

Manhattan Community Board 4 Revised June & July 2022

# AFFORDABLE HOUSING PLAN

# Manhattan Community Board 4

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# I. Introduction

Manhattan Community Board 4's (MCB4) Affordable Housing Plan was first created by the Board in 2015 to track affordable housing developments, both those underway and planned for the future, as well as to suggest policies or strategies that would build and/or preserve additional affordable housing in Chelsea and Hell's Kitchen. This Plan has been periodically reviewed and updated by the full Board, most recently in 2019, and acts as a living document. It is meant to be adapted to reflect progress to date, changes in socio-economic, legal and regulatory environment, and new needs of our communities.

Every change of Mayoral Administration brings new policies and priorities. As the Mayor of New York City, Eric Adams has outlined his key priorities, including a new and expanded commitment to affordable housing. To address the pressing need for affordable housing, Mayor Adams released "Housing Our Neighbors: A Blueprint for Housing and Homelessness"<sup>1</sup> in June 2022 (the "NYC Affordable Housing Plan"). The plan sets forth a framework for the development or preservation of affordable

housing units, with a total \$22 billion capital commitment.

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, MCB4 revised this plan for affordable housing development and preservation in Manhattan Community District 4 (MCD4).

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 NYC Affordable Housing Plan and the MCD4 Affordable Housing Plan, our community has the tools to make the creation and preservation of 14,686 affordable housing units in MCD4 a reality.

## Summary of Affordable Housing (AH) Units in MCD4<sup>2</sup>

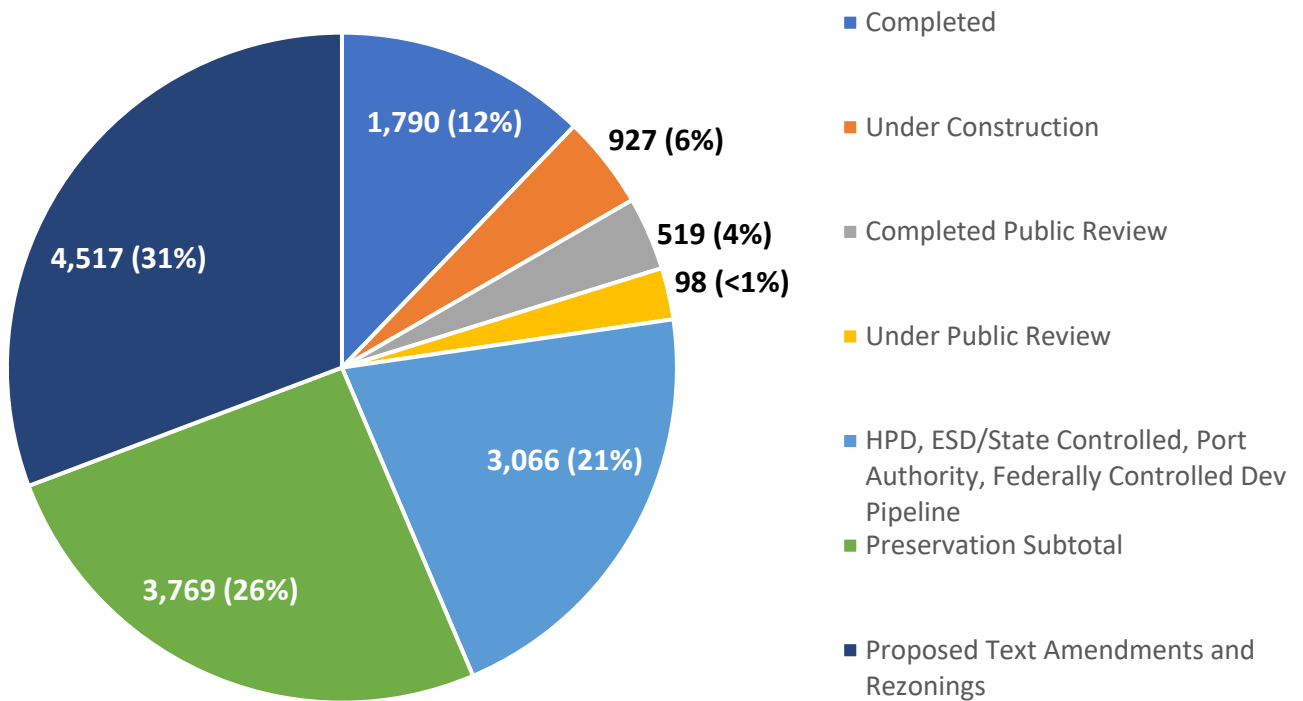
	Total AH Units	AMI Unit Breakdown									
		0-39%	40%	50%	60%	80%	100%	125%	135%	165%	175%
Completed (2015-2019)	1,790	-	309	370	704	58	75	159	-	105	10
Under Construction	927	90	175	49	178	139	68	212	-	26	-
Completed Public Review	519	-	-	14	89	38	145	34	2	197	-
Under Public Review	98	-	-	61	26	-	1	2	-	8	-
HPD, ESD/State Controlled, Port Authority, Federally Controlled Dev Pipeline	3,066	-	73	321	356	546	689	721	-	360	-
Preservation Subtotal	3,769	-	-	2,071	1646	52	-	-	-	-	-
Proposed Text Amendments and Rezoning	4,517	-	-	452	452	903	1,129	1,129		452	-
<b>Total</b>	<b>14,686</b>	<b>90</b>	<b>557</b>	<b>3,379</b>	<b>3,449</b>	<b>1,737</b>	<b>2,107</b>	<b>2,242</b>	<b>2</b>	<b>1,148</b>	<b>10</b>
<b>Percentage</b>	<b>100%</b>	<b>&lt;1%</b>	<b>4%</b>	<b>23%</b>	<b>23%</b>	<b>12%</b>	<b>14%</b>	<b>15%</b>	<b>&lt;1%</b>	<b>8%</b>	<b>&lt;1%</b>

<sup>1</sup> [Housing Our Neighbors: A Blueprint for Housing and Homelessness](#), City of New York, Mayor Adams, June 14, 2022

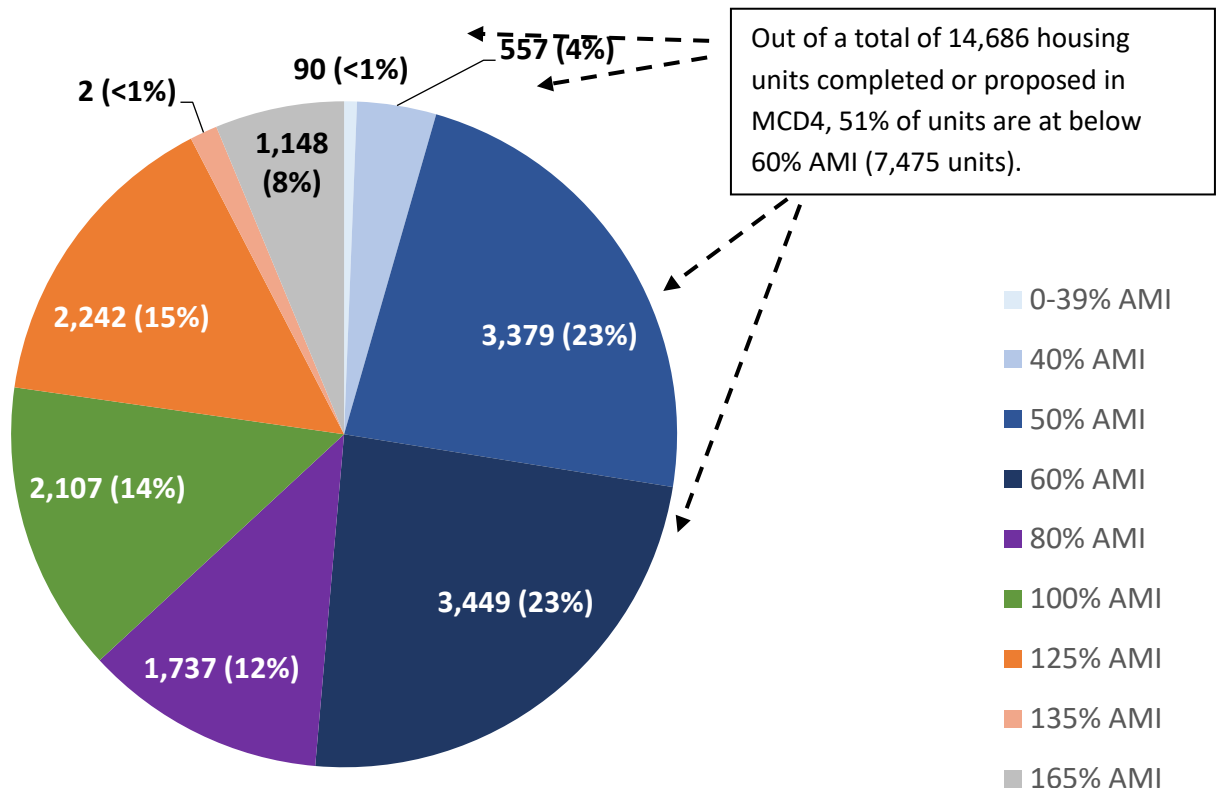
<sup>2</sup> Refer to Appendix A. for Methodology of calculating affordable housing units and number of units at each AMI level.



## Summary of MCD4 Completed and Proposed Affordable Housing Units (Historically, 2015-2022)



## Summary of MCD4 Completed and Proposed Affordable Housing Units by AMI Level (Historically, 2015-2022)



## 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 the NYC Department of Housing Preservation and Development (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**

In each major Community District 4 Rezoning (West Chelsea, Hudson Yards and Western Railyards, collectively the “Westside Rezonings”) a document called Points of Agreement (“POA”) 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.

### **Ensuring Affordability at a Range of Incomes: Low, Moderate and Middle**

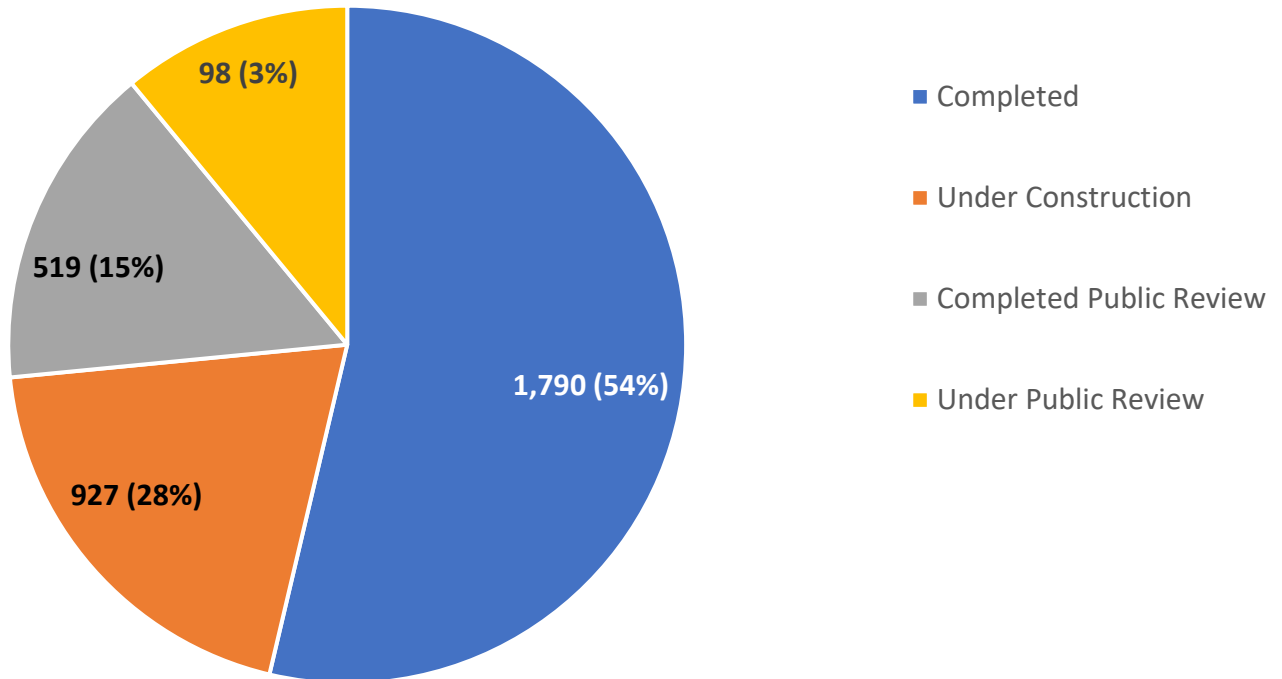
Historically, since 1973, the Special Clinton District was created “to preserve and strengthen the residential character of a community bordering Midtown and maintain a broad mix of incomes.”<sup>3</sup> This is the only Special Zoning District in the City to embody this goal through specific zoning language.

In the Westside Rezonings, the community’s concern was to maintain economic integration. The vast majority of the affordable units produced under those POA’s, however, were through Inclusionary Housing for low-income households. The Westside Rezonings responded to the community’s concerns, and the POA’s contained opportunities and commitments to produce affordable housing for a range of incomes: low, moderate, and middle. In fact, the Harborview NYCHA site, the Studio City site (now known as Gotham West), Site M (commitment now transferred to the Slaughterhouse site), the DEP, MTA, and West 20th Street site (commitment now transferred to the Slaughterhouse site), all noted a range of incomes between 60-165% AMI. MCB4 continues to request for affordable housing at a broad range of incomes, and also recognizes the need to address the severely mentally ill homeless population through building supportive housing.

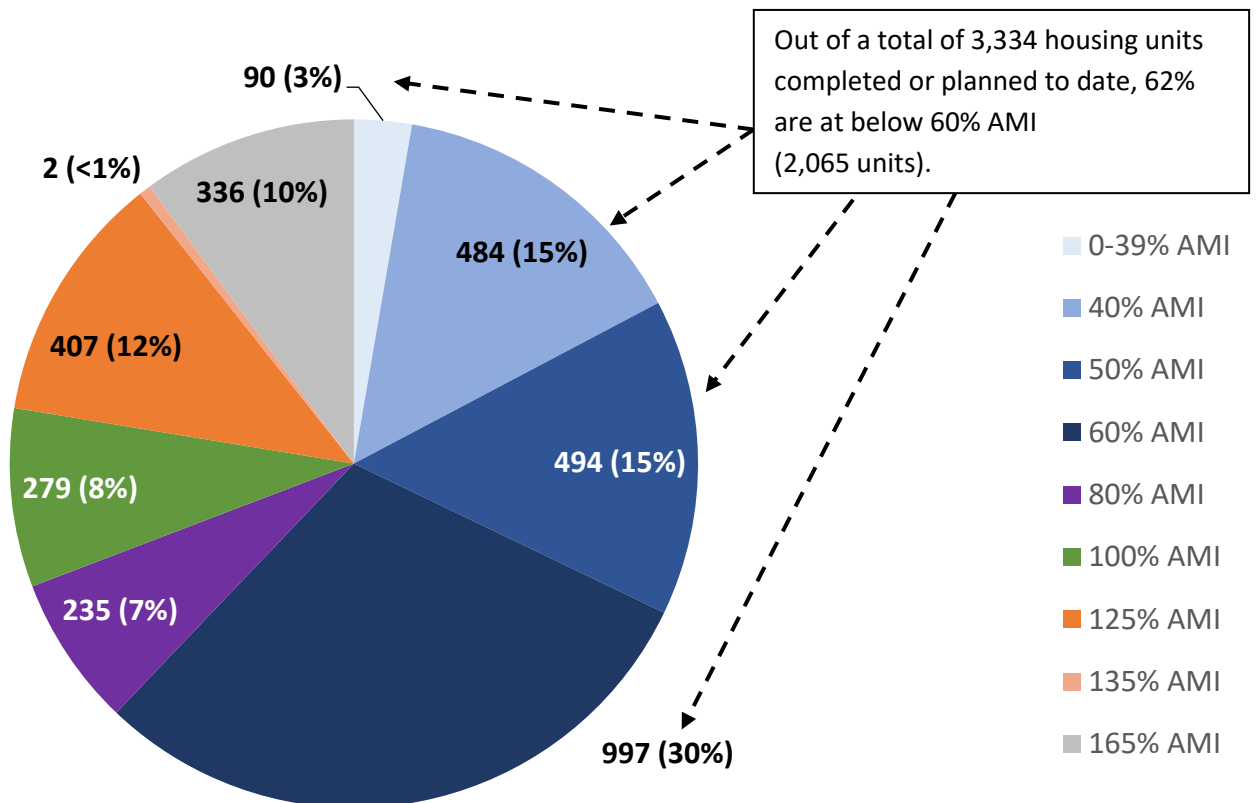
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<sup>3</sup> [Special Clinton District Zoning Resolution](#), 96-00 General Purposes section.

## Summary of MCD4 Affordable Housing Units Completed, Under Construction & Completed / Under Public Review (Historically, 2015-2022)

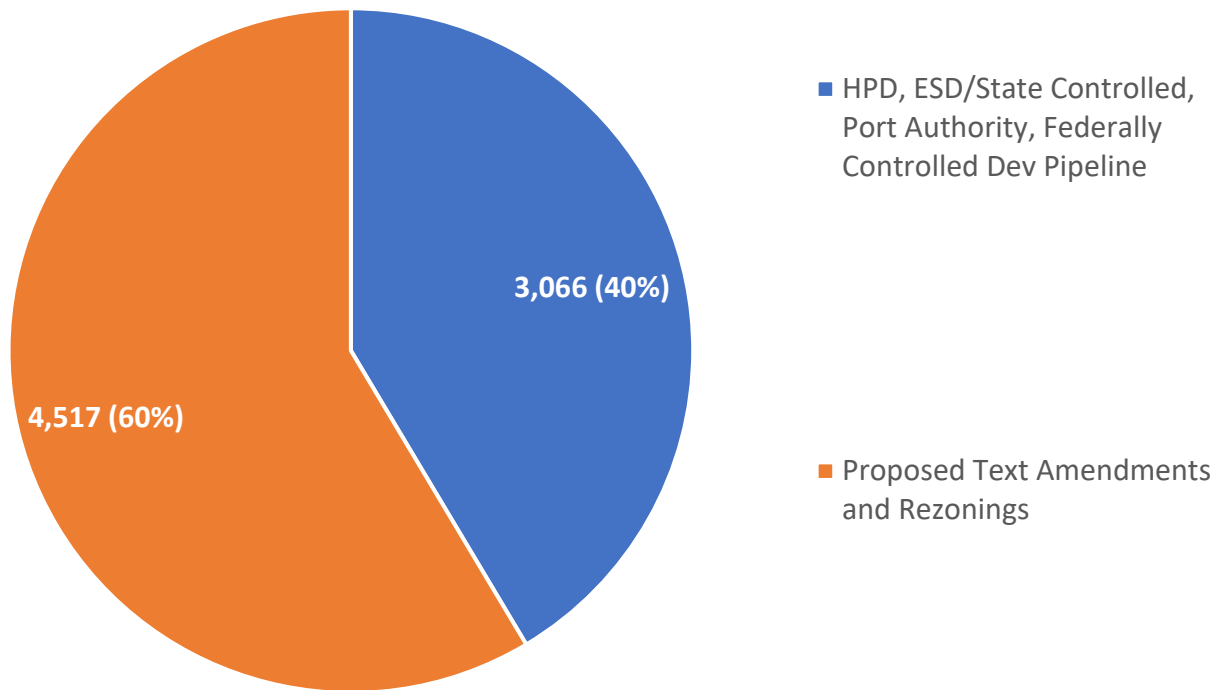


## Summary of MCD4 Affordable Housing Units Completed, Under Construction & Completed / Under Public Review by AMI Level (Historically, 2015-2022)

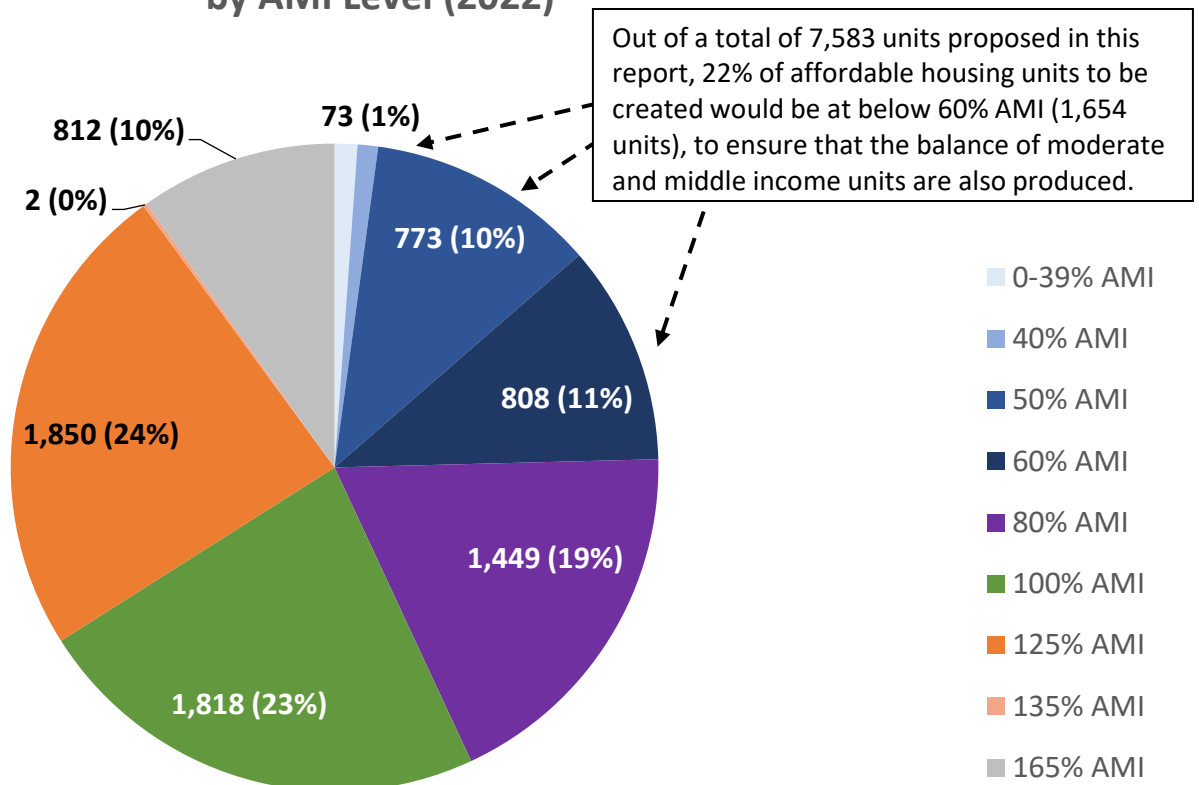




## Summary of MCD4 Proposed New Affordable Housing Units by Category (2022)

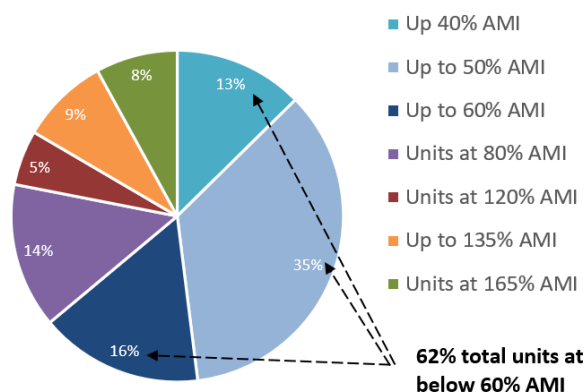


## Summary of MCD4 Proposed New Affordable Housing Units by AMI Level (2022)



As shown in the charts on page 6 and below, out of a total of 3,334 units completed or under construction/in public review between 2015-2022, 2,065 (62%) are at below 60% AMI. Development in MCD4 continues to produce market-rate housing and low-income housing (at below 60% AMI) through Inclusionary Bonuses. However, the Middle Westside of Manhattan and the City of New York also needs to serve those New Yorkers in the middle who are left out, with the production of moderate and middle income housing. Therefore, the distribution of housing units and AMI's proposed for potential new developments reflect a broad range of incomes and are thus embodied within the MCB4 Affordable Housing Plan.

Affordable Units Completed & In Construction  
- Hudson Yards, West Chelsea, and Western  
Rail Yards Points of Agreements



### Integrating Housing and Social Services

MCB4 has long been a supporter of both affordable housing and social services projects. The board recognizes that many who call MCD4 home may require a higher level of support than what traditional residential housing models can provide. Given the level of need, MCB4 welcomes the opportunity to review innovative and thoughtful ways to integrate housing with social services in the community.

### Preserving Affordable Apartments

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

### Illegal Demolition

Since 2015, due to a lack of enforcement and coordinated regulation by the NYC Department of Buildings, illegal demolition has plagued MCD4 at multiple sites resulting in a loss of affordable housing units. MCB4 recommends that:

- Through the NYC Department of Buildings, establish a special unit to prioritize enforcement to prevent illegal demolition.
- Through the NYC Administrative Code, create a penalty structure with substantial fines for illegal demolition.
- Through the Department of City Planning and NYC Department of Housing Preservation and Development, develop a zoning text amendment to disincentivize and sufficiently deter, and when needed, cure illegal demolition. This zoning cure should be modeled on the Special Clinton District Cure for Harassment. However, due to the severity of illegal demolition, the cure should require, at least 40%, instead of 28%, permanently affordable housing, to act as a substantive deterrent.

The above proposed policies, combined with other mechanisms that can be enforced by city agencies, will be consistent with the goal of preserving existing affordable housing stock.

### Chelsea NYCHA

In the Spring of 2019, the Chelsea NYCHA Working Group (Working Group) was formed to make recommendations to meet the urgent capital improvement and repair needs of the Chelsea NYCHA developments as soon as possible. The Working Group convened a range of stakeholders including NYCHA, the Mayor's Office, citywide housing advocates, elected officials, Hudson Guild, MCB4 and most importantly, representatives of the residents of Fulton and Elliott-Chelsea Houses.

The Chelsea NYCHA Working Group worked between Spring 2019 – 2021. After 15 months of

near weekly meetings, the group issued its report<sup>4</sup> in Feb 2021. The Working Group determined \$366M required to address critical repairs for ~2,071 NYCHA units for low and very-low-income families earning up to \$35,000-\$40,000 in the Fulton, Chelsea, Chelsea Addition, and Elliott Houses.

The Working Group's recommended strategies to preserve existing low-income housing units include Permanent Affordability Commitment Together (PACT) conversion, the construction of new mixed-income housing, ground floor retail conversions and the construction of commercial space, community facility development, funds from the City Council, and funds from the West Chelsea Affordable Housing Fund, if available. It also includes a commitment to construct spaces for community services.

NYCHA then worked with the Tenant Association and Citizens Housing and Planning Council to develop the RFP. In April 2021, NYCHA issued its RFP. After responses were received, NYCHA again worked with the Tenant Association and Citizens Housing and Planning Council to review the RFP responses.

In November 2021 Related Companies and Essence Development were designated as the developers through an RFP process. NYCHA has targeted a closing date of July 2023.

#### Expiring 421-a Tax Exemption Program Units

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.

#### 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 substantial fines and immediate Stop Work Orders to combat this behavior from building owners.

#### **Proposing Rezoning and Zoning Text Amendments**

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<sup>4</sup> [Chelsea NYCHA Working Group Report](#)



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, particularly if the development contains 100% permanently 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.

### **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). See [MCB4 Inclusionary Housing – Policy & Checklist](#) for more information.

*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.<sup>5</sup> 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 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.

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<sup>5</sup> [New York City Neighborhood Data Profiles](#)

### 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 in the former Clinton

In 1969, most of the properties on the six blocks bounded by West 50th Street 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 six 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 <sup>th</sup> Street	Harborview Terrace	305	Low Income Families	NYCHA
540 W 54 <sup>th</sup> Street	Harborview Terrace	198	Low Income Seniors	NYCHA
535 W 51 <sup>st</sup> Street	Clinton Manor	110	Low Income Families	Section 8
540 W 52 <sup>nd</sup> Street	Clinton Manor	99	Low Income Families	Section 8
Total		1,498		

Urban Renewal Area ("CURA").

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 <sup>nd</sup> Street		27	Low Income Families	Inclusionary
555 W 52 <sup>nd</sup> Street	Clinton Parkview	96	Low & Moderate Income Families	Mixed Income HDC Bonds
554 W 53 <sup>rd</sup> Street	The Flats/Old School	86	Low, Moderate , & Middle-Income Families	HPD NRP & SHP w/ LIHTC
515 W 52 <sup>nd</sup> Street / 510 W 52 <sup>nd</sup> Street	Avalon Clinton	127	Low Income	80/20 Bonds
501-505 W 51 <sup>st</sup> Street		22	Low Income Families	Inclusionary
535 W 52 <sup>nd</sup> Street	Park Clinton	96	Moderate & Middle Income Families	Mixed Income - New Construction
525 W 52 <sup>nd</sup> Street		81	Low Income	
540 W 53 <sup>rd</sup> Street		103	Low, Moderate, & Middle-Income Families	
Total		638		

Projects in Development Pipeline or Completed Public Review				
Address	Name	AH Units	Types of AH Units	Type of Financing
560 W 52 <sup>nd</sup> Street	Captain Post	22	Low & Moderate, Income Families	MPLP, Inclusionary Equity, HTC
500 W 52 <sup>nd</sup> Street		46	Supportive Housing	HPD Supportive Housing, LIHTC
Total		68		

### 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<sup>6</sup> for the renovation and acquisition of affordable housing in the Clinton/Hell's Kitchen neighborhood. The majority of the City's \$12,500,000<sup>7</sup> 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<sup>7</sup>, 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 Housing Development Fund Corporation (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 West 48th and West 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<sup>8</sup> 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 Street 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 a 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 1,647 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.

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<sup>6</sup> Adjusted for inflation, \$250,000 in 1984 is equal to \$712,972 in 2022.

<sup>7</sup> Adjusted for inflation, \$12,500,000 in 1983 is equal to \$35,648,580 in 2022.

<sup>8</sup> Adjusted for inflation, \$3,650,000 in 1989 is equal to \$8,722,058 in 2022.

- 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<sup>9</sup> 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 April 2019, the POA’s have resulted in the following production or preservation of affordable housing:

<sup>9</sup> Adjusted for inflation, \$4,700,000 in 2012 is equal to \$6,065,758 in 2022.

Points of Agreement <sup>10</sup>	Agreed Units to be built	Units Completed or Under Construction/ Public Approval	% Completed
West Chelsea	1,425	1,569*	110%
Hudson Yards	4,491	3,050	70%
Western Railyards	1,342	713	53%
<b>Total</b>	<b>7,258</b>	<b>5,332</b>	<b>73%</b>

\* Subsequent zoning action in the West Chelsea Special District created 304 units of housing outside of the Points of Agreement.

- West Chelsea Affordable Housing Fund (WCAHF)  
The Special West Chelsea District (SWCD), adopted in 2005 also established a zoning provision, The West Chelsea Affordable Housing Fund (WCAHF). The WCAHF exists to incentivize development, acquisition, or rehabilitation of affordable housing in MCD4. On September 7, 2017, the Chair of the City Planning Commission (CPC) issued a determination that, in accordance with that provision, Section 98-262 of the Zoning Resolution, more than 90 percent of the floor area in the Special West Chelsea District’s High Line Transfer Corridor (HLTC) eligible for transfer pursuant to Section 98-30 was transferred.

This formal determination activated provisions of Section 98-262(c) to create the WCAHF. According to that zoning text, once the 90 percent Highline Transfer threshold was reached, zoning text would permit increases in floor area on designated

<sup>10</sup> [Hudson Yards & Western Railyards POA & Tracking Reports](#); [West Chelsea POA & Tracking Report](#)

receiving sites in West Chelsea up to the amount otherwise permitted pursuant to the HLTC transfers.

However, instead of purchasing floor area from the HTLC, the receiving site may make a contribution to the WCAHF. This new fund is administered by the Department of Housing Preservation and Development (HPD) and used for the development, acquisition, or rehabilitation of low, moderate or middle income housing in MCD4. Since March 26, 2019, developers have been able to purchase WCAHF development rights or HLTC development rights.

The Department of City Planning initially set the purchase price of \$500 per square foot for floor area to be used to complete the build out of the SWCD receiving sites. After discussions with the community, the CPC raised the rate of WCAHF development rights to \$625 per square foot, much closer to the current market value of development rights in MCD4 than originally proposed by the City. The dollar amount is adjusted each year by a factor equal to the ratio of the per square foot contribution to the MIH Affordable Housing Fund for eligible MIH developments in MCD4 for the current year to such per square foot contribution for the prior year.

Currently, the WCAHF has \$1,733,500 committed from the Related Companies pursuant to a development matter at 500 West 28<sup>th</sup> Street. The execution of a regulatory agreement with HPD to deliver the funds was delayed by COVID-19.



## 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 recognizes the district is experiencing extremely low housing vacancy rates, and that increased supply is essential to housing affordability in the community. MCD4's housing shortage has put upward pressure on unregulated rents, threatening to displace the low, moderate, and middle income tenants without affordability protections.*

*MCB4 remains welcoming of density, especially if the proposed development contains 100% permanently affordable housing 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 57<sup>th</sup> Street south of Central Park. MCB4 also believes that buildings west of 11<sup>th</sup> Avenue should be slender, to preserve light, air and Hudson River views.*

#### **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 4,800 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 2,436 Inclusionary Housing affordable housing units developed in MCD4 (Appendix B). 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.<sup>11</sup> In 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

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<sup>11</sup> 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.

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)*

#### **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.<sup>12</sup>

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.

*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

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<sup>12</sup> New York City Zoning Resolution, Inclusionary Housing, Section 23-96 (b)(2)

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's 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 majority of units in market rate 80/20 developments are studios and one bedrooms, attracting single person households.

Meanwhile, from 2000- 2017, the population in MCD4 increased 25%.<sup>13</sup> The number of households with children under 18 years old in the district also increased by almost 3,000 from 2000-2017.<sup>14</sup> Affordable housing production is not responding to this increase in families in the District.<sup>15</sup>

*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

77,000 housing lottery applications, 45,000 of whom were income eligible, further reflecting the need for 2- and 3-bedroom units.

