



Manhattan Community Board 4

AFFORDABLE HOUSING PLAN

Revised September 2019

Manhattan Community Board 4

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I. Introduction

Every change of Mayoral Administration brings new policies and priorities. As the new Mayor of New York City, Bill de Blasio has outlined his key priorities. Chief among those priorities is a new and expanded commitment to affordable housing. To address the pressing need for affordable housing, Mayor de Blasio released “Housing New York: A Five-Borough, Ten-Year Plan” in 2014. The plan sets forth a framework for the development or preservation of 200,000 affordable housing units over the next ten years (the “NYC Affordable Housing Plan”).

Using the NYC Affordable Housing Plan as a framework, the communities of the middle West-side of Manhattan, Clinton/Hell’s Kitchen, Hudson Yards, and Chelsea, recognize the need for strategies and mechanisms to achieve the policies set forth based on local knowledge, history, and advocacy. As such, Manhattan Community Board 4 (“MCB4”) has created this plan for affordable housing development and preservation in Manhattan Community District 4 (the “MCD4 Affordable Housing Plan”).

For decades, MCB4 has been a strong advocate for affordable housing at a range of incomes. Our community believes that socioeconomic diversity and integration are the only way to keep Clinton/Hell’s Kitchen, Hudson Yards and Chelsea the thriving neighborhoods they are today. The Board is confident that between the Mayor’s Report and the MCD4 Affordable Housing Plan, our community has the tools to make the creation and preservation of 12,654 affordable housing units in MCD4 a reality.

The MCD4 plan will be updated on a regular basis to reflect progress to date, changes in socio-economic, legal and regulatory environment, and new needs of our communities.

Summary of Affordable Units in MCD4

	Total AH Units	AMI Unit Breakdown								
		40%	50%	60%	80%	100%	120%	125%	150%	165%
Completed	1,661	211	527	582	52	75	82	27	-	105
In Construction	414	149	18	144	29	61	-	13	-	-
Completed Public Review	71	-	-	-	30	-	-	13	2	26
Under Public Review	686	-	125	180	89	75	-	62	-	155
Pipeline Developments	603	35	53	80	85	97	-	131	-	122
Proposed Developments	769	-	79	61	142	65	-	171	-	251
Expiring 421A Agreement	2,314	-	-	2,314	-	-	-	-	-	-
Proposed Text Amendments and Rezoning	6,136	-	-	4,091	-	2,045	-	-	-	-
Total	12,654	395	802	7,452	427	2,418	82	417	2	659
%		3%	6%	59%	3%	19%	1%	3%	0%	5%

II. Key Elements of the MCD4 Affordable Housing Plan

Bringing Remaining City-owned HPD Sites to Construction Readiness

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

Achieving the Affordable Housing Commitments in the Westside Rezoning Points of Agreements (POA's)

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

Identifying Publicly Owned Sites for Affordable Housing

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

Proposing Rezoning and Zoning Text Amendments

MCB4 proposes contextual rezoning and zoning text amendments to create affordable housing on a variety of both public and privately owned sites and areas on 11th Avenue, between 38th and 42nd Streets and West of 11th Avenue, above 42nd Street. Although MCD4 is the home of the densest zoning in the City (Hudson Yards) and the most complex (West Chelsea-- Highline Transfer regulations), MCB4 is open, yet again, to accepting more density to ensure the development of affordable housing. These actions are proposed with careful consideration of the surrounding existing built or planned environment and context.

MCB4 seeks to balance the need for affordable housing with regulations and requirements of existing Special Zoning Districts (SCD, SHYD, SWCD), height and bulk requirements of adjacent existing and planned developments, preservation of industrial uses, and competing community needs e.g. Hudson River Park Transfer of Development Rights, schools, parks and transportation. Thus development on the Westside - whether market driven or affordable - requires a surgical approach to zoning. Along with the rezoning actions we recommend that all ULURP actions be considered cumulatively to provide the proper infrastructure at the lowest cost, as the population grows.

Preserving Affordable Apartments with Expiring Affordability Agreements

The 421-a program allows for a time-limited exemption from real estate taxes for multi-family developments meeting certain criteria. The program was started in the early 1970s as a way to encourage new residential development in the city. MCD4 is part of the Geographic Exclusion Area, which means that developments in MCD4 are only eligible for the tax abatement if 20% of the units are affordable to low-income households. While these tax abatements last for varying time periods based on when they were awarded, many expire after only 15 years. MCB4 proposes HPD develop a new real estate tax exemption to extend those benefits to provide permanent affordability to preserve those affordable apartments.

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

Adopting Housing Policy Reforms

Reform the Inclusionary Housing Program: Increase and Broaden Inclusionary Requirements: MCB4 proposes to make Inclusionary Housing mandatory and increase the Inclusionary Housing Affordable Housing Ratio to 30% while broadening the Affordable Income Bands (20% low, 10% moderate and middle income).

Ensure Equality in Apartment Distribution: MCB4 proposes to make mandatory a current goal of MCB4: Inclusionary Housing Zoning should be reformed to increase the building distribution by floor to 100% of the building and require placement of affordable units on all building exposures.

Ensure Equality in Apartment Finishes and Access to Building Amenities:

MCB4 proposes to make mandatory a current goal and practice of MCB4:

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

Ensure Provision of Family-Sized Apartments:

Determining need for Single or Family Size should be tailored to meet the needs of different neighborhoods within each Community District. In MCD4 there is an urgent need to provide adequate housing to a growing number of families. MCB4 requires that at least 50% of the affordable units have 2 or 3 bedrooms.

Provide Housing for a Growing Senior Citizen

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

Preserving Affordable Apartments through better enforcement

Illegal Hotel Enforcement: In the New York State Attorney General's report of 2014 on Airbnb, the neighborhoods of Chelsea and Clinton/Hell's Kitchen were cited in the top three neighborhoods in the City with illegal hotel use. The net result has been the loss of hundreds of rental apartments in MCD4. The City needs to continue to commit to preserving our rent regulated housing through proactive enforcement against illegal hotel conversion. Dedicating one inspector and one litigator to MCB4 will stem the loss of affordable rent regulated apartments

Department of Buildings (DOB) enforcement against harassment and eviction through building renovations: Owners file renovation plans for a vacant rent regulated building with Department of Buildings for extensive reconstruction, while in fact the building is occupied. The Vacant designation removes the requirement for the filing and following a DOB Tenant Protection Plan to maintain safety for the building tenants. Renovation work then begins and results in Tenant Harassment. Owners then seek to relocate or buy out tenants due to self-created hazardous conditions. Increasing effective enforcement will not only protect the health and safety of existing tenants but also reduce the loss of affordable rent regulated apartments. MCB4 suggests that the DOB impose large fines and immediate Stop Work Orders to combat this behavior from building owners.

III. Background & History: Affordable Housing Development in MCD4

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

1969 - Clinton Urban Renewal Area

One of the first areas where the Board and the community sought to develop a significant number of affordable housing units was on the former Clinton Urban Renewal Area (“CURA”).

In 1969, most of the properties on the six blocks bounded by West 50th to the south, West 56th Street to the north, 10th Avenue to the east and 11th Avenue to the West, were designated by the City of New York as the CURA, and condemned by the City of New York for affordable housing. The CURA is primarily a low- and moderate- income diverse area comprised of affordable housing developments, tenements, commercial lofts, small- to medium-sized businesses, and not- for-profit, social service, and cultural organizations.

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

Affordable Housing Developments in the Former CURA: 1979-1981				
Address	Name	# of AH Units	Type of AH Units	Type of Financing
790 11th Avenue	Clinton Towers	396	Low & Moderate Income Families	Section 236 HUD Mortgage Subsidy
747 10th Avenue	Hudson View Terrace	390	Low & Moderate Income Families	Section 235 HUD Mortgage Subsidy
525 W 55 th Street	Harborview Terrace	305	Low Income Families	NYCHA
540 W 54 th Street	Harborview Terrace	198	Low Income Seniors	NYCHA
535 W 51 st Street	Clinton Manor	110	Low Income Families	Section 8
540 W 52 nd Street	Clinton Manor	99	Low Income Families	Section 8
Total		1,498		

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

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

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

In 1999, an umbrella group of community organizations called the CURA Coordinating Committee (CCC) joined to develop an updated plan (the “1999 Plan”) for the remaining CURA sites. The 1999 Plan was designed to reflect the Clinton community’s and CPLDC’s long-stated planning vision for the community.

The 1999 Plan continued the key vision of accomplishing, through a balance of housing preservation and new construction, the following core goals:

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

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

Constructed Projects				
Address	Name	AH Units	Types of AH Units	Type of Financing
501 W 52 nd Street		27	Low-Income Families	Inclusionary
555 W 52 nd Street	Clinton Parkview	96	Low & Moderate Income Families	Mixed- Income HDC Bonds
554 W 53 rd Street	The Flats/Old School	86	Low, Moderate, & Middle Income Families	HPD NRP & SHP w/ LIHTC
515 W 52 nd Street / 510 W 52 nd Street	Avalon Clinton	127	Low Income	
501-505 W 51 st Street		22	Low-Income Families	80/20 Bonds
535 W 52 nd Street	Park Clinton	96	Moderate/Middle Income Families	Inclusionary
625 W 57 th Street		142	Moderate Income Families	Mixed Income - New Construction
424 W 55 th Street		17	Middle Income Families	80/20 Tax Exempt Bonds
301 W 46 th Street		12	Middle Income Families	Bank loan, Developer Equity
546 W 44 th Street		62	Moderate Income Families	Private
555 10 th Avenue		120	Low Income	Private
525 W 28 th Street		142	Low Income	80/20 Tax Exempt Bonds
515 W 28 th Street		75	Low Income	LIHTC
525 W 52 nd Street		81	Low Income	80/20 Tax Exempt Bonds
540 W 53 rd Street		103	Low, Moderate, & Middle Income Families	Inclusionary
Total		1,682		

Projects in Development				
Address	Name	AH Units	Types of AH Units	Type of Financing
560 W 52 nd Street	Captain Post	22	Low & Moderate, Income Families	MPLP, Inclusionary Equity, HTC
500 W 52 nd Street		25	Supportive Housing	HPD Supportive Housing, LIHTC
Total		47		

1973 - Special Clinton District

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

Major Redevelopments

- 1984 - Times Square Redevelopment: As part of the Times Square Redevelopment Project, a joint agreement between the City and State provided \$25,000,000 for the renovation and acquisition of affordable housing in the Clinton/Hell’s Kitchen neighborhood. The majority of the City’s \$12,500,000 contribution supplemented public funding for the renovation of 26 city owned buildings, encompassing 466 apartments. The majority of that funding created full private bathrooms for tenants whose tenement units had tubs in the kitchens and hallway toilets. Of the State’s \$12,500,000, the majority was dedicated to legal and tenant advocates to protect long-term residents from displacement resultant from Times

Square Development real estate development pressures. The State’s funds also enabled low income tenants to acquire, as low-income cooperatives, 6 buildings with 90 apartments and assist another 6 HDFC cooperatives with 93 units, with low interest loans.

- 1986 - Worldwide Plaza Rezoning: The rezoning of the old Madison Square Garden site between West 49th -50th Street, 8th - 9th Avenues, to build a 47 story office building and a 32 story condominium surrounded by midrise apartments and a central plaza, resulted in the creation of 132 affordable apartments on two sites-- 9th Avenue between 48th and 49th Street and West 56th Street between 9th and 10th Avenues for low and moderate income households.

Major Rezoning Actions

1989—2012 Rezoning of Individual Blocks

- West 34th Street Rezoning: In 1989, the rezoning of West 34th Street between 8th-9th Avenues on a site that contained multiple SRO buildings resulted in a commitment to build 80 units of off-site SRO housing. After the initial and subsequent projects fell through, that commitment was later converted to \$3.65 million funding to support HPD’s Supportive Housing Program. Those supplemental funds were allocated to Supportive housing developments acquired and renovated on West 24th, West 30th and West 42nd Streets.

- West 42nd Street Rezoning (South): In 1989, the entire block between 10th and 11th Avenues from West 41st to West 42nd was rezoned from manufacturing zone to a high density commercial zone. The rezoning however resulted in the construction of a major residential development in two phases between 1990 and 2009. Those developments produced 2,090 units, including 418 units of affordable housing.

- West 42nd Street Rezoning (North): In 1989, the entire block between 10th and 11th Avenues from West 42nd to West 43rd was rezoned from manufacturing zone to a high density commercial zone. Between 2009 and 2015, the rezoning again resulted in 2 residential developments, by the Moinian Companies producing 1647 residential units with 238 affordable units.

- West 57th Street Rezoning (north and south): Between 2000 and 2014, West 57th Street between 10th and 11th Avenues was rezoned from manufacturing to high density commercial. The rezoning again resulted in three residential developments, two by the Durst Companies producing 1,306 units with 271 affordable units, and a third by TF Cornerstone which produced 1,189 units with 238 affordable units. The Cornerstone units are permanently affordable; the Durst units have an affordability of 35 years.

- 770 11th Avenue (Mercedes House): In 2012, the majority of the block fronting on 11th Avenue between West 53rd and West 54th Streets was rezoned from manufacturing to medium density commercial. The rezoning in a single, large residential development, by Two Trees produced 900 units with 171 affordable units.

- Chelsea Market: In 2012, the block between West 15th and West 16th Streets, 9th to 10th Avenues, was rezoned to permit the expansion of the Chelsea Market complex for use as offices for the media and tech industries. A 4.7-million-dollar affordable housing fund was established by the City of New York to assist in the construction of 150 affordable units on the West Chelsea POA site at the Fulton Houses campus.

- 2001 - 2005 Special Zoning Districts

In the last decade, Chelsea and Clinton/Hell’s Kitchen has been the site of several major rezoning actions including Hudson Yards (“HY”), West Chelsea (“WC”) and Western Rail Yards (“WRY”). In each of these rezoning actions, as with every public action in MCD4, the community and the Board have championed advocacy and negotiation, choosing to work with the City and developers to craft acceptable outcomes and public benefits. The WRY, WC, and HY rezoning actions each resulted in a Points of Agreement (“POA”).

These POA’s are written commitments between the Speaker of the City Council and the Mayoral Administration that address substantial community issues including affordable housing creation. As of March 2015, the POA’s have resulted in the following production or preservation of affordable housing:

Points of Agreement	Agreed Units to be built	Units Completed or Under Construction/ Public Approval	% completed
West Chelsea	1,425	1,288	90%
Hudson Yards	3,347	1,436	42%
Western Railyards	923	112	12%
Total	5,695	2,836	50%

IV. MCB4 Strategies

REZONING ACTIONS AND ZONING TEXT AMENDMENTS

Balancing Zoning Density, Height and Affordable Housing

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

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

Balancing Industrial Uses, Market Rate and Affordable Housing

Introduction of residential uses into manufacturing, zones, is also supported by the MCB4. However, such changes again call for a balance in zoning changes— retaining manufacturing floor area while introducing both market rate and affordable apartments.

MCB4 proposes rezoning and zoning text amendments predominately along and west of 11th Avenue to create mixed use zoning districts, which would accommodate all three uses, listed above. MCB4's proposal would allow residential only after

industrial floor area has been provided. MCB4 recognizes that blocks west of 11th Avenue from West 24th to West 56th Streets, in selective blocks, with recognition of the surrounding context, should be designated for residential development.

Balancing Commercial Use, Market Rate and Affordable Housing

In 2005, 11th Avenue from West 36th to West 41st was designated as a corridor for high-density commercial development. While commercial development has proceeded to the south along the West 34th Street corridor and on Hudson Yards itself, many plans have been announced for the northern part of 11th Avenue, but no development has proceeded. This corridor however should be viewed as an extension of high-rise residential corridor which has been built along far West 42nd Street with over 4800 market rate and affordable apartments between 10th and 12th Avenues. The existing zoning in this corridor allows residential development (6 FAR) only after commercial development is produced or committed to.

MCB4 proposes to amend the Hudson Yards zoning text to reverse that order, allowing residential development as of right, with Inclusionary Housing Bonuses, to provide both market rate and affordable housing then to be followed by commercial development.

Reforming Environmental Review and Providing City Services and Infrastructure

Over the past several years, as development in Chelsea and Clinton/Hell's Kitchen has accelerated, MCD4 has grown increasingly concerned about the environmental impacts of new development and their environmental consequences. The current environmental review protocols only look at each development site as a singular entity. Each analysis considers only whether the individual project meets the triggers for school seats, police and fire facilities, sanitation, etc. For example, the Hudson Yards and

West Chelsea rezoning actions took place serially, and as far as we could tell there was no cross consideration. There was no mention in the West Chelsea EIS of any findings about impacts from the Hudson Yards proposal that preceded it by a couple of months.

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

HOUSING POLICY RECOMMENDATIONS

Increase and Broaden Inclusionary Requirements

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

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

to not less than market rate units. Building amenities should be open to all, regardless of income status, not separated or inaccessible due to high user fees.

Due to the major rezoning actions that have occurred in MCD4 over the last decade, between 2010 and 2015, there were 2436 Inclusionary Housing affordable housing units developed in MCD4 (Appendix A). The impact of these affordable apartments has helped maintain a socially and economically integrated community. During the negotiations over the major Westside Rezoning actions, MCB4 consistently sought a 30% affordability requirement.¹In the Hudson Yards and West Chelsea rezoning's it achieved 28% and 27% respectively. However, that goal was achieved through a combination of zoning incentives and designation of publicly owned sites for affordable housing development. The Board also requested and achieved broader income bands for affordability in Inclusionary Housing to include moderate and middle-income housing. Therefore, consistent with those long held positions, the Board supports revised zoning text to require that new developments should be 30% affordable, not 20% affordable, and should accommodate individuals and families at range of incomes between 40% and 165% of Area Median Income ("AMI").

The City's policies must change to ensure that Inclusionary units are developed to the same standard as market rate units and the New Yorkers who reside in them are treated as equals and not separated by lesser locations, constructions standards and lack of access to building wide amenities. MCB4 proposes to make Inclusionary Housing mandatory and increase the Inclusionary Housing Affordable Housing Ratio to 30% while broadening the Affordable Income Bands (20% low, 10% moderate and middle income)

¹ MCB4 Resolutions: Hudson Yards Rezoning, 3/19/04, page 7; West Chelsea Rezoning, 8/3/04, page 2; Western Rail yards Rezoning, 7/11/09, page 5-

Develop Real Estate Tax Abatement to Achieve Permanent Affordability

MCB4 proposes that the units highlighted in this plan become permanently affordable. A permanent affordability restriction will however necessitate, HPD to develop attendant extended real estate tax abatement to achieve that permanent affordability.

Ensure Equality in Apartment Distribution

MCB4 has a long-established practice requesting distribution of Inclusionary Housing affordable units on 100% of the floors of a building with no more than 10% on any one floor. The current Inclusionary Housing Zoning requires onsite affordable units to be distributed on 65% of the floors of a building, with not more than 33% affordable units on any floor. ²

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

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

² New York City Zoning Resolution, Inclusionary Housing, Section 23-96 (b)(2)

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

Ensure Equality in Apartment Finishes & Access to Building Amenities

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

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

In most cases, MCB4 has negotiated for most amenities (such as party rooms, lounges, outdoor space and children's playrooms to be open to all building residents, with fitness rooms available for a reduced fee. It is MCB4's experience that fully integrated affordable housing buildings with apartment finishes of the same quality and equal and unrestricted access to building amenities

promotes strong, socially and economically integrated neighborhoods.

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

Ensure Provision of Family Sized Apartments

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

MCB4 proposes that determining need for Single or Family Size is tailored to meet the needs of different neighborhoods within each Community District. In Community District 4 there is an urgent need to provide adequate housing to the growing number of families. MCB4 proposes that at least 50% of the affordable units created in CD4 have 2 or 3 bedrooms.

Provide Housing for a Growing Senior Citizen Population

Citywide, the Senior Citizen population of the City continues to grow. New York City will see striking increases in its older population. Over the next 20 years, the number of New Yorkers aged 65 and older is expected to increase by nearly 50%, representing a demographic shift where, for the first time in history, older New Yorkers are expected to outnumber school-age children.⁴ The Federal Government has exited the programs for production of Senior housing. Some senior housing is produced by the private or not-for-profit sector with private investment from the Federal Low-Income Housing Tax Credit, but still needs government assistance to be realized. There are also NYC Zoning Resolution impediments to create the wide range of types of senior housing which provide for a continuum of care from independent living, assisted living and skilled nursing care. The City of New York needs to provide resources to develop and preserve senior housing. The resources needed include low cost land, capital subsidy and zoning revisions.

MCB4 proposes the City of New York consider the following strategies:

- 1. Provide low cost land to developers of senior housing.⁵*
- 2. Establish, through Department of Housing HPD's Division of New Construction, a capital subsidy program for new Senior Housing funded by the City's Capital Budget.*
- 3. Revise the Zoning Resolution to bring zoning definitions to current standards for different types of senior housing including independent living, assisted living and skilled nursing care, allowing a mix of uses within the same building.*

³

http://www.nyc.gov/html/dcp/html/neighborhood_info/mn04_info.shtml
http://www.nyc.gov/html/dcp/pdf/census/puma_econ_10to12_a cs.pdf#mn04and05

⁴ Age Friendly NYC: A Progress Report, Spring 2011, The New York Academy of Medicine, 2012

⁵ Parking for NYCHA residents must be maintained through consolidation of facilities and/or inclusion of garage space in newly constructed buildings

ENFORCEMENT AND TENANT PROTECTIONS

Illegal Hotels

Illegal hotel use has plagued Community District 4 for nearly a decade. Building owners have steadily converted rent regulated apartments and SRO units for use as short-term hotel stays. These units, often scattered throughout a building or adjacent buildings, are controlled directly by building owners or net leased to third party hotel operators. Then they are rented to tourists for stays often less than one week. Now centralized Internet based platforms, such as Airbnb, VRBO and Homeaway, have led to the rapid growth of this illegal rental activity. In the New York State Attorney General's report of 2014 on Airbnb, the neighborhoods of Chelsea and Clinton/Hell's Kitchen were cited in the top three neighborhoods in the City with illegal hotel use.⁶

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

MCB4 proposes increased enforcement against illegal hotels in residential buildings, through the increase in the City's Expense Budget to hire for deployment in MCD4:

- 1 additional inspector/investigator at the Mayor's Office of Special Enforcement
- 1 additional litigator at the Office of the Criminal Justice Coordinator

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

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

Such actions result in hazardous conditions and a lack of livability and constitute tenant harassment. Owners then seek to relocate or buy out tenants due to self-created hazardous conditions. Save Chelsea and the Coalition of Chelsea Block Associations have documented that the majority of owners filing major renovation plans in occupied buildings, list the property as "Vacant" on the DOB filing. The Vacant designation removes the requirement for the filing and following a DOB Tenant Protection Plan to maintain safety for the building tenants. A sampling of 27 buildings undergoing renovation in MCB4, 27 were checked as "Vacant" that were occupied.

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

⁶ New York State Attorney General—"Airbnb in the City", 10/2014, pg. 16

MCB4 proposes increased enforcement against owners performing construction in occupied residential buildings, while indicating such buildings are vacant. MCB4 proposes enforcement through the following mechanisms:

- Imposition of immediate Stop Work Orders by DOB if a building noted as “Vacant” on DOB Alteration 1 or Alteration 2 Applications are documented as occupied. Such Stop Work Orders may not be lifted until a Tenant Protection Plan is filed and approved by DOB.*
- Imposition of fines by DOB for falsely certifying Occupied Buildings as Vacant.*
- Imposition of fines by DOB for not filing a Tenant Protection Plan in an Occupied Building.*

V. Affordable Housing Tracking

The MCD4 Affordable Housing plan details the status of affordable housing sites across many stages of the development process, current and future. In the following pages are site profiles parsed into six categories:

1. Sites Recently Completed
2. Sites Under Construction
3. Sites Completed Public Review
4. Sites Under Review
5. Sites in HPD Development Pipeline
6. Proposed Development Sites

There are two additional sections that detail sites including those that have come about as a result of Proposed Rezoning and Zoning Text Amendments section as well as a list of projects with expiring affordability in the 421A Affordable Units: Expiring Tax Exemptions & Regulatory Agreements section. Each site profile includes a map, a photo and a project description: current zoning, an estimate of the total number of market and affordable apartments that could be built as well as size and level of affordability. MCB4 continues to monitor the progress of those sites that have not yet been constructed and occupied. This provides a detailed blueprint toward producing or preserving an estimated 12,654 units of affordable housing in MCD4.

Sites Recently Completed

These are the sites that have been completed since 2015, when the Affordable Housing Plan was first adopted.

Sites Under Construction

The majority of the affordable housing sites currently under construction in MCD4 are either Cure for Harassment or Inclusionary Housing developments. Cure for Harassment is a zoning mechanism in the Hudson Yards, West Chelsea, and Clinton Special Districts that was created to address

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

The New York City Department of Housing Preservation and Development (“HPD”) administers the Inclusionary Housing Program. Inclusionary Housing Program offers developers a density bonus (allowing additional floor area to be built, 20% affordable allows 33% floor area increase) in exchange for the developer committing to rent 20% of the units in the building to low-income tenants. In this case, low-income refers to individuals and families at or below 60% of Area Median Income (“AMI”). 60% of AMI is approximately \$35,280 for a single person and \$50,340 for a family of four in NYC.

Completed Public Review

Those developments that have completed public review are largely projects that sought a rezoning and/or a disposition of city-owned land to a private party and thus were required to undergo public review under the Uniform Land Use Review Procedure (“ULURP”). ULURP is an approximately 7-month public review process that requires a project to be reviewed and commented on by the Community Board, Borough President, City Planning Commission, and finally the City Council.

Under Public Review

Those developments that are currently under public review include projects that require a Lower Income Housing Plan (LIHP) for Inclusionary Housing and

Cure for Harassment projects require a Board of Standards and Appeals (“BSA”) variance and approval of a LIHP application by HPD. The LIHP Application is submitted to both HPD and the Community Board for review and comment.

