

**Manhattan Community Board 4**  
**Western Railyard Points of Agreement**  
**Annual Tracking Report**  
**2022**

**Manhattan Community Board 4  
Western Railyard Points of Agreement (WRY—POA)**

**Affordable Housing Commitments--POA Tracking**

	<b>Point</b>	<b>Summary</b>	<b>Trigger/Date</b>	<b>Regulatory Action</b>	<b>Commitment (Dwelling Units)</b>	<b>Commitment (Funds) or Commitment (SF)</b>	<b>Affordable Units Built/Preserved or Funds Committed to Date</b>	<b>Funds or SF Provided to Date</b>	<b>Status</b>
a)	Anti-Demolition	Zoning Text Amendment for Subareas D4 and D5 of the SHYD, Preservation Area P-2 of the SGCD and the SWCD	DCP referral for public review no later than July 1, 2010						ULURP approved by City Council on October 27, 2010
b)	Affordable Housing on ERY and WRY	Related to build a minimum of 265 permanently affordable rental units on WRY and an additional 166 on either WRY or ERY, for a total of 431 permanently affordable units.		Tax Incentives	431		107		Related constructed 107 affordable units on the ERY at 15 Hudson Yards.
c1)	Affordable Housing Off-Site	HPD to issue RFPs for affordable housing development on City-owned sites at 54th and 9th (MTA) and 48th and 10th (DEP).			267	\$40,000,000	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. MTA Site <a href="#">ULURP #'s</a> 220219ZRM, 220220ZMM, 220221ZSM, 220222PPM, 220223PQM.  DEP Site <a href="#">ULURP #s</a> 220338ZSM, 220339ZRM, 220340HAM, 220337ZSM
c2)		If DSNY is relocated from its 136-140 20th Street facilities, HPD commits to develop the site for a range of incomes up to 165% of AMI.	Administration to make best effort to vacate site by December 31, 2011.		75		75		This site has been redeveloped as a park. This affordable housing commitment, along with a Hudson Yards commitment for affordable housing on Site M (W41st & 10 <sup>th</sup> Ave), were transferred to the Slaughterhouse Site (493 11th Avenue). The Slaughterhouse ULURP (ULURP #C 210324ZMM, 210325ZRM, and 210326PCM) was approved by the City Council on December 15, 2021 with 75 affordable apartments.

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c3)		HPD to work with Council Member and CB4 to preserve up to 150 units of privately owned SRO housing.			150		112		Redevelopment of SRO units completed in Stardom Hall - 330 W 51st Street in 2017
c4)		Related to seek two extensions of federal rental subsidy to its existing Mark Up to Market Project Based Section 8 HUD contracts -- Terrific Tenements (525-527 West 47th, and 421-425 West 48th St) and French Apartments (330 W30th St)-- for no less than 40 years from City Council approval of WRY rezoning.	Related to apply for extension no later than March 31, 2010.		263		263		The HAP contract for Terrific Tenements expires in 2023. At that time, Related will renew it, for the longest term allowed by HUD, which is currently 20 years. The HAP contract French Apartments expires in 2036. At that time, Related plans to renew it for the longest term allowed by HUD, which is currently 20 years.
c5)		Related to guarantee that all existing affordable housing units in the Westport (500 West 56 <sup>th</sup> Street, 77 affordable units out of 371 total units) and the Tate (535 West 23 <sup>rd</sup> Street, 79 affordable out of 313 total units) will remain permanently affordable to households averaging up to 90% of AMI, not to exceed 125% of AMI.		Tax Incentives	156		156		The 421a program expires on June 30, 2025 for Westport and June 30, 2023 for Tate. Related will make those units permanently affordable at that time.
d1)	WRY School	Related agrees to provide copy of amended Letter of Intent with SCA to CB4, local school district, Manhattan Borough President, and Council Member							
d2)		Related commits to offer SCA approximately 120,000 sf of space at Site 6 for a public school and that Site 6 will be one of the first three buildings to be built.	SCA to initiate site selection process for public school at Site 6 no later than July 1, 2010.			120,000 SF			Dependent on construction of WRY residential buildings. WRY platform not yet started construction.
e)	Community and Cultural Space	Related agrees to make available a minimum of 16,000 GSF of space for local cultural institutions or other local arts not-for-profits in at least two facilities				16,000 SF			Dependent on construction of WRY commercial buildings. WRY platform not yet started construction.

		and to construct the core and shell of the cultural spaces.							
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f)	Open Space	Related agrees to replace the member appointed by the President of HYDC to serve on the Open Space Advisory Board with a member appointed by the Manhattan Borough Commissioner of the Parks Department.							
f1)		Related agrees to change the timing of the open space payments to two payments of \$1 million each.	1st payment triggered by TCO for the 2nd residential building, provided that the 2nd building is 500 or more units, and the 2nd payment is triggered by TCO for the 4th building.						
f2)		Administration to work with Council to review and modify street tree planting program to ensure appropriate allocation of street trees and to work with ConEd re appropriate location of trees and vaults.							
f3)		Administration to work with Council, community, and Port Authority to create open space on Port Authority sites between West 34th and West 41st Streets, between 9th and 10th Avenues.							MCB4 continues to work with Port Authority directly on the development of their properties as part of the Bus Terminal Redevelopment Project.
f4)		Administration to establish Open Space Task Force to review and advise on the creation of open							Canoe Open Space on West 36 <sup>th</sup> & 9 <sup>th</sup> Avenue opened on June 24, 2016. MCB4 continues to work with Port Authority

