

Manhattan Community Board 4

Revised June & July 2025
Information updated July 2025

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 2022, 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.¹

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"² 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 the MCB4 Affordable Housing 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 MCB4 Affordable Housing Plan, our community has the tools to make the creation and preservation of 15,798 affordable housing units in MCD4 a reality.

Summary of Affordable Housing (AH) Units in MCD4³

| | Total AH Units | AMI Unit Breakdown | | | | | | | | | |
|--|----------------|--------------------|------------|--------------|--------------|--------------|--------------|--------------|-----------|--------------|-----------|
| | | 0-39% | 40% | 50% | 60% | 80% | 100% | 125% | 130% | 165% | 175% |
| Completed (2015-2025) | 2,366 | - | 476 | 370 | 872 | 111 | 133 | 266 | 23 | 105 | 10 |
| Under Construction | 403 | 90 | 8 | 49 | 10 | 108 | 1 | 49 | 54 | 34 | - |
| Completed Public Review | 521 | 15 | - | - | 62 | 72 | 112 | - | - | 185 | - |
| Under Public Review | 1,955 | - | 90 | 177 | 486 | 427 | 288 | 371 | - | 116 | - |
| HPD, ESD/State Controlled, Port Authority, Federally Controlled Dev Pipeline | 3,546 | - | 35 | 368 | 402 | 715 | 899 | 931 | - | 447 | - |
| Preservation Subtotal | 3,504 | - | - | 2,056 | 1,495 | 52 | - | - | - | - | - |
| Proposed Text Amendments and Rezoning | 13,712 | - | - | 1,371 | 1,371 | 2,742 | 3,428 | 3,428 | - | 1,371 | - |
| Total | 26,007 | 105 | 609 | 4,391 | 4,773 | 4,227 | 4,861 | 5,045 | 77 | 2,258 | 10 |

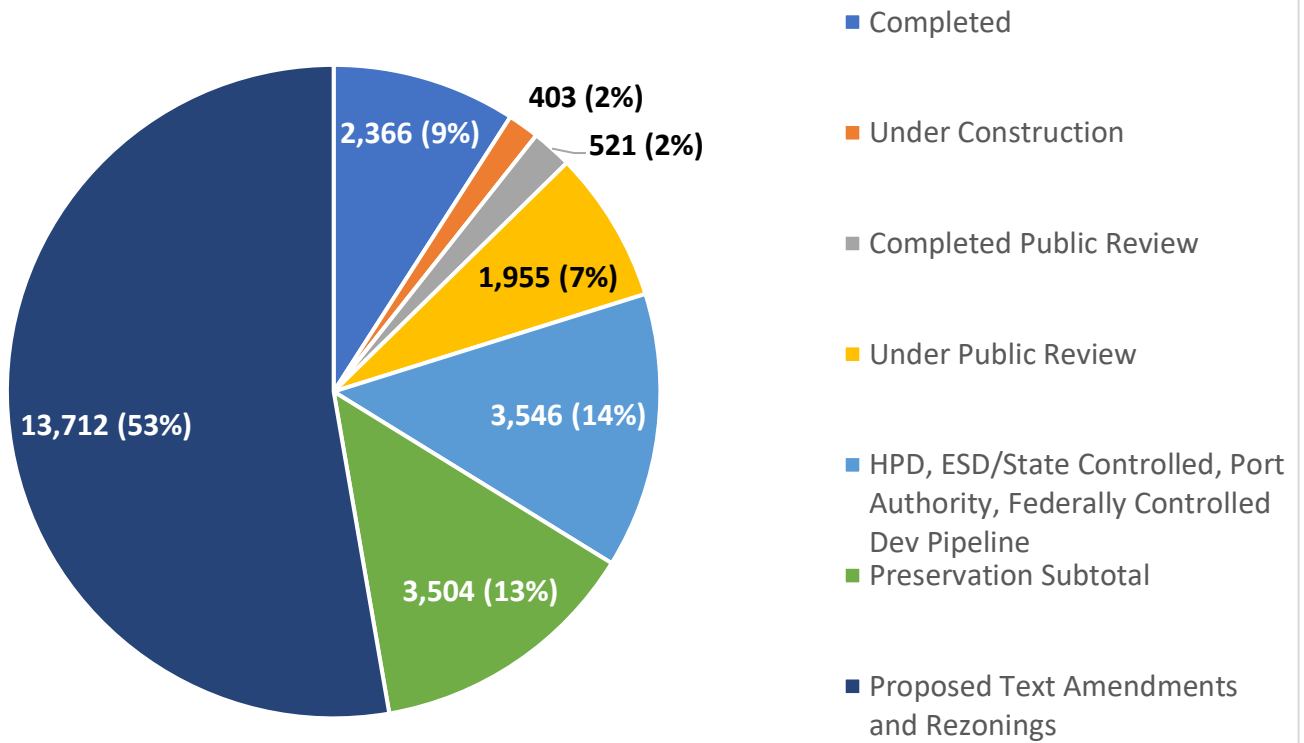
¹ MCB4 unanimously voted to approve the plan on 7/23/25

² [Housing Our Neighbors: A Blueprint for Housing and Homelessness](#), City of New York, Mayor Adams, June 14, 2022

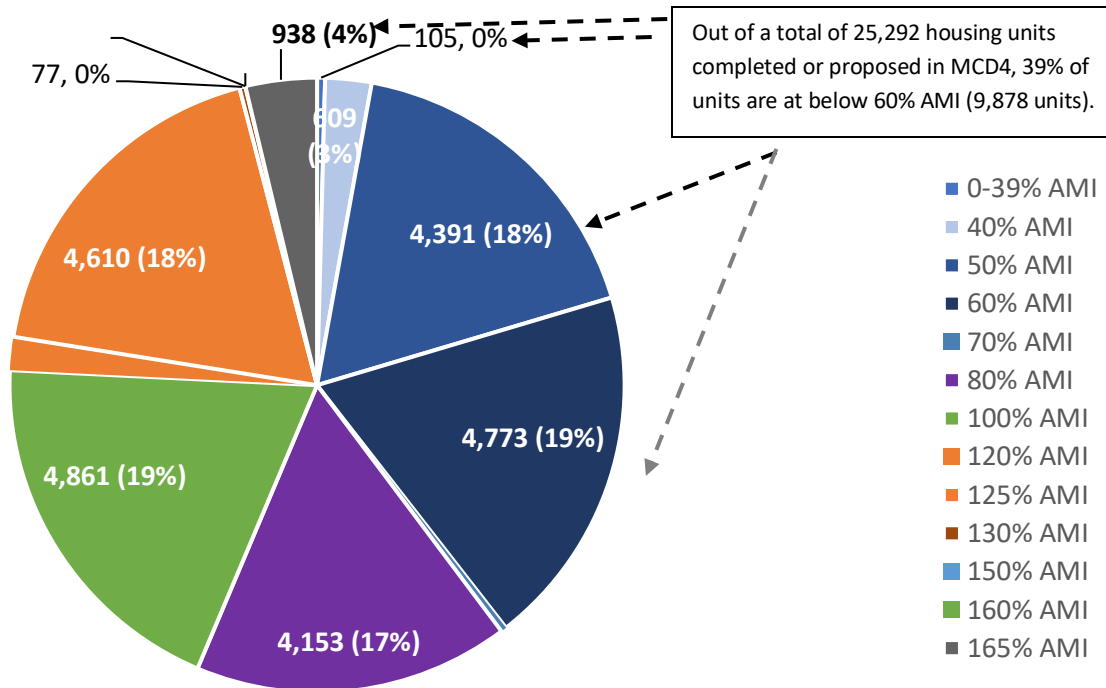
³ Refer to Appendix A for affordable housing unit calculation methodology and AMI level. Not all sites under public review have determined final AMI%

| | | | | | | | | | | | |
|------------|------------|-----|-----|----|----|----|----|----|-----|----|-----|
| Percentage | 38% of all | <1% | <1% | 6% | 7% | 6% | 7% | 8% | <1% | 3% | <1% |
|------------|------------|-----|-----|----|----|----|----|----|-----|----|-----|

Summary of MCD4 Completed and Proposed Affordable Housing Units (Historically, 2015-2025)



Summary of MCD4 Completed and Proposed Affordable Housing Units by AMI Level (Historically, 2015-2025)



II. Key Elements of the MCB4 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 MCB4 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

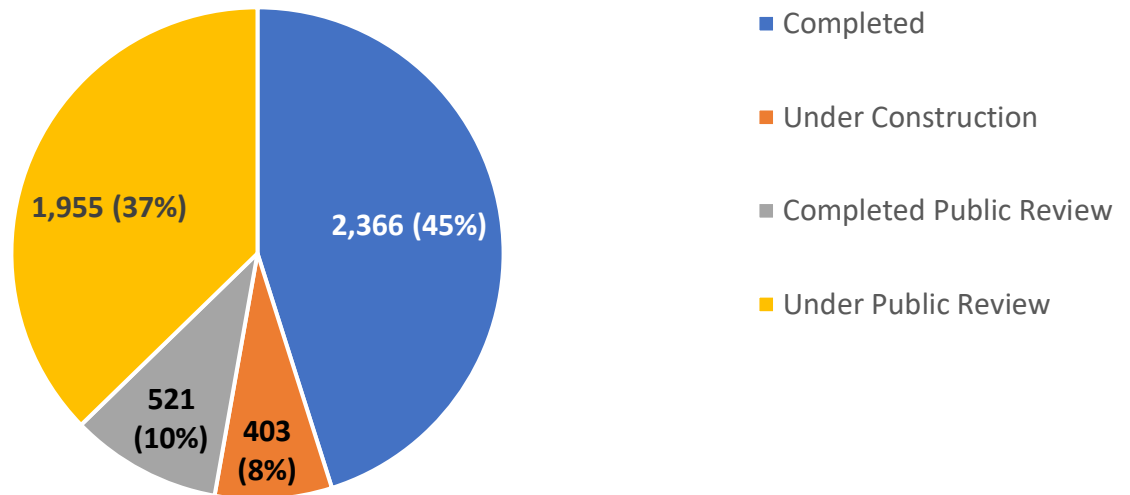
Historically, since 1973, the Special Clinton District was created “to preserve and strengthen the residential character of a community bordering Midtown and maintain a broad mix of incomes.”⁴

This is the only Special Zoning District in the City to embody this goal through specific zoning language.

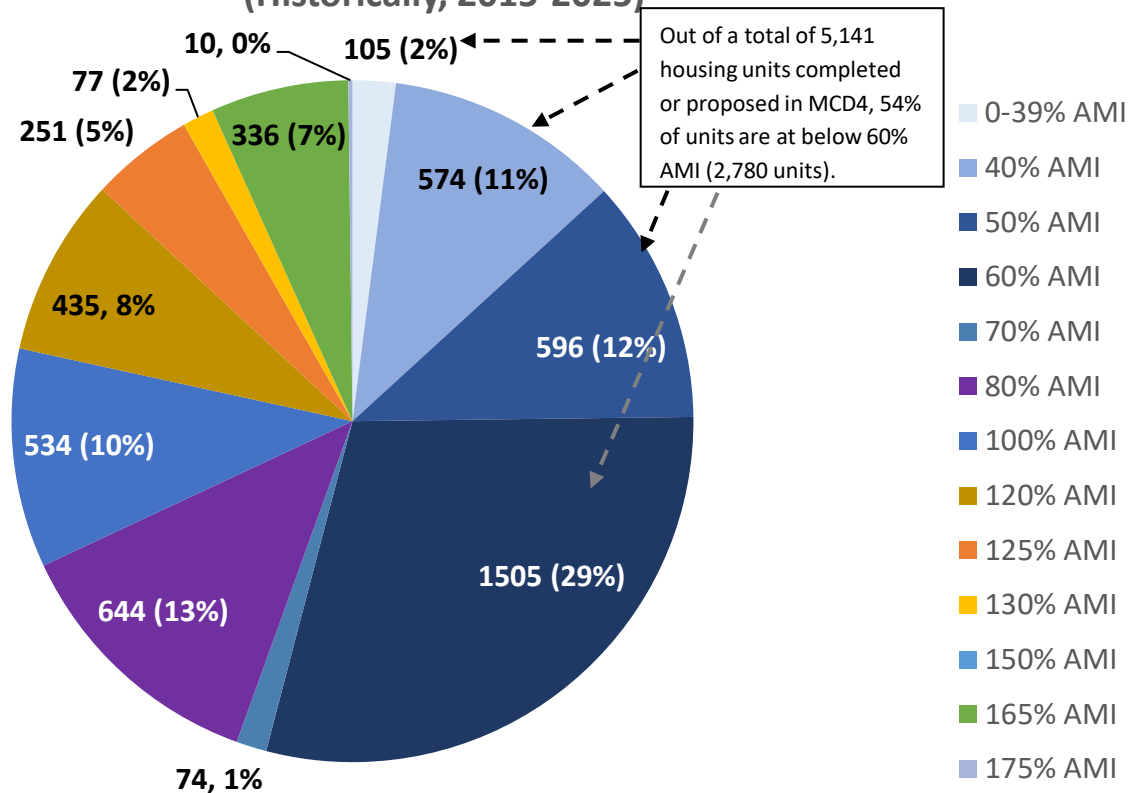
In the Westside Rezoning, the community’s concern was to maintain economic integration. The vast majority of the affordable units produced under those POA’s, however, were through Inclusionary Housing for low-income households. The Westside Rezoning responded to the community’s concerns, and the POA’s 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.

⁴ [Special Clinton District Zoning Resolution](#), 96-00 General Purposes section.

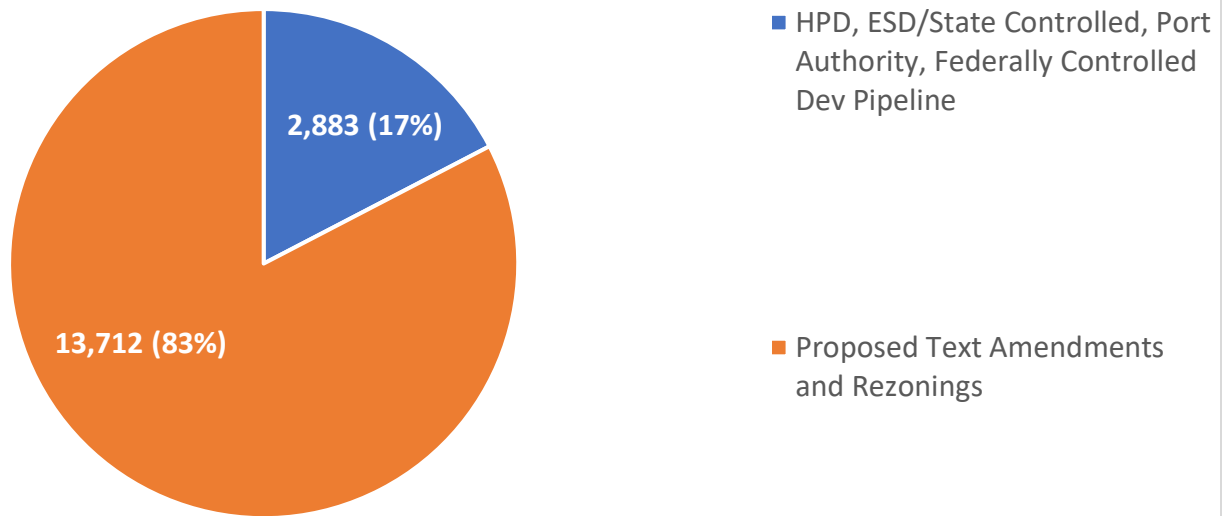
Summary of MCD4 Affordable Housing Units Completed, Under Construction & Completed / Under Public Review (Historically, 2015-2025)



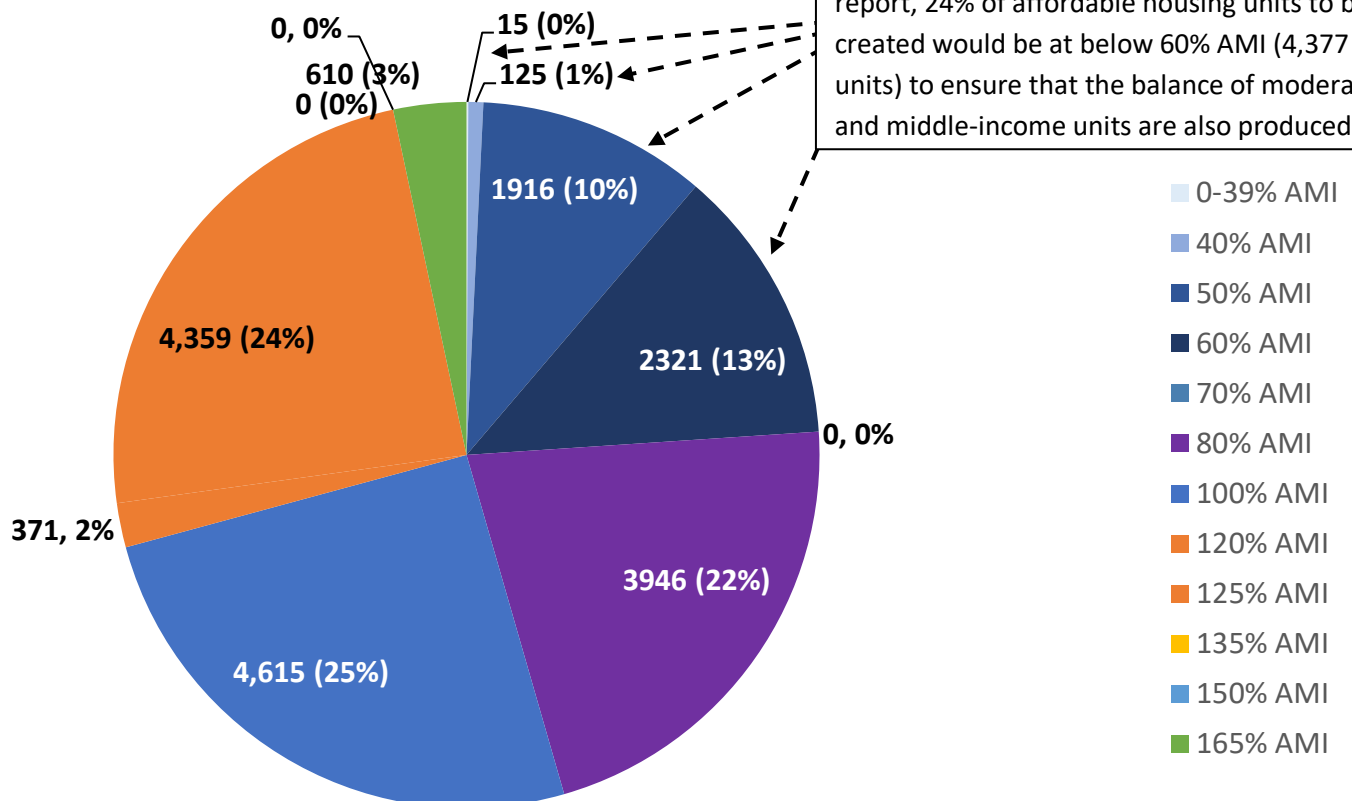
Summary of MCD4 Affordable Housing Units Completed, Under Construction & Completed / Under Public Review by AMI Level (Historically, 2015-2025)



Summary of MCD4 Proposed New Affordable Housing Units by Category (2025)

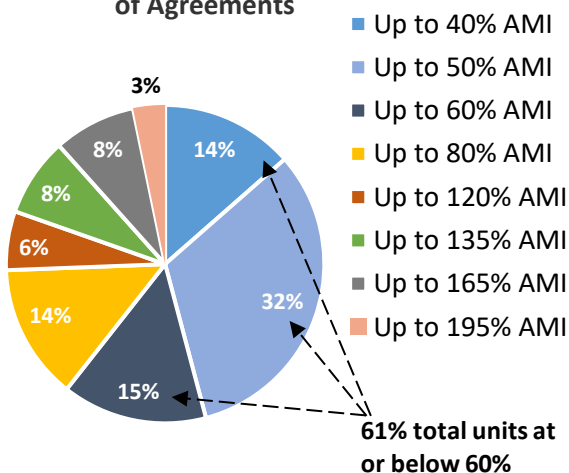


Summary of MCD4 Proposed New Affordable Housing Units by AMI Level (2025)



As shown in the charts on page 6 and onwards, out of a total of 5,245 units completed or under construction/in public review between 2015-2025, 2,780 (53%) units 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 need 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 (DOB), 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 report⁵ in February 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 developers through the RFP process. Despite MCB4's persistent effort to work with all stakeholders regarding these

proposed developments, both NYCHA and the development team have provided extremely limited information regarding the details of its development proposal. On June 27, 2025, HPD and NYCHA announced the release of the Final Environmental Impact Statement. The project remains under public review without a written assurance that the project will undergo the ULURP review process, despite multiple requests from MCB4 and the Chelsea community.

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 to encourage new residential development in the City. MCD4 is part of the Geographic Exclusion Area, where developments in MCD4 are only eligible for the tax exemption if 20% of the units are affordable to low-income households. While these tax exemptions last for varying periods based on when they were awarded, many expire after only 15 years.

A number of inclusionary buildings within MCD4 have already extended their affordability using the existing 421-a (17) program. The 421-a (17) program was established by the New York State legislature in 2015 to provide an extension of the underlying real estate tax exemption for rental buildings that began construction prior to July 2008. Owners of projects receiving 421-a benefits could receive between 10 and 15 years of an extension at 50% of the underlying exemption. In exchange, those buildings must extend the underlying affordability and rent at least 5% of units to households whose income does not exceed 130% AMI.

MCB4 proposes to discuss with HPD the development of new real estate tax exemptions to extend those benefits to provide permanent affordability to preserve those affordable apartments.

⁵ [Chelsea NYCHA Working Group Report](#)

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.

DOB enforcement against harassment and eviction through building renovations

Owners file renovation plans for a vacant rent regulated building with the Department of Buildings for extensive reconstruction, while 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

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, kitchen cabinets, 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, when a fee is required..

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.⁶ 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.

⁶ [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 Urban Renewal Area (“CURA”).