Proposed Rezoning Actions and Zoning Text Amendments

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

Preserving Affordable Apartments with Expiring Affordability Agreements

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

AFFORDABLE HOUSING SITES IN MCD4: Site Map





AFFORDABLE HOUSING SITES IN MANHATTAN COMMUNITY DISTRICT 4 (MCD4)

AFFORDABLE HOUSING TRACKING



SITES: RECENTLY COMPLETED

AFFORDABLE HOUSING SITES IN MCD4

Map: Sites Completed in 2015-2019

625 W 57th Street



540 W 53rd



525 W 52nd Street



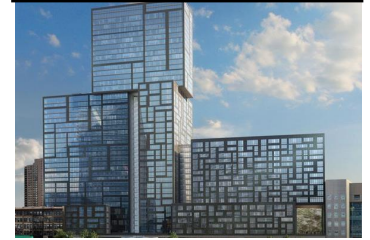
605 W 42nd Street



546 W 44th Street



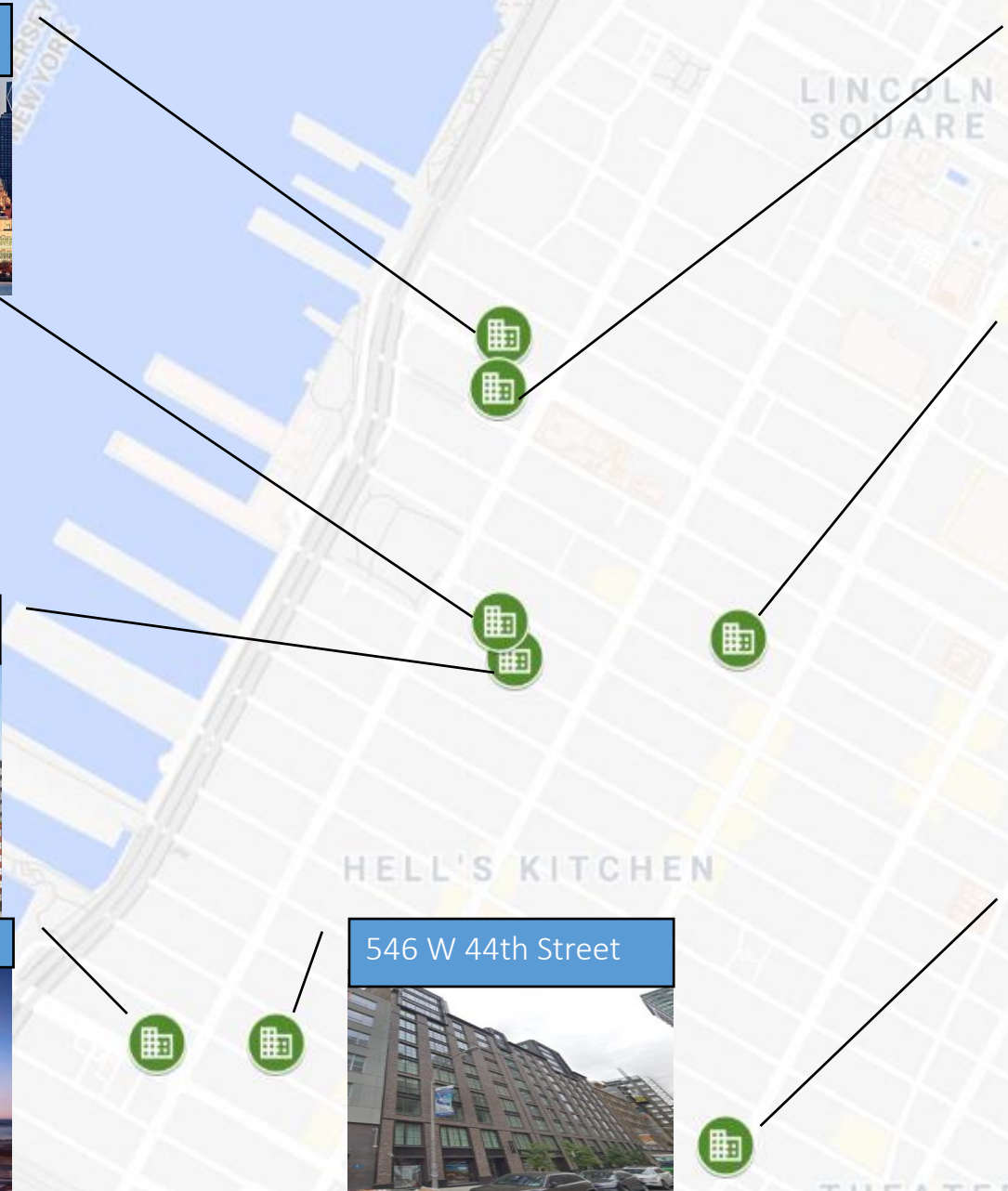
606 West 57th Street



424 W 55th Street



301 W 46th Street



Map: Sites Completed in 2015-2019

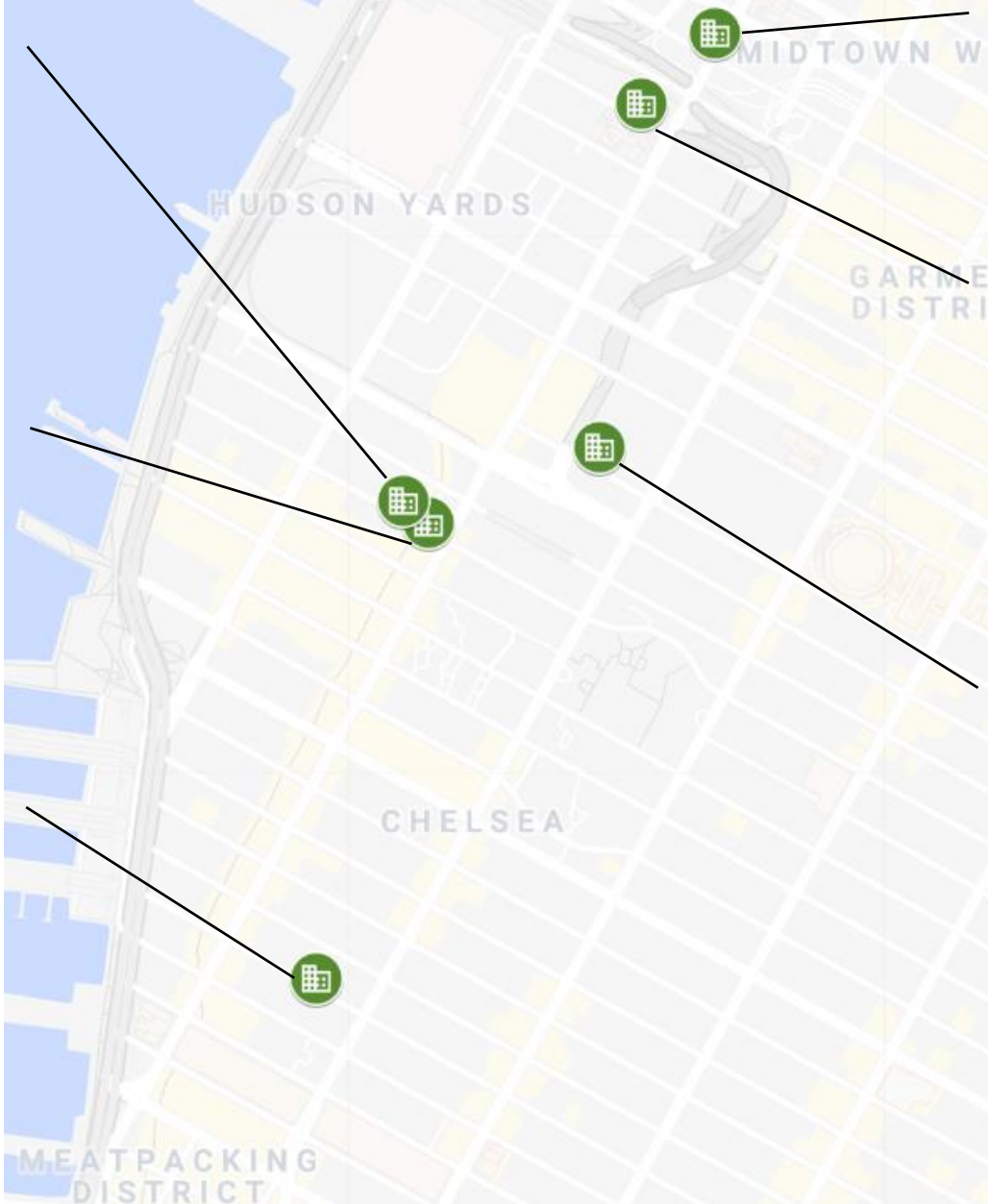
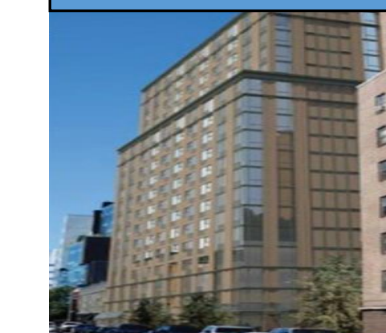
517 W 28th Street



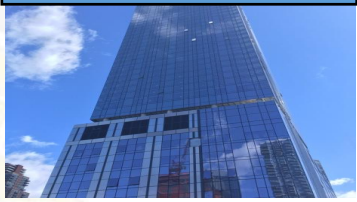
515 W 28th Street



429 w 18th Street



555 10th Avenue



509 W 38th Street



435 W 31st Street



605 W 42nd Street – Sky

Recently Completed

Program: Inclusionary Housing

Block: 1090 Lot: 7502

Zoning: Special Clinton District; C6-4

Project Description:

- Development of 1,080 residential apartments, including 238 affordable units

Developer: Moinian

Units and Income Bands:

Units	40% AMI	50% AMI	Total
Total	36	202	238

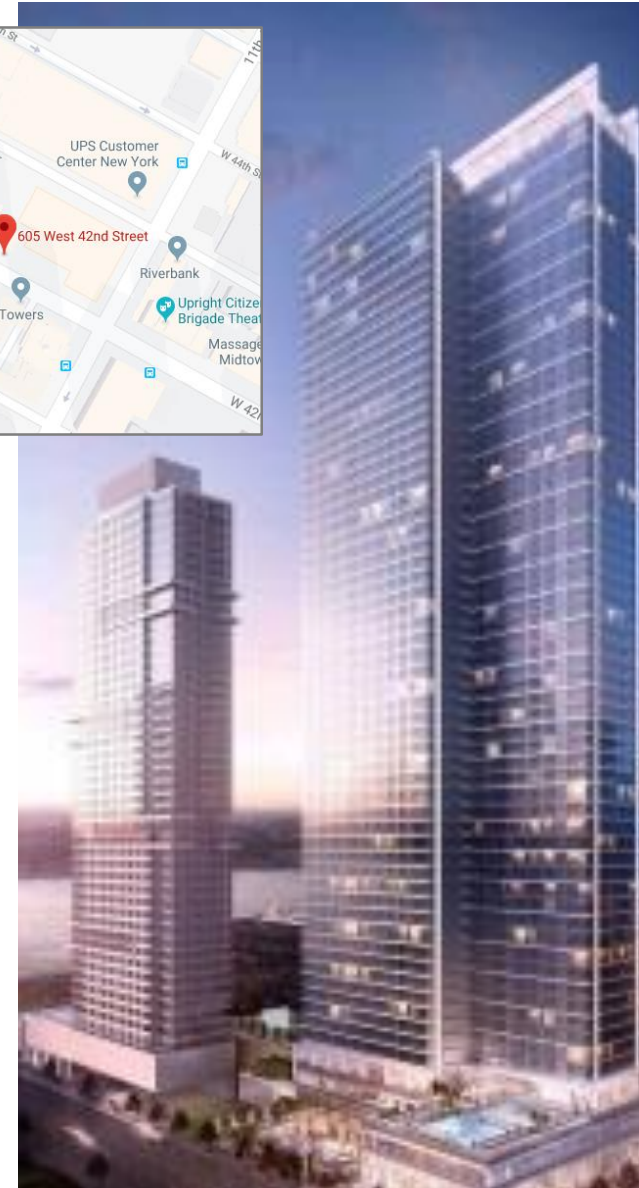
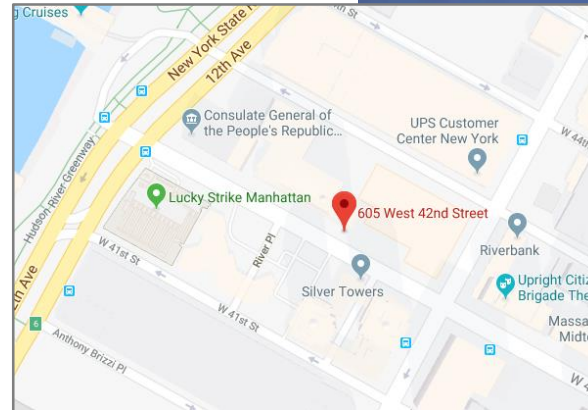
Affordability Period: Permanent

Public Approvals:

Financing:

Construction Start Date: June 2015

Completed: December 2015



625 West 57th Street

Recently Completed

Program: Non-Inclusionary 80/20

Block: 1105 Lot: 1, 5, and 14

Zoning: Special Clinton District; C6-2

Project Description:

- Pyramid-shaped building
- 753 units, including 151 affordable units

Developer: The Durst Organization

Units and Income Bands:

Units	50% AMI
Total	151

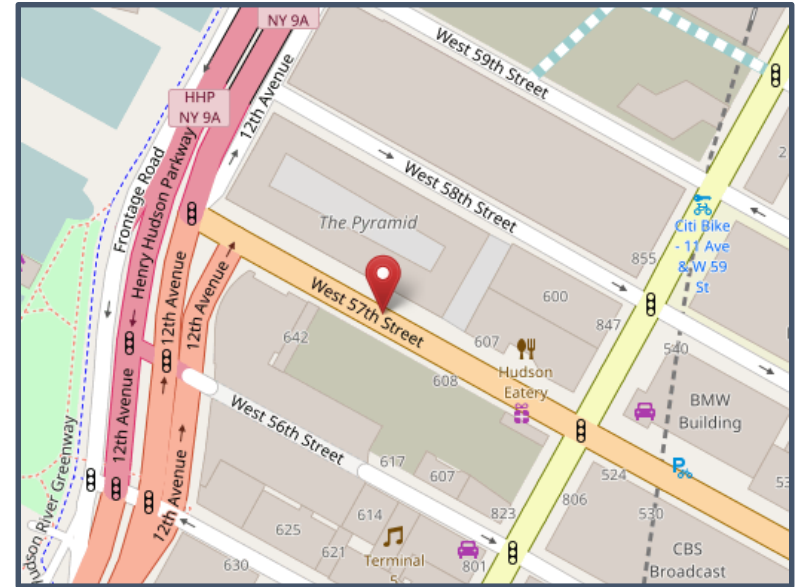
Affordability Period: 35 years

Public Approvals: ULURP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: July 2013

Completed: March 2016



555 10th Avenue

Recently Completed

Program: Inclusionary Housing- Onsite

Block: 1069 Lot: 34

Zoning: Special Hudson Yards District; C2-8

Project Description:

- 52-story mixed-use building with 93,000 sq. ft. of community facility use and 6,600 sq. ft. of retail
- 600 units, including 150 affordable units

Developer: Extell

Units and Income Bands:

Units	40% AMI	60% AMI	120% AMI	Total
Total	60	60	30	150

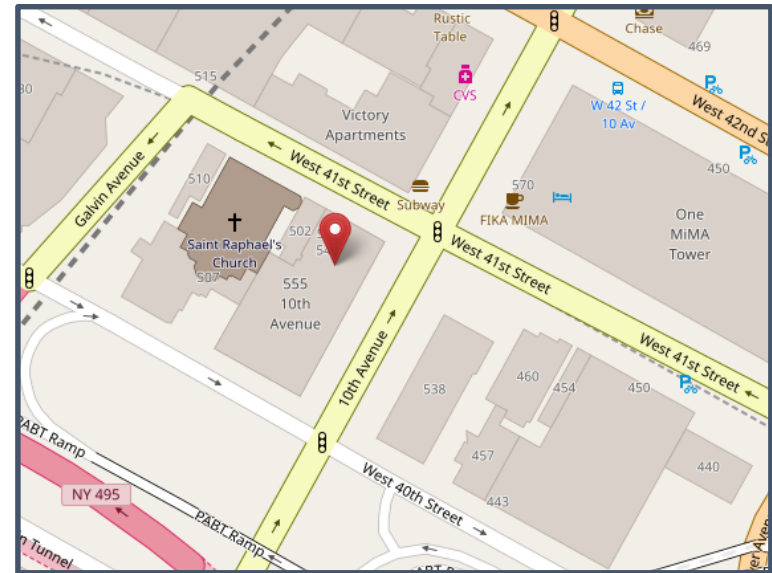
Affordability Period: Permanent

Public Approvals: LIHP

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

Construction Start Date: February 2014

Completed: May 2016



546 West 44th

Recently Completed

Program: Inclusionary Housing- Onsite

Block: 1072 Lot: 50

Zoning: Special Clinton District; R6

Project Description:

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

Developer: DHA Capital

Units and Income Bands:

Units	60% AMI
Studio	24
1-bed	25
2-bed	13
Total	62

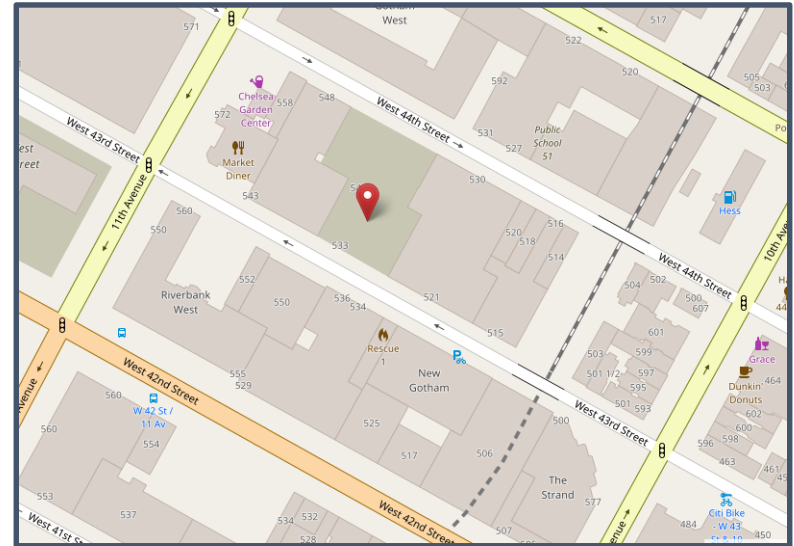
Affordability Period: Permanent

Public Approvals: LIHP

Financing: Privately Financed

Construction Start Date: July 2014

Completed: June 2016



435 W 31st Street – The Eugene

Recently Completed

Program: Inclusionary Housing- Voluntary Owner Participation

Block: 729 Lot: 50

Zoning: Special Hudson Yards District; C6-4

Project Description:

- 5 buildings: 2 office buildings, 1 residential building, and 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
- 844 units, including 169 affordable units

Developer: Brookfield Properties

Units and Income Bands:

Units	60% AMI
Total	169

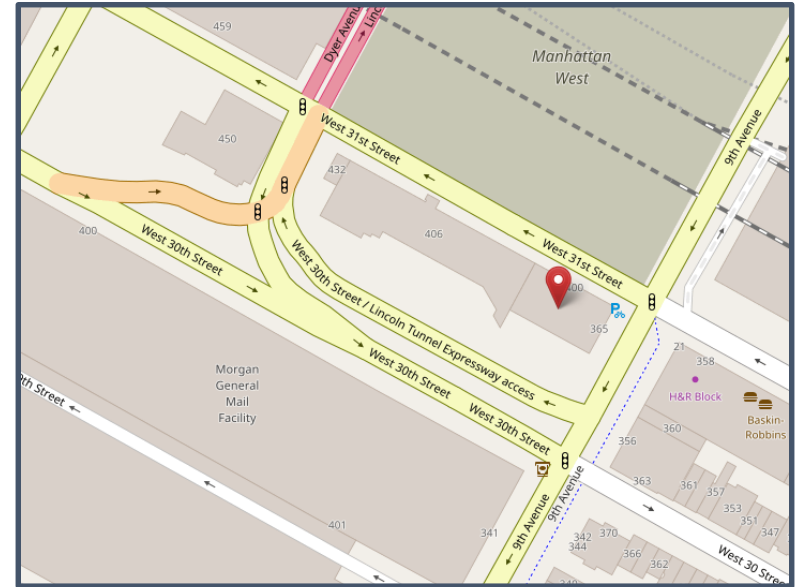
Affordability Period: Permanent.

Public Approvals: ULURP and LIHP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: March 2015

Projected Completion Date: February 2017



515 W 28th Street

Recently Completed

Program: Inclusionary Housing- Onsite

Block: 700 Lot: 27

Zoning: Special West Chelsea District; C6-3 and C6-4

Project Description:

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

Developer: Lalezarian Properties

Affordability Period: Permanent

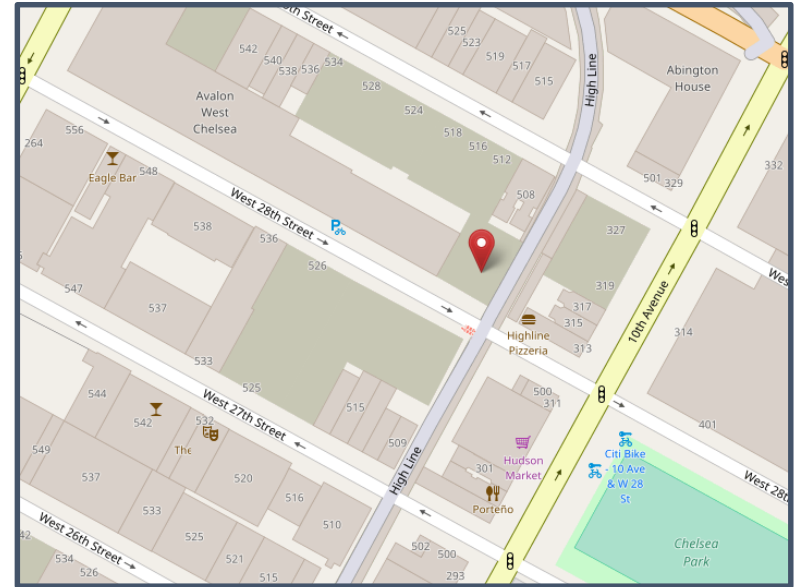
Public Approvals: LIHP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: February 2014

Completed: April 2017

NYC Housing Connect: <https://a806-housingconnect.nyc.gov/nyclottery/AdvertisementPdf/293.pdf>



Units and Income Bands:

Units	50% AMI
Studio	18
1-bed	37
2-bed	20
Total	75



509 W 38th Street – Henry Hall

Recently Completed

Program: Inclusionary Housing

Block: 710 Lot: 22 and 42

Zoning: Special Hudson Yards District; C2-8

Project Description:

- Development of 225 residential apartments, including 46 affordable units

Developer: Imperial Companies

Units and Income Bands:

Units	60% AMI
Total	46

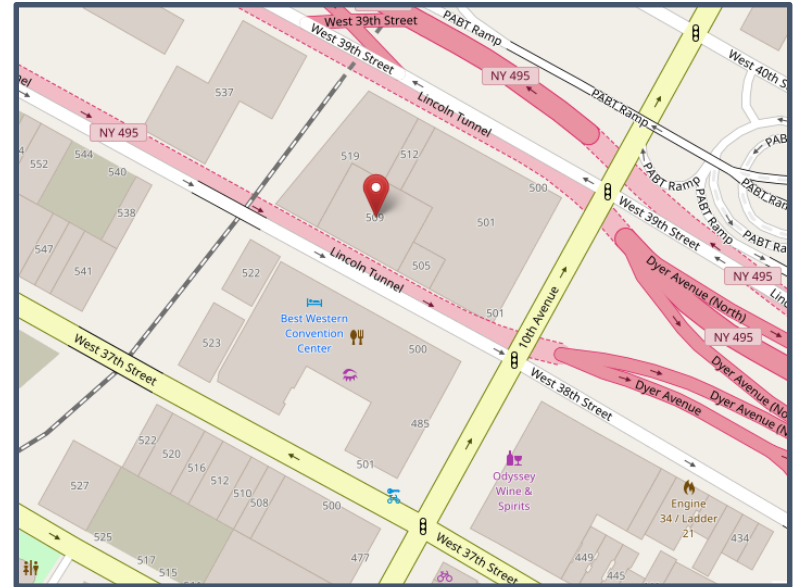
Affordability Period: Permanent

Public Approvals: LIHP

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

Construction Start Date: March 2015

Completed: April 2017



517 W 28th Street

Recently Completed

Program: 80/20 Inclusionary Housing- Onsite

Block: 700 **Lot:** 9

Zoning: Special West Chelsea District; C6-3

Project Description:

- Two buildings (31 and 13 stories)
- 710 units, including 142 affordable units

Developer: Avalon Bay

Units and Income Bands:

Units	40% AMI	50% AMI	60% AMI	
Studio	12	23	15	
1-bed	0	44	25	
2-bed	0	0	23	
Total	12	67	63	142

Affordability Period: Permanent

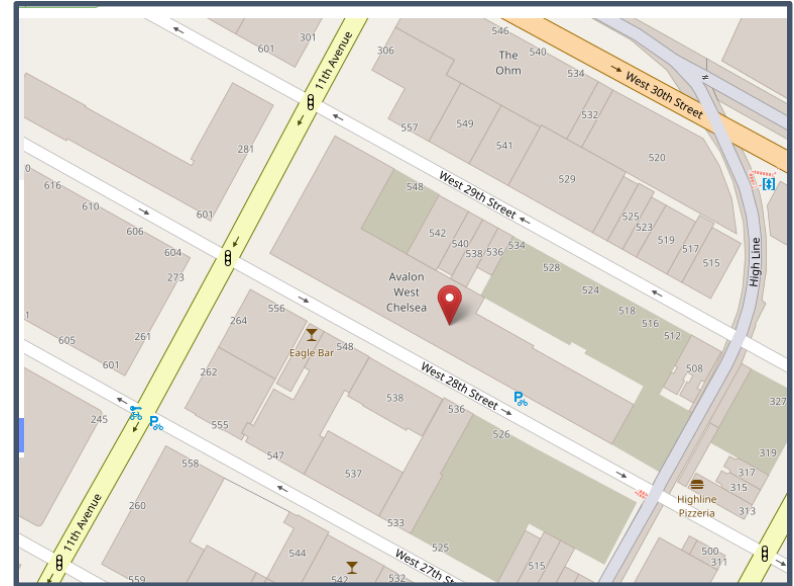
Public Approvals: LIHP

Financing: 80/20 Tax Exempt Bonds

Low Income Housing Tax Credits (LIHTC)

Construction Start Date: February 2012

Completed: June 2017



525 W 52nd Street

Recently Completed

Program: 80/20 Inclusionary Housing

Block: 1081 Lot: 7501

Zoning: Special Clinton District; C2-5

Project Description:

- Two wings: 52nd Street frontage is 14 stories and 53rd Street frontage is 22 stories.
- 392 apartments, including 79 affordable units

Developer: Taconic Investments

Units and Income Bands:

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

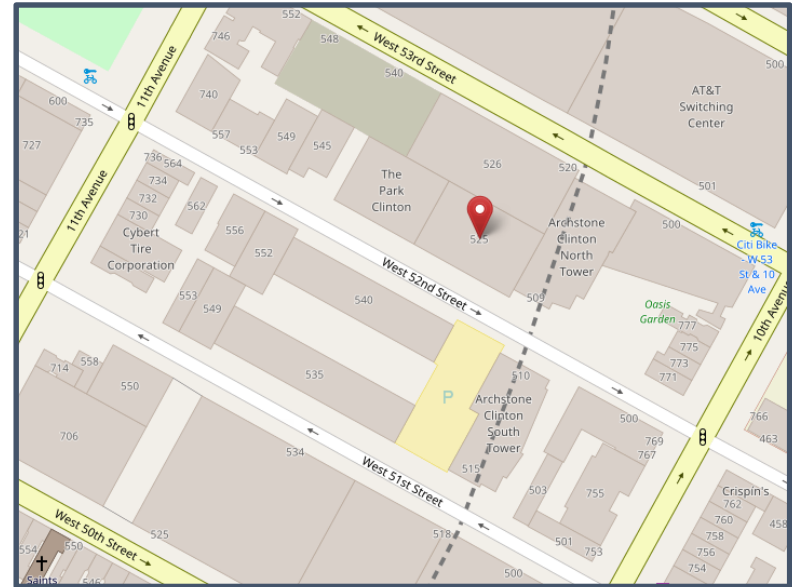
Affordability Period: Permanent

Public Approvals: ULURP (rezoning and disposition), LIHP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: November 2014

Projected Completion Date: August 2017



424 W 55th Street

Recently Completed

Program: Inclusionary Housing- Offsite

Block: 1064 Lot: 44

Zoning: Special Clinton District; C6-2

Project Description:

- 7-story apartment building
- 17 affordable units, including Super's unit
- 18,426 sq. ft. of floor area

Developer: Arker Companies

Units and Income Bands:

Units	80% AMI
Studio	3
1-bed	5
2-bed	6
3-bed	3
Total	17

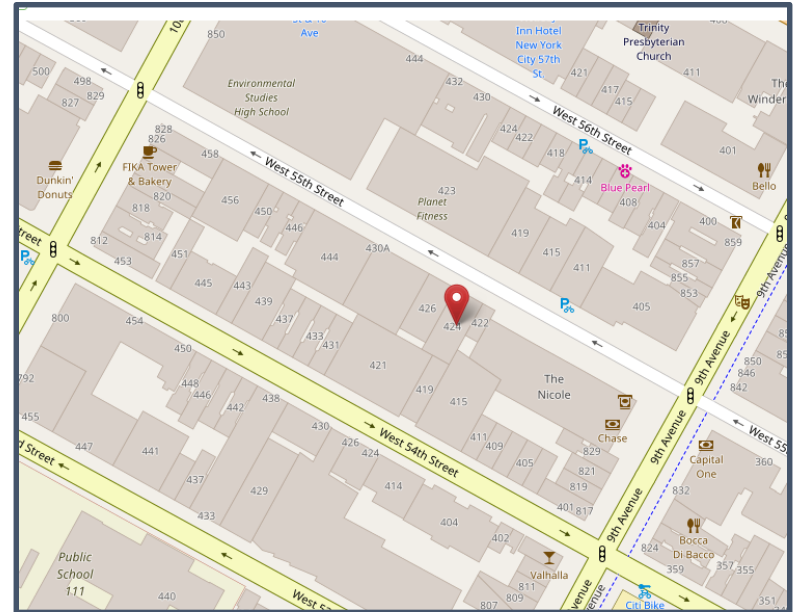
Affordability Period: Permanent

Public Approvals: LIHP

Financing: Bank Loan, Developer Equity

Construction Start Date: November 2014

Completed: November 2017



606 W 57th Street

Recently Completed

Program: 80/20 Inclusionary Housing- Onsite

Block: 1104 Lot: 31

Zoning: Special Clinton District; C4-7

Project Description:

