expansion

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 development
- Allow a bonus from 5.0 to 7.5 FAR if Inclusionary Housing is developed
- 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
- Re-map West 25th Street between 11th and 12th Avenues to provide access to Hudson River Park
- Will produce 442 permanently affordable low and moderate income housing units



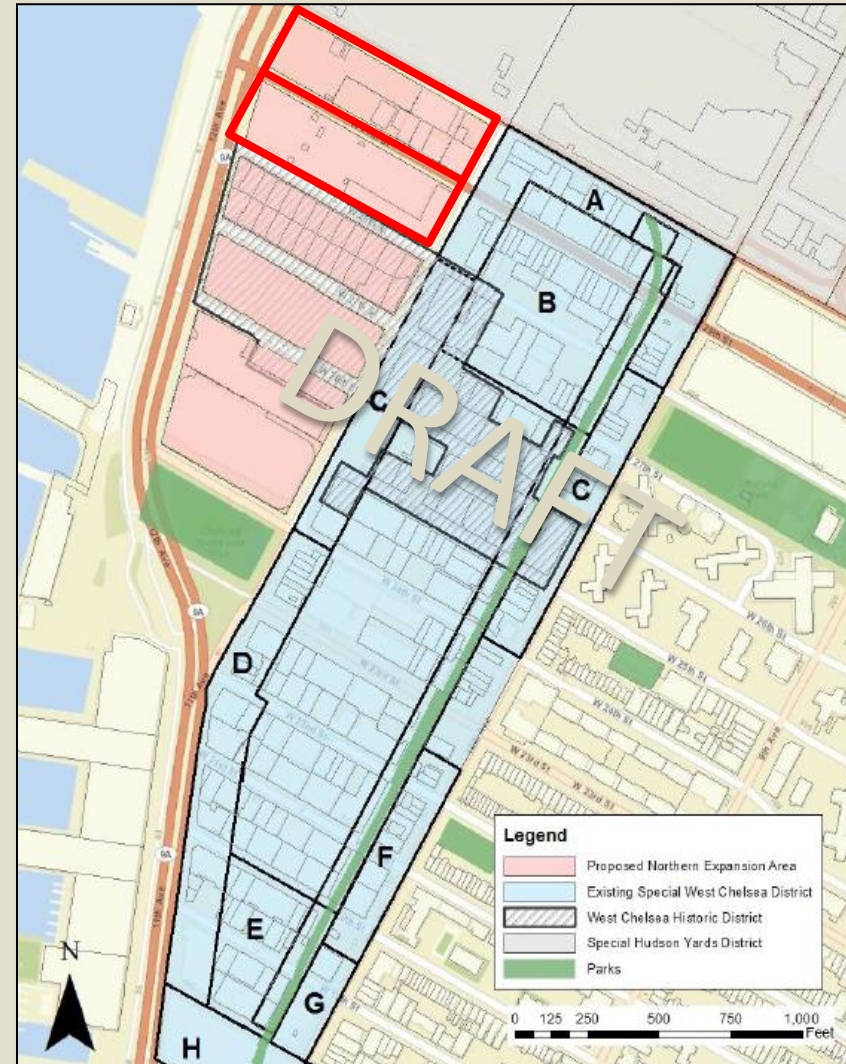
Manhattan Community District 4 Affordable Housing Plan

Proposed Special West Chelsea District Expansion

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
- To reach 10 FAR Residential, create zoning text *pari passu* similar to Hudson Yards, create 5 FAR from Inclusionary Housing and 5 FAR from Hudson River Park Development Rights Transfer
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Could create 1,028 new affordable housing units



Manhattan Community District 4 Affordable Housing Plan

Proposed Special West Chelsea District Expansion

Name/Address	Block	Lot Area	*Existing Res. FAR	Existing Commercial FAR	Existing Max. FAR	**Proposed Res. FAR	Proposed Industrial FAR	Proposed Max. FAR	Total Residential Floor Area Currently Permitted	Total Commercial Floor Area Currently Permitted	Total Residential 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	0	2	2	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	0	2	2	10	2	12	0	310,212	0	1,551,060	310,212	1688	506
W29th/W30th, between 11th and 12th Ave	675	160,000	0	10	10	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)