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<sup>13</sup> [New York City Neighborhood Data Profiles](#)

<sup>14</sup> Ibid.

<sup>15</sup> One recently completed development project in MCD4 that had at least 50% of family units, received

outnumber school-age children.<sup>16</sup> The number of adults older than 65 in MCD4 has also increased by almost 7,000 in the district since 2001.<sup>17</sup> 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.<sup>18</sup>*
- 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.*

## 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.<sup>19</sup>

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

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<sup>16</sup> Age Friendly NYC: A Progress Report, Spring 2011, The New York Academy of Medicine, 2012

<sup>17</sup> [New York City Neighborhood Data Profiles](#)

<sup>18</sup> Parking for NYCHA residents must be maintained through consolidation of facilities and/or inclusion of

garage space in newly constructed buildings

<sup>19</sup> New York State Attorney General—"Airbnb in the City", 10/2014, pg. 16



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.

*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 the following categories:

### **Affordable Housing Development**

1. Sites Recently Completed
2. Sites Under Construction
3. Sites Completed Public Review
4. Sites Under Public Review
5. Sites in HPD Development Pipeline
6. Sites in ESD or State Controlled Development Pipeline
7. Sites in Port Authority Bus Terminal Replacement Project
8. Sites: Federally Controlled Proposed Development Pipeline

### **Affordable Housing Preservation**

1. Illegal Demolition
2. Chelsea NYCHA
3. Preserving Affordable Apartments with Expiring Affordability Agreements

### **Proposed Rezoning and Zoning Text Amendments**

1. Proposed Special West Chelsea District Expansion
2. Hudson River Park Transfer of Development Rights: Proposed Receiving Sites
3. Proposed Special Hudson Yards District Text Amendments
4. Special Clinton District Proposed Rezoning and Zoning Text Amendments

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 14,686 units of affordable housing in MCD4.

### **AFFORDABLE HOUSING DEVELOPMENT**

#### **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 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 \$56,040 for a single person and \$80,040 for a family of four in NYC.

#### **Sites 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.

#### **Sites 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.

#### **Sites in HPD Development Pipeline**

Those developments that are in the HPD Development Pipeline. 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. With the overall goal of preserving a mixed-income community, MCB4 proposes a range of incomes for these sites, including moderate and middle income units.

#### **Sites in Empire State Development (ESD) or State Controlled Development Pipeline**

These sites are controlled by ESD or the State of New York, but are not subject to a currently active RFP or public approval process. MCB4 proposes to work with the State of New York to propose development strategies while ensuring a significant affordable housing component at each site. Similar to the HPD Development Pipeline, a range of incomes is proposed, including moderate and middle income units.

#### **Bayview**

MCB4 also proposes a new affordable housing model at 550 West 20th Street, known as Bayview. We propose the building be repurposed to provide low-income supportive housing, and recommend exploring including additional capacity to house a mentally ill homeless population needing a greater degree of social and mental health services than standard supportive housing can offer. Additionally, this historic building, as the site of the former Seamen’s House YMCA, contains existing infrastructure (i.e. pool, gym, and a large commercial kitchen) to offer a community center designed to support the needs of the building’s residents as well as the broader neighborhood. ESD should work with the community, social service providers and local not-for-profits to create a model for supportive housing out of the Bayview facility that can be replicated elsewhere in the city.

### **Port Authority Bus Terminal Replacement Project**

The Port Authority of NY & NJ (PANYNJ) is proposing to replace the existing Port Authority Bus Terminal (PABT) and associated facilities. The proposed project includes commercial, retail, and residential development. The initial phases addressing the staging and storage facilities, the main terminal, and associated facilities, are expected to be completed by 2032. Residential development as part of the project would occur after 2032.

The proposed residential tower on Site 4 will comply with the Special Hudson Yards District Inclusionary Housing Zoning requirements. In addition to residential use at Site 4, MCB4 proposes an increased residential use at Site 2, on the east side of Ninth Ave between West 40<sup>th</sup> Street and West 41<sup>st</sup> Street. The site was proposed solely as a commercial tower by PANYNJ in 2021. In 2022, MCB4 proposes a mixed-use tower (50% residential and 50% commercial), with an AMI breakdown at a balance between 50-165% AMI.

### **Sites in Federally Controlled Proposed Development Pipeline**

Those developments that are under Federal control and have capacity for additional residential FAR. Any site would be subject to a future RFP and public approvals process.

## **AFFORDABLE HOUSING PRESERVATION**

### **Illegal Demolition**

The first Special District in MCD4 was the Special Clinton District (SCD), established in 1973 as a response to rapid real estate speculation with the demolition of occupied residential buildings

resultant from the proposed convention center on the Westside Piers at West 44<sup>th</sup> Street. The SCD included a core Preservation Area in which no residential buildings could be demolished. However, from 2015 to the present, there has been a loss of affordable housing units through illegal demolition.

In response to the actions of a building owner in 1987, DOB issued an internal policy memo stating that an alteration which removed 20% or more of the structure in a residential building in the SCD would constitute a partial demolition and would therefore be subject to Special Permit requirements.

In June 1990, language from the DOB internal policy memo was incorporated into the zoning resolution (NYCZR Sec. 96-108), making clear that a building in the SCD undergoing alteration “is to be substantially preserved and requires an alteration permit to allow the removal and replacement of 20 percent or more of the #floor area#.”<sup>20</sup>

In the Westside Rezonings of 2005 and 2009, the demolition restriction for residential buildings was extended to the other three Special Zoning Districts in MCD4: Garment Center, Hudson Yards, and West Chelsea. That action protected 1,382 units in 122 buildings.

However, since 2015, due to a lack of enforcement and coordinated regulation by the NYC DOB, illegal demolition has plagued MCD4 at multiple sites. As of 2022, there has been a total of 151 units at 11 sites, for a total of 22 buildings that have been lost due to illegal demolition.

MCB4 recommends that

- Through the NYC Department of Buildings, establish a special unit to prioritize enforcement to prevent illegal demolition.

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<sup>20</sup> "Floor area" is a defined term in the [NYC Zoning Resolution](#): the sum of the gross areas of the several floors of a building or buildings, measured from the

exterior faces of exterior walls or from the center lines of walls separating two buildings.

- Through the NYC Administrative Code, create a penalty structure with substantial fines for illegal demolition.
- Through the Department of City Planning and NYC Department of Housing Preservation and Development, develop a zoning mechanism to deter, and when needed, cure illegal demolition. This zoning cure should be modeled on the Special Clinton District Cure for Harassment. However, due to the severity of illegal demolition, the cure should require, 40%, instead of 28%, permanently affordable housing, to act as a substantive deterrent.

### **Chelsea NYCHA**

In the Spring of 2019, the Chelsea NYCHA Working Group (Working Group) was formed to make recommendations to meet the urgent capital improvement and repair needs of the Chelsea NYCHA developments as soon as possible. The Working Group convened a range of stakeholders including NYCHA, the Mayor’s Office, citywide housing advocates, elected officials, Hudson Guild, MCB4 and most importantly, representatives of the residents of Fulton and Elliott-Chelsea Houses.

The Chelsea NYCHA Working Group worked between Spring 2019 – 2021. After 15 months of near weekly meetings, the group issued its report<sup>21</sup> in Feb 2021. The Working Group determined \$366M required to address critical repairs for ~2,071 NYCHA units for low and very-low-income families earning up to \$35,000-\$40,000 in the Fulton, Chelsea, Chelsea Addition, and Elliott Houses.

The Working Group’s recommended strategies to preserve existing low-income housing units include Permanent Affordability Commitment Together (PACT) conversion, the construction of new mixed-income housing, ground floor retail conversions and

the construction of commercial space, community facility development, funds from the City Council, and funds from the West Chelsea Affordable Housing Fund, if available. It also includes a commitment to construct spaces for community services.

NYCHA then worked with the Tenant Association and Citizens Housing and Planning Council to develop the RFP. In April 2021, NYCHA issued its RFP. After responses were received, NYCHA again worked with the Tenant Association and Citizens Housing and Planning Council to review the RFP responses.

In November 2021 Related Companies and Essence Development were designated as the developers through an RFP process. NYCHA has targeted a closing date of July 2023.

### **Preserving Affordable Apartments with Expiring Affordability Agreements**

Between 1999 and 2013, 1,547 affordable apartments were developed at 23 locations 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 benefit to the public of affordable housing disappears.

### **PROPOSED REZONINGS AND ZONING TEXT AMENDMENTS**

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<sup>21</sup> [Chelsea NYCHA Working Group Report](#)



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. These public actions would collectively create approximately 4,517 units of affordable housing units at a range of 50%-165% AMI.

#### **Proposed Special West Chelsea District Expansion**

Following the Chelsea Market Rezoning in 2012, MCB4 undertook a study in November 2012 for the expansion of the Special West Chelsea District. As commitment of the approval of the Chelsea Market rezoning in November 2012, DCP studied expanding the Special West Chelsea District, and in June 2013 DCP recommended no action in certain areas and further study in other areas. In July 2014, in response to DCP's June 2013 report, MCB4 made further recommendations. Although some sites have been rezoned to date, there are several remaining sites that MCB4 proposes for rezoning to C6-4 (12 FAR) to allow for residential development and to require Inclusionary Housing bonus (proposed 30% affordable). MCB4 further recommends slender buildings to allow for riverfront views.

#### **Hudson River Park Transfer of Development Rights - Proposed Receiving Sites**

MCB4 is proposing the creation of new Hudson River Park Special District receiving sites overlaid on existing Special Districts (Hudson Yards, West Chelsea, and Clinton). The Hudson River Park

Transfer of Development Rights would be tied to the creation of Inclusionary Housing by purchasing a finite amount of development rights from Hudson River Park in equal amounts with an Inclusionary Housing bonus (proposed 30% affordable), and by rezoning to allow for residential development from Manufacturing to Commercial Zones.

#### **Proposed Special Hudson Yards District Text Amendments**

The Special Hudson Yards District was adopted in 2005 with the specific purposes to allow for high density development with expanded mass transit facilities, to provide affordable housing through Inclusionary Zoning and other mechanisms, to control the impact of new buildings on access to light and air to streets and avenues, and to provide public open space.

Within Subareas A3, A4, and A5, MCB4 proposes to maintain existing extremely dense FAR's but increase the residential FAR, currently capped at 6 FAR, to increase to 12 residential FAR, with Inclusionary Housing Zoning Text (proposed 30% affordability). Also, MCB4 recommends removing the restriction that commercial FAR be planned or built prior to residential development.

#### **Special Clinton District Proposed Rezoning and Zoning Text Amendments**

MCB4 recommends rezoning certain sites in the Special Clinton District to allow for residential development and require Inclusionary Housing (proposed 30% affordability), while maintaining 2 FAR for industrial use before residential use. MCB4 recommends for some sites to include zoning text (*pari passu* similar to Hudson Yards bonuses), to provide 5 FAR from Inclusionary Housing and 5 FAR from the Hudson River Park Transfer of Development Rights, and to include new building height and bulk restrictions.

## AFFORDABLE HOUSING PRODUCTION & PRESERVATION

Units	Total Units	Total AH Units	AMI									
			0-39%	40%	50%	60%	80%	100%	125%	135%	165%	175%
<b>Production Summary</b>												
Completed 2015-2019	7,169	1,790	-	309	370	704	58	75	159	-	105	10
Under Construction	2,627	927	90	175	49	178	139	58	212	-	26	-
Completed Public Review	521	519	-	-	14	89	38	145	34	2	197	-
Under Public Review	266	98	-	-	61	26	-	1	2	-	8	-
HPD Development Pipeline	462	462	-	35	58	92	49	62	93	-	73	-
ESD or State Controlled Development Pipeline	5,462	1,862	-	38	189	190	349	441	442	-	213	-
Port Authority Bus Terminal Replacement	2,095	585	-	-	58	58	117	147	147	-	58	-
Federally Controlled Proposed Development	157	157	-	-	16	16	31	39	39	-	16	-
<b><u>Production Subtotal</u></b>	<b><u>18,759</u></b>	<b><u>6,400</u></b>	<b><u>90</u></b>	<b><u>557</u></b>	<b><u>815</u></b>	<b><u>1,353</u></b>	<b><u>781</u></b>	<b><u>968</u></b>	<b><u>1,128</u></b>	<b><u>2</u></b>	<b><u>696</u></b>	<b><u>10</u></b>
<b>Preservation Summary</b>												
Illegal Demolition	(151)	(151)	-	-	-	-	-	-	-	-	-	-
Chelsea NYCHA	2,071	2,071	-	-	2,071	-	-	-	-	-	-	-
Expiring 421A Agreements	1,698	1,698	-	-		1,646	52	-	-	-	-	-
<b><u>Preservation Subtotal</u></b>	<b><u>3,769</u></b>	<b><u>3,769</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>2,071</u></b>	<b><u>1,646</u></b>	<b><u>52</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>
<b><u>Proposed Text Amendments &amp; Rezoning Subtotal</u></b>	<b><u>15,053</u></b>	<b><u>4,517</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>452</u></b>	<b><u>452</u></b>	<b><u>903</u></b>	<b><u>1,129</u></b>	<b><u>1,129</u></b>	<b><u>0</u></b>	<b><u>452</u></b>	<b><u>0</u></b>
<b>Total</b>	<b>37,581</b>	<b>14,686</b>	<b>90</b>	<b>817</b>	<b>3,379</b>	<b>3,449</b>	<b>1,737</b>	<b>2,107</b>	<b>2,242</b>	<b>2</b>	<b>1,148</b>	<b>10</b>
<b>Percentage</b>	<b>100%</b>	<b>39%</b>	<b>&lt;1%</b>	<b>5%</b>	<b>23%</b>	<b>23%</b>	<b>12%</b>	<b>14%</b>	<b>15%</b>	<b>&lt;1%</b>	<b>8%</b>	<b>&lt;1%</b>

## AFFORDABLE HOUSING SITES IN MCD4: Site Map



- Completed in 2015-2019 (16)
- Under Construction (10)
- Completed Public Review (4)
- Under Public Review (3)
- HPD Development Pipeline (5)
- ESD or State Controlled Development Pipeline (6)
- Federally Controlled Proposed Development Pipeline (1)
- Port Authority Bus Terminal Replacement Project (3)

## 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:

#### Calculating Proposed Number of 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. *For Rezoning or Mixed-Income Developments:*

*Affordable Housing Unit Area*= Residential unit Area / 0.3 (30% of Proposed Residential Units for Multi-block or Block-wide Rezoning and 25% for Individual Sites, unless otherwise noted)

#### Calculating Number of Units at Each AMI Level:

For sites not yet under public review, including rezonings, the proposed number of units at each AMI level are calculated as follows in order to achieve a broad range of low, moderate and middle income apartments.

<u>AMI Level</u>	<u>50% AMI</u>	<u>60% AMI</u>	<u>80% AMI</u>	<u>100% AMI</u>	<u>125% AMI</u>	<u>165% AMI</u>
<u>% of Units</u>	<u>10%</u>	<u>10%</u>	<u>20%</u>	<u>25%</u>	<u>25%</u>	<u>10%</u>

### Appendix B: 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 C: Income Eligibility Bands

### Income Bands and Percent of 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	121-165%

### 2022 New York City Area AMI

Family Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
1	\$28,020	\$37,360	\$46,700	\$56,040	\$65,380	\$74,720	\$84,060	\$93,400	\$102,740	\$112,080	\$121,420	\$154,110
2	\$32,040	\$42,720	\$53,400	\$64,080	\$74,760	\$85,440	\$96,120	\$106,800	\$117,480	\$128,160	\$138,840	\$176,220
3	\$36,030	\$48,040	\$60,050	\$72,060	\$84,070	\$96,080	\$108,090	\$120,100	\$132,110	\$144,120	\$156,130	\$198,165
4	\$40,020	\$53,360	\$66,700	\$80,040	\$93,380	\$106,720	\$120,060	\$133,400	\$146,740	\$160,080	\$173,420	\$220,110
5	\$43,230	\$57,640	\$72,050	\$86,460	\$100,870	\$115,280	\$129,690	\$144,100	\$158,510	\$172,920	\$187,330	\$237,765
6	\$46,440	\$61,920	\$77,400	\$92,880	\$108,360	\$123,840	\$139,320	\$154,800	\$170,280	\$185,760	\$201,240	\$255,420
7	\$49,650	\$66,200	\$82,750	\$99,300	\$115,850	\$132,400	\$148,950	\$165,500	\$182,050	\$198,600	\$215,150	\$273,075
8	\$52,830	\$70,440	\$88,050	\$105,660	\$123,270	\$140,880	\$158,490	\$176,100	\$193,710	\$211,320	\$228,930	\$290,565

### 2022 New York City Area Affordable Monthly Rents

Unit Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
Studio	\$700	\$934	\$1,167	\$1,401	\$1,634	\$1,868	\$2,101	\$2,335	\$2,568	\$2,802	\$3,035	\$3,852
One-bedroom	\$750	\$1,001	\$1,251	\$1,501	\$1,751	\$2,002	\$2,252	\$2,502	\$2,752	\$3,003	\$3,253	\$4,129
Two-bedroom	\$900	\$1,201	\$1,501	\$1,801	\$2,101	\$2,402	\$2,702	\$3,002	\$3,302	\$3,603	\$3,903	\$4,954
Three-bedroom	\$1,040	\$1,387	\$1,734	\$2,081	\$2,428	\$2,775	\$3,121	\$3,468	\$3,815	\$4,162	\$4,509	\$5,723

## **Appendix D: 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 TDR** - Hudson River Park Transfer of Development Rights
- **HYSD** - 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
- **PFASH** - HPD's Privately Financed Affordable Senior Housing program
- **SCWD** - Special Chelsea West District
- **RFP** - Request for Proposal
- **UDAAP** - Urban Development Action Area Program
- **ULURP** - Uniform Land Use Review Procedure

## **Appendix E: Public Review Process**

The MCD4 Affordable Housing Plan has been and will continue to be an iterative process. It has received extensive community feedback from presentations and community discussions at:

- MCB4 Housing, Health & Human Services Committee (4/24/14, 5/15/14, 6/19/14, and 7/15/14)
- 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)
- MCB4 Full Board (1/22/16)
- MCB4 Full Board (11/6/19)
- MCB4 Full Board (6/1/22)
- MCB4 Housing, Health & Human Services Committee (6/16/22, 7/21/22)
- MCB4 Full Board (7/27/22)

## **Credits**

### **Manhattan Community Board 4**

- Jeffrey LeFrancois—Board Chair
- Joe Restuccia, Maria Ortiz, Co-Chairs - Housing, Health and Human Services
- Jean-Daniel Noland and Paul Devlin, Co-Chairs - Clinton/Hell's Kitchen Land Use
- Jessica Chait and Kerry Keenan - Co Chairs--Chelsea Land Use Chairs
- Jesse Bodine - District Manager

### **Clinton Housing Development Company**

- Bill Kelley, Director of Programs & Planning
- Savannah Wu, Community Planner

### **Housing Conservation Coordinators**

- Leslie Thrope, Executive Director

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# Manhattan Community District 4 Affordable Housing Plan Summary of Sites

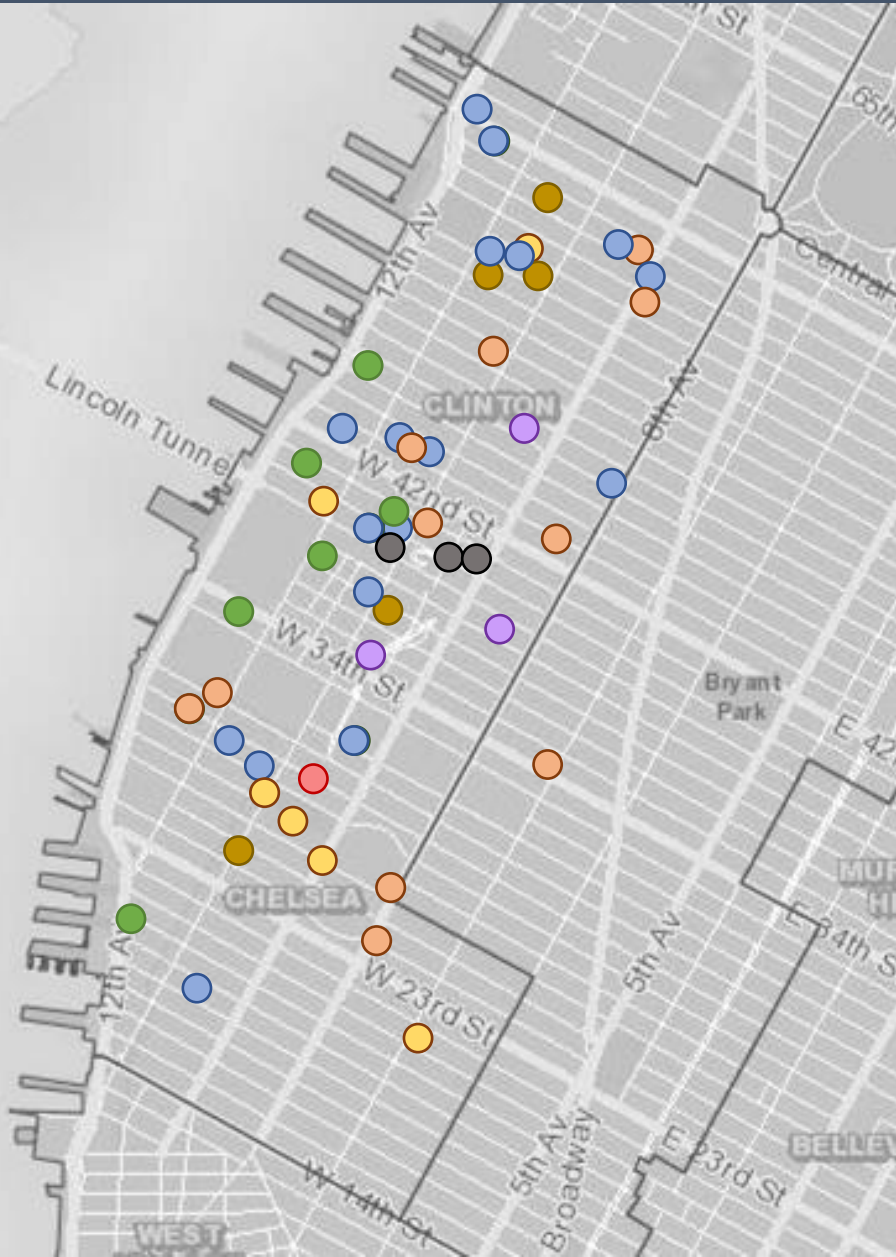
Revision adopted June and July 2022

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- Site Completed 2015-2019
- Sites Under Construction
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- Sites: ESD or State Controlled Development Pipeline
- Sites: Port Authority Bus Terminal Replacement Project
- Sites: Federally Controlled Proposed Developments
- **Affordable Housing Preservation**
  - Illegal Demolition
  - Chelsea NYCHA
  - 421-A Affordable Units: Expiring Tax Exemptions & Regulatory Agreements
- **Proposed Rezoning and Zoning Text Amendments**
  - Proposed Special West Chelsea District Expansion
  - Hudson River Park Transfer of Development Rights  
Possible Receiving Sites
  - Proposed Special Hudson Yards District Text Amendments
  - Special Clinton District Proposed Rezoning and Zoning Text Amendments
- **Affordable Production and Preservation Summary**



# Overview - Affordable Housing Sites in Manhattan Community District 4 - 2022



- Completed in 2015-2019 (16)
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- Under Public Review (3)
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- Federally Controlled Proposed Development Pipeline (1)
- Port Authority Bus Terminal Replacement Project (3)

# Sites Completed 2015-2019

Manhattan Community District 4's Affordable Housing Plan

# Sites Completed 2015-2019



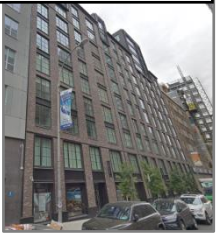


# Sites- Completed in 2015-2019

625 W 57<sup>th</sup> Street



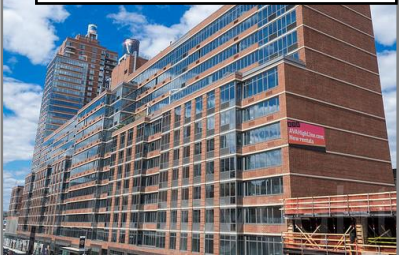
546 W 44<sup>th</sup> Street



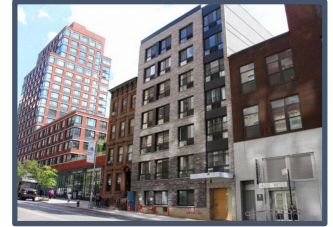
555 10<sup>th</sup> Avenue



525 W 28<sup>th</sup> Street



424 W 55<sup>th</sup> Street



301 W 46<sup>th</sup> Street



535 W 43<sup>rd</sup> Street



605 W 42<sup>nd</sup> Street





# Sites- Completed in 2015-2019

606 W 57<sup>th</sup> Street



540 W 53<sup>rd</sup> Street



507-515 W 28<sup>th</sup> Street



515 W 36<sup>th</sup> Street



435 W 31<sup>st</sup> Street



517-525 W 52<sup>nd</sup> Street



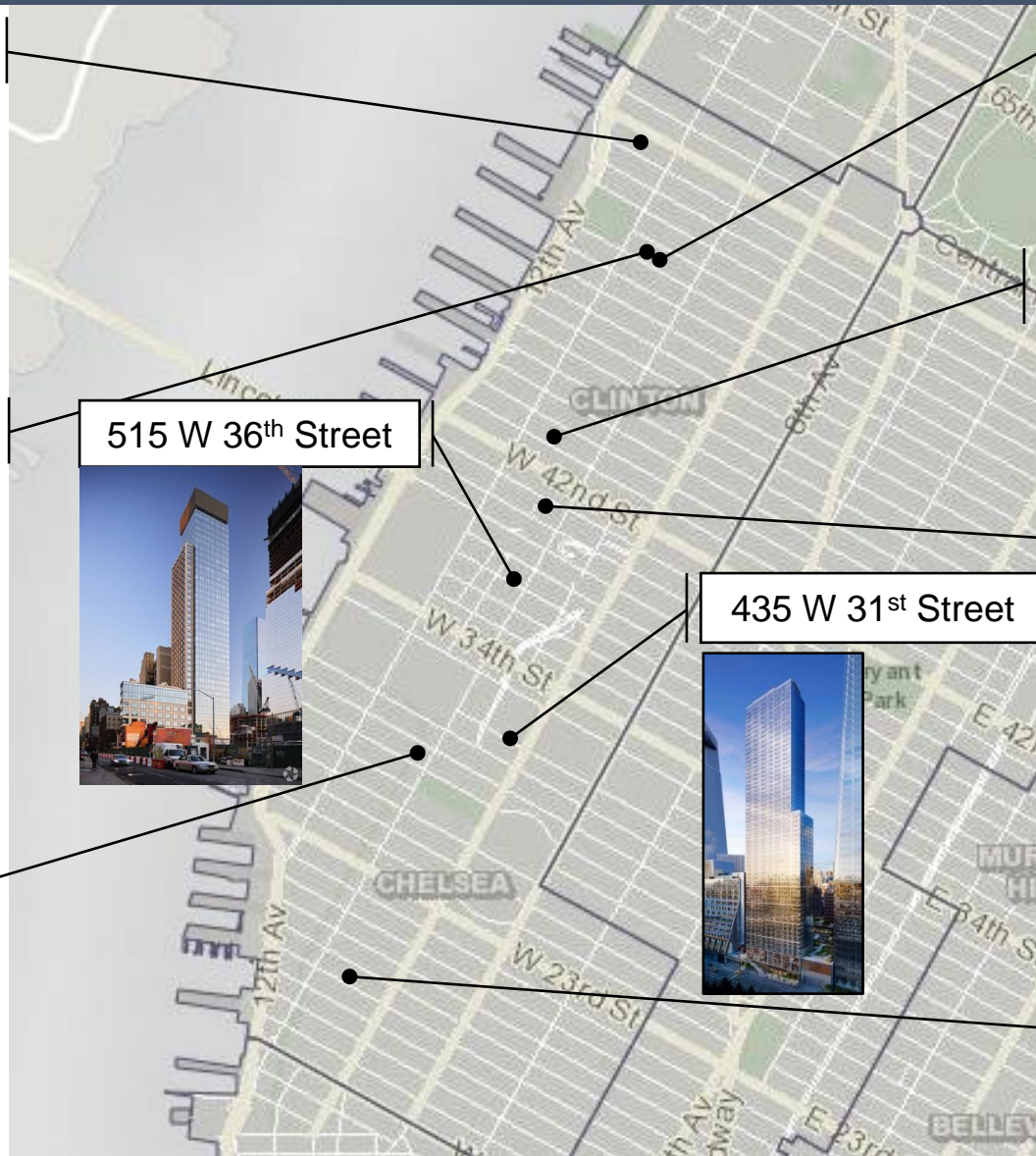
505 W 43<sup>rd</sup> Street



509 W 38<sup>th</sup> Street



429 W 18<sup>th</sup> Street



# 429 W 18<sup>th</sup> Street – Fulton Houses

## Sites Completed 2015-2019

**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	60% AMI	125% AMI	165% AMI	Total
Studio	10	16	9	16	51
1-bed	14	11	15	30	70
2-bed	8	4	8	18	38
Total	32	31	32	64	159

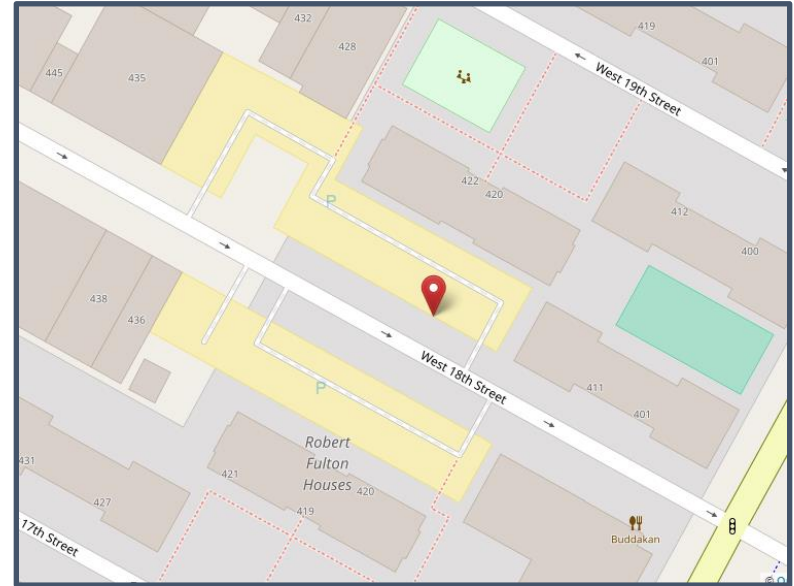
**Affordability Period:** Permanent

**Public Approvals:** ULURP (rezoning and text amendment)

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

**Construction Start Date:** May 2017

**Completion Date:** November 2018





# 507-515 W 28<sup>th</sup> Street

## Sites Completed 2015-2019

**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

### **Units and Income Bands:**

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

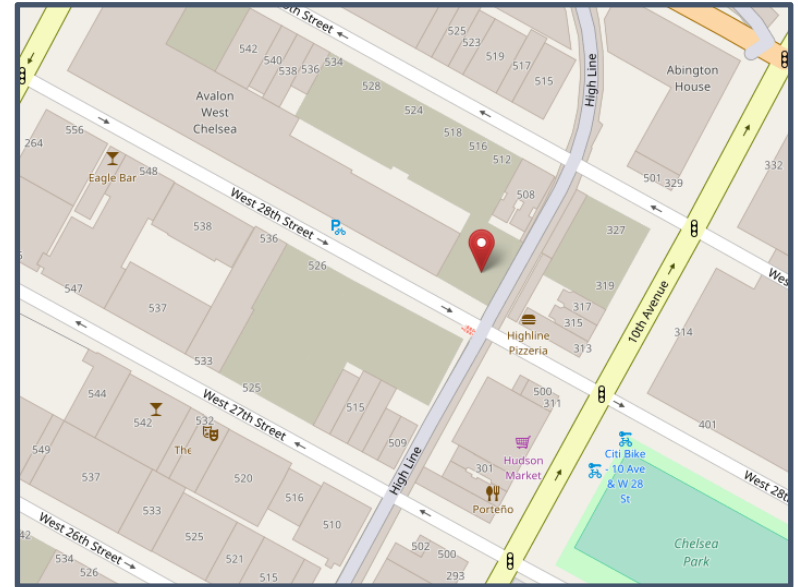
**Affordability Period:** Permanent

**Public Approvals:** LIHP

**Financing:** 80/20 Tax Exempt Bonds

**Construction Start Date:** February 2014

**Completion Date :** April 2017



# 517-525 W 28<sup>th</sup> Street

## Sites Completed 2015-2019

**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)
- 833 units, including 142 affordable units

**Developer:** Avalon Bay

### **Units and Income Bands:**

Units	40% AMI	50% AMI	60% AMI	Total
Studio	12	23	15	50
1-bed	0	44	25	69
2-bed	0	0	23	23
Total	12	67	63	142

**Affordability Period:** Permanent

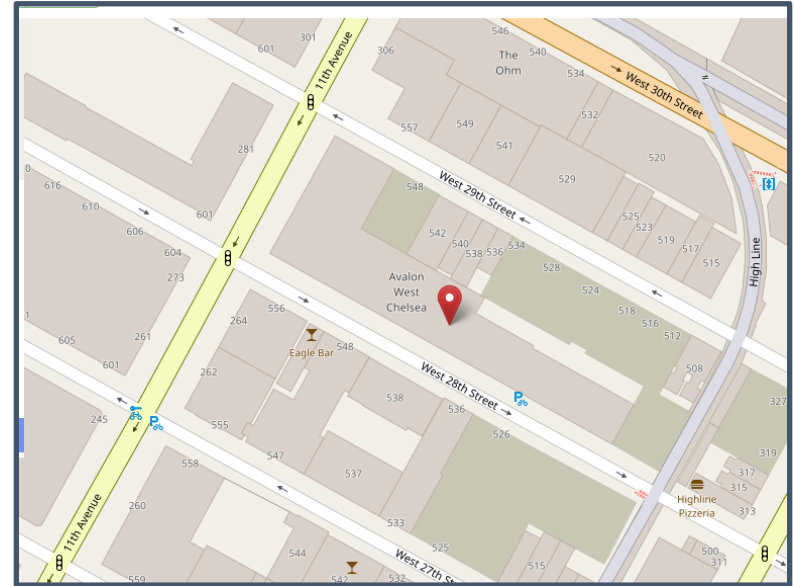
**Public Approvals:** LIHP

**Financing:** 80/20 Tax Exempt Bonds

Low Income Housing Tax Credits (LIHTC)

**Construction Start Date:** February 2012

**Completion Date:** 2015



# 435 W 31<sup>st</sup> Street – The Eugene

## Sites Completed 2015-2019

**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 103 affordable units

**Developer:** Brookfield Properties

### **Units and Income Bands:**

Units	40% AMI	120% AMI	Total
Studio	41	15	56
1 Bedroom	19	22	41
2 Bedroom	0	6	6
Total	60	43	103

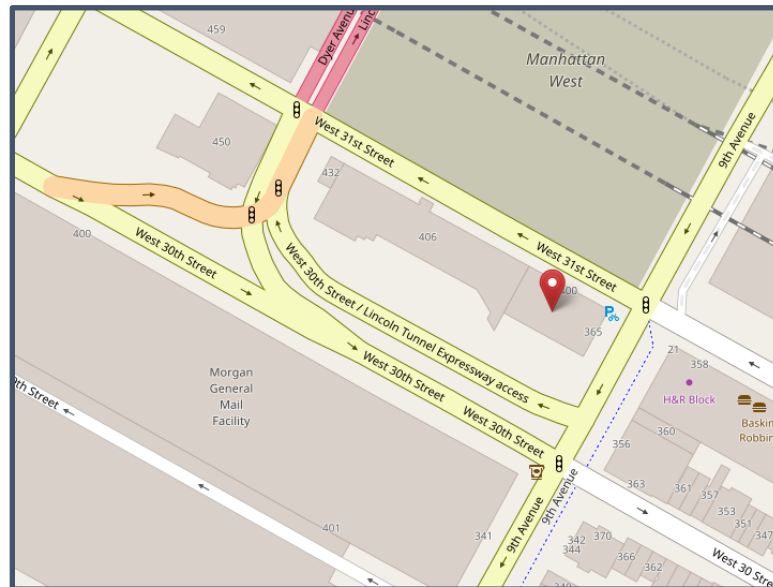
**Affordability Period:** Permanent.