- 42-story mixed-use development including residential, commercial, community facilities, and parking
- 1,028 units, including 258 affordable units

Developer: TF Cornerstone

Units and Income Bands:

Units	40% AMI	60% AMI	120% AMI	Total
Total	103	103	52	258

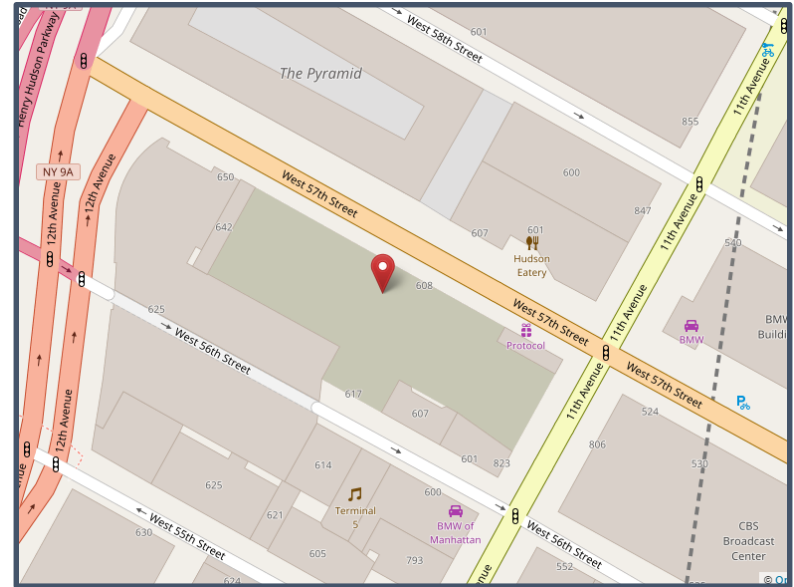
Affordability Period: Permanent for 216 units

Public Approvals: ULURP and LIHP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: October 2014

Projected Completion Date: December 2017



429 W 18th Street – Fulton Houses

Recently Completed

Program: West Chelsea Rezoning Points of Agreement

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

Zoning: R8

Project Description:

- 159 affordable units, 1 super unit.
- 118,357 sw. ft. of residential floor area
- 4,310 sq. ft. of community facility space
- 3,380 sw. ft. outdoor recreational space

Developer: Artimus Construction

Units and Income Bands:

Units	50% AMI	100% AMI	165% AMI	Total
Total	32	48	79	159

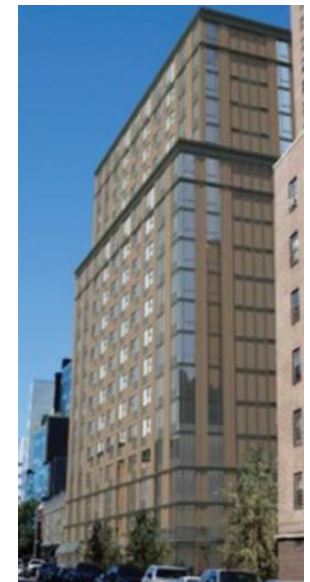
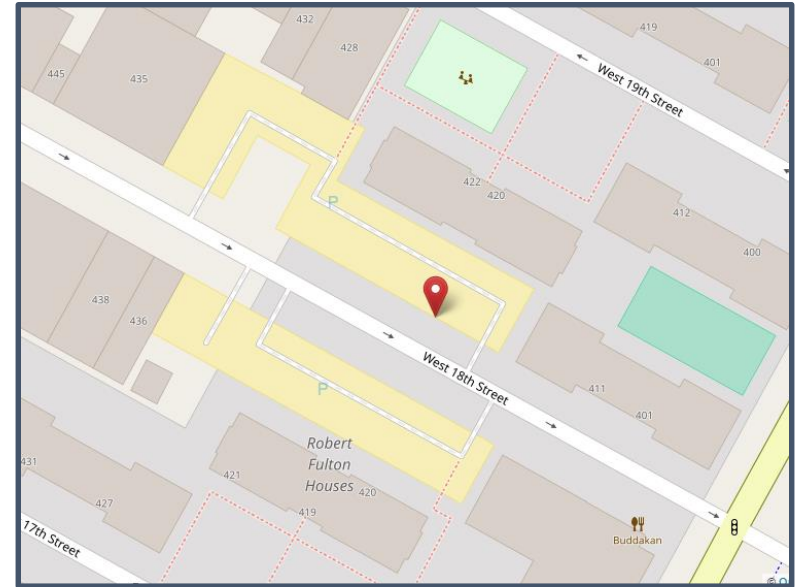
Affordability Period: Permanent

Public Approvals: ULURP (rezoning and text amendment)

Financing: Tax exempt bonds, HPD subsidy, West Chelsea Affordable Housing Fund

Construction Start Date: May 2017

Projected Completion Date: November 2018



301 W 46th Street

Recently Completed

Program: Cure for Harassment and Inclusionary Housing-Onsite

Block: 1037 Lot: 30

Zoning: Special Clinton District; C6-4

Project Description:

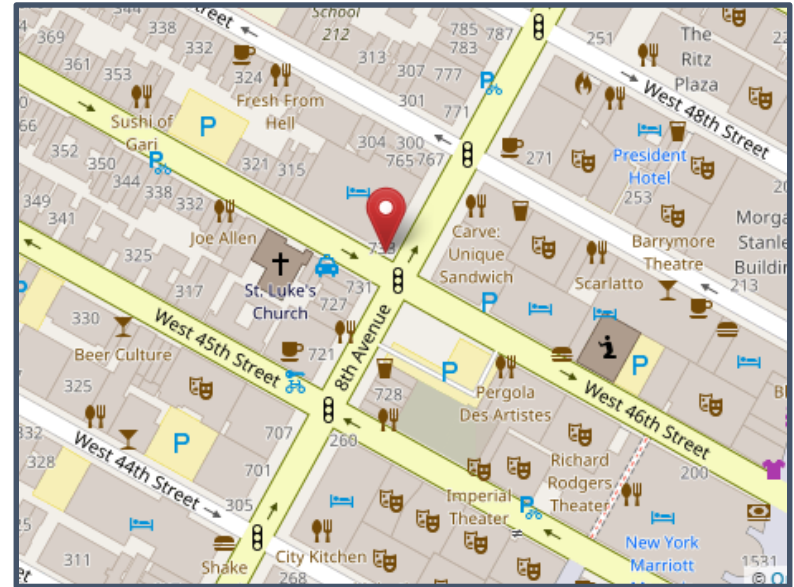
- 600 room hotel
- 10 Cure units and 2 Inclusionary Housing units (on floors 2-7)

Developer: Riu Hotels

Units and Income Bands:

Cure units	80% AMI
2-bed	7
3-bed	3
Total	10

Inclusionary Units	80% AMI
2-bed	2
Total	2



Affordability Period: Permanent

Public Approvals: ULURP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: July 2014

Completed: February 2019

540 W 53rd Street

Recently Completed

Program: Inclusionary Housing

Block: 1081 **Lot:** 50

Zoning: Special Clinton District; R9/ C2-5

Project Description:

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

Developer: Clinton Housing Development Company

Units and Income Bands:

Units	80% AMI	100% AMI	125% AMI	165% AMI	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

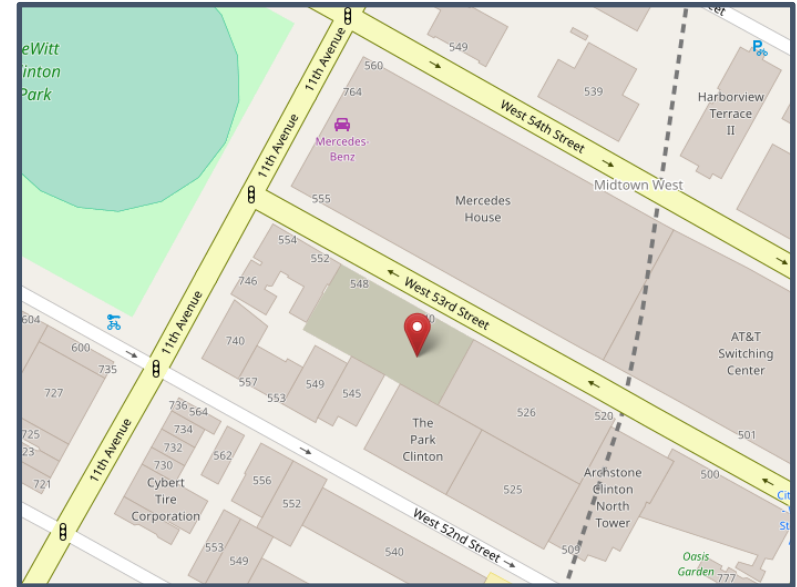
Affordability Period: Permanent

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

Construction Start Date: February 2013

Projected Completion Date: April 2019



Summary: Recently Completed Sites

Address	Project Name	Block	Lot	Zoning	Developer	Site Control	Special District			Total Units	AH Units	AMI										Program			Construction Start Date	Completion Date	Affordability	
							Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	120%	125%	150%	165%	Inclusionary Onsite	Inclusionary Offsite	Other Program					
605 West 42nd	Sky	1090	7502	C6-4	MOINIAN	-	X	-	-	1,080	238	36	202	-	-	-	-	-	-	-	-	-	X	-	-	Jun-15	Dec-15	Permanent
625 West 57th		1105	1,5,14	C6-2	The Durst Organization	-	X	-	-	753	151	-	151	-	-	-	-	-	-	-	-	-	-	-	Non-Inclusionary 80/20	Jul-13	Mar-16	35 years
555 10th Ave		1069	34	C2-8	Extell Development	-	X	-	-	600	150	60	-	60	-	-	30	-	-	-	-	X	-	-	-	Feb-14	May-16	Permanent
546 West 44th		1072	50	R6	DHA Capital	-	X	-	-	280	62	-	-	62	-	-	-	-	-	-	-	X	-	-	-	Jul-14	Jun-16	Permanent
435 West 31st	The Eugene	729	50	C6-4	Brookfield Properties	-	-	X	-	844	169	-	-	169	-	-	-	-	-	-	-	X	-	80/20	Mar-15	Feb-17	Permanent	
515 West 28th		700	27	C6-3, C6-4	Lalezarian Properties	-	-	-	X	375	75	-	75	-	-	-	-	-	-	-	-	X	-	80/20	Feb-14	Apr-17	Permanent	
509 West 38th	Henry Hall	710	22,42	C2-8	Imperial Companies	-	-	X	-	225	46	-	-	46	-	-	-	-	-	-	-	X	-	-	Mar-15	Apr-17	Permanent	
517 West 28th		700	1, 9,18	C6-3	Avalon Bay	-	-	-	X	710	142	12	67	63	-	-	-	-	-	-	-	X	-	80/20	Feb-12	Jun-17	Permanent	
525 West 52nd		1081	7501	C2-5	Taconic/Ritterman Capital	-	X	-	-	392	79	-	-	79	-	-	-	-	-	-	-	X	-	80/20	Nov-14	Aug-17	Permanent	
424 West 55th		1064	44	C6-2	Arker Companies	-	X	-	-	17	17	-	-	-	17	-	-	-	-	-	-	-	X	-	-	Nov-14	Nov-17	Permanent
606 West 57th		1104	31	C4-7	TF Cornerstone	-	X	-	-	1028	258	103	-	103	-	-	52	-	-	-	-	X	-	80/20	Oct-14	Dec-17	Permanent	
429 West 18th	Fulton Houses	716	17	R8	Artimus Construction	-	-	-	-	160	159	-	32	-	-	48	-	-	-	79	-	-	-	West Chelsea Rezoning Points of Agreement	May-17	Nov-18	Permanent	
301 West 46th		1037	30	C6-4	Riu Hotels	-	X	-	-	12	12	-	-	-	12	-	-	-	-	-	-	X	-	& CURE	Jul-14	Feb-19	Permanent	
540 West 53rd		1081	50	R9/ C2-5	Clinton Housing Dev. Co	-	X	-	-	103	103	-	-	-	23	27	-	27	-	26	-	X	-	-	-	Feb-13	Apr-19	Permanent
Subtotal										6579	1661	211	527	582	52	75	82	27	0	105								
Percentages											25.2% of total units	13%	32%	35%	3%	5%	5%	2%	0%	6%	100%							



SITES: UNDER CONSTRUCTION

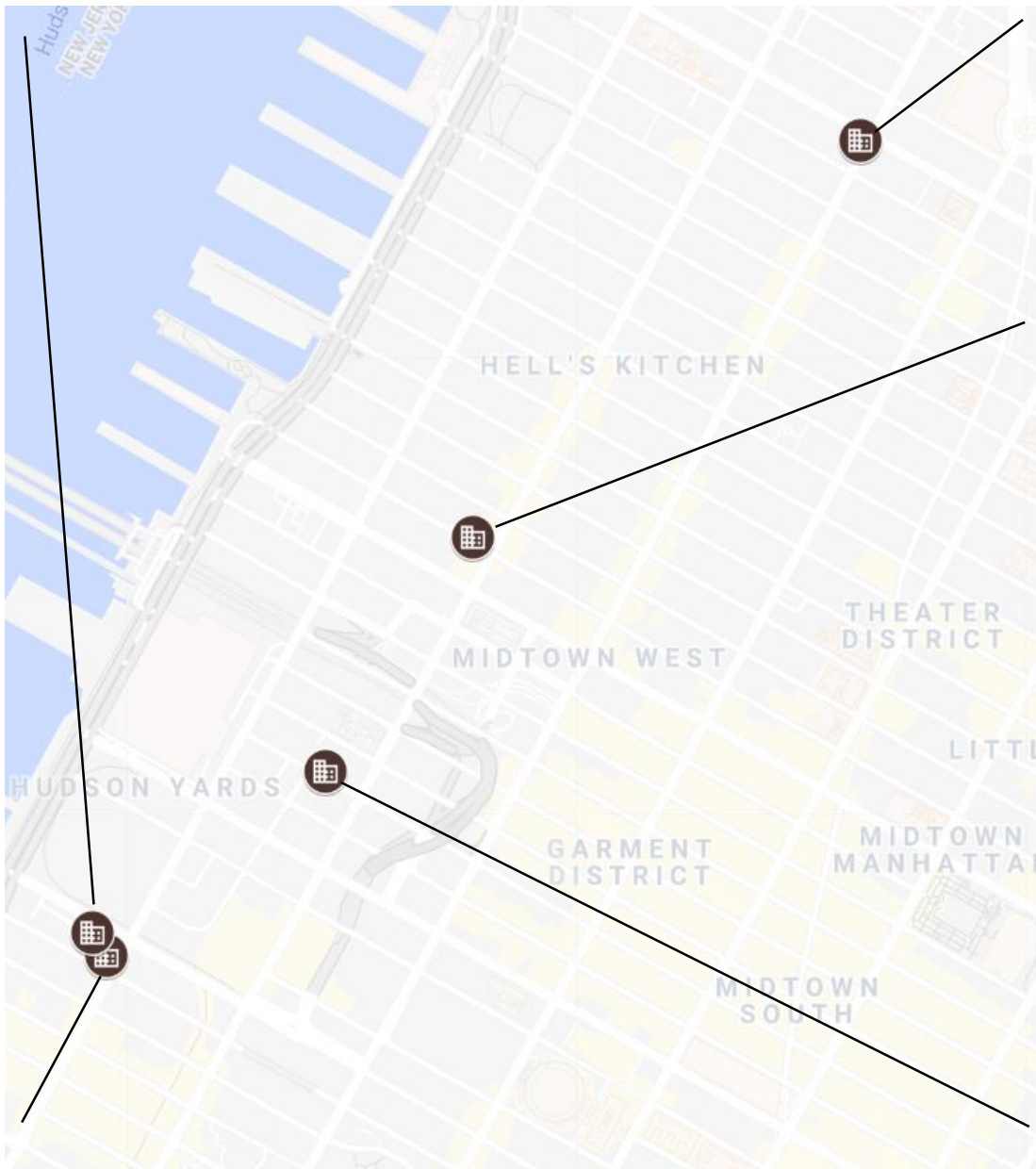
AFFORDABLE HOUSING SITES IN MCD4

Map: Sites Under Construction

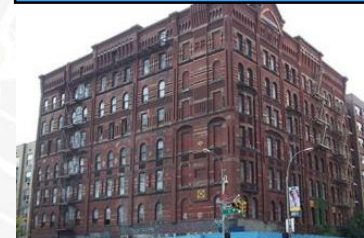
606 W 30th Street



601 W 29th Street



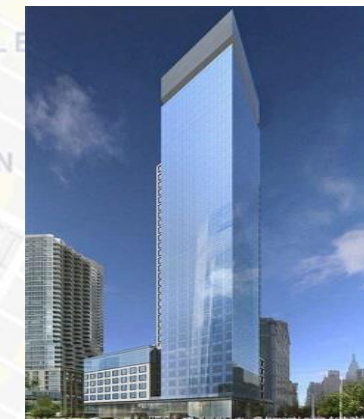
400 W 57th Street



505 W 43rd Street



515 W 36th Street



601 W 29th Street

Under Construction

Program: Inclusionary Housing

Block: 675 Lot: 12

Zoning: Special Hudson River Park District; C6-4X

Project Description:

Development of 931 residential apartments, including 234 affordable units and 1 super's unit

Developer: Douglaston Development

Units and Income Bands:

Units	40% AMI	60% AMI	100% AMI	Total
Total	93	94	47	234

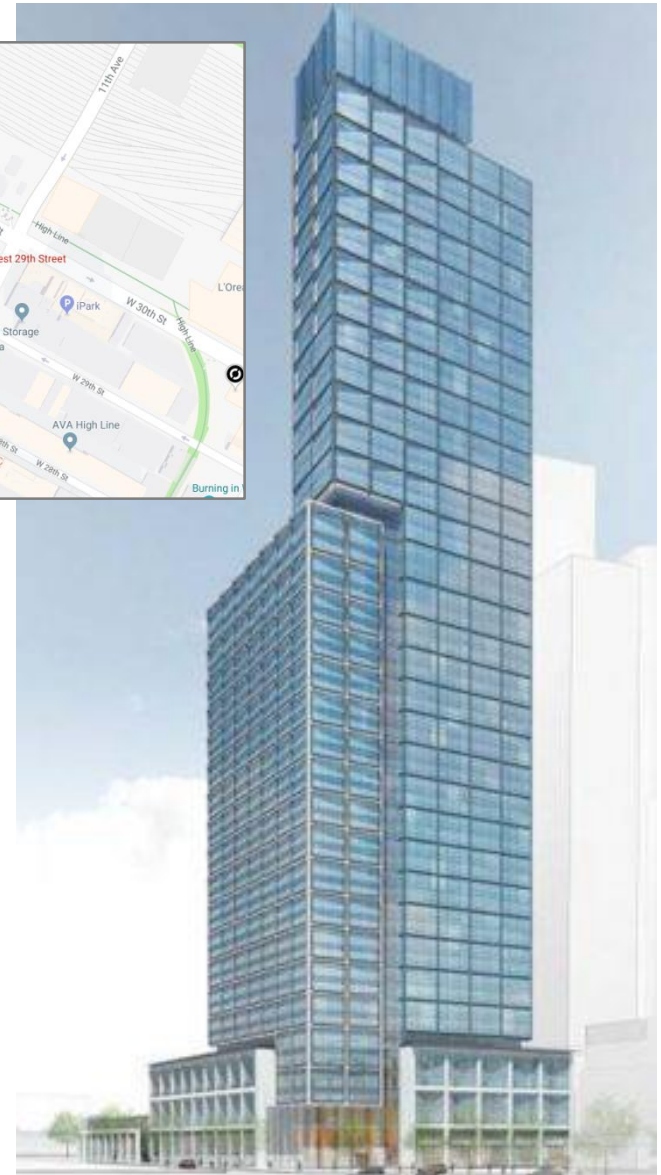
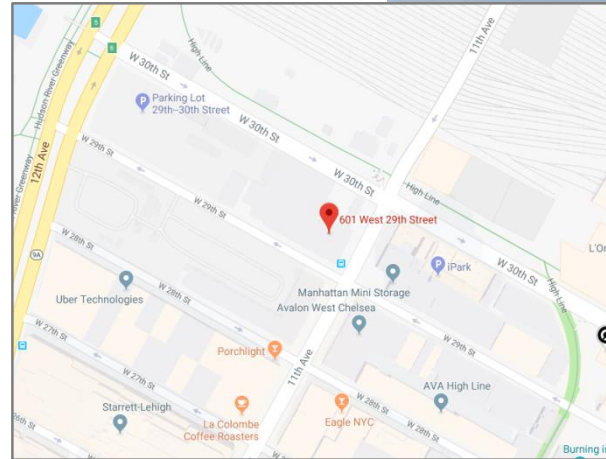
Affordability Period: Permanent

Public Approvals: ULURP

Financing: TBD

Construction Start Date: March 2019

Projected Completion Date: June 2021



606 W 30th Street

Under Construction

Program: Inclusionary Housing

Block: 675 Lot: 39

Zoning: Special Hudson River Park District; C6-4X

Project Description:

- Development of 277 residential apartments, including 70 affordable units
- Developer: Lalezarian Properties

Units and Income Bands:

Units	40% AMI	60% AMI	100% AMI	Total
Total	31	25	14	70

Affordability Period: Permanent

Public Approvals: ULURP

Financing: TBD

Construction Start Date: March 2019

Projected Completion Date: June 2021



515 W 36th Street

Under Construction

Program: Inclusionary Housing

Block: 708 Lot: 24

Zoning: Special Hudson Yards District; C2-8

Project Description:

- Development of 250 residential apartments, including 63 affordable units and 1 super's unit

Developer: Lalezarian Properties

Units and Income Bands:

Units	40% AMI	60% AMI	125% AMI	Total
Total	25	25	13	63

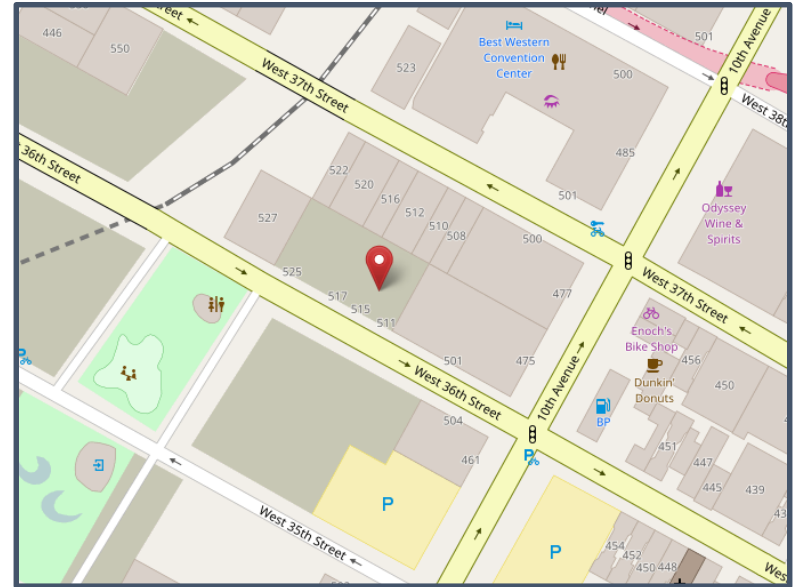
Affordability Period: Permanent

Public Approvals: LIHP

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

Construction Start Date: September 2014

Projected Completion Date: Unavailable



505 W 43rd Street

Under Construction

Program: Inclusionary Housing, Onsite & Offsite

Block: 1072 Lot: 24

Zoning: Special Clinton District; R9

Project Description:

- Vacant land over Amtrak Railway cut
- Development of 140 residential apartments, including 26 affordable units and 1 super's unit
- 27 affordable units at 50% AMI created offsite in Silver Towers, 620 West 42nd Street

Developer: El Ad Group

Units and Income Bands:

Units	50% AMI (Offsite)	80% AMI	Total
Total	18	9	27

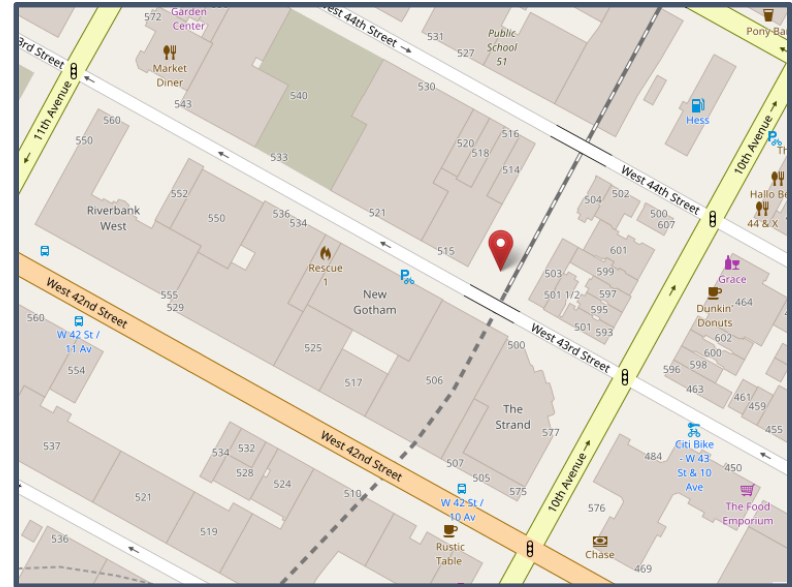
Affordability Period: Permanent

Public Approvals: LIHP

Financing: Private financing

Construction Start Date: 2017

Projected Completion Date: Unavailable



400 W 57th Street – The Windermere

Under Construction

Program: Cure for Harassment

Block: 1066 **Lot:** 32

Zoning: Special Clinton District; R8/C1-5

Project Description:

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

Developer: LLC formed by Mark Tress

Units and Income Bands:

Units	80% AMI
Studio	10
1-bed	6
2-bed	4
Total	20

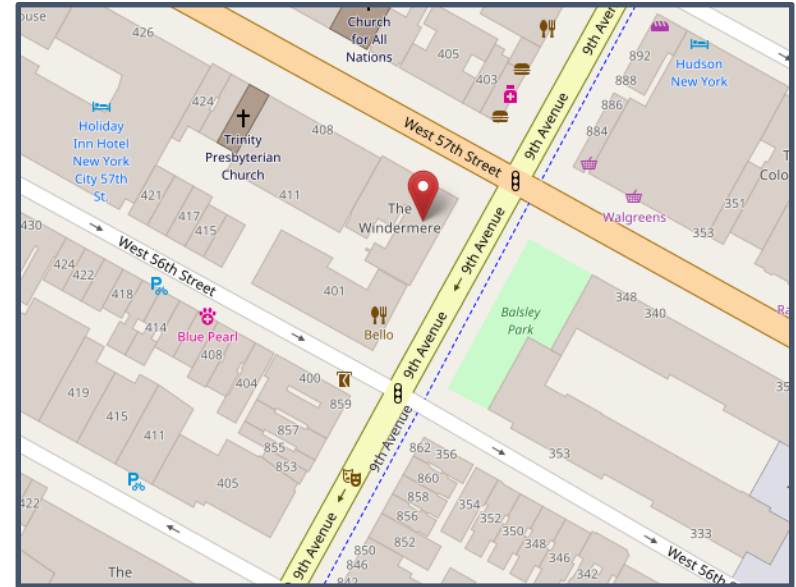
Affordability Period: Permanent

Public Approvals: ULURP (74-711) and LIHP

Financing: Private financing

Construction Start Date: Pending

Projected Completion Date: Unavailable



Existing building

Summary: Sites Under Construction

Address	Project Name	Block	Lot	Zoning	Developer	Site Control	Special District			Total Units	AH Units	AMI								Program			Construction Start Date	Completion Date	Affordability	
							Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	120%	125%	150%	165%	Inclusionary Onsite	Inclusionary Offsite				Other Program
601 W 29th		675	12	C6-4X	Douglaston Development	-	-	-	-	931	234	93	-	94	-	47	-	-	-	-	X	-	-	Mar-19	Jun-21	Permanent
606 West 30th		675	39	C6-4X	Lalezarian Properties	-	-	-	-	277	70	31	-	25	-	14	-	-	-	X	-	-	Mar-19	Jun-21	Permanent	
515 West 36th		708	24	C2-8	Lalezarian Properties	-	-	X	-	250	63	25	-	25	-	-	-	13	-	X	-	80/20	Sep-14	Unknown	Permanent	
505 West 43 rd		1072	24	R9	El Ad Group	-	X	-	-	140	27	-	18	0	9	-	-	-	-	X	X	-	Jan-17	Unavailable	Permanent	
400 West 57 th *	The Windermere	1066	32	R8/C1-5	LLC formed by Mark Tress	-	X	-	-	20	20	-	-	-	20	-	-	-	-	-	-	Cure for Harassment	Pending	Unavailable	Permanent	
Subtotal										1618	414	149	18	144	29	61	0	13	0	0						
Percentages											25.6% of total units	36%	4%	35%	7%	15%	0%	3%	0%	0%	100%					