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 th Street | Harborview Terrace | 305 | Low Income Families | NYCHA |
| 540 W 54 th Street | Harborview Terrace | 198 | Low Income Seniors | NYCHA |
| 535 W 51 st Street | Clinton Manor | 110 | Low Income Families | Section 8 |
| 540 W 52 nd Street | Clinton Manor | 99 | Low Income Families | Section 8 |
| Total | | 1,498 | | |

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

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

However, due to economic conditions and the lack of public funding, no residential development or

rehabilitation occurred for over fifteen years within the CURA.

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

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

- Maintaining moderate- and low-income housing
- Promoting mixed use

- Protecting existing tenants
- Creating cultural and open space.

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

| Constructed Projects | | | | |
|---|----------------------|----------|--|---------------------------------|
| Address | Name | AH Units | Types of AH Units | Type of Financing |
| 501 W 52 nd Street | | 27 | Low Income Families | Inclusionary |
| 555 W 52 nd Street | Clinton Parkview | 96 | Low & Moderate Income Families | Mixed Income HDC Bonds |
| 554 W 53 rd Street | The Flats/Old School | 86 | Low, Moderate , & Middle-Income Families | HPD NRP & SHP w/ LIHTC |
| 515 W 52 nd Street / 510 W 52 nd Street | Avalon Clinton | 127 | Low Income | 80/20 Bonds |
| 501-505 W 51 st Street | | 22 | Low Income Families | Inclusionary |
| 535 W 52 nd Street | Park Clinton | 96 | Moderate & Middle Income Families | Mixed Income - New Construction |
| 525 W 52 nd Street | | 81 | Low Income | |
| 540 W 53 rd 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 nd Street | Captain Post | 22 | Low & Moderate, Income Families | MPLP, Inclusionary Equity, HTC |
| 500 W 52 nd 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 \$25,000,000⁷ for the renovation and acquisition of affordable housing in the Clinton/Hell's Kitchen neighborhood. The majority of the City's \$12,500,000⁸ 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 \$12,500,000⁷, 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 million⁹ 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

⁷ Adjusted for inflation, \$250,000 in 1984 is equal to \$712,972 in 2022.

⁸ Adjusted for inflation, \$12,500,000 in 1983 is equal to \$35,648,580 in 2022.

⁹ Adjusted for inflation, \$3,650,000 in 1989 is equal to \$8,722,058 in 2022.

units are permanently affordable; the Durst units have an affordability of 35 years.

- 770 11th Avenue (Mercedes House):

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

- Chelsea Market: In 2012, the block between West 15th and West 16th Streets, 9th to 10th Avenues, was rezoned to permit the expansion of the Chelsea Market complex for use as offices for the media and tech industries. A \$4.7 million¹⁰ 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

Since 2001, 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:

| Points of Agreement ¹¹ | 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% |
| Total | 7,258 | 5,332 | 73% |

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

¹⁰ Adjusted for inflation, \$4,700,000 in 2012 is equal to \$6,065,758 in 2022.

¹¹ [Hudson Yards & Western Railyards POA & Tracking Reports](#); [West Chelsea POA & Tracking Report](#)

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 28th Street. The execution of a regulatory agreement with HPD to deliver the funds was delayed by COVID-19. MCB4 will re-engage with the Related Companies to address the outstanding development matter at 500 West 28th Street.

- City of Yes for Housing Opportunity

The City of Yes for Housing Opportunity (CHO) was passed by City Council on December 5, 2024, approving a comprehensive series of text amendments to the Zoning Resolution. Most notably, the text amendment created the Universal Affordability Preference (UAP), which now allows as-of-right multifamily housing to add up to 20% more

floor area if the additional floor area is dedicated to affordable housing, regardless of the underlying zoning. MCB4 voted against CHO with conditions, citing the extremely nuanced zoning in the District that allowed for the preservation and construction of thousands of affordable housing units that would be put at stake through a citywide text amendment. MCB4 is a strong advocate for affordable housing in the District that utilizes the affordable housing provisions in the Special Purpose Zoning Districts: Special Clinton District, Special Hudson Yards District, Special Garment Center District, and Special West Chelsea District. MCB4 did not support a citywide zoning text amendment that disregarded successful mechanisms for developing affordable housing. For more information, please see the link in the footnote below directing to MCB4's response to the proposed CHO text amendment.¹²

- Western Rail Yards Rezoning

In 2009, the City signed a Points of Agreement with the Related Companies for the Western Rail Yard site that secured affordable housing commitments both on- and off-site, a school, open space, and community space. These commitments were embodied in a site plan that would govern the development of the site. The Related Companies proceeded with the development of the more commercial development focused Eastern Rail Yards, and the more residential development focused Western Rail Yards were not built out.

In November 2024, the Related Companies approached MCB4 with a revised proposal for the Western Rail Yards. The proposal called for the development of a residential tower, a commercial tower, and a podium with a hotel tower and gaming facility built on top. The proposal was met with unanimous disapproval from MCB4, citing a significant departure from the agreed upon 2009 Rezoning, which would have built nearly 5,000 units of housing. After months of public opposition, Wynn

¹² [8.21.24 Letter to DCP re City of Yes for Housing Opportunity](#)

Gaming withdrew its proposal for a casino. Following that action, the Related Companies received approval for a revised proposal with 4 residential towers and 2 commercial towers. Negotiations are ongoing for the final residential unit count, affordable percentage, building height and bulk, and community benefits. Currently, the negotiations include the following:

- Up to 4,000 new residential units
- 25% of the rental units will be permanently affordable, with a minimum of 625 permanently affordable units
- 6.6 acres of public green space, increased from 5.5 acres in the 2009 Plan
- A new public school, daycare facility, and other community amenities.

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 that produce super tall buildings such as those currently in construction along West 57th Street south of Central Park. MCB4 also believes that buildings west of 11th 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 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. Commercial development has proceeded to the south along the West 33rd-34th Street corridor and in Hudson Yards between West 30th-33rd Streets from 9th to 11th Avenues. However, north along the east side of 11th Avenue, MCB4 believes this corridor should instead be viewed as an extension of the high-rise residential corridor that has been built along West 42nd Street from 10th to 12th Avenues, with over 4,800 market rate and affordable apartments completed, and along 10th Avenue from West 35th to West 41st Streets. The existing zoning in this corridor allows residential development up to 6 FAR, but only after commercial development is produced or committed to.

MCB4 proposes to amend the Hudson Yards zoning text to allow 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 the strain on resources within the district. 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. There is no way for the community to assess the cumulative impacts of many large-scale projects being developed in a short period of time, which has led to increased concern surrounding new development.

With so many projects happening in the same vicinity, it is critical that the assessments of environmental impact be reformed to require an actual, not cursory, comprehensive and cumulative look at the impact of all proposed developments. These assessments of cumulative impacts should be utilized to inform proper planning of the City's services to the surrounding area and can eventually be factored into future budgets.

Very High-Density (VHD) Zoning

MCB4 proposes the development of very high-density housing in areas that are already zoned for high-density development. The 12 FAR cap was lifted as part of the 2024 NYS budget negotiation process, opening the door for higher density residential development. Through DCP's City of Yes for Housing

Opportunity, R11 and R12 districts were introduced, with residential FAR's of 15 and 18, respectively. MCB4 supports the development of VHD sites in the 11th Avenue corridor from West 33rd to West 56th Streets, at selected locations, which include the following:

- 651 W 33rd Street - Javits Marshalling Yards (between 11th and 12th Avenue)
- 525 11th Avenue – MTA Quill Bus Depot (between W 40th and W 41st Street)
- 450 W 41st Street – Former Hunter Vorhees Campus (between Dyer and 10th Avenue)
- 629 W 54th Street (between 11th and 12th Avenue)
- 801 11th Avenue (between W 54th and W 55th Street)
- 314 W 40th Street – NYS DOC Parole Office¹³ (between 8th and 9th Avenue)

However, this recommendation must be accompanied by a series of requirements for the siting of civic infrastructure, including NYPD, FDNY, EMS, schools, public healthcare facilities, social services, arts and cultural resources, recreational and green spaces, and adequate sewer and water infrastructure upgrades. Without these requirements attached to the siting of VHD districts, development may put a strain on existing public services.

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.

¹³ 18 FAR exists at this site.

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.¹⁴ In the Hudson Yards and West Chelsea rezonings it achieved 28% and 27% respectively. However, that goal was achieved through a combination of zoning incentives and designation of publicly owned sites for affordable housing development. The Board also requested and achieved broader income bands for affordability in Inclusionary Housing to include moderate and middle-income housing. Therefore, consistent with those long held positions, the Board supports revised zoning text to require that new developments should be 30% affordable, not 20% affordable, and should accommodate individuals and

families at range of incomes between 40% and 165% of Area Median Income (“AMI”).

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

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.¹⁵

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

¹⁴ 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.

¹⁵ New York City Zoning Resolution, Inclusionary Housing, Section 23-96 (b)(2)

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 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 fee-based 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 fee-based 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%.¹⁶ The number of households with children under 18 years old in the district also increased by almost 3,000 from 2000-2017.¹⁷ Affordable housing production is not responding to this increase in families in the District.¹⁸

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

Provide Housing for a Growing Senior Citizen Population

Citywide, the Senior Citizen population of the City continues to grow. New York City will see striking increases in its older population. Over the next 20 years, the number of New Yorkers aged 65 and older is expected to increase by nearly 50%, representing a demographic shift where, for the first time in history, older New Yorkers are expected to outnumber school-age children.¹⁹ The number of adults older than 65 in MCD4 has also increased by almost 7,000 in the district since 2001.²⁰ Meanwhile, 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 subsidies and zoning revisions.

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

- 1. Provide low-cost land to developers of Senior housing.²¹*
- 2. Establish, through NYC Department of Housing Preservation & Development'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.*

Environmentally Sustainable Development

MCB4 supports the production of housing with multiple elements of carbon neutrality, such as passive housing, with sustainable on-site energy production for new developments of scale. New developments should minimize their environmental footprint. Further, new buildings should include space for operational capacity that both containerizes waste removal and allows internal package deliveries.

MCB4 also believes that large-scale developments should include greenspaces on setbacks or roofs for tenants and contribute to the development or

¹⁶ [New York City Neighborhood Data Profiles](#)

¹⁷ Ibid.

¹⁸ One recently completed development project in MCD4 that had at least 50% of family units, received 77,000 housing lottery applications, 45,000 of whom were income eligible, further reflecting the need for 2- and 3-bedroom units.

¹⁹ Age Friendly NYC: A Progress Report, Spring 2011, The New York Academy of Medicine, 2012

²⁰ [New York City Neighborhood Data Profiles](#)

²¹ Parking for NYCHA residents must be maintained through consolidation of facilities and/or inclusion of garage space in newly constructed buildings

preservation of existing and adjacent greenspaces and city parkland.

Increasing Affordable Homeownership Opportunities

MCB4 broadly supports increased affordable homeownership opportunities and education, specifically through the development of permanently affordable, limited-equity models, such as Housing Development Fund Corporation (HDFC) cooperative. In an HDFC cooperative, each owner holds shares in the corporation that owns the building. Shareholders elect a Board of Directors to make operational decisions about the coop. HDFC coops are subject to different degrees of regulation and/or supervision by HPD that restrict the resale prices of apartments and impose limits on resale profits. In general, HDFC cooperative ownership emphasizes long-term stability and affordability instead of appreciating value. Affordable homeownership creates long-term stability, as seen in Community District #4 in Penn South Cooperative developed in the 1950s and 60s through a program similar to the Mitchell-Lama Program.

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 online 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.²²

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

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

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

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

In the past 5 years, MCB4 has had a dramatic increase in complaints related to construction in

²² New York State Attorney General—"Airbnb in the City", 10/2014, pg. 16

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 to 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 MCB4 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 15,778 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.

Bayview – 550 West 20th Street

MCB4 supports the new affordable housing project at 550 West 20th Street, formerly known as Bayview. The project, Liberty Landing, will convert the former correctional facility into affordable housing for low-income residents and supportive housing for formerly incarcerated individuals. The Request for Proposals (RFP) was awarded to the Camber Property Group, as well as the Osborne Association, the supportive service partner, and was unveiled by Governor Hochul on July 22, 2024. The site will produce approximately 147 permanently affordable housing units, including at least 60 supportive housing units, and 15 short-term transitional resident (STTR) beds operated by Urban Pathways. 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. MCB4 requests that ESD work with the community, social service providers and local not-for-profits to create a model for supportive housing from the Bayview facility to replicate across the city. The General Project Plan (GPP) was approved on May 22nd, 2025.

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.

Site K – 418 11th Avenue

MCB4 supports the new affordable housing project at 418 11th Avenue, also known as Site K. The Hudson Boulevard Collective, made up of BRP Companies, BXP, The Moinian Group, and Urbane Development, was selected to develop a two-tower complex standing 72 stories with 1,349 residential units, 404 of which will be permanently affordable. The development will also include a 28-story, 455-room hotel and a variety of cultural, educational, and community facilities including the Climate Museum, a fitness and wellness center, and restaurant and culinary training facility for the nonprofit Emma's Torch.

Intrepid Parking Lot – 621 West 45th Street

Empire State Development announced an RFP for the Intrepid Parking Lot, located at 621 West 45th Street, on February 27, 2025. The RFP requires all proposed plans to include at least 25% permanently affordable housing units, with at least 5% of the affordable units as 3-bedroom units. The RFP also requires that proposals for the site must ensure that all affordable units have equal access to amenities, entrances, elevators, and other resources in the building, with the same finishes and fixtures as market-rate units. MCB4 projects the estimated number of units to be around 1,000, with approximately 300 affordable units.

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. 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.

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 40th Street and West 41st Street. The site was proposed solely as a commercial

tower by PANYNJ in 2021. In 2022, MCB4 proposed a mixed-use tower (50% residential and 50% commercial), with an AMI breakdown at a balance between 50-165% AMI. PANYNJ has removed all residential development, including affordable housing, from the 2024 PABT Replacement (PABTR) proposals. As the redevelopment proceeds, MCB4 will continue to negotiate for the inclusion of permanently affordable housing as part of the PABTR project.

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 44th 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#.”²³

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 2024, 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.
- 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 report²⁴ 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. In November 2021, Related Companies and Essence Development were designated as developers through an RFP process. While NYCHA had targeted a closing date of July 2023, there has been little transparency from the developers regarding development proposals and continuous delay in addressing interim repair needs. MCB4 is working to rebuild trust and transparency between

²³ "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.

²⁴ [Chelsea NYCHA Working Group Report](#)

stakeholders to progress discussion and public input on the development proposal.

NYCHA, Related, and Essence released the Draft Environmental Impact Statement for the proposed Chelsea NYCHA Redevelopment on March 28, 2025. MCB4 responded to the DEIS, noting that the project does not accurately measure the adverse environmental impacts, largely disregarding large pieces of the project as generating adverse impacts on the community. On June 27, 2025, HPD and NYCHA announced the release of the Final Environmental Impact Statement. The project remains under public review without a written assurance that the project will undergo the ULURP review process, despite multiple requests from MCB4 and the Chelsea community.

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

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 5,609 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 AND PRESERVATION

| Units | Total | Total AH | AMI | | | | | | | | | |
|--|----------------------|----------------------|-------------------|-------------------|---------------------|---------------------|---------------------|---------------------|---------------------|------------------|---------------------|------------------|
| | | | 0-39% | 40% | 50% | 60% | 80% | 100% | 125% | 130% | 165% | 170% |
| Production Summary | | | | | | | | | | | | |
| Completed 2015-2025 | 9,652 | 2,366 | - | 476 | 370 | 872 | 111 | 133 | 266 | 23 | 105 | 10 |
| Under Construction | 788 | 403 | 90 | 8 | 49 | 10 | 108 | 1 | 49 | 54 | 34 | - |
| Completed Public Review | 523 | 521 | 15 | - | - | 62 | 72 | 112 | - | - | 185 | - |
| Under Public Review | 6,545 | 1,955 | - | 90 | 177 | 486 | 427 | 288 | 371 | - | 116 | - |
| HPD Development Pipeline | 462 | 462 | - | 35 | 58 | 92 | 49 | 62 | 93 | - | 73 | - |
| ESD or State Controlled Development Pipeline | 6,007 | 2,421 | - | - | 218 | 218 | 484 | 609 | 610 | - | 282 | - |
| Port Authority Bus Terminal Replacement | 757 | 506 | - | - | 76 | 76 | 151 | 189 | 189 | - | 76 | - |
| Federally Controlled Proposed Development | 157 | 157 | - | - | 16 | 16 | 31 | 39 | 39 | - | 16 | - |
| <u>Production Subtotal</u> | <u>24,891</u> | <u>8,791</u> | <u>105</u> | <u>609</u> | <u>964</u> | <u>1,907</u> | <u>1,433</u> | <u>1,433</u> | <u>1,617</u> | <u>77</u> | <u>887</u> | <u>10</u> |
| Preservation Summary | | | | | | | | | | | | |
| Illegal Demolition | -151 | -151 | - | - | - | - | - | - | - | - | - | - |
| Chelsea NYCHA | 2,056 | 2,056 | - | - | 2,056 | - | - | - | - | - | - | - |
| Expiring 421a Agreements | 1,547 | 1,547 | - | - | - | 1,495 | 52 | - | - | - | - | - |
| <u>Preservation Subtotal</u> | <u>3,504</u> | <u>3,504</u> | <u>-</u> | <u>-</u> | <u>2,056</u> | <u>1,495</u> | <u>52</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| <u>Proposed Text Amendments and Rezoning Subtotal</u> | <u>39,932</u> | <u>13,712</u> | <u>-</u> | <u>-</u> | <u>1,371</u> | <u>1,371</u> | <u>2,742</u> | <u>3,428</u> | <u>3,428</u> | <u>-</u> | <u>1,371</u> | <u>-</u> |
| Total | 68,327 | 25,955 | 105 | 609 | 4,391 | 4,773 | 4,227 | 4,861 | 5,045 | 77 | 2,258 | 10 |
| Percentage | 100% | 38% | <1% | <1% | 6% | 7% | 6% | 7% | 8% | <1% | 3% | <1% |

AFFORDABLE HOUSING SITES IN MCD4: Site Map

Overview - Affordable Housing Sites in Manhattan Community District 4 - 2025



- Completed in 2015-2019 (17)
- Completed in 2020-2025 (6)
- Under Construction (8)
- Completed Public Review (3)
- Under Public Review (10)
- HPD Development Pipeline (5)
- ESD or State Controlled Development Pipeline (4)
- Federally Controlled Proposed Development Pipeline (2)
- Port Authority Bus Terminal Replacement Project (3)

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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 MCB4 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> |

Calculating Number of Units for MIH Developments:

For sites under public review that utilize MIH but do not have an AMI breakdown, the proposed number of units at each AMI level is calculated based on MIH Option 2, which mandates 30% of floor area be permanently affordable at an average of 80% AMI.

| <u>AMI Level</u> | <u>40% AMI</u> | <u>80% AMI</u> | <u>120% AMI</u> |
|-------------------|----------------|----------------|-----------------|
| <u>% of Units</u> | <u>30%</u> | <u>40%</u> | <u>30%</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 AMI²⁵

| 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% |

2025 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 | \$34,020 | \$45,360 | \$56,700 | \$68,040 | \$79,380 | \$90,720 | \$102,060 | \$113,400 | \$124,740 | \$136,080 | \$147,420 | \$187,110 |
| 2 | \$38,880 | \$51,840 | \$64,800 | \$77,760 | \$90,720 | \$103,680 | \$116,640 | \$129,600 | \$142,560 | \$155,520 | \$168,480 | \$213,840 |
| 3 | \$43,740 | \$58,320 | \$72,900 | \$87,480 | \$102,060 | \$116,640 | \$131,220 | \$145,800 | \$160,380 | \$174,960 | \$189,540 | \$240,570 |
| 4 | \$48,600 | \$64,800 | \$81,000 | \$97,200 | \$113,400 | \$129,600 | \$145,800 | \$162,000 | \$178,200 | \$194,400 | \$210,600 | \$267,300 |
| 5 | \$52,500 | \$70,000 | \$87,500 | \$105,000 | \$122,500 | \$140,000 | \$157,500 | \$175,000 | \$192,500 | \$210,000 | \$227,500 | \$288,750 |
| 6 | \$56,400 | \$75,200 | \$94,000 | \$112,800 | \$131,600 | \$150,400 | \$169,200 | \$188,000 | \$206,800 | \$225,600 | \$244,400 | \$310,200 |
| 7 | \$60,270 | \$80,360 | \$100,450 | \$120,540 | \$140,630 | \$160,720 | \$180,810 | \$200,900 | \$220,990 | \$241,080 | \$261,170 | \$331,485 |
| 8 | \$64,170 | \$85,560 | \$106,950 | \$128,340 | \$149,730 | \$171,120 | \$192,510 | \$213,900 | \$235,290 | \$256,680 | \$278,070 | \$352,935 |

2025 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 | \$850 | \$1,134 | \$1,417 | \$1,701 | \$1,984 | \$2,268 | \$2,552 | \$2,835 | \$3,119 | \$3,402 | \$3,685 | \$4,678 |
| One-bedroom | \$911 | \$1,215 | \$1,518 | \$1,822 | \$2,126 | \$2,430 | \$2,733 | \$3,037 | \$3,341 | \$3,644 | \$3,948 | \$5,011 |
| Two-bedroom | \$1,093 | \$1,458 | \$1,822 | \$2,187 | \$2,551 | \$2,916 | \$3,281 | \$3,645 | \$4,010 | \$4,374 | \$4,738 | \$6,014 |
| Three-bedroom | \$1,263 | \$1,685 | \$2,106 | \$2,527 | \$2,948 | \$3,370 | \$3,791 | \$4,212 | \$4,633 | \$5,054 | \$5,476 | \$6,950 |

²⁵ [HPD Area Median Income 2025](#)

Appendix D: Glossary of Terms

- **BSA** - Board of Standards and Appeals
- **CSD** - Clinton Special District
- **DCP** - Department of City Planning
- **DOB** - Department of Buildings
- **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 MCB4 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

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

Clinton Housing Development Company

- Bill Kelley, Director of Programs & Planning
- Matt Sullivan and Maya Felstehausen, Community Planners