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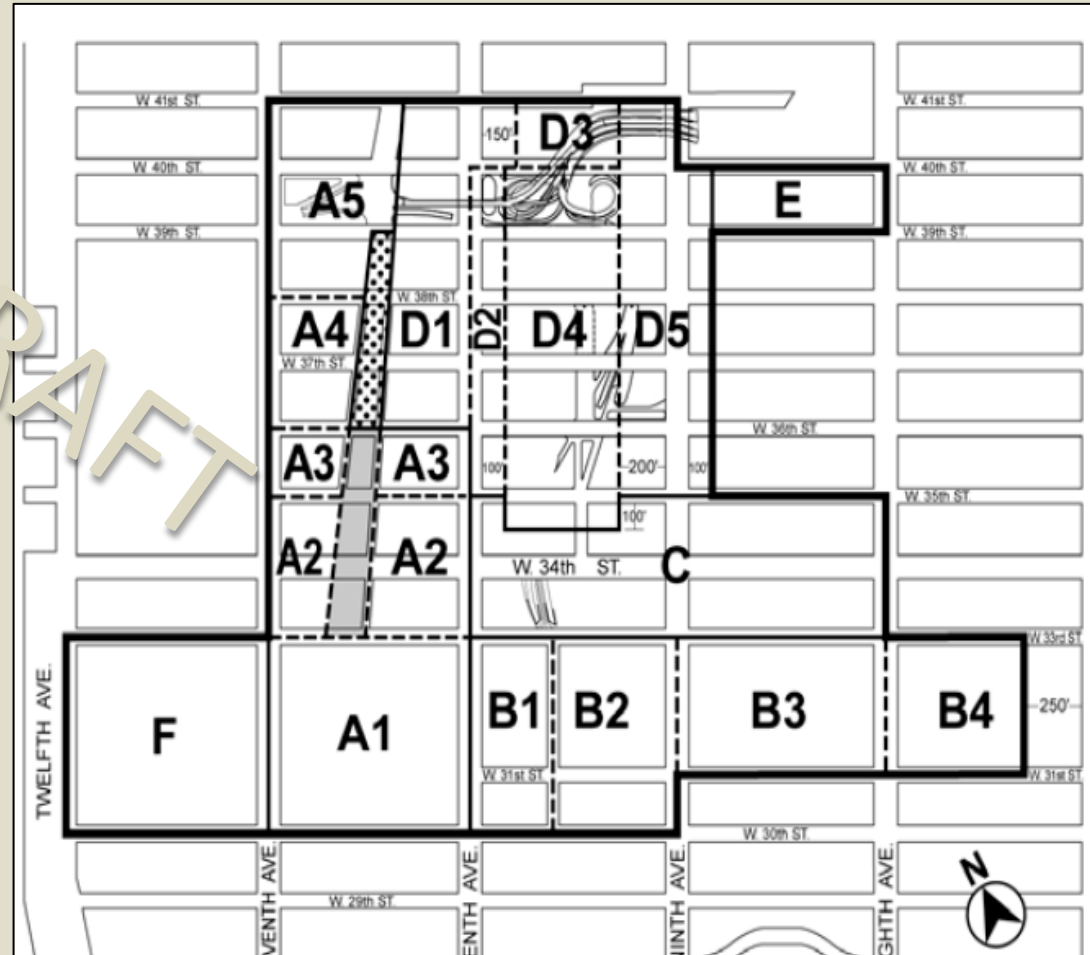
**Manhattan Community District 4
Affordable Housing Plan
Proposed Special Hudson Yards District Text
Amendments**

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Special Hudson Yards District – Existing Subdistricts

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

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



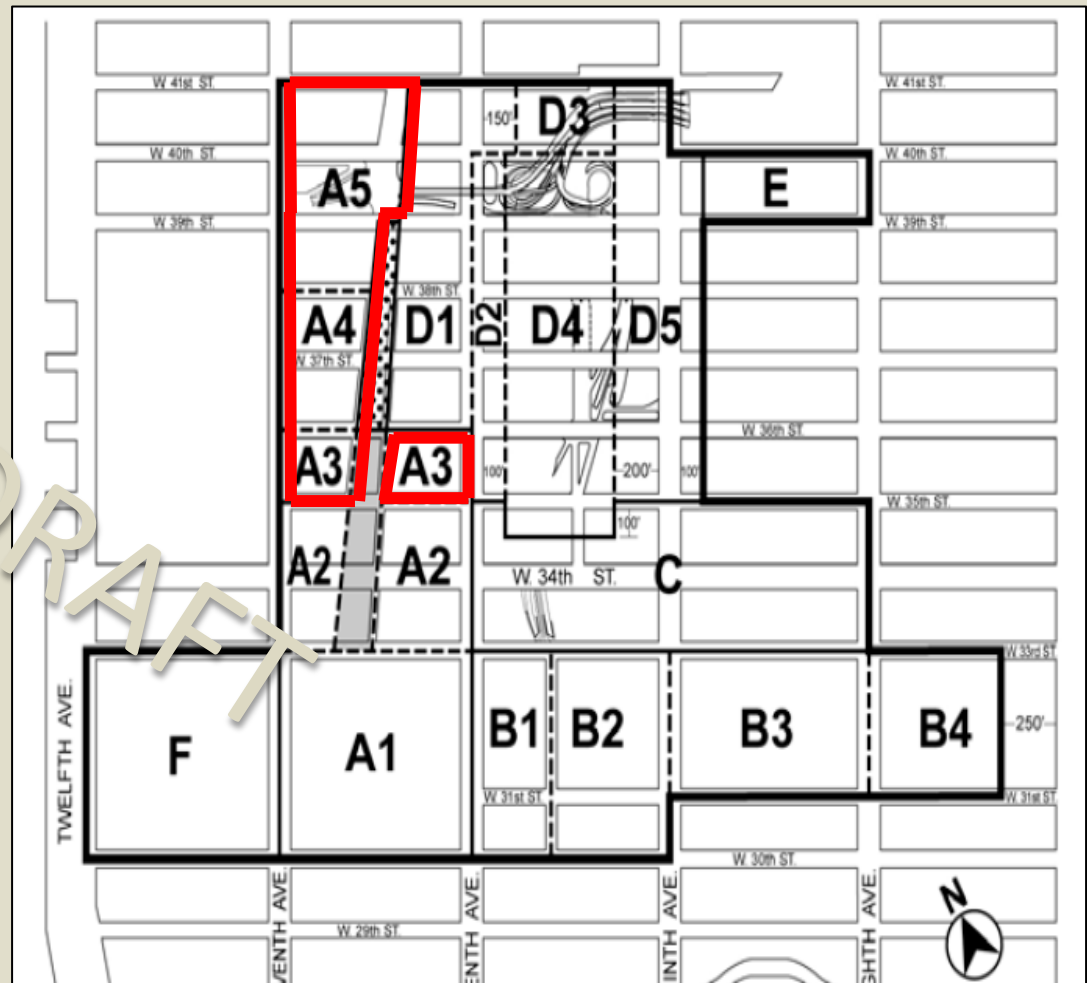
Manhattan Community District 4 Affordable Housing Plan