		space on the blocks described above with reps from DOT, Parks, and HYCAC.							directly on the development of their properties as part of the Bus Terminal Redevelopment Project.
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f5)		Administration, in connection with Port Authority, agrees to use Green streets Program to green the "canoe" traffic island on West 36th Street, between 9th and the Lincoln Tunnel.							Completed in October 2018.
f6)		Administration agrees to work with Port Authority to improve sidewalks along Dyer Avenue, between West 34th and 36th Streets in order to upgrade to ADA standards.							Port Authority submitted plans to the Department of Transportation, and they approved in 2020. As of 2022, improvements are complete except for one pedestrian ramp at West 41 St and Dyer Avenue
f7)		Provided that the open space proposed for the site currently occupied by DEP at 10th Avenue, between West 48th and 49th Streets, is not mapped as park land, upon completion Water Tunnel No. 3, DEP will fund the design of the open space and make a capital contribution to its construction.	Completion of Water Tunnel No. 3.						Park is completely funded and in design phase
g)	Day Care	Related to provide ACS with additional opportunities to exercise the option for 10,000 sf of ground floor space suitable for use as a childcare center.	ACS may trigger requirement for Related to offer the space following the issuance of TCO or CO for any new building on WRY containing residential units.			10,000 SF			Dependent on construction of WRY commercial buildings. WRY platform not yet started construction.

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h)	Fire Protection Assessment	Study to address the potential need for new FDNY facilities in the Hudson Yards district.	If the Council requests in 2014, FDNY will commence a review of the fire protection needs of the district beginning January 1, 2015, and at the Council's request, every 5 years thereafter, until all development is completed.						
i)	ZR Section 93-06 and Restrictive Declaration	Execution and recordation of a Restrictive Declaration shall include the City Council approval of modifications, an independent monitor, wind analyses, and a construction consultation process committee for any development or enlargement on the WRY pursuant to zoning amendments. <sup>1</sup>							
j)	Landmarks	LPC to conduct a preliminary review of the historic districts and 11 sites proposed for landmark designation by CB4.	Preliminary review by the end of FY2010.						LPC did not designate any landmarks in MCD4 from 2010-2021. However, CB4 conducted a Landmarks study on September 2019. CB4 has proposed 2 Historic Districts, Paddy's Market and Hell's Kitchen. MCB4 continues to negotiate designation with LPC.

<b>Subtotal</b>	<b>1,342</b>	<b>\$40,000,000</b>	<b>713</b>
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- Complete
- Not yet
- Complete
- Does not apply

<sup>1</sup> See page 8 of WRY POA for ZR Section 93-6 and Restrictive Declaration.

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**Public Sites**

**In Development<sup>2</sup>**

Address	Project	Developer	Committed Units	Affordable Units	% of Affordable Units	Housing Program(s)	Permanent Affordability?
806 9th Avenue	MTA Site		124				Yes
705 10th Avenue	DEP Site		143				Yes

<b>Grand Total</b>	<b>267</b>	<b>0</b>
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<sup>2</sup> Currently proposed on the MTA and DEP sites. There is a dispute on housing program and AMI levels, and it is under review.

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**ERY & WRY**

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**SRO Housing**

**Completed**

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**2021 NYC Area AMI, Income Bands and Percent of AMI, and 2021 NYC Area Affordable Monthly rents**  
 (Source: [NYC HPD](#))

**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%

**2021 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	\$25,080	\$33,440	\$41,800	\$50,160	\$58,520	\$66,880	\$75,240	\$83,600	\$91,960	\$100,320	\$108,680	\$137,940
2	\$28,650	\$38,200	\$47,750	\$57,300	\$66,850	\$76,400	\$85,950	\$95,500	\$105,050	\$114,600	\$124,150	\$157,575
3	\$32,220	\$42,960	\$53,700	\$64,440	\$75,180	\$85,920	\$96,600	\$107,400	\$118,140	\$128,880	\$139,620	\$177,210
4	\$35,790	\$47,720	\$59,650	\$71,580	\$83,510	\$95,440	\$107,370	\$119,300	\$131,230	\$143,160	\$155,090	\$196,845
5	\$38,670	\$51,560	\$64,450	\$77,340	\$90,230	\$103,120	\$116,010	\$128,900	\$141,790	\$154,680	\$167,570	\$212,685
6	\$41,520	\$55,360	\$69,200	\$83,040	\$96,880	\$110,720	\$124,560	\$138,400	\$152,240	\$166,080	\$179,920	\$228,360
7	\$44,400	\$59,200	\$74,000	\$88,800	\$103,600	\$118,400	\$133,200	\$148,000	\$162,800	\$177,600	\$192,400	\$244,200
8	\$47,250	\$63,000	\$78,750	\$94,500	\$110,250	\$126,000	\$141,750	\$157,500	\$173,250	\$189,000	\$204,750	\$259,875

**2021 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	\$419	\$598	\$777	\$956	\$1,135	\$1,314	\$1,547	\$1,726	\$1,905	\$2,084	\$2,263	\$2,889
One-bedroom	\$532	\$756	\$980	\$1,204	\$1,427	\$1,651	\$1,942	\$2,166	\$2,390	\$2,614	\$2,838	\$3,621
Two-bedroom	\$631	\$900	\$1,168	\$1,437	\$1,705	\$1,974	\$2,323	\$2,592	\$2,860	\$3,129	\$3,397	\$4,337
Three-bedroom	\$722	\$1,032	\$1,343	\$1,653	\$1,963	\$2,273	\$2,677	\$2,987	\$3,297	\$3,608	\$3,918	\$5,004