**Public Approvals:** ULURP and LIHP

**Financing:** 80/20 Tax Exempt Bonds

**Construction Start Date:** March 2015

**Completion Date:** Fall 2017



# 515 W 36<sup>th</sup> Street

## Sites Completed 2015-2019

**Program:** Inclusionary Housing

**Block:** 708 **Lot:** 24

**Zoning:** Special Hudson Yards District; C2-8

### **Project Description:**

- Development of 251 residential apartments, including 50 affordable units and 1 super's unit

**Developer:** Lalezarian Properties

### **Units and Income Bands:**

Units	60% AMI
Total	50

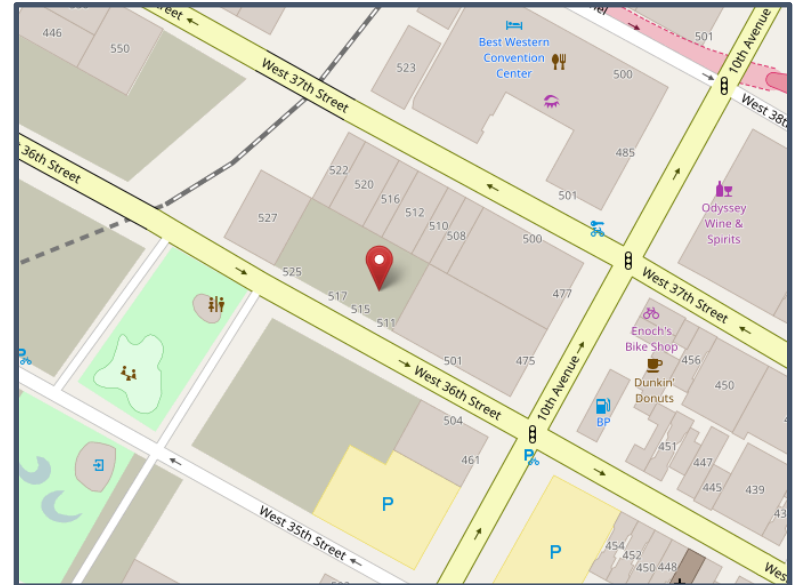
**Affordability Period:** Permanent

**Public Approvals:** LIHP

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

**Construction Start Date:** September 2014

**Completion Date:** 2019





# 509 W 38<sup>th</sup> Street – Henry Hall

## Sites Completed 2015-2019

**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

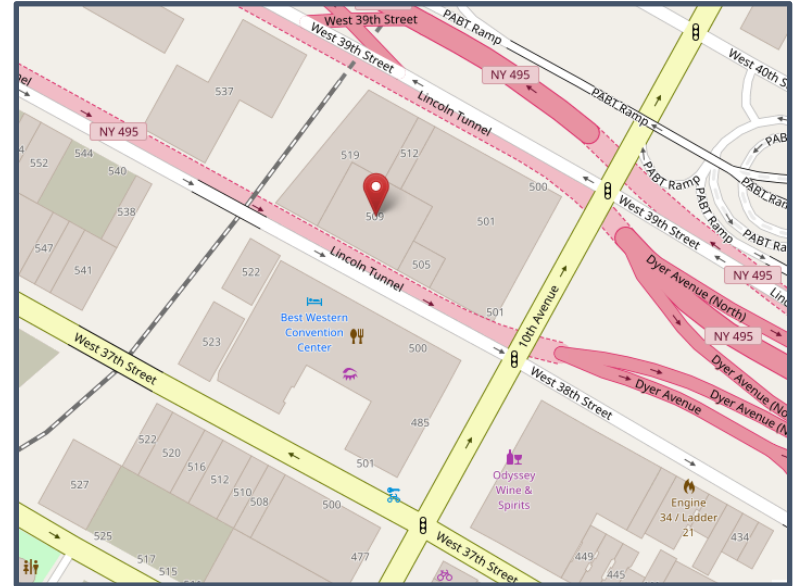
**Affordability Period:** Permanent

**Public Approvals:** LIHP

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

**Construction Start Date:** March 2015

**Completion Date :** April 2017



# 555 10<sup>th</sup> Avenue

## Sites Completed 2015-2019

**Program:** Inclusionary Housing- Onsite

**Block:** 1069 **Lot:** 34

**Zoning:** Special Hudson Yards District; C2-8

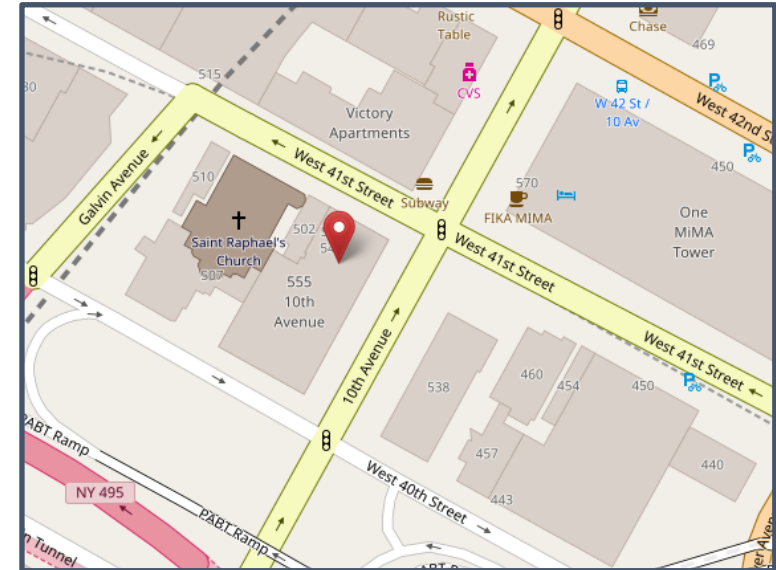
### **Project Description:**

- 52-story mixed-use building with 93,000 sq. ft. of community facility use and 6,600 sq. ft. or retail
- 598 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

**Completion Date :** May 2016



# 605 W 42<sup>nd</sup> Street – Sky

## Sites Completed 2015-2019

**Program:** Inclusionary Housing

**Block:** 1090 **Lot:** 7502

**Zoning:** Special Clinton District; C6-4

### **Project Description:**

- Development of 1,175 residential apartments, including 235 affordable units in Phase 1, 166 affordable units in Phase 2

**Developer:** Moinian

### **Units and Income Bands:**

Units	40% AMI	50% AMI	60% AMI	120% AMI	Total
Total	177	120	45	59	401

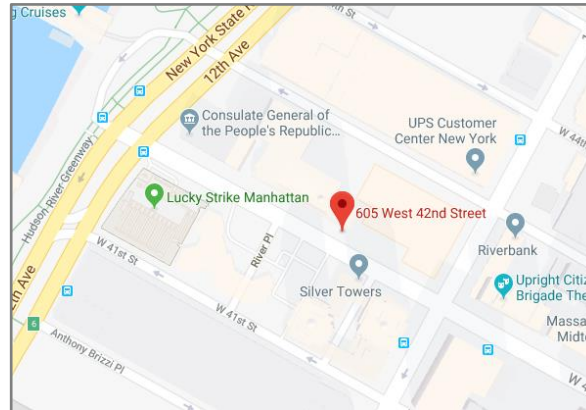
**Affordability Period:** Permanent

**Public Approvals:** LIHP

**Financing:** Tax-exempt bonds and LIHTC

**Construction Start Date:** 2008

**Completion Date :** 2015



# 505 W 43<sup>rd</sup> Street

## Sites Completed 2015-2019

**Program:** Inclusionary Housing

**Block:** 1072 **Lot:** 24

**Zoning:** Special Clinton District; R9

### **Project Description:**

- Vacant land over Amtrak Railway cut
- 123 residential apartments, including 24 affordable units and 1 super's unit
- 6 affordable homeownership inclusionary units at 80% AMI created on-site
- 18 affordable units at 50% AMI created offsite in Silver Towers, 620 West 42<sup>nd</sup> Street

**Developer:** El Ad Group

### **Units and Income Bands:**

Units	50% AMI (Offsite)	80% AMI	Total
1-Bed	-	1	1
2-Bed	-	5	5
Total	18	6	24

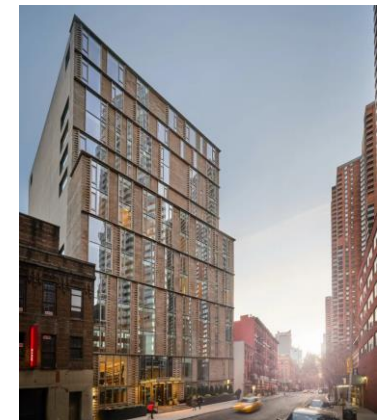
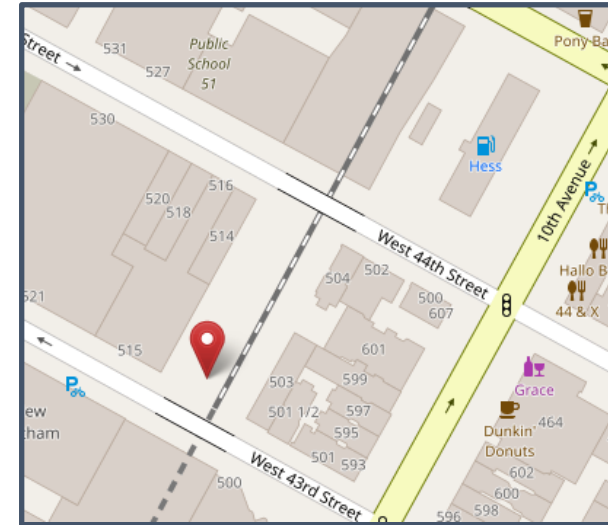
**Affordability Period:** Permanent

**Public Approvals:** LIHP, ULURP

**Financing:** Private financing

**Construction Start Date:** 2017

**Completion Date:** 2019



# 535 W 43<sup>rd</sup> Street / 546 W 44<sup>th</sup> Street

## Sites Completed 2015-2019

**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

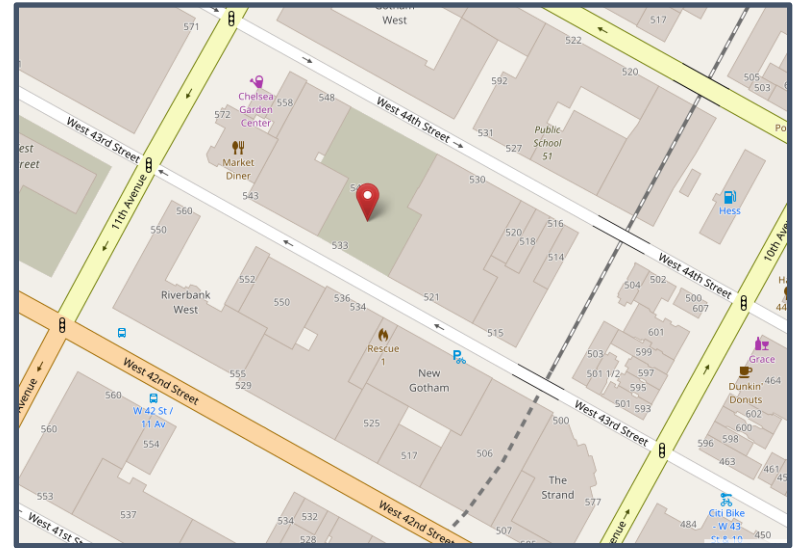
**Affordability Period:** Permanent

**Public Approvals:** LIHP

**Financing:** Privately Financed

**Construction Start Date:** July 2014

**Completion Date :** June 2016





# 301 W 46<sup>th</sup> Street

## Sites Completed 2015-2019

**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

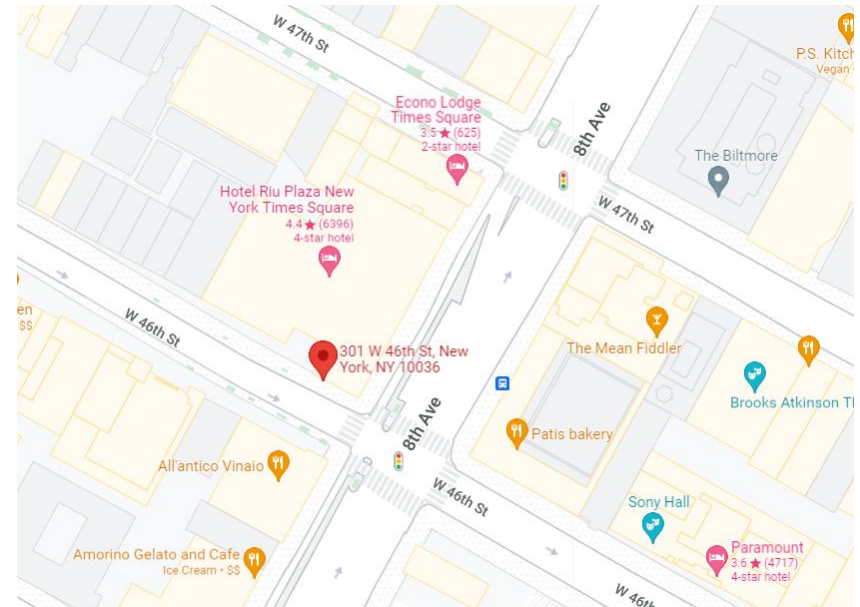
**Affordability Period:** Permanent

**Public Approvals:** ULURP

**Financing:** 80/20 Tax Exempt Bonds

**Construction Start Date:** July 2014

**Completion Date :** April 2016



# 525 W 52<sup>nd</sup> Street

## Sites Completed 2015-2019

**Program:** 80/20 Inclusionary Housing

**Block:** 1081 **Lot:** 7501

**Zoning:** Special Clinton District; C2-5

### **Project Description:**

- Two wings: 52<sup>nd</sup> Street frontage is 14 stories and 53<sup>rd</sup> 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

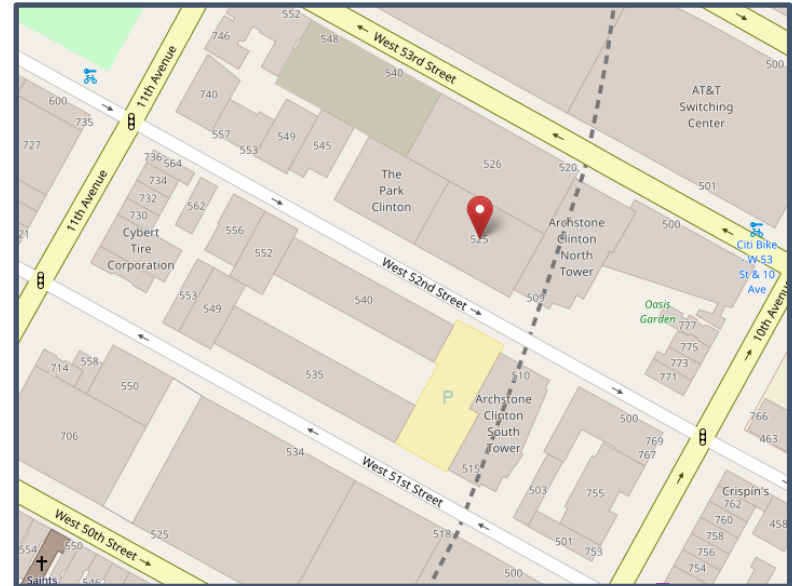
**Affordability Period:** Permanent

**Public Approvals:** ULURP (rezoning and disposition), LIHP

**Financing:** 80/20 Tax Exempt Bonds

**Construction Start Date:** November 2014

**Completion Date:** August 2017



# 540 W 53<sup>rd</sup> Street

## Sites Completed 2015-2019

**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

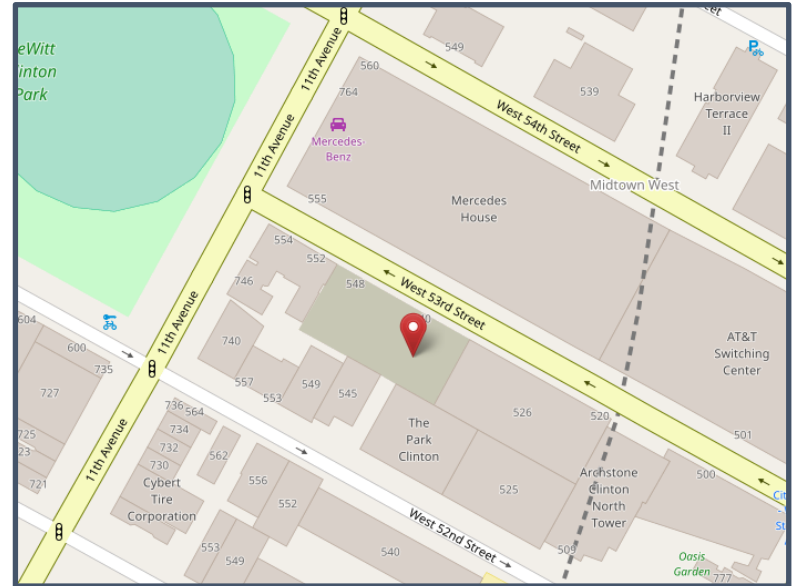
**Affordability Period:** Permanent

**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

**Completion Date:** April 2019





# 424 W 55<sup>th</sup> Street

## Sites Completed 2015-2019

**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

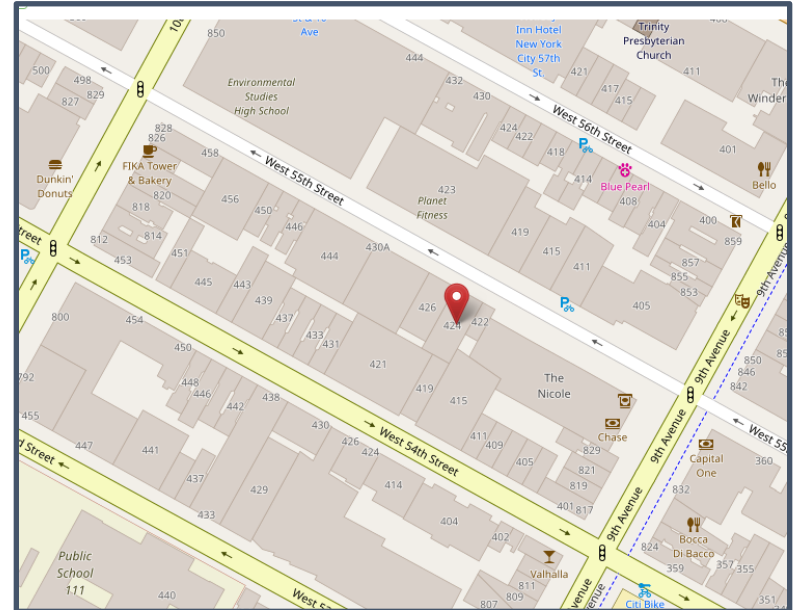
**Affordability Period:** Permanent

**Public Approvals:** LIHP

**Financing:** Bank Loan, Developer Equity

**Construction Start Date:** November 2014

**Completion Date:** September 2016



# 606 W 57<sup>th</sup> Street

## Sites Completed 2015-2019

**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 216 affordable units

**Developer:** TF Cornerstone

### **Units and Income Bands:**

Units	60% AMI	175% AMI	200-230% AMI	Total
Total	206	10	8	224

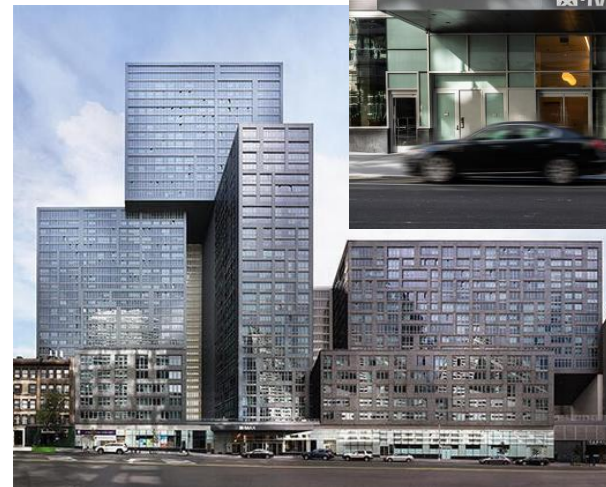
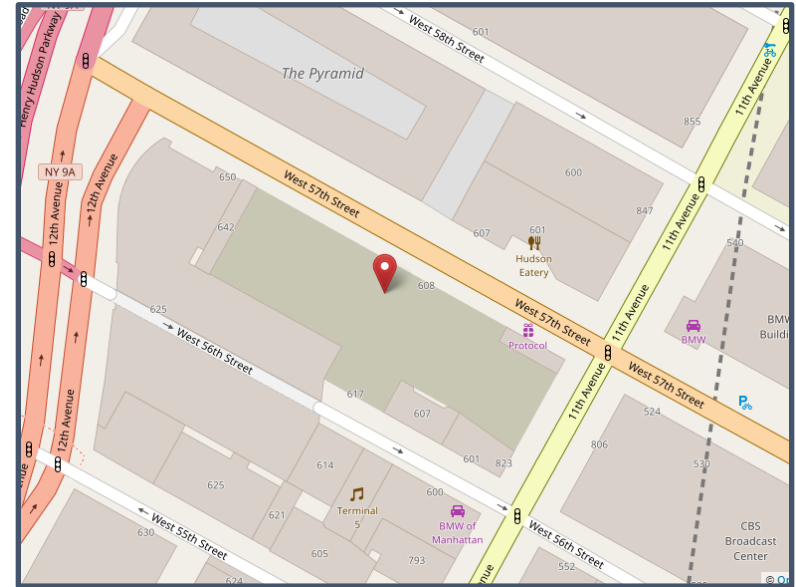
**Affordability Period:** Permanent for 216 units

**Public Approvals:** ULURP and LIHP

**Financing:** 80/20 Tax Exempt Bonds

**Construction Start Date:** October 2014

**Completion Date:** December 2017



# 625 W 57<sup>th</sup> Street

## Sites Completed 2015-2019

**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

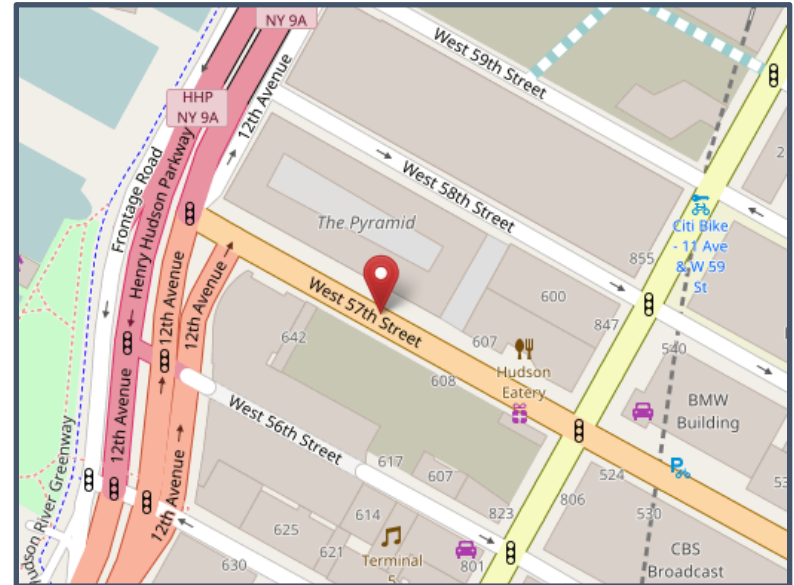
**Affordability Period:** 35 years (not permanently affordable)

**Public Approvals:** ULURP

**Financing:** 80/20 Tax Exempt Bonds

**Construction Start Date:** July 2013

**Completion Date :** March 2016



# Sites Completed in 2015-2019 Unit Count

Address	Developer				Total Units	AH Units										
		C L	H Y	W C H			40%	50%	60%	80%	100%	125%	165%	175%	On-site	Off-site
429 West 18 <sup>th</sup>	Artimus Construction	-	-	-	160	159	-	32	-	-	48	-	79		-	-
515 West 28 <sup>th</sup>	Lalezarian	-	-	X	375	75			75							
517-525 West 28 <sup>th</sup>	Avalon Bay	-	-	X	833	142	12	67	63						X	
435 West 31 <sup>st</sup>	Brookfield Properties	-	X	-	844	103	60	-	-	-	-	43	-		X	-
515 W 36th St	Lalezarian	-	X	-	251	50	-	-	50	-	-	-	-		X	-
509 West 38th	Imperial Companies	-	X	-	225	46	-	-	46	-	-	-	-		X	-
555 10th Ave	Extell Development	X	-	-	598	150	60	-	60	-	-	30	-		X	-
605 West 42 <sup>nd</sup>	MOINIAN	X	-	-	1,175	401	177	120	45	-	-	59	-		X	-
505 West 43 <sup>rd</sup>	El Ad Group	X	-	-	123	24	-	-	18	6	-	-	-		X	-
535 West 43 <sup>rd</sup> / 546 West 44 <sup>th</sup>	DHA Capital	X	-	-	280	62	-	-	62	-	-	-	-		X	-
301 West 46 <sup>th</sup>	Riu Hotels	X	-	-	12	12	-	-	-	12	-	-	-		X	-
525 West 52 <sup>nd</sup>	Taconic/Ritterman Capital	X	-	-	392	79	-	-	79	-	-	-	-		X	-
540 West 53 <sup>rd</sup>	Clinton Housing Dev. Co	X	-	-	103	103	-	-	-	23	27	27	26		X	-
424 West 55 <sup>th</sup>	Arker Companies	X	-	-	17	17	-	-	-	17	-	-	-		-	X
606 West 57 <sup>th</sup>	TF Cornerstone	X	-	-	1,028	216	-	-	206	-	-		-	10	X	-
625 West 57 <sup>th</sup> *	The Durst Organization	X	-	-	753	151	-	151	-	-	-	-	-		-	-
Total					7,169	1,790	309	370	704	58	75	159	105	10		
Percentage						25%	11%	21%	39%	3%	4%	9%	6%	1%		

\* 625 W57th St Affordability Period: 35 years (not permanently affordable)

# Sites Under Construction

Manhattan Community District 4's Affordable Housing Plan



# Sites Under Construction (1 of 2)

312 W 43rd Street



550 10th Ave



606 W 30th Street



278 8th Ave



400 W 57th Street



201-207 7th Ave



601 W 29th Street





# Sites Under Construction (2 of 2)

335 8<sup>th</sup> Ave  
Penn South



705 10th Avenue:  
DEP Site



806 9th Avenue:  
MTA Site



# 278 8<sup>th</sup> Ave

## Under Construction

**Program:** Inclusionary Housing – Privately Financed Affordable Senior Housing Program (PFASH)

**Block:** 773    **Lot:** 1

**Zoning:** C2-7A (R9A equivalent)

### **Project Description:**

- 14-story residential building with a main entrance on West 24th Street, with 180 units, including 48 permanently affordable PFASH Units, and a ground floor commercial space. 215,000 gross square feet of floor area includes 4 condominium units, residential market, residential affordable, and two commercial units.
- PFASH zoning bonus will increase the allowable bulk from 7.52 to 8.5 FAR

**Developer:** 278 Eighth Realty LLC

### **Units and Income Bands:**

Units	40% AMI	60% AMI	80% AMI	130% AMI	
Total	19	19	6	4	48

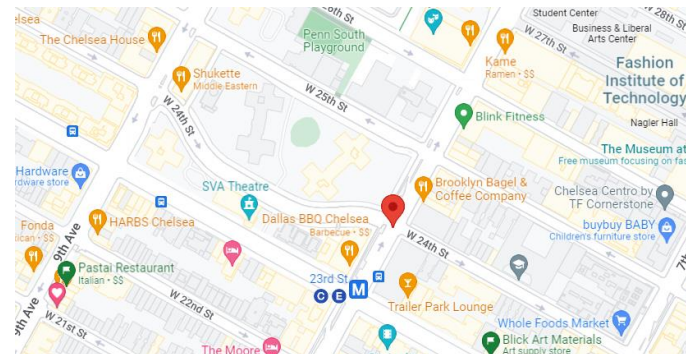
**Affordability Period:** Permanent

**Public Approvals:** Privately Financed Affordable Senior Housing Program (PFASH), approved April 2021

**Financing:** a loan and private equity and will receive a 421-a real estate tax exemption.

**Construction Start Date:** April 2021

**Projected Completion Date:** 2023



Proposed



Existing site, demolition underway as of April 2022



# 601 W 29<sup>th</sup> 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

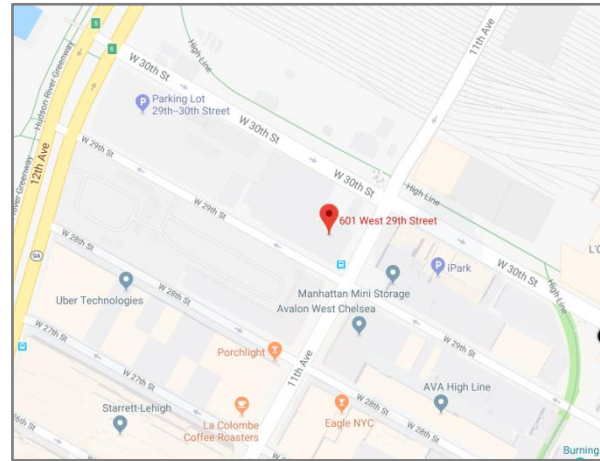
**Affordability Period:** Permanent

**Public Approvals:** ULURP, LIHP

**Financing:** TBD

**Construction Start Date:** March 2019

**Projected Completion Date:** December 2023



# 606 W 30<sup>th</sup> Street

## Under Construction

**Program:** Inclusionary Housing

**Block:** 675    **Lot:** 39

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

### **Project Description:**

- Development of 218 residential apartments, including 55 affordable units
- **Developer:** Lalezarian Properties

### **Units and Income Bands:**

Units	40% AMI	60% AMI	100% AMI	Total
Total	22	22	11	55

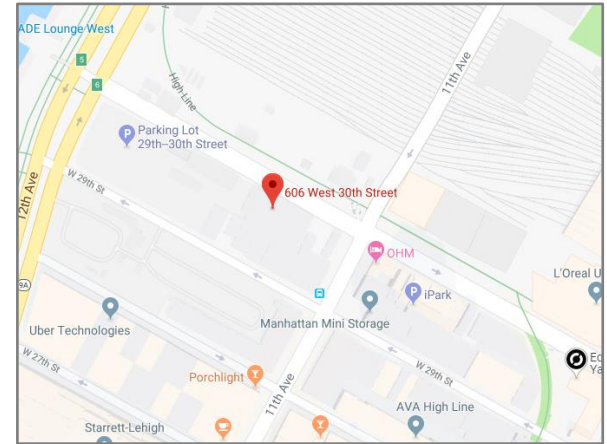
**Affordability Period:** Permanent

**Public Approvals:** ULURP, LIHP

**Financing:** Private financing, tax-exempt bond

**Construction Start Date:** March 2019

**Projected Completion Date:** 2023



# 335 8<sup>th</sup> Ave— Penn South

## Under Construction

**Program:** 70/30 Affordable New York Program (421-a)

**Block:** 751    **Lot:** 1

**Zoning:** R8, C4-5

### **Project Description:**

- 188-unit residential building with ground floor commercial, including a grocery store, and 30% of units for middle-income residents at the northwest corner of 8th Avenue and West 26th Street (56 affordable apartments)
- Existing buildings on Penn South property to be demolished - Penn South would continue to own the property and enter into a ground lease with a residential developer