SITES: COMPLETED PUBLIC REVIEW

AFFORDABLE HOUSING SITES IN MCD4

Map: Sites Completed Public Review Map

560 W 52nd



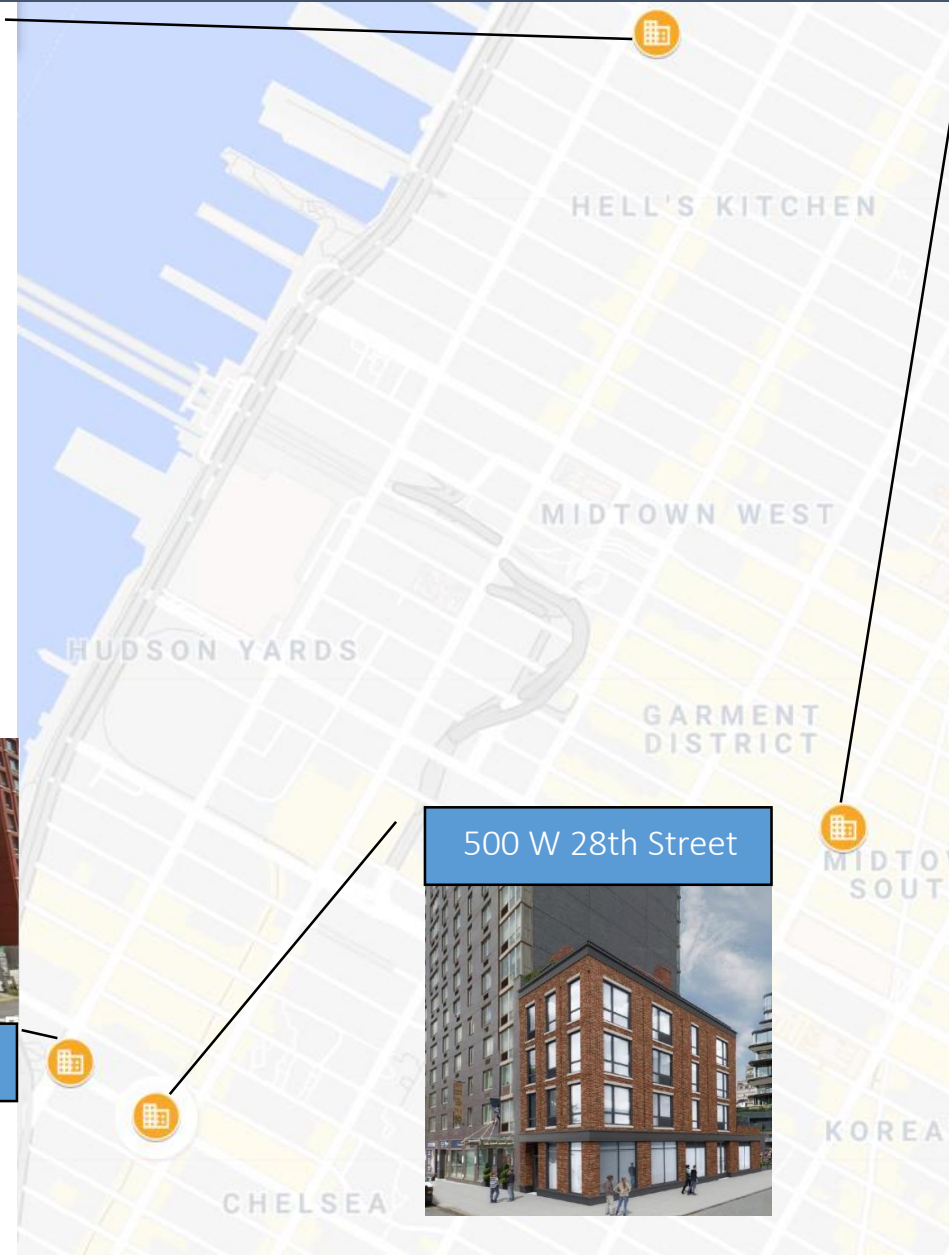
201-207 7th Avenue



500 W 28th Street



565 W 23d Street



500 W 28th Street

Under Public Review

Program: Illegal Demolition Remedy

Block: 699 Lot: 37

Zoning: R9/ C6-3

Project Description:

- Illegal demolition of 6 housing units
- Illegal demolition remedy of 4 permanently affordable units and 1 market rate unit

Developer: Related

Units and Income Bands:

Units	150% AMI	165% AMI	
1-bed	2	2	
Total	2	2	4

Affordability Period: Permanent

Public Approvals: ULURP – in process 2019

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Proposed site

560 W 52nd Street – Captain Post

Completed Public Review

Program: HPD Multifamily Preservation Loan Program

Block: 1080 **Lot:** p/o 103

Zoning: Special Clinton District; R8A

Project Description:

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

Developer: Clinton Housing Development Company

Units and Income Bands:

Units	80% AMI	100% AMI	Total
Studio	4	4	8
2-bed	7	7	14
Total	11	11	22

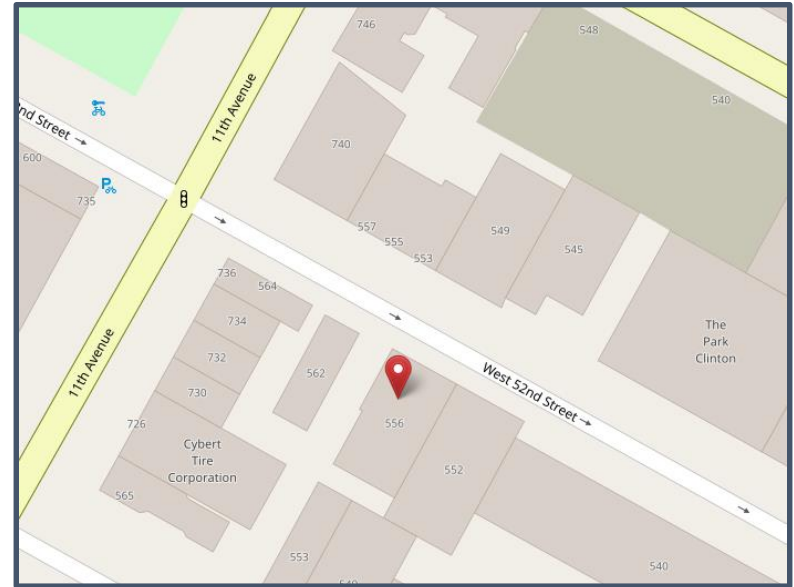
Affordability Period: Permanent

Public Approvals: ULURP (rezoning and disposition)

Financing: HPD MPLP, Historic Preservation Tax Credits, equity from sale of development rights at another CHDC site.

Construction Start Date: November 2019

Projected Completion Date: July 2021



Proposed development



Existing building

565 W 23rd Street

Completed Public Review

Program: Cure for Harassment

Block: 695 **Lot:** 1

Zoning: Special West Chelsea District; C6-3

Project Description:

- Gut rehabilitation and the addition of a 5th floor
- Ground floor retail
- Development may be on or off site
- 19 residential units, including one super's unit

Developer: SkyBox and Clinton Housing Development Company

Units and Income Bands:

Units	80% AMI
Studio	8
SRO	6
1-bed	2
2-bed	3
Total	19

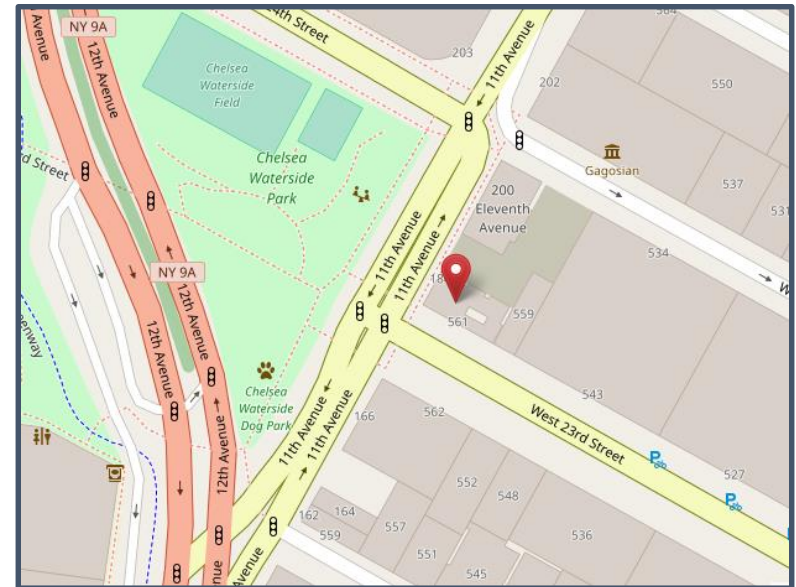
Affordability Period: Permanent

Public Approvals: LIHP

Financing: Private financing

Construction Start Date: Pending

Projected Completion Date: Unavailable



201-207 7th Avenue

Completed Public Review

Program: HPD Multi-family Preservation Loan Program

Block: 797 Lot: 83

Zoning: R8-A/ C2-5

Project Description:

- Gut rehabilitation and addition for affordable housing units
- Renovation of ground floor commercial space
- Preliminary analysis for 26 affordable housing units

Developer: TBD

Units and Income Bands:

Units	160% AMI
Studio	9
1-bed	10
2-bed	5
3-bed	2
Total	26

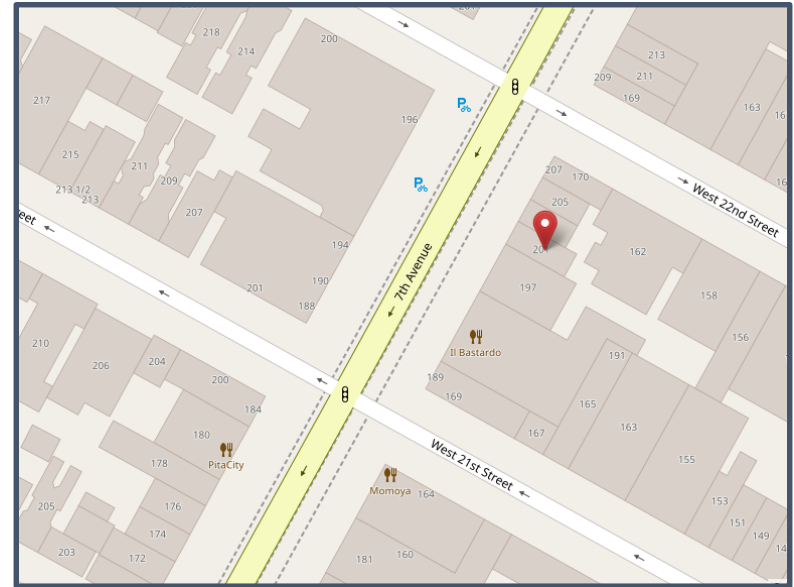
Affordability Period: Permanent

Public Approvals: ULURP – in process 2019, In Mayoral Review

Financing: Affordable Neighborhood Cooperative Program (ANCP)

Projected Start Date: TBD

Projected Completion Date: TBD



Existing site



Proposed site

Summary: Sites Completed Public Review

Address	Project Name	Block	Lot	Zoning	Developer	Site Control	Special District			Total Units	AH Units	AMI									Program			Construction Start Date	Completion Date	Affordability	
							Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	120%	125%	150%	165%	Inclusionary Onsite	Inclusionary Offsite	Other Program				
201 -207 7th Ave		797	80-83	R8-A/ C2-5	Asian Americans for Equality	HPD	-	-	-	26	26	-	-	-	-	-	-	-	-	-	26	-	-	Affordable Neighborhood Cooperative Program (ANCP)	Pending	TBD	Permanent
565 West 23rd		695	1	C6-3	Clinton Housing Dev. Co	-	-	X	19	19	-	-	-	19	-	-	-	-	-	-	-	-	-	Cure for Harassment	Pending	TBD	NA
500 West 28th		699	37	R9/ C6-3	Related	-	-	X	5	4	-	-	-	-	-	-	2	2	-	-	-	-	TBD	Pending	TBD	Permanent	
560 West 52nd		1080	103	R8A	Clinton Housing Dev. Co	-	X	-	22	22	-	-	-	11	-	-	11	-	-	-	-	-	HPD Multifamily Preservation Loan Program	Nov-19	Jul-21	Permanent	
Subtotal									72	71	0	0	0	30	0	0	13	2	26								
Percentages									98.6% of total units	0%	0%	0%	42%	0%	0%	18%	3%	37%	100%								



SITES: UNDER REVIEW

AFFORDABLE HOUSING SITES IN MCD4

Map: Sites Under Public Review

552 W 52nd



495 11th Avenue



464 W 25th Street



806 9th Avenue: MTA Site



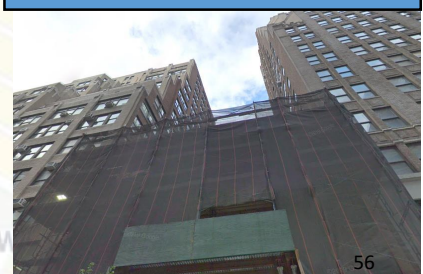
705 10th Avenue: DEP Site



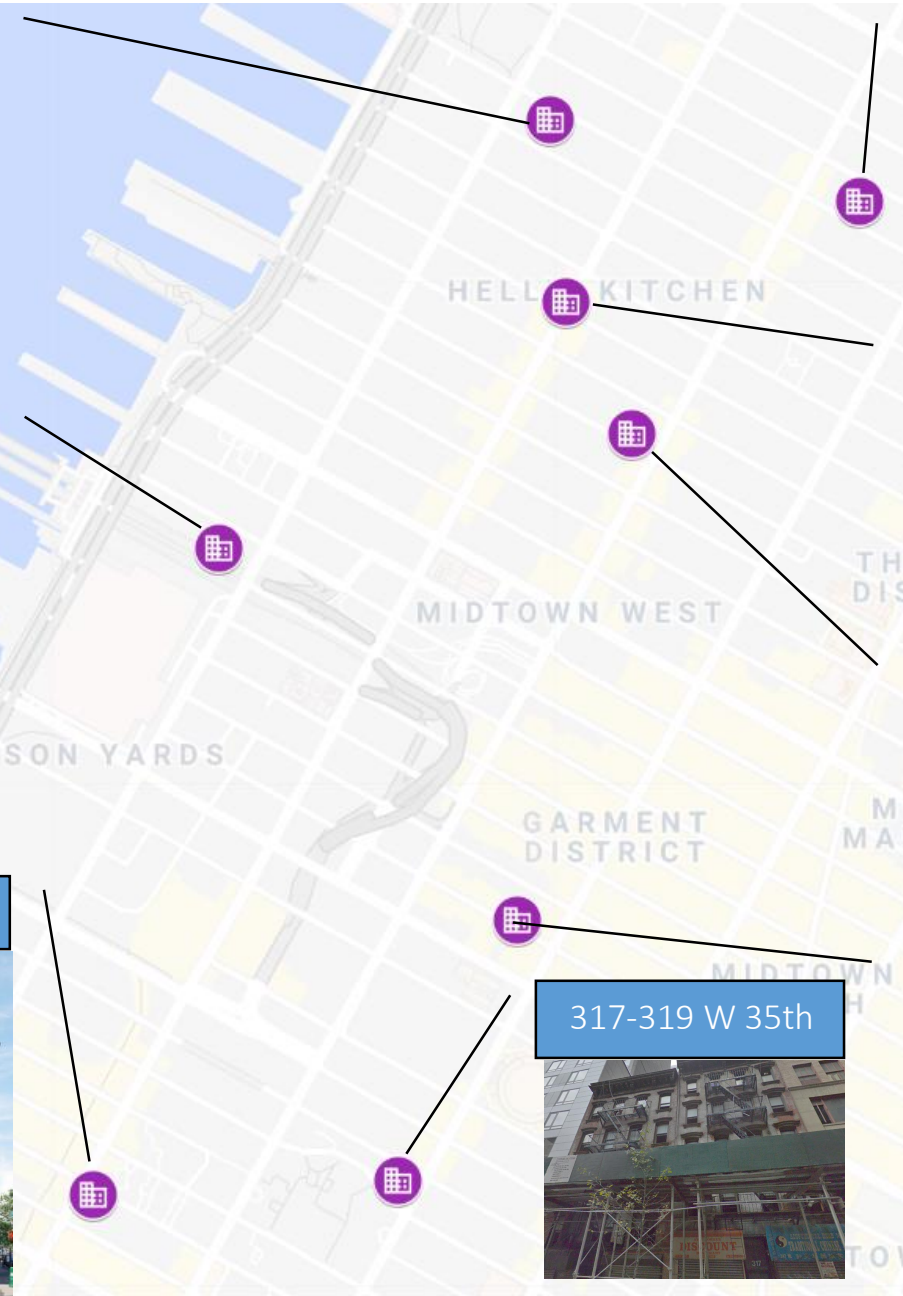
413 W 46th



319-321 W 38th



317-319 W 35th



806 9th Avenue – MTA Site

Under Public Review

Program: Western Railyards Points of Agreement

Block: 1044 **Lot:** 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 100 affordable housing units

Developer: Hudson Companies and Housing Works, Inc.

Units and Income Bands:

Units	50% AMI	60% AMI	Total
Total	75	25	100

Affordability Period: Permanent

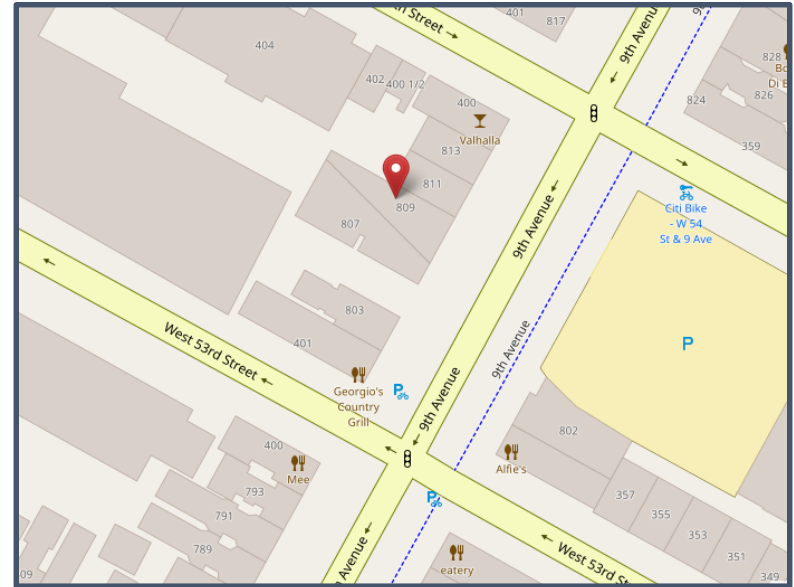
Public Approvals:

- 12/21/2009 – ULURP completed
- 04/09/2018 – RFPs issued
- 02/13/2019 – Development teams designated

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing site

705 10th Avenue – DEP Site

Under Public Review

Program: Western Railyards Points of Agreement

Block: 1077 **Lot:** 29

Zoning: Special Clinton District; R8/ C2-5

Project Description:

- DEP vacated lot October 2016
- 35,145 sq. ft. lot (175' x 200.83')
- Preliminary analysis for 160 affordable housing units
- Portion of site is reserved for Hell's Kitchen Park West

Developer: Douglaston Development and the Actors Fund

Units and Income Bands:

Units	50% AMI	60% AMI	80% AMI	100% AMI	Total
Total	37	59	32	32	160

Affordability Period: Permanent

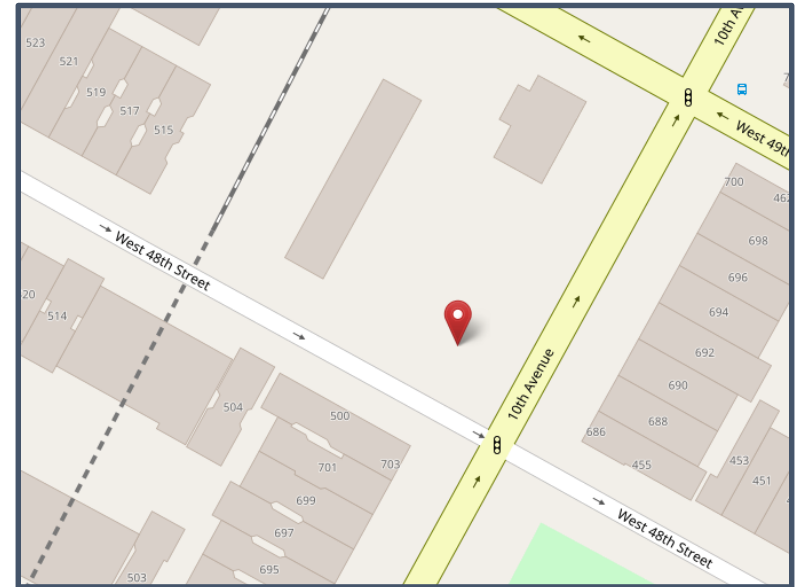
Public Approvals:

- 12/21/2009 – ULURP completed
- 04/09/2018 – RFPs issued
- 02/13/2019 – Development teams designated

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing site

495 11th Avenue – Slaughterhouse

Under Public Review

Program: TBD

Block: 685 Lot: 38

Zoning: 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 Housing
- Preliminary analysis for 350 affordable housing units, includes 75 units of supportive housing
- Relocated police parking

Developer: Radson Development

Units and Income Bands:

Units	60% AMI	80% AMI	100% AMI	125% AMI	165% AMI	Total
Total	87	49	32	52	130	350

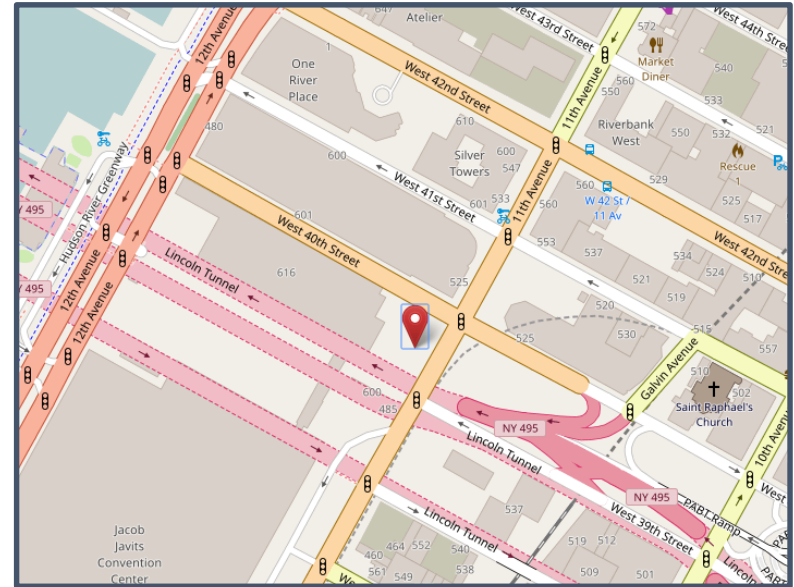
Affordability Period: Permanent

Public Approvals: ULURP, RFP

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



317-319 West 35th Street

Under Public Review

Program: Special Garment Center District (SGCD)

Block: 759 **Lot:** 29

Zoning: C6-4M, SGCD

Project Description:

- Two five story tenement buildings that were illegally demolished
- Lost 28 affordable housing units as a result
- [MCB4 sent letter in June 2016 to Commissioner of DOB](#)
- As part of Garment Center rezoning agreement, 14 permanently affordable units were agreed to be restored

Developer: 317-319 LLC

Units and Income Bands:

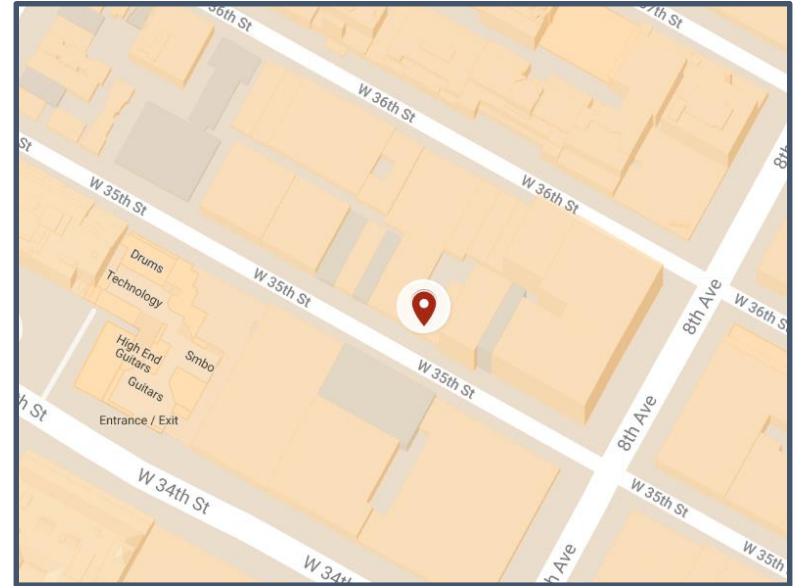
Units	100% AMI	125% AMI	165% AMI	Total
Total	2	2	10	14

Affordability Period: Permanent

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



319-321 West 38th Street

Under Public Review

Program: Special Garment Center District (SGCD)

Block: 762 **Lot:** 23

Zoning: C6-4M, SGCD

Project Description:

- Two four-story and one three-story residential building were planning to be illegally demolished
- DOB issued full Stop Work Order
- [MCB4 sent letter in January 2016 to Manhattan Borough Commissioner of DOB](#)
- As part of Garment Center rezoning agreement, 11 permanently affordable units were agreed to be restored

Developer:

Units and Income Bands:

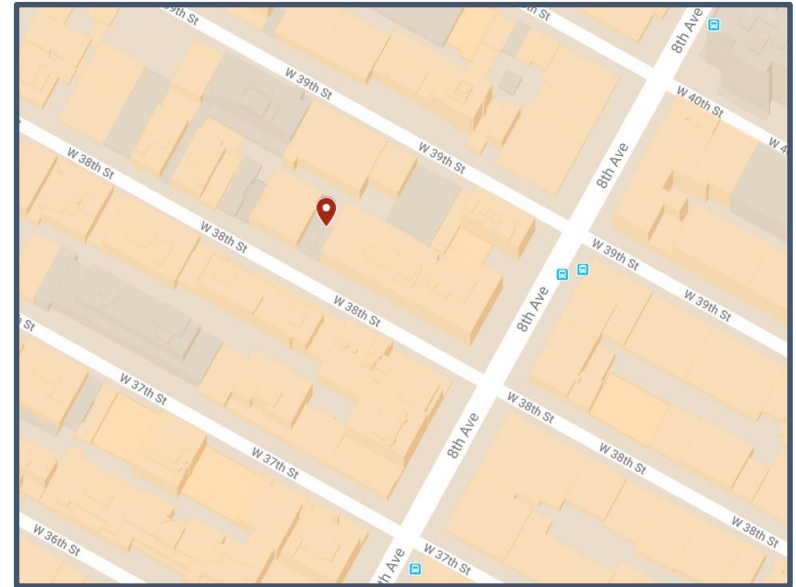
Units	100% AMI	125% AMI	165% AMI	Total
Total	1	2	8	11

Affordability Period: Permanent

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



464 W 25th Street

Under Public Review

Program: HPD Multifamily Preservation Loan Program

Block: 722 **Lot:** 74

Zoning: R7B/C2-5

Project Description:

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

Developer: Clinton Housing Development Company

Units and Income Bands:

Units	80% AMI	100% AMI	Total
2-bed	2	2	4
Total	2	2	4

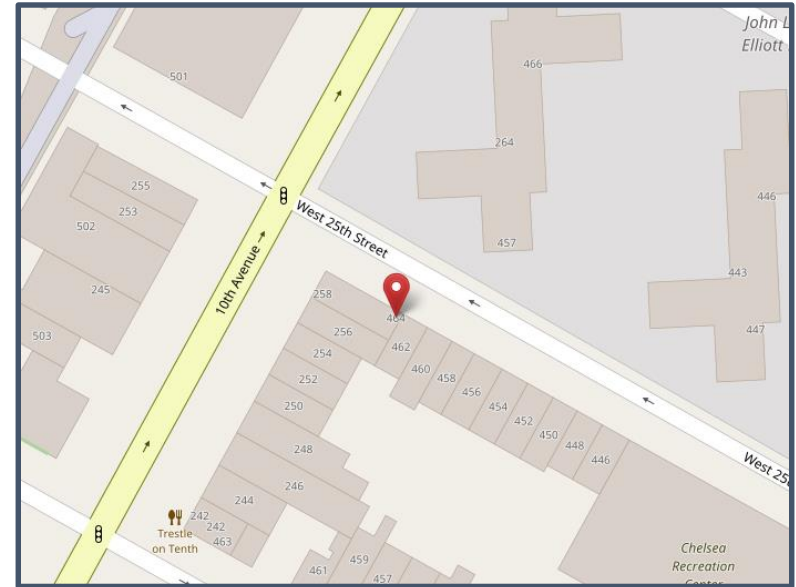
Affordability Period: Permanent

Public Approvals: LIHP

Financing: HPD MPLP and equity from the sale of development rights at another CHDC site

