

**Manhattan Community Board 4
Hudson Yards Points of Agreement
Annual Tracking Report
2020**

**Manhattan Community Board 4
Hudson Yards Points of Agreement (HY—POA)**

Affordable Housing Commitments--POA Tracking

	Point	Summary	Regulatory Action	Adoption Date	Commitment (Dwelling Units)	Commitment (Funds)	Affordable Units Built/Preserved or Funds Committed to Date	Funds Received to Date	Status
a)	Anti-Harassment Provisions	Replicate Special Clinton District Anti-Harassment provisions in Hudson Yards	ZR § 93-90	3/22/2006					Complete
b)	421-a Exclusion Zone	Expand 421-a exclusion zone to cover Hudson Yards	Introductory Bill Number 530	3/7/2005					Complete
c)	Permit City, State, and Federal Programs in Inclusionary Program	Allow developers to count affordable units toward both the 80-20 requirement and the Inclusionary Housing Bonus	ZR § 93-23	12/21/2009	2031		836		Ongoing
d)	Tiering of Inclusionary Bonus to Higher Income Levels	Modify zoning text to provide inclusionary housing units for higher income levels in exchange for providing more affordable units	ZR § 93-232	12/21/2009	411		0		Complete
e1)	Public Sites	Agree to develop affordable housing on the NYCHA Harborview site at 56th Street, west of 11th Avenue.	None Required		155		0		04/09/2018 - RFPs issued 02/13/2019 - Development teams designated MTA Site: Hudson Companies and Housing Works, Inc. DEP Site: Douglaston Development and the Actors Fund
e2)		Agree to develop affordable housing on the Studio City site - 44th to 45th, 10th to 11th. (Gotham West)	None Required		600		600		Completed in 2013

	Point	Summary	Regulatory Action	Adoption Date	Commitment (Dwelling Units)	Commitment (Funds)	Affordable Units Built/Preserved or Funds Committed to Date	Funds Received to Date	Status
e3)		Agree to develop affordable housing on Site M (west side of 10th Avenue between 40th and 41st).	None Required		150		0		HYDC did not condemn site for #7 line construction but leased instead. New site identified for replacement: 493 11th Avenue (Slaughterhouse).
f)	City-wide Affordable Housing Fund	Create an affordable housing fund of up to \$45 million, to be managed by HPD, with the proceeds received from the disposition of the Studio City site	None Required			45,000,000		45,000,000	Complete
g)	Income Averaging	Administration works with Council and unions to find acceptable ways to income average, when possible							Ongoing

Subtotal	3,347	\$45,000,000	1,436	\$45,000,000
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- Complete
- Incomplete
- Does not apply

Manhattan Community Board 4

Items Secured After Adoption of Special Hudson Yards District (HY—POA)

Affordable Housing Commitments--POA Tracking

	Point	Summary	Regulatory Action	Adoption Date	Commitment (Dwelling Units)	Commitment (Funds)	Affordable Units Built/Preserved to Date	Funds Received to Date	Status
h1)	Demolition Restriction	Restricts demolition of structurally sound multiple dwellings	ZR § 98-70, ZR § 121-60	10/27/2010	1144		1144		Complete
h2)	Reform of 80/20 program into 75/25 program with inclusion of moderate-income units	Production of moderate-income units					154		Additional affordable units produced by program reform. Ongoing.
i)	493 11th Avenue	Slaughterhouse	Radson Development		225 ¹				Slaughterhouse is the replacement site for Site M (commitment of 150 units) as well as the replacement site for the West 20th Street Western Rail Yards Points of Agreement Sanitation Site (commitment of 75 affordable units).

Subtotal	1,143	\$0	1,298	\$0
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¹ 247 units proposed by developer, expected to start ULURP in 2021.

Manhattan Community Board 4
Hudson Yards District Points of Agreement (HY—POA) &
Items Secured After Adoption of Hudson Yards District
Affordable Housing Commitments--POA Tracking, Summary

	Commitment (Dwelling Units)	Commitment (Funds)	Affordable Units Built/Preserved to Date	Funds Received to Date
Hudson Yards POA Housing Commitments	3,347	45,000,000	1,436	45,000,000
Commitments Secured After Adoption of Special Hudson Yards District	1,144		1,298	
Adjustment – Unit loss due to illegal demolition			(51)	
Subtotal	4,491	\$45,000,000	2,683	\$45,000,000
Units in Construction			0	
Units Under Public Review			230	
Grand Total	4,491	\$45,000,000	2,913	\$45,000,000