Housing Conservation Coordinators

- Leslie Thrope, Executive Director

Manhattan Community District 4 Affordable Housing Plan Summary of Sites

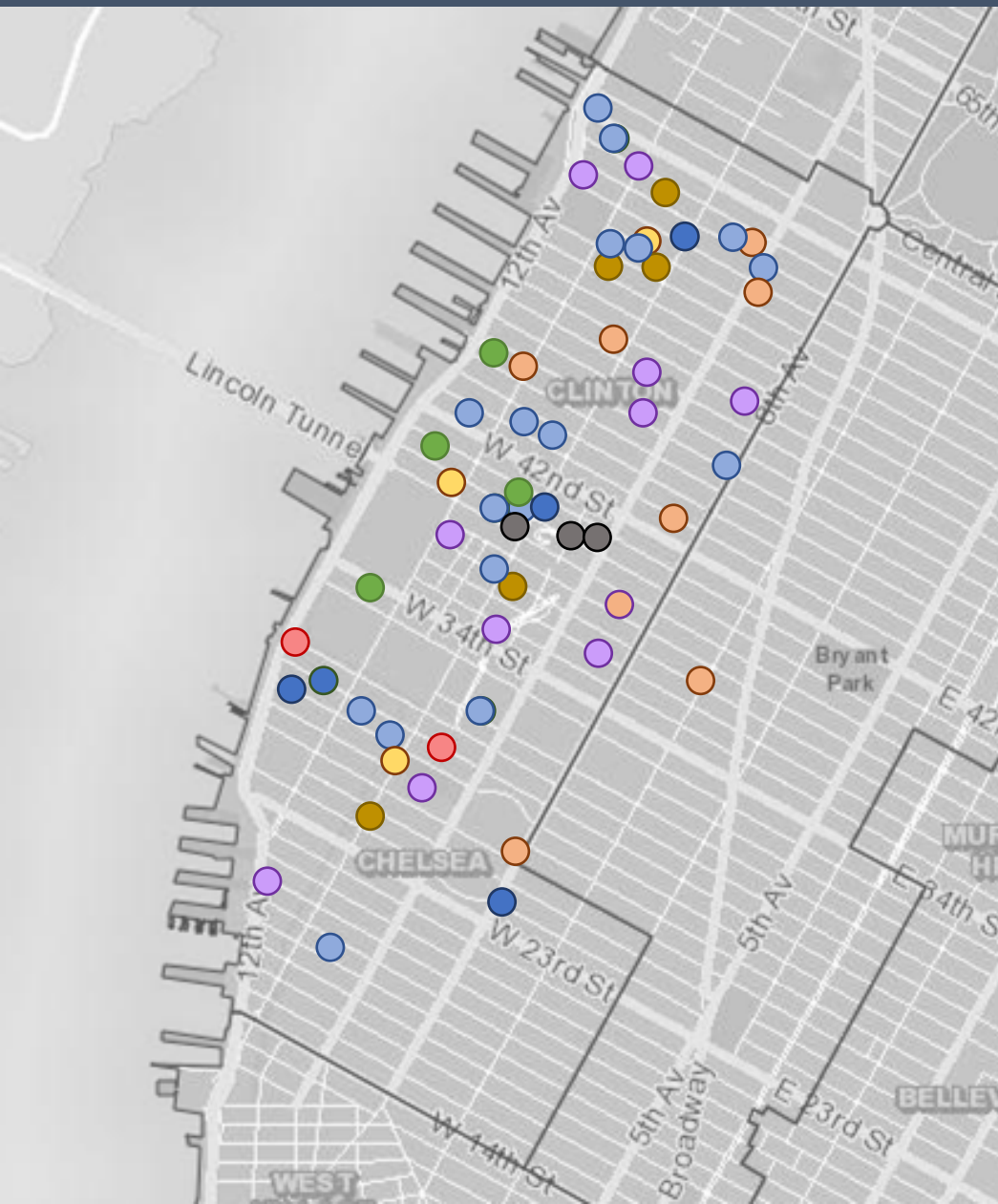
Last revision adopted in July 2025

Revised July 2025

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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**
 - Residential Preservation and Illegal Demolition
 - Chelsea NYCHA
 - 421-A Affordable Units: Expiring Tax Exemptions & Regulatory Agreements
- **Proposed Rezoning and Zoning Text Amendments**
 - Proposed VHD Areas
 - Proposed Special West Chelsea District Expansion
 - Hudson River Park Transfer of Development Rights
Possible Receiving Sites
 - Special Clinton District Proposed Rezoning and Zoning Text Amendments
- **Affordable Production and Preservation Summary**

Overview - Affordable Housing Sites in Manhattan Community District 4 - 2025



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- ESD or State Controlled Development Pipeline (4)
- Federally Controlled Proposed Development Pipeline (2)
- Port Authority Bus Terminal Replacement Project (3)

Sites Completed 2015-2019

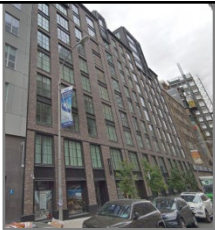
Manhattan Community District 4's Affordable Housing Plan

Sites- Completed in 2015-2019

625 W 57th Street



546 W 44th Street



555 10th Avenue



525 W 28th Street



424 W 55th Street



301 W 46th Street



535 W 43rd Street



605 W 42nd Street

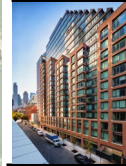


Sites- Completed in 2015-2019

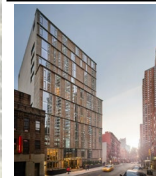
606 W 57th Street



525 W 52nd Street



505 W 43rd Street



540 W 53rd Street



515 W 36th Street



435 W 31st Street



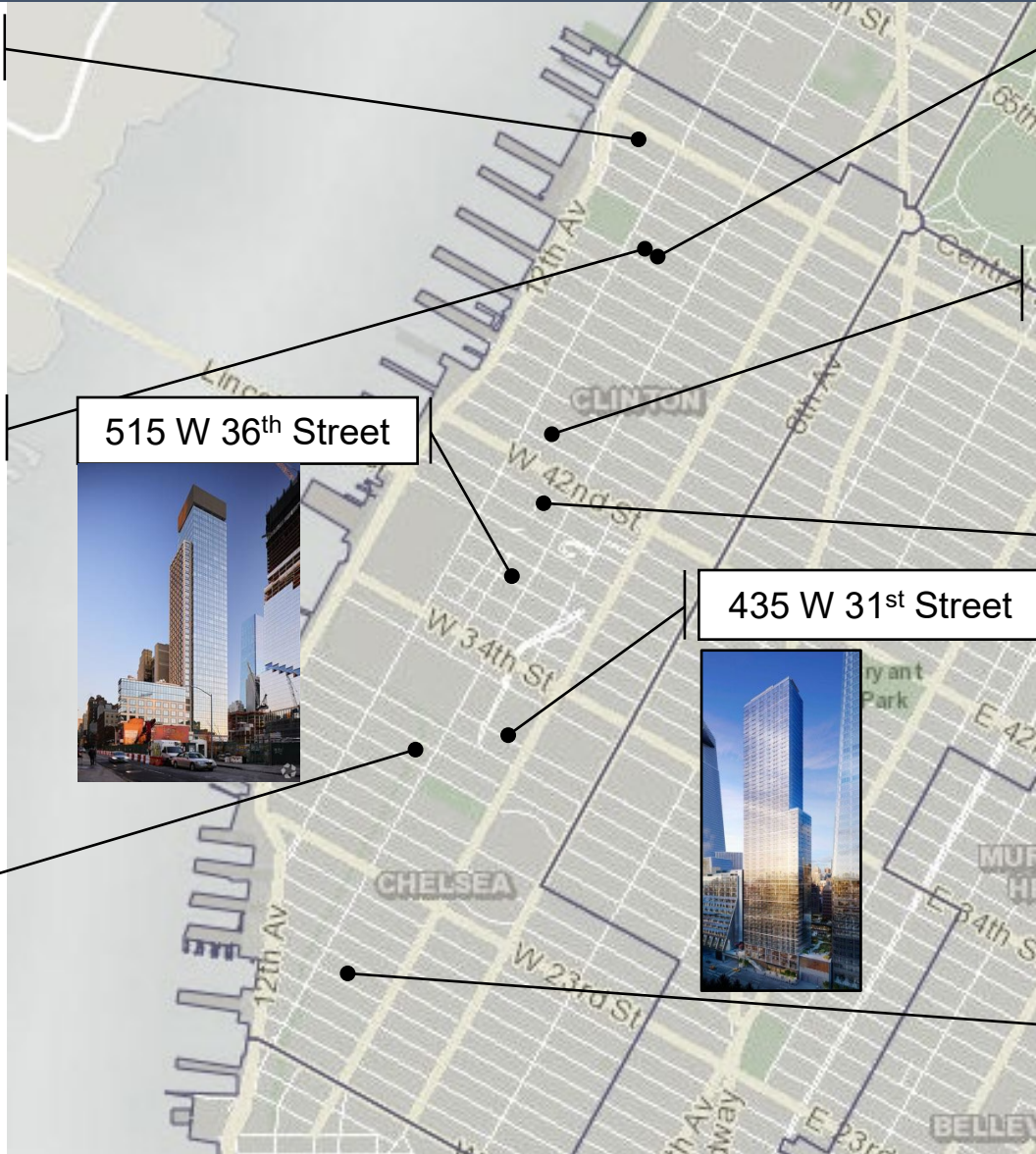
509 W 38th Street



507-515 W 28th Street



429 W 18th Street



429 W 18th 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. (100% affordable)
- 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:

| Affordable 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 |

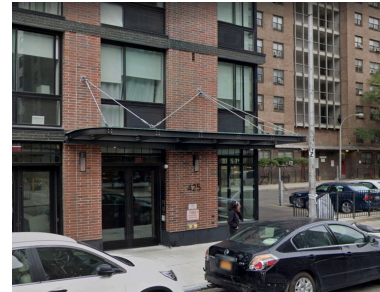
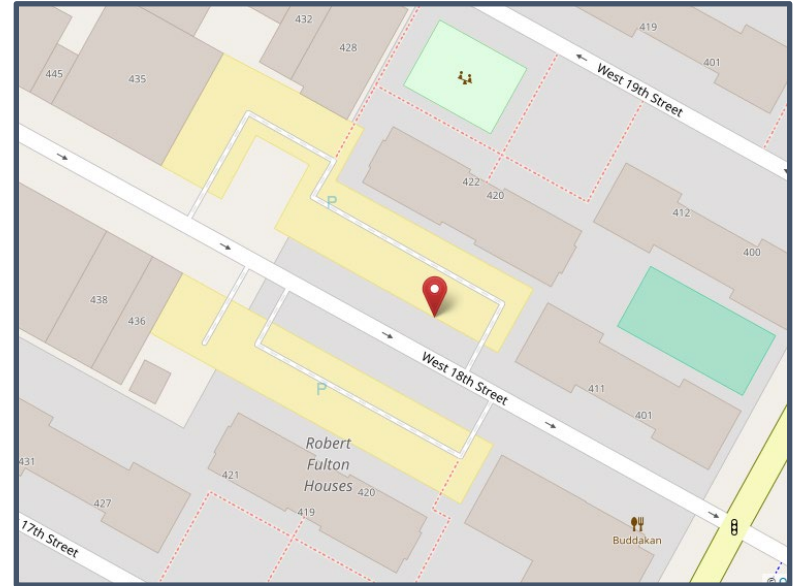
Affordability Period: Permanent

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 28th 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 (20% affordable)

Developer: Lalezarian Properties

Units and Income Bands:

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

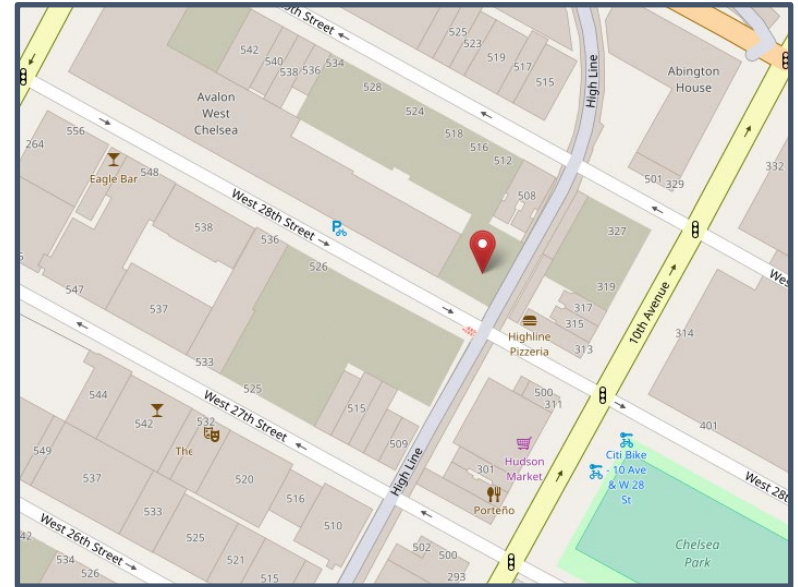
Affordability Period: Permanent

Public Approvals: LIHP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: February 2014

Completion Date : April 2017



517-525 W 28th 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 (17% affordable)

Developer: Avalon Bay

Units and Income Bands:

| Affordable 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

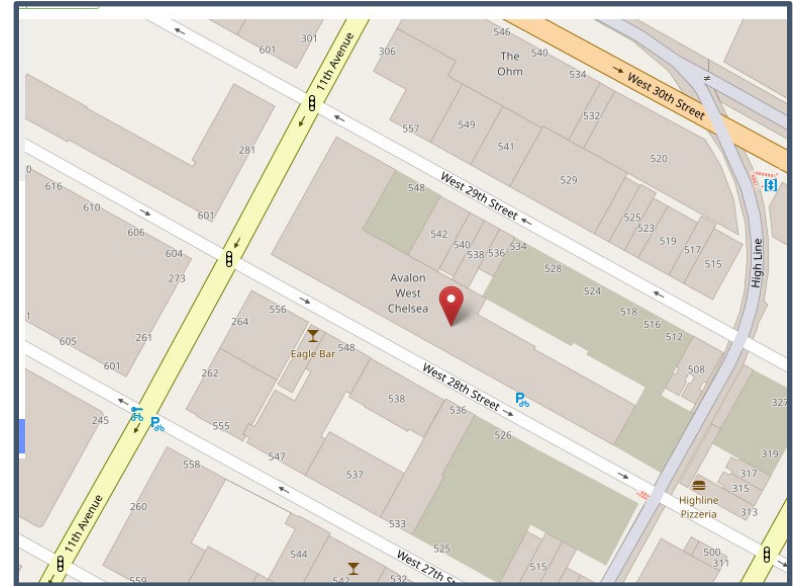
Public Approvals: LIHP

Financing: 80/20 Tax Exempt Bonds

Low Income Housing Tax Credits (LIHTC)

Construction Start Date: February 2012

Completion Date: 2015



435 W 31st 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 (12% affordable).
- 43 units (5%) were made affordable at 120% of AMI through the 421-a(17) program.

Developer: Brookfield Properties

Units and Income Bands:

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

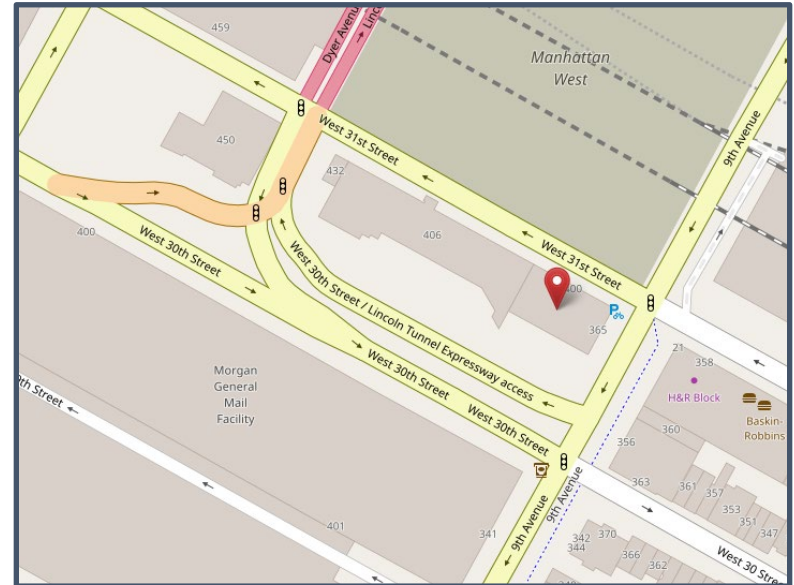
Affordability Period: Permanent

Public Approvals: ULURP and LIHP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: March 2015

Completion Date: Fall 2017



515 W 36th 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 (20% affordable)

Developer: Lalezarian Properties

Units and Income Bands:

| | |
|------------------|---------|
| Affordable Units | 60% AMI |
| Total | 50 |

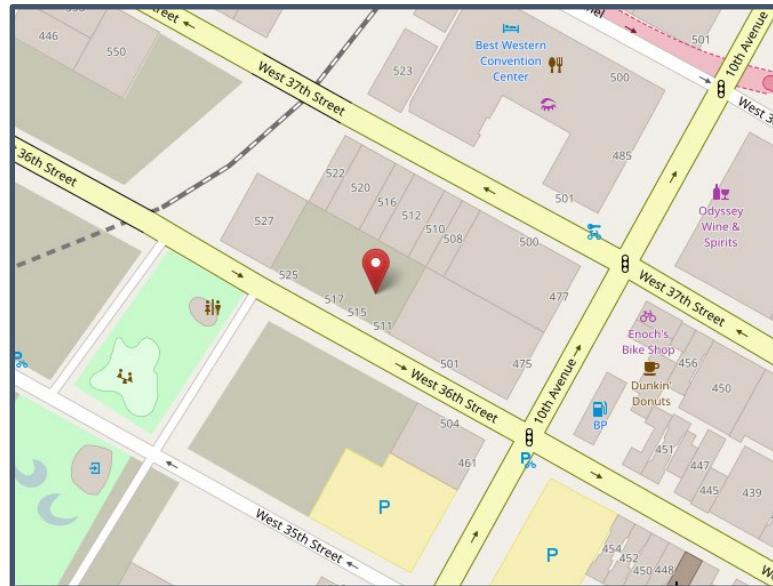
Affordability Period: Permanent

Public Approvals: LIHP

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

Construction Start Date: September 2014

Completion Date: 2019



509 W 38th 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 (20%)

Developer: Imperial Companies

Units and Income Bands:

| Affordable Units | 60% AMI |
|------------------|---------|
| Total | 46 |

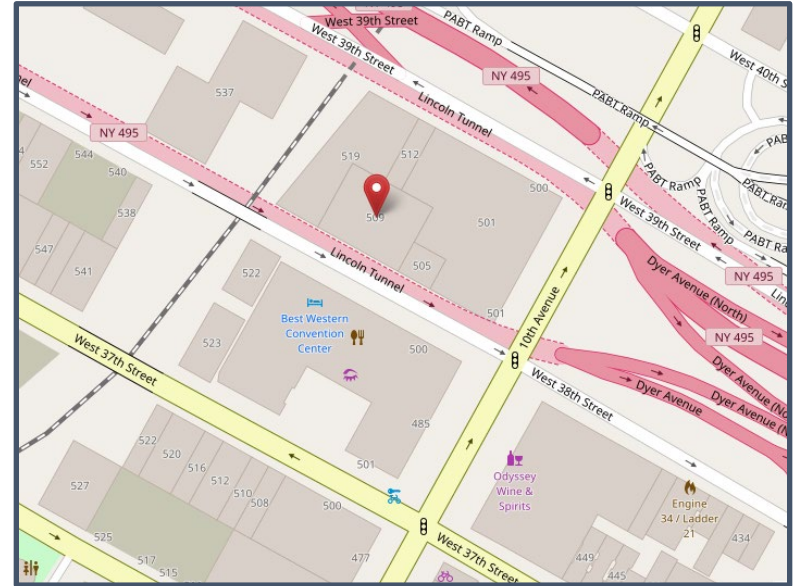
Affordability Period: Permanent

Public Approvals: LIHP

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

Construction Start Date: March 2015

Completion Date : April 2017



555 10th 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. of retail
- 598 units, including 150 affordable units (25% affordable)
- 30 units (5%) were made affordable at 120% of AMI through the 421-a(17) program.

Developer: Extell

Units and Income Bands:

| Affordable Units | 40% AMI | 60% AMI | 120% AMI | Total |
|------------------|---------|---------|----------|-------|
| Total | 60 | 60 | 30 | 150 |

Affordability Period: Permanent

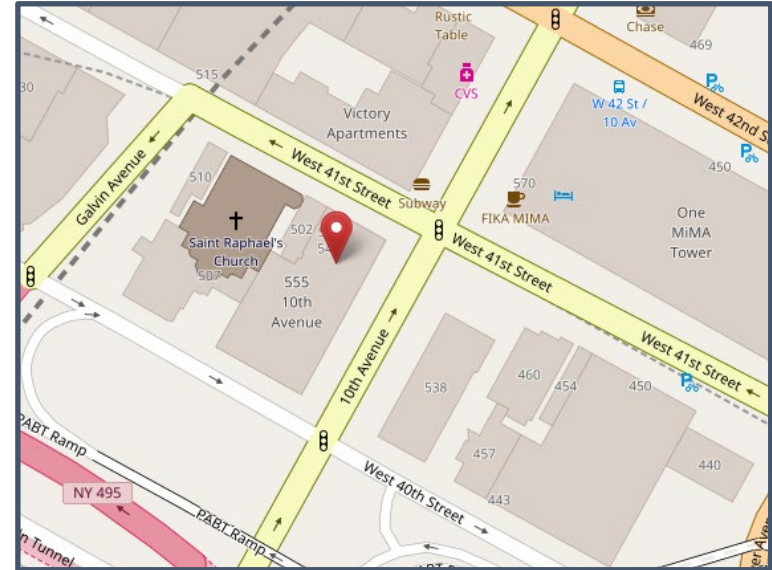
Public Approvals: LIHP

Financing: 80/20 Tax Exempt Bonds

Low Income Housing Tax Credits
(LIHTC)

Construction Start Date: February 2014

Completion Date: May 2016



605 W 42nd 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 (34% affordable).
- 59 units (5%) were made affordable at 120% AMI through 421-a(17) Program.