Construction Start Date: September 2019

Projected Completion Date: June 2021



Existing building

413 W 46th Street – Hartley House

Under Public Review

Program: Redevelopment

Block: 1056 **Lot:** 27

Zoning: R8

Project Description:

- Redevelopment of Hartley House buildings into 25 supportive housing units for senior LGBT and community service space for Hartley House and Hudson Guild

Developer: CHDC

Units and Income Bands:

Units	50% AMI	60% AMI	Total
Total	13	9	22

Affordability Period: Permanent

Public Approvals: None

Financing: HPD Supportive Housing, Historic Preservation Tax Credits, LIHTC

Projected Start Date: June 2020

Projected Completion Date: September 2021



552 W 52nd Street

Under Public Review

Program: Inclusionary Housing- Onsite

Block: 1080 **Lot:** p/o 103

Zoning: Special Clinton District; R8-A

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 Company

Units and Income Bands:

Units	80% AMI	100% AMI	125% AMI	165% AMI	Total
Total	6	6	6	7	25

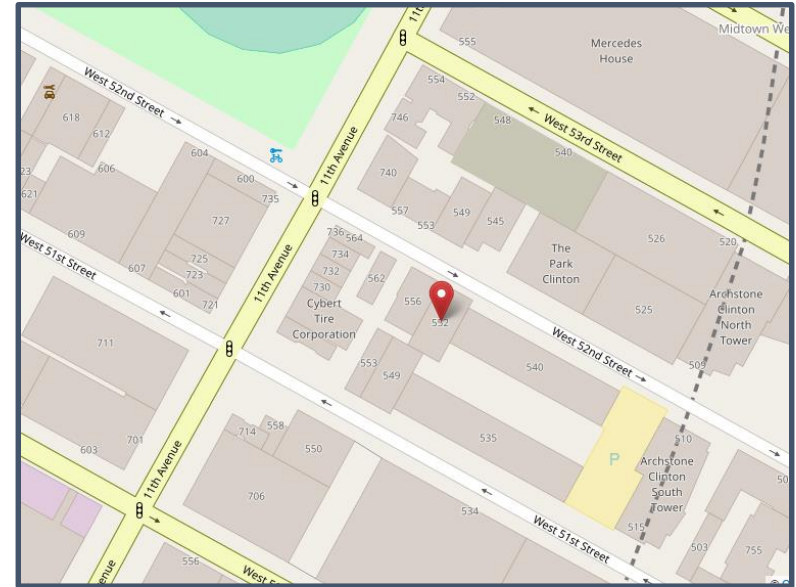
Affordability Period: Permanent

Public Approvals: ULURP (disposition)

Financing: HPD subsidy, equity from the sale of inclusionary development rights, NYCERS

Projected Start Date: TBD

Projected Completion Date: TBD



Existing site

Summary: Sites Under Public Review

Address	Project Name	Block	Lot	Zoning	Developer	Site Control	Special District			Total Units	AH Units	AMI										Program			Construction Start Date	Completion Date	Affordability		
							Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	120%	125%	150%	165%	Inclusionary Onsite	Inclusionary Offsite	Other Program						
413 West 46th	Hartley House	1056	27	R8	Clinton Housing Dev. Co.	-	X	-	-	22	22	-	13	9	-	-	-	-	-	-	-	-	-	-	-	HPD Supportive Housing Loan Program, Historic Preservation Tax Credits	Jun-20	Nov-21	Permanent
464 West 25 th		722	74	R7B/C2-5	Clinton Housing Dev. Co.	-	-	-	-	4	4	-	-	-	2	2	-	-	-	-	-	-	-	-	HPD Multifamily Preservation Loan Program	Sep-19	Jun-21	Permanent	
495 11th Ave	Slaughterhouse	685	38	M1-5	Radson Development	DCAS	-	-	-	350	350	-	-	87	49	32	-	52	-	130	-	-	-	-	TBD	Pending	TBD	Permanent	
552 West 52 nd		1080	103	R8-A	Clinton Housing Dev. Co.	HPD	X	-	-	25	25	-	-	-	6	6	-	6	-	7	-	-	-	-	-	-	TBD	TBD	
317-319 West 35th Street		759	29	C6-4M, Special Garment Center District	317-319 LLC	-	-	-	-	14	14	-	-	-	-	2	-	2	-	10	-	-	-	-	Garment Center Rezoning Agreement	TBD	TBD	Permanent	
319-32 West 38th Street		762	23	C6-4M, Special Garment Center District		-	-	-	-	11	11	-	-	-	-	1	-	2	-	8	-	-	-	-	Garment Center Rezoning Agreement	TBD	TBD	Permanent	
705 10th Ave	DEP site	1077	29	R8/ C2-5 - WRY Plan	Douglaston Development and the Actors Fund	DEP	-	X	-	160	160	-	37	59	32	32	-	-	-	-	-	-	-	-	Western Railyards Points of Agreement, City Owned Land	Pending	TBD	TBD	
806 9th Ave	MTA site	1044	3	R8/ C1-5	Hudson Companies and Housing Works, Inc.	MTA	X	-	-	100	100	-	75	25	-	-	-	-	-	-	-	-	-	-	Western Railyards Points of Agreement, City Owned Land	Pending	TBD	TBD	
Subtotal										686	686	0	125	180	89	75	0	62	0	155									
Percentages											100% of total units	0%	18%	26%	13%	11%	0%	9%	0%	23%	100%								



SITES: HPD DEVELOPMENT PIPELINE

AFFORDABLE HOUSING SITES IN MCD4

Map: HPD Development Pipeline Sites

535 W 55th Street



500 W 52nd Street



450 W 41st Street



460 W 37th Street



535 W 55th Street – Harborview

HPD Development Pipeline

Program: Hudson Yards Points of Agreement

Block: 1084 **Lot:** p/o 9

Zoning: Special Clinton District; R8

Project Description:

- Construction of a new residential building, relocated park, and upgraded open space
- Second-round RFP (First RFP in 2007)
- 230 affordable units (40% to 165% AMI)

Developer: Subject to RFP

Units and Income Bands:

Units	40% AMI	50% AMI	60% AMI	125% AMI	165% AMI	Total
Total	35	43	63	43	46	230

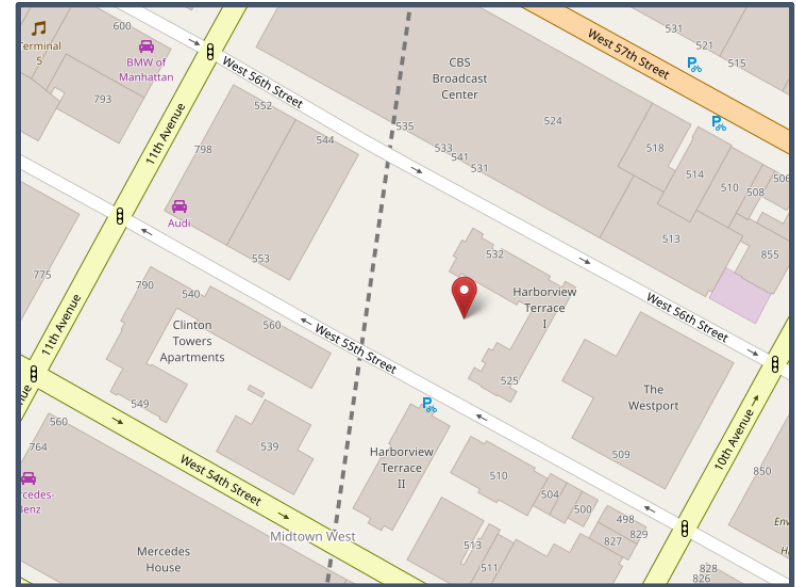
Affordability Period: Permanent

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing site

500 W 52nd Street

HPD Development Pipeline

Program: HPD Supportive Housing Loan Program

Block: 1080 **Lot:** p/o 28

Zoning: Special Clinton District; C6-3

Project Description:

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

Developer: Clinton Housing Development Company

Units and Income Bands:

Units	50% AMI	60% AMI	80% AMI	Total
Total	10	17	19	46

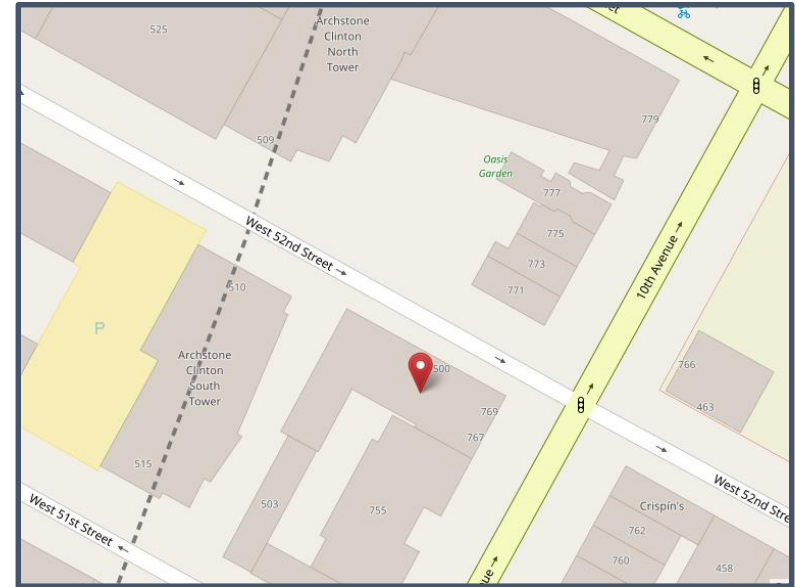
Affordability Period: Permanent

Public Approvals: ULURP (disposition)

Financing: HPD SARA Program (Senior Subsidy), Historic Preservation Tax Credits

Start Date: December 2020

Projected Completion Date: December 2022



Existing site

460 W 37th Street

HPD Development Pipeline

Program: Inclusionary- Onsite

Block: 734 Lot: 66

Zoning: Special Hudson Yards District; C2-8

Project Description:

- Gut rehabilitation and multi-story addition with new apartment layouts for 88 affordable housing units
- Proposed joint venture with adjacent property owner

Developer: Clinton Housing Development Company

Units and Income Bands:

Units	80% AMI	100% AMI	125% AMI	165% AMI	Total
Total	18	34	24	12	88

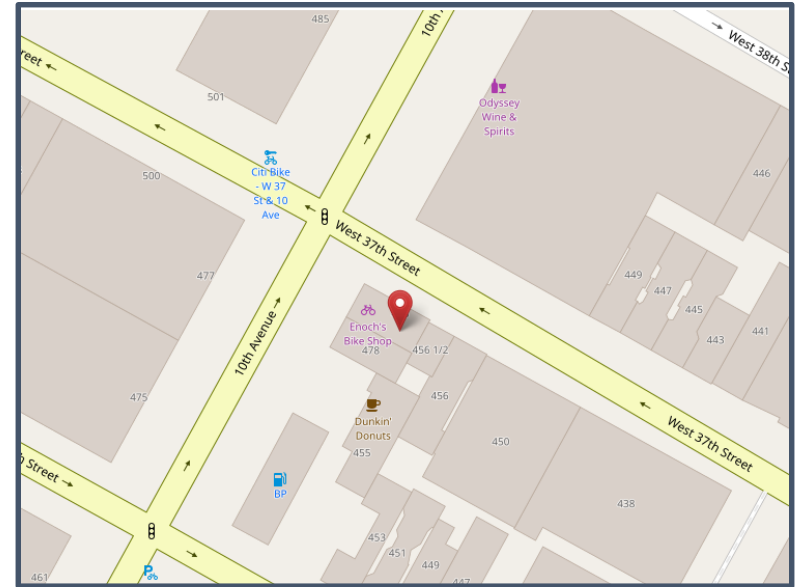
Affordability Period: Permanent

Public Approvals: ULURP (disposition)

Financing: HPD subsidy, equity from the sale of inclusionary development rights, NYCERS

Construction Start Date: TBD

Projected Completion Date: TBD



Existing site
70

450 W 41st Street – Former Hunter Voorhees Campus

HPD Development Pipeline

Program: TBD

Block: 1050 Lot: 6

Zoning: Special Hudson Yards District; C2-8/ C5-3

Project Description:

- Approximately 28,996 sq. ft. lot (160' x 197.5')
- Propose to locate Covenant House within the building and create 75-100 supportive housing units.
- RFP released January, 2016; sale of land awaiting NYS approval.

Developer: Subject to RFP

Units and Income Bands:

Units	80% AMI	100% AMI	125% AMI	165% AMI	
Total	48	63	64	64	239

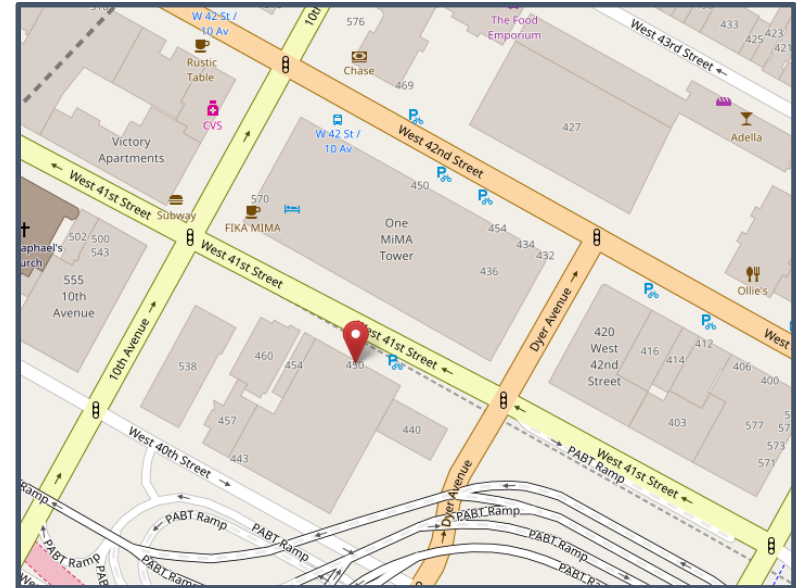
Affordability Period: Permanent

Public Approvals: UDAAP (disposition), RFP

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing site

Summary: HPD Development Pipeline

Address	Project Name	Block	Lot	Zoning	Developer	Site Control	Special District			Total Units	AH Units	AMI								Program			Construction Start Date	Completion Date	Affordability	
							Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	120%	125%	150%	165%	Inclusionary Onsite	Inclusionary Offsite				Other Program
415 West 40th		1050	13	C6-3	Subject to RFP	PANYNJ	-	X	-	66	66	-	-	12	12	12	-	15	-	15	-	-	New construction	TBD	TBD	Permanent
317 9th Ave	Morgan Annex	726	1	M1-5	Subject to RFP	USPS	-	-	-	305	305	-	-	49	51	53	-	76	-	76	-	-	New construction	TBD	TBD	Permanent
433 West 19th		717	19	R8	Subject to RFP	NYCHA	-	-	-	104	104	-	21	-	21	-	-	20	-	42	-	-	New construction	TBD	TBD	Permanent
424 West 18th	Fulton Houses	715	10	R8	Subject to RFP	NYCHA	-	-	-	147	147	-	29	-	29	-	-	30	-	59	-	-	New construction	TBD	TBD	Permanent
429 West 16th	Fulton Houses	714	31	R8	Subject to RFP	NYCHA	-	-	-	147	147	-	29	-	29	-	-	30	-	59	-	-	New construction	TBD	TBD	Permanent
Subtotal										769	769	0	79	61	142	65	0	171	0	251						
Percentages											100% of total units	0%	10%	8%	18%	8%	0%	22%	0%	33%	100%					



SITES: PROPOSED DEVELOPMENTS

AFFORDABLE HOUSING SITES IN MCD4

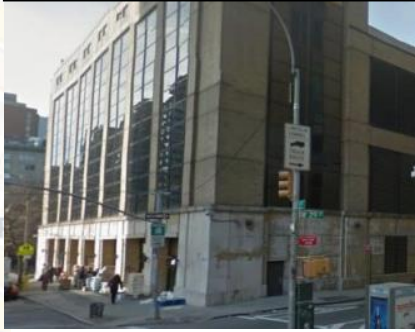
Map: Proposed Development Sites



415 W 40th Street



317 9th Ave



433 W 19th Street



424 W 18th Street



429 W 16th Street



415 W 40th Street

Proposed Developments

Program: New Construction

Block: 1050 **Lot:** p/o 13

Zoning: Special Hudson Yards District; C6-3

Project Description:

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

Developer: Subject to RFP

Units and Income Bands:

Units	60% AMI	80% AMI	100% AMI	125% AMI	165% AMI	Total
Total	12	12	12	15	15	66

*Above table is possible unit breakdown

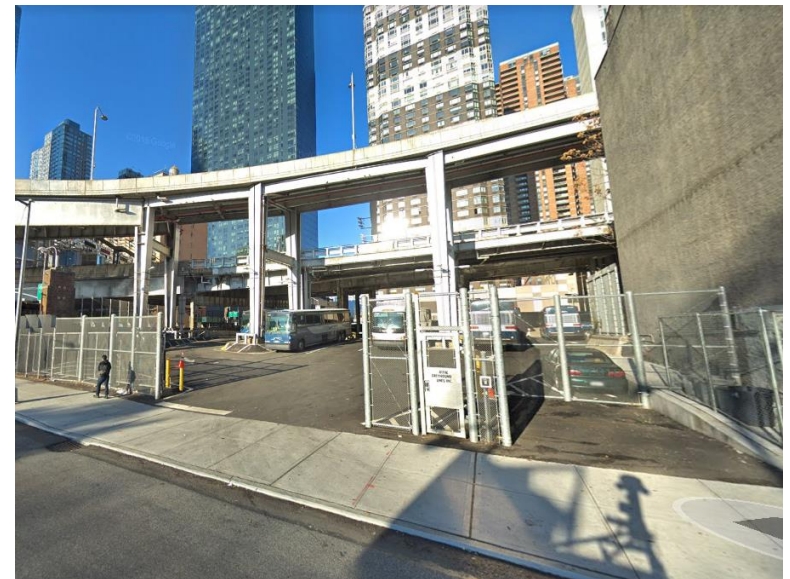
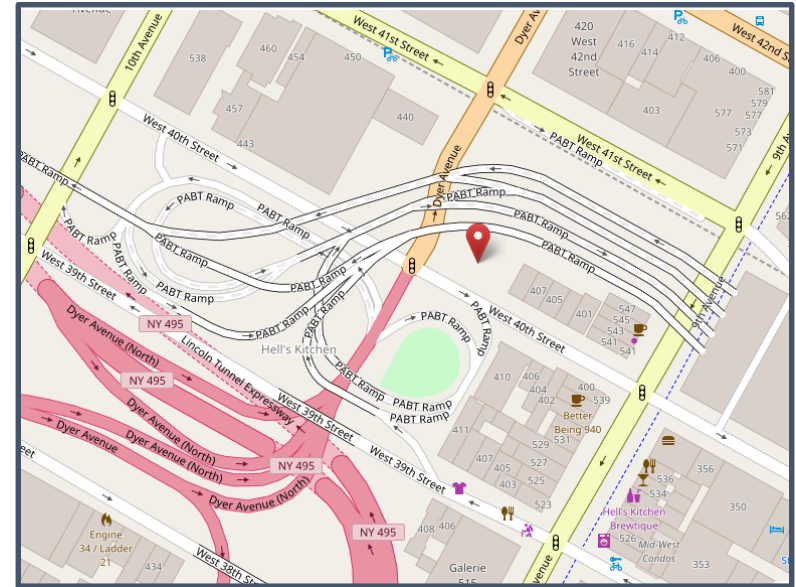
Affordability Period: Permanent

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



317 9th Avenue – Morgan Annex

Proposed Developments

Program: New Construction

Block: 726 Lot: p/o 1

Zoning: 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:

Units	60% AMI	80% AMI	100% AMI	125% AMI	165% AMI	
Total	49	51	53	76	76	305

*Above table is possible unit breakdown

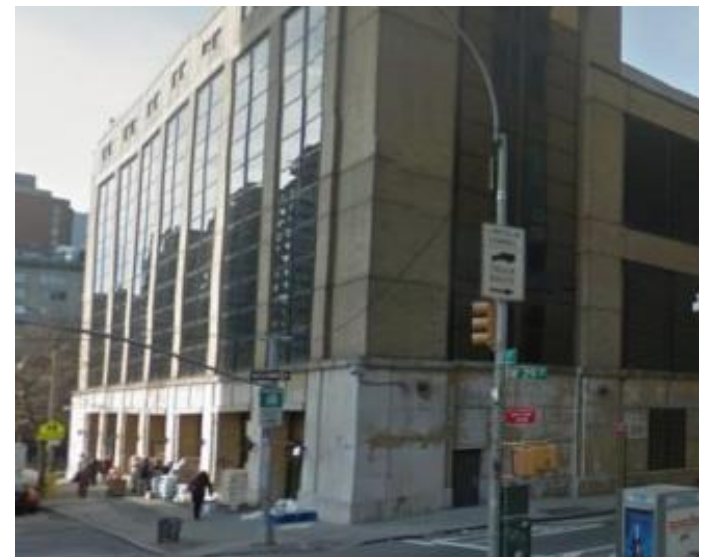
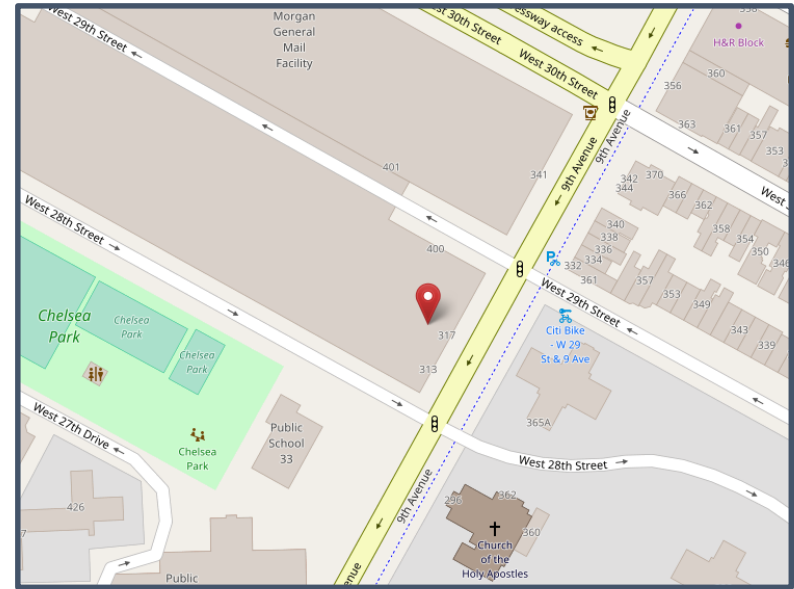
Affordability Period: Permanent

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



433 W 19th Street – Fulton Houses

Proposed Developments

Program: New Construction

Block: 717 Lot: p/o 19

Zoning: 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 residential building
- Preliminary analysis for 104 affordable housing units

Developer: Subject to RFP

Units and Income Bands:

Units	50% AMI	80% AMI	125% AMI	165% AMI	
Total	21	21	20	42	104

*Above table is possible unit breakdown

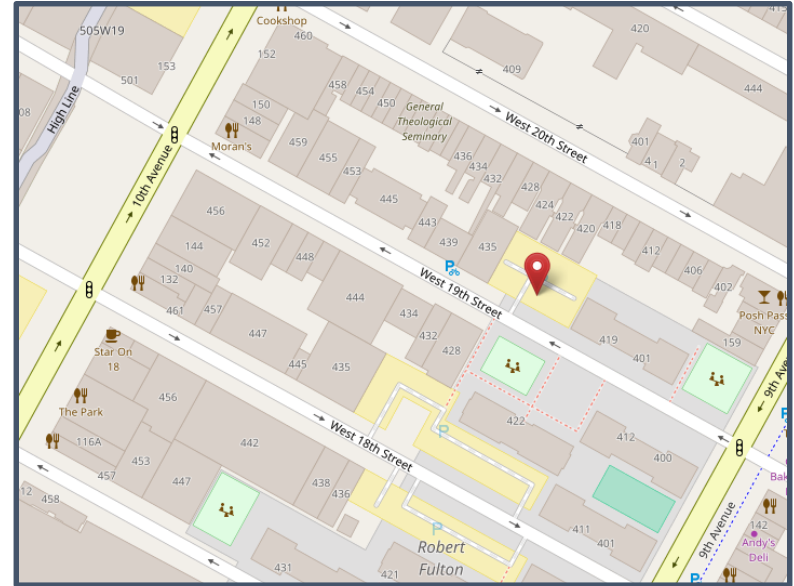
Affordability Period: Permanent

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



424 W 18th Street – Fulton Houses

Proposed Developments

Program: New Construction

Block: 715 Lot: p/o 10

Zoning: 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 residential building
- Preliminary analysis for 147 affordable housing units

Developer: Subject to RFP

Units and Income Bands:

Units	50% AMI	80% AMI	125% AMI	165% AMI	
Total	29	29	30	59	147

*Above table is possible unit breakdown

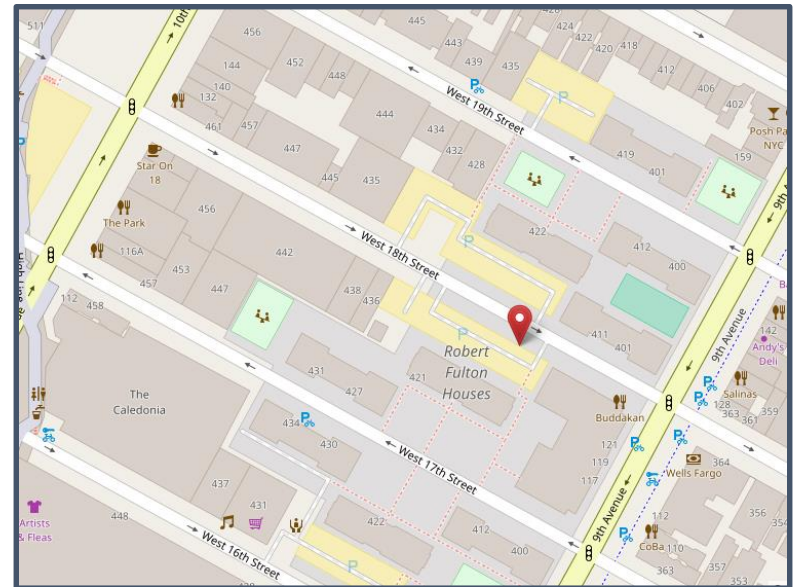
Affordability Period: Permanent

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



429 W 16th Street – Fulton Houses

Proposed Developments

Program: New Construction

Block: 714 Lot: p/o 31

Zoning: 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 residential building
- Preliminary analysis for 147 affordable housing units

Developer: Subject to RFP

Units and Income Bands:

Units	50% AMI	80% AMI	125% AMI	165% AMI	
Total	29	29	30	59	147

*Above table is possible unit breakdown

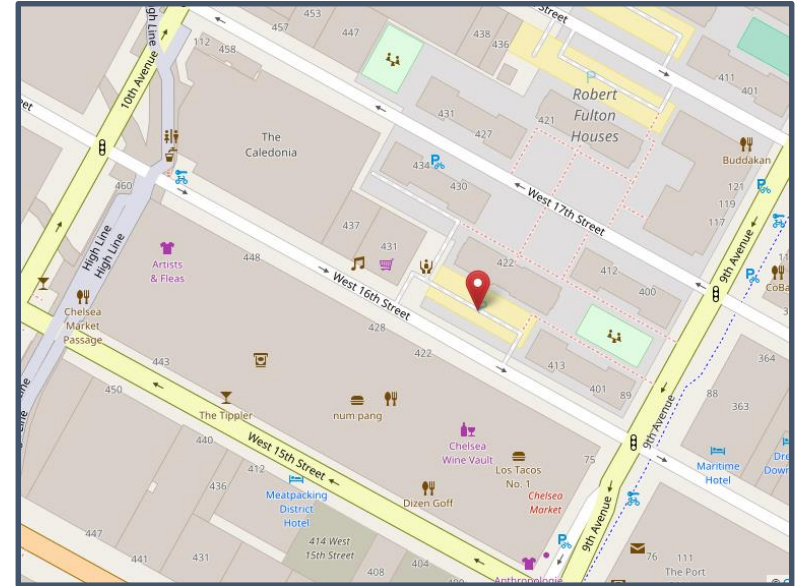
Affordability Period: Permanent

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

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Summary: Proposed Development Sites