**Manhattan Community Board 4
Special Hudson Yards District Points of Agreement (HY—POA)**

**Affordable Housing Commitments--POA Tracking
Demolished Multiple Dwellings**

Block	Lot	Building Address	# of buildings	# of Units	Units to be restored as per Garment Center Rezoning agreement	Special District	False Filings	Date Board Became Aware	Letter Sent	CONH	DOB Action	Status
735	Multiple	485-491, 497 9th Avenue	5	24	0	Hudson Yards	Yes	2013	June 2015		DOB inspected and found building to be unsafe and approved emergency demolition	Demolition work started without permits, creating structural problems; DOB then found buildings structurally unsound; demolished
762	23	319-321 West 38th Street	3	16	11	Garment Center	Yes	December 2015	1/13/2016	No	DOB issued full Stop Work Order	Tenants vacated; building partially demolished
759	30	317-319 West 35 Street	2	28	14	Garment Center	Yes	May 2016	June 2016			Tenants vacated; permits revoked
763	6	355-357 West 39 Street	3	8	0	Hudson Yards		January 2017	January 2017			Some tenants still occupy building; demolition and new building applications approved on 11/22/16 and 12/6/16, respectively

Total Demolished Buildings	(13)	
Total Demolished Dwelling Units		(76)

Total Units To Be Restored As Per Garment Center Rezoning Agreement		25
Net Total Unit Loss After Garment Center Rezoning Commitment Restoration		(51)

**Manhattan Community Board 4
Special Hudson Yards District**

Public Sites

Completed

Address	Project	Developer	Total Units	Affordable Units	% of Affordable Units	Housing Program(s)	Permanent Affordability?	Notes
510-550 West 45th Street	Gotham West	Gotham	1,238	600	48%	Mixed Income	Yes	
	Site M		0	0				Site M was ultimately not acquired by HYDC, with acquisition only for construction easements. Commitment transferred to 493 9th Avenue, the Slaughterhouse site.

Grand Total	1,238	600
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Under Public Review

Address	Project	Developer	Committed Units	Affordable Units	% of Affordable Units	Housing Program(s)	Permanent Affordability?	Notes
525 West 55th Street	Harborview		230					Affordable unit commitment increased from agreed 155 to 230 units. RFP Process stalled since 2018.

Grand Total	230	0
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**Manhattan Community Board 4
Special Hudson Yards District**

Inclusionary Housing, Zoning-Driven, and 80/20 or 75/25 Developments

Completed

Address	Project Name	Developer	Total Units	Affordable Units	% of Affordable Units	Permanent Affordability?
401 West 31st Street	The Eugene	Brookfield	844	169	20%	Yes
515 West 36th Street	Lalezarian	Lalezarian	251	50	20%	Yes
455 West 37th Street		TF Cornerstone	389	78	20%	Yes
350 West 37th Street	Townsend	Tower 37 LLC	207	42	20%	Yes
505 West 37th Street	505W37	Rockrose Development	835	169	20%	Yes
509 West 38th Street	Henry Hall	Imperial Companies	225	46	20%	Yes
310 West 38th Street	Emerald Green	Glenwood Management	569	120	21%	Yes
330 West 39th Street	Crystal Green	Glenwood Management	200	42	21%	Yes
555 10th Avenue	555 Ten	Extell	598	120	20%	Yes
Total			4,118	836	20%	

**Manhattan Community Board 4
Special Hudson Yards District**

Non-Inclusionary 80/20 or 75/25 Developments

Completed

Address	Project Name	Developer	Total Units	Affordable Units	% of Affordable Units	Permanent Affordability ?
401 West 31st Street	The Eugene	Brookfield	844	42	5%	No
555 10th Avenue	555 Ten	Extell	598	30	5%	No
510-550 West 45th Street	Gotham West	Gotham	1,238	82	7%	No

2,680	154	17%
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**Manhattan Community Board 4
Special Hudson Yards District**

POA Tracking: AMI Bands Distribution

Address	Project Name	Developer	Total Units	Affordable Units	Up to 40% AMI	Up to 50% AMI	Up to 60% AMI	Units at 80% AMI	Units at 120% AMI	Up to 135% AMI	Units at 165% AMI	Units at 195% AMI	Studio	1-BR	2-BR	3-BR
510-550 West 45th Street	Gotham West	Gotham	1238	682	41	209	-	-	-	216	216	-	269	171	182	60
401 West 31st Street	The Eugene	Brookfield Properties	844	211	-	-	169	-	-	-	-	-	53	89	25	2
515 West 36th Street		Lalezarian Properties	251	50	-	-	50	-	-	-	-	-	9	28	13	-
455 West 37th Street		TF Cornerstone	389	78	12	66	-	-	-	-	-	-	25	44	9	-
350 West 37th Street	Townsend	Lalezarian Properties	207	42	7	35	-	-	-	-	-	-	2	23	17	-
505 West 37th Street	505W37	Rockrose Development	835	169	22	147	-	-	-	-	-	-	40	99	30	-
310 West 38th Street	Emerald Green	Glenwood Management	569	120	18	102	-	-	-	-	-	-	21	67	32	-
509 West 38th Street	Henry Hall	Imperial Companies	225	46	-	-	46	-	-	-	-	-	15	25	6	-
330 West 39th Street	Crystal Green	Glenwood Management	200	42	-	-	42	-	-	-	-	-	7	24	11	-
555 10th Avenue	555Ten	Extell	598	150	60	-	60	-	30	-	-	-	25	83	36	6

Total	1,590	160	559	367	0	30	216	216	0	466	653	361	68
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**Manhattan Community Board 4
Special Hudson Yards District**

