

## Project Narrative

Mandatory Inclusionary Housing (MIH) Affordable Housing Plan

30 Thompson Street

Manhattan, Block 476, Lot 56 (“Affordable Thompson Project”)

DOB Job # M01119828-I1 | DOB BIN # 1007107

285 Hudson Street

Manhattan, Block 594, Lot 82 (“Affordable Hudson Project”)

DOB Job # M01135979-I1 | DOB BIN # 1010312

## Description of Development

The Affordable Thompson Project and the Affordable Hudson Project (collectively referred to hereinafter as the “Development”) consists of two (2) buildings with a total residential floor area of 71,665.25 square feet as described in more detail herein. All of the buildings in the Development are located in Manhattan Community District 2. The units at the Development will be equipped with a high-efficiency all-in-one vertical stack heat pump.

### I. 30 Thompson Street: Affordable Thompson Project

The Affordable Thompson Project is a proposed 55,482 square foot residential building on a 2,726 square foot lot located in the SoHo neighborhood of Manhattan. The Affordable Thompson Project will include a total of 44 units, all of which will be affordable inclusionary units pursuant to the Mandatory Inclusionary Housing Program administered by HPD. These 44 apartments will consist of 11 studios, 9 one bedrooms, and 24 two bedrooms. Construction of the Affordable Thompson Project are expected to commence in October 2025 and complete within 22 months, with a full lease-up of the Affordable Thompson Project anticipated within 6 months thereafter.

### II. 285 Hudson Street: Affordable Hudson Project

The Affordable Hudson Project is a proposed 16,183.25 square foot residential building on a 2,250 square foot lot located in the SoHo neighborhood of Manhattan. The Affordable Hudson Project will include a total of 24 units, all of which will be affordable inclusionary units pursuant to the Mandatory Inclusionary Housing Program administered by HPD. These 24 apartments will consist of 6 studios, 6 one bedroom, and 12 two bedrooms. The Affordable Hudson Project is located within Manhattan Community District 2. Construction of the Affordable Hudson Project is expected to commence in October 2025 and complete within 18 months, with a full lease-up of the Affordable Hudson Project anticipated within 6 months thereafter.

## Development Team

30 Thompson Street Owner LLC – Affordable Thompson Project Developer

285 Hudson Street Owner LLC – Affordable Hudson Project Developer

Aufgang Architects, LLC – Architect

CM & Associates Construction Management, LLC – General Contractor