Address	Project Name	Block	Lot	Zoning	Developer	Site Control	Special District			Total Units	AH Units	AMI									Program			Construction Start Date	Completion Date	Affordability
							Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	120%	125%	150%	165%	Inclusionary Onsite	Inclusionary Offsite	Other Program			
415 West 40th		1050	13	C6-3	Subject to RFP	PANYNJ	-	X	-	66	66	-	-	12	12	12	-	15	-	15	-	-	New construction	TBD	TBD	Permanent
317 9th Ave	Morgan Annex	726	1	M1-5	Subject to RFP	USPS	-	-	-	305	305	-	-	49	51	53	-	76	-	76	-	-	New construction	TBD	TBD	Permanent
433 West 19th		717	19	R8	Subject to RFP	NYCHA	-	-	-	104	104	-	21	-	21	-	-	20	-	42	-	-	New construction	TBD	TBD	Permanent
424 West 18th	Fulton Houses	715	10	R8	Subject to RFP	NYCHA	-	-	-	147	147	-	29	-	29	-	-	30	-	59	-	-	New construction	TBD	TBD	Permanent
429 West 16th	Fulton Houses	714	31	R8	Subject to RFP	NYCHA	-	-	-	147	147	-	29	-	29	-	-	30	-	59	-	-	New construction	TBD	TBD	Permanent
Subtotal										769	769	0	79	61	142	65	0	171	0	251						
Percentages											100% of total units	0%	10%	8%	18%	8%	0%	22%	0%	33%	100%					



PROPOSED SPECIAL WEST CHELSEA DISTRICT EXPANSION

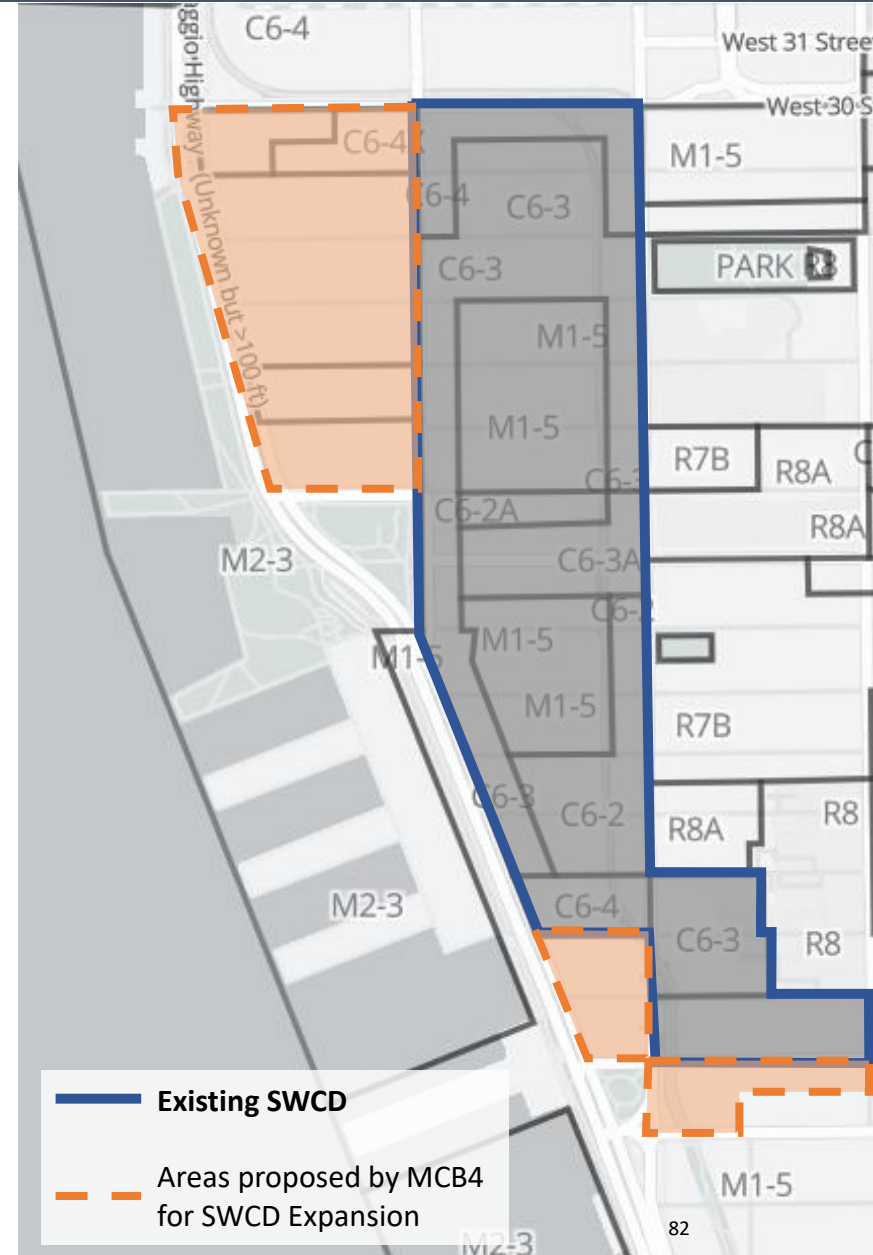
PROPOSED REZONING AND ZONING TEXT AMENDMENTS

Proposed Special West Chelsea District Expansion

MCB4's Proposed SWCD Expansion:

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

- MCB4 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



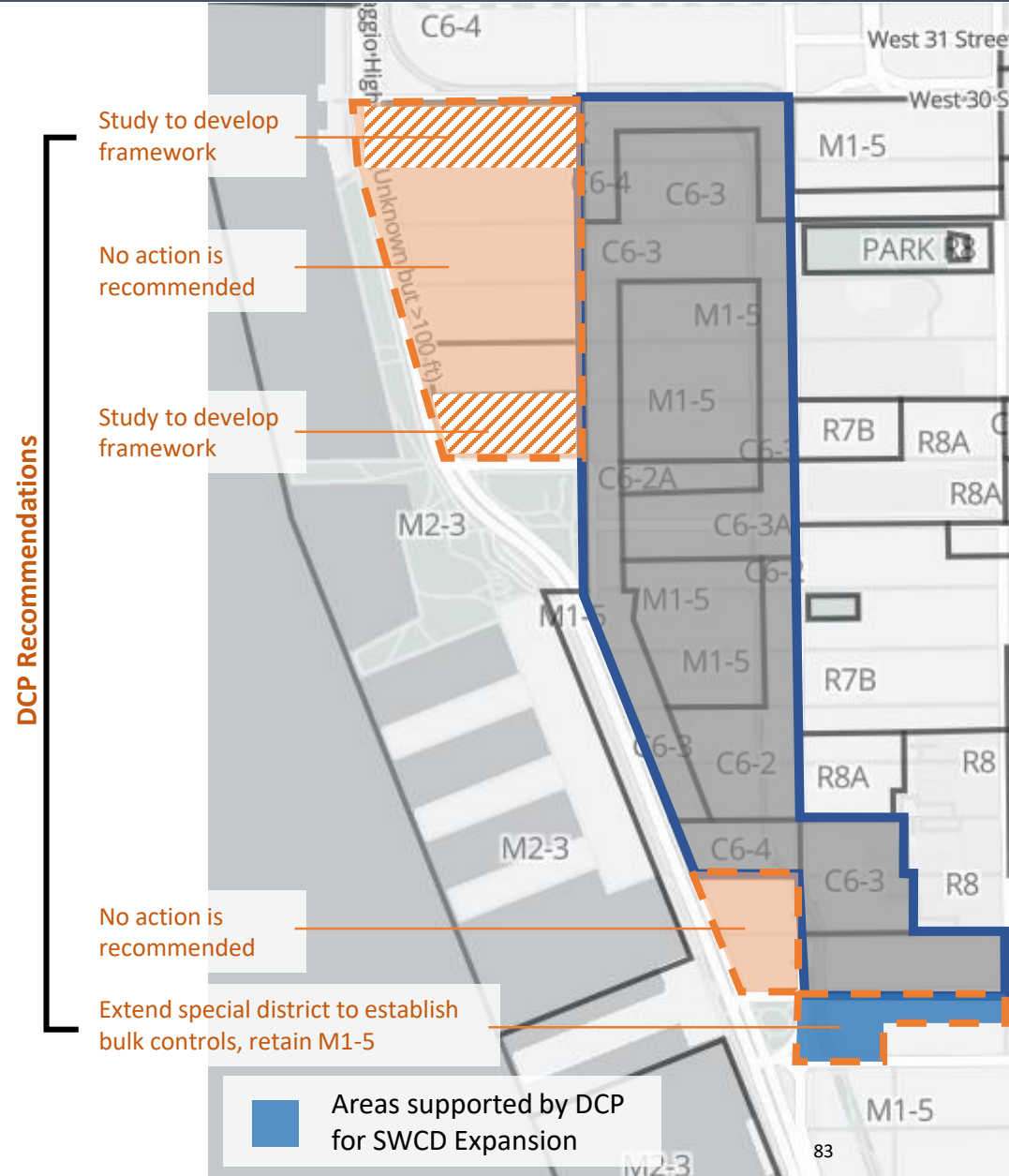
Proposed Special West Chelsea District Expansion

DCP's Proposed SWCD 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:

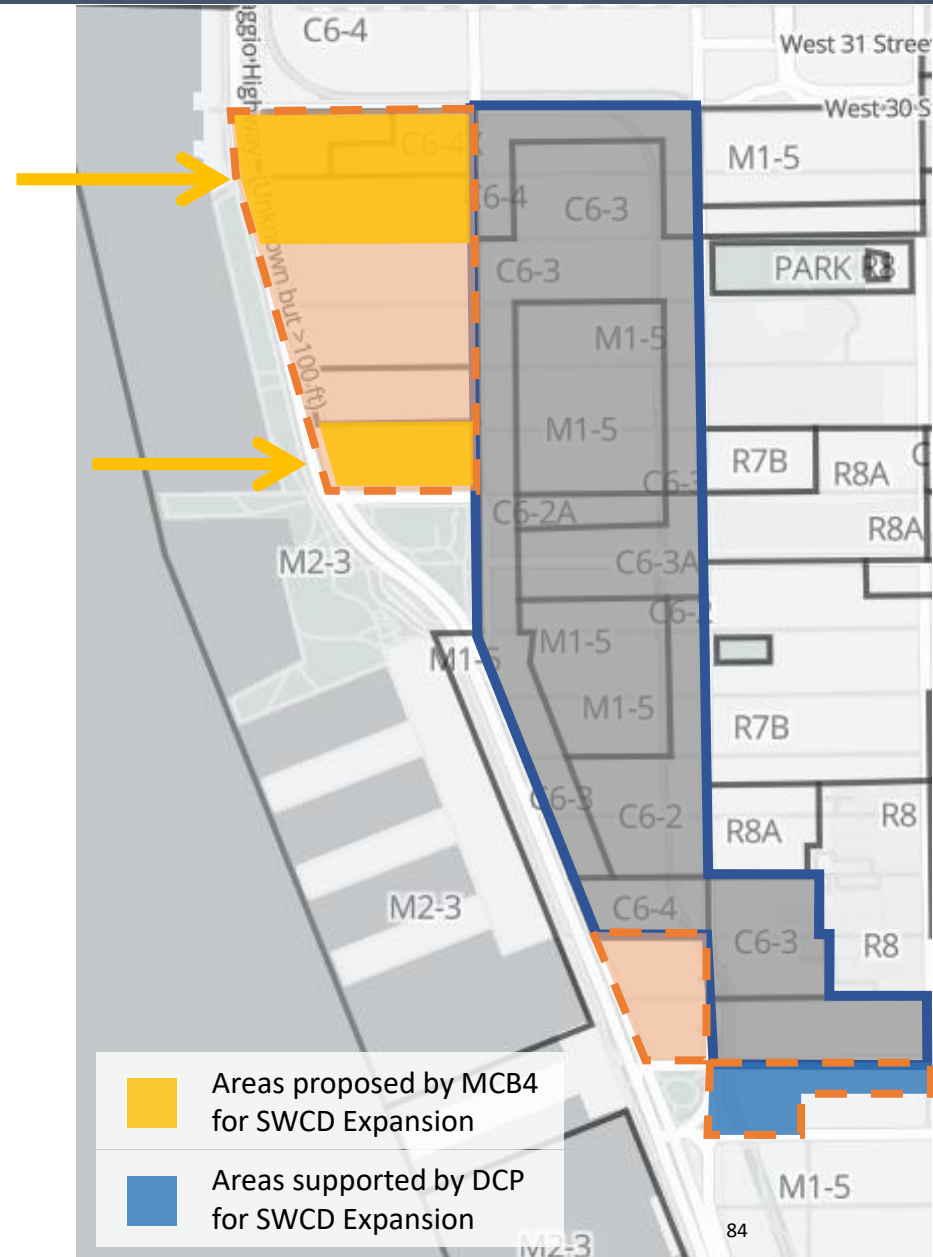
- No action in certain areas, further study in other areas
- Expansion of the SWCD in the southern portion along W 15th Street between 10th and 11th Avenues by:
 - Imposing height and setback limits
 - Allowing for new hotel developments only by special permits



Proposed Special West Chelsea District Expansion

In July 2014, as response to DCP's June 2013 report, MCB4 made the following recommendations:

- Rezone the blocks between W 28th and @ 30th 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 permits
- Permit Hudson River Park Transfer of Development Rights (HRP TDR) on northernmost sites

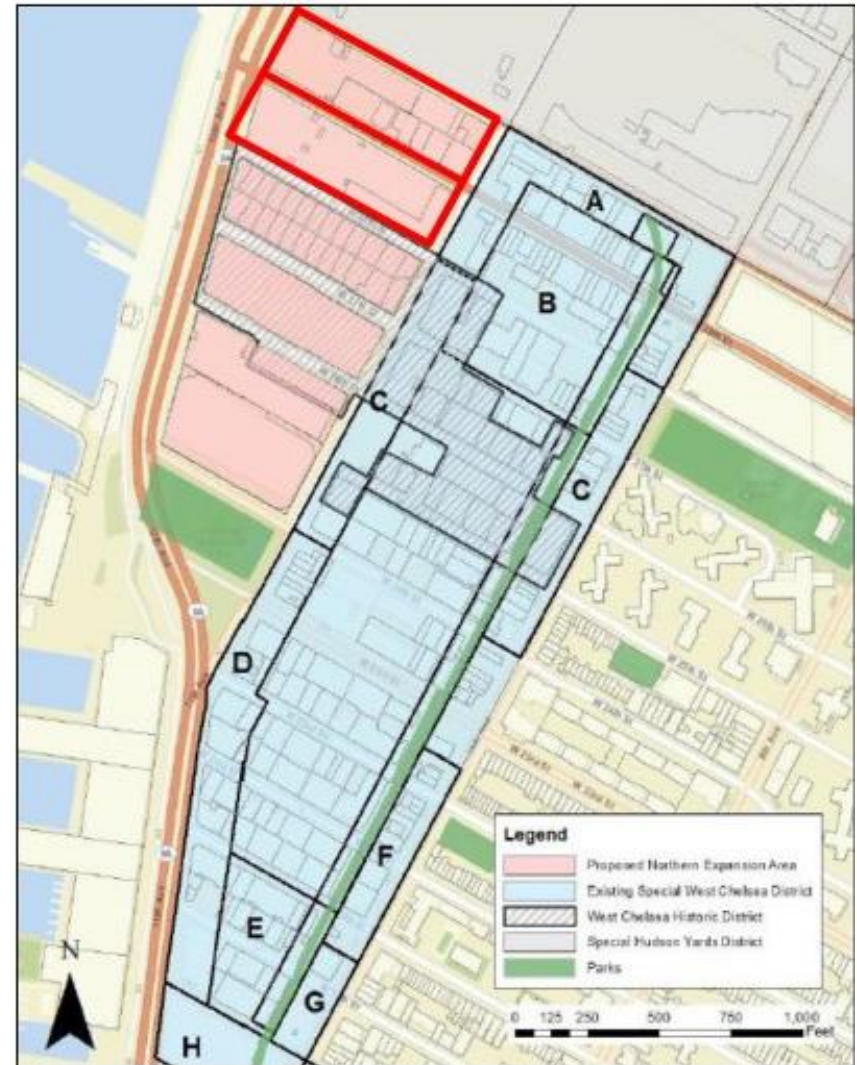


Proposed Special West Chelsea District Expansion

Proposed Rezoning of W 28th to W 30th Streets, 11th and 12th Avenues

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone block from M1-6 (10 FAR) and M2-3 (2 FAR) to C6-4 (12 FAR)
- Require a 2 FAR of industrial use before 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 Affordability Period low and moderate income housing units



Proposed Special West Chelsea District Expansion

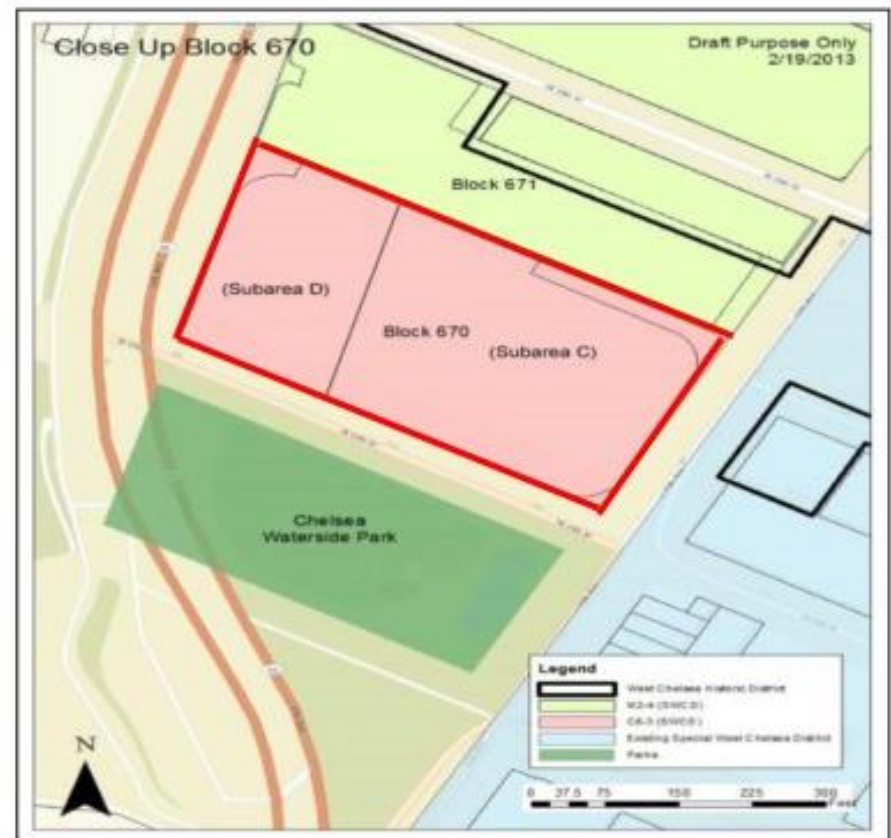
Proposed Rezoning of W 24th and W 25th Streets between 11th and 12th Avenues

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
- Produce 442 Affordability Period low and moderate income housing units

Special Text Requirements:

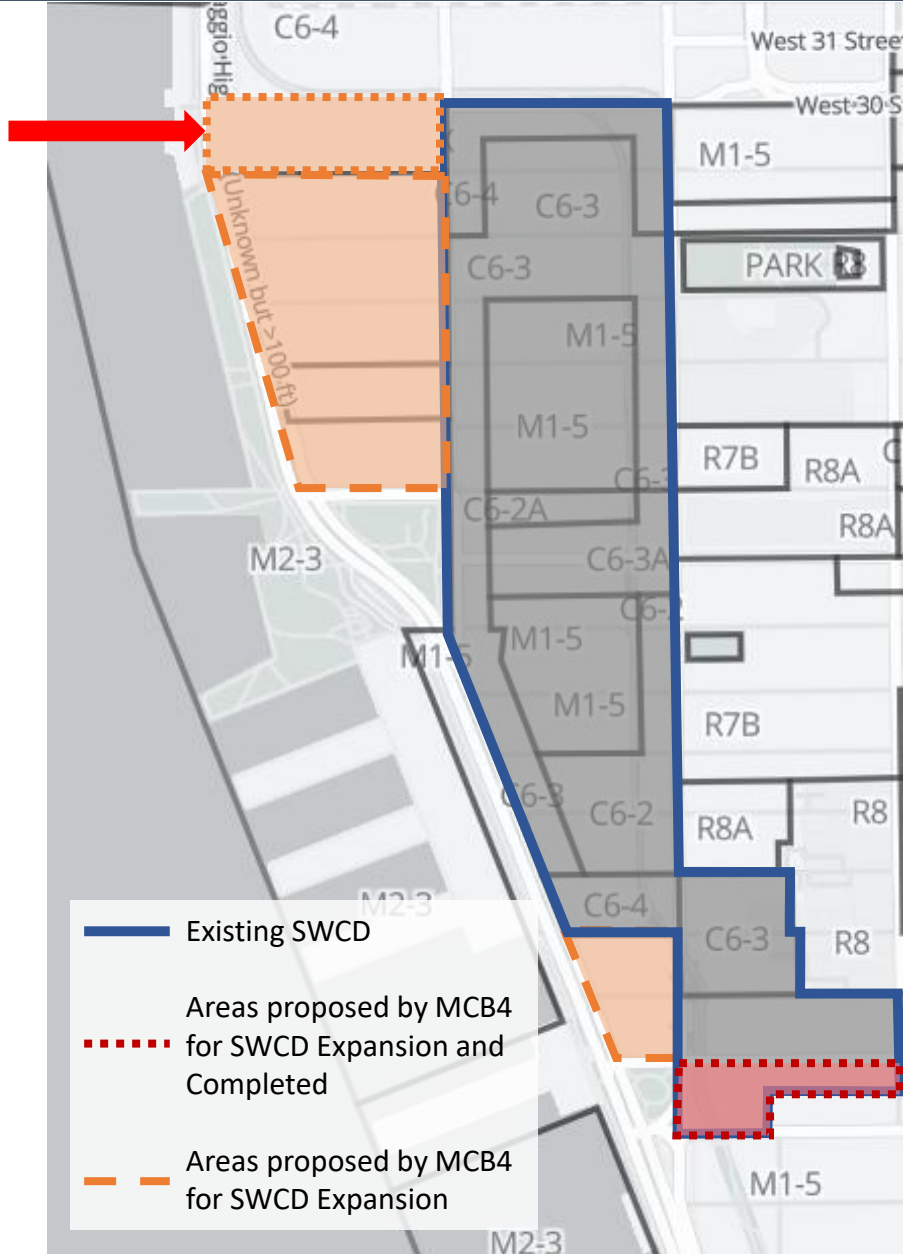
- Include 11th Avenue frontage into Subarea C (height limit of 250 feet)
- Require slender buildings due to riverfront site
- Include zoning text allowing the development of hotels only by special permit
- Restore the former W 25th Street (between 11th and 12th Avenues as a public access corridor to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



Proposed Special West Chelsea District Expansion

Not completed, but a portion used for future affordable development sites that are currently under construction:

- 606 West 30th Street
- 601 West 29th Street



- Existing SWCD
- Areas proposed by MCB4 for SWCD Expansion and Completed
- - - Areas proposed by MCB4 for SWCD Expansion

Proposed SWCD Expansion and NYCHA TDR District

Use SWCD sites as receiving sites for TDR as a source of capital funding for NYCHA:

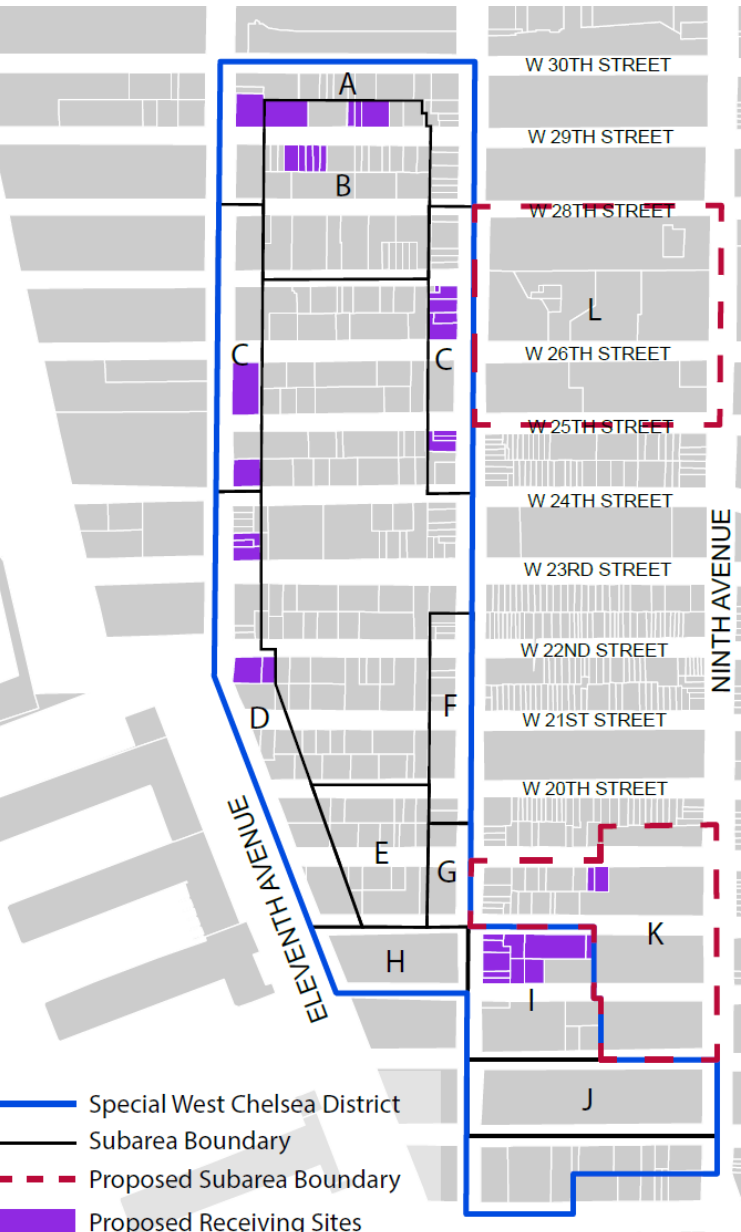
- To avoid NYCHA's proposed demolition of structurally sound and permanently affordable public housing released in 2019, MCB4 proposes to incorporate the Elliott-Chelsea and Fulton complexes into the SWCD, via a zoning text and map amendment, to create a NYCHA TDR District.
- NYCHA TDR could be used as an alternative to the existing High Line TDR and the West Chelsea Affordable Housing Fund