Proposed Special Hudson Yards District Text Amendments

Special Hudson Yards District – Area of Proposed Text Amendment

Proposed Text Amendment:

- Allow for Residential development as-of-right (up to 12 FAR)
- No change to underlying FAR, just to sequencing



Manhattan Community District 4 Affordable Housing Plan

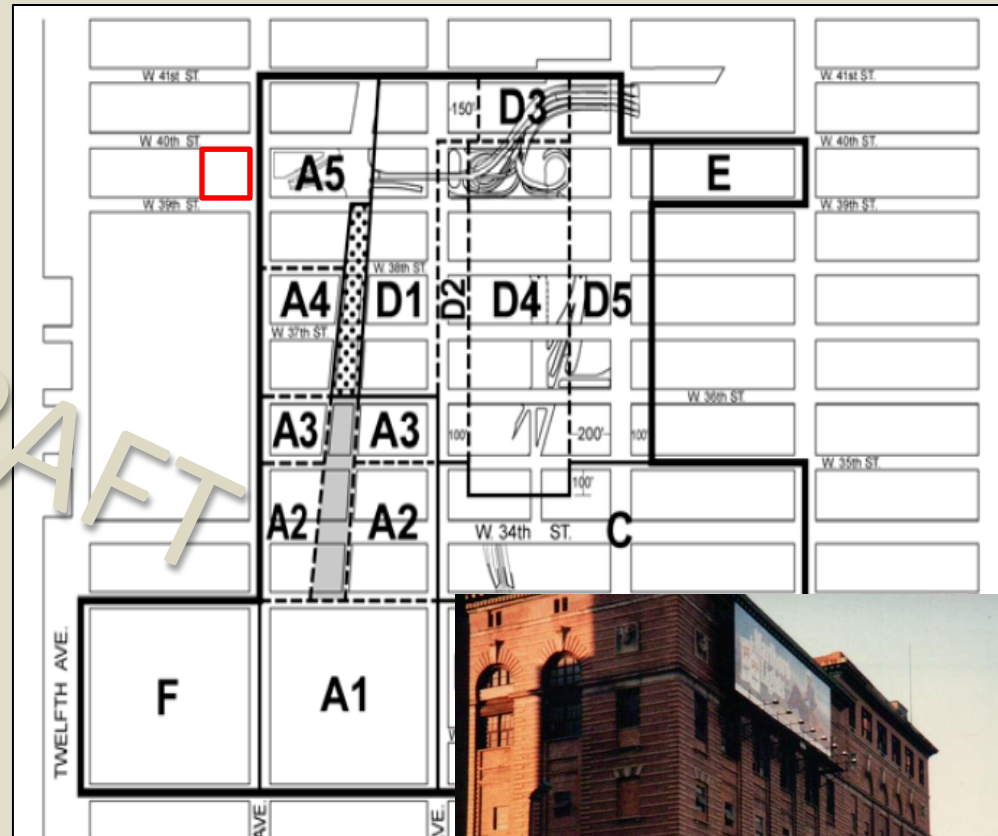
Proposed Special Hudson Yards District Text Amendments

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
- Site could accommodate as many as 322 permanently affordable housing units
- Necessary actions to facilitate development of affordable housing:
 - Rezone the site from M1-5 to C6-4 and bring into SHYD A5
 - Base FAR of 5, bonusable to a maximum of 12 FAR only with the provision of Inclusionary Housing