**Developer:** MAG Partners

### **Units and Income Bands:**

Units	70% AMI	130% AMI	Total
	18	38	56

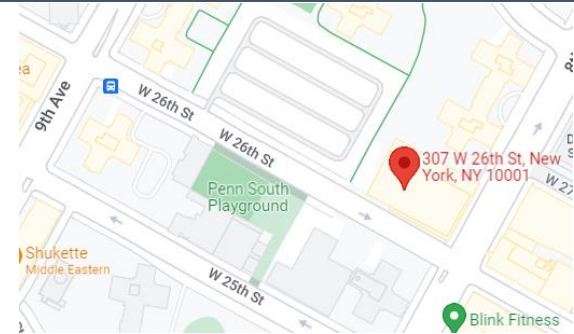
**Affordability Period:** 35 years

**Public Approvals:** None

**Financing:** 421-A tax exempt bonds

**Construction Start Date:** 2022

**Completion Date :** 2025



Existing building



Proposed building



# 201-207 7<sup>th</sup> 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

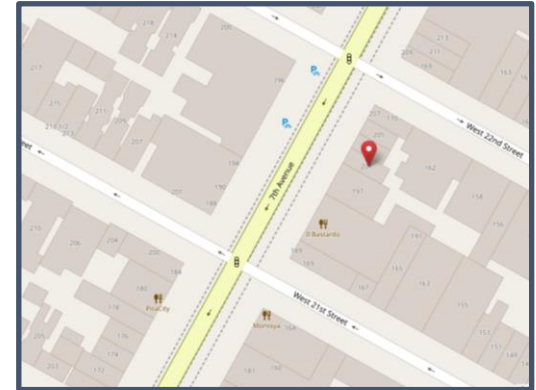
**Affordability Period:** Permanent

**Public Approvals:** ULURP

**Financing:** HPD MPLP, approved by Comptroller for financing

**Construction Start Date:** 2022

**Projected Completion Date:** 2025



Existing site



Proposed

# 550 10<sup>th</sup> Ave

## Under Construction

**Program:** VIH, Affordable New York

**Block:** 1050 **Lot:** 61

**Zoning:** C2-8 (R10 equiv), Special Hudson Yards District

### **Project Description:**

- Currently has 90,000 GSF building used by Covenant House International as its main residential and admin building
- Proposed 27,000 SF of office / community facility space for Covenant House International, approximately 400,000 square feet of residential space, and approximately 8,865 square feet of retail space
- 453 residential rental units, 137 affordable units (including 113 VIH units)

**Developer:** Gotham

### **Units and Income Bands:**

Units	70% AMI	125% AMI	Total
Total	47	90	137

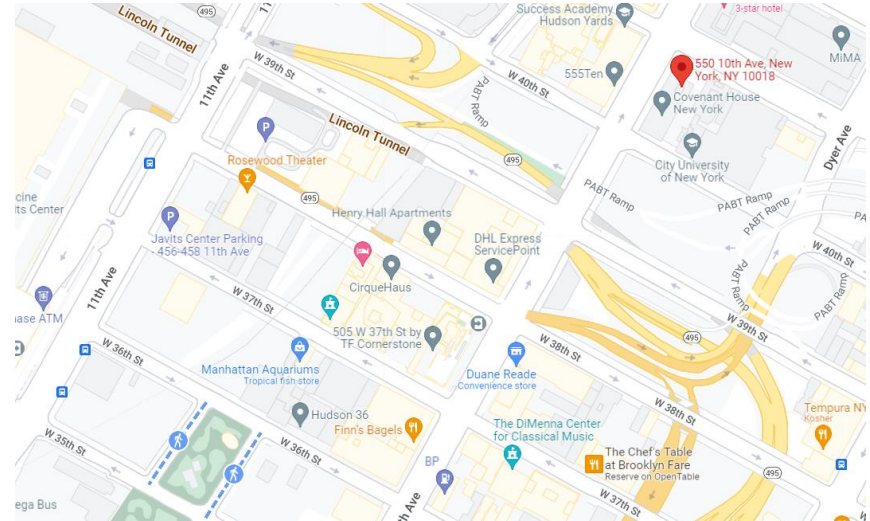
**Affordability Period:** Permanent

**Public Approvals:** LIHP

**Financing:** Private financing

**Construction Start Date:** 2021

**Projected Completion Date:** 2024



# 312 W 43<sup>rd</sup> Street

## Under Construction

**Program:** VIH and 421-a program

**Block:** 1033    **Lot:** 25

**Zoning:** Special Clinton District, C6-4 (R10 equivalent)

### Project Description:

- Existing 1199 office building will be demolished, and on that site and parking lot to the west, a new 31-story residential building with ground floor commercial space will be built
- Main residential entrance on West 43rd Street and commercial space on West 42<sup>nd</sup>
- 330 new apartments, including 83 affordable apartments under the Voluntary Inclusionary Housing (VIH) and 421-a programs

**Developer:** 311 West 42nd Street LLC

### Units and Income Bands:

Units	40% AMI	60% AMI	120% AMI	Total
	33	33	17	83

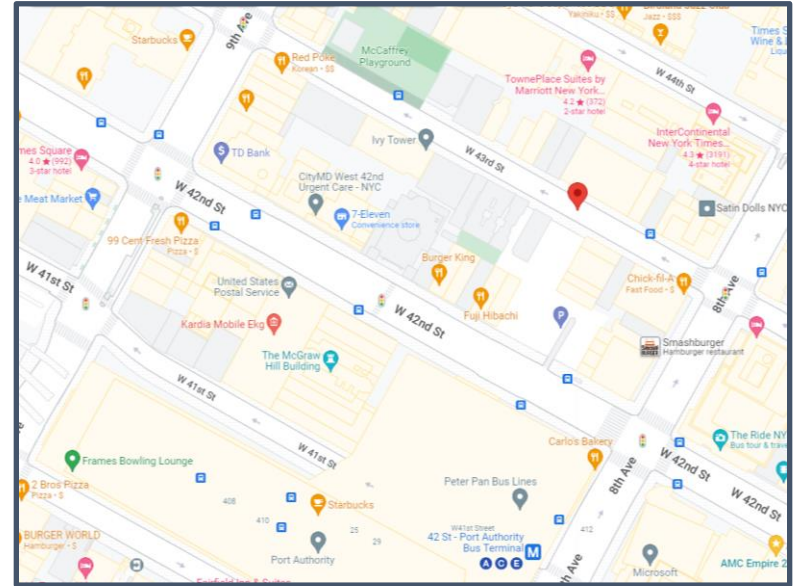
**Affordability Period:** Permanent

**Public Approvals:** Special Permit under Section 96- 104 (Height and Setback Regulations) of the Special Clinton District to allow a portion of a building along West 43rd Street, where building height is capped at 66 feet, to rise an additional 23 feet, to a maximum height of 89 feet.

**Financing:** construction loan

**Construction Start Date:** 2021

**Projected Completion Date:** mid-2024



Proposed



# 705 10<sup>th</sup> Avenue – DEP Site

## Under Construction

**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')
- Portion of site is reserved for Hell's Kitchen Park West
- Includes Community Facility Space & Parks Department Public Comfort Station

**Developer:** Douglaston Development and Entertainment Community Fund (formerly Actors Fund)

### **Units and Income Bands:**

Units	0-39% AMI	50% AMI	80% AMI	120% AMI	130% AMI	Total
Total	23	40	31	47	16	157

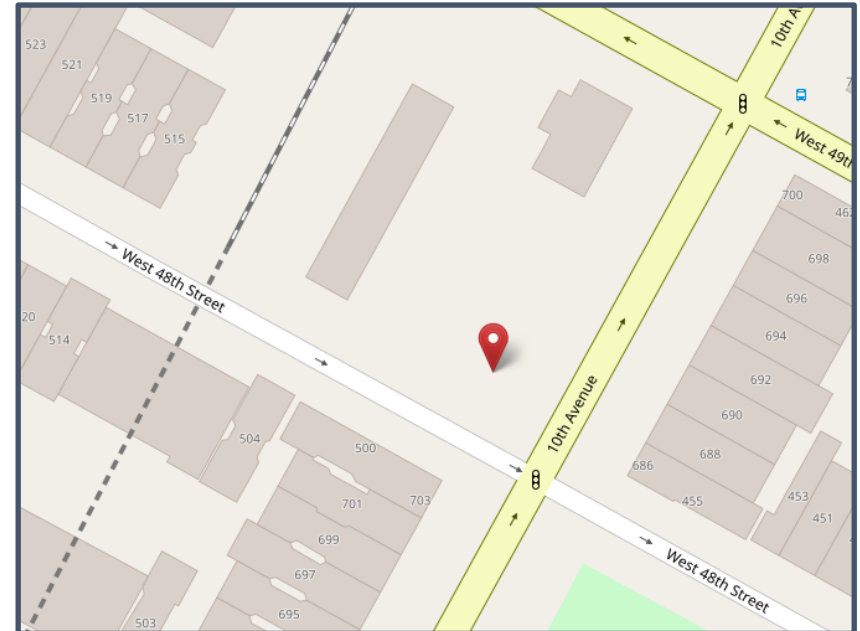
**Affordability Period:** Permanent

**Public Approvals:** ULURP Completed October 2022

**Financing:** TBD

**Projected Start Date:** TBD

**Projected Completion Date:** TBD



# 806 9<sup>th</sup> Avenue – MTA Site

## Under Construction

**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')
- 59 units with supportive services for people with serious mental illness or substance use disorder, with a preference for long-term survivors of HIV/AIDS
- 44 permanently affordable homes for families, eight homes for formerly homeless individuals, 1 super's unit, approx. 30,000 square feet of office space for the MTA, and approximately 9,000 square feet of retail space.

**Developer:** Hudson Companies and Housing Works, Inc.

### **Units and Income Bands:**

Units	0-39% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total
Total	67	8	9	10	9	8	112

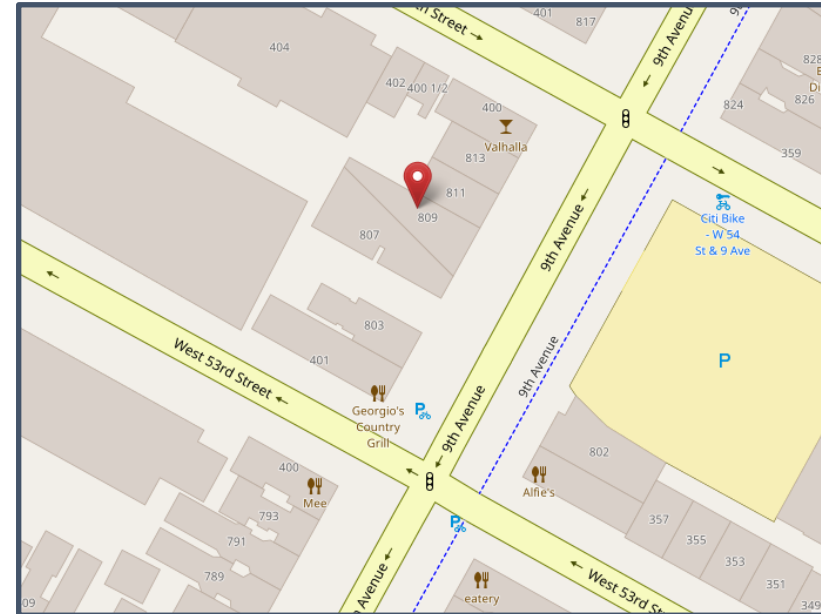
**Affordability Period:** Permanent

**Public Approvals:** ULURP completed August 2022

**Financing:** TBD

**Projected Start Date:** TBD

**Projected Completion Date:** TBD





# 400 W 57<sup>th</sup> 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

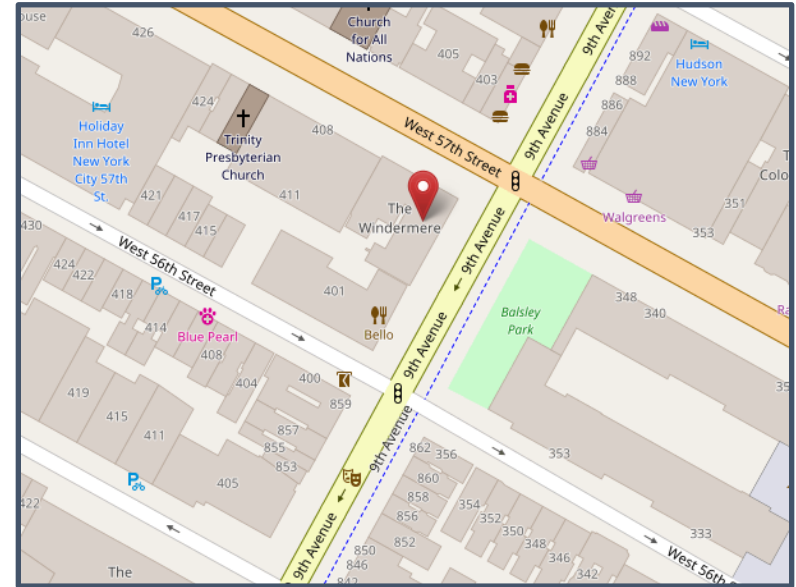
**Affordability Period:** Permanent

**Public Approvals:** ULURP (74-711) and LIHP

**Financing:** Private financing

**Construction Start Date:** 2018

**Projected Completion Date:** TBD



Existing building

# Sites Under Construction Unit Count

Address	Developer	Special District			Total Units	AH Units	AMI								Inclusionary	
		C L	H Y	W C H			0-39%	40%	50%	60%	80%	100%	125%	165%	On-site	Off-site
278 8 <sup>th</sup> Ave	278 Eighth Realty LLC	-	-	-	180	48		19		19	6		4			
601 W 29 <sup>th</sup> St	Douglaston	-	-	-	931	234		93	-	94	-	47	-	-	X	-
606 W 30 <sup>th</sup> St	Lalezarian	-	-	-	218	55		22	-	22	-	11	-	-	X	-
335 8 <sup>th</sup> Ave Penn South	MAG Partners	-	-	-	200	56					18		38		X	-
201-7 7 <sup>th</sup> Avenue	AAFE	-	-	-	26	26		-	-	-	-	-	-	26	X	-
550 10 <sup>th</sup> Ave	Gotham		X		453	137					47		90		X	
312 W43rd St	Taconic	X			330	83		33		33			17		X	
705 10 <sup>th</sup> Avenue DEP Site	Douglaston and Actors Fund	X	-	-	157	157	23	157	23		40	-	31	-	47	16
806 9 <sup>th</sup> Avenue MTA Site	Hudson Companies & Housing Works	X	-	-	112	111	67	111	67	8	9	10	17	-	-	-
400 W 57th St	Mark Tress	X	-	-	20	20		-	-	-	20	-	-	-	X	-
Total					2,358	928	90	435	90	176	140	68	197	26		
Percentage						39%	4%	18%	4%	7%	6%	3%	8%	1%		

# Sites Completed Public Review

Manhattan Community District 4's Affordable Housing Plan

# Sites Completed Public Review

493 11<sup>th</sup> Avenue



Chelsea NYCHA  
441 W 26th St Hudson  
Guild Site



558-560  
W 52<sup>nd</sup> Street



500 W 28<sup>th</sup> Street





# 441 W 26th St Hudson Guild Site

## Completed Public Review

**Program:** Permanent Affordability Commitment Together (PACT) program

**Block:** 724 **Lot:** 10

**Zoning:** R8

## Project Description:

- As part of the Chelsea NYCHA Working Group plan, the Hudson Guild Site is moving forward
- The Hudson Guild replacement building would consolidate all West 26th Street programs into a single location within a two-story building to preserve light and air to the adjacent NYCHA buildings on West 26th Street
- Produce ~137 units of new mixed-income residential housing

**Developer:** Related

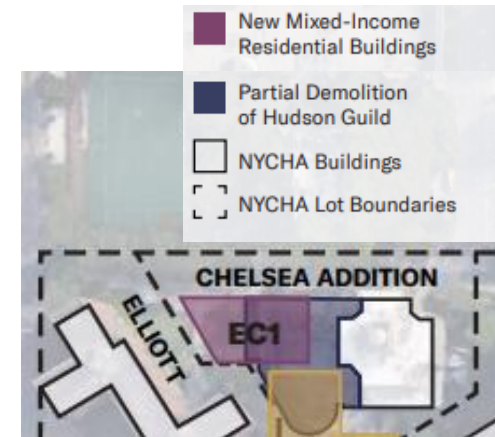
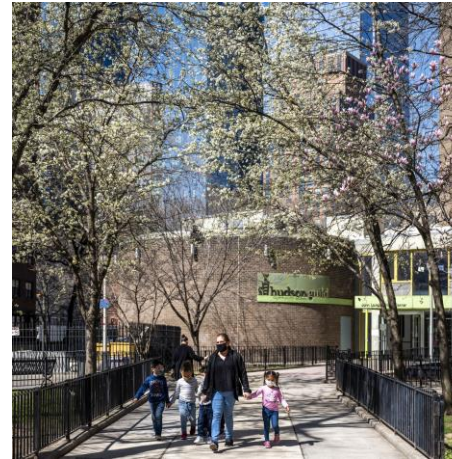
**Affordability Period:** Permanent

**Public Approvals:** Completed NYCHA public approval

**Financing:** Public financing, TDR, ground floor retail & community facilities development, resident management corporations, West Chelsea Affordable Housing Fund, Mixed-income residential infill, PACT Conversion

**Projected Start Date:** TBD

**Projected Completion Date:** TBD



Existing site  
**Units & Income Bands**

Units*	50% AMI	60% AMI	80% AMI	100 % AMI	125 % AMI	165% AMI	Total
	14	14	28	33	34	14	137

\*Preliminary affordability breakdown from Chelsea NYCHA Working Group Plan





# 500 W 28<sup>th</sup> Street

## Completed 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	Total
1-bed	2	2	4
Total	2	2	4

**Affordability Period:** Permanent

**Public Approvals:** ULURP 2019

**Financing:** TBD

**Projected Start Date:** TBD

**Projected Completion Date:** TBD



Existing site



Proposed site

# 493 11<sup>th</sup> Avenue – Slaughterhouse

## Completed Public Review

**Program:** MIH Option 2

**Block:** 685

**Lot:** 38

**Zoning:** M1-5

## **Project Description:**

- 24,688 sq. ft. lot (125' x 198')
- Proposed rezoning from M1-5 to C6-4 with Base FAR of 9, for a total FAR of 23.55
- Total of 357 units of affordable housing (includes 150 units for HY Site M Replacement),
- Includes 75 units of supportive housing at below 50% AMI; remaining units are permanently affordable with 125 Mandatory Inclusionary Housing units layered in
- Two building towers, one for a hotel, the second for permanently affordable residential housing; includes relocated police parking

**Developer:** Radson Development

## **Units and Income Bands:**

Units	90-110% AMI	155-165% AMI	Supportive Units (15/15)	Total
Studio	13	22	49	84
1-bed	45	74	26	145
2-bed	40	80	0	120
3-bed	3	5	0	8
Total	101	181	75	357

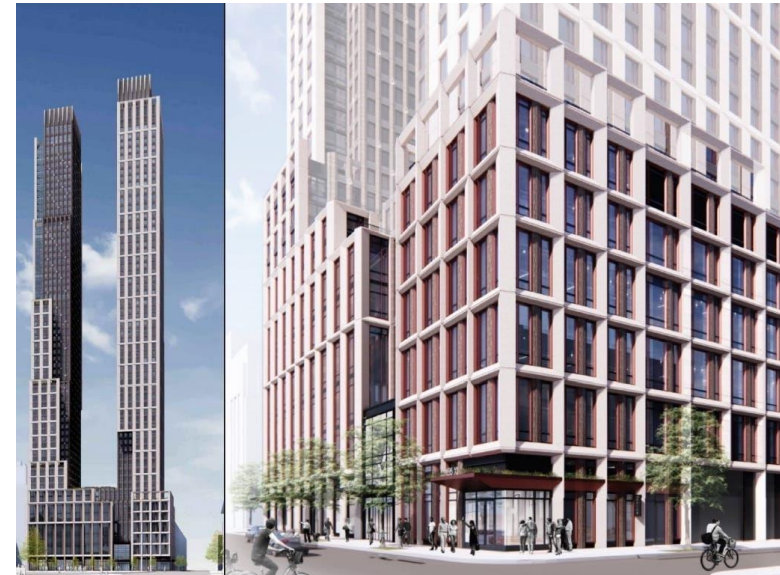
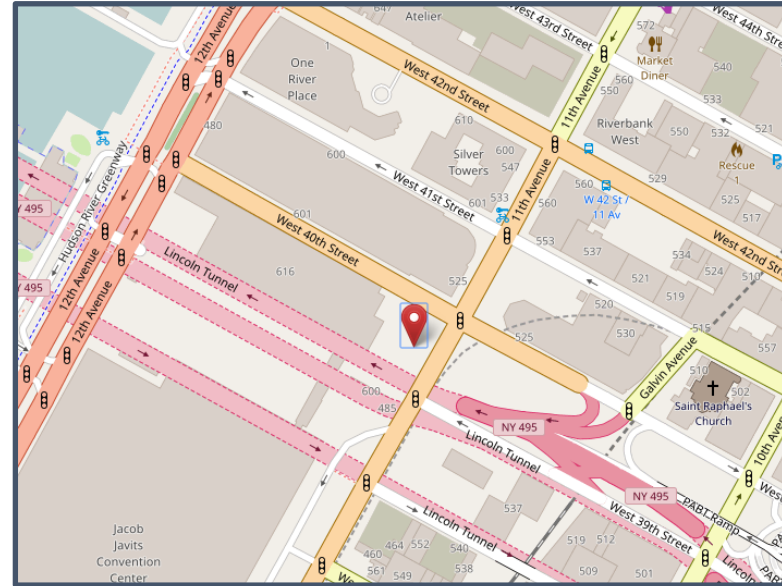
**Affordability Period:** Permanent

**Public Approvals:** ULURP completed Dec 2021

**Financing:** Private financing with Article 11 Tax abatement

**Projected Start Date:** 2022

**Projected Completion Date:** 2024



# 558-560 W 52<sup>nd</sup> 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 6<sup>th</sup> 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	Management	Total
Studio	4	4	0	8
2-bed	6	7	1	14
Total	10	11	1	22

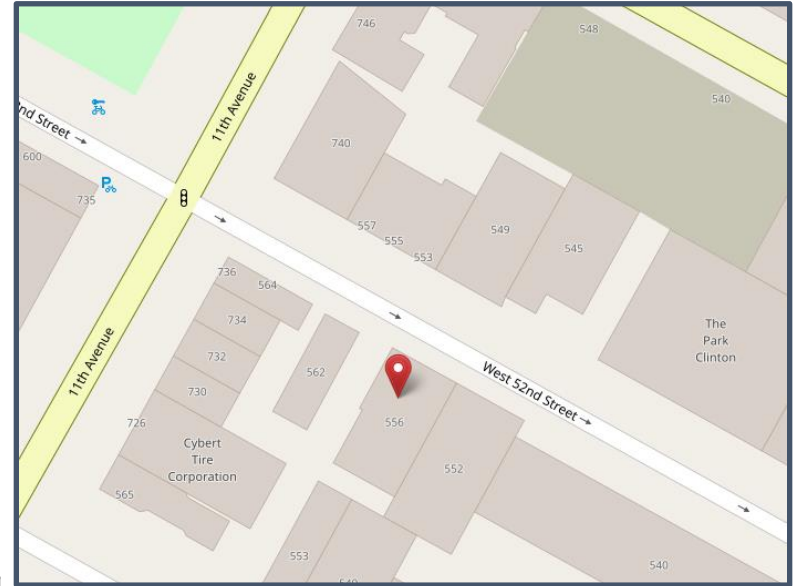
**Affordability Period:** Permanent

**Public Approvals:** ULURP (rezoning and disposition)

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

**Projected Start Date:** TBD

**Projected Completion Date:** TBD



Existing building



Proposed building

# Sites Completed Public Review Unit Count

Address	Developer	Special District			Total Units	AH Units	AMI								Inclusionary	
		C L	H Y	W C H			40%	50%	60%	80%	100 %	125 %	135 %	165 %	On-site	Off-site
Chelsea NYCHA – Elliott, Chelsea & Fulton Houses*	Related	-	-	X	137	137	-	14	14	28	33	34		14		
500 W 28 <sup>th</sup> St	Related	-	X	-	5	4	-	-	-	-	-	-	2	2	X	-
493 11 <sup>th</sup> Avenue Slaughterhouse	Radson Development	-	-	-	357	357	-	-	75	-	101	-	-	181	-	X
560 W 52 <sup>nd</sup> St Captain Post	CHDC	X	-	-	22	21	-	-	-	10	11	-	-	-	X	-
<b>Total</b>					521	519	0	14	89	38	145	34	2	197		
<b>Percentage</b>							0%	3%	17%	7%	28%	7%	0%	38%		

\*Preliminary affordability breakdown from Chelsea NYCHA Working Group Plan

# Sites Under Public Review

Manhattan Community Board 4's Affordable Housing Plan



# Sites Under Public Review

413 W 46<sup>th</sup> Street:  
Hartley House



454 W 35<sup>th</sup> Street



319-321 W38th St



# 454 W 35<sup>th</sup> Street

## Under Public Review

**Program:** Supportive Housing Loan Program

**Block:** 732 **Lot:** 68

**Zoning:** R8-A

### **Project Description:**

- Moderate rehab, 55 units
- 2 story addition, net gain of 12 units
- RAD Conversion

**Developer:** CHDC

### **Units and Income Bands:**

Unit s	50% AMI	60% AMI	Manager & Social Services	Total
Total	47	18	2	65

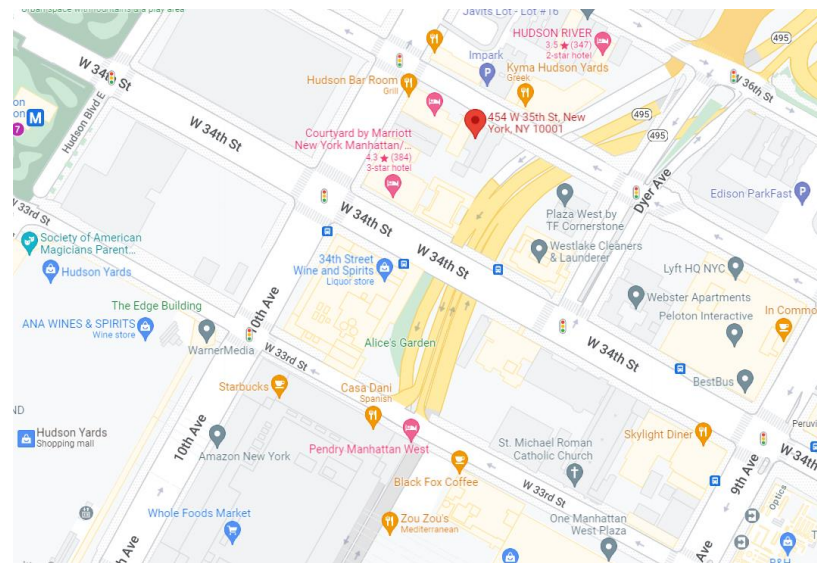
**Affordability Period:** Permanent

**Public Approvals:** None

**Financing:** HPD, LIHTC, HTC, City Capital, Private Debt

**Projected Start Date:** 2023

**Projected Completion Date:** 2025





# 319-321 W 38<sup>th</sup> Street

## Sites Under Public Review

**Program:** Inclusionary Housing

**Block:** 762    **Lot:** 23

**Zoning:** Special Garment Center District, C6-4M

### **Project Description:**

- Proposed development is 26 stories and includes 11 permanently affordable housing units and 176 hotel rooms.

**Developer:** The Létap Group

### **Units and Income Bands:**

Units	100% AMI	125% AMI	165% AMI	Total
Studio	0	0	8	8
1B	0	2	0	2
2B	1	0	0	1
Total	1	2	8	11

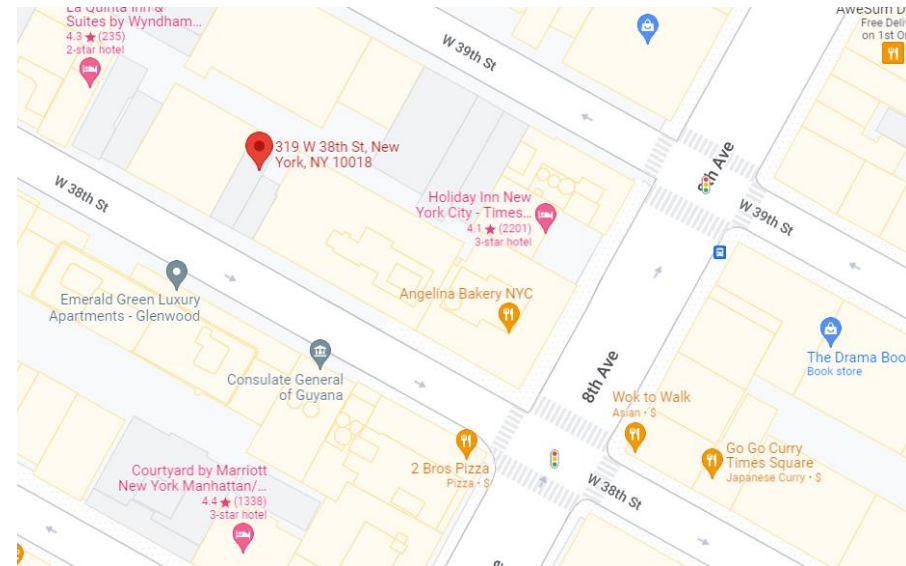
**Affordability Period:** Permanent

**Public Approvals:** 2018 Garment Center Rezoning

**Financing:** Privately financed

**Construction Start Date:** TBD

**Completion Date:** TBD



# 413 W 46<sup>th</sup> Street – Hartley House

## Under Public Review

**Program:** Redevelopment

**Block:** 1056 **Lot:** 27

**Zoning:** R8

### **Project Description:**

- Redevelopment of Hartley House buildings into 22 supportive housing units for senior LGBTQ (+1 super's unit) and community service space for Hartley House and Hudson Guild
- Section 8 for all units with tenants paying 30% of income

**Developer:** CHDC

### **Units and Income Bands:**

Units	50% AMI	60% AMI	Total
Total	14	8	23*

\* Including 1 super's unit

**Affordability Period:** Permanent

**Public Approvals:** Mayoral Zoning Override (Carriage House Only)

**Financing:** HPD, LIHTC, HTC, City Capital, Private Debt

**Projected Start Date:** 2023

**Projected Completion Date:** 2025





# Sites Under Public Review Unit Count

Address	Developer	Special District				Total Units	AH Units	AMI										Inclusionary	
		C L	H Y	W C H	G C			0-39%	40%	50%	60%	80%	100%	125%	135%	150%	165%	On-site	Off-site
454 W35th St	CHDC	-	-	X	-	67	65	-	-	47	18	-	-	-	-	-	-	X	-
319-321 W38th St	The Létap Group	-	-	-	X	176	11	-	-	-	-	-	1	2	-	-	8	-	-
413 West 46 <sup>th</sup>	CHDC	-	X	-	-	23	22	-	-	14	8	-	-	-	-	-	-	-	X
Total						266	98	0	0	61	26	0	1	2	0	0	8		
Percentage								0%	0%	62%	27%	0%	1%	2%	0%	0%	8%		

# Sites: HPD Development Pipeline

Manhattan Community District 4's Affordable Housing Plan

# Sites: HPD Development Pipeline

535 W 55<sup>th</sup> Street



552 W 52<sup>nd</sup> Street



460 W 37<sup>th</sup> Street



500 W 52<sup>nd</sup> Street



464 W 25<sup>th</sup> Street



# 464 W 25<sup>th</sup> Street

## HPD Development Pipeline

**Program:** HPD Multifamily Preservation Loan Program

**Block:** 722 **Lot:** 74

**Zoning:** R7B/C2-5

### **Project Description:**

- Gut rehabilitation with addition of 5<sup>th</sup> 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

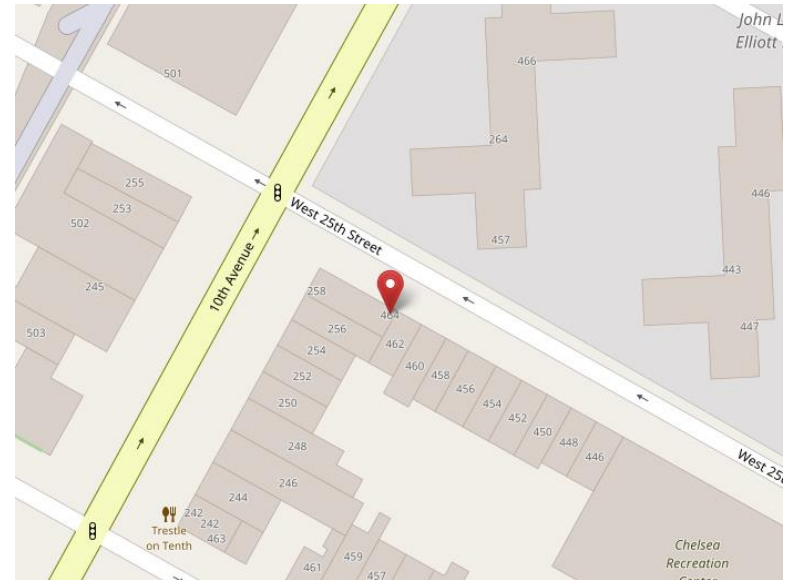
**Affordability Period:** Permanent

**Public Approvals:** ULURP; No Public Approvals Begun to Date.

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

**Construction Start Date:** TBD

**Projected Completion Date:** TBD



Proposed



Existing



# 460 W 37<sup>th</sup> Street

## HPD Development Pipeline

**Program:** Inclusionary Housing - 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 98 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
Studio	5	12	8	3	28
1-bed	4	12	7	5	28
2-bed	8	7	9	5	29
3-bed	3	5	3	2	13
Total	20	36	27	15	98