Developer: Moinian

Units and Income Bands:

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

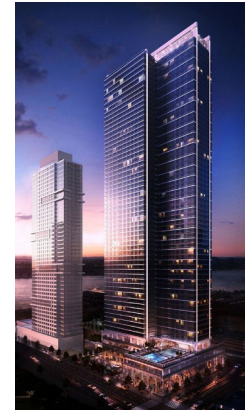
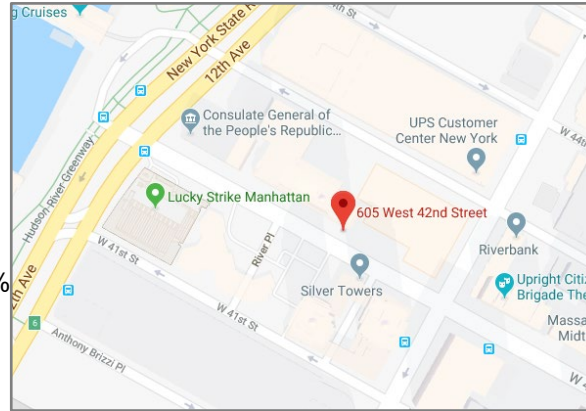
Affordability Period: Permanent

Public Approvals: LIHP

Financing: Tax-exempt bonds and LIHTC

Construction Start Date: 2008

Completion Date: 2015



505 W 43rd 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 (19% affordable)
- 6 affordable homeownership inclusionary units at 80% AMI created on-site
- 18 affordable units at 50% AMI created offsite in Silver Towers, 620 West 42nd Street

Developer: El Ad Group

Units and Income Bands:

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

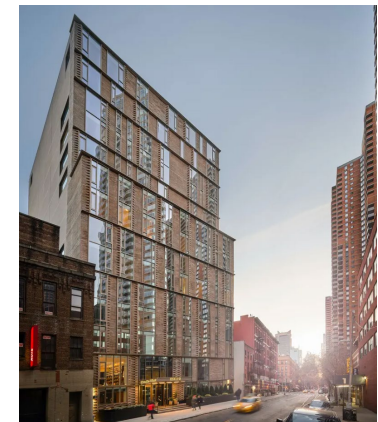
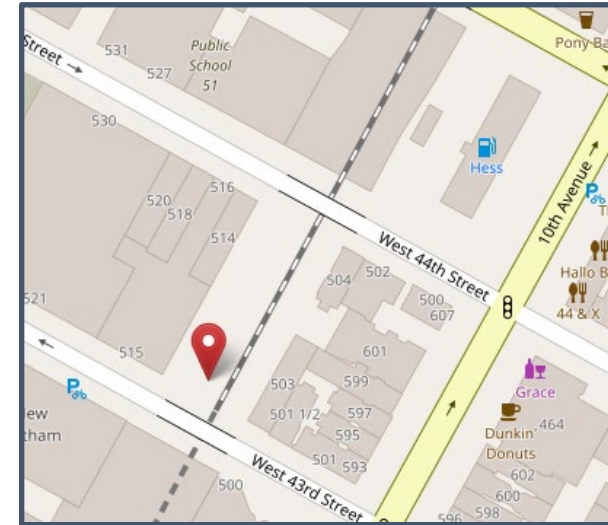
Affordability Period: Permanent

Public Approvals: LIHP, ULURP

Financing: Private financing

Construction Start Date: 2017

Completion Date: 2019



535 W 43rd Street / 546 W 44th 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 (22% affordable)

Developer: DHA Capital

Units and Income Bands:

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

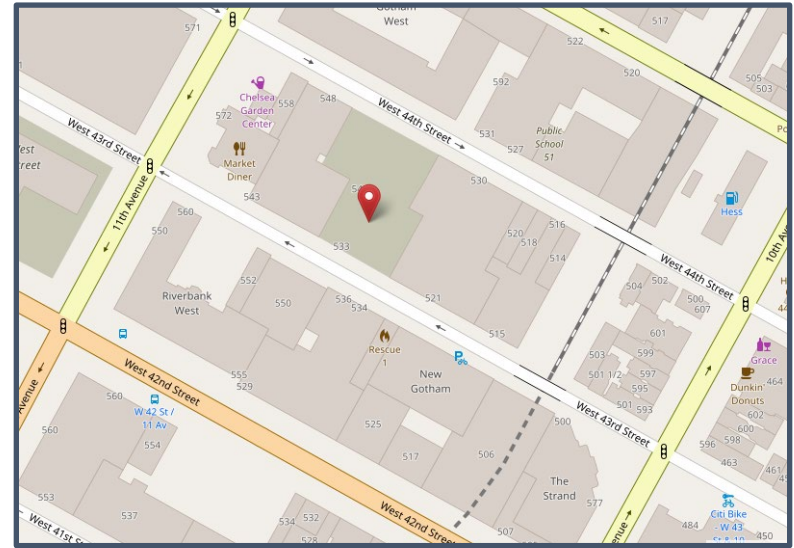
Affordability Period: Permanent

Public Approvals: LIHP

Financing: Privately Financed

Construction Start Date: July 2014

Completion Date: June 2016



301 W 46th 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 |

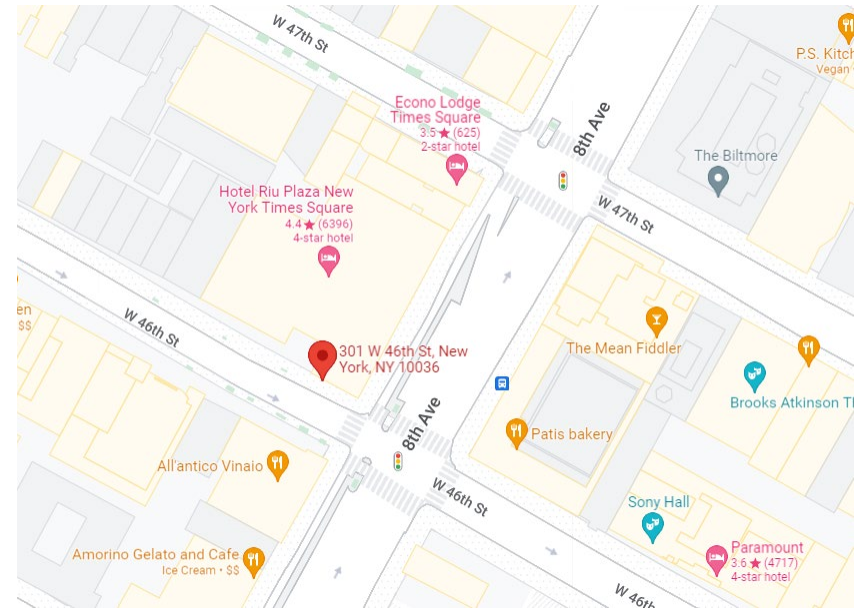
Affordability Period: Permanent

Public Approvals: ULURP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: July 2014

Completion Date: April 2016



525 W 52nd Street

Sites Completed 2015-2019

Program: 80/20 Inclusionary Housing

Block: 1081 **Lot:** 7501

Zoning: Special Clinton District; C2-5

Project Description:

- Two wings: 52nd Street frontage is 14 stories and 53rd Street frontage is 22 stories.
- 392 apartments, including 79 affordable units (20% affordable)

Developer: Taconic Investments

Units and Income Bands:

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

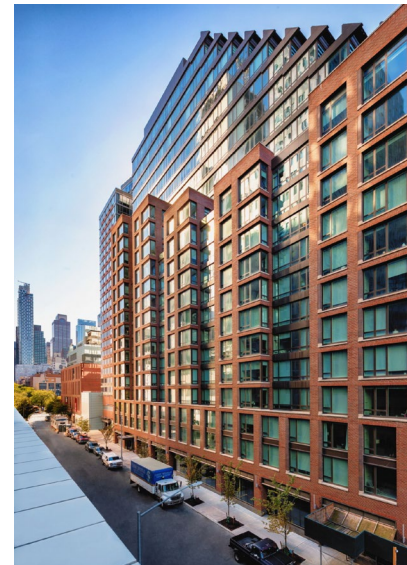
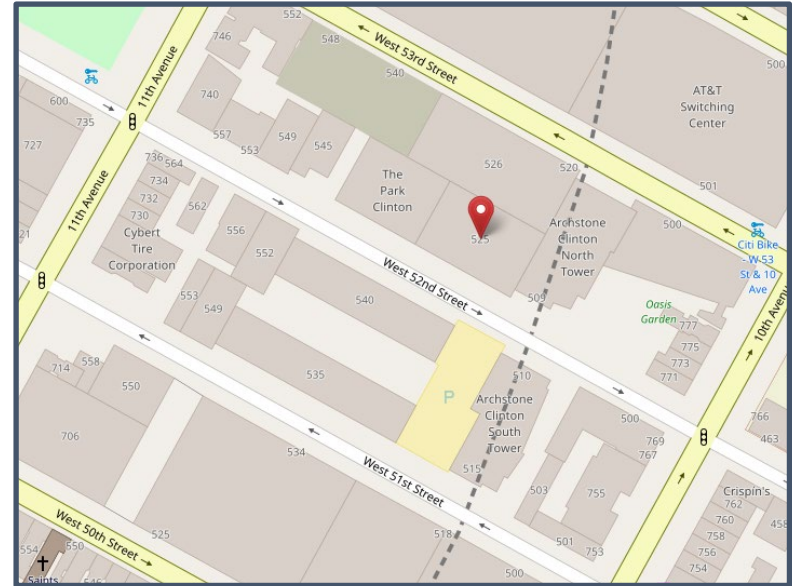
Affordability Period: Permanent

Public Approvals: ULURP (rezoning and disposition), LIHP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: November 2014

Completion Date: August 2017



540 W 53rd 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 (100% affordable)

Developer: Clinton Housing Development Company

Units and Income Bands:

| Affordable 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 |

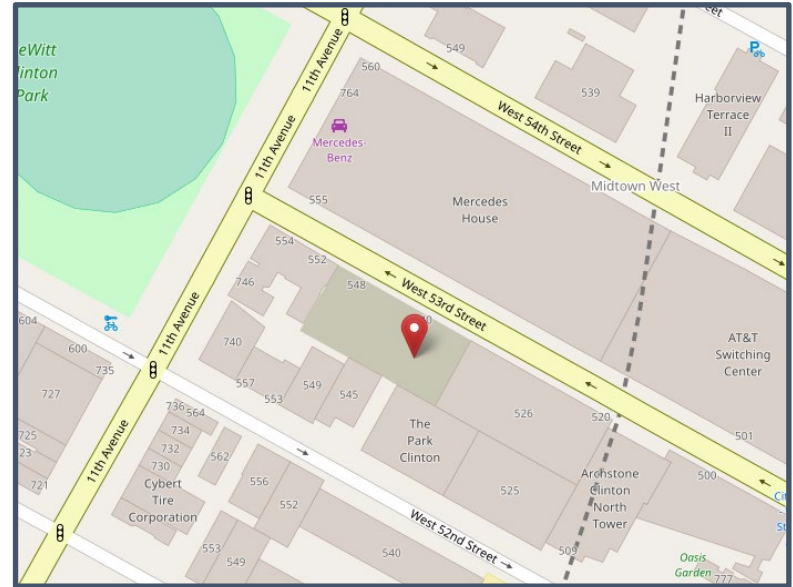
Affordability Period: Permanent

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 55th 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 (100% affordable)
- 18,426 sq. ft. of floor area

Developer: Arker Companies

Units and Income Bands:

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

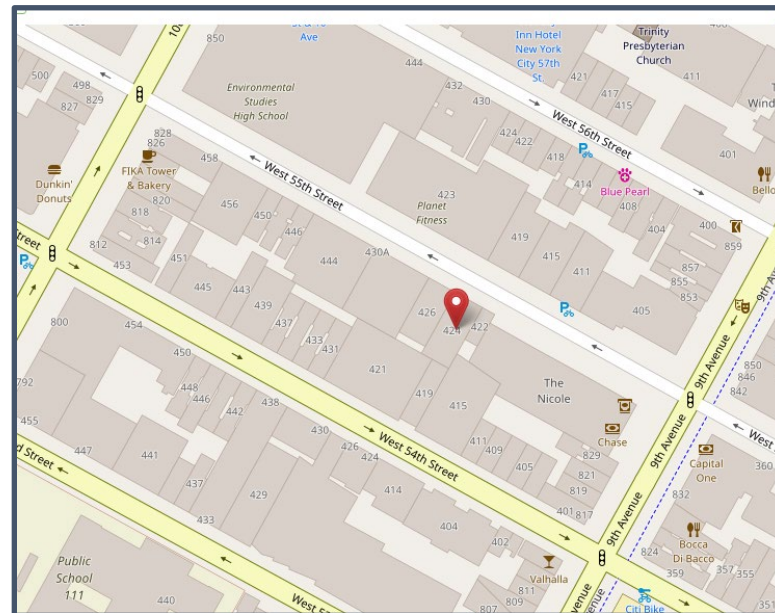
Affordability Period: Permanent

Public Approvals: LIHP

Financing: Bank Loan, Developer Equity

Construction Start Date: November 2014

Completion Date: September 2016



606 W 57th 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 (21% affordable)

Developer: TF Cornerstone

Units and Income Bands:

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

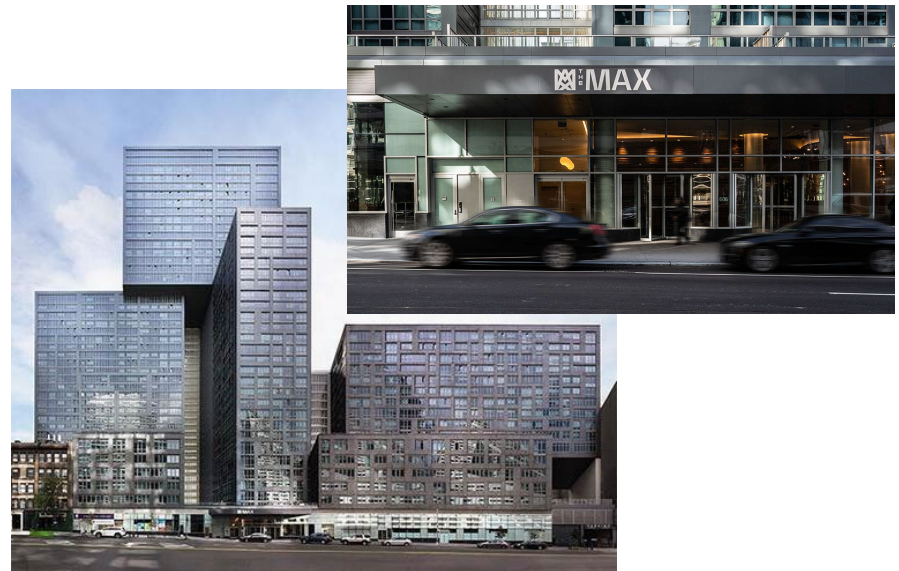
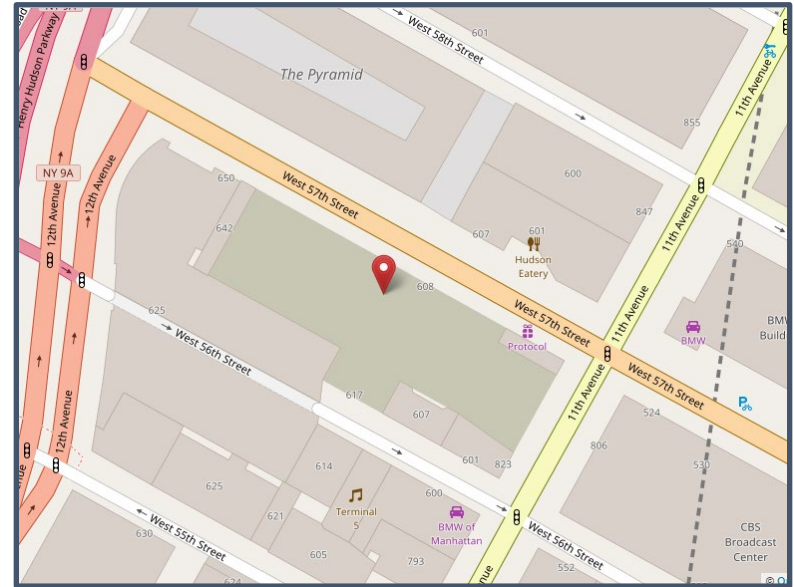
Affordability Period: Permanent for 216 units

Public Approvals: ULURP and LIHP

Financing: 80/20 Tax Exempt Bonds

Construction Start Date: October 2014

Completion Date: December 2017



625 W 57th 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 (20% affordable)

Developer: The Durst Organization

Units and Income Bands:

| Affordable Units | 50% AMI |
|------------------|---------|
| Total | 151 |

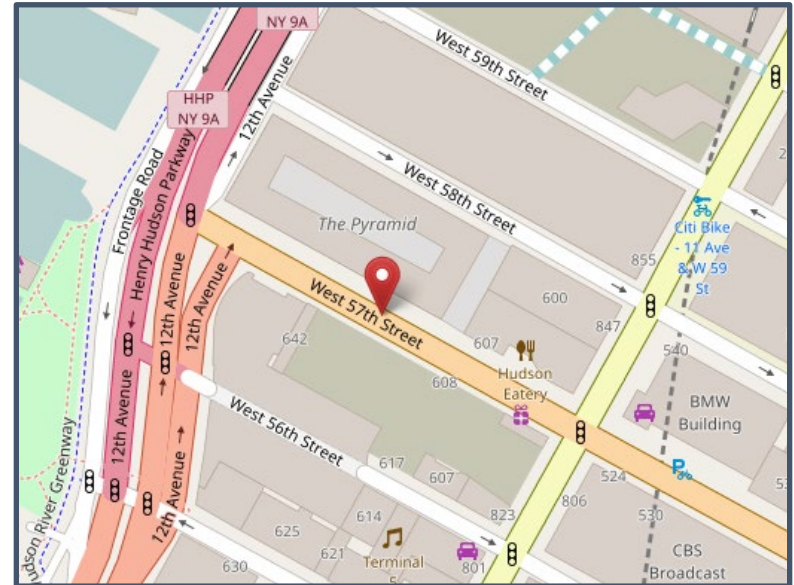
Affordability Period: 35-year term from 2016

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 | | | | | | | | 175% | | |
|---|---------------------------|-----|-----|-------|-------------|----------|-----|-----|-----|-----|------|------|------|------|---------|----------|
| | | C L | H Y | W C H | | | 40% | 50% | 60% | 80% | 100% | 125% | 165% | | On-site | Off-site |
| 429 West 18 th | Artimus Construction | - | - | - | 160 | 159 | - | 32 | - | - | 48 | - | 79 | | - | - |
| 515 West 28 th | Lalezarian | - | - | X | 375 | 75 | | | 75 | | | | | | | |
| 517-525 West 28 th | Avalon Bay | - | - | X | 833 | 142 | 12 | 67 | 63 | | | | | | X | |
| 435 West 31 st | 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 nd | MOINIAN | X | - | - | 1,175 | 401 | 177 | 120 | 45 | - | - | 59 | - | | X | - |
| 505 West 43 rd | El Ad Group | X | - | - | 123 | 24 | - | - | 18 | 6 | - | - | - | | X | - |
| 535 West 43 rd / 546 West 44 th | DHA Capital | X | - | - | 280 | 62 | - | - | 62 | - | - | - | - | | X | - |
| 301 West 46 th | Riu Hotels | X | - | - | 12 | 12 | - | - | - | 12 | - | - | - | | X | - |
| 525 West 52 nd | Taconic/Ritterman Capital | X | - | - | 392 | 79 | - | - | 79 | - | - | - | - | | X | - |
| 540 West 53 rd | Clinton Housing Dev. Co | X | - | - | 103 | 103 | - | - | - | 23 | 27 | 27 | 26 | | X | - |
| 424 West 55 th | Arker Companies | X | - | - | 17 | 17 | - | - | - | 17 | - | - | - | | - | X |
| 606 West 57 th | TF Cornerstone | X | - | - | 1,028 | 216 | - | - | 206 | - | - | | - | 10 | X | - |
| 625 West 57 th * | 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 Completed 2020-2025

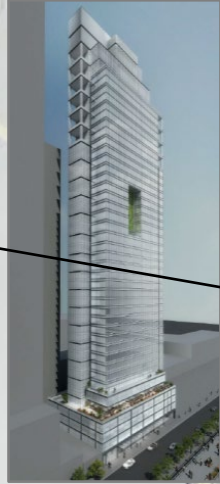
Manhattan Community District 4's Affordable Housing Plan