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Existing Site



Pre-Demolition

Manhattan Community District 4 Affordable Housing Plan

Proposed Special Hudson Yards District Text Amendments

Site	Zoning Subdistrict	Name/Address	Lot Area	*Existing Res. FAR	Existing Commercial FAR	Existing Max. FAR	**Proposed Res. FAR	Proposed Commercial FAR	Proposed Max. FAR	Total Residential Floor Area Currently Permitted	Total Commercial Floor Area Currently Permitted	Total Residential Units Permitted	Total Proposed Max. Residential Floor Area	Total Proposed Max. Commercial Floor Area	***Total Proposed Units	****Total Proposed Affordable Units
	Proposed SHYD A5	Slaughterhouse – 493 11 th Avenue	24,688	0	5	5	12	1	13	0	123,440	0	296,256	24,688	322	322
Site 1	SHYD A3	W35th/W36th, east side 11th Ave	60,000	6	24	24	12	12	24	360,000	1,440,000	392	720,000	720,000	784	235
Site 2	SHYD A3	W35th/W36th, west side 10th Ave	68,121	6	24	24	12	12	24	408,726	1,634,904	445	817,452	817,452	890	267
Site 3	SHYD A4	W36th/W37th, east side 11th Ave	57,570	6	21.6	21.6	10.8	10.8	21.6	345,420	1,243,512	376	621,756	621,756	677	203
Site 4	SHYD A4	W37th/W38th, east side 11th Ave	61,800	6	21.6	21.6	10.8	10.8	21.6	370,800	1,334,880	404	667,440	667,440	726	218
Site 5	SHYD A5	W38th/W39th, east side 11th Ave	64,000	6	20	20	10	10	20	384,000	1,280,000	418	640,000	640,000	696	209
Site 6	SHYD A5	W39th/W40th, east side 11th Ave	63,800	6	20	20	10	10	20	382,800	1,276,000	417	638,000	638,000	694	208
Site 7	SHYD A5	W40th/W41st, east side 11th Ave	76,736	6	20	20	10	10	20	460,416	1,534,720	501	767,360	767,360	835	251
Total			476,715							2,712,162	9,867,456	2,951	5,168,264	4,896,696	5,624	1,913

*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)

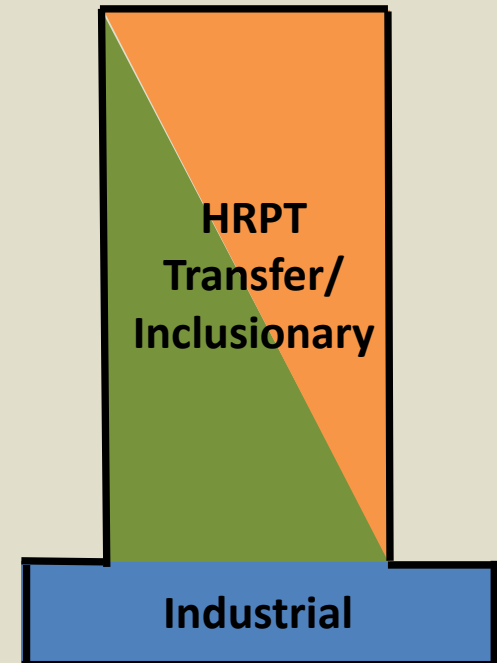
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**Manhattan Community District 4
Affordable Housing Plan
Hudson River Park Trust
Development Rights Transfer
Proposed Receiving Sites**

Hudson River Park Development Rights Transfer:

- Plan is to create new Hudson River Park Special District layered 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 Clinton Special Districts
- Development rights transfer would be tied to the creation of Inclusionary Housing:
 - Developer would be allowed to build residential by creating Inclusionary Housing (30% affordable) and purchasing development rights from Hudson River Park Trust in equal amounts

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FAR Stack Example:

Mandatory Industrial: 2 FAR
Residential (HRPT Transfer): 5 FAR
Residential (Inclusionary): 5 FAR

Manhattan Community District 4 Affordable Housing Plan

Hudson River Park Trust Development Rights Transfer Proposed Receiving Sites

Proposed Receiving Sites in Special West Chelsea District:

Address: West 28th to West 29th Streets
between 11th and 12th Avenues

Block: 674

Current Uses:

- ConEd facility

Affordable Units Generated: 506

Address: West 29th to West 30th Streets
between 11th and 12th Avenues

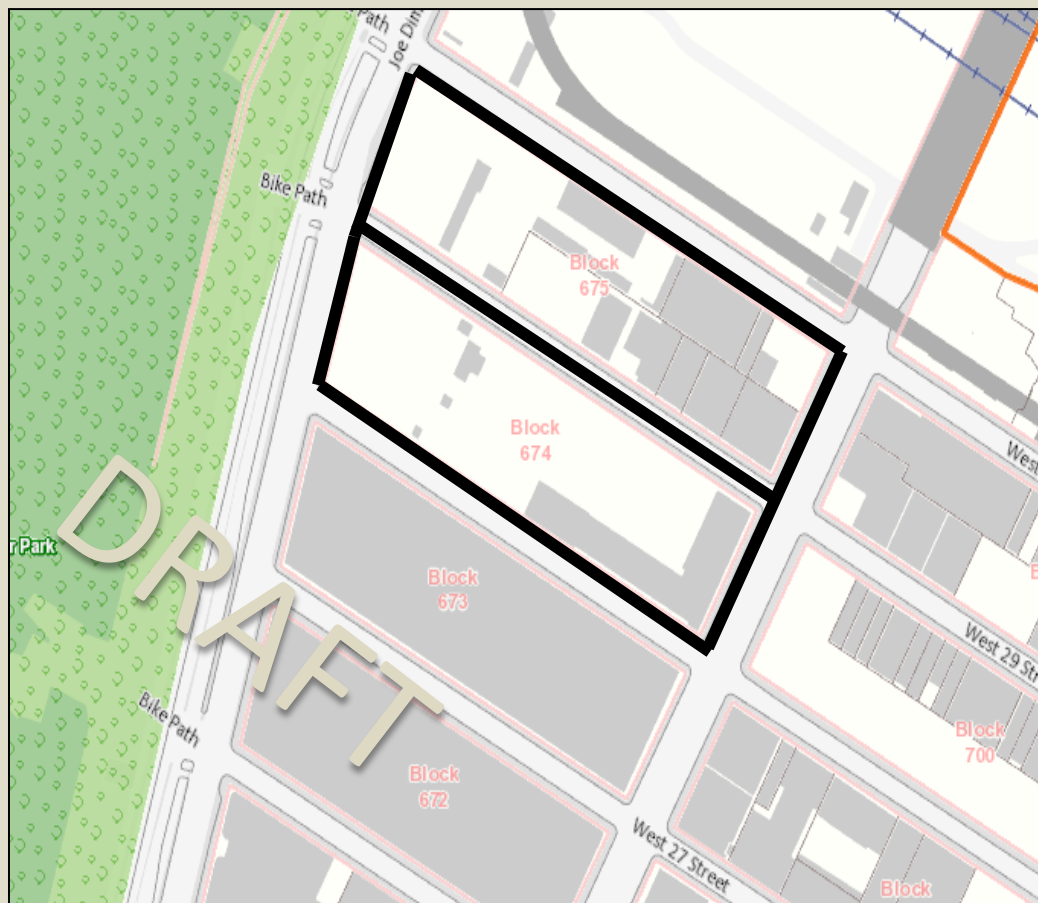
Block: 675

Current Uses:

- Port Authority bus parking
- Sanitation offices
- Garages, clubs, gas station

Affordable Units Generated: 522

*Sites are included in proposed Special
West Chelsea District Expansion



Manhattan Community District 4 Affordable Housing Plan

Hudson River Park Trust Development Rights Transfer Proposed Receiving Sites

Proposed Receiving Sites in Special Hudson Yards District:

Address: West 40th and West 41st Streets
between 11th and 12th Avenues

Block: 1088

Current Use: MTA Quill Bus Depot

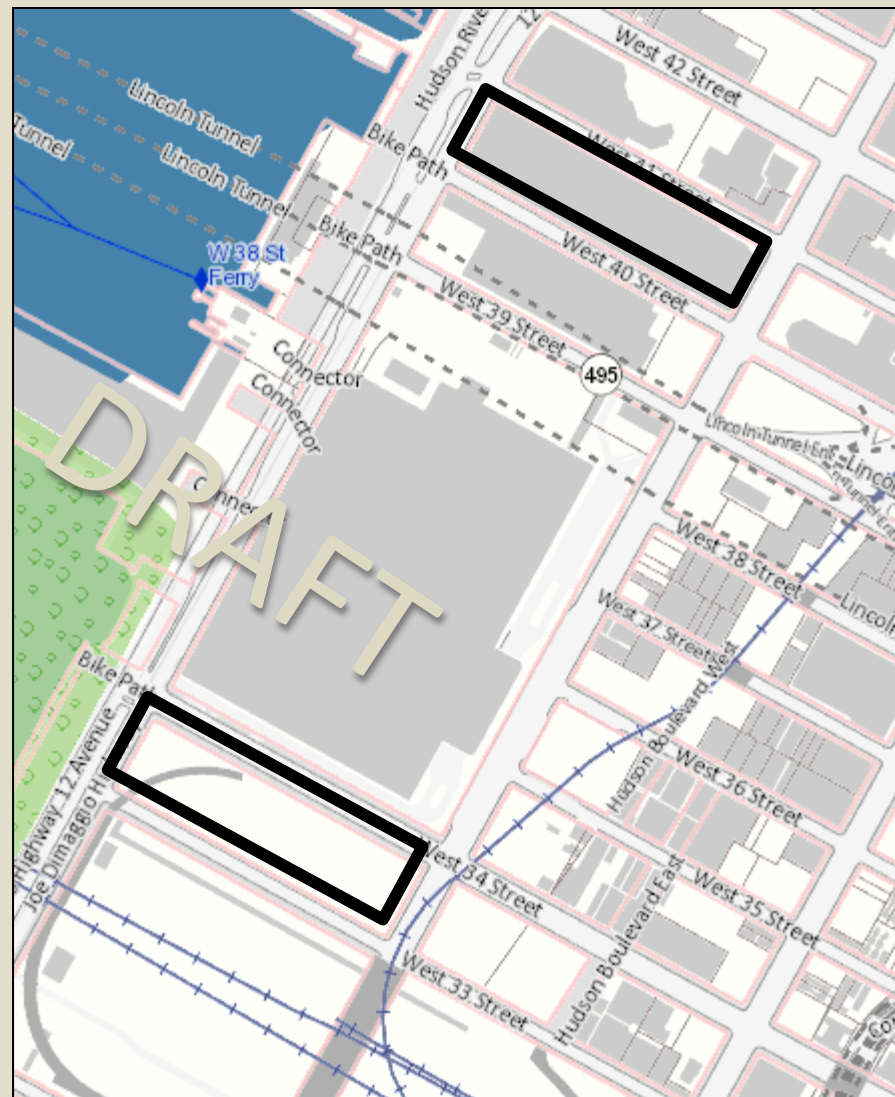
Affordable Units Generated: 619

Address: West 33rd and West 34th Streets
between 11th and 12th Avenues

Block: 679

Current Use: Javits Marshalling Yards

Affordable Units Generated: 619



Manhattan Community District 4 Affordable Housing Plan

Hudson River Park Trust Development Rights Transfer Proposed Receiving Sites

Proposed Receiving Sites in Special Clinton District:

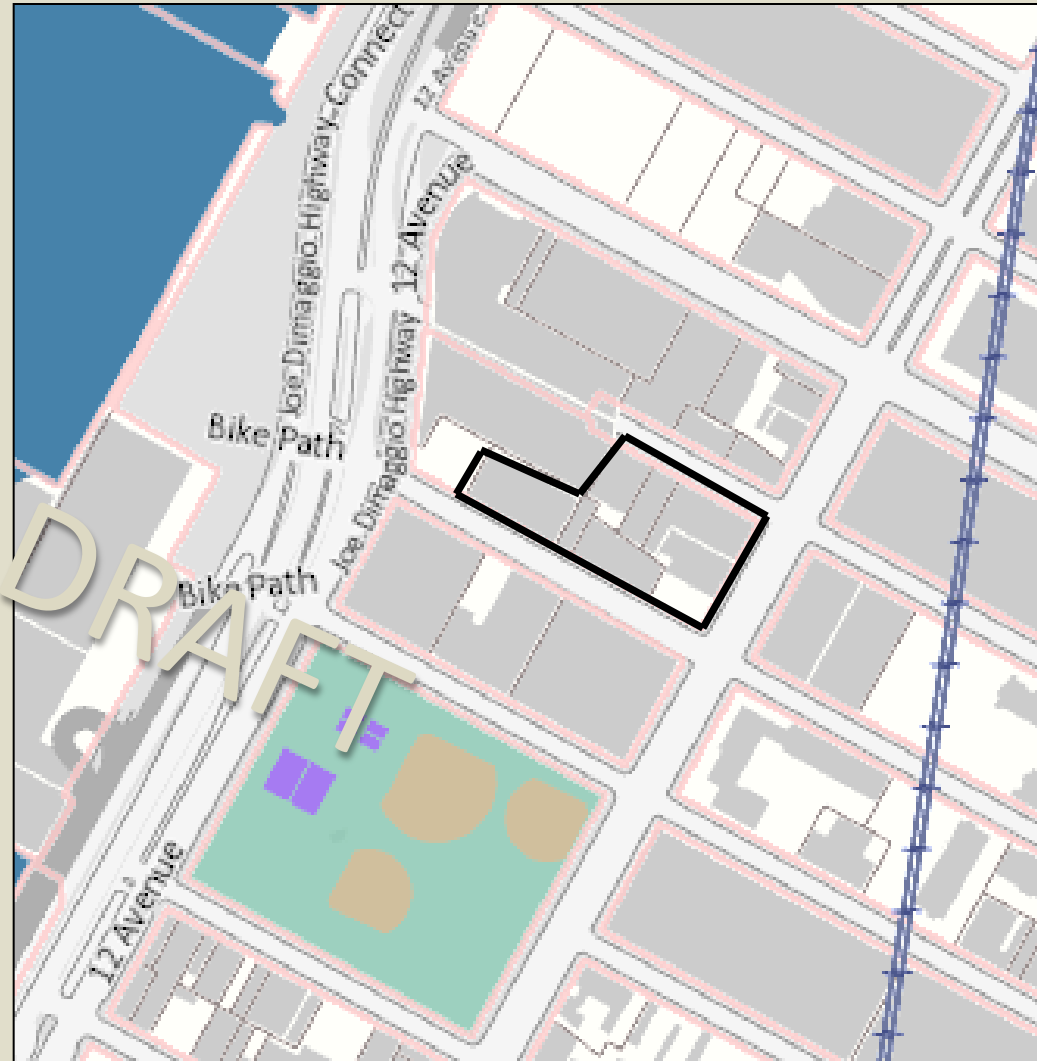
Address: West 55th and West 56th
Streets between 11th and 12th Avenues