Buildings Preserved by Demolition Restriction

Block	Lot	Address	Unit Count
732	68	454 West 35th Street	55
733	5	455 West 35th Street	4
733	5	457 West 35th Street	10
733	5	459 West 35th Street	10
733	43	408 West 36th Street	16
733	44	410 West 36th Street	18
733	45	412 West 36th Street	16
733	46	414 West 36th Street	21
733	59	440 West 36th Street	10
733	65	452 West 36th Street	20
733	66	454 West 36th Street	20
734	6	451 West 36th Street	20
734	9	445 West 36th Street	24
734	13	437 West 36th Street	16
735	8	449 West 37th Street	20
735	9	447 West 37th Street	20
735	10	445 West 37th Street	12
735	11	443 West 37th Street	8
735	31	485 Ninth Avenue	3
735	31	487 Ninth Avenue	3
735	31	489 Ninth Avenue	3
735	31	491 Ninth Avenue	3
735	31	493 Ninth Avenue	15
735	31	495 Ninth Avenue	18
735	31	497 Ninth Avenue	8
735	57	432 West 38th Street	10
735	58	434 West 38th Street	12
735	59	436 West 38th Street	2
735	60	438 West 38th Street	9
735	63	446 West 38th Street	4

736	31	507 Ninth Avenue	8
736	32	509 Ninth Avenue	8
736	39	406 West 39th Street	9
736	40	408 West 39th Street	18
737	27	411 West 39th Street	6
737	28	409 West 39th Street	15
737	28	407 West 39th Street	15
737	31	523 Ninth Avenue	14
737	32	525 Ninth Avenue	8
737	33	527 Ninth Avenue	6
737	34	529 Ninth Avenue	3
737	35	531 Ninth Avenue	3
737	36	533 Ninth Avenue	3
737	37	535 Ninth Avenue	3
737	38	537 Ninth Avenue	3
737	41	404 West 40th Street	8
737	42	406 West 40th Street	3
759	1	364 West 36th Street	8
759	1	362 West 36th Street	8
759	1	462 Ninth Avenue	8
759	1	460 Ninth Avenue	3
759	1	456 Ninth Avenue	13
759	1	454 Ninth Avenue	18
759	1	452 Ninth Avenue	8
759	7	367 West 35th Street	20
759	23	331 West 35th Street	15
759	24	329 West 35th Street	15
759	25	327 West 35th Street	10
759	29	319 West 35th Street	8
759	30	317 West 35th Street	16
759	31	315 West 35th Street	5
759	52	314 West 36th Street	8
759	53	316 West 36th Street	13
759	54	318 West 36th Street	13
759	67	346 West 36th Street	20
760	3	472 Ninth Avenue	3
760	4	474 Ninth Avenue	14
760	61	332 West 37th Street	19
760	62	334 West 37th Street	8
760	73	356 West 37th Street	3
761	1	484 Ninth Avenue	12
761	2	486 Ninth Avenue	18

761	3	488 Ninth Avenue	6
761	4	492 Ninth Avenue	16
761	9	347 West 37th Street	20
761	20	323/325 West 37th Street	10
761	64	500 Ninth Avenue	12
761	66	496 Ninth Avenue	8
762	3	506 Ninth Avenue	18
762	4	508 Ninth Avenue	20
762	5	510 Ninth Avenue	22
762	17	331 West 38th Street	16
762	48	314 West 39th Street	8
762	49	316 West 39th Street	8
762	68	352 West 39th Street	3
762	70	522 Ninth Avenue	3
762	71	520 Ninth Avenue	3
762	72	518 Ninth Avenue	3
762	73	516 Ninth Avenue	3
763	1	524 Ninth Avenue	3
763	2	526 Ninth Avenue	3
763	3	528 Ninth Avenue	6
763	4	530 Ninth Avenue	5
763	5	532 Ninth Avenue	18
763	76	536 Ninth Avenue	16
763	77	534 Ninth Avenue	17
763	7501	355 West 39th Street	8
1050	25	409 West 40th Street	12
1050	26	407 West 40th Street	10
1050	29	401 West 40th Street	6
1050	29	403 West 40th Street	18
1050	29	405 West 40th Street	8
1050	29	547 Ninth Avenue	6
		Total Dwelling Units	1144
		Total Buildings	103

2020 Average Median Income (AMI) Bands

Source: <https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page>

Family Size	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI	130% AMI	165% AMI
1	\$23,880	\$31,840	\$39,800	\$47,760	\$63,680	\$79,600	\$95,520	\$103,480	\$131,340
2	\$27,300	\$36,400	\$45,500	\$54,600	\$72,800	\$91,000	\$109,200	\$118,300	\$150,150
3	\$30,720	\$40,960	\$51,200	\$61,440	\$81,920	\$102,400	\$122,880	\$133,120	\$168,960
4	\$34,110	\$45,480	\$56,850	\$68,220	\$90,960	\$113,700	\$136,440	\$147,810	\$187,605
5	\$36,840	\$49,120	\$61,400	\$73,680	\$98,240	\$122,800	\$147,360	\$159,640	\$202,620