Sites- Completed in 2020-2025

500 W 56th Street



606 W 30th Street



312 W 43rd Street



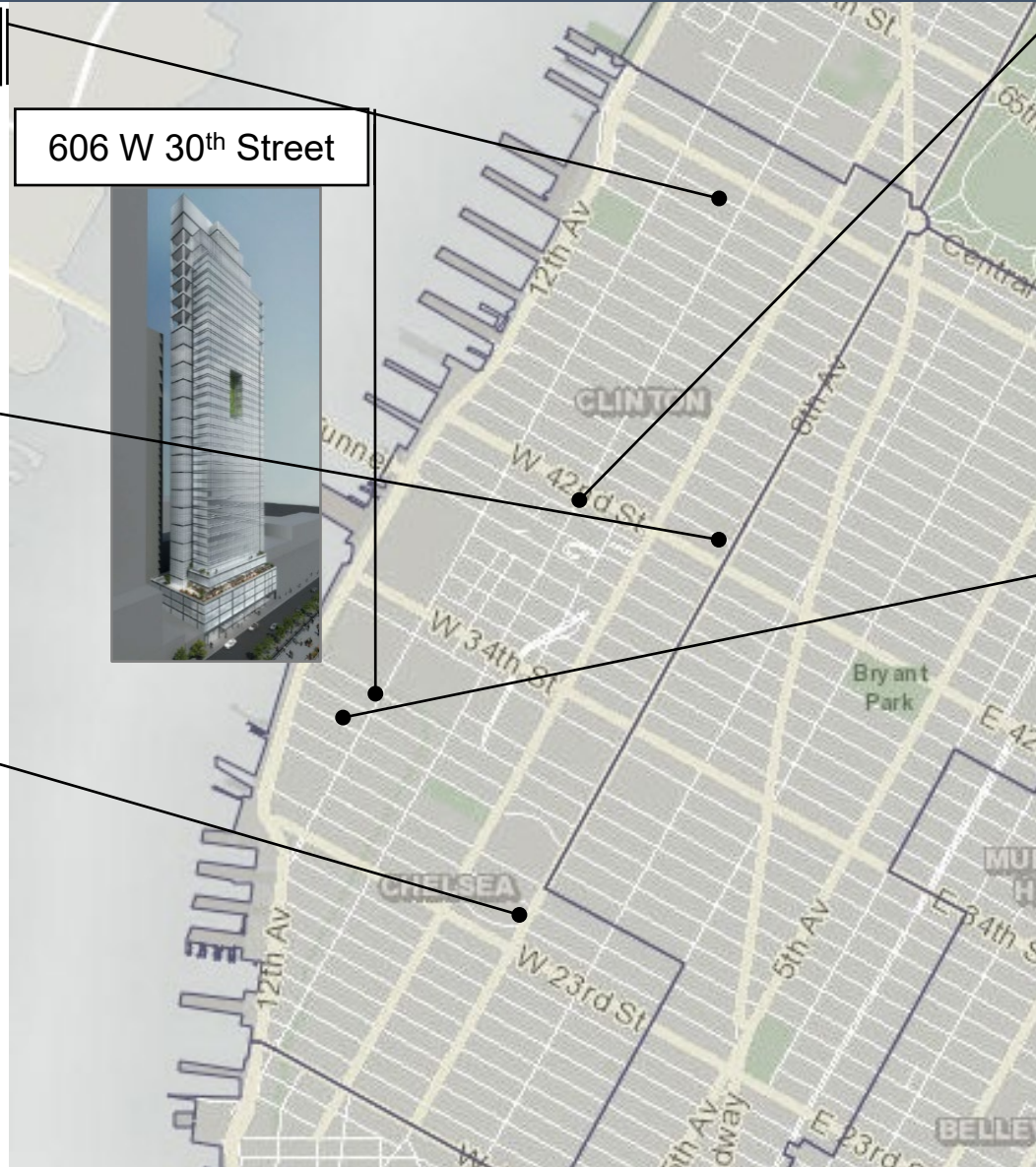
280 W 24th Street



550 10th Avenue



601 W 29th Street



280 W 24th Street (278 8th Ave)

Sites Completed 2019-2025

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. (26% affordable)
- PFASH zoning bonus increased the allowable bulk from 7.52 to 8.5 FAR

Developer: 278 Eighth Realty LLC

Units and Income Bands:

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

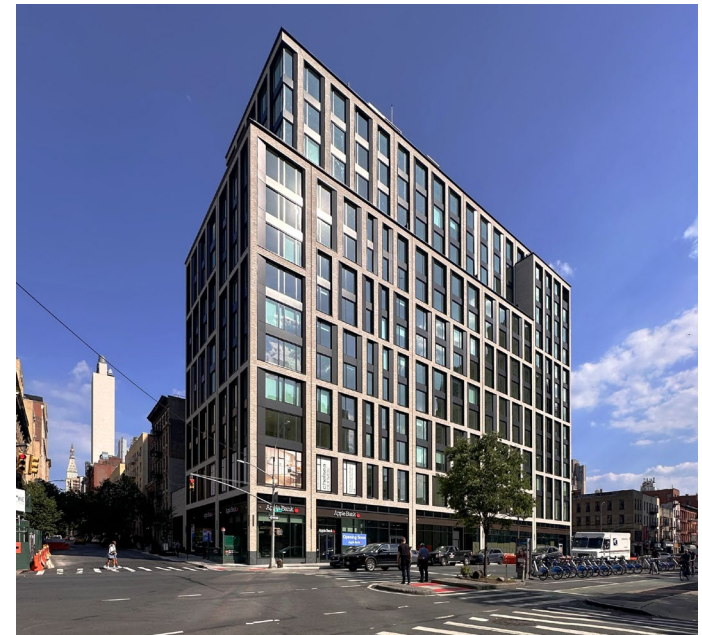
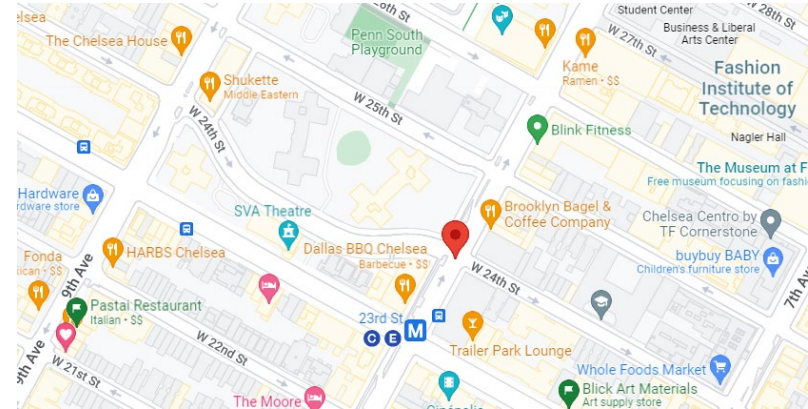
Affordability Period: Permanent

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

Completion Date: June 2023



601 W 29th Street

Sites Completed 2019-2025

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 (25% affordable)

Developer: Douglaston Development

Units and Income Bands:

| Affordable Units | 40% AMI | 60% AMI | 100% AMI | Total |
|------------------|---------|---------|----------|-------|
| Total | 93 | 94 | 47 | 234 |

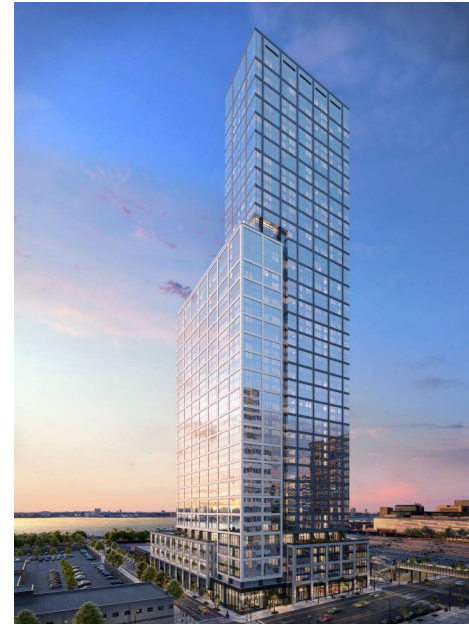
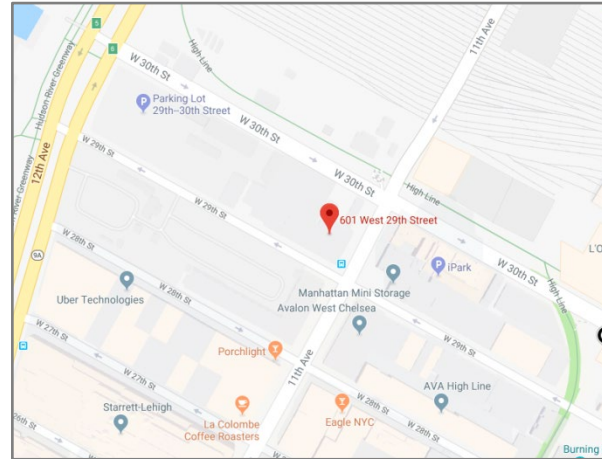
Affordability Period: Permanent

Public Approvals: ULURP, LIHP

Financing: TBD

Construction Start Date: March 2019

Completion Date: September 2023



606 W 30th Street

Sites Completed 2019-2025

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 (25% affordable)
- **Developer:** Lalezarian Properties

Units and Income Bands:

| Affordable Units | 40% AMI | 60% AMI | 100% AMI | Total |
|------------------|---------|---------|----------|-------|
| Total | 22 | 22 | 11 | 55 |

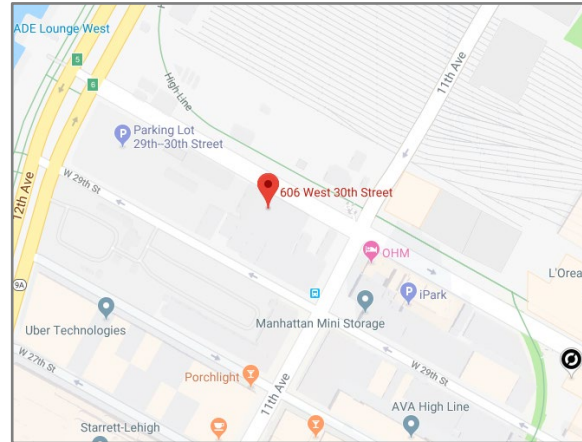
Affordability Period: Permanent

Public Approvals: ULURP, LIHP

Financing: Private financing, tax-exempt bond

Construction Start Date: March 2019

Completion Date: December 2023



500 W 56th Street

Sites Completed 2019-2025

Program: Inclusionary Housing

Block: 1084 **Lot:** 25

Zoning: Special Clinton District; C2-7

Project Description:

- 500 West 56th Street was completed in 2002 with 371 residential apartments. In 2024, through the 421-a(17) program, 19 apartments were designated as permanently affordable at 130% of AMI. (5% affordable)

Developer: Related Companies

Units and Income Bands:

| Affordable Units | 130% AMI | Total |
|------------------|----------|-------|
| Total | 19 | 19 |

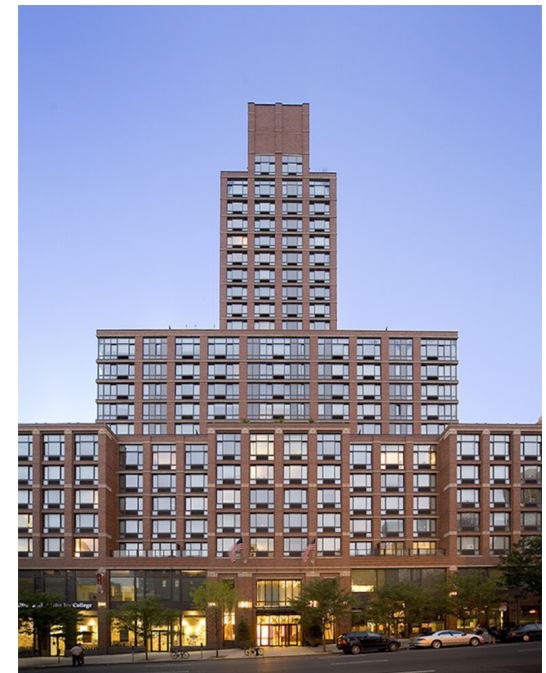
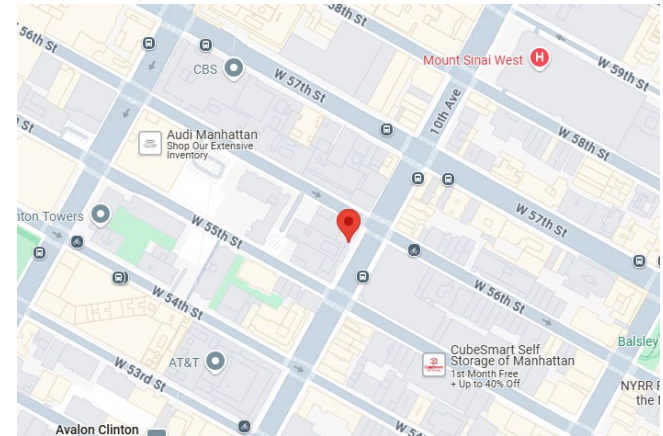
Affordability Period: Permanent

Public Approvals: N/A

Financing: Private financing, tax-exempt bond

Construction Date: 2002

Affordable Unit Refinanced: Housing Lottery opened in 2024



312 W 43rd 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 was demolished, and on that site and parking lot to the west, a new 31-story residential building with ground floor commercial space was built
- Main residential entrance on West 43rd Street and commercial space on West 42nd
- 330 new apartments, including 83 affordable apartments under the Voluntary Inclusionary Housing (VIH) and 421-a programs (25% affordable)

Developer: 311 West 42nd Street LLC

Units and Income Bands:

| Affordable Units | 40% AMI | 60% AMI | 120% AMI | Total |
|------------------|---------|---------|----------|-------|
| | 33 | 33 | 17 | 83 |

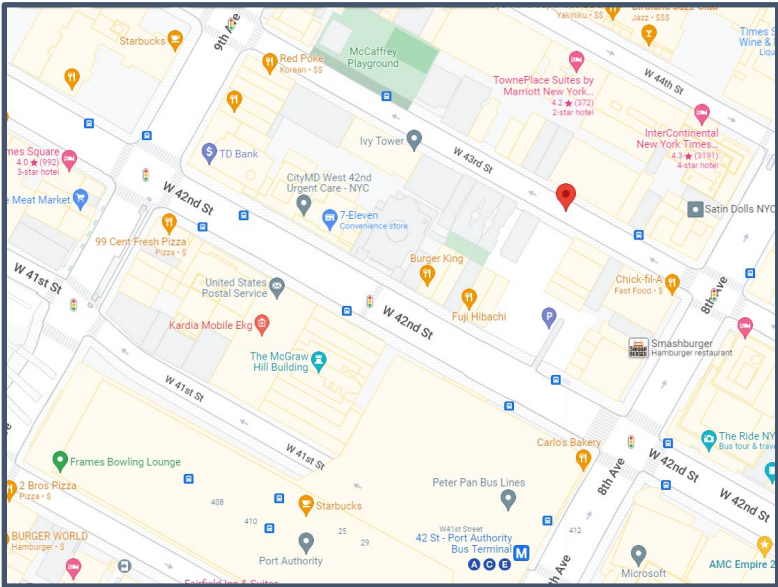
Affordability Period: Permanent

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

Completion Date: 2024



Rendering

550 10th Ave

Sites Completed 2019-2025

Program: VIH, Affordable New York

Block: 1050 **Lot:** 61

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

Project Description:

- Development of 27,000 SF of office / community facility space for Covenant House International (existing residential and admin building), 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) (30% affordable)

Developer: Gotham

Units and Income Bands:

| Affordable Units | 70% AMI | 125% AMI | Total |
|------------------|---------|----------|-------|
| Total | 47 | 90 | 137 |

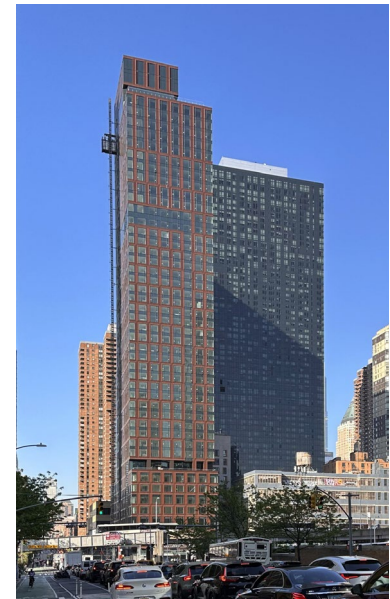
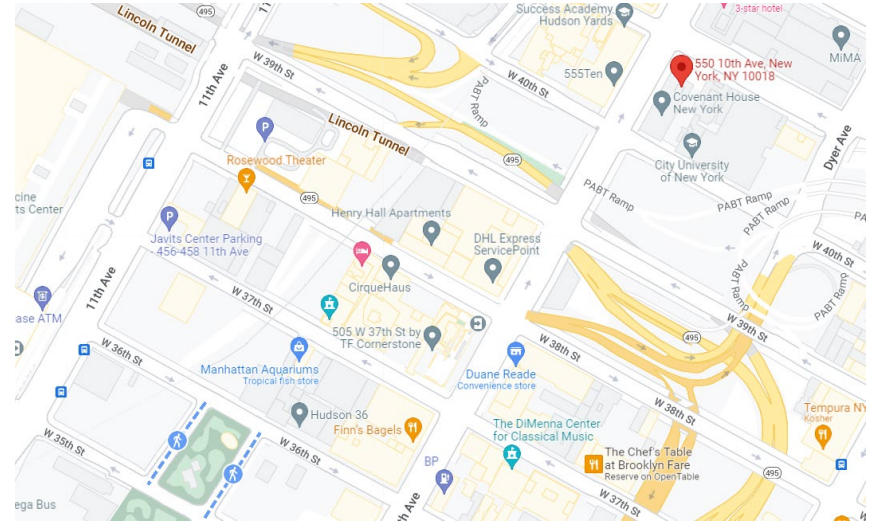
Affordability Period: Permanent

Public Approvals: LIHP

Financing: Private financing

Construction Start Date: 2021

Completion Date: Winter 2024



Sites Completed in 2020-2025 Unit Count

| Address | Developer | | | | Total Units | AH Units | | | | | | | | | | |
|----------------------------------|------------------------|-----|-----|-------|--------------|------------|------------|------------|-----------|---------------|-----------|---------------|-----------|---------------|---------|----------|
| | | C L | H Y | W C H | | | 40% | 60% | 70% | 80% | 100 % | 120 % | 125 % | 130 % | On-site | Off-site |
| 280 West 24 th | 278 Eighth Realty LLC | - | - | - | 180 | 48 | 19 | 19 | - | 6 | - | - | - | 4 | X | - |
| 601 West 29 th | Douglaston Development | - | X | - | 931 | 234 | 93 | 94 | - | - | 47 | - | - | - | X | - |
| 606 West 30 th | Lalezarian Properties | - | - | - | 218 | 55 | 22 | 22 | - | - | 11 | - | - | - | X | - |
| 500 West 56 th | Related Companies | X | - | - | 371 | 19 | - | - | - | - | - | - | - | 19 | - | - |
| 550 10th Ave | Gotham | - | X | - | 453 | 137 | - | - | 47 | - | - | - | 90 | - | X | - |
| 312 W 43rd St | Taconic | X | - | - | 330 | 83 | 33 | 33 | - | - | - | 17 | - | - | X | - |
| Total | | | | | 2,483 | 576 | 167 | 168 | 47 | 6 | 58 | 17 | 90 | 23 | | |
| Percentage of Total Units | | | | | | 23% | 7% | 7% | 2% | <1% | 2% | <1% | 3% | <1% | | |

Sites Under Construction

Manhattan Community District 4's Affordable Housing Plan

Sites Under Construction

(1 of 2)

400 W 57th Street



622 11th Avenue



705 10th Avenue:
DEP Site



806 9th Avenue:
MTA Site



Sites Under Construction

(2 of 2)

319-321 W 38th
Street



335 8th Ave
Penn South
Addition



201-207 7th Ave

335 8th Ave— Penn South Addition

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) (30% affordable)
- Existing buildings on Penn South property were demolished - Penn South will continue to own the property and enter into a ground lease with a residential developer

Developer: MAG Partners

Units and Income Bands:

| Affordable Units | 70% AMI | 130% AMI | Total |
|------------------|---------|----------|-------|
| | 18 | 38 | 56 |

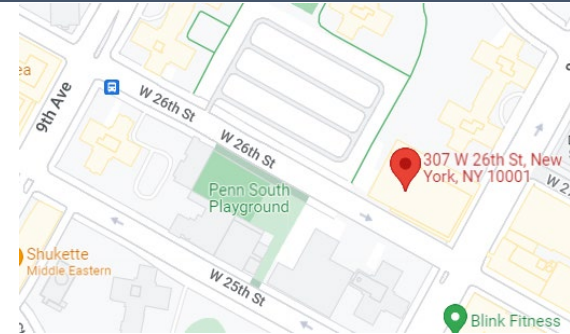
Affordability Period: 35 years from completion year

Public Approvals: None

Financing: 421-A tax exempt bonds

Construction Start Date: 2022

Completion Date: 2025



Existing building



Proposed building

201-207 7th Avenue

Completed Public Review

Program: HPD Multi-family Preservation Loan Program

Block: 797 **Lot:** 83

Zoning: R8-A/ C2-5

Project Description:

- Gut rehabilitation and addition for affordable housing units
- Renovation of ground floor commercial space
- Preliminary analysis for 26 affordable housing units (100% affordable)

Developer: HPD

Units and Income Bands:

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

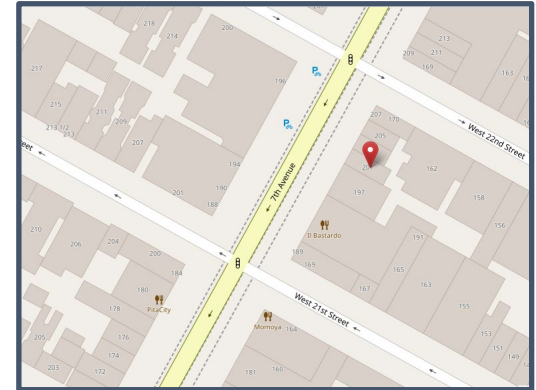
Affordability Period: Permanent

Public Approvals: ULURP

Financing: HPD MPLP, approved by Comptroller for financing

Construction Start Date: 2022

Projected Completion Date: 2025



Existing site prior to construction in 2022



Proposed

705 10th 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 (100% affordable)

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

Units and Income Bands:

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

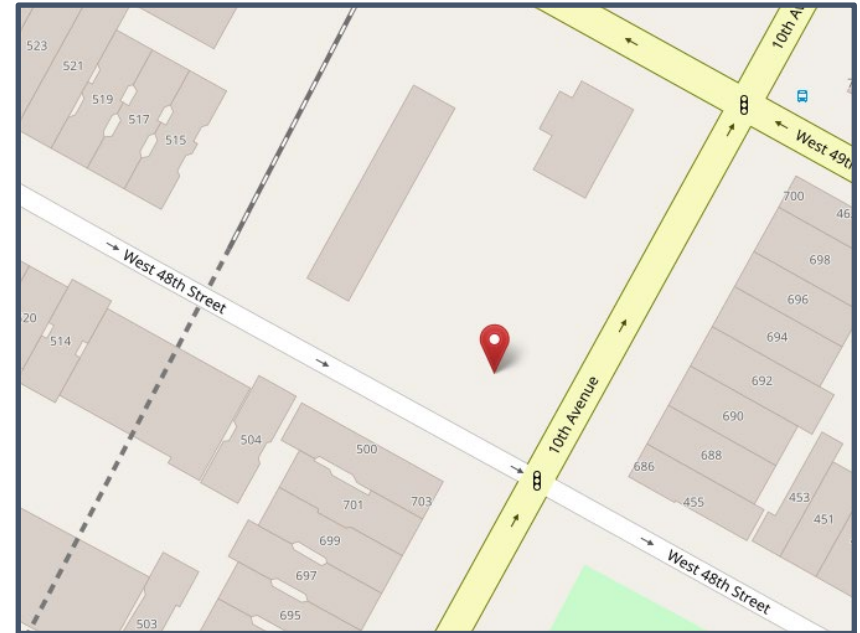
Affordability Period: Permanent

Public Approvals: ULURP Completed October 2022

Financing: Private

Projected Start Date: Summer 2024

Projected Completion Date: Summer 2026



806 9th 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. (100% affordable)

Developer: Hudson Companies and Housing Works, Inc.