MCB4 Proposed Additional Subarea



MCB4 Proposed Receiving Sites

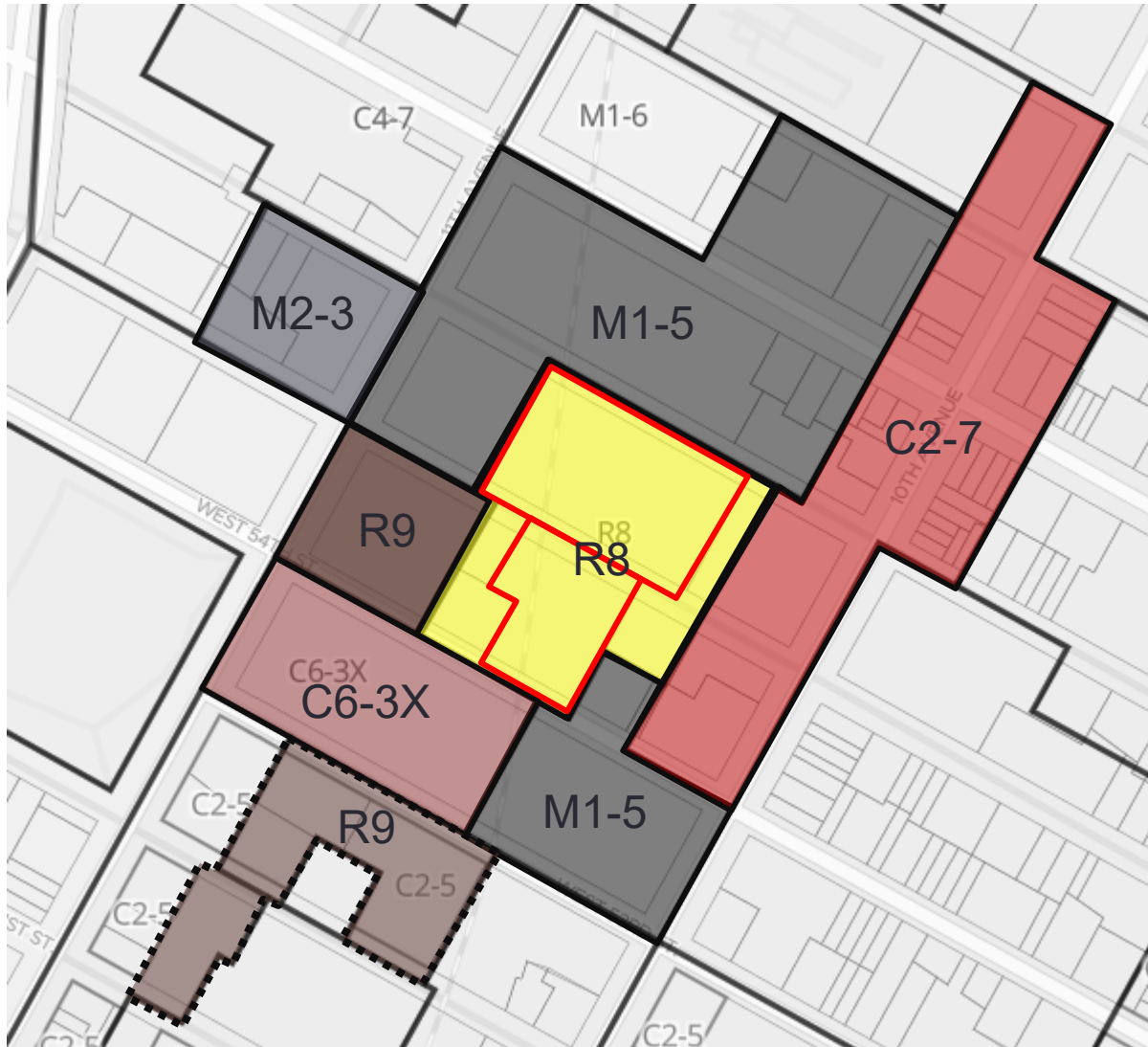
- Underutilized sites within the Special West Chelsea District Subareas and the proposed subareas
- Sites are eligible to receive Highline TDR FAR



Block	Lot	SWCD Subdistrict	Lot Area	Zoning	Base FAR	Highline TDR	Maximum Bonus FAR	Buildable with Base FAR	Additional Highline TDR	Buildable with Maximum Bonus FAR
701	1	A	11,950	C6-4	6.50	2.65	12.00	77,675	31,668	143,400
		B	16,000	C6-3	5.00	2.50	7.50	80,000	40,000	120,000
700	Various	B	14,812	C6-3	5.00	2.50	7.50	74,060	37,030	111,090
	Various	B	14,792	C6-3	5.00	2.50	7.50	73,960	36,980	110,940
698	Various	C	19,984	C6-3	5.00	2.50	7.50	99,920	49,960	149,880
697	1	C	19,750	C6-3	5.00	2.50	7.50	98,750	49,375	148,125
696	1	C	9,875	C6-3	5.00	2.50	7.50	49,375	24,688	74,063
	35	C	4,950	C6-3	5.00	2.50	7.50	24,750	12,375	37,125
695	1, 3	D	9,874	C6-3	5.00	2.50	7.50	49,370	24,685	74,055
693	59	D	5,150	C6-3	5.00	2.50	7.50	25,750	12,875	38,625
	64	D	9,850	C6-3	5.00	2.50	7.50	49,250	24,625	73,875
715	Various	I	58,319	C6-3	5.00	2.50	7.50	291,595	145,798	437,393
716	52, 54	K	6,900	R8A	6.02	2.50	7.50	41,538	17,250	51,750
TOTAL								1,035,993	507,308	1,570,320

Partial Lot (Other portion outside of subdistrict)

Existing Zoning of Harborview Terrace and Surrounding Blocks

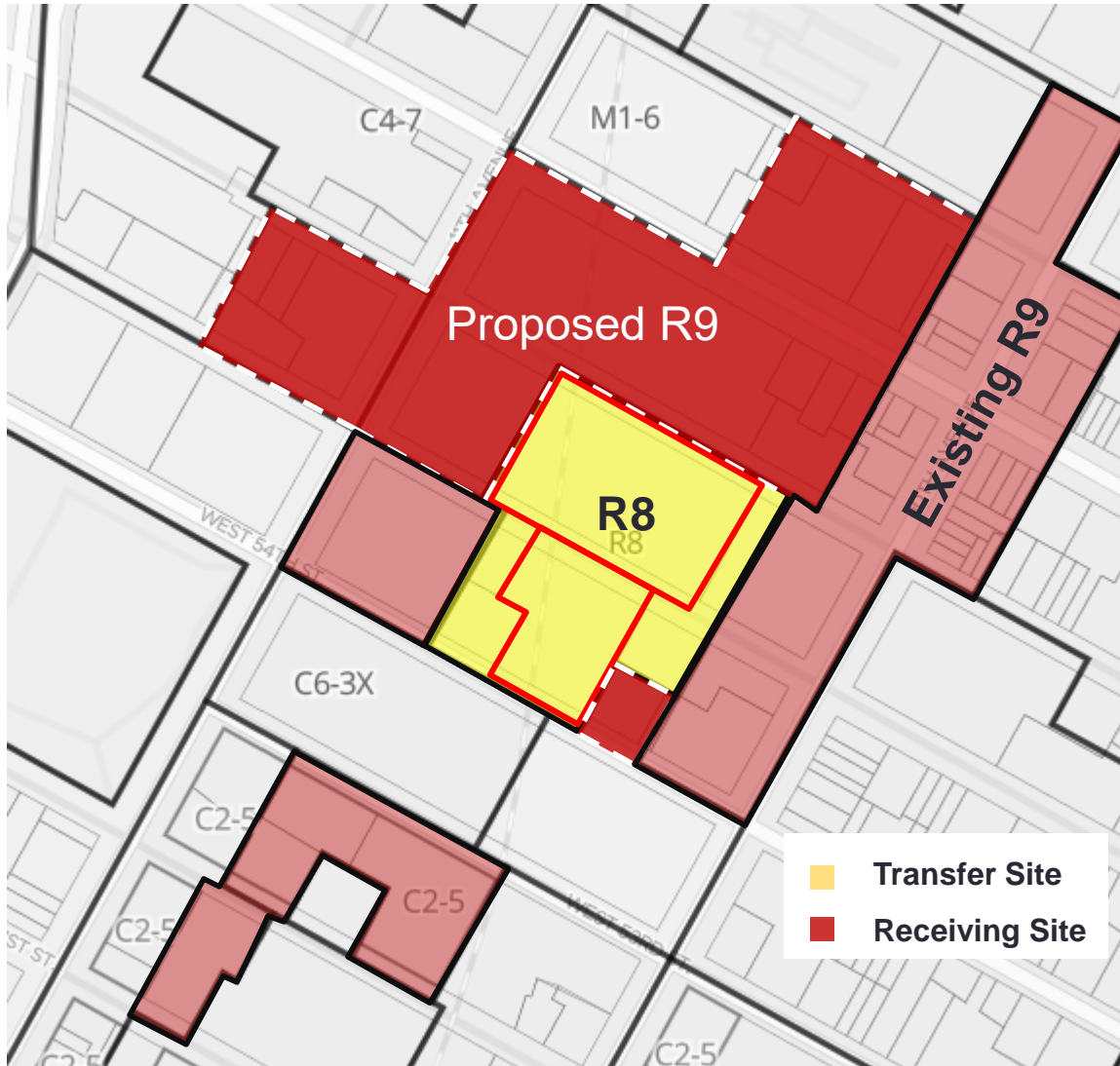


- Zoning Boundaries
- Area(s) Rezoned
- Harborview Terrace

Zoning	Max FAR
R8	6.02/7.20*
R9	7.52
Clinton R9	8.00*
M1-5	5.00
M2-3	2.00
C2-7	C: 2, R: 7.52/8.00*
C6-3X	C: 6, R: 9.00/9.70*

* Inclusionary

MCB4 Proposed TDR District



- Receiving site would be rezoned to R9, to receive transferable development rights from Harborview Terrace site
- R9 of Special Clinton District would allow additional bonus FAR for Inclusionary Housing

Summary: Proposed West Chelsea District Expansion

Zoning Subdistrict/block	Name/Address	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 Residential Units Permitted	Total Proposed Max. Residential Floor Area	Total Proposed Min. Industrial Floor Area	***Total Proposed Units	****Total Proposed Affordable Units	60% AMI - Low Income (Assume 2/3)	100% AMI-Moderate Income (Assmue 1/3)
670	W24th/W25th, between 11th and 12th Ave	246,200	M1-5	0	2	2	C6-3	5.5	2	7.5	0	492,400	0	1,354,100	492,400	1354	442	295	147
674	W28th/W29th, between 11th and 12th Ave	155,106	M2-3	0	2	2	C6-4	10	2	12	0	310,212	0	1,551,060	310,212	1551	465	310	155
675	W29th/W30th, between 11th and 12th Ave	160,000	M1-6, M2-3	0	10	10	C6-4	10	2	12	0	1,600,000	0	1,600,000	320,000	1600	480	320	160
Total		561,306									0	2,402,612	0	4,505,160	1,122,612	4,505	1,388	925	463



PROPOSED SPECIAL HUDSON YARDS DISTRICT TEXT AMENDMENTS

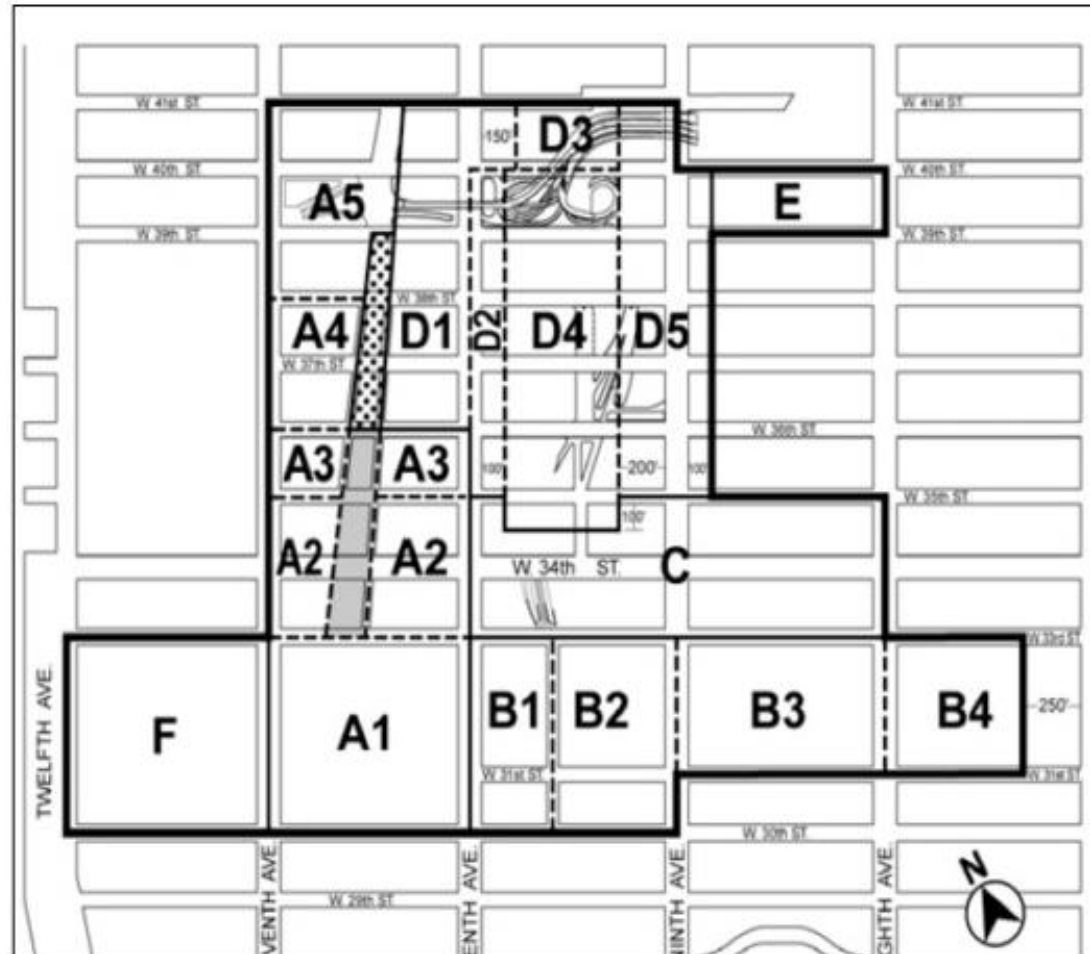
PROPOSED REZONING AND ZONING TEXT AMENDMENTS

Proposed Special Hudson Yards District Text Amendments

Special Hudson Yards District- Existing Subdistricts

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

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

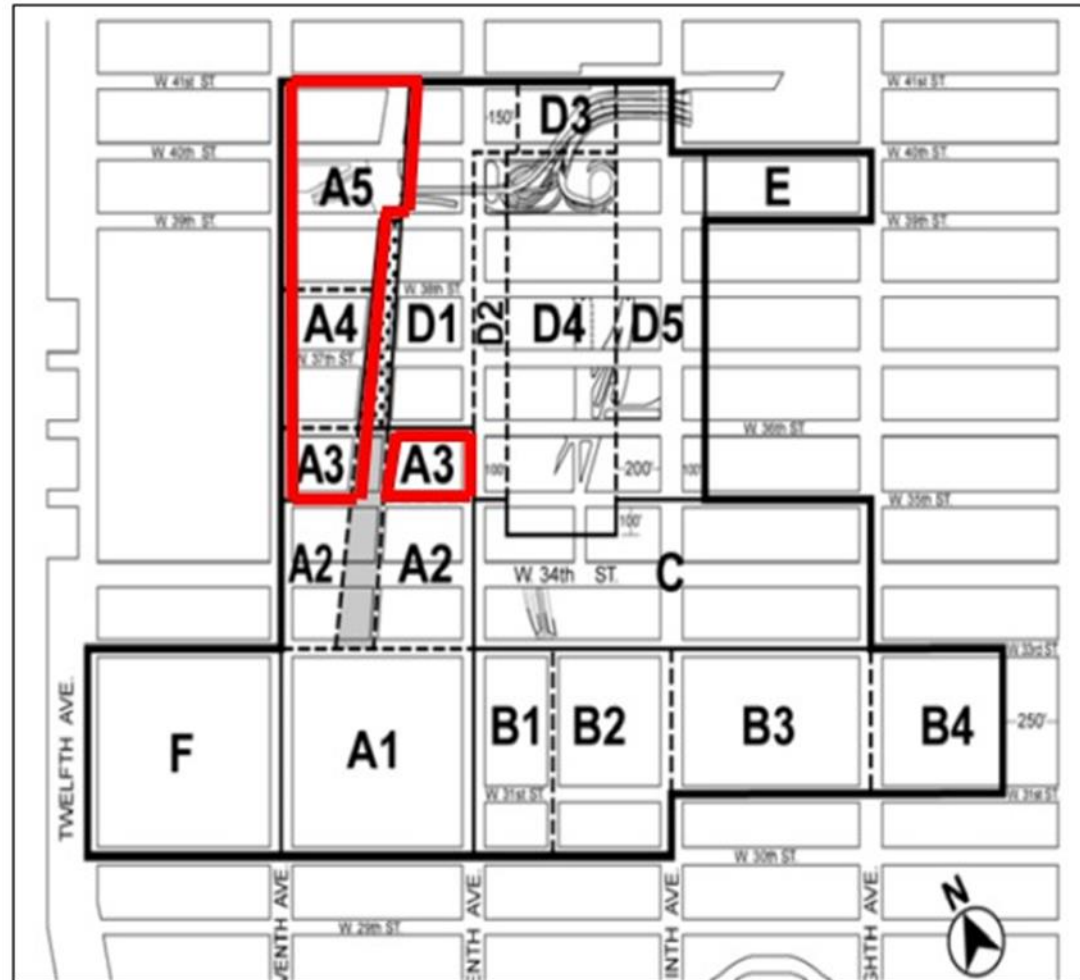


Proposed Special Hudson Yards District Text Amendments

Special Hudson Yards District- Area of Proposed Text Amendment

Within Subareas A3, A4, and A5:

- Maintain existing FAR's
 - A3: 24 FAR
 - A4: 31.6 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 Affordability Period low and moderate income housing units



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 (approximately 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 Affordability Period low and moderate income housing units



Summary: Proposed Special Hudson Yards District Text Amendments

Zoning Subdistrict/block	Name/Address	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 Residential Units Permitted	Total Proposed Max. Residential Floor Area	Total Proposed Min. Industrial Floor Area	***Total Proposed Units	****Total Proposed Affordable Units	60%AMI - Low Income (Assume 2/3)	100%AMI- Moderate Income (Assmue 1/3)	Notes
Proposed SHYD A5	Slaughterhouse – 493 11 th Avenue	24,688	M1-5	0	5	5	-	12	1	13	0	123,440	0	296,256	24,688	-	-			350-(accounted for in Proposed Developments)
SHYD A3	W35th/W36th, east side 11th Ave	60,000	C2-4	6	24	24	-	12	12	24	360,000	1,440,000	392	720,000	720,000	720	216	144	72	
SHYD A3	W35th/W36th, west side 10th Ave	68,121	C2-8	6	24	24	-	12	12	24	408,726	1,634,904	445	817,452	817,452	817	245	163	82	
SHYD A4	W36th/W37th, east side 11th Ave	57,570	C6-4	6	21.6	21.6	-	10.8	10.8	21.6	345,420	1,243,512	376	621,756	621,756	622	187	124	62	
SHYD A4	W37th/W38th, east side 11th Ave	61,800	C6-4	6	21.6	21.6	-	10.8	10.8	21.6	370,800	1,334,880	404	667,440	667,440	667	200	133	67	
SHYD A5	W38th/W39th, east side 11th Ave	64,000	C6-4, C2-8	6	20	20	-	10	10	20	384,000	1,280,000	418	640,000	640,000	640	192	128	64	
SHYD A5	W39th/W40th, east side 11th Ave	63,800	C6-4, C2-8	6	20	20	-	10	10	20	382,800	1,276,000	417	638,000	638,000	638	191	128	64	
SHYD A5	W40th/W41st, east side 11th Ave	76,736	C6-4	6	20	20	-	10	10	20	460,416	1,534,720	501	767,360	767,360	767	230	153	77	
Total		476,715									2,712,162	9,867,456	2,953	5,168,264	4,896,696	4,872	1,462	974	487	



HUDSON RIVER PARK TRUST TRANSFER OF DEVELOPMENT RIGHTS PROPOSED RECEIVING SITES

PROPOSED REZONING AND ZONING TEXT AMENDMENTS

Hudson River Park Trust: Transfer of Development Rights Proposed Receiving Sites

Hudson River Park Transfer of Development Rights (HRP TRD)

- Create new Hudson River Park Special District and overlay on top of existing Special Districts (Hudson Yards, West Chelsea, and Clinton)
 - Overlapping Special Districts currently exist in 8th Avenue and 42nd Street corridors of Midtown and Clinton Special Districts
- HRP TDR would be tied to the creation of Inclusionary Housing by:
 - a) Purchasing development rights from Hudson River Park Trust in equal amounts with Inclusionary Housing bonus (30% affordable)
 - b) Rezone to allow for residential development from Manufacturing to Commercial Zones
 - c) Require a 2 FAR Industrial use before residential use



FAR Stack Example:

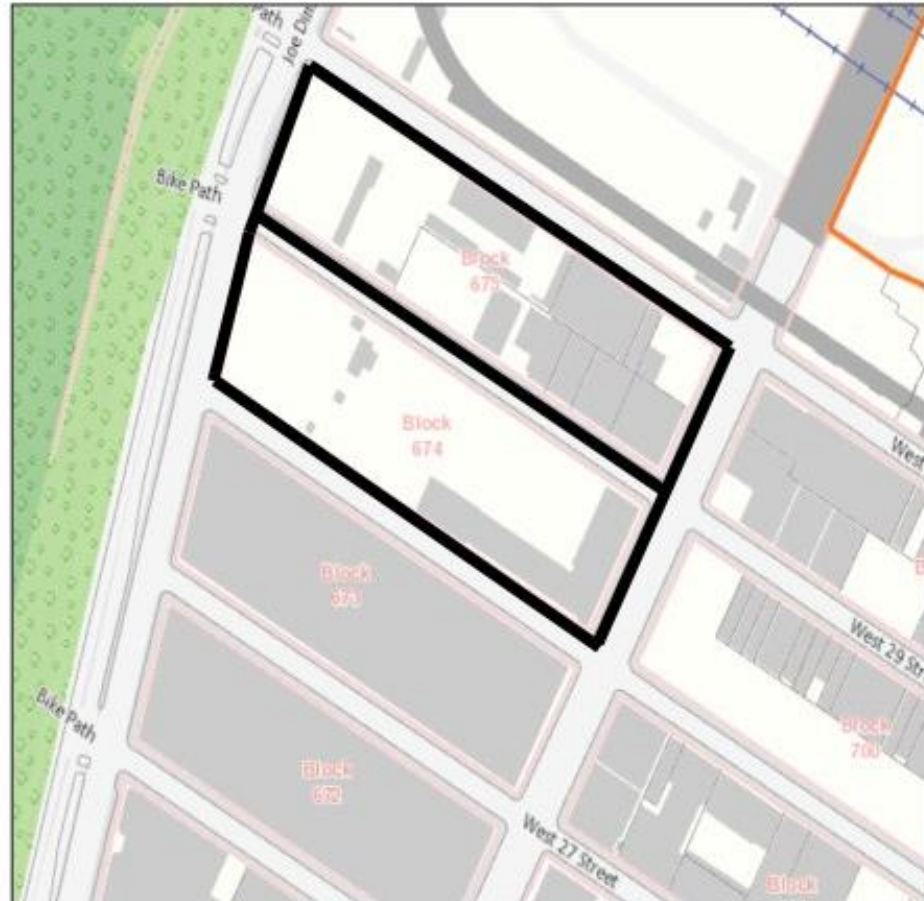
Industrial Use Requirement: 2 FAR
Residential (HRPT Transfer): 5 FAR
Residential (Inclusionary): 5 FAR

Hudson River Park Trust: Transfer of Development Rights Proposed Receiving Sites

West 28th to West 30th Streets, 11th and 10th Avenues

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone blocks from M1-6 (10 FAR) and M2-3 (2 FAR) to C6-4 (12 FAR)
- Require a 2 FAR 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 TRP
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produce 1,028 new affordable housing units



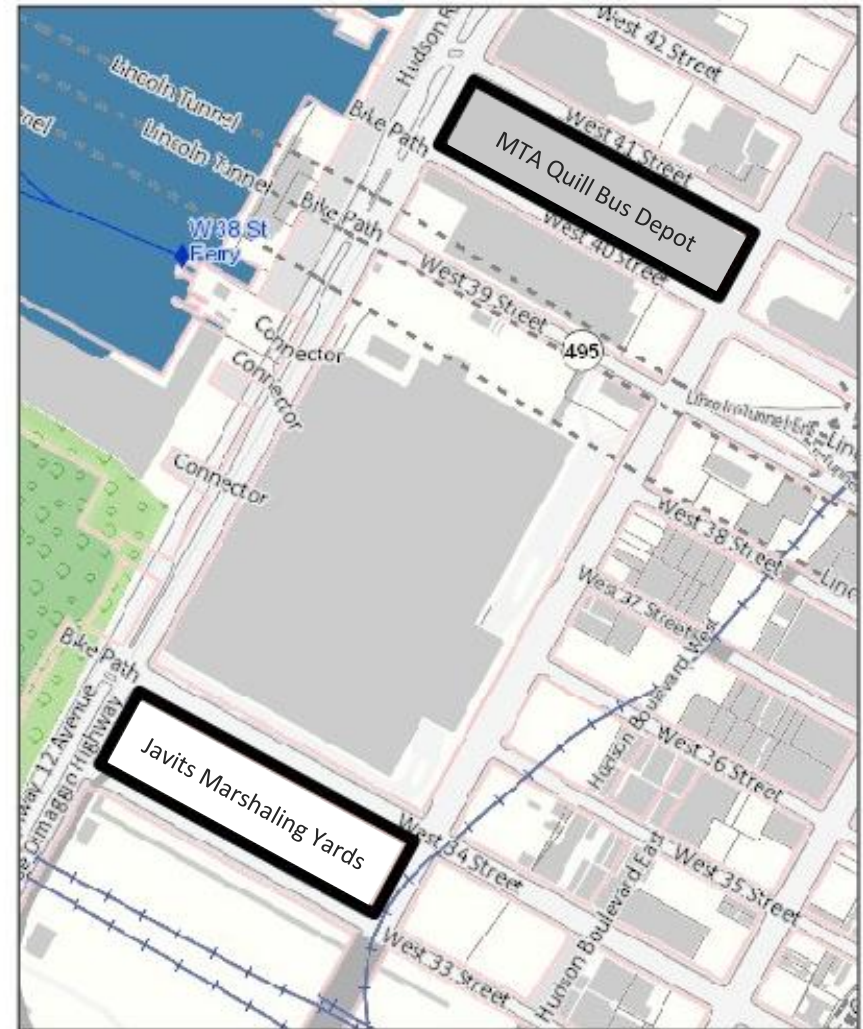
*Unit counts are already included in proposed Special West Chelsea District Expansion

Hudson River Park Trust: Transfer of Development Rights Proposed Receiving Sites

West 33rd to 34th and West 40th to 41st Streets between 11th and 10th Avenues

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone blocks from M2-3 and M1-5 (2 FAR) to C6-4 (12 FAR)
- Require a 2 FAR 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 TRP
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produce 1,032 Affordability Period low and moderate income housing units

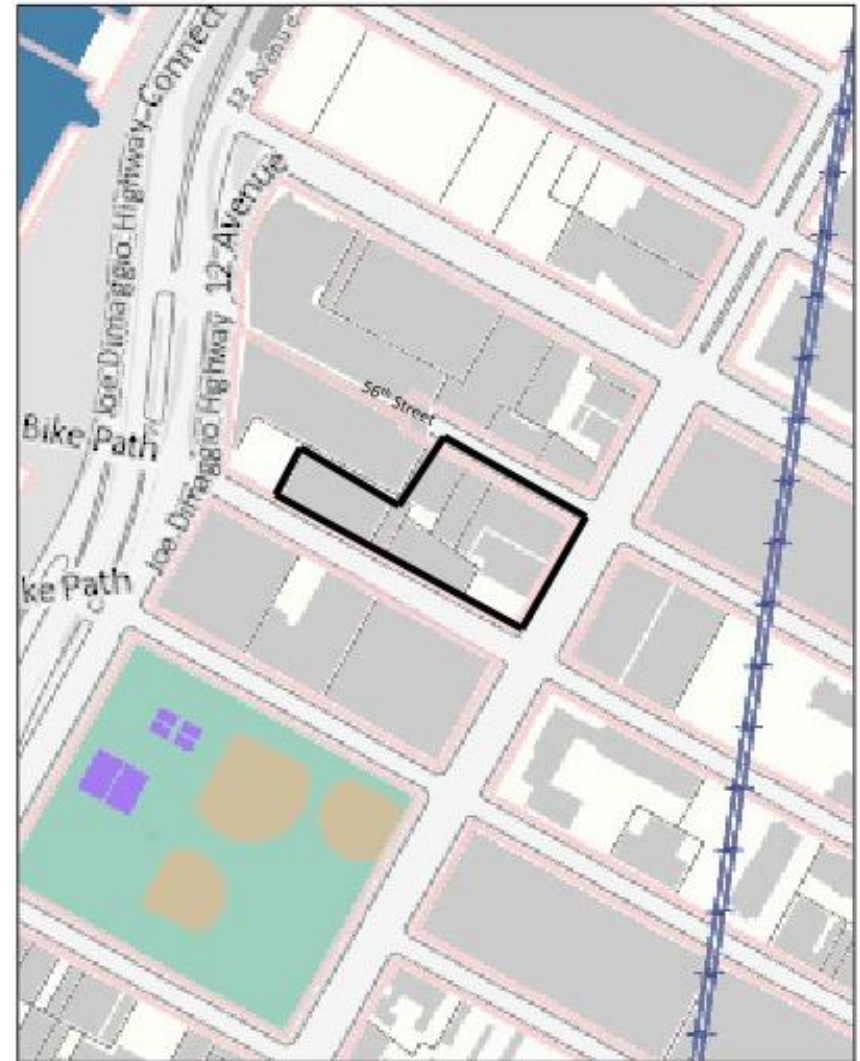


Hudson River Park Trust: Transfer of Development Rights Proposed Receiving Sites

WEST 55TH AND West 56TH Streets between 11th and 12th Avenues

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone blocks from M2-3 and M1-5 (2 FAR) to C6-4 (12 FAR)
- Require a 2 FAR 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 TRP
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produce 237 Affordability Period low and moderation income housing units