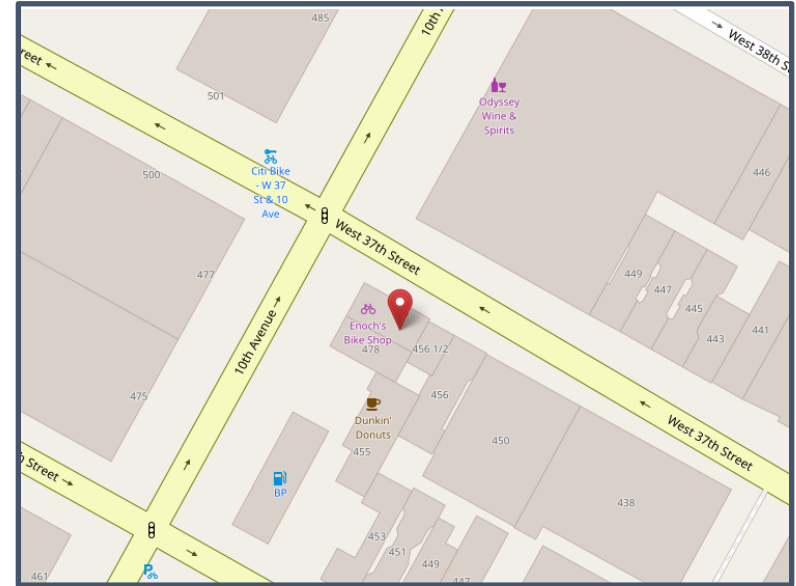
**Affordability Period:** Permanent

**Public Approvals:** ULURP (disposition); No Public Approvals Begun to Date.

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

**Construction Start Date:** TBD

**Projected Completion Date:** TBD



Existing site

# 500 W 52<sup>nd</sup> 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 7<sup>th</sup> floor addition
- 45 Supportive Housing units of senior housing for performing artists and homeless individuals, 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	15	29	2	46

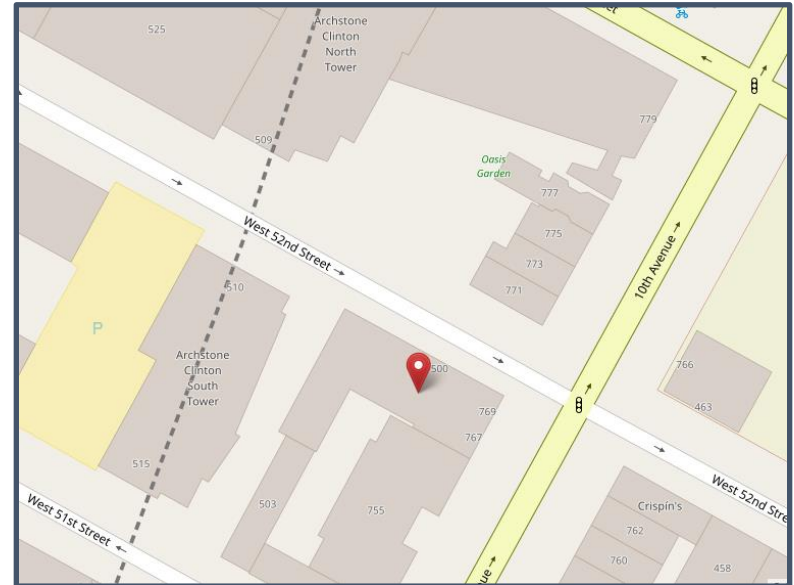
**Affordability Period:** Permanent

**Public Approvals:** ULURP (disposition); No Public Approvals Begun to Date.

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

**Start Date:** TBD

**Projected Completion Date:** TBD



Existing site

# 552 W 52<sup>nd</sup> Street

## HPD Development Pipeline

**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:**

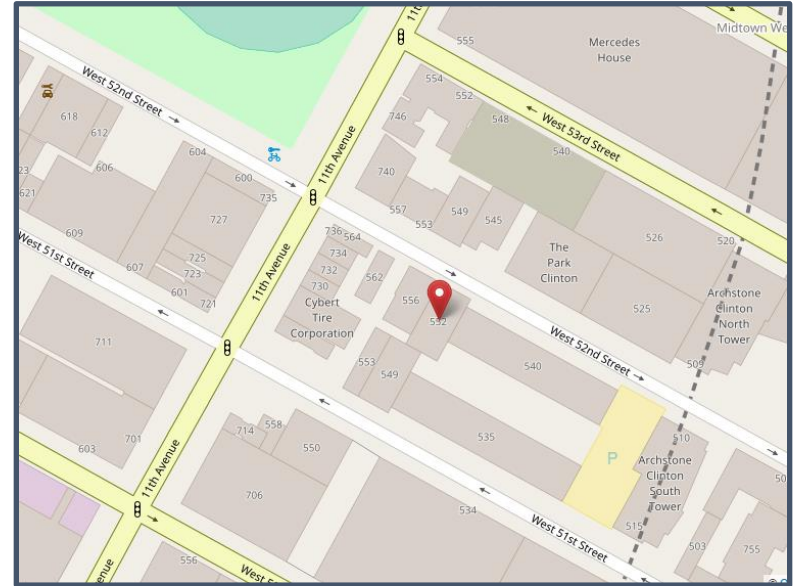
Units	80% AMI	100% AMI	125% AMI	165% AMI	Total
Studio	8	10	5	4	27
1-bed	13	11	11	8	43
2-bed	4	3	7	0	14
Total	25	24	23	12	84

**Affordability Period:** Permanent

**Public Approvals:** ULURP (disposition); No Public Approvals Begun to Date.

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

**Projected Start Date:** TBD **Projected Completion Date:** TBD



Existing site

# 535 W 55<sup>th</sup> 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

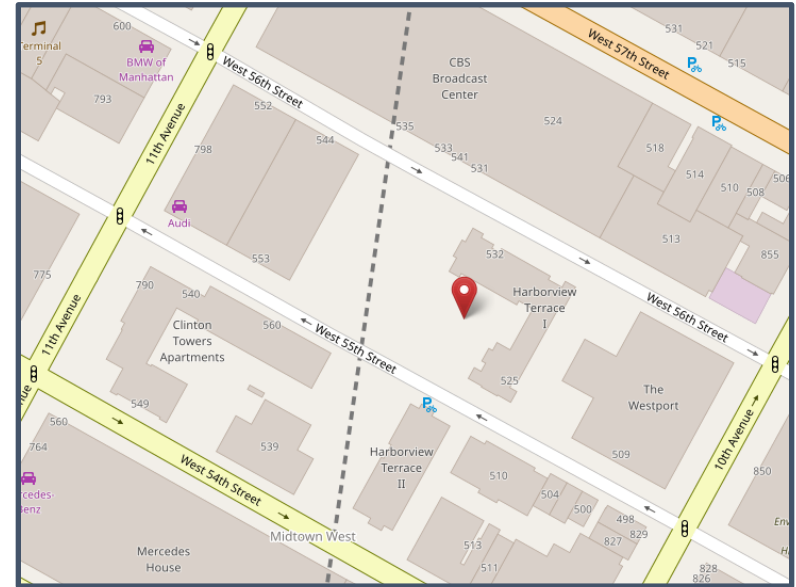
**Affordability Period:** Permanent

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

**Financing:** TBD

**Projected Start Date:** TBD

**Projected Completion Date:** TBD



Existing site



# HPD Development Pipeline Unit Count

Address	Developer	Site Control	Special District			Total Units	AH Units									
			C L	H Y	W C H			40%	50%	60%	80%	100%	125%	135%	150%	165%
464 W 25 <sup>th</sup> St	Clinton Housing Dev. Co.		-	-	-	4	4	-	-	-	2	2	-	-	-	-
460 West 37 <sup>th</sup>	Clinton Housing Dev. Co.	HPD	-	X	-	98	98	-	-	-	20	36	27		-	15
500 West 52 <sup>nd</sup>	Clinton Housing Dev. Co.	HPD	X	-	-	46	46	-	15	29	2	-	-	-	-	-
552 West 52 <sup>nd</sup>	Clinton Housing Dev. Co.	HPD	X	-	-	84	84	-	-	-	25	24	23			12
535 West 55 <sup>th</sup>	Subject to RFP	NYCHA	X	-	-	230	230	35	43	63	-	-	43		-	46
<b>Total</b>						<b>462</b>	<b>462</b>	<b>35</b>	<b>58</b>	<b>92</b>	<b>49</b>	<b>62</b>	<b>93</b>	<b>0</b>	<b>0</b>	<b>73</b>
<b>Percentage</b>							<b>100%</b>	<b>8%</b>	<b>13%</b>	<b>20%</b>	<b>11%</b>	<b>13%</b>	<b>20%</b>	<b>0%</b>	<b>0%</b>	<b>16%</b>

# Sites: ESD or State Controlled Development Pipeline

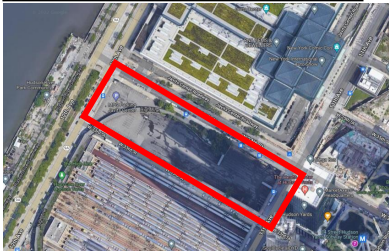
Manhattan Community District 4's Affordable Housing Plan

# Sites: ESD or State Controlled Development Pipeline

Site K 418 11<sup>th</sup> Ave



Javits Center  
Marshaling Yards



Bayview 550 W20th St



Intrepid Parking Lot  
600 W45th St



MTA Quill Bus Depot



Former Hunter  
Voorhees Campus  
450 W 41<sup>st</sup> Street



# Bayview--550 W20th St

## ESD or State Controlled Development Pipeline

**Program:** TBD

**Block:** 691    **Lot:** 1

**Zoning:** Special West Chelsea District; C6-3 / C6-2

## **Project Description:**

- Served as a state prison for women until its closure in 2012 due to Hurricane Sandy flooding. RFP was released in 2013, developer did not proceed.
- Existing building square footage 101,500 GSF; 33,000 SF of which MCB4 proposes to remain a community services facility with pool, gym & large industrial kitchen, utilizing infrastructure remaining from the building's original use as the Seamen's House YMCA.
- Building is landmark-eligible with original architectural details to be preserved.
- Could produce approximately 115 permanently affordable units with additional capacity to house a mentally ill homeless population needing a greater degree of social and mental health services than standard supportive housing can offer.
- MCB4 requests that ESD work with the community, social service providers and local not-for-profits to create a development as a model to serve multiple homeless populations.

**Developer:** Subject to RFP

**Affordability Period:** Permanent

**Public Approvals:** RFP by ESD; Review by Chelsea Land Use Committee

**Financing:** TBD

**Projected Start Date:** TBD

**Projected Completion Date:** TBD



Units	40% AMI	50% AMI	60% AMI	TOTALS
TOTAL	38	38	39	115



# Javits Center Marshaling Yards--601 W33rd St

## ESD or State Controlled Development Pipeline

**Program:** TBD

**Block:** 679 **Lot:** 1

**Zoning:** M2-3

### **Project Description:**

- W33-34<sup>th</sup> Streets, between 11<sup>th</sup>-12<sup>th</sup> Ave, Lot area is 158,000 SF
- Part of Hudson River Park Transfer of Development Rights
- Propose rezoning for residential, 14 FAR (2 FAR for trucking and delivery for Javits and 12 FAR for residential), estimated net residential area 1,753,800 SF and 2,063 total housing units, including 618 affordable units (30% affordable)

**Developer:** Subject to RFP

Units	50% AMI	60% AMI	80% AMI	100% AMI	125% AMI	165% AMI	TOT.
Total	61	61	123	156	156	61	618

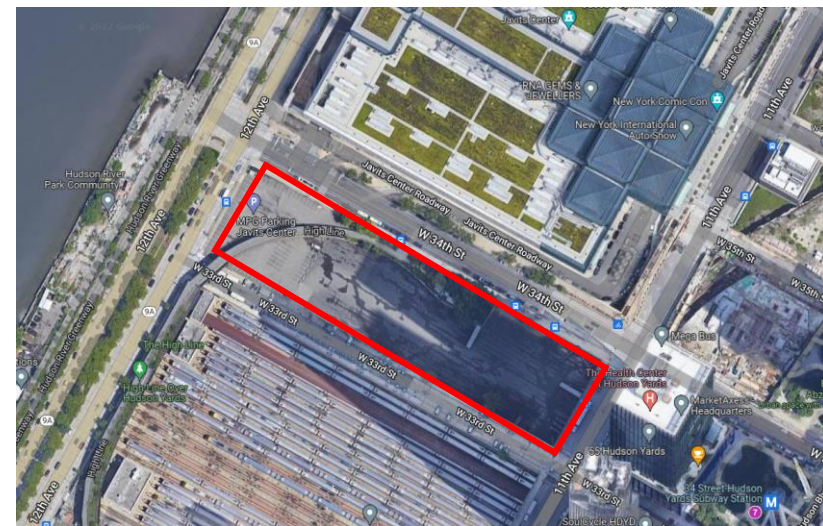
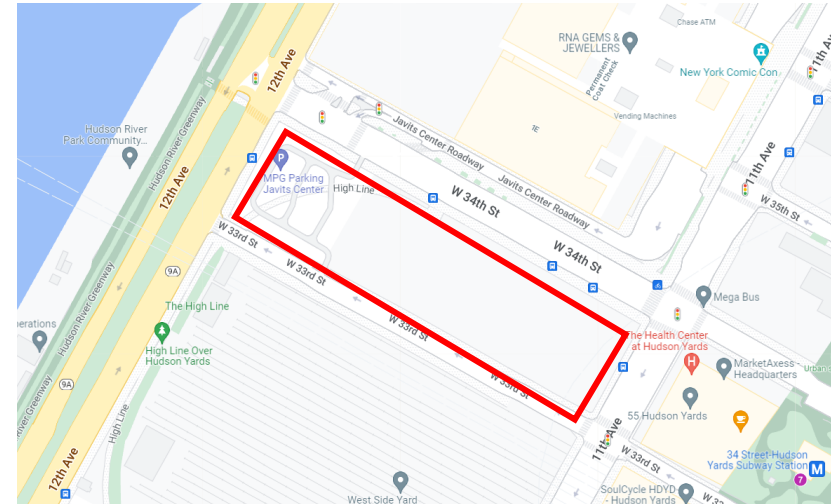
**Affordability Period:** Permanent

**Public Approvals:** RFP, Rezoning to allow residential use, incorporate into SHYD. No Public Approvals Begun to Date.

**Financing:** TBD

**Projected Start Date:** TBD

**Projected Completion Date:** TBD



# MTA Quill Bus Depot – 525 11<sup>th</sup> Ave

## ESD or State Controlled Development Pipeline

**Program:** TBD

**Block:** 1088 **Lot:** 1

**Zoning:** M1-5

### Project Description:

- W40-41st Streets, between 11th-12th Ave; Lot area is 158,000 SF
- Part of Hudson River Park Transfer of Development Rights
- Propose rezoning for residential, 14 FAR (3 FAR for MTA bus maintenance & storage use, 11 FAR for residential), estimated net residential area 1,607,650 SF and 1,891 total units, including 567 affordable units (30% affordable)

**Developer:** Subject to RFP

Units	50% AMI	60% AMI	80% AMI	100% AMI	125% AMI	165% AMI	TOT.
Total	57	57	113	142	142	56	567

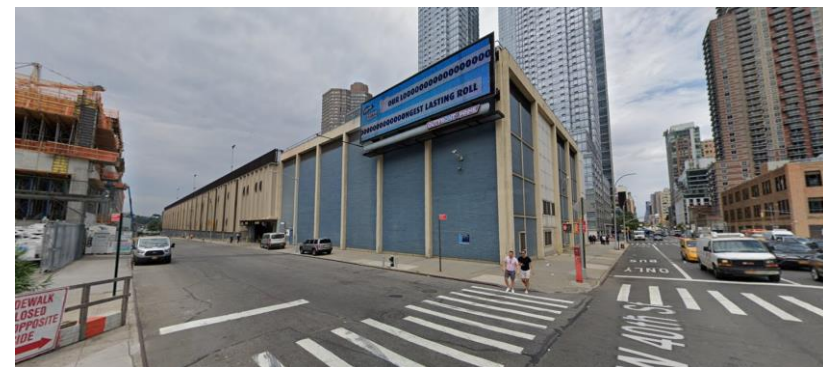
**Affordability Period:** Permanent

**Public Approvals:** RFP, Rezoning to allow residential use, incorporate into SHYD. No Public Approvals Begun to Date

**Financing:** TBD

**Projected Start Date:** TBD

**Projected Completion Date: TBD**



## Existing site

# Site K-- 418 11<sup>th</sup> Ave

## ESD or State Controlled Development Pipeline

**Program:** TBD

**Block:**      **Lot:**

**Zoning:** Special Hudson Yards District; C6-4

### **Project Description:**

- Site includes MTA Ventilation Shaft and Mechanical Building, active below-ground train track owned by Amtrak
- 24 FAR, residential development currently capped at 6 FAR. Recommend zoning change to 12 FAR residential.
- Lot area is 52,363 SF, proposed 12 FAR, estimated net residential area 581,229 SF and 684 total units, with 205 affordable housing apartments (30% affordable)

**Developer:** Subject to RFP

Units	50% AMI	60% AMI	80% AMI	100% AMI	125% AMI	165% AMI	TOTAL
Total	21	21	41	51	51	20	205

**Affordability Period:** Permanent

**Public Approvals:** RFP, zoning text change to allow 12 FAR residential. No Public Approvals Begun to Date.

**Financing:** TBD

**Projected Start Date:** TBD

**Projected Completion Date:** TBD



Figure 2: View of Site looking northeast from the intersection of 35<sup>th</sup> Street and 11<sup>th</sup> Avenue, including MTA Ventilation Shaft

Existing site



# Former Hunter Voorhees Campus

## 450 W 41<sup>st</sup> Street

### ESD or State Controlled Development Pipeline

**Program:** TBD

**Block:** 1051 **Lot:** 6

**Zoning:** Special Hudson Yards District (Subarea D-3); C6-3

### **Project Description:**

- Lot area is 29,985 SF (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
Total	48	63	64	64	239

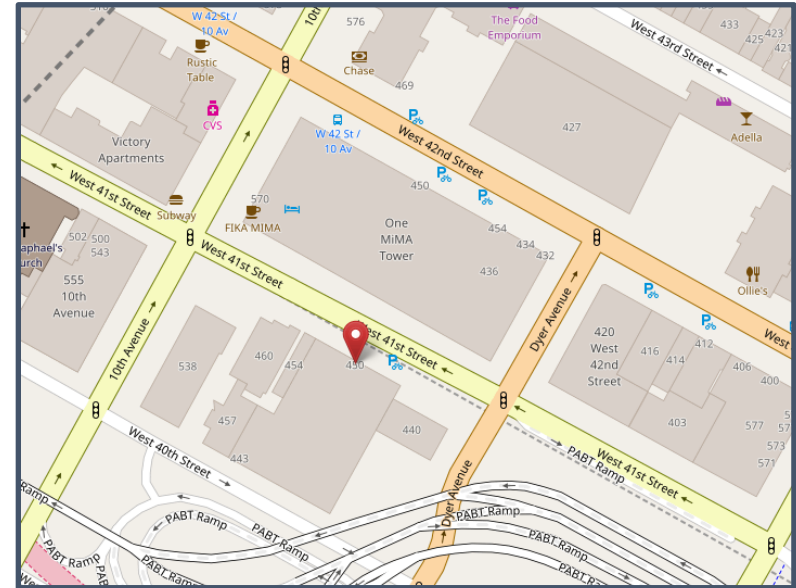
**Affordability Period:** Permanent

**Public Approvals:** RFP, No Public Approvals Begun to Date

**Financing:** TBD

**Projected Start Date:** TBD

**Projected Completion Date:** TBD



Existing site



# Intrepid Parking Lot 621 W45th St

## ESD or State Controlled Development Pipeline

**Program:** TBD

**Block:** 1093 **Lot:** 9

**Zoning:** Special Clinton District; M2-4

### **Project Description:**

- NY State Department of Transportation controlled
- Site dimensions are ~250 x 200 ft, lot area is 57,587 SF, currently M2-4, 5 FAR
- Propose rezoning to residential use at 7.5 FAR, estimated net residential area 399,510 SF, produces 470 total units, with 118 affordable units (25% affordable)
- 135-foot height limit
- Incorporate Intrepid parking into development

**Developer:** Subject to RFP, ULURP for rezoning

### **Units and Income Bands:**

Units	50% AMI	60% AMI	80% AMI	100% AMI	125% AMI	165% AMI	TOTAL
Total	12	12	24	29	29	12	118

**Affordability Period:** Permanent

**Public Approvals:** RFP, Rezoning to allow residential use,  
No Public Approvals Begun to Date

**Financing:** TBD

**Projected Start Date:** TBD

**Projected Completion Date:** TBD



Existing site

# ESD or State Controlled Development Pipeline Unit Count

Address	Developer	Site Control	Special District			Total Units	AH Units	AMI Unit Breakdown						
			Clinton	Hudson Yards	West Chelsea			40%	50%	60%	80%	100%	125%	165%
Bayview 550 W20th St	Subject to RFP				X	115	115	38	38	39				
Javits Marshalling Yards 651 W33rd St	Subject to RFP					2,063	618		61	61	123	156	156	61
MTA Quill Bus Depot 525 11 <sup>th</sup> Ave	Subject to RFP					1,891	567		57	57	113	142	142	56
Site K 418 11 <sup>th</sup> Ave	Subject to RFP	ESD		X		684	205		21	21	41	51	51	20
Former Hunter Voorhees Campus 450 West 41 <sup>st</sup>	Subject to RFP	ESD		X		239	239				48	63	64	64
Intrepid Parking Lot	Subject to RFP		X			470	118		12	12	24	29	29	12
<b>Total</b>						<b>5,462</b>	<b>1,862</b>	<b>38</b>	<b>189</b>	<b>190</b>	<b>349</b>	<b>441</b>	<b>442</b>	<b>213</b>
<b>Percent of Units</b>							<b>34%</b>	<b>2%</b>	<b>10%</b>	<b>10%</b>	<b>19%</b>	<b>24%</b>	<b>24%</b>	<b>11%</b>

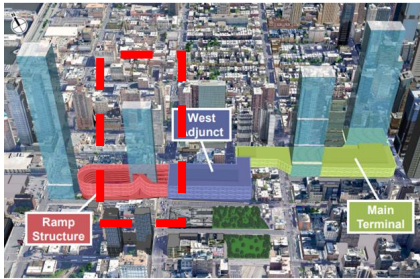
# Port Authority Bus Terminal Replacement Project

# Port Authority Bus Terminal Replacement Project

415 W40th Street



Site 4 - West side of Tenth Ave between W39-40th Street



Site 2 - East side of Ninth Ave between W40-W41st Street





# Proposed by PABT NYNJ (Jan 2021)



Proposed Commercial Tower  
~3M GSF

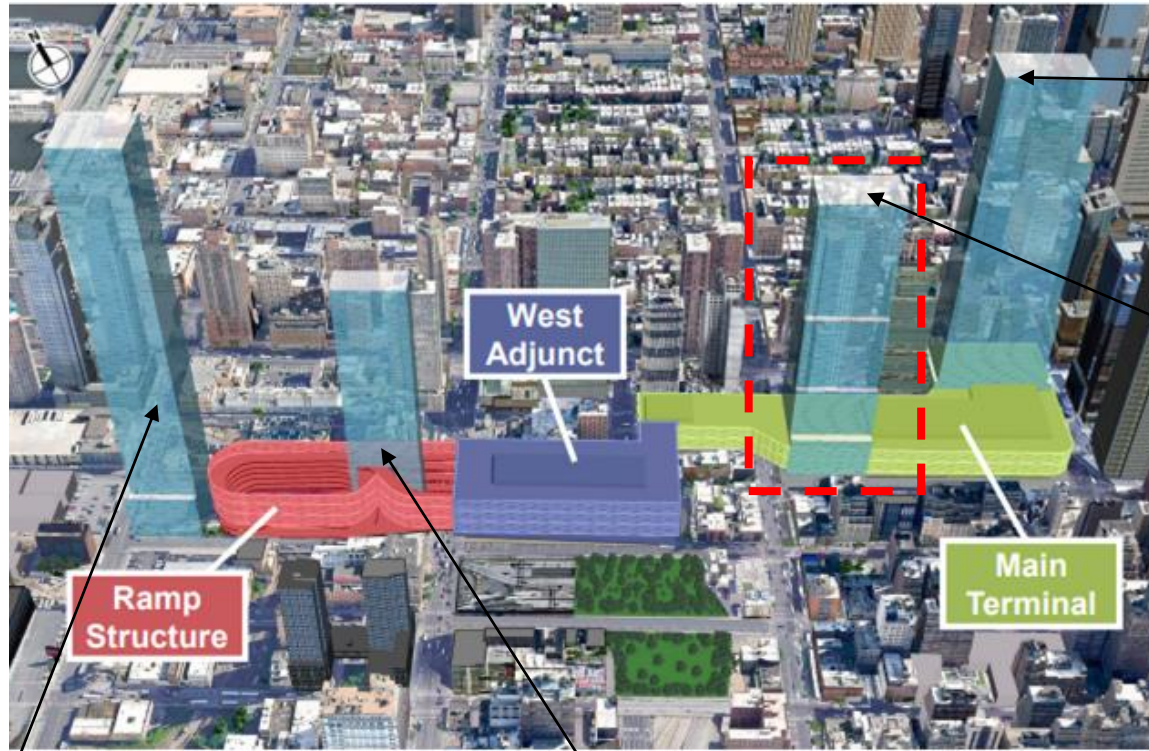
Proposed Commercial Tower  
~2M GSF

Proposed Commercial  
Tower  
~2.3M GSF

Proposed Residential Tower  
will comply with Special Hudson Yards  
District Inclusionary Housing Zoning  
~900,000 GSF  
Estimated 925 total residential units, with  
231 affordable units (25%)

Source: PABT NYNJ

# Proposed--Increased Residential Use (July 2022)



Proposed Commercial Tower  
~3M GSF

Proposed Mixed Use Tower  
(50% residential & 50% commercial)  
~2M GSF

Estimated 1,088 total residential units,  
with 272 affordable units (25%)

Proposed Commercial Tower  
~2.3M GSF

Proposed Residential Tower  
will comply with Special Hudson Yards  
District Inclusionary Housing Zoning  
~900,000 GSF  
Estimated 925 total residential units, with  
231 affordable units (25%)

Source: PABT NYNJ



# 415 W 40<sup>th</sup> Street

## Proposed Developments

**Program:** New Construction

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

**Zoning:** Special Hudson Yards District (Subarea D-3); C6-3

### Project Description:

- Site is owned by PANYNJ
- 10,000 s. ft. lot (100' x 100'), 7.5 FAR, estimated net residential area 69,375 SF
- 82 affordable units (100% affordable)

**Developer:** Subject to RFP

### Units and Income Bands:

Units	50% AMI	60% AMI	80% AMI	100% AMI	125% AMI	165% AMI	
Total	8	8	16	21	21	8	82

**Affordability Period:** Permanent

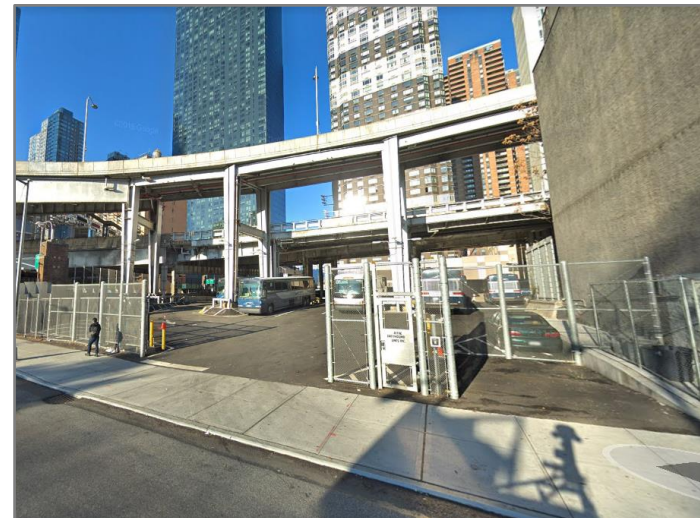
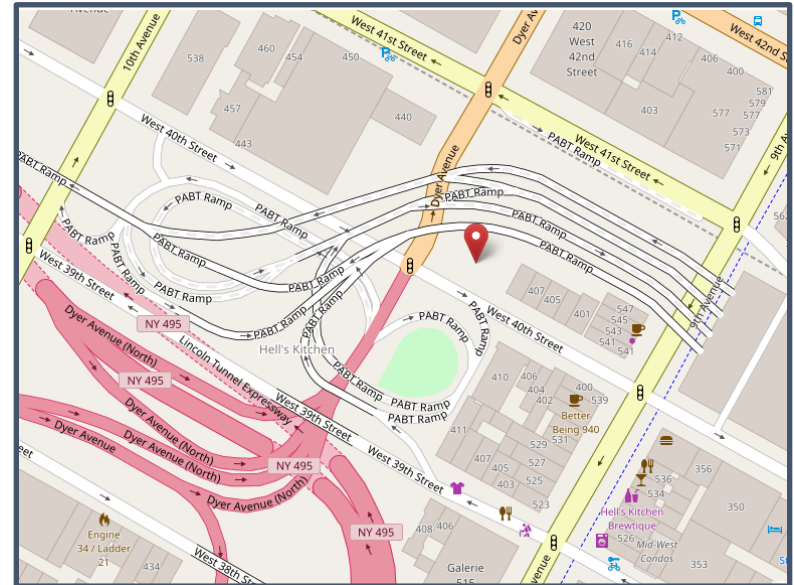
**Public Approvals:** Negotiate transfer of site from PANYNJ

to HPD, RFP, ULURP (disposition). No Public Approvals Begun to Date

**Financing:** TBD

**Projected Start Date:** TBD

**Projected Completion Date:** TBD



# Increased Residential Use Proposed for PABT Replacement Project

Address	Developer	Site Control	Special District			Estimated GSF	Estimated Residential GSF	Estimated Total Units	Estimated Affordable Units	AMI Unit Breakdown					
			Clinton	Hudson Yards	Special Midtown					50%	60%	80%	100%	125%	165%
<b>Site 2</b> - East side of Ninth Avenue between West 40th Street and West 41st Street		PANYNJ			X	2,000,000	925,000	1,088	272	27	27	54	68	68	27
<b>Site 4</b> - West side of Tenth Avenue between West 39th Street and West 40th Street		PANYNJ		X	-	900,000	786,250	925	231	23	23	46	58	58	23
<b>415 W40th Street</b>		PANYNJ		X		69,375	69,375	82	82	8	8	16	21	21	8
<b>Total</b>						<b>2,969,375</b>	<b>1,780,625</b>	<b>2,095</b>	<b>585</b>	<b>58</b>	<b>58</b>	<b>117</b>	<b>147</b>	<b>147</b>	<b>58</b>
<b>Percent of Units</b>									<b>25%</b>	<b>10%</b>	<b>10%</b>	<b>20%</b>	<b>25%</b>	<b>25%</b>	<b>10%</b>



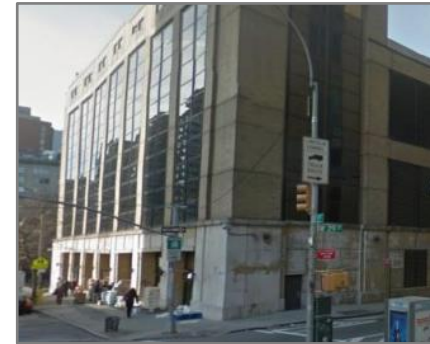
# Site: Federally Controlled Proposed Development

Manhattan Community District 4's Affordable Housing Plan

# Federally Controlled Proposed Development Map



317 9<sup>th</sup> Ave  
Morgan Annex



# 317 9<sup>th</sup> 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'), proposed 12 FAR
- Estimated net residential area 444,000 SF produces 522 housing units, including 157 affordable units (30% affordable)
- Steel structure already in place to build residential units above existing building

**Developer:** Subject to RFP

### **Units and Income Bands:**

Units	50% AMI	60% AMI	80% AMI	100% AMI	125% AMI	165% AMI	TOTAL
Total	16	16	31	39	39	16	157

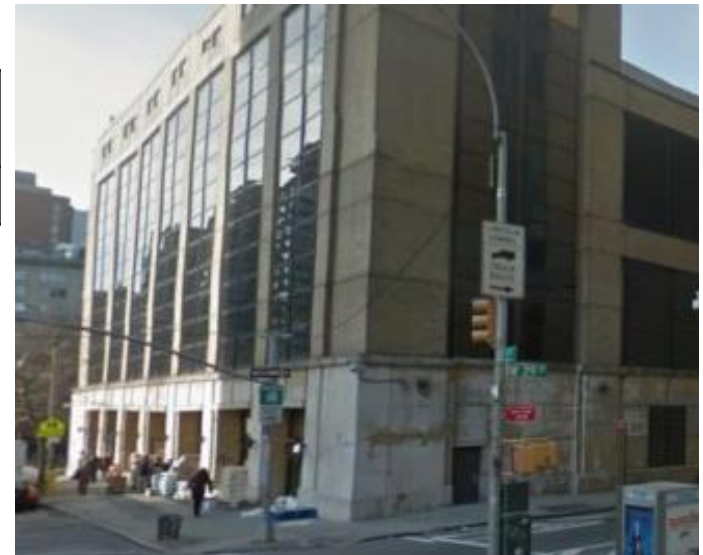
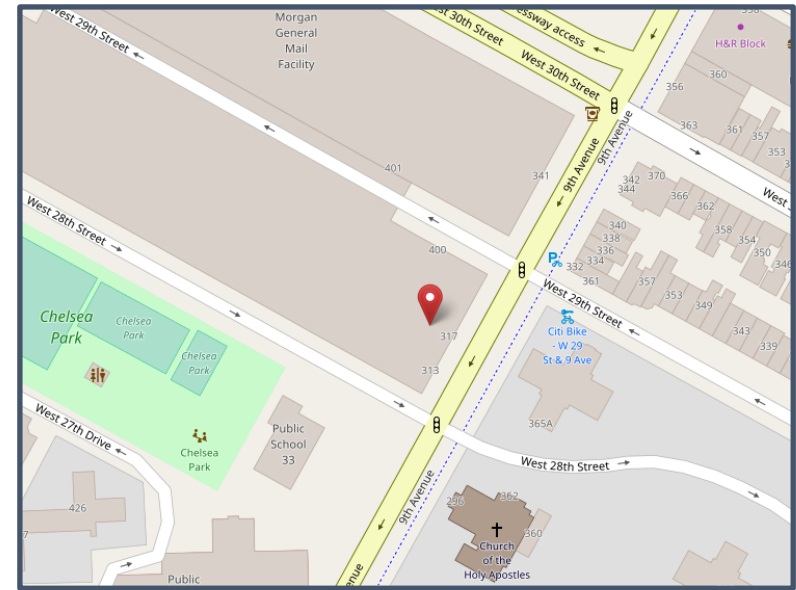
**Affordability Period:** Permanent

**Public Approvals:** Negotiate transfer of overbuild site from USPS to HPD, RFP, Rezoning to allow residential use at 12 FAR. No Public Approvals Begun to Date.