Units and Income Bands:

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

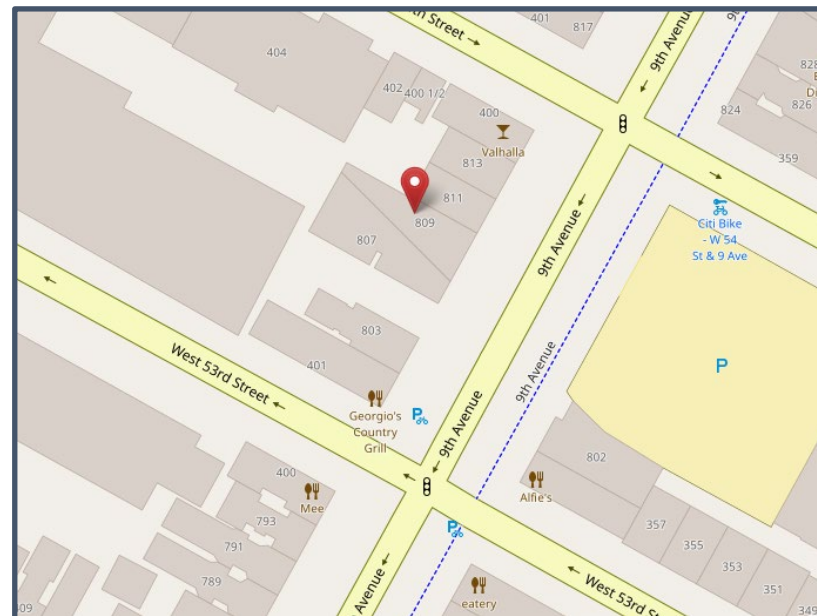
Affordability Period: Permanent

Public Approvals: ULURP completed August 2022

Financing: Private

Projected Start Date: July 2024

Projected Completion Date: Summer 2026



400 W 57th Street – The Windermere

Under Construction

Program: Cure for Harassment

Block: 1066 **Lot:** 32

Zoning: Special Clinton District; R8/C1-5

Project Description:

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

Developer: LLC formed by Mark Tress

Units and Income Bands:

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

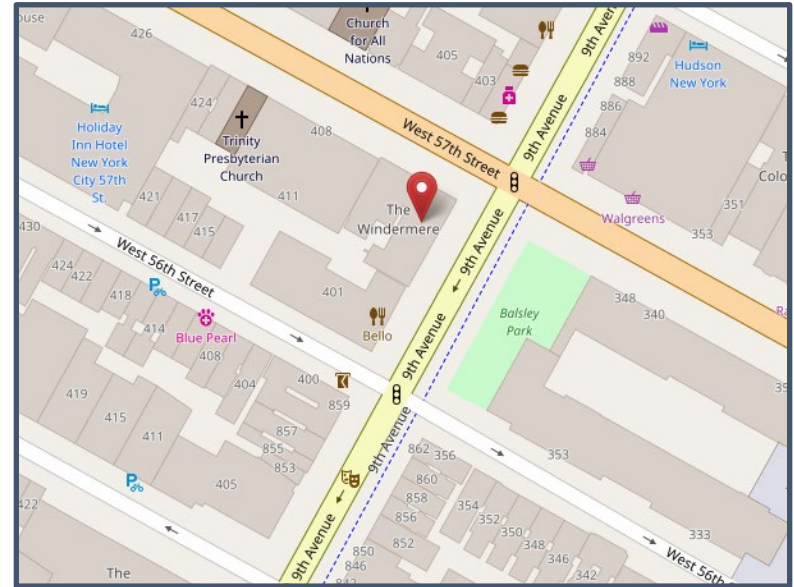
Affordability Period: Permanent

Public Approvals: ULURP (74-711) and LIHP

Financing: Private financing

Construction Start Date: 2018

Projected Completion Date: Project stalled



Existing building

319-321 W 38th 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:

| Affordable 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 |

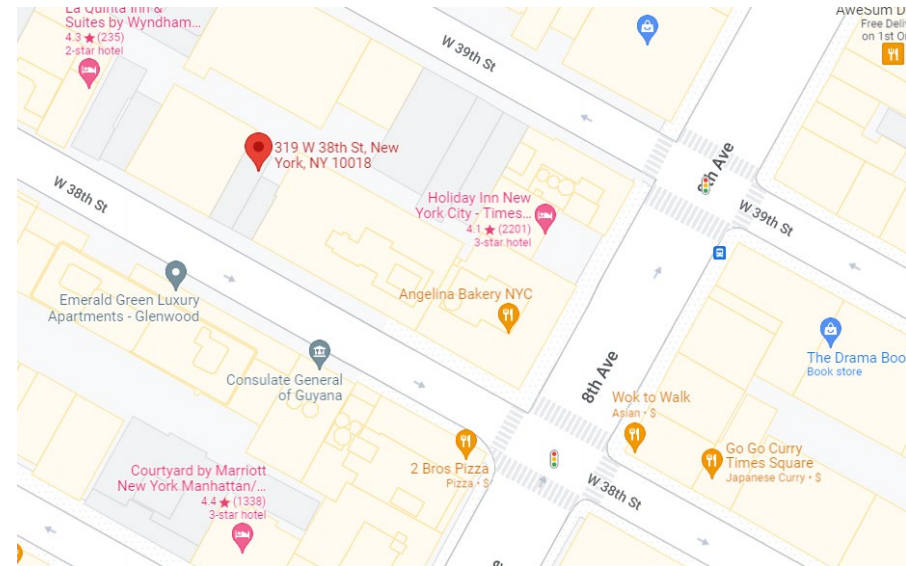
Affordability Period: Permanent

Public Approvals: 2018 Garment Center Rezoning

Financing: Privately financed

Construction Start Date: February 2024

Completion Date: Summer 2025



622 11th Avenue

Under Construction

Program: Voluntary Inclusionary Housing

Block: 1074 **Lot:** 63

Zoning: R8A, Special Clinton District

Project Description:

- One of three buildings proposed for development on the Site, this site is the only development parcel eligible for Voluntary Inclusionary Housing. The proposed building is a 14-floor, 98-unit residential building.
- 622 11th Avenue would have 98 residential units, of which 22 would be permanently affordable under VIH. (22% affordable)

Developer: Chess Builders LLC

Units and Income Bands:

| Affordable Units | 80% AMI | Total |
|------------------|---------|-------|
| Total | 22 | 22 |

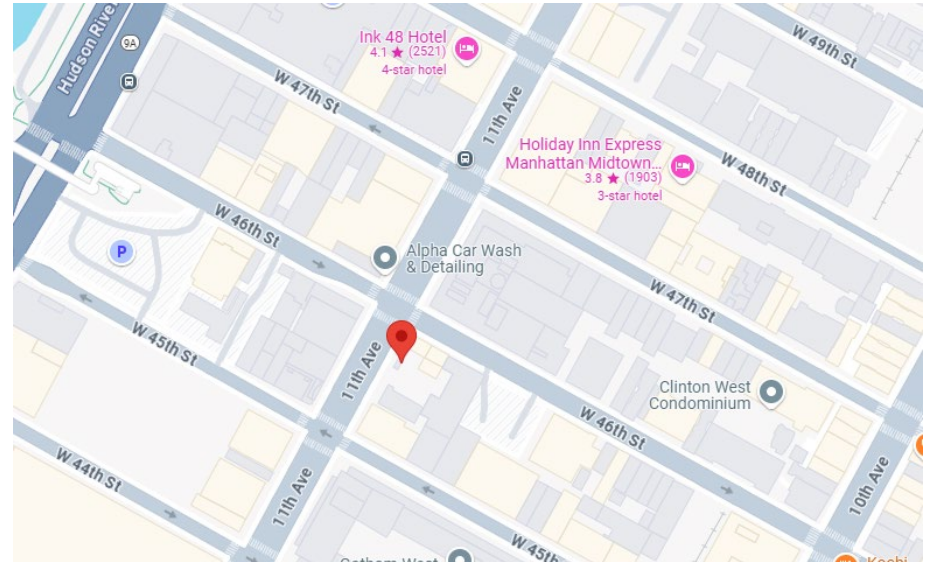
Affordability Period: Permanent

Public Approvals: LIHP

Financing: Private

Projected Start Date: October 2024

Projected Completion Date: Early 2026



Sites Under Construction--Unit Count

| Address | Developer | Special District | | Total Units | AH Units | AMI | | | | | | | | | | | | Inclusionary | |
|--------------------------------------|----------------------------------|------------------|-----|-------------|----------|-------|-----|-----|-----|-----|-----|------|------|------|------|------|------|--------------|----------|
| | | C L | G C | | | 0-39% | 40% | 50% | 60% | 70% | 80% | 100% | 120% | 125% | 130% | 160% | 165% | On-site | Off-site |
| 335 8 th Ave Penn South | MAG Partners | - | - | 200 | 56 | - | - | - | - | 18 | - | - | - | - | 38 | - | - | X | - |
| 201-7 7 th Avenue | AAFE | - | - | 26 | 26 | - | - | - | - | - | - | - | - | - | - | 26 | - | X | - |
| 705 10 th Avenue DEP Site | Douglaston and Actors Fund | X | - | 157 | 157 | 23 | - | 40 | - | - | 31 | - | 47 | - | 16 | - | - | X | - |
| 806 9 th Avenue MTA Site | Hudson Companies & Housing Works | X | - | 111 | 111 | 67 | 8 | 9 | 10 | 9 | 8 | - | - | - | - | - | - | X | - |
| 400 W 57th St | Mark Tress | X | - | 20 | 20 | - | - | - | - | - | 20 | - | - | - | - | - | - | X | - |
| 319-321 W38th St | The Létap Group | - | X | 176 | 11 | - | - | - | - | - | - | 1 | - | 2 | - | - | 8 | - | - |
| 622 11 th Avenue | Chess Builders LLC | X | - | 98 | 22 | - | - | - | - | - | 22 | - | - | - | - | - | - | X | - |
| Total | | | | 788 | 403 | 90 | 8 | 49 | 10 | 27 | 81 | 1 | 47 | 2 | 54 | 26 | 8 | | |
| Percentage of Total Units | | | | | 51% | 11% | 1% | 6% | 1% | 3% | 10% | <1% | 6% | <1% | 7% | 3% | 1% | | |

Sites Completed Public Review

Manhattan Community District 4's Affordable Housing Plan

Sites Completed Public Review

493 11th Avenue



558-560
W 52nd Street



Bayview 550 W20th
St



500 W 28th Street



500 W 28th 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 (80% affordable)

Developer: Related

Units and Income Bands:

| Affordable 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 11th 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), (100% affordable)
- 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:

| Affordable Units | 90-110% AMI | 155-165% AMI | Supportive Units (15/15) (0-50% AMI) | 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 |

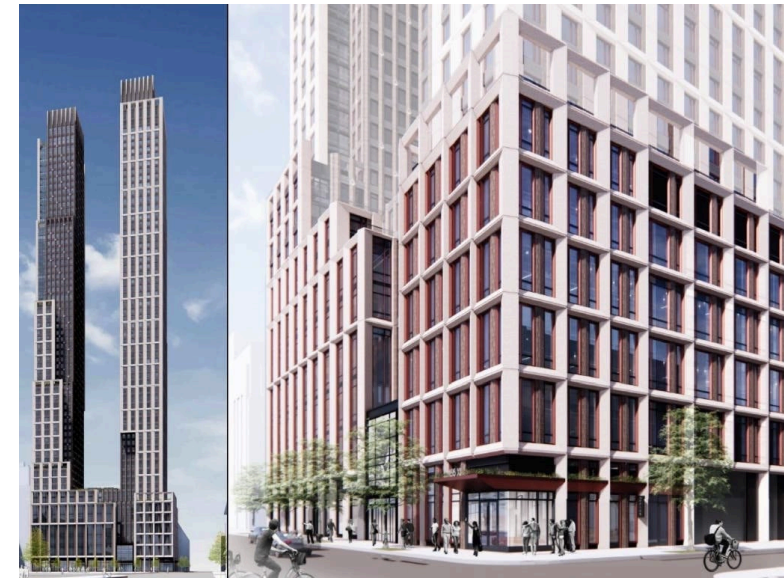
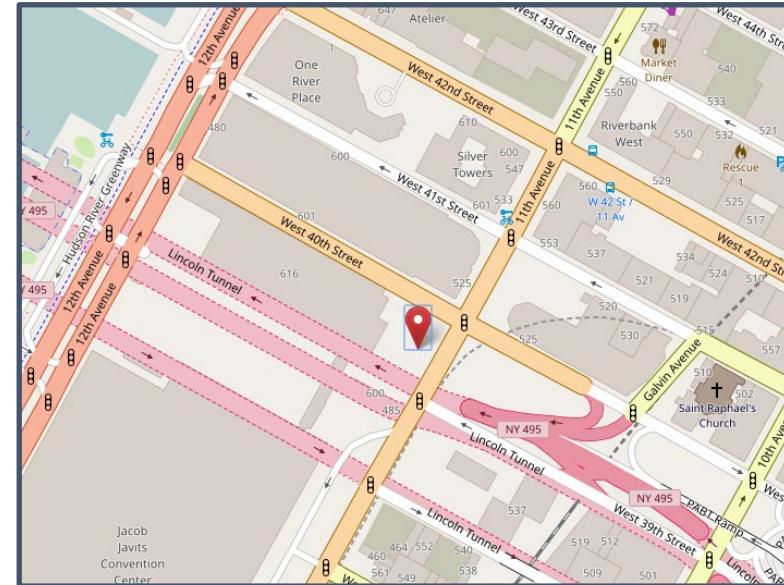
Affordability Period: Permanent

Public Approvals: ULURP completed Dec 2021

Financing: Private financing with Article 11 Tax abatement

Projected Start Date: Project stalled because of financing

Projected Completion Date: TBD



558-560 W 52nd Street – Captain Post

Completed Public Review

Program: HPD Multifamily Preservation Loan Program

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

Zoning: Special Clinton District; R8A

Project Description:

- Historic gut rehabilitation and addition of partial 6th floor
- Community facility space on the ground floor and cellar for PAL (95% affordable)

Developer: Clinton Housing Development Company

Units and Income Bands:

| Affordable Units | 80% AMI | 100% AMI | Management | Total |
|------------------|---------|----------|------------|-------|
| Studio | 4 | 4 | 0 | 8 |
| 2-bed | 6 | 7 | 1 | 14 |
| Total | 10 | 11 | 1 | 22 |

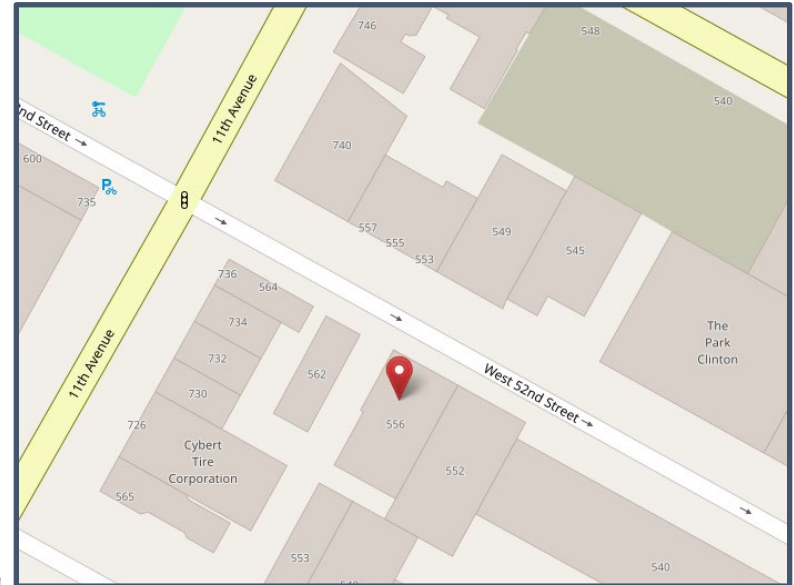
Affordability Period: Permanent

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

Bayview--550 W20th St

Completed Public Review

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.
- Another RFP was released by NYS in September 2023. RFP required the developer to convert the building into permanently affordable and supportive housing.
- Development team of Osborne Association and Camber Property Group were selected in July 2024.
- The Site will produce 124 permanently affordable units, including at least 60 supportive housing units, and 15 short-term transitional resident (STTR) beds operated by Urban Pathways. (100% affordable)
- Building is landmark-eligible with original architectural details to be preserved.
- NYS ESD presented GPP to MCB4 in March 2025.

Developer: Osborne Association and Camber Property Group

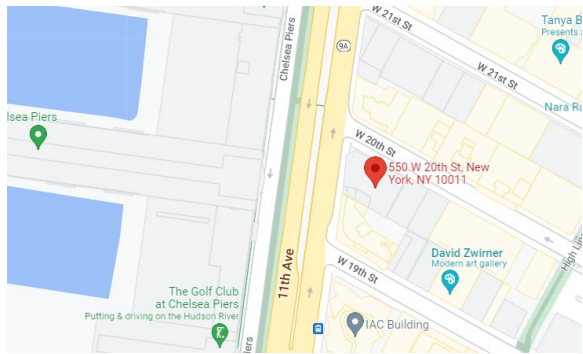
Affordability Period: Permanent

Public Approvals: GPP Approval by NYS (approved on May 22, 2025)

Financing: Anticipated public and private financing sources

Projected Start Date: Approximately one month after closing

Projected Completion Date: Approximately 30 months after closing



| Affordable Units | 0-50% AMI | 60% AMI | 80% AMI | Total |
|------------------|-----------|---------|---------|-------|
| Total | 15 | 62 | 62 | 139* |

* Unit breakdown not yet final

Sites Completed Public Review Unit Count

| Address | Developer | Special District | | | Total Units | AH Units | AMI | | | | | | Inclusionary | |
|--|---|------------------|-----|-------|-------------|------------|------------|------------|------------|------------|-----------|------------|--------------|----------|
| | | C L | H Y | W C H | | | 0-50% | 60% | 80% | 100% | 150% | 165% | On-site | Off-site |
| 500 W 28 th St | Related | - | X | - | 5 | 4 | - | - | - | - | 2 | 2 | X | - |
| 493 11 th Avenue Slaughterhouse | Radson Development | - | - | - | 357 | 357 | 75 | - | - | 101 | - | 181 | - | X |
| 560 W 52 nd St Captain Post | CHDC | X | - | - | 22 | 21 | - | - | 10 | 11 | - | - | X | - |
| 550 W 20 th St – Bayview | Osborne Association and Camber Property Group | - | - | X | 139 | 139 | 15 | 62 | 62 | - | - | | - | - |
| Total | | | | | 523 | 521 | 90 | 62 | 72 | 112 | 2 | 183 | | |
| Percentage of Total Units | | | | | | 99% | 17% | 11% | 13% | 21% | 1% | 35% | | |

Sites Under Public Review

Manhattan Community Board 4's Affordable Housing Plan

Sites Under Public Review

(1 of 2)

413 W 46th Street:
Hartley House



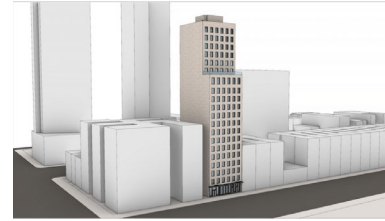
317-319 W 35th
Street



454 W 35th Street



304 W 49th
Street



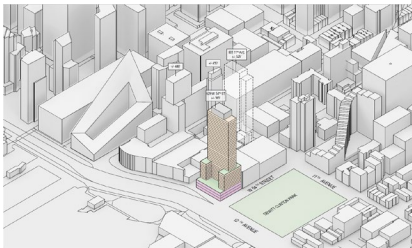
Site K 418 11th Ave



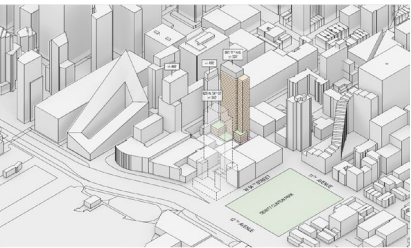
Sites Under Public Review

(2 of 2)

629 W 54th Street



801 11th Avenue



621 W 45th Street-
- Intrepid Parking
Lot



441 W 48th Street

Fulton Houses



Elliott-Chelsea Houses



454 W 35th Street

Under Public Review

Program: Supportive Housing Loan Program

Block: 732 Lot: 68

Zoning: R8-A

Project Description:

- Moderate rehab, 65 units (100% affordable)
- 2 story addition, net gain of 12 units
- RAD Conversion

Developer: CHDC

Units and Income Bands:

| Affordable Units | 50% AMI | 60% AMI | Manager & Social Services | Total |
|------------------|---------|---------|---------------------------|-------|
| Total | 47 | 18 | 2 | 65 |