Block: 1103

Current Uses:

- Industrial
- Office

Affordable Units Generated: 161



**Manhattan Community District 4
Affordable Housing Plan
Proposed Text Amendment
Special Clinton District**

DRAFT

Manhattan Community District 4 Affordable Housing Plan

Hudson River Park Trust Development Rights Transfer Proposed Receiving Sites

Proposed Receiving Sites in Special Clinton District:

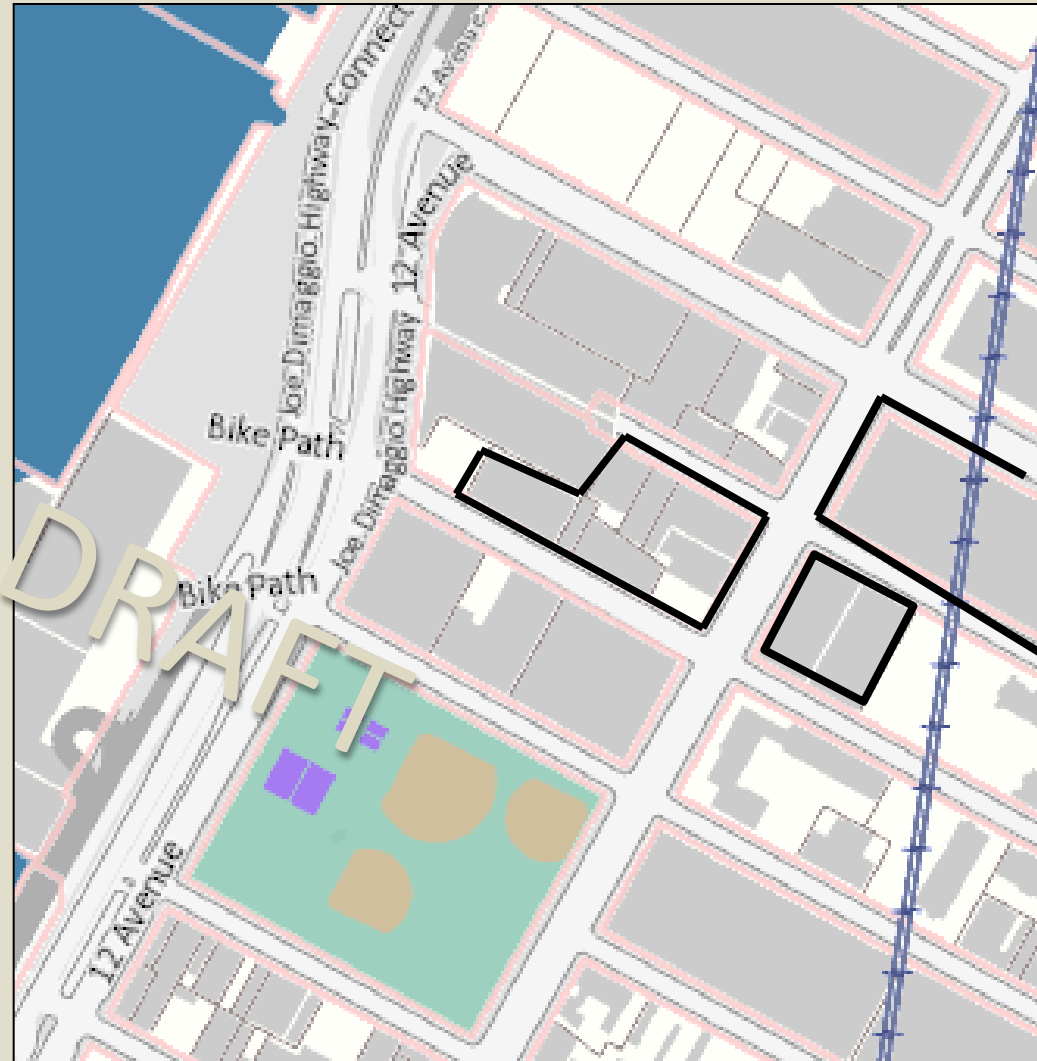
Address: West 55th and West 56th
Streets between 11th and 12th Avenues

Block: 1103

Current Uses:

- Industrial
- Office

Affordable Units Generated: 161



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

DRAFT

Manhattan Community District 4 Affordable Housing Plan

421-A Units—Expiring Tax Exemptions & Regulatory Agreements



Manhattan Community District 4 Affordable Housing Plan

421-A Units—Expiring Tax Exemptions & Regulatory Agreements

Project Name	Address	Year Built	Total # Units	Total # AH	# Perm. AH	# Expiring AH	Funding Sources
The Helux	520 W 43 rd St	1996	375	76	–	76	4% LIHTC, 421-a Tax Exemption, HDC Loan
1 River Place	650 W 42 nd St	1999	921	184	–	184	421-a Tax Exemption
The Westminster	180 W 20 th St	2000	256	56	–	56	4% LIHTC, 421-a Tax Exemption, HFA Loan
Chelsea Place	363 W 30 th St	2000	76	16	–	16	4% LIHTC, 421-a Tax Exemption, HFA Loan
Archstone West	505 W 54 th St	2000	222	45	–	45	4% LIHTC, 421-a Tax Exemption, HDC Loan
Chelsea Centro	200 W 26 th St	2000	356	71	–	71	421-a Tax Exemption, HDC Loan
Theater Row	424 W 42 nd St	2000	264	54	–	54	LIHTC, 421-a Tax Exemption, HFA Loan
The Tate	535 W 23 rd St	2001	313	63	–	63	4% LIHTC, 421-a Tax Exemption, HFA Loan
The Victory	501 W 41 st St	2001	418	100	16	84	4% LIHTC, 421-a Tax Exemption, HFA Loan, Inclusionary Zoning
Beta West	321 W 54 th St	2001	109	22	–	22	421-a Tax Exemption
	511 W 55 th St	2002	371	77	–	77	LIHTC, 421-a Tax Exemption, HDC Loan

Manhattan Community District 4 Affordable Housing Plan

421-A Units—Expiring Tax Exemptions & Regulatory Agreements

Project Name	Address	Year Built	Total # Units	Total # AH	# Perm. AH	# Expiring AH	Funding Sources
The Westport	500 W 56 th St	2002	371	77	–	77	LIHTC, 421-a Tax Exemption, HDC Loan
	516 W 48 th St	2002	109	23	–	23	4% LIHTC, 421-a Tax Exemption, HDC Loan
Hudson Crossing	400 W 37 th St	2002	259	52	–	52	421-a Tax Exemption, HDC Loan
360 West 43rd St Project	360 W 43 rd St	2002	256	57	–	47	4% LIHTC, 421-a Tax Exemption, HFA Loan, Inclusionary Zoning
The Nicole	400 W 55 th St	2003	149	30	–	30	4% LIHTC, 421-a Tax Exemption, HDC Loan
The Helena	601 W 57 th St	2003	597	120	–	120	4% LIHTC, 421-a Tax Exemption, HFA Loan
Casa	155 W 21 st St	2005	108	22	–	22	LIHTC, 421-a Tax Exemption, HDC Loan
River Place II	600 W 42 nd St	2005	1276	234	–	234	LIHTC, 421-a Tax Exemption, HFA Loan
Avalon Clinton	515 W 52 nd St	2005	339	68	–	68	LIHTC, 421-a Tax Exemption, HFA Loan
Avalon Clinton	510 W 52 nd St	2005	288	60	–	60	LIHTC, 421-a Tax Exemption, HFA Loan
Gotham West	550 W 45 th St	2011	1,210	675	600	75	LIHTC, 421-a Tax Exemption, HFA Loan, Inclusionary Zoning
Durst Pyramid	625 W 57 th St	Construc tion	753	151	–	151	421-a Tax Exemption
Total			9396	2333	616	1447	

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

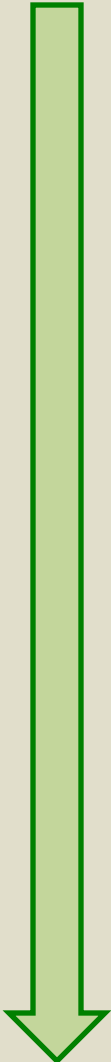
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Manhattan Community District 4 Affordable Housing Plan

Affordable Production & Preservation--Summary

Status	Total AH Units	AMI Unit Breakdown						
		40%	50%	60%	80%	100%	125%	165%
In Construction	578	30	394	125	29	-	-	-
Completed Public Review	530	-	190	205	31	-	31	73
Under Public Review	250	-	-	79	78	40	27	26
Pipeline Developments	815	35	70	87	149	73	193	208
Proposed Developments	1304	-	79	109	240	178	309	389
Regulatory Agreement	2333							
Zoning	5283							
Total	11,093	65	733	605	527	291	560	696

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 Clinton Hells Kitchen Land Use Committee (7/9/2014)
JULY 2014:	Final Review by Chelsea Land Use Committee (7/16/2014)
JULY 2014:	Final Review by CB4 Housing Health and Human Services (7/15/2014)
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 Daniel 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 Mitrison, Senior Project Manager

Housing Conservation Coordinators

Sarah Desmond, Executive Director

Jack Nieman, Intern