**Financing:** TBD

**Projected Start Date:** TBD

**Projected Completion Date:** TBD



# Affordable Housing Preservation

Manhattan Community District 4 Affordable Housing Plan

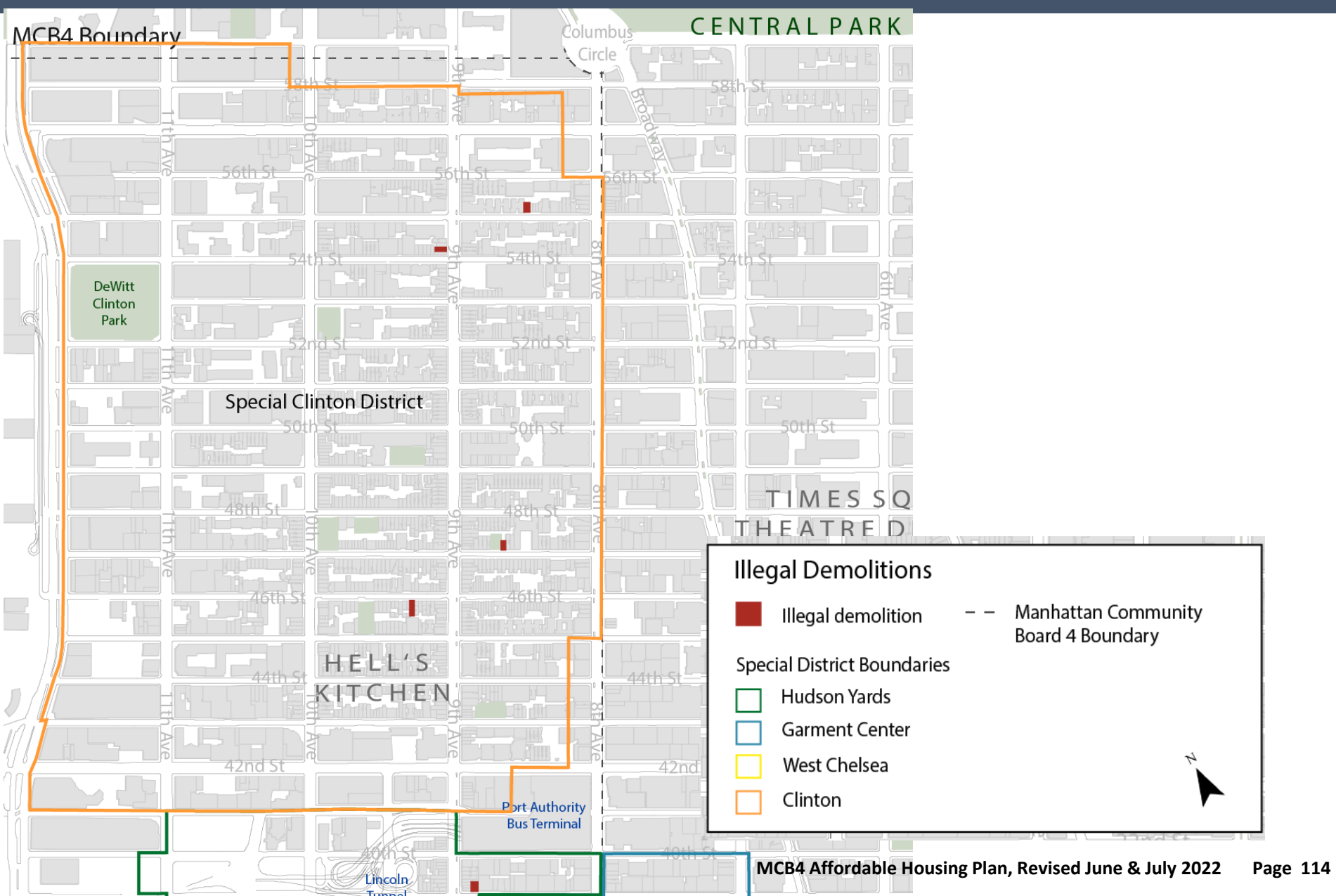


# Illegal Demolition

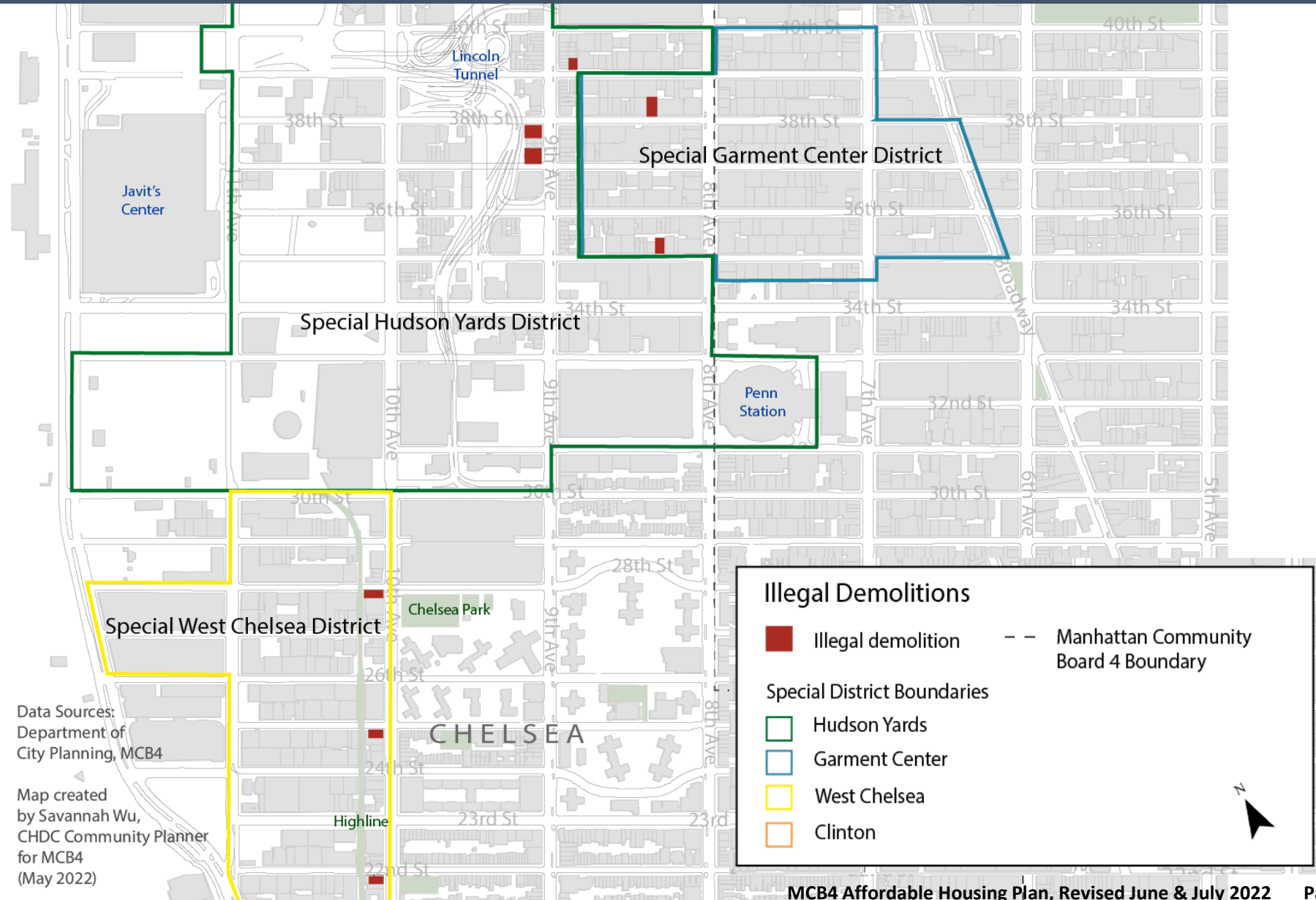
# Illegal Demolition Summary

- **Special Clinton District Created (1973):** The first Special District in MCB4 was the Special Clinton District (SCD), est. in 1973 as a response to rapid real estate speculation that emerged from a proposed convention center on the west side, which led to the demolition of existing residential buildings. The SCD included a core Preservation Area in which no residential buildings could be demolished.
- From 1987 to the present, there has been an ongoing loss of affordable housing units through illegal demolition
- **NYC Dept. of Buildings Established 20% Threshold for Structural Removal (1987):** In response to the actions of a building owner in 1987, DOB issued an internal policy memo stating that an alteration which removed 20% or more of the structure in a residential building in the SCD would constitute a partial demolition and would therefore be subject to Special Permit requirements.
- **SCD Rezoning (1990):** In June 1990, language from the DOB internal policy memo was incorporated into the zoning resolution (NYCZR Sec. 96-108), making clear that a building in the SCD undergoing alteration *“is to be substantially preserved and requires an alteration permit to allow the removal and replacement of 20 percent or more of the #floor area#.”*
- **City Planning Commission Report (1990):** The City Planning Commission issued a report on the proposed zoning text amendments to reinforce the anti-demolition language for the SCD. As a result of this ULURP, the twenty percent threshold became codified in the Zoning Resolution, which noted that a special permit is required not only for full demolition of residential buildings in the SCD, but also for removal and replacement, of more than 20% of a building.
- **Westside Rezonings (2005 & 2009):** The demolition restriction for residential buildings was extended to the other three Special Zoning Districts in MCD4: Garment Center, Hudson Yards, and West Chelsea. That action protected 1,382 units in 122 buildings.

# Illegal Demolition in Special Clinton District



# Illegal Demolition in Special Hudson Yards, Garment Center & West Chelsea Districts





# Illegal Demolition

**500 W28th St**



2009



2011



2021

**317-319 W35th St**



2009



2019



2021

# Illegal Demolition

**319-321 W38th St**



2011



2016



2021

**253 10<sup>th</sup> Ave**



2009



2017



2021

# Illegal Demolition

Building Address	Owner	Date Demolished	Buildings	Units	Special District	Status
<b>485-491, 497 9<sup>th</sup> Avenue</b>	Martin Fine (prior), David Israeli (current)	1995-2015	5	20	Hudson Yards	Demolition work started without permits, creating structural problems; DOB then found buildings structurally unsound; demolished
<b>319-321 West 38<sup>th</sup> Street</b>	319 West 38th Street LLC	2015	2	18	Garment Center	Tenants vacated; building partially demolished
<b>500 West 22<sup>nd</sup> Street AKA 197 10<sup>th</sup> Ave</b>	SREP Tenth Avenue Venture LLC	2015-2016	3	12	West Chelsea	Tenants vacated; permits revoked
<b>821 9<sup>th</sup> Ave</b>	Joe G & Sons LLC	2012-2016	1	6	Clinton	Tenants vacated; building demolished and new building built in its place
<b>317-319 West 35<sup>th</sup> Street</b>	Wei Hong Hu under the H Hotel LLC	2016-2020	2	28	Garment Center	Tenants vacated; permits revoked
<b>500 West 28<sup>th</sup> Street</b>	Related	2016	1	6	West Chelsea	Tenants vacated; Owner did not obtain CONH from HPD; demolished
<b>355-357 West 39<sup>th</sup> Street</b>	355 39 <sup>th</sup> Street LLC	2017	3	8	Hudson Yards	Some tenants still occupy building; demolition and new building applications approved on 11/22/16 and 12/6/16, respectively
<b>253 10<sup>th</sup> Avenue</b>		2017	1	6	Chelsea	Tenants vacated; building demolished
<b>335-337 West 55<sup>th</sup> Street</b>	335-337 West 55 St LLC	2013-2017	2	28	Clinton	Tenants vacated; building demolished and new building under construction
<b>412 West 46<sup>th</sup> Street</b>	Highpoint Associates XII	2016	1	15	Clinton	Tenants vacated; building interior demolished
<b>343 West 47th Street</b>	343 West 47th LLC	2021	1	4	Clinton	4/28/21 DOB Stop Work Order, 8/27/21 FDNY responded to fire; water infiltration and rodents, has not been sealed.
			22	151		

# Illegal Demolition Next Steps

- Establish special unit within the Department of Buildings to deal with immediate enforcement to prevent illegal demolition
- Develop a zoning mechanism to cure and/or deter illegal demolition
- Zoning mechanism should be consistent with the Special Clinton District Cure for Harassment; e.g., a Cure for Illegal Demolition.
- The proposed Cure for Illegal Demolition should require replacement with 40% permanent affordable housing

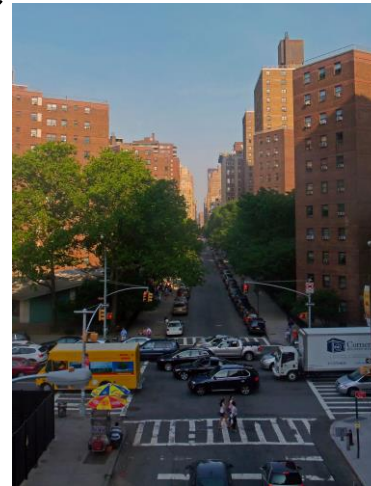


# Chelsea NYCHA Elliott-Chelsea & Fulton Houses

# Chelsea NYCHA – Elliott-Chelsea & Fulton Houses



Elliott-Chelsea Houses



Fulton Houses



# Chelsea NYCHA – Elliott-Chelsea & Fulton Houses

**Program:** Permanent Affordability Commitment Together (PACT) program

**Block:** 723-724 and 714-717

**Lot:** Multiple

**Zoning:** R8, C2-5

**Project Description:**

- Chelsea NYCHA Working Group convened between Spring 2019 – 2021, after 18 months of weekly meetings, the group issued its [report](#) in Feb 2021, and NYCHA announced its RFP in April 2021
- Working Group determined \$366M required to address critical repairs for ~2,071 NYCHA units for low and very-low-income families earning up to \$35,000-\$40,000 in the Fulton, Chelsea, Chelsea Addition, and Elliott Houses. The Working Group's recommended strategies: PACT conversion, the construction of new mixed-income housing, ground floor retail conversions and the construction of commercial space, community facility development, funds from the City Council, and funds from the West Chelsea Affordable Housing Fund, if available. It also includes a commitment to construct spaces for community services.

**Developer:** Related

**Units & Income Bands:**

Units	Below 60% AMI	Total
	2,071	2,071

**Affordability Period:** Permanent

**Public Approvals:** full community process through establishment of the Chelsea NYCHA Working Group

**Financing:** Public financing, TDR, ground floor retail & community facilities development, resident management corporations, West Chelsea Affordable Housing Fund, Mixed-income residential infill, PACT Conversion

**Projected Start Date:** TBD

**Projected Completion Date:** TBD



Fulton Houses



Elliott-Chelsea Houses

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

Manhattan Community District 4 Affordable Housing Plan



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

- Buildings constructed with City or State tax-exempt bonds are coupled with a 421-a real estate tax exemption for the production of affordable housing
- Tax exemptions have durations of 10-25 years
- Upon expiration of the 421a tax exemption, affordability is no longer required upon vacancy
- Between 2022 and 2027, there will be 1,088 affordable units at risk of becoming market rate
- CB4 proposes to work with the NYS Legislature to develop strategies, mechanisms and tax incentives to create permanent affordability on these 1,058 affordable units

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



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

Project Name	Address	Year Built	Total # Units	Total # AH	# Perm. AH	# Expiring AH	421-a Exp Date	Funding Sources
<b>The Helux</b>	520 W 43rd St	1996	375	76	-	76	2019/2020	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
<b>1 River Place</b>	650 42nd St	1999	921	184	-	184	1/31/2023	421-a Tax Exemption
<b>Chelsea Place</b>	363 W 30th St	2000	76	16	-	16	1/31/2023	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
<b>Archstone West</b>	505 W 54th St	2000	222	45	-	45	1/31/2023	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
<b>Chelsea Centro</b>	200 W 26th St	2000	356	71	-	71	1/31/2023	421-a Tax Exemption, HDC Loan
<b>The Westminster</b>	180 W 20th St	2000	256	56	-	56	2/28/2024	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
<b>Theater Row</b>	424 W 42nd St	2000	264	54	-	54	2/28/2024	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
<b>The Tate</b>	535 W 23rd St	2001	313	63	-	63	2/28/2024	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
<b>Beta West</b>	321 W 54th St	2001	109	22	-	22	2/28/2024	421-a Tax Exemption
<b>Ivy Tower</b>	350 W 43rd St	2001	320	64	-	64	2/28/2024	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
<b>The Victory</b>	501 W 41st St	2001	418	100	16	84	4/30/2026	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan, Inclusionary Zoning

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

Project Name	Address	Year Built	Total # Units	Total # AH	# Perm. AH	# Exp. AH	421-a Exp. Date	Funding Sources
The Clinton Hudson Crossing	520 W 48th St	2002	109	23	-	23	3/31/2023	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
360 West 43rd Street	400 W 37th St	2002	259	52	-	52	3/31/2025	421-a Tax Exemption, HDC Loan
	360 W 43rd St	2002	256	51	-	51	3/31/2025	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
The Westport	511 W 55th St	2002	371	77	-	77	4/30/2026	LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
The Helena	601 W 57th St	2003	597	120	-	120	6/30/2026	4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
The Nicole Avalon	400 W 55th St	2003	149	30	-	30	5/31/2027	4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
Clinton Avalon	515 W 52nd St	2005	339	68	-	68	7/31/2029	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Clinton	510 W 52nd St	2005	288	60	-	60	8/31/2030	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Casa River Place II	155 W 21st St	2005	108	22	-	22	8/31/2030	LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan
	600 W 42nd St	2005	1276	234	-	234	10/31/2032	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Gotham West	550 W 45th St	2011	1,210	675	600	75	9/30/2048	LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan
Total			9,345	2314	616	1,698		



# Affordable Preservation Summary

Units	Total AH Units	AMI								
		40%	50%	60%	80%	100%	125%	135%	165%	175%
Illegal Demolition	(151)									
Chelsea NYCHA	2,071		2,071*							
Expiring 421A Agreements	1,698			1,646	52					
<b>Total</b>	<b>3,769</b>		<b>2,071</b>	<b>1,646</b>	<b>52</b>					
<b>Percentage</b>			<b>55%</b>	<b>44%</b>	<b>1%</b>					

\*2,071 for low and very-low-income Chelsea NYCHA Units at 50% AMI

# Proposed Rezoning and Zoning Text Amendments

Manhattan Community District 4's Affordable Housing Plan

# Proposed Special West Chelsea District Expansion

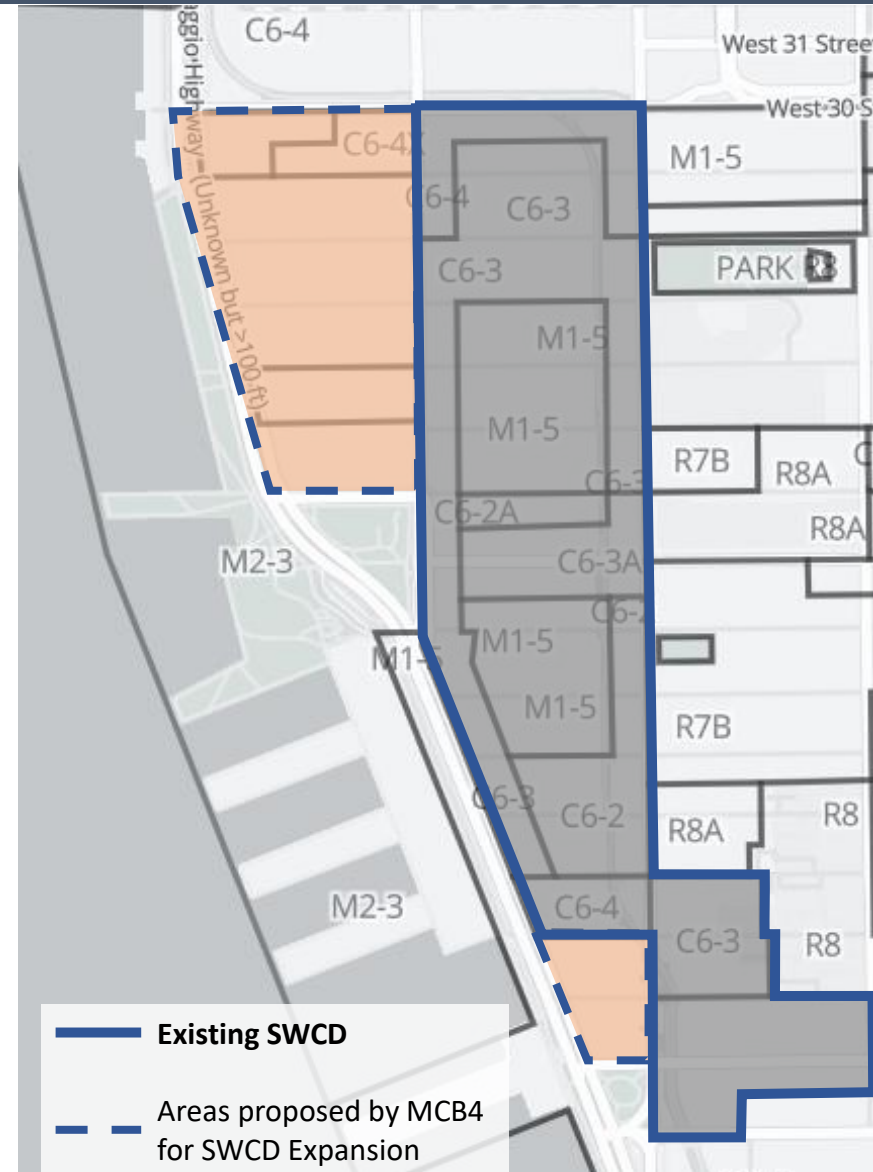
Manhattan Community District 4's Affordable Housing Plan

# Expansion of Special West Chelsea District Proposed - 2012

## 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





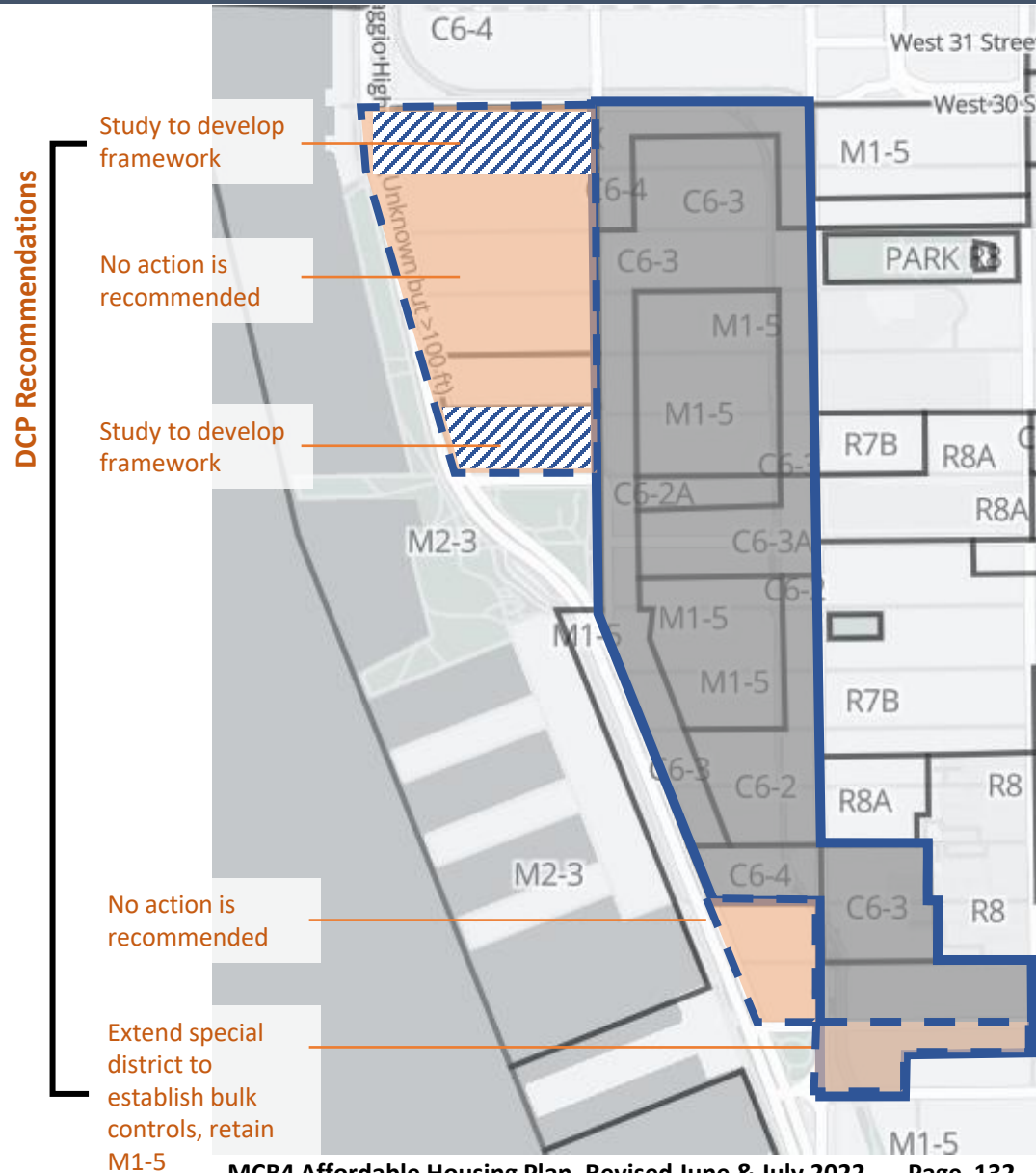
# Expansion of Special West Chelsea District City Response - 2013

## 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:

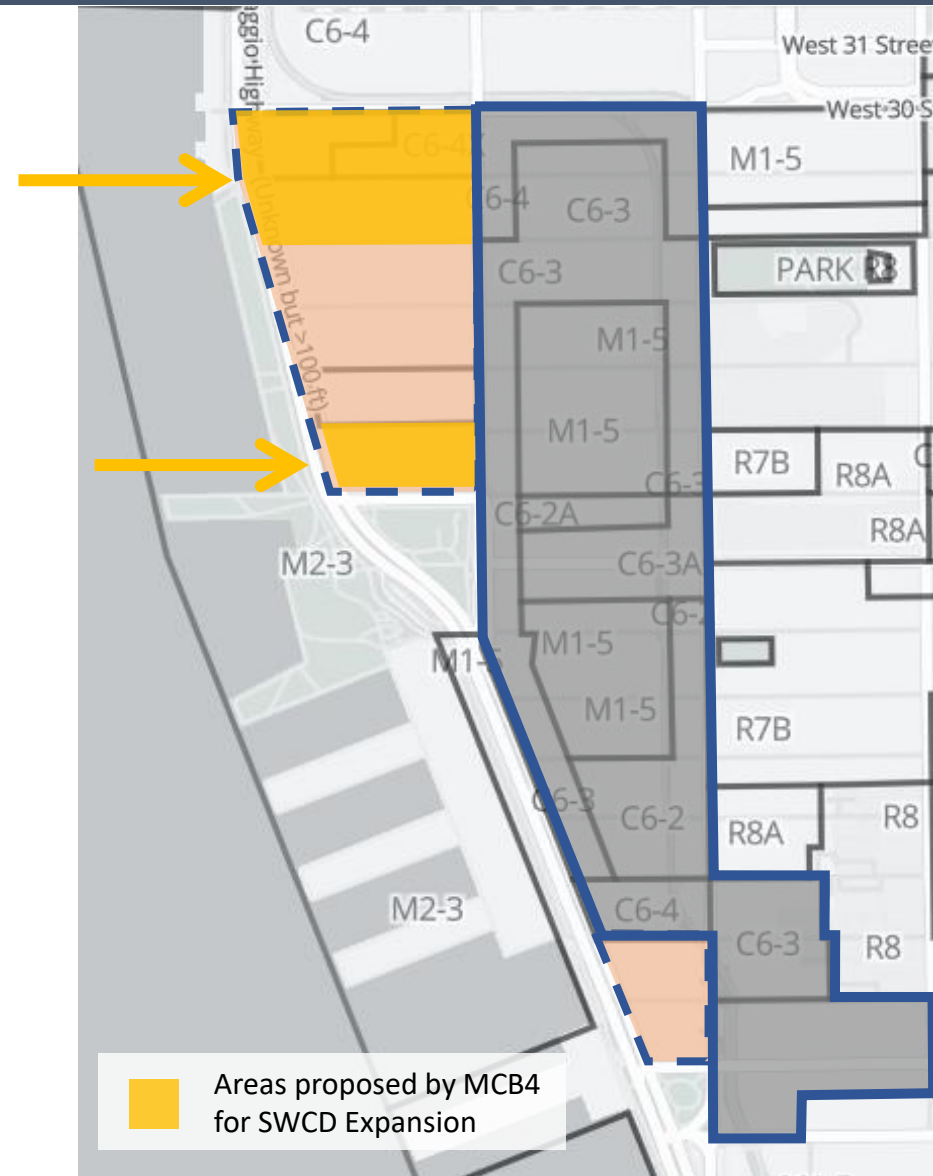
- No action in certain areas, further study in other areas
- Expansion of the SWCD in the southern portion along W 15<sup>th</sup> Street between 10<sup>th</sup> and 11<sup>th</sup> Avenues by:
  - Imposing height and setback limits
  - Allowing for new hotel developments only by special permits



# Expansion of Special West Chelsea District Proposed - 2014

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

- Rezone the blocks between W 28<sup>th</sup>/30<sup>th</sup> Streets and W 24<sup>th</sup>/25<sup>th</sup> Street between 11<sup>th</sup> and 12<sup>th</sup> 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



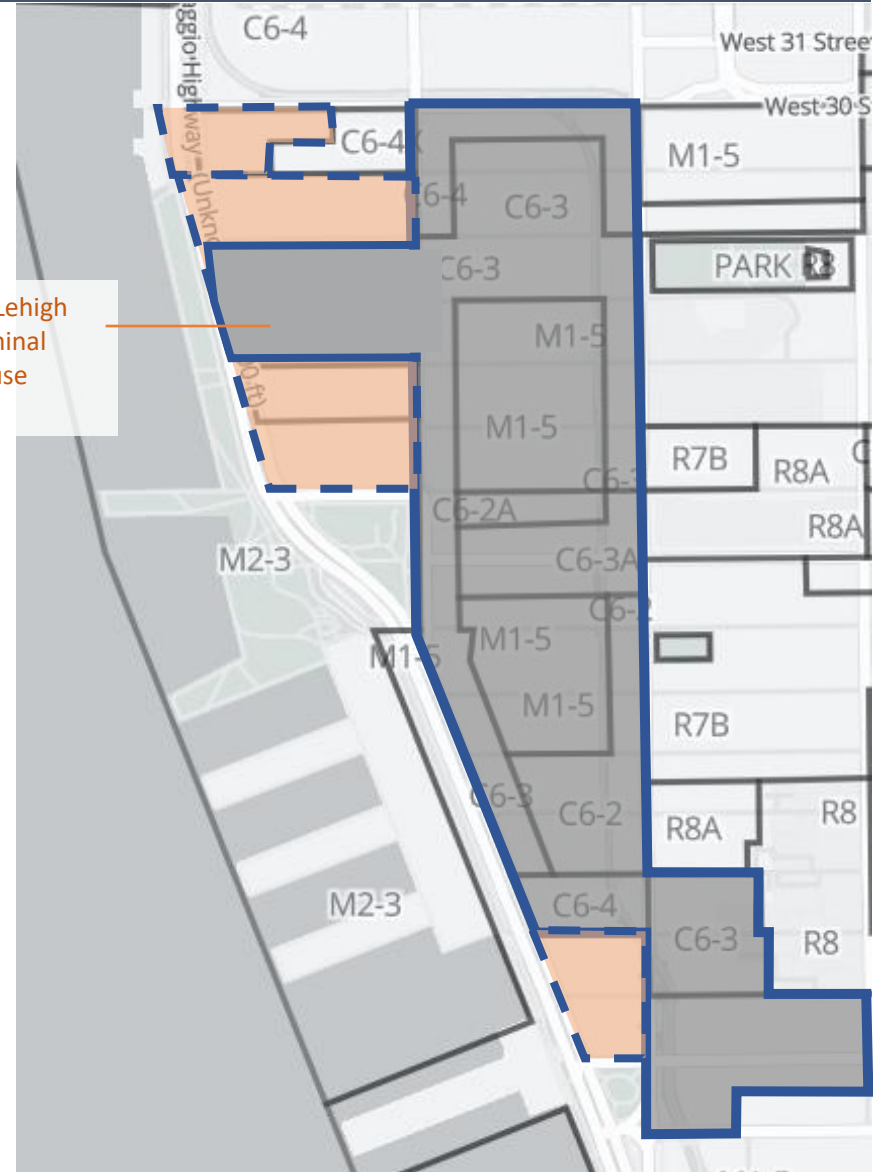
# Expansion of Special West Chelsea District Rezoning - 2021