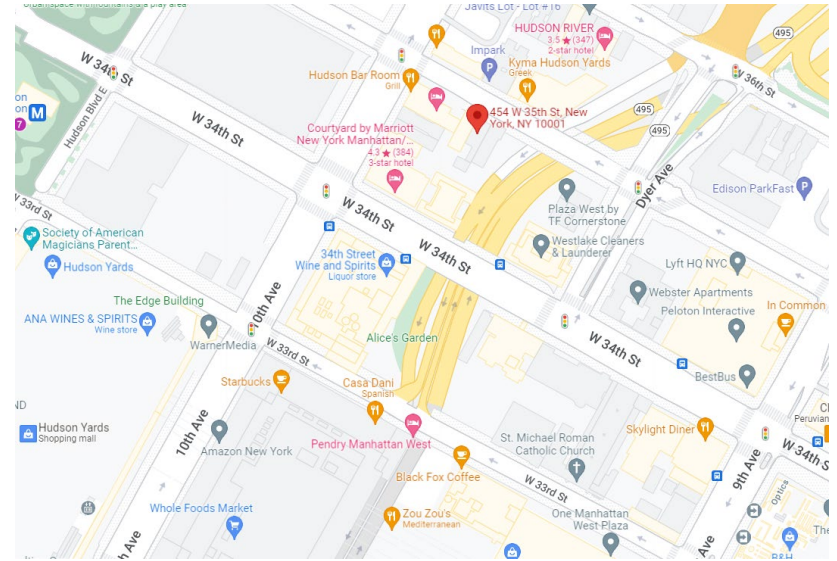
Affordability Period: Permanent

Public Approvals: None

Financing: HPD, LIHTC, City Capital, Private Debt

Projected Start Date: 2026

Projected Completion Date: 2026



413 W 46th Street – Hartley House

Under Public Review

Program: Redevelopment

Block: 1056 **Lot:** 27

Zoning: R8, Special Clinton District

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 (100% affordable)
- Section 8 for all units with tenants paying 30% of income

Developer: CHDC

Units and Income Bands:

| Affordable 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: 2026

Projected Completion Date: 2027



304 W 49th Street

Under Public Review

Program: Redevelopment, Mandatory Inclusionary Housing

Block: 1039 **Lot:** 38

Zoning: R8, Special Clinton District

Project Description:

- Redevelopment of existing six-story parking garage into a 20-story, 209-foot building with 69 housing units, 18 of which would be permanently affordable under Mandatory Inclusionary Housing, and a ground floor commercial space. (26% affordable)

Developer: 304 West 49th Garage LLC

Units and Income Bands:

| Affordable Units | 40% AMI | 60% AMI | 80% AMI | Total |
|------------------|---------|---------|---------|-------|
| Total | 7 | 7 | 4 | 18* |

Affordability Period: Permanent

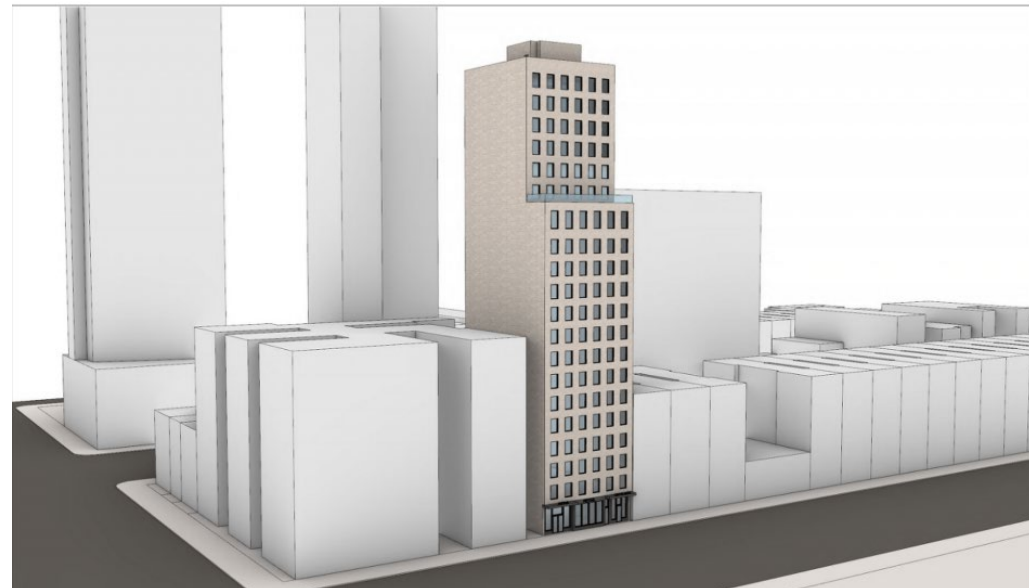
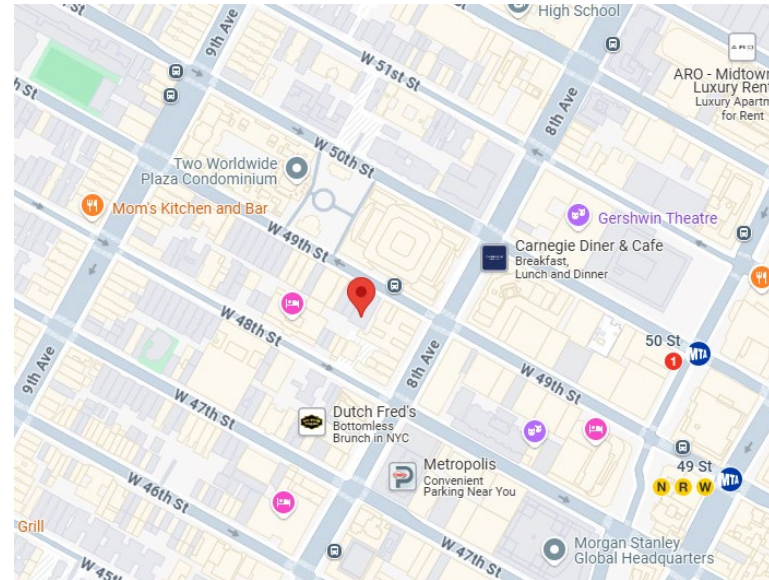
Public Approvals: ULURP for zoning text change

Financing: Private

Projected Start Date: 2027

Projected Completion Date: 2029

* Unit breakdown not yet final



317-319 W 35th Street

Under Public Review

Program: Redevelopment

Block: 759 **Lot:** 29

Zoning: C6-4M (R10 equivalent) Special Garment Center District

Project Description:

- Redevelopment of illegally demolished residential building into a residential building with a hotel component. The residential portion will contain 14 permanently affordable units.

Developer: H 317-319 LLC

Units and Income Bands:

| Affordable Units | 80% AMI | Total |
|------------------|---------|-------|
| Total | 14 | 14* |

Affordability Period: Permanent

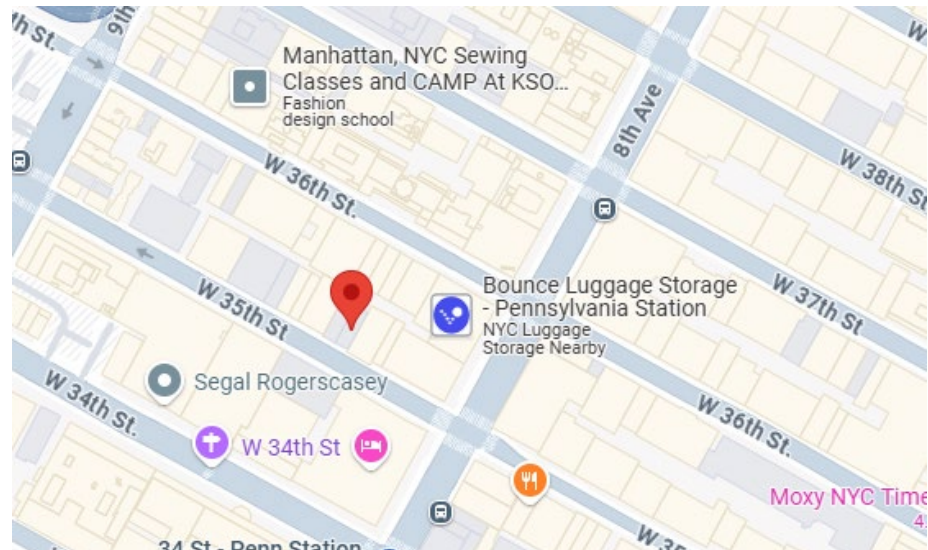
Public Approvals: LIHP—Illegal Demo

Financing: Private Loan, Equity

Projected Start Date: Stalled

Projected Completion Date:

* MCB4 Estimate - Unit breakdown not yet final



441 W 48th Street

Under Public Review

Program: Cure for Harassment

Block: 1058 **Lot:** 10

Zoning: R8, Special Clinton District

Project Description:

- Previous owner converted 2 units into 4 units under a DOB permit that was issued in error. The current owner is electing to complete a Cure for Harassment that will create 3 permanently affordable apartments in order to obtain the proper permits to reconfigure the 4 units back into 2 units. DOB will not reissue the permit unless the owner completes a Cure for Harassment. (100% affordable)

Developer: Churchill Real Estate Holdings

Units and Income Bands:

| Affordable Units | 80% AMI | Total |
|------------------|---------|-------|
| Total | 3 | 3 |

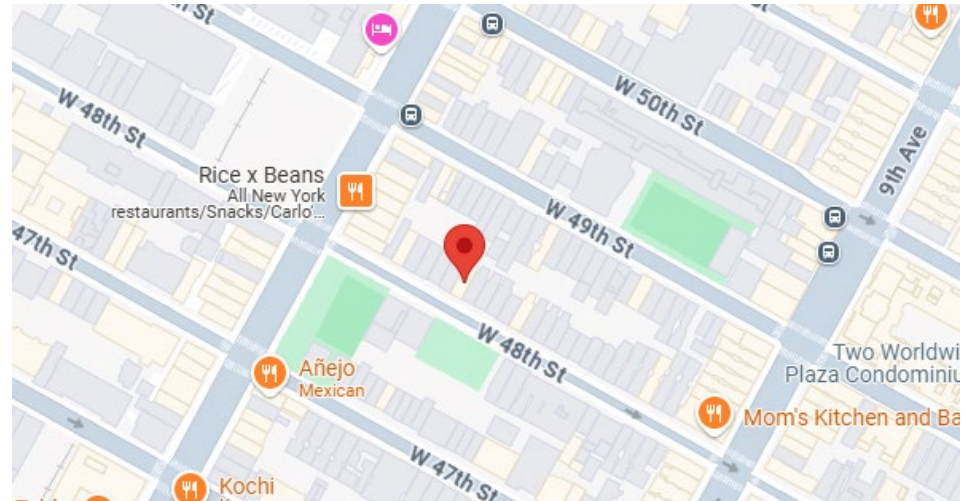
Affordability Period: Permanent

Public Approvals: LIHP—Cure for Harassment

Financing: Community Reinvestment Act—bank loan

Projected Start Date: 2025

Projected Completion Date: 2025



629 West 54th Street – DeWitt Clinton North

Under Public Review

Program: Mandatory Inclusionary Housing

Block: 1102 **Lot:** 11

Zoning: M2-4, Special Clinton District

Project Description:

- Applicant is seeking zoning map amendments, zoning text amendments, and zoning special permits for the development of two buildings: 629 West 54th Street and 801 11th Avenue.
- 629 West 54th Street would have 617 residential units, of which 154 would be permanently affordable under MIH. (25% affordable)

Developer: 760 12th, LLC and 801 11th Ave, LLC

Units and Income Bands:

| Affordable Units | 40% AMI | 80% AMI | 120% AMI | Total |
|------------------|---------|---------|----------|-------|
| Total | 46 | 62 | 46 | 154* |

Affordability Period: Permanent

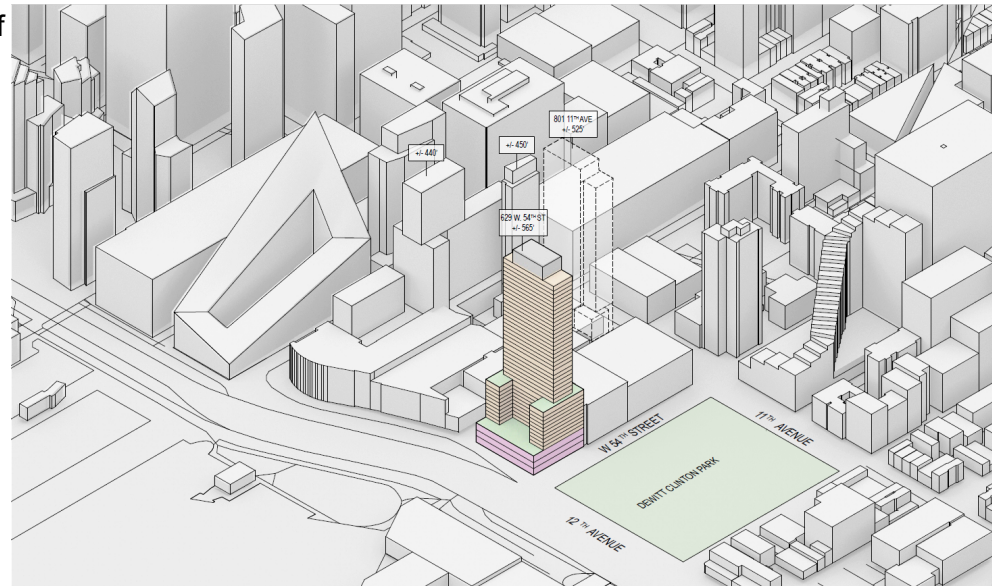
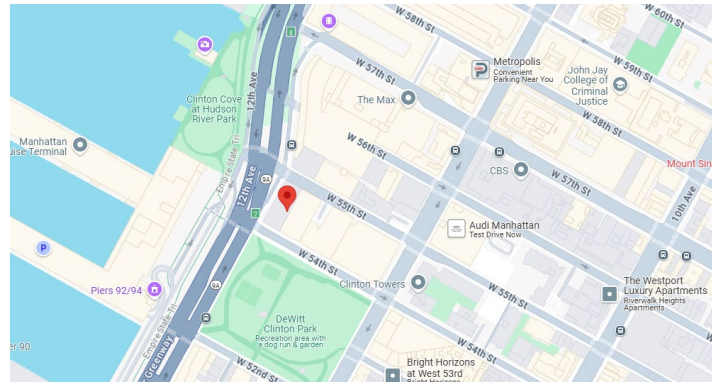
Public Approvals: ULURP & LIHP

Financing: Tax Exempt Bonds

Projected Start Date: July 2026

Projected Completion Date: February 2029

* MCB4 estimate based on MIH Option 2 - Unit breakdown not yet final



801 11th Avenue – DeWitt Clinton North

Under Public Review

Program: Mandatory Inclusionary Housing

Block: 1103 **Lot:** 36

Zoning: M2-3, Special Clinton District

Project Description:

- Applicant is seeking zoning map amendments, zoning text amendments, and zoning special permits for the development of two buildings: 629 West 54th Street and 801 11th Avenue.
- 801 11th Avenue would have 477 residential units, of which 119 would be permanently affordable under MIH. (25% affordable)

Developer: 760 12th, LLC and 801 11th Ave, LLC

Units and Income Bands:

| Affordable Units | 40% AMI | 80% AMI | 120% AMI | Total |
|------------------|---------|---------|----------|-------|
| Total | 36 | 47 | 36 | 119* |

Affordability Period: Permanent

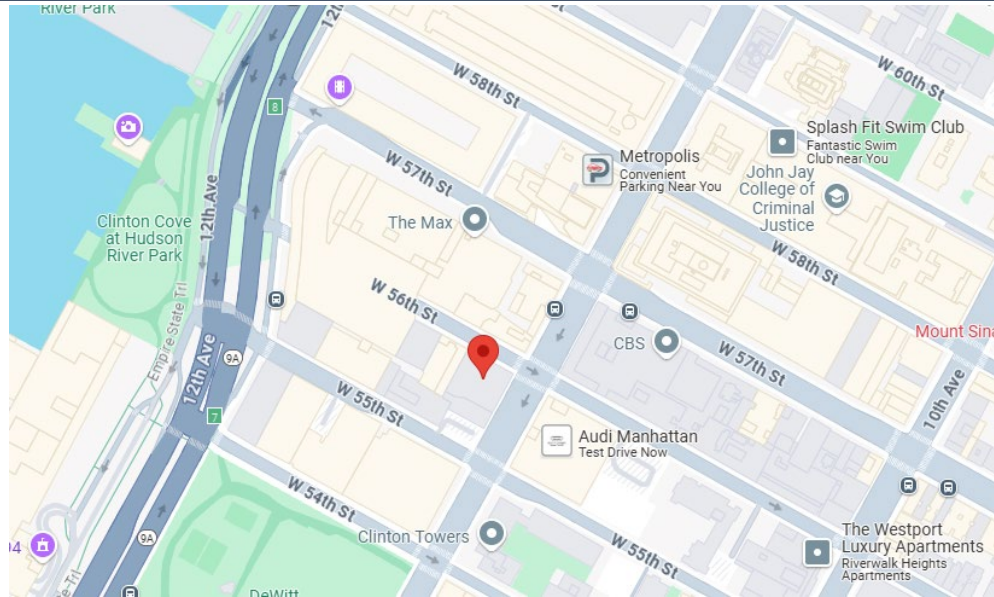
Public Approvals: ULURP & LIHP

Financing: Tax Exempt Bonds

Projected Start Date: July 2026

Projected Completion Date: February 2028

* Unit breakdown not yet final



Site K-- 418 11th Ave

Under Public Review

Program: TBD

Block: 707 **Lot:** 1

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
- RFP released by NYS ESD in July 2023.
- ESD selected Hudson Boulevard Collective in December 2024.
- Two-tower complex – 72-story tower with 1,349 residential units, 404 of which will be permanently affordable, and 28-story tower with a 455-room hotel, both built on a 5-story podium that will contain a variety of cultural, educational, and community facilities including the Climate Museum. (30% affordable)

Developer: Hudson Boulevard Collective

| Affordable Units | 60% AMI | 130% AMI | Total |
|------------------|---------|----------|-------|
| Total | 337 | 67 | 404* |

Affordability Period: Permanent * Unit breakdown not yet final

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

Financing: Private financing is anticipated

Projected Start Date: TBD

Projected Completion Date: TBD



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

Existing site

Intrepid Parking Lot 621 W45th St

Under Public Review

Program: TBD

Block: 1093 **Lot:** 9

Zoning: Special Clinton District; M2-4

Project Description:

- NYS ESD issued an RFP in February 2025 for development of the Intrepid Parking Lot into mixed-use development with 25% affordable housing.
- Submissions due May 15, 2025 and ESD will issue a decision in Q1 2026.
- The developer must incorporate Intrepid parking into development.

Developer: Subject to RFP, ULURP for rezoning

Units and Income Bands:

| Affordable 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

* MCB4 proposed unit breakdown



Existing site

Chelsea NYCHA – Fulton Campus

Under Public Review

Program: Permanent Affordability Commitment Together (PACT) program

Blocks, Lots: 714, 31; 715, 10; 716, 17; 717, 19

Zoning: R8

Project Description:

- Proposed demolition of existing Fulton Houses and replacement with all NYCHA units and mix of affordable and market-rate housing.
- Rezone to allow for 12 FAR within 100 feet of 9th and 10th Avenues
- Replace the 945 NYCHA units and develop 1,788 new residential units, including 537 affordable units (30% affordable)

Developer: Related Companies and Essence Development

Units and Income Bands:

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total* |
|------------------|---------|---------|---------|----------|----------|----------|--------|
| Total | 54 | 54 | 107 | 134 | 134 | 54 | 537 |

* MCB4 estimate based on methodology on final slide; Unit breakdown not yet final

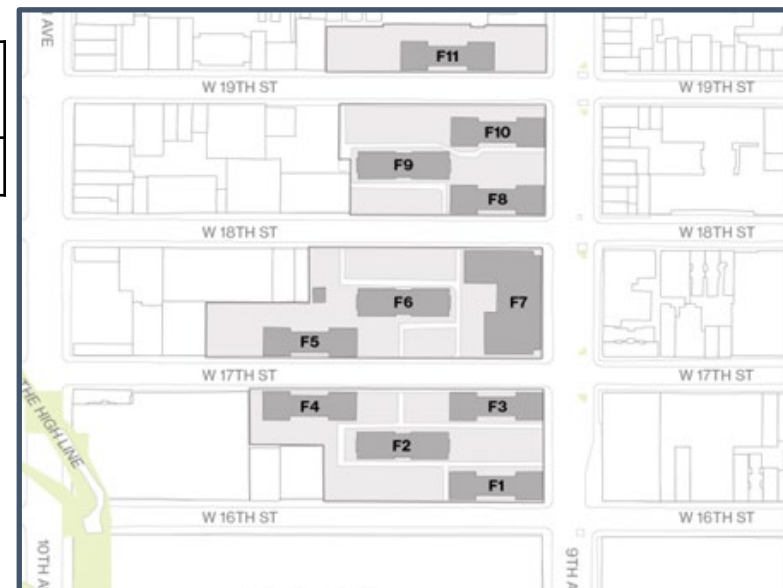
Affordability Period: Permanent

Public Approvals: Rezoning, ULURP; No Public Approvals to Date

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Chelsea NYCHA – Elliot-Chelsea Houses

Under Public Review

Program: Permanent Affordability Commitment Together (PACT) program

Blocks, Lots: 723, 1; 723, 15; 724, 1; 724, 10; 724, 15

Zoning: R8

Project Description:

- Proposed demolition of existing Elliot-Chelsea Houses and replacement with all NYCHA units and mix of affordable and market-rate housing.
- Rezone to allow for 12 FAR within 100 feet of 9th and 10th Avenues
- Replace the 1,111 NYCHA units and develop 1,666 new residential units, including 501 affordable units (30% affordable)

Developer: Related Companies and Essence Development

Units and Income Bands:

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total* |
|------------------|---------|---------|---------|----------|----------|----------|--------|
| Total | 50 | 50 | 101 | 125 | 125 | 50 | 501 |

* MCB4 estimate based on methodology on final slide; Unit breakdown not yet final

Affordability Period: Permanent

Public Approvals: Rezoning, ULURP; No Public Approvals to Date

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



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% | 120% | 165% | On-site | Off-site |
| 454 W 35th St | CHDC | - | - | X | - | 67 | 65 | - | - | 47 | 18 | - | - | - | - | X | - |
| 413 W 46th St | CHDC | - | X | - | - | 23 | 22 | - | - | 14 | 8 | - | - | - | - | - | X |
| 304 W 49 th St | 304 West 49 th Garage LLC | X | - | - | - | 69 | 18 | - | 7 | - | 7 | 4 | - | - | - | X | - |
| 317-319 W 35 th St | H 317-319 LLC | - | - | - | X | 14 | 14 | - | - | - | - | 14 | - | - | - | - | - |
| 441 W 48 th St | Churchill Real Estate Holdings | X | - | - | - | 3 | 3 | - | - | - | - | 3 | - | - | - | - | - |
| 629 W 54 th St | 760 12 th LLC and 801 11 th Ave LLC | X | - | - | - | 617 | 154 | - | 46 | - | - | 62 | - | 46 | - | X | - |
| 801 11 th Ave | 760 12 th LLC and 801 11 th Ave LLC | X | - | - | - | 477 | 119 | - | 37 | - | - | 45 | - | 37 | - | X | - |
| 418 11 th Ave – Site K | Hudson Boulevard Collective | - | X | - | - | 1,349 | 404 | - | - | - | 337 | 67 | - | - | - | | |
| Chelsea NYCHA – Elliot, Chelsea and Fulton Houses* | Related | - | - | X | - | 3,454 | 1,038 | - | - | 104 | 104 | 208 | 259 | 259 | 104 | | |
| Intrepid Parking Lot | Subject to RFP | X | - | - | - | 472 | 118 | - | - | 12 | 12 | 24 | 29 | 29 | 12 | | |
| Total | | | | | | 6,545 | 1,955 | 0 | 90 | 177 | 486 | 427 | 288 | 371 | 116 | | |
| Percentage of Total Units | | | | | | | 30% | 0% | 1% | 3% | 8% | 7% | 4% | 5% | 2% | | |

Sites: HPD Development Pipeline

Manhattan Community District 4's Affordable Housing Plan

Sites: HPD Development Pipeline

535 W 55th Street



552 W 52nd Street



460 W 37th Street



500 W 52nd Street



464 W 25th Street



464 W 25th 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 5th floor and expansion of floors 2-4
- A small roof deck with serve as a common space

Developer: Clinton Housing Development Company

Units and Income Bands:

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

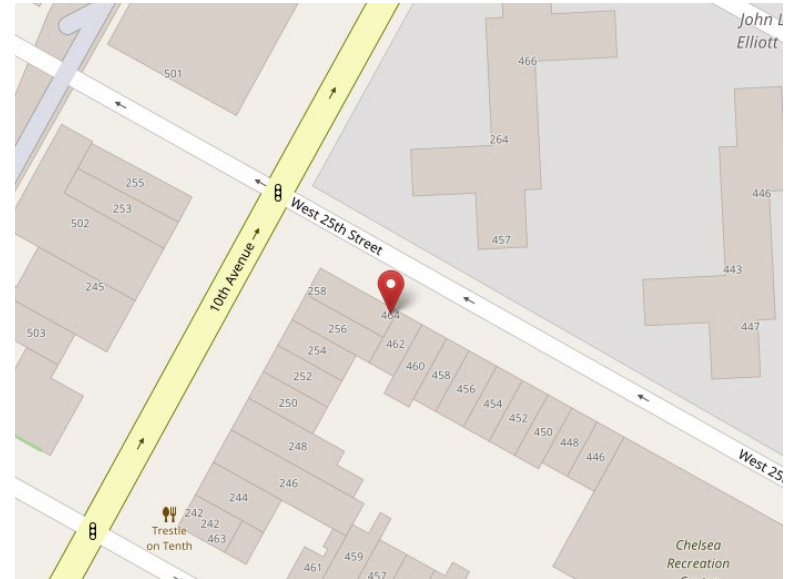
Affordability Period: Permanent

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

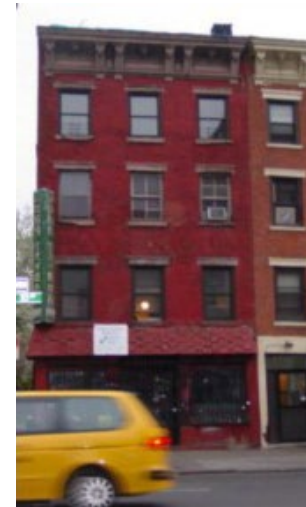
Financing: HPD MPLP and equity from the sale of development rights at another CHDC site

Construction Start Date: TBD

Projected Completion Date: TBD



Proposed



Existing

460 W 37th 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 (100% affordable)
- Proposed joint venture with adjacent property owner

Developer: Clinton Housing Development Company

Units and Income Bands:

| Affordable 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 |

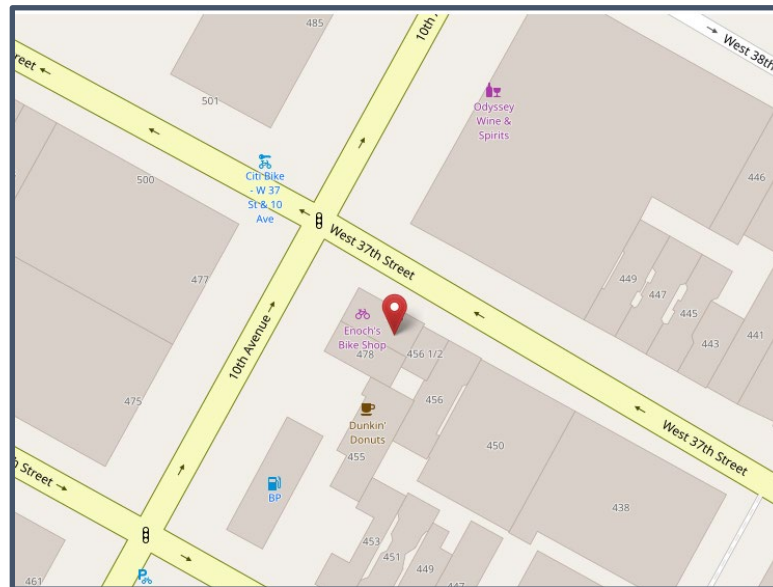
Affordability Period: Permanent

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 52nd Street

HPD Development Pipeline

Program: HPD Supportive Housing Loan Program

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

Zoning: Special Clinton District; C6-3

Project Description:

- Historic, gut rehabilitation including partial 7th floor addition
- 45 Supportive Housing units of senior housing for performing artists and homeless individuals, including social service offices and rooftop open space (100% affordable)

Developer: Clinton Housing Development Company

Units and Income Bands:

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | Total |
|------------------|---------|---------|---------|-------|
| Total | 15 | 29 | 2 | 46 |

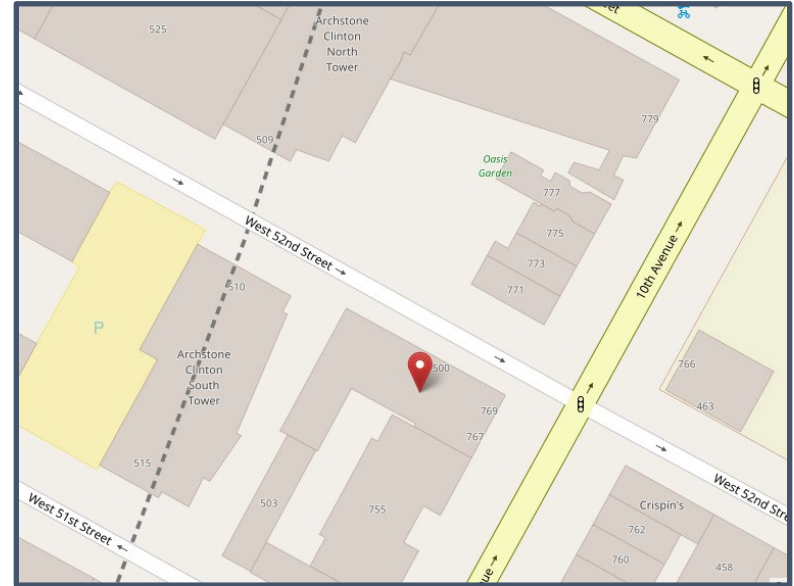
Affordability Period: Permanent

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 52nd 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) (100% affordable)
- Gym for Duncan PAL
- Last remaining affordable housing development site in CURA

Developer: Clinton Housing Development Company

Units and Income Bands:

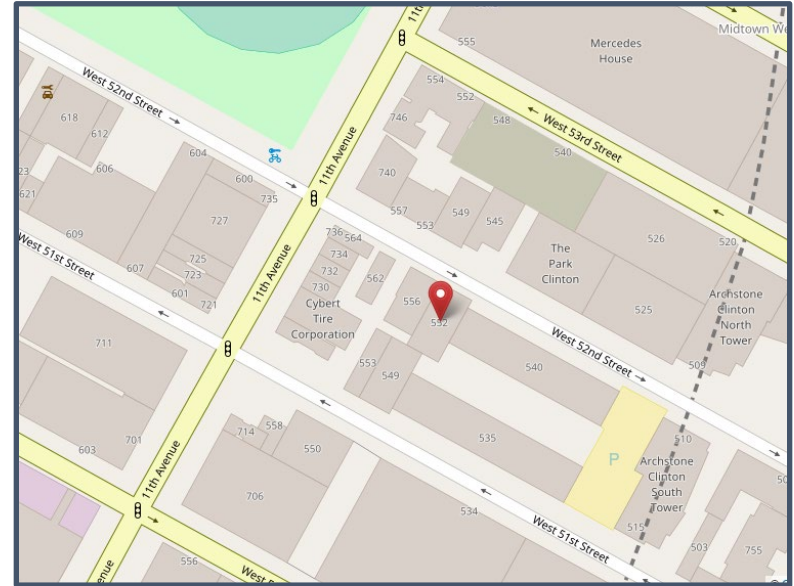
| Affordable Units | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total |
|------------------|---------|----------|----------|----------|-------|
| Studio | 8 | 10 | 5 | 4 | 27 |
| 1-bed | 13 | 11 | 11 | 8 | 43 |
| 2-bed | 4 | 3 | 7 | 0 | 14 |
| Total | 25 | 24 | 23 | 12 | 84 |

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 55th Street – Harborview

HPD Development Pipeline

Program: Hudson Yards Points of Agreement

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

Zoning: Special Clinton District; R8

Project Description:

- Construction of a new residential building, relocated park, and upgraded open space
- Second-round RFP (First RFP in 2007)
- 230 affordable units (40% to 165% AMI) (100% affordable)

Developer: Subject to RFP

Units and Income Bands:

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

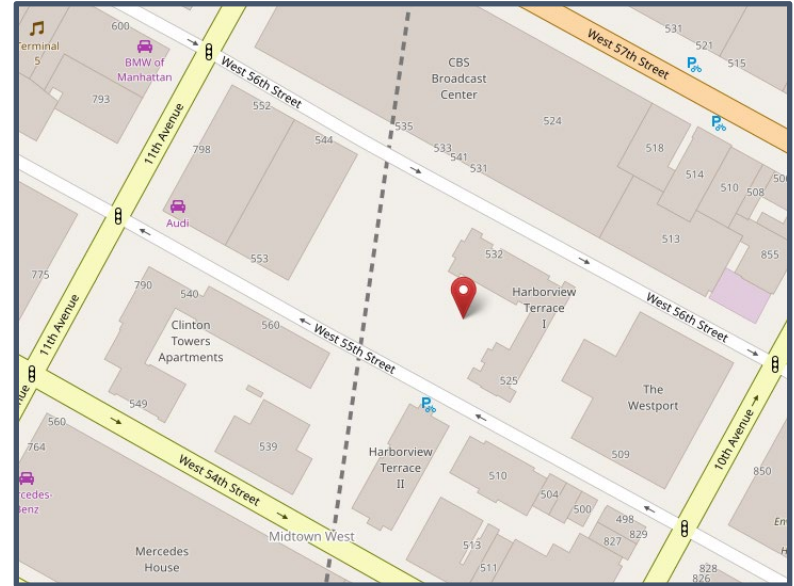
Affordability Period: Permanent

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 | AMI | | | | | | |
|---------------------------|--------------------------|--------------|------------------|-----|-------|-------------|-------------|-----------|------------|------------|------------|------------|------------|------------|
| | | | C L | H Y | W C H | | | 40% | 50% | 60% | 80% | 100% | 125% | 165% |
| 464 W 25 th St | Clinton Housing Dev. Co. | | - | - | - | 4 | 4 | - | - | - | 2 | 2 | - | - |
| 460 West 37 th | Clinton Housing Dev. Co. | HPD | - | X | - | 98 | 98 | - | - | - | 20 | 36 | 27 | 15 |
| 500 West 52 nd | Clinton Housing Dev. Co. | HPD | X | - | - | 46 | 46 | - | 15 | 29 | 2 | - | - | - |
| 552 West 52 nd | Clinton Housing Dev. Co. | HPD | X | - | - | 84 | 84 | - | - | - | 25 | 24 | 23 | 12 |
| 535 West 55 th | Subject to RFP | NYCHA | X | - | - | 230 | 230 | 35 | 43 | 63 | - | - | 43 | 46 |
| Total | | | | | | 462 | 462 | 35 | 58 | 92 | 49 | 62 | 93 | 73 |
| Percentage | | | | | | | 100% | 8% | 13% | 20% | 11% | 13% | 20% | 16% |

Sites: ESD or State Controlled Development Pipeline

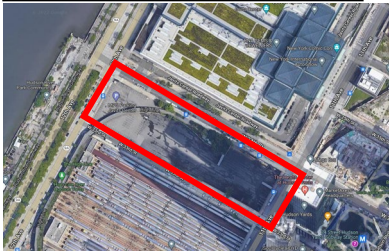
Manhattan Community District 4's Affordable Housing Plan

Sites: ESD or State Controlled Development Pipeline

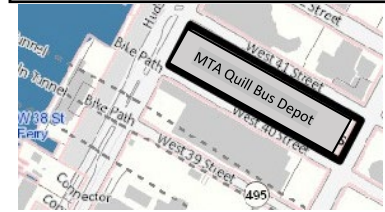
NYS DOC Parole
Office 314 W40th
St



Javits Center
Marshaling Yards



MTA Quill Bus Depot



Former Hunter
Voorhees Campus
450 W 41st Street



Javits Center Marshaling Yards--601 W33rd St

ESD or State Controlled Development Pipeline

Program: TBD

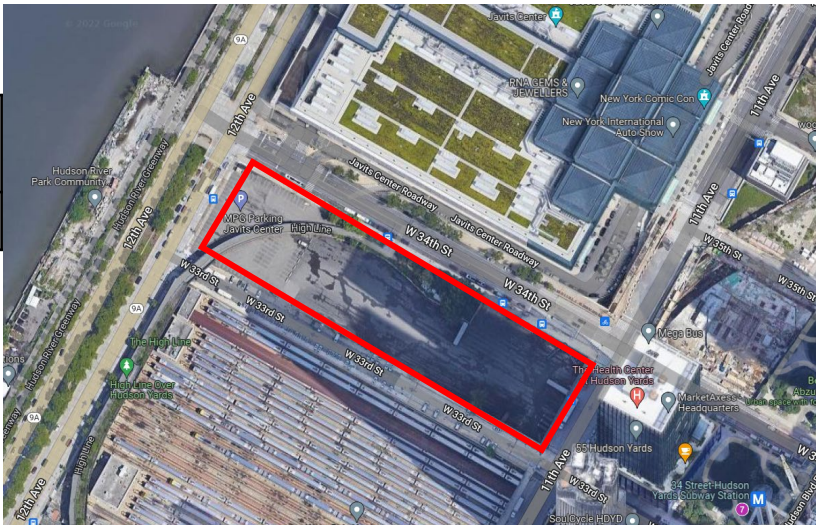
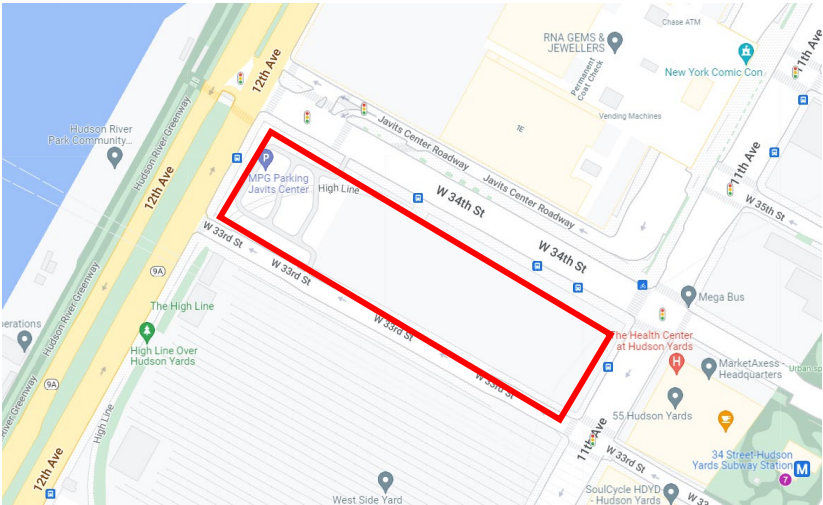
Block: 679 **Lot:** 1

Zoning: M2-3

Project Description:

- W33-34th Streets, between 11th-12th Ave, Lot area is 158,000 SF
- Part of Hudson River Park Transfer of Development Rights
- Propose rezoning (R12) for residential, 18 FAR (1 FAR for trucking and delivery for Javits and 17 FAR for residential), estimated net residential area 2,686,000 SF and **2,923 total housing units, including 1,023 affordable units (35% affordable)**
- **Establish Very High Density (VHD) height cap**

Developer: Subject to RFP



| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total |
|------------------|---------|---------|---------|----------|----------|----------|--------|
| Total | 102 | 102 | 205 | 256 | 256 | 102 | 1,023* |

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

* MCB4 proposed unit breakdown

MTA Quill Bus Depot – 525 11th 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 (M1-5 to R12) for residential, 18 FAR (3 FAR for MTA bus maintenance & storage use, 15 FAR for residential), estimated net residential area 2,370,000 SF and 2,579 total units, including 902 affordable units (35% affordable)
- **Establish VHD height cap**

Developer: Subject to RFP

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total |
|------------------|---------|---------|---------|----------|----------|----------|-------|
| Total | 90 | 90 | 180 | 226 | 226 | 90 | 902* |

Affordability Period: Permanent

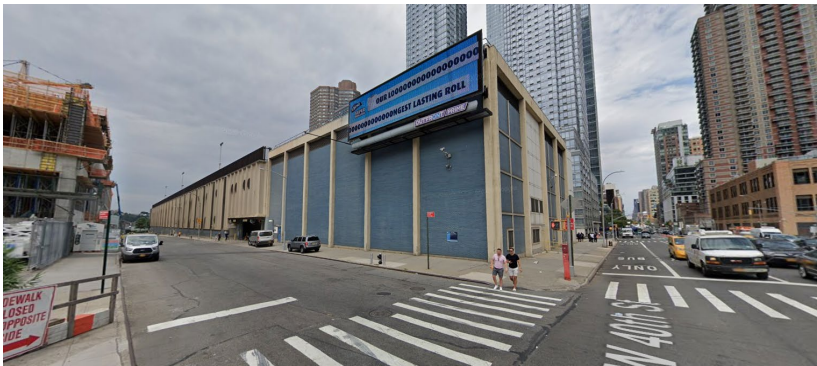
Public Approvals: RFP, Rezoning to allow residential use, incorporate into SHYD. No Public Approvals Begun to Date

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD

* MCB4 proposed unit breakdown



Existing site

Former Hunter Voorhees Campus

450 W 41st 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; RFP did not move forward
- Site was viewed as necessary for PABT construction staging, but plans were revised and site no longer needed.
- MCB4 in conversation with ESD and CUNY to determine redevelopment plans

Developer: Subject to RFP

Units and Income Bands:

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

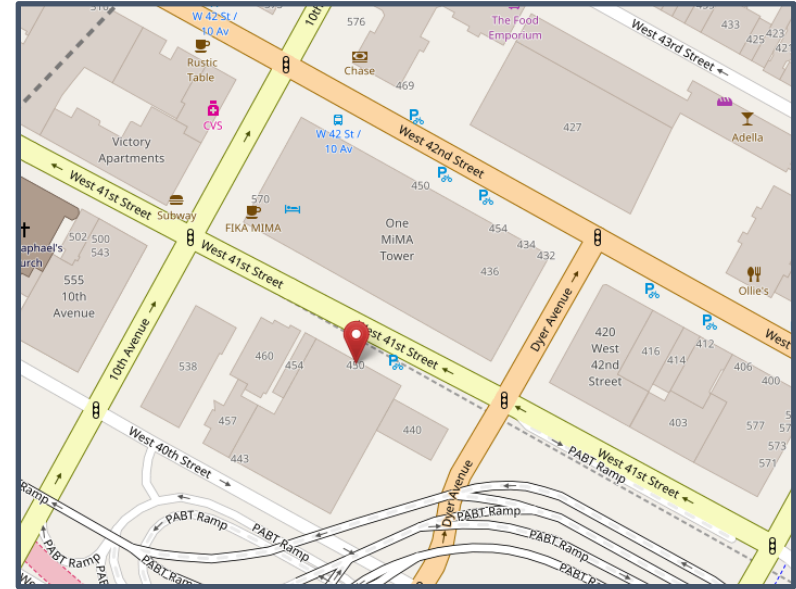
Affordability Period: Permanent

Public Approvals: RFP, No Public Approvals Begun to Date

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Existing site

NYS DOC Parole Office – 314 West 40th Street

ESD or State Controlled Development Pipeline

Program: TBD

Block: 763 **Lot:** 49

Zoning: Special Hudson Yards District (Subarea E); C6-4

Project Description:

- West 40th Street between 8th and 9th Avenue
- Lot area is 14,812 SF (150' x 98.75')
- Building currently operates