Hudson River Park Trust: Transfer of Development Rights Proposed Receiving Sites

Zoning Subdistrict/ block	Name/Address	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 Residential Units Permitted	Total Proposed Max. Residential Floor Area	Total Proposed Min. Industrial Floor Area	***Total Proposed Units	****Total Proposed Affordable Units	50% AMI - Low Income (Assume 2/3)	100% AMI- Moderate Income (Assume 1/3)	Notes
674	West 28 th -29 th Streets between 11 th & 12 th	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)
675	West 29 th -30 th Streets between 11 th & 12 th	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)
1088	West 33 rd -34 th Street between 11 th and 12 th Avenues	158,000	M2-3	0	2	2	C6-4	10	2	12	0	316,000	0	1,580,000	316,000	1,580	474	316	158	
679	West 40 th -41 st Streets between 11 th and 12 th Avenues	158,000	M1-5	0	2	2	C6-4	10	2	12	0	316,000	0	1,580,000	316,000	1,580	474	316	158	
1003	West 55 th and West 56 th Streets between 11 th and 12 th Avenues	72,826	M1-5, M2-3	0	5	5	C6-4	10	2	12	0	364,130	0	728,260	145,652	728	218	146	73	
Total		703,932									0	1,626,342	0	7,039,320	1,407,864	3,888	1,166	778	389	

**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)



SPECIAL CLINTON DISTRICT

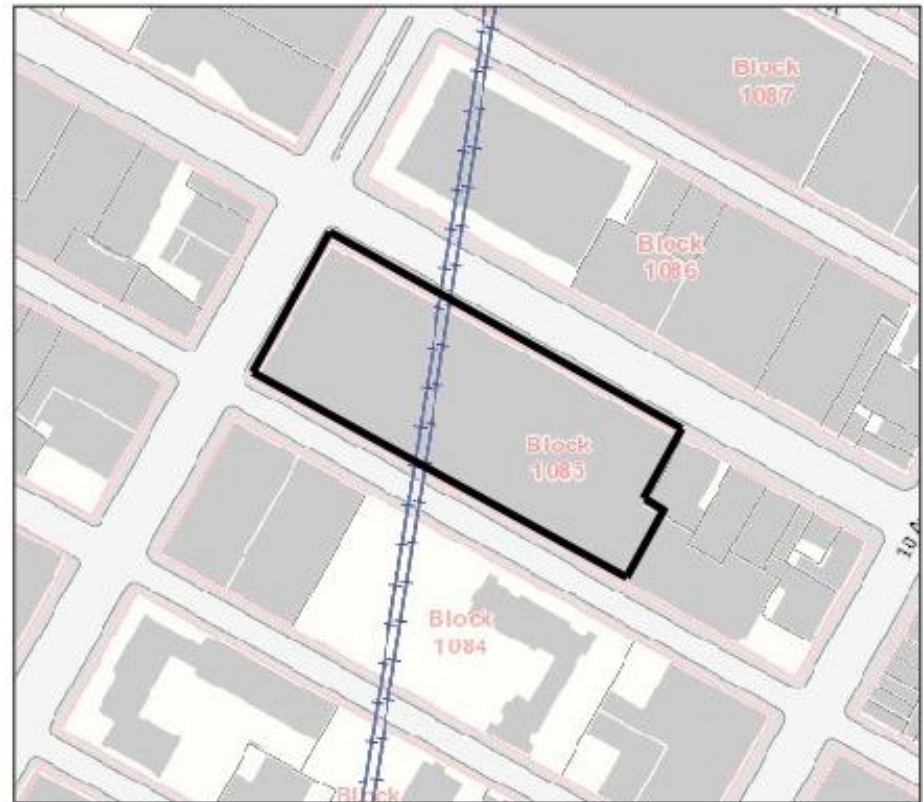
PROPOSED REZONING AND ZONING TEXT AMENDMENTS

Special Clinton District Proposed Rezoning and Zoning Text Amendments

West 56TH and West 57th Streets between 10th and 11th Avenues

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone blocks from M1-5 (5 FAR) to R9 (12 FAR)
- Require a 2 FAR industrial use prior to residential use
- Provide 10 FAR residential, include zoning text (*pari passu* similar to Hudson Yards bonuses), to provide 5 FAR from Inclusionary Housing and 5 FAR from HRP TRP
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produce 352 Affordability Period low and moderation income housing units

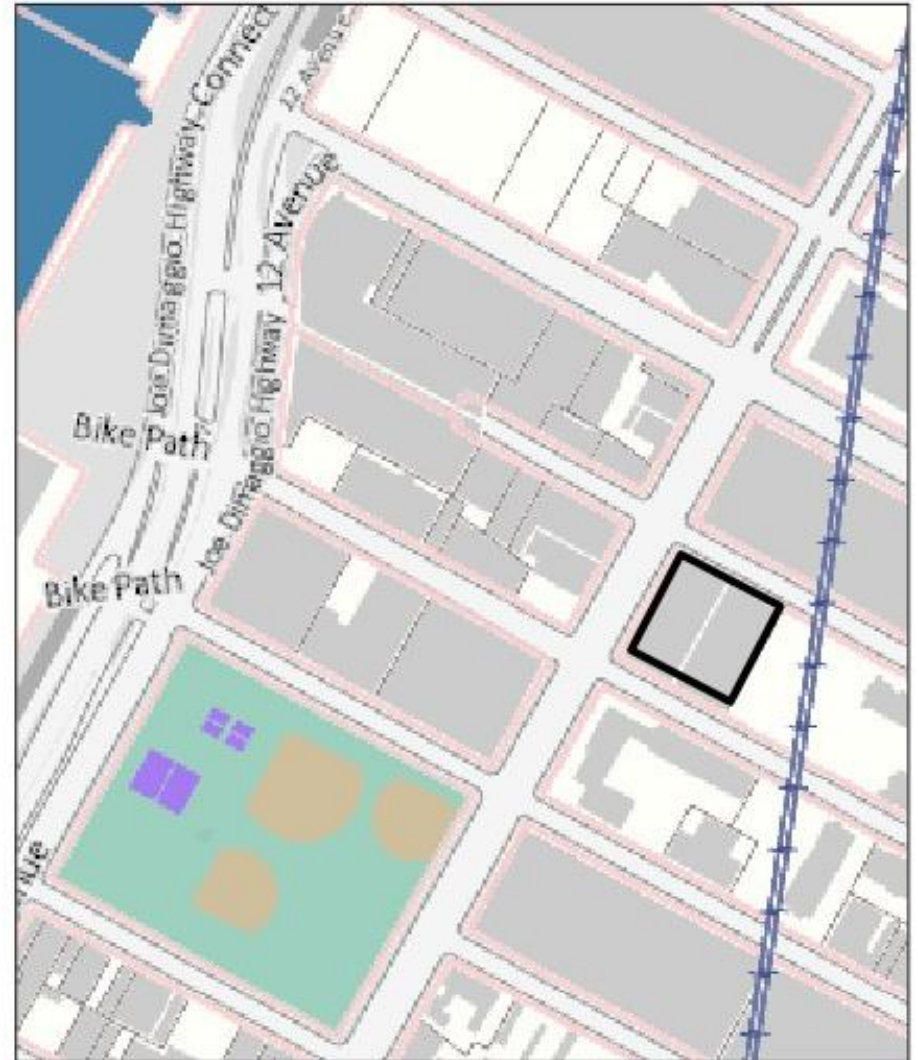


Special Clinton District Proposed Rezoning and Zoning Text Amendments

West 55TH and West 56TH Streets between 10th and 11th Avenues

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone blocks from M1-5 (5 FAR) to R9 (12 FAR)
- Require a 2 FAR industrial use prior to residential use
- Provide 10 FAR residential, include zoning text (*pari passu* similar to Hudson Yards bonuses), to provide 5 FAR from Inclusionary Housing and 5 FAR from HRP TRP
- Include new building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produce 105 Affordability Period low and moderation income housing units

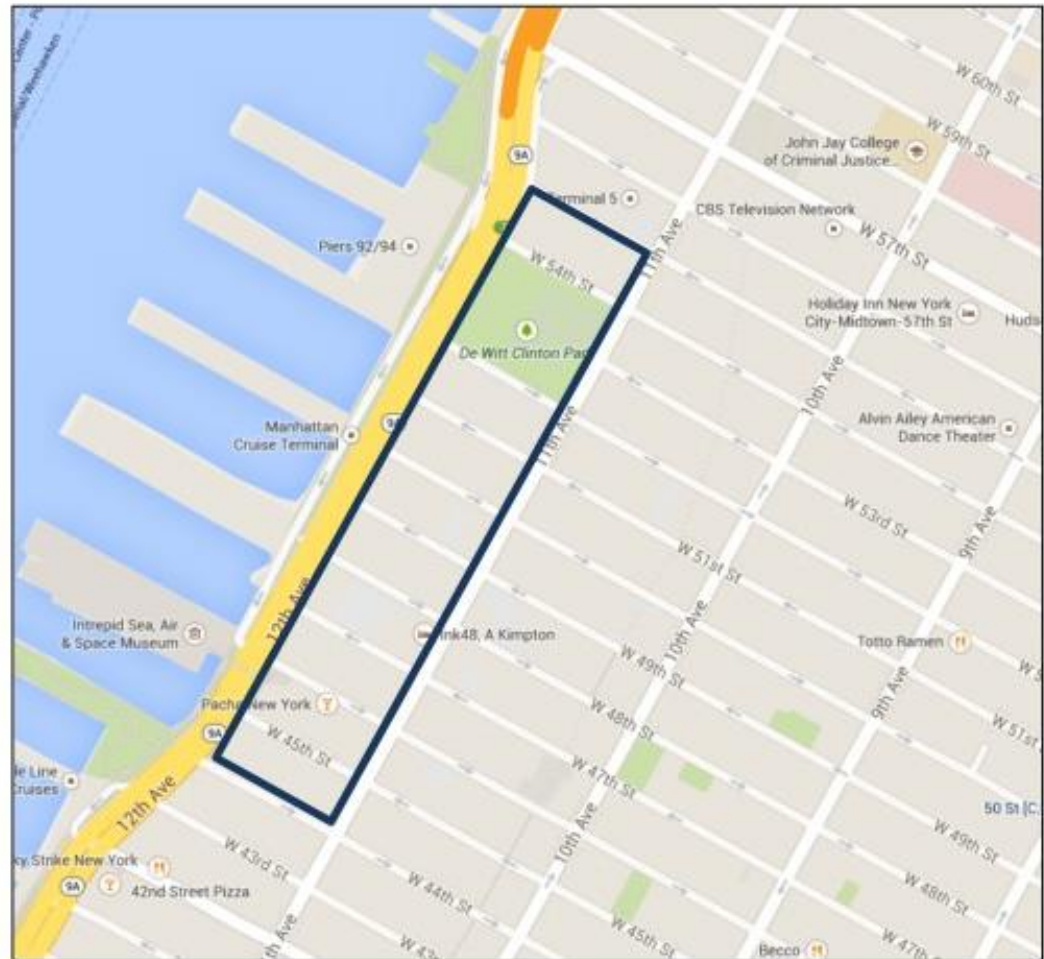


Special Clinton District Proposed Rezoning and Zoning Text Amendments

Special Clinton District West Proposed Text Amendments

Preliminary Recommendations:

- Text amendment for portion of Western Subarea C2 west of 11th Avenue from 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 before residential use
- Modify base FAR from 5.0 to 4.3, bonusable to 7.2 with Inclusionary Housing
- Inclusionary Housing (30% affordability for low and moderate income housing)
- Produce 1,015 Affordability Period and moderate income housing units (based on land use analysis method used by DCP for 2009 West Clinton Rezoning)



Summary: Special Clinton District Proposed Rezoning and Zoning Text Amendments

Zoning Subdistrict/block	Name/Address	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 Residential Units Permitted	Total Proposed Max. Residential Floor Area	Total Proposed Min. Industrial Floor Area	***Total Proposed Units	****Total Proposed Affordable Units	60% AMI - Low Income (Assume 2/3)	100% AMI - Moderate Income (Assume 1/3)	Notes
1084	West 55th and West 56th Streets between 10th and 11th Avenues	40,166	M1-5	0	5	5	R9 CL	6	2	8	0	200,830	0	240,996	80,332	241	72	48	24	
1085	West 56th and West 57th Streets between 10th and 11th Avenues	107,950	M1-5	0	5	5	C6-4	10	2	12	0	539,750	0	1,079,500	215,900	1,080	324	216	108	
1003	West 55 th and West 56 th Streets between 11 th and 12 th Avenues	72,826	M1-5, M2-3	0	5	5	R9	6	2	8	0	364,130	0	436,956	145,652	-	-			(Accounted for in HRP)
Various	West Hell's Kitchen Rezoning	1,105,605	M2-4	0	5	5	M2-4	5.2	2	7.2	0	5,528,025	0	5,749,146	2,211,210	5,749	1,725	1150	575	
Total		1,326,547									0	6,632,735	0	7,506,598	2,653,094	7,070	2,121	1,414	707	

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

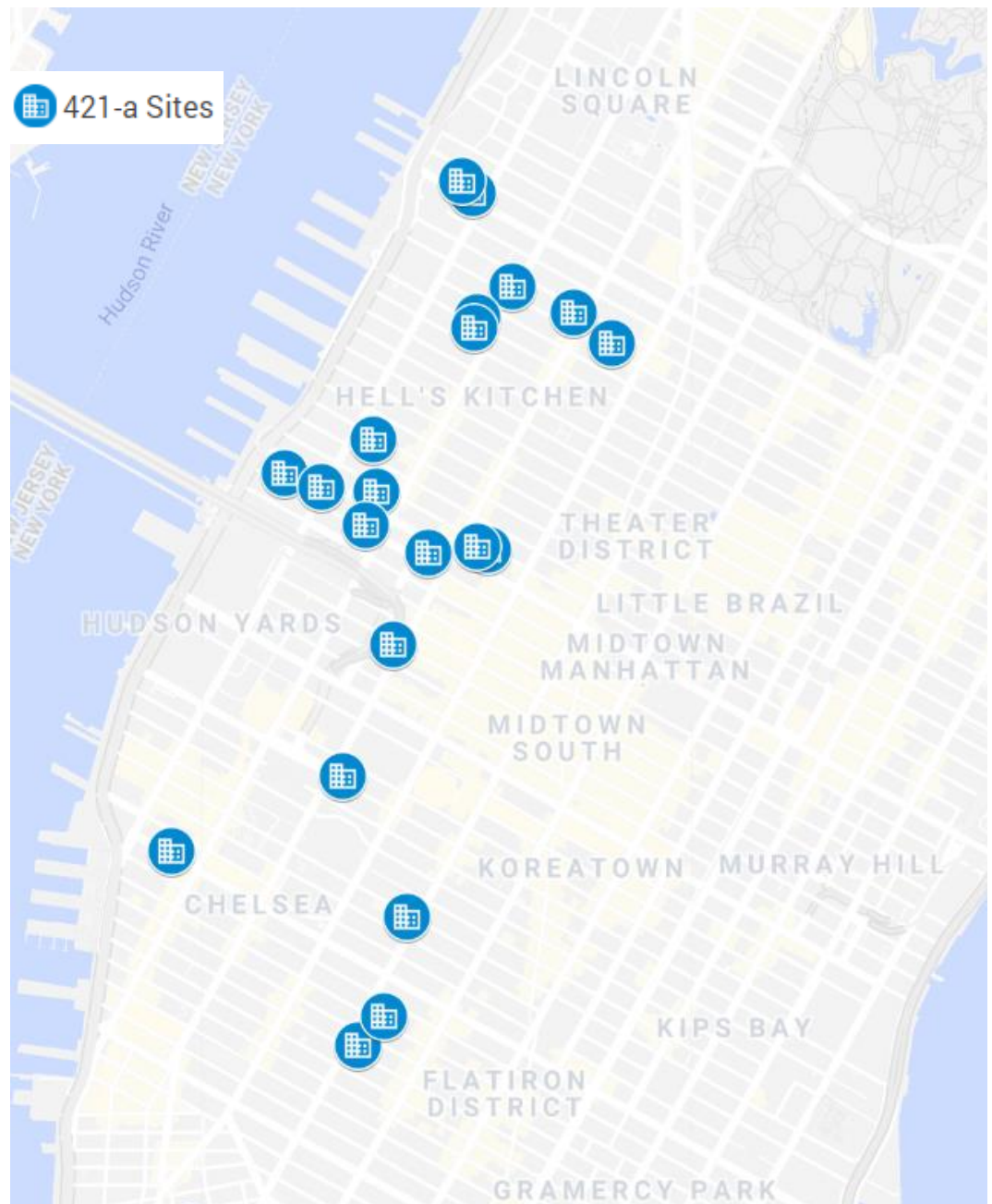
***Methodology for Unit Calculation = (Lot Area x Res. FAR)*(.925 ZFA)/(850 SF/Unit)

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

421-A AFFORDABLE UNITS

EXPIRING TAX EXEMPTIONS AND REGULATORY AGREEMENTS

Map: 421-A Affordable Units Expiring Tax Exemptions & Regulatory Agreements



421-A Affordable Units: Expiring Tax Exemptions & Regulatory Agreements

Project Name	Address	Year Built	Total # of Units	Total # Affordable Units	# Perm. Affordable Units	# Expiring Affordable Units	Length of Tax Benefit	421-a Benefit Start Date	421-a Benefit End Date	421-a Affordability Projected End Date	Funding Sources
The Helux	520 W 43rd St	1996	375	76	-	76	20	1999/2000	2019/2020	2019/2020	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
1 River Place	650 42nd St	1999	921	184	-	184	20	2/1/2003	1/31/2023	1/31/2023	421-a Tax Exemption
Chelsea Place	363 W 30th St	2000	76	16	-	16	20	2/1/2003	1/31/2023	1/31/2023	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Archstone West	505 W 54th St	2000	222	45	-	45	20	2/1/2003	1/31/2023	1/31/2023	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
Chelsea Centro	200 W 26th St	2000	356	71	-	71	20	2/1/2003	1/31/2023	1/31/2023	421-a Tax Exemption, HDC Loan
The Westminster	180 W 20th St	2000	256	56	-	56	20	3/1/2004	2/28/2024	2/28/2024	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Theater Row	424 W 42nd St	2000	264	54	-	54	20	3/1/2004	2/28/2024	2/28/2024	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
The Tate	535 W 23rd St	2001	313	63	-	63	20	3/1/2004	2/28/2014	2/28/2024	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Beta West	321 W 54th St	2001	109	22	-	22	20	3/1/2004	2/28/2024	2/28/2024	421-a Tax Exemption
Ivy Tower	350 W 43rd St	2001	320	64	-	64	20	3/1/2004	2/28/2024	2/28/2024	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
The Victory	501 W 41st St	2001	418	100	16	84	20	5/1/2006	4/30/2026	4/30/2026	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan, Inclusionary Zoning
UnNamed	516 W 48th St	2002	109	23	-	23	20	4/1/2005	3/31/2025	3/31/2025	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
Hudson Crossing	400 W 37th St	2002	259	52	-	52	20	4/1/2005	3/31/2025	3/31/2025	421-a Tax Exemption, HDC Loan
360 West 43rd Street Project	360 W 43rd St	2002	256	51	-	51	20	4/1/2005	3/31/2025	3/31/2025	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
The Westport	511 W 55th St	2002	371	77	-	77	20	5/1/2006	4/30/2026	4/30/2026	LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
The Helena	601 W 57th St	2003	597	120	-	120	20	7/1/2006	6/30/2026	6/30/2026	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
The Nicole	400 W 55th St	2003	149	30	-	30	20	6/1/2007	5/31/2027	5/31/2027	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
Avalon Clinton	515 W 52nd St	2005	339	68	-	68	20	8/1/2009	7/31/2029	7/31/2029	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Avalon Clinton	510 W 52nd St	2005	288	60	-	60	20	9/1/2010	8/31/2030	8/31/2030	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Casa	155 W 21st St	2005	108	22	-	22	20	9/1/2010	8/31/2030	8/31/2030	LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
River Place II	600 W 42nd St	2005	1276	234	-	234	20	11/1/2012	10/31/2032	10/31/2032	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Gotham West	550 W 45th St	2011	1,210	675	600	75	20	10/1/2013	9/30/2033	9/30/2048	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan, Inclusionary Zoning
West 57th Street	625 W 57th St	In Construction	753	151	-	151	-	7/1/2015	6/30/2035	6/30/2050	421-a Tax Exemption
Total			9,345	2,314	616	1,698					



AFFORDABLE HOUSING PRODUCTION AND PRESERVATION SUMMARY

AFFORDABLE HOUSING TRACKING

Summary: Affordable Production and Preservation

			AMI Unit Breakdown								
Units	Total Units	Total AH Units	40%	50%	60%	80%	100%	120%	125%	150%	165%
Completed	6,579	1,661	211	527	582	52	75	82	27	-	105
In Construction	1,618	414	149	18	144	29	61	-	13	-	-
Completed Public Review	72	71	-	-	-	30	-	-	13	2	26
Under Public Review	686	686	-	125	180	89	75	-	62	-	155
Pipeline Developments	603	603	35	53	80	85	97	-	131	-	122
Proposed Developments	769	769	-	79	61	142	65	-	171	-	251
Expiring 421A Agreement	9,345	2,314	-	-	2,314	-	-	-	-	-	-
Proposed Text Amendments and Rezoning	20,335	6,136	-	-	4,091	-	2,045	-	-	-	-
Total	40,007	12,654	395	802	7,452	427	2,418	82	417	2	659
Percentages	100%	31.6%	3%	6%	59%	3%	19%	1%	3%	0%	5%
		of total units are affordable									

Comparison: 2014 to 2019 Progress

Units	2015 Affordable Housing Plan - Units Produced	2019 Affordable Housing Plan - Units Produced
Completed	0	1,661
In Construction	1135	414
Completed Public Review	179	67
Under Public Review	117	665
Pipeline Developments	807	603
Proposed Developments	1,330	769
Expiring 421A Agreement	1,698	2,314
Proposed Text Amendments and Rezoning	5,700	6,136
Total	10,966	12,630

Calculating Affordable Housing Units:

1. Total Residential Floor Area= Lot Area x Residential FAR
2. Total Unit Area= Total Residential Floor Area x 0.925 (common area deduction)
3. Estimated number of units on lot= Total Unit Area / 850 (average apartment square footage)
4. Assume 30% Affordability (20% low income, 10 % moderate income)

Rezoning blocks West of 11th Avenue between 43rd and 55th Street

1. Potential Residential Floor Area= Total Lot Area x FAR 5.2 (FAR of 2 Manufacturing and 5.2 Residential)
2. Proposed Residential Unit Area= Potential Residential Floor Area x 0.5 (Reasonable Worst Case Development Scenario: West Clinton Rezoning)
3. Affordable Housing Unit Area= Residential unit Area / 0.3 (30% of Proposed Residential Units)
4. Estimated Number of Units= Affordable Housing Unit Area / 850 (average apartment square footage)

VI. Conclusion

MCD4 has a long, proud history of succeeding in negotiating for affordable housing commitments, pushing for those commitments to be honored, and finally seeing many affordable units constructed or preserved. But the need for affordable housing in the district still far exceeds the supply. The pressures against maintaining existing affordable housing are many: harassing rent-stabilized tenants to give up affordable apartments so very high-end residences can be built, expiring 421-a affordable apartments, and conversion of rent regulated apartments to hotel rooms.

The continuing construction boom of luxury apartment buildings without affordable units threatens to minimize the important social and economic diversity of our neighborhoods and seriously weaken the defining character of MCD4.

The MCD4 Plan proposes a strategy to increase the number of affordable apartments by proposing new sites, honoring prior commitments, monitoring pipeline developments, and revising the Inclusionary Housing and 421-a programs. MCB4 is ready to work with the Mayor's office, HPD and EDC to achieve our goals. We look forward to the administration's positive response to our strategies.

VII. Appendix and Credits

Appendix A: Points of Agreement (POA) – Affordable Housing Commitments

Hudson Yards

- CB4 Recommendation letter
- Points of Agreement

West Chelsea Rezoning

- CB4 Recommendation letter
- Points of Agreement

Western Rail Yards

- CB4 Recommendation letter
- Points of Agreement

Appendix B: Income Eligibility Bands

Family Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	100% of AMI	120% of AMI	130% of AMI	165% of AMI
1	\$22,410	\$29,880	\$37,350	\$44,820	\$59,760	\$74,700	\$89,640	\$97,110	\$123,255
2	\$25,620	\$34,160	\$42,700	\$51,240	\$68,320	\$85,400	\$102,480	\$111,020	\$140,910
3	\$28,830	\$38,440	\$48,050	\$57,660	\$76,880	\$96,100	\$115,320	\$124,930	\$158,565
4	\$32,010	\$42,680	\$53,350	\$64,020	\$85,360	\$106,700	\$128,040	\$138,710	\$176,055
5	\$34,590	\$46,120	\$57,650	\$69,180	\$92,240	\$115,300	\$138,360	\$149,890	\$190,245
6	\$37,140	\$49,520	\$61,900	\$74,280	\$99,040	\$123,800	\$148,560	\$160,940	\$204,270
7	\$39,720	\$52,960	\$66,200	\$79,440	\$105,920	\$132,400	\$158,880	\$172,120	\$218,460
8	\$42,270	\$56,360	\$70,450	\$84,540	\$112,720	\$140,900	\$169,080	\$183,170	\$232,485

Source: HPD 2019 New York City Area AMI

Income Band	Percent of AMI
Extremely Low-Income	0-30%
Very Low-Income	31-50%
Low-Income	51-80%
Moderate-Income	81-120%
Middle-Income	120-165%

Source: 2019 Income Bands and Percent of AMI

Appendix C: Glossary of Terms

- BSA - Board of Standards and Appeals
- CSD - Clinton Special District
- DCP - Department of City Planning
- FAR - Floor Area Ratio
- HPD - Housing Preservation and Development
- HRP TDP - Hudson River Park Transfer of Development Rights
- HYSO - Hudson Yard Special District
- LIHP - Lower Income Housing Program
- LIHTC - Low Income Housing Tax Credits
- MPLP - Multi-Family Preservation Loan Program
- NYCHA - New York City Housing Authority
- NYCERS - New York City Employee Retirement Systems
- PANYNJ - Port Authority New York New Jersey
- *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

Appendix D - Public Review Process

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

- MCB4 Housing, Health & Human Services Committee (4/24/14, 5/15/14, 6/19/14, 7/15/14, 4/16/19, 10/17/19)
- MCB4 Clinton/Hell's Kitchen Land Use Committee (4/9/14, 5/21/14 and 7/9/14)
- MCB4 Chelsea Land Use Committee (5/15/14 and 7/7/14)
- MCB4 Full Board (7/23/14)
- MCB4 Housing, Health & Human Services Committee working group (2/19/15)
- MCB4 Housing, Health & Human Services Committee working group (3/27/15)
- MCB4 Executive Committee (5/26/15)
- MCB4 Full Board (6/3/15, 11/6/19)

Credits

Manhattan Community Board 4

- Christine Berthet—Former Board Chair
- Joe Restuccia, Maria Ortiz, Co-Chairs - Housing, Health and Human Services
- Jean-Daniel Noland, Chair - Clinton/Hell's Kitchen Land Use
- Lee Compton, Betty Mackintosh - Former Co Chairs--Chelsea Land Use Chairs
- Jesse Bodine - District Manager
- Barbara Davis, - Former Co-Chair - Housing, Health and Human Services

Clinton Housing Development Company

- Anna Huggins, Project Manager, Alissa Mitrisin, Senior Project Manager, Faisha Indrakesuma, Community Planner, Julie Elliot, Community Planner

Housing Conservation Coordinators

- Sarah Desmond, Executive Director
- Jack Nieman, Intern