## Starrett-Lehigh and Terminal Warehouse Rezoning ULURP No. C210408 ZMM and N210409 ZRM (adopted Dec. 2021):

- A zoning map amendment added the project area to the Special West Chelsea District and created a new subarea (Subarea K), and a rezoning from M2-3 to M2-4 facilitated a broader range of uses. FAR increased from 2.0 to 5.0
- A zoning text amendment modified certain use, bulk, loading, and signage requirements
- No housing developed

- Current SWCD
- - Areas proposed by MCB4 for SWCD Expansion

Starrett-Lehigh  
and Terminal  
Warehouse  
Rezoning



# Expansion of Special West Chelsea District Proposed - 2022

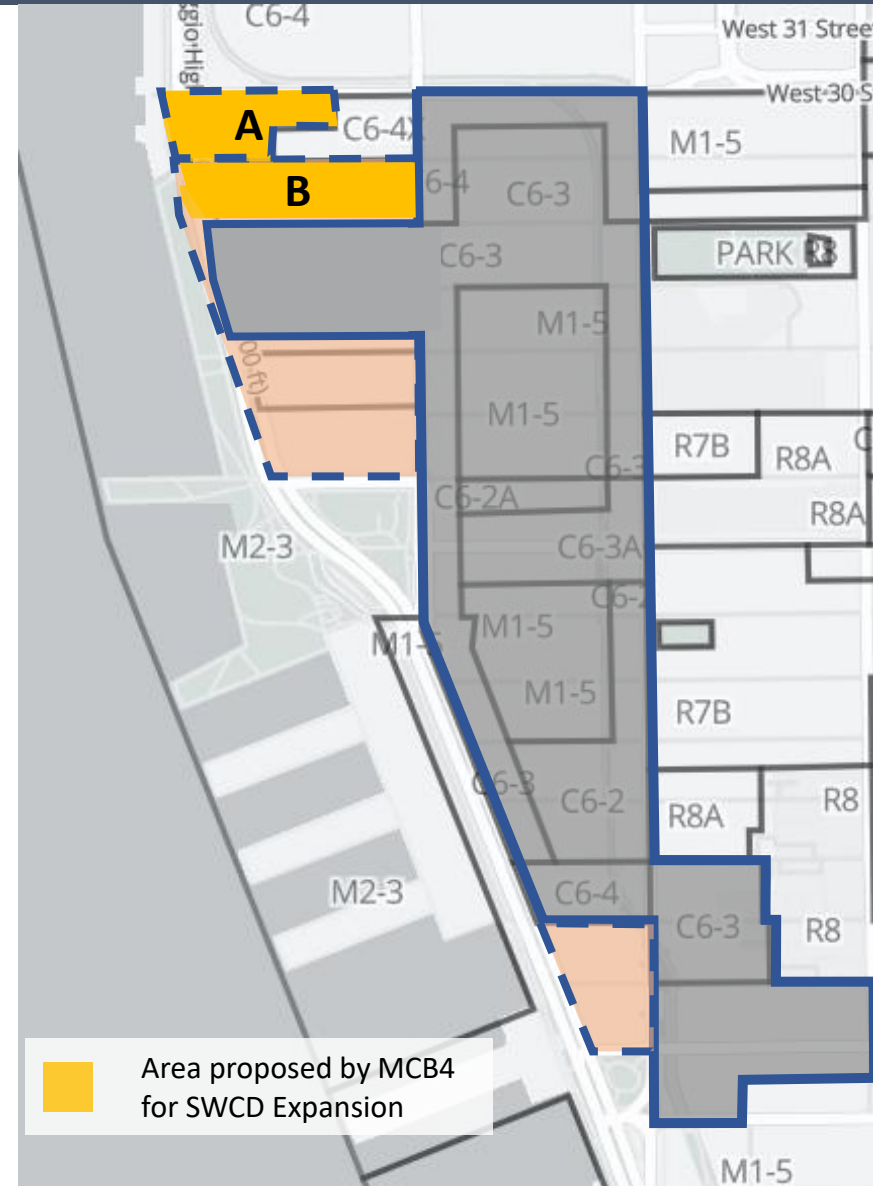
**Area A: West 29th to West 30th Streets, 11th and 12th Avenues (Portion of Block 675)**

**Area B: West 28th to West 29th Streets, 11th and 12th Avenues (Block 674, Con Edison Site)**

## Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone Areas to C6-4 (12 FAR)
- Require slender buildings due to riverfront site
- Provide 12 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 building height and bulk restrictions
- Produce **917** new affordable units

(Note: **Blocks 675 and 674** housing unit totals are included in Hudson River Park Transfer of Development Rights section, below, but the units will not be double-counted in the Plan's Grand Total)





# Expansion of Special West Chelsea District Proposed - 2022

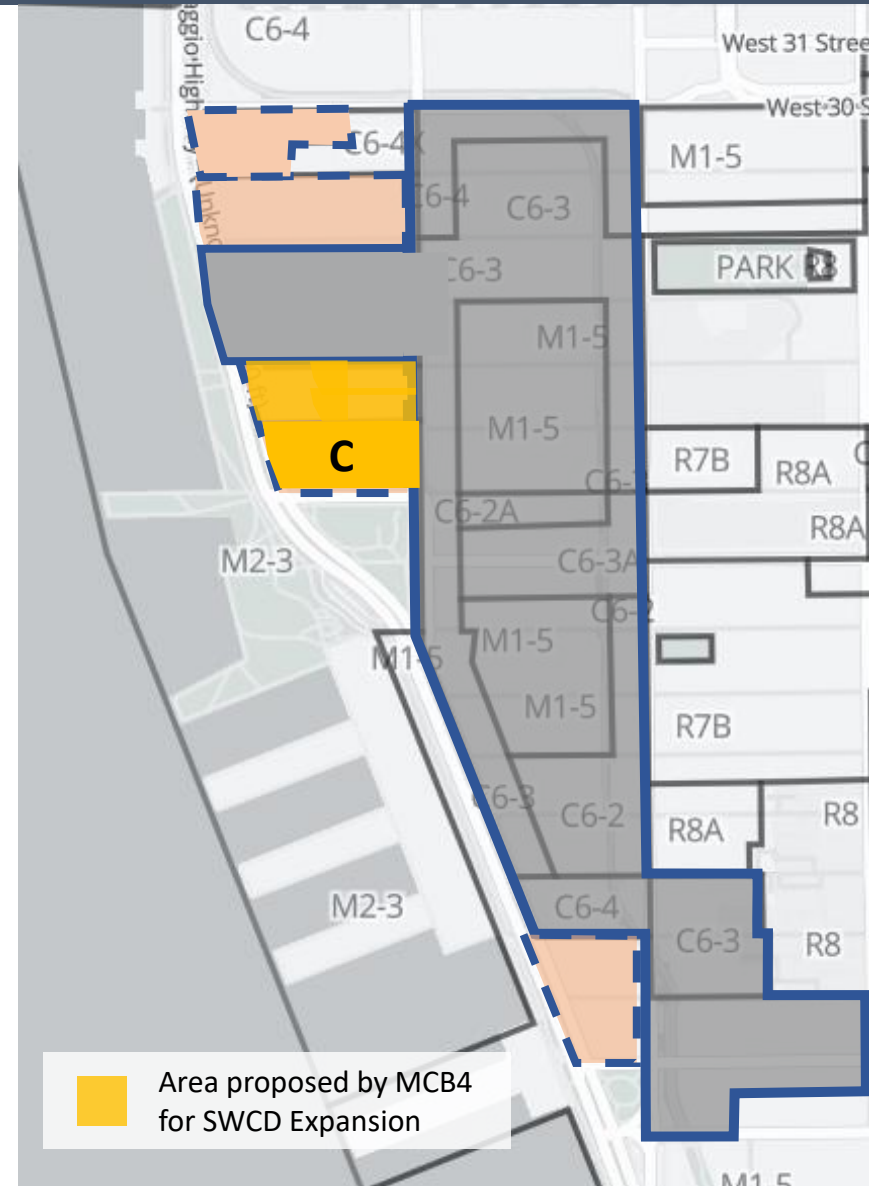
## Area C: West 24th and West 26th Streets between 11th and 12th Avenues (Block 670)

### Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone block from M2-3 / M1-5 (2 FAR) to C6-3 (7.5 FAR)
- Require a 2 FAR of industrial use before residential use

### Special Text Requirements:

- Include 11th Avenue frontage into Subarea C (height limit of 250 feet)
- Require slender buildings due to riverfront site
- Include building height and bulk restrictions
- Restore the former W 25th Street (between 11th and 12th Avenues as a public access corridor to Hudson River Park
- Produce **442** permanently affordable low- and moderate income apartments



# Expansion of Special West Chelsea District Proposed - 2022

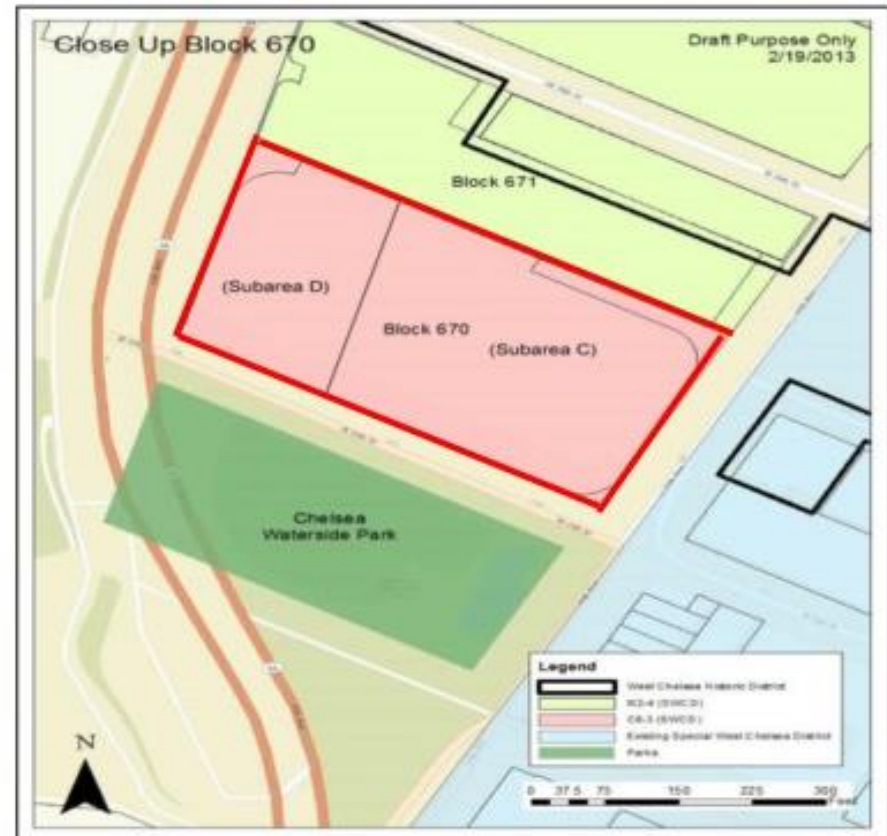
## Proposed Rezoning of W 24<sup>th</sup> and W 25<sup>th</sup> Streets between 11<sup>th</sup> and 12<sup>th</sup> Avenues

### 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 11<sup>th</sup> 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 25<sup>th</sup> Street (between 11<sup>th</sup> and 12<sup>th</sup> Avenues as a public access corridor to Hudson River Park



# Expansion of Special West Chelsea District

Name/Address	Block	Lot Area	Ext Zoning District	Ext Res. FAR	Existing Commercial FAR	Existing Max. FAR	Proposed Zoning	**Proposed Res. FAR	Proposed Industrial FAR	Proposed Max. FAR	Total Residential Floor Area Currently Permitted	Total Commercial Floor Area Currently Permitted	Total Res. Units Permitted	Total Proposed Max. Residential Floor Area	Total Proposed Min. Industrial Floor Area	***Total Proposed Units	****Total Proposed Affordable Units
Area A. W29th to W30th Streets, 11th and 12th Ave*	675	113,157	M1-6	0	2	2	C6-4	12	2	12	0	226,314	0	1,357,884	226,314	1,231	369
Area B. Con Ed Site W28th/W29th, between 11th and 12th Ave*	674	155,106	M2-3	0	2	2	C6-4	10	2	12	0	310,212	0	1,551,060	310,212	1,825	548
Area C. USPS Site W24th/W25th, between 11th and 12th Ave	670	246,200	M1-5	0	2	2	C6-3	5.5	2	7.5	0	492,400	0	1,354,100	492,400	1,474	442
Area D. W15-17th Streets, 10th and 11th Ave	687, 688	105,043	M1-5	0	2	2	C6-4	12	2	12	0	210,086	0	1,260,516	210,086	1,372	412
<b>Total</b>		<b>619,506</b>		<b>0</b>							<b>0</b>	<b>1,239,012</b>	<b>0</b>	<b>5,523,560</b>	<b>1,239,012</b>	<b>5,902</b>	<b>1,771</b>

\* Proposed units accounted for in this section overlap with the Hudson River Park TDR Section. The Summary: Zoning and Text Amendments (page 124) does not double count that overlap.

\*\*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)

# Hudson River Park Transfer of Development Rights - Proposed Receiving Sites for Affordable Housing

Manhattan Community District 4 Affordable Housing Plan



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

## Hudson River Park Transfer of Development Rights (HRP TDR)

The Hudson River Park Special District was created to promote the repair and rehabilitation of piers, bulkheads, and infrastructure and their development with air rights transfers from adjacent properties within the district.

- In Hudson River Park Special District, create new receiving sites and overlay on top of existing Special Districts (Hudson Yards, West Chelsea, and Clinton)
  - Overlapping Special Districts currently exist along the 8<sup>th</sup> Avenue and 42<sup>nd</sup> 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 in equal amounts with Inclusionary Housing bonus (30% affordable)
  - b) Rezoning to allow for residential development from Manufacturing to Commercial Zones
- Hudson River Park contains a finite amount of development rights to transfer; thus, receiving site FAR depends on balance of HRP development rights available at the time of development



### FAR Stack Example:

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

# Hudson River Park: Transfer of Development Rights Receiving Site

**Block 675--West 29<sup>th</sup> to West 30<sup>th</sup> Streets, 11<sup>th</sup> and 12<sup>th</sup> Avenues**

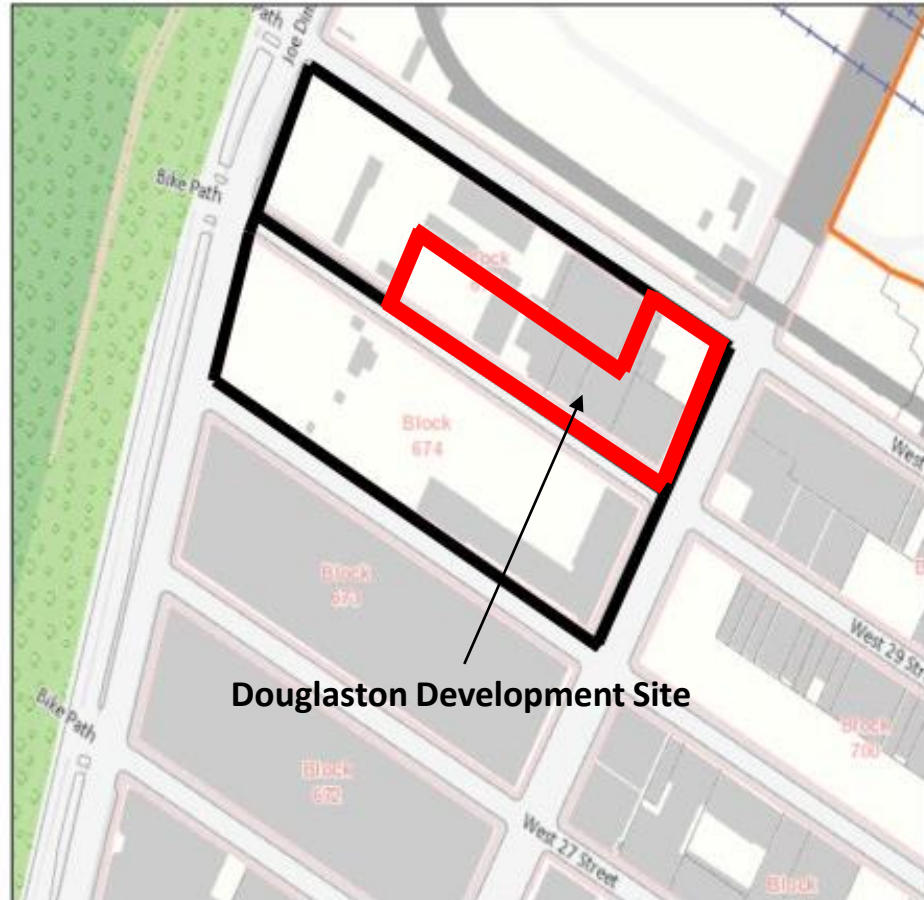
**Douglaston Site**

**Completed Transaction, Rezoned 2018**

**Special Hudson River Park District**

- C6-4, R10 equivalent
- 601 W29th Douglaston Site (construction started Mar. 2019, to be complete Dec. 2023)
- TDR sale generated appx. \$37M for the Hudson River Park Trust, plus an additional \$3M negotiated contribution to HRPT
- Douglaston site will produce a total of 931 units, including **234** affordable units (25% affordable)

(Note: **Block 675, 601 W29th St** housing unit totals are included in Sites Under Construction section, above, but the units will not be double-counted in the Plan's Grand Total)



# Hudson River Park: Transfer of Development Rights Receiving Site

**Block 675--West 29<sup>th</sup> to West 30<sup>th</sup> Streets, 11<sup>th</sup> and 12<sup>th</sup> Avenues**

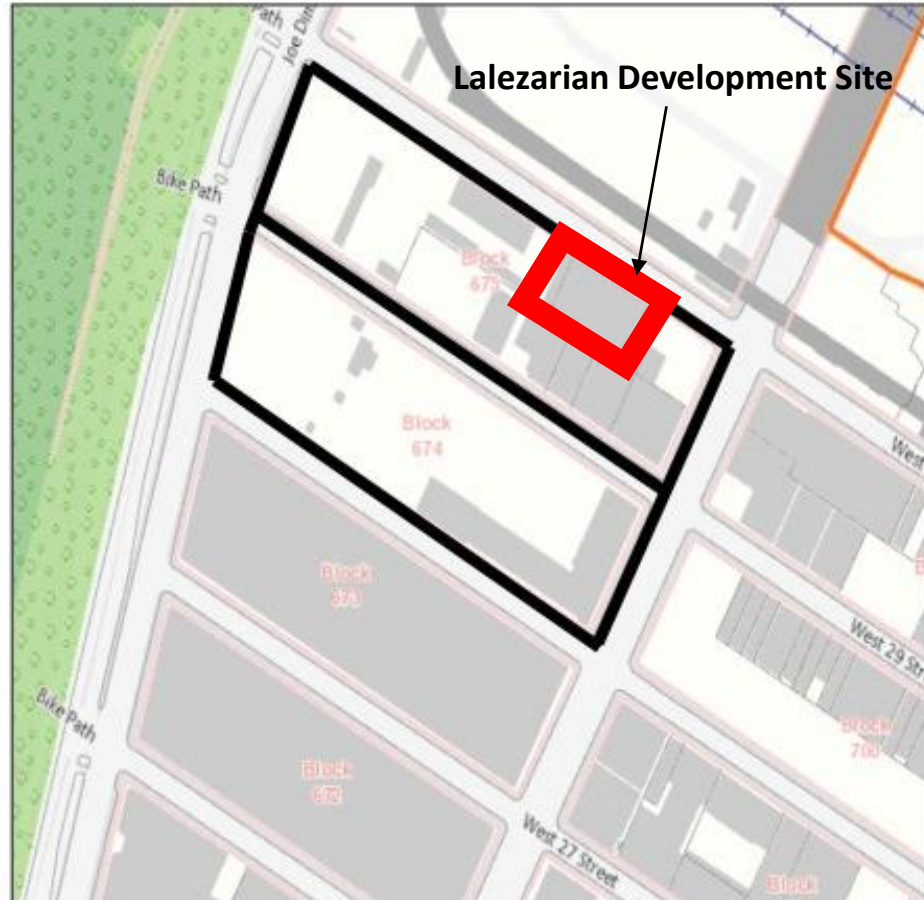
**Lalezarian Site**

**Completed Transaction, Rezoned 2018**

**Special Hudson River Park District**

- C6-4, R10 equivalent
- 606 W30th St Lalezarian Sites (construction started Mar. 2019, to be complete Dec. 2023)
- TDR sale generated \$11.2M for the Hudson River Park Trust, plus an additional \$1M negotiated contribution to the HRPT
- Lalezarian site will produce an estimated total of 218 units, including **55** affordable units (25% affordable)

(Note: **Block 675, 606 W30th St** housing unit totals are included in Sites Under Construction section, above, but the units will not be double-counted in the Plan's Grand Total)



# Hudson River Park: Transfer of Development Rights Proposed Receiving Site

## Block 675--West 29<sup>th</sup> to West 30<sup>th</sup> Streets, 11<sup>th</sup> and 12<sup>th</sup> Avenues

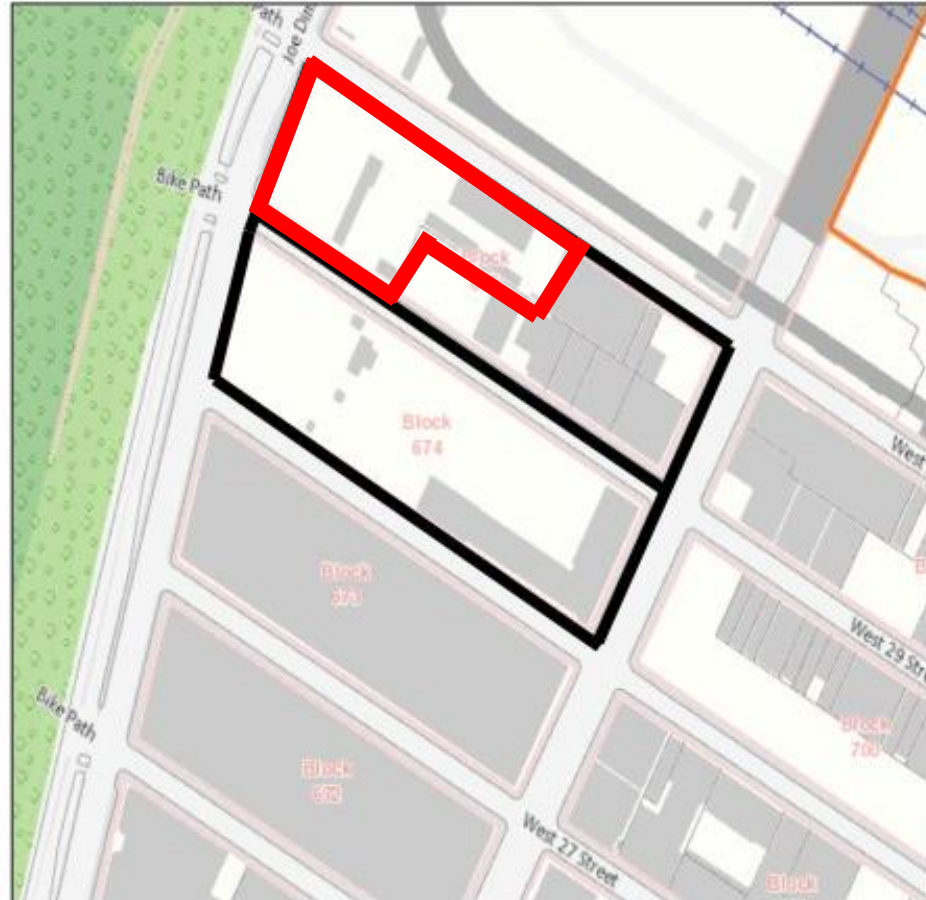
### Georgetown Site

#### Special Hudson River Park District

Currently encumbered by Gateway infrastructure, there will be a vent building (SW corner) and the majority of the site will be developed

#### Preliminary Recommendations:

- Partially rezone for residential development and require Inclusionary Housing (30% affordability)
- **Rezone blocks from M1-6 (10 FAR) to C6-4 (12 FAR)**
- 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 building height and bulk restrictions
- Western portion would produce 1,231 units, including **369** new affordable low, moderate & middle-income housing units





# Hudson River Park: Transfer of Development Rights Proposed Receiving Site

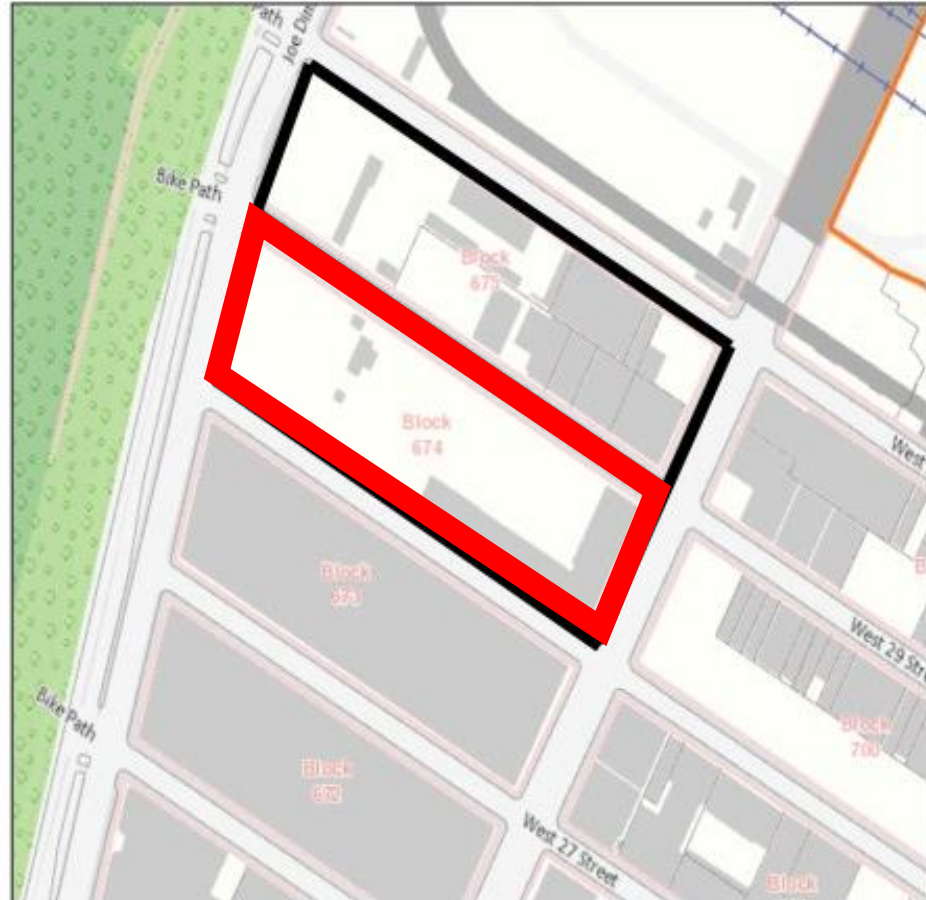
**West 28<sup>th</sup> to West 29<sup>th</sup> Streets, 11<sup>th</sup> and 12<sup>th</sup> Avenues**

**Block 674**

**Special Hudson River Park District**

## Preliminary Recommendations:

- Rezone for residential development and require Inclusionary Housing (30% affordability)
- **Rezone blocks from M2-3 (10 FAR) to C6-4 (12 FAR)**
- Maintain 2 FAR industrial use for Con Ed maintenance and storage facility
- 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 building height and bulk restrictions
- Would produce 1,825 housing units, including **548** new affordable housing units



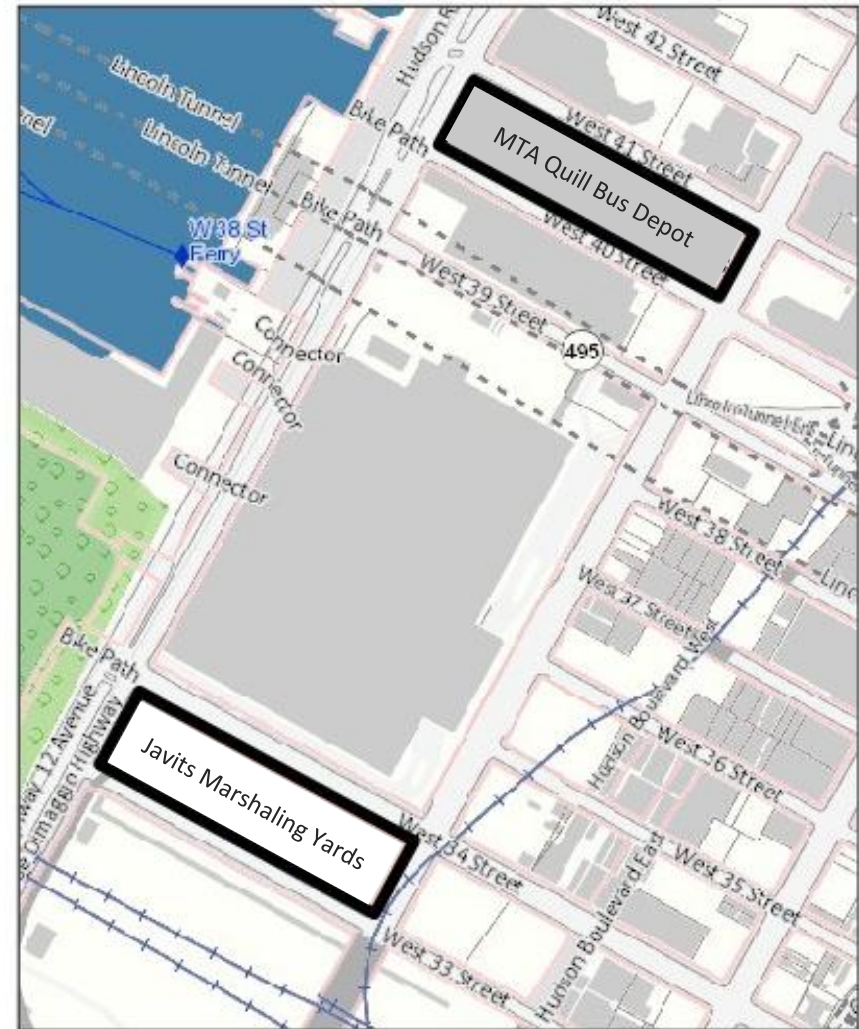
# Hudson River Park: Transfer of Development Rights Proposed Receiving Sites

## West 33<sup>rd</sup> to 34<sup>th</sup> and West 40<sup>th</sup> to 41<sup>st</sup> Streets between 11<sup>th</sup> and 10<sup>th</sup> 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 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 building height and bulk restrictions
- MTA Quill Bus Depot site would produce 1,821 housing units, including **567** new affordable low, moderate & middle income housing units
- Javits Marshaling Yards site would produce 2,063 housing units, including **618** new affordable low, moderate & middle income housing units

(Note: **Quill Site** and **Javits Site** housing unit totals are also included in ESD/State Controlled Development Pipeline section, above, but the units will not be double-counted in the Plan's Grand Total)

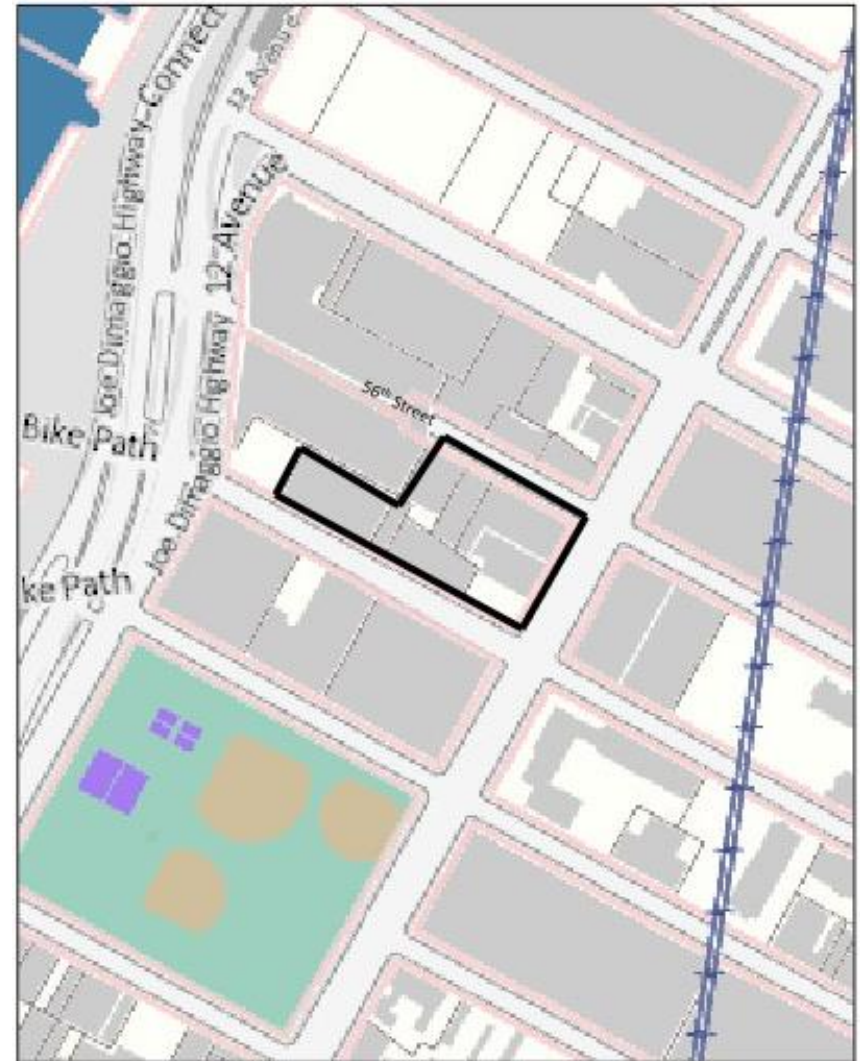


# Hudson River Park: Transfer of Development Rights Proposed Receiving Site

## West 55<sup>TH</sup> and West 56<sup>th</sup> Streets between 11<sup>th</sup> and 12<sup>th</sup> 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 TDR
- Include building height and bulk restrictions
- Include zoning text allowing the development of hotels only by special permit
- Produce 793 housing units, including **238** affordable low, moderate & middle income housing units





# Hudson River Park: Transfer of Development Rights

## Proposed Receiving Sites

Name/Address	Block	Lot Area	Ext Zoning District	*Existing Res. FAR	Existing Comm. FAR	Exist. Max. FAR	Proposed Zoning	Proposed Max. FAR	Total Res. Floor Area Currently Permitted	Total Commercial Floor Area Currently Permitted	Total Res. Units Permitted	Total Proposed Max. Resi. Floor Area	Total Proposed Min. Industrial Floor Area	***Total Proposed Units	****Total Proposed AH
West 28 <sup>th</sup> -29 <sup>th</sup> St's between 11 <sup>th</sup> & 12 <sup>th</sup> *	674	155,106	M2-3	0	2	2	C6-4	12	0	310,212	0	1,551,060	310,212	1,825	548
West 29 <sup>th</sup> -30 <sup>th</sup> St's between 11 <sup>th</sup> & 12 <sup>th</sup> * (Western portion)	675	113,157	M1-6	0	2	2	C6-4	12	0	226,314	0	1,046,702	226,314	1,231	369
West 55 <sup>th</sup> & 56 <sup>th</sup> St's between 11 <sup>th</sup> & 12 <sup>th</sup> Avenues	1003	72,826	M1-5, M2-3	0	5	5	C6-4	12	0	364,130	0	728,260	145,652	793	238
Javits Center Marshaling Yards 601 W33rd St *	679	158,000	M2-3	0	2	2	C6-4	14	0	316,000	0	1,896,000	316,000	2,063	618
MTA Quill Bus Depot 525 11 <sup>th</sup> Ave*	1088	158,000	M1-5	0	5	5	C6-4	14	0	790,000	0	1,738,000	474,000	1,891	567
<b>Total *****</b>		<b>341,089</b>							<b>0</b>	<b>2,006,656</b>	<b>0</b>	<b>6,960,022</b>	<b>1,472,178</b>	<b>7,803</b>	<b>2,340</b>

\* Proposed units accounted for in this section overlap with the ESD or State Controlled Development Pipeline, Special West Chelsea and Special Clinton District Expansion sections. The Summary: Zoning and Text Amendments (page 124) does not double count that overlap.

\*\*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)

\*\*\*\*\* Note that Hudson River Park has a finite amount of development rights to transfer so the combined development total will be less than shown above



# Proposed Special Hudson Yards District Text Amendments

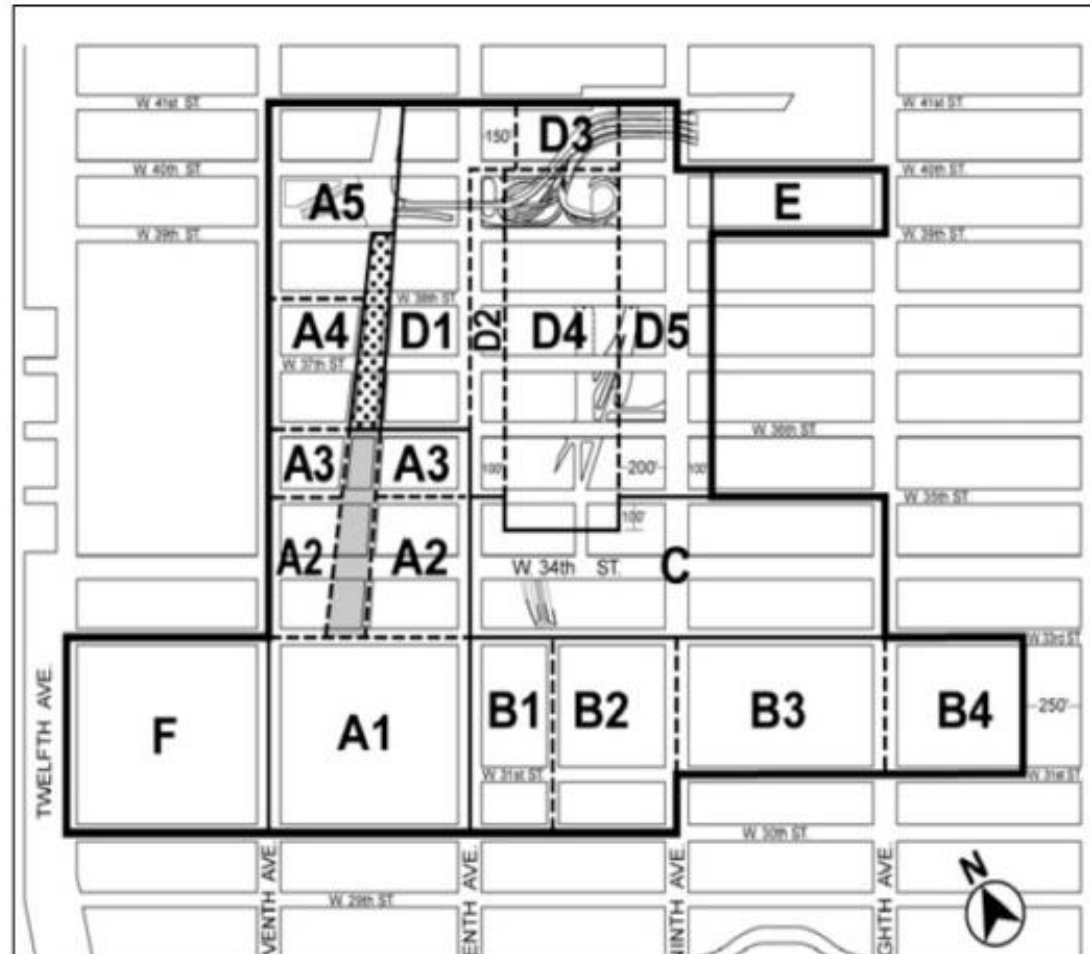
Manhattan Community District 4's Affordable Housing Plan

# 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

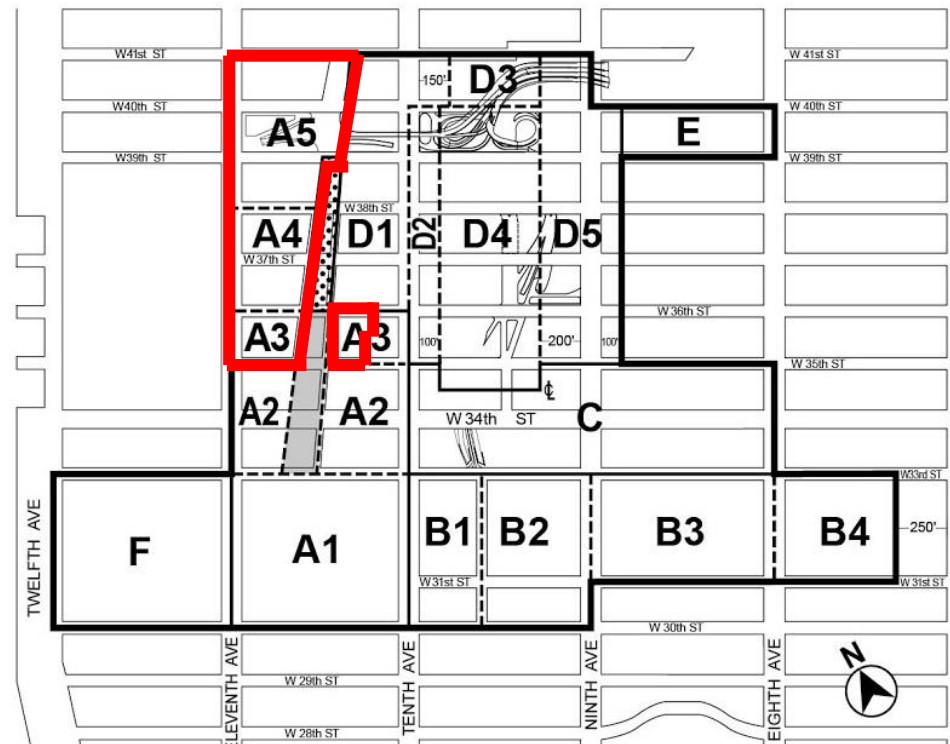


# Proposed Special Hudson Yards District Text Amendments

## Special Hudson Yards District- Area of Proposed Text Amendment

Within Subareas A3, A4, and A5:

- Maintain existing FAR's
  - A3: 24 FAR
  - A4: 21.6 FAR
  - A5: 20 FAR
- Modify requirement to develop commercial FAR prior to a maximum of 6 residential FAR
  - Instead, require 12 residential FAR prior to commercial FAR development
- Require Inclusionary Housing (30% affordability)
- Produce **1,416** low and moderate income housing units



# Proposed Special Hudson Yards District Text Amendments

Site	Zoning Subdistrict	Name/Address	Lot Area	Existing zoning	*Existing Res. FAR	Existing Comm. FAR	Existing Max. FAR	**Proposed Res. FAR	Proposed Comm. FAR	Proposed Max. FAR	Total Residential Floor Area Currently Permitted	Total Commercial Floor Area Currently Permitted	Total Res. Units Permitted	Total Proposed Max. Res. Floor Area	Total Proposed Max. Commercial Floor Area	***Total Proposed Units	****Total Proposed Affordable Units
Site 1	SHYD A3	W35th/W36th, west side 10 <sup>th</sup> Ave	23,400	C6-4	10	10	10	12	12	24	216,450	216,450	255	259,740	259,740	306	92
Site 2	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	784	235
Site 3	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	677	203
Site 4	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	726	218
Site 5	SHYD A5	W38th/W39th, east side 11th Ave	64,000	C6-4	6	20	20	10	10	20	384,000	1,280,000	418	640,000	640,000	696	209
Site 6	SHYD A5	W39th/W40th, east side 11th Ave	63,800	C6-4 C2-8	6	20	20	10	10	20	382,800	1,276,000	417	638,000	638,000	694	208
Site 7	SHYD A5	W40th/W41st, east side 11th Ave	76,736	C6-4	6	20	20	10	10	20	460,416	1,534,720	501	767,360	767,360	835	251
<b>Total</b>			<b>383,906</b>								<b>2,519,886</b>	<b>8,325,562</b>	<b>2,763</b>	<b>4,314,296</b>	<b>4,314,296</b>	<b>4,718</b>	<b>1,416</b>

\*SHYD Requires Minimum Commercial FAR to be built before Residential FAR can be built

\*\*Requires Minimum Residential FAR to be built before Commercial FAR can be built

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

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



# Special Clinton District Proposed Rezoning and Zoning Text Amendments

Manhattan Community District 4 Affordable Housing Plan

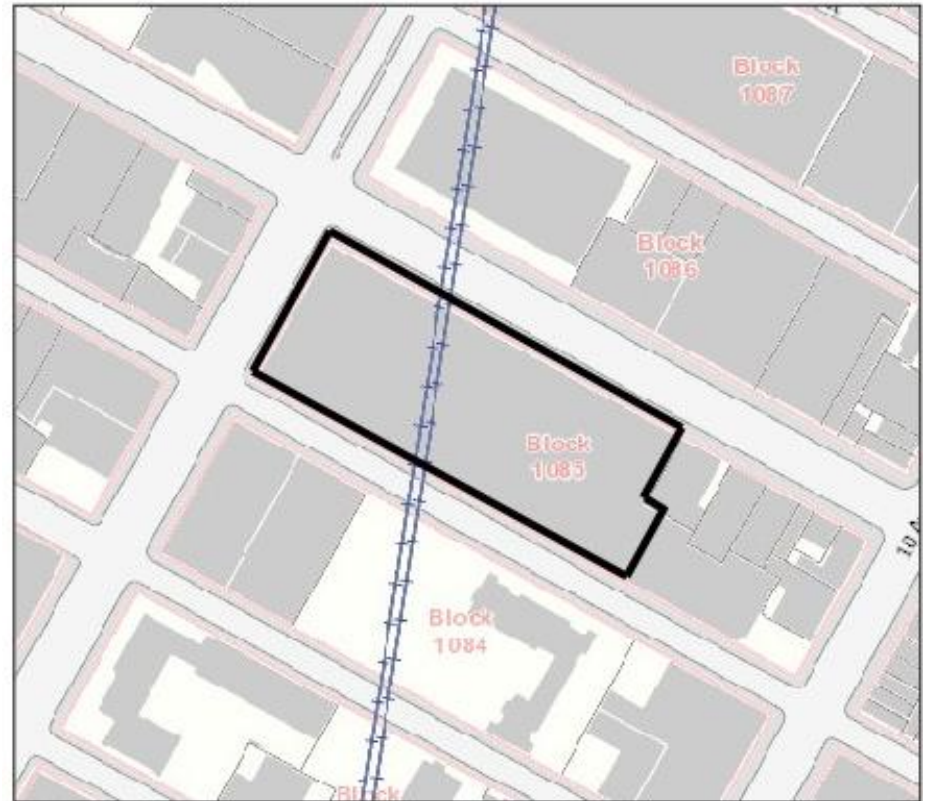
# Special Clinton District Proposed Rezoning and Zoning Text Amendments

## West 56<sup>TH</sup> and West 57<sup>th</sup> Streets between 10<sup>th</sup> and 11<sup>th</sup> Avenues

### Preliminary

### Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone blocks from M1-5 (5 FAR) to R10 (12 FAR)
- Require a 2 FAR industrial use prior to residential use
- Provide 10 FAR residential
- Include building height and bulk restrictions
- Produce **211** affordable low, moderate & middle income housing units



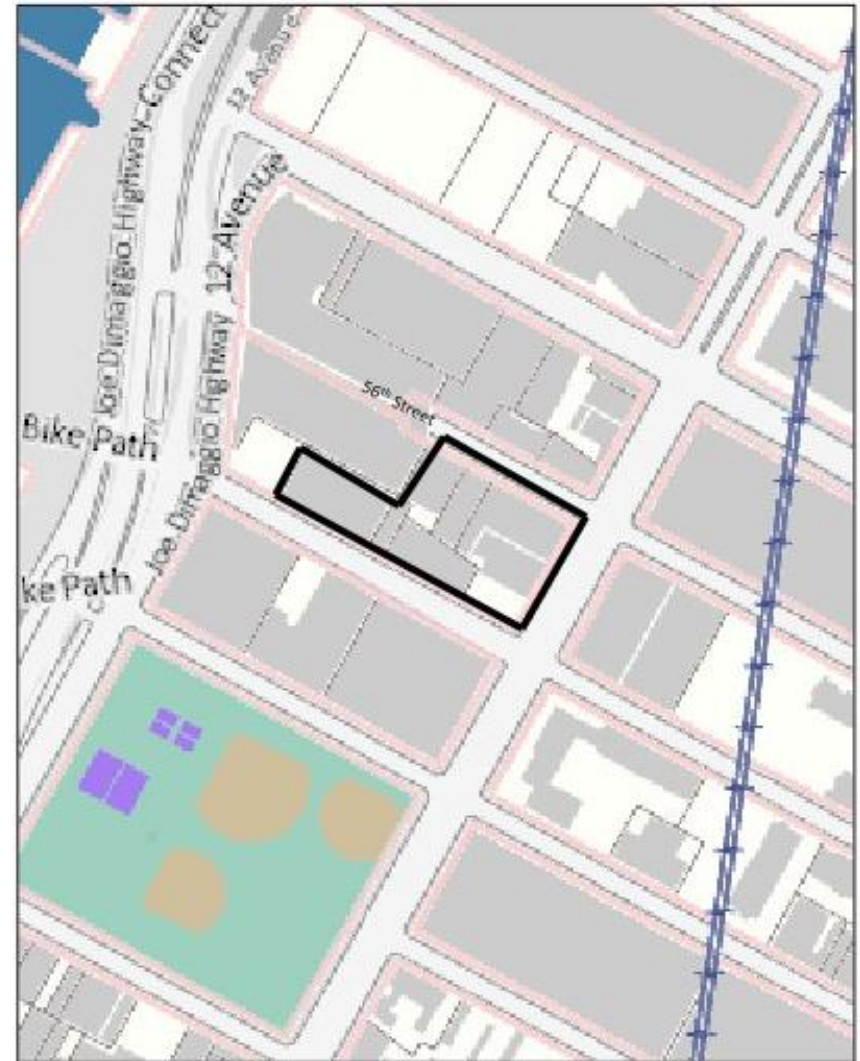
# Special Clinton District Proposed Rezoning and Zoning Text Amendments

## West 55<sup>TH</sup> and West 56<sup>th</sup> Streets between 11<sup>th</sup> and 12<sup>th</sup> 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 TDR
- Include building height and bulk restrictions
- Produce 793 housing units, including **238** affordable low, moderate & middle income housing units

(Note: this Site's housing unit totals are also included in Hudson River Park Transfer of Development Rights - Possible Receiving Sites section, above, but the units will not be double-counted in the Plan's Grand Total)

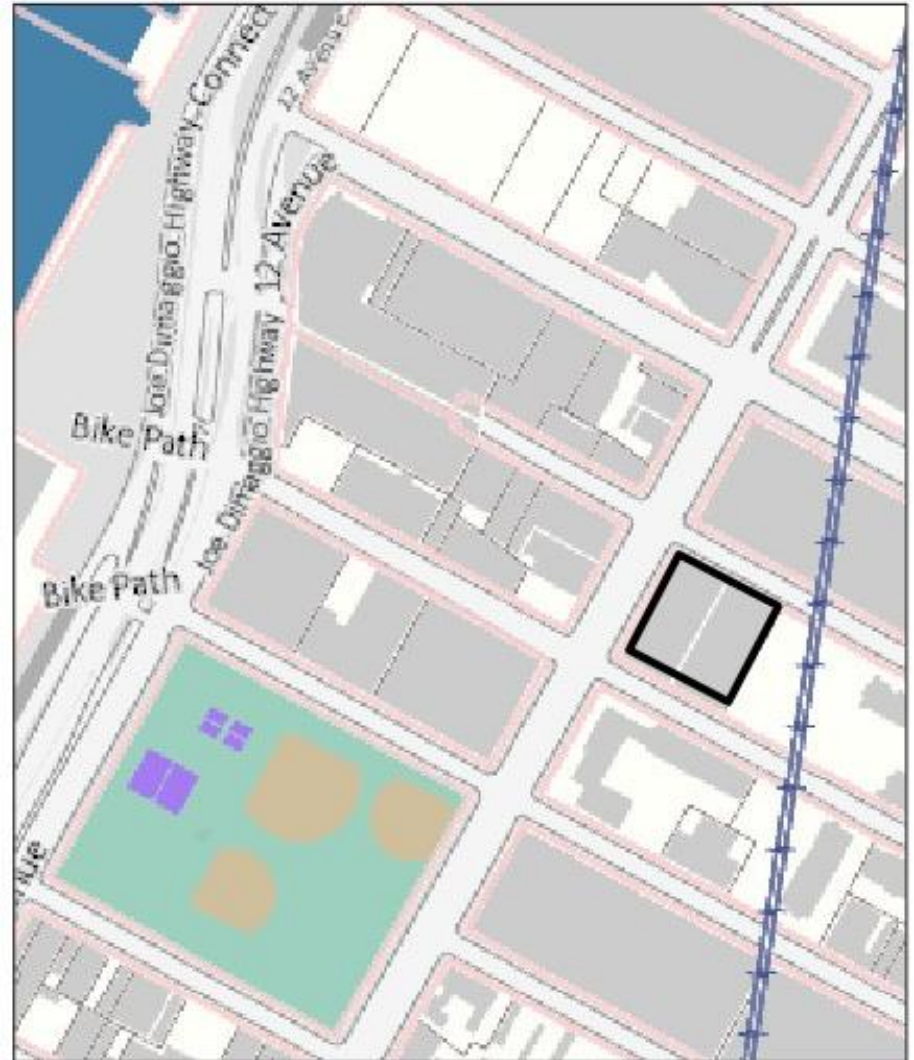


# Special Clinton District Proposed Rezoning and Zoning Text Amendments

## West 55<sup>TH</sup> and West 56<sup>th</sup> Streets between 10<sup>th</sup> and 11<sup>th</sup> Avenues

### Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone blocks from M1-5 (5 FAR) to R10 (12 FAR)
- Require a 2 FAR industrial use prior to residential use
- Provide 10 FAR residential
- Include building height and bulk restrictions
- Produce **79** affordable low, moderate & middle-income housing units



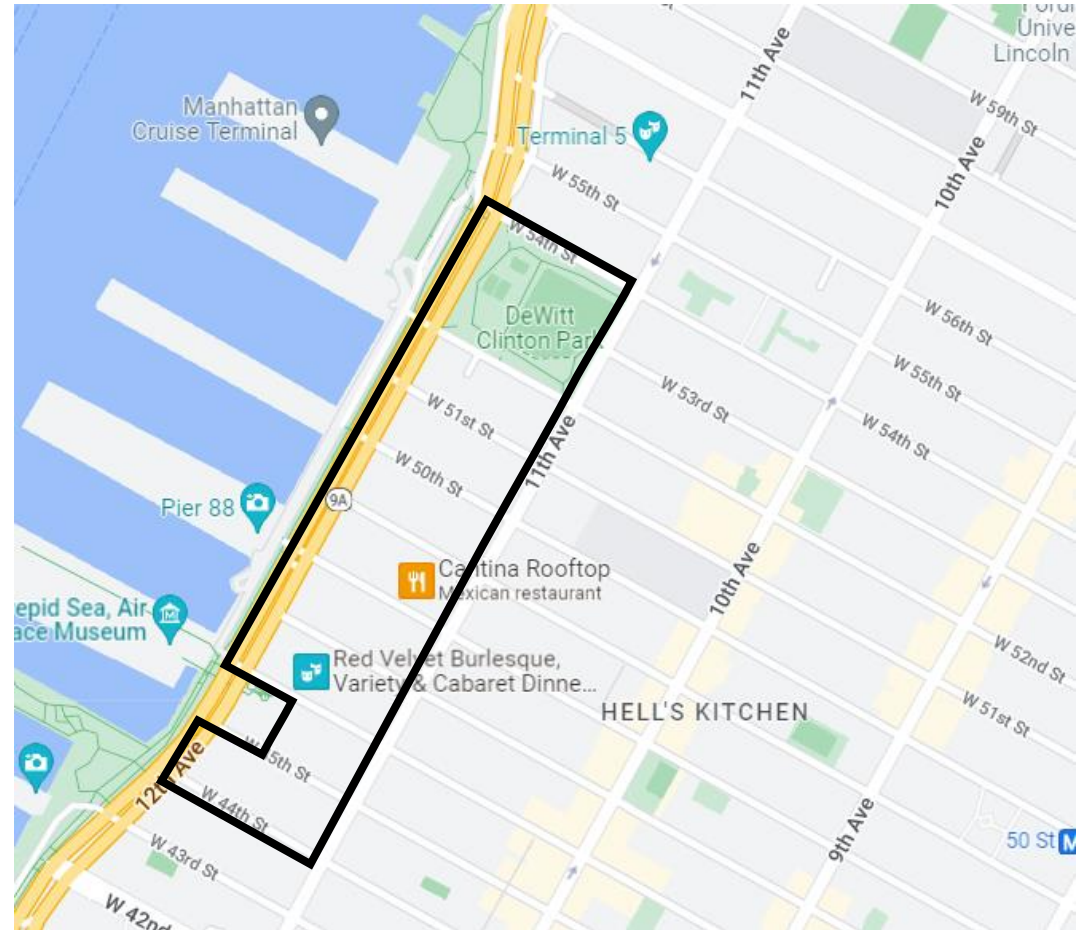


# Special Clinton District Proposed Rezoning and Zoning Text Amendments

# Special Clinton District West Proposed Text Amendments

### Preliminary Recommendations:

- Text amendment for portion of Western Subarea C2 west of 11<sup>th</sup> Avenue from West 43<sup>rd</sup> to West 54<sup>th</sup> 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 **897** affordable low, moderate & middle income housing units (based on land use analysis method used by DCP for 2009 West Clinton Rezoning)



# Special Clinton District Proposed Rezoning and Zoning Text Amendments

Name/Address	Block	Lot Area	Ext Zoning District	*Ext Res. FAR	Existing Comm. FAR	Existing Max. FAR	Proposed Zoning	**Proposed Res. FAR	Proposed Industrial FAR	Proposed Max. FAR	Total Res. Floor Area Currently Permitted	Total Comm. Floor Area Currently Permitted	Total Res. Units Permitted	Total Proposed Max. Res. Floor Area	Total Proposed Min. Indus. Floor Area	***Total Proposed Units	****Total Proposed Affordable Units
West 56th and West 57th Streets between 10th and 11th Avenues	1085	107,950	M1-5	0	5	5	R9	6	2	8	0	200,830	0	647,700	215,900	705	211
West 55th and West 56th Streets between 11th and 12th Avenues *	1003	72,826	M1-5, M2-3	0	5	5	R9	6	2	8	0	539,750	0	436,956	145,652	476	143
West 55th and West 56th Streets between 10th and 11th Avenues	1084	40,166	M1-5	0	5	5	R9	6	2	8	0	364,130	0	240,996	80,332	262	79
West Hell's Kitchen Rezoning	Various	1,048,018	M2-4	0	5	5	M2-4	5.2	2	7.2	0	5,240,090	0	5,449,694	2,096,036	2,990	897
<b>Total</b>		<b>1,268,960</b>									<b>0</b>	<b>6,344,800</b>	<b>0</b>	<b>6,775,346</b>	<b>2,537,920</b>	<b>4,433</b>	<b>1,330</b>

\* Proposed units accounted for in this section overlap with the Hudson River Park TDR Section. The Summary: Zoning and Text Amendments (page 124) does not double counted that overlap.

\*\*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)

# Summary: Zoning and Text Amendments

Area	Total Lot Area	Existing Max Res. FAR Range	Proposed Max Res. FAR Range	Total Residential I Floor Area Currently Permitted	Total Commercial Currently Permitted	Total Residential Units Currently Permitted	Total Proposed Max Res. Floor Area	Total Proposed Min. Industrial Floor Area	Total Proposed Max. Commercial Floor Area	***Total Proposed Residential Units	****Total Proposed Affordable Housing Units	50%	60%	80%	100%	125%	165%
Special West Chelsea District Expansion*	619,506	0	5.5-12	0	1,239,012	0	5,523,560	1,239,012	5,210,260	5,902	1,771	177	177	354	443	443	177
Hudson River Park – Transfer Development Rights*	341,089	0	10	0	2,006,656	0	6,960,022	1,472,178	3,410,890	7,803	2,340	234	234	468	585	585	234
Proposed Special Hudson Yards Text Amendment	383,906	6-10	10-12	2,519,886	8,325,562	2,763	4,314,296	0	4,314,296	4,718	1,416	142	142	283	354	354	142
Special Clinton District Proposed Rezoning and Zoning Text Amendments *	1,268,960	0	5.2-6	0	6,344,800	0	6,775,346	2,537,920	0	4,433	1,330	132	133	266	333	333	133
<b>Total**</b>	<b>2,272,372</b>			<b>2,519,886</b>	<b>15,909,374</b>	<b>2,763</b>	<b>16,613,202</b>	<b>3,776,932</b>	<b>9,524,556</b>	<b>15,053</b>	<b>4,517</b>	<b>451</b>	<b>452</b>	<b>903</b>	<b>1,130</b>	<b>1,130</b>	<b>452</b>
<b>Percent of Units</b>												<b>10%</b>	<b>10%</b>	<b>20%</b>	<b>25%</b>	<b>25%</b>	<b>10%</b>

\* Some site unit totals included in these sections overlap with the Hudson River Park, ESD or State Controlled Development Pipeline, Special West Chelsea, or Special Clinton District Expansion sections. The final total does not double count that overlap.

\*\* Total does not double count sites that are in multiple sections

\*\*\*Methodology for Unit Calculation = (Lot Area x Res. FAR)\*(0.925 ZFA)/(850 SF/Unit)

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

# Affordable Housing Production and Preservation Summary

Manhattan Community District 4 Affordable Housing Plan



# Affordable Production and Preservation Summary

	Total Units	Total AH Units	AMI									
			0-39%	40%	50%	60%	80%	100%	125%	135%	165%	175%
<b>Production Summary</b>												
Completed 2015-2019	7,169	1,790	-	309	370	704	58	75	159	-	105	10
Under Construction	2,627	927	90	175	49	178	139	58	212	-	26	-
Completed Public Review	521	519	-	-	14	89	38	145	34	2	197	-
Under Public Review	266	98	-	-	61	26	-	1	2	-	8	-
HPD Development Pipeline	462	462	-	35	58	92	49	62	93	-	73	-
ESD or State Controlled Dev Pipeline	5,462	1,862	-	38	189	190	349	441	442	-	213	-
Port Authority Bus Terminal Replacement	2,095	585	-	-	58	58	117	147	147	-	58	-
Federally Controlled Proposed Development	157	157	-	-	16	16	31	39	39	-	16	-
<b><u>Production Subtotal</u></b>	<b><u>18,759</u></b>	<b><u>6,400</u></b>	<b><u>90</u></b>	<b><u>557</u></b>	<b><u>815</u></b>	<b><u>1,353</u></b>	<b><u>781</u></b>	<b><u>968</u></b>	<b><u>1,128</u></b>	<b><u>2</u></b>	<b><u>696</u></b>	<b><u>10</u></b>
<b>Preservation Summary</b>												
Illegal Demolition	-151	-151	-	-	-	-	-	-	-	-	-	-
Chelsea NYCHA	2,071	2,071	-	-	2,071	-	-	-	-	-	-	-
Expiring 421A Agreements	1,698	1,698	-	-		1,646	52	-	-	-	-	-
<b><u>Preservation Subtotal</u></b>	<b><u>3,769</u></b>	<b><u>3,769</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>2,071</u></b>	<b><u>1646</u></b>	<b><u>52</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>
<b><u>Proposed Text Amendments &amp; Rezonings Subtotal</u></b>	<b><u>15,053</u></b>	<b><u>4,517</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>452</u></b>	<b><u>452</u></b>	<b><u>903</u></b>	<b><u>1,129</u></b>	<b><u>1,129</u></b>	<b><u>-</u></b>	<b><u>452</u></b>	<b><u>-</u></b>
<b>Total</b>	<b>37,581</b>	<b>14,686</b>	<b>90</b>	<b>557</b>	<b>3,379</b>	<b>3,449</b>	<b>1,737</b>	<b>2,107</b>	<b>2,242</b>	<b>2</b>	<b>1,148</b>	<b>10</b>
<b>Percentage</b>	<b>100%</b>	<b>39%</b>	<b>&lt;1%</b>	<b>4%</b>	<b>23%</b>	<b>23%</b>	<b>12%</b>	<b>14%</b>	<b>15%</b>	<b>&lt;1%</b>	<b>8%</b>	<b>&lt;1%</b>

# Summary: Proposed State/Federal Housing Production, Rezoning & Text Amendments

	Total Units Existing/As-of-Right	Total Units Proposed	Total AH Units Existing	Total AH Units Proposed	Existing Max Res. FAR Range	Proposed Max Res. FAR Range	Residential Existing	Residential Proposed	Total GSF Existing	Total GSF Proposed
ESD or State Controlled Dev Pipeline	-	5,462	-	1,862	0-9	7.5-12	60	4,618,709	101,500	5,810,647
Port Authority Bus Terminal Replacement	-	2,095	-	585	0-9	7.5	900,000	1,780,625	900,000	2,969,375
Federally Controlled Proposed Development	-	157	-	157	0	12	0	444,000	0	480,000
Proposed Rezoning & Text Amendments Subtotal	-	15,053	-	4,517	0-2	7.5-12	2,519,886	16,613,202	-	-
<b><u>Proposed State/Federal Housing Production, Rezoning &amp; Text Amendments Subtotal</u></b>	<b>-</b>	<b><u>22,767</u></b>	<b>-</b>	<b><u>7,121</u></b>	<b><u>0-9</u></b>	<b><u>7.5-12</u></b>	<b><u>3,419,946</u></b>	<b><u>23,456,536</u></b>	<b><u>1,001,500</u></b>	<b><u>9,260,022</u></b>
<b><u>Units Completed/In Production Subtotal</u></b>	<b><u>11,045</u></b>	-	<b><u>3,796</u></b>	-	-	-	-	-	-	-
<b><u>Preservation Subtotal</u></b>	<b><u>3,769</u></b>	-	<b><u>3,769</u></b>	-	-	-	-	-	-	-
<b>Total</b>	<b>14,814*</b>	<b>22,767*</b>	<b>7,565**</b>	<b>7,121**</b>	<b>0-9</b>	<b>7.5-12</b>	-	-	-	-

\* Together total 37,581 units

\*\*Together total 14,686 affordable housing units

# Methodologies

## 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. *For Rezoning or Mixed-Income Developments:*  
*Affordable Housing Unit Area*= Residential unit Area / 0.3 (30% of Proposed Residential Units for Multi-block or Block-wide Rezoning and 25% for Individual Sites, unless otherwise noted)

## Calculating Number of Units at Each AMI Level:

For sites not yet under public review, including rezonings, the proposed number of units at each AMI level are calculated as follows in order to achieve a broad range of low, moderate and middle income apartments.

AMI Level	50% AMI	60% AMI	80% AMI	100% AMI	125% AMI	165% AMI
% of Units	10%	10%	20%	25%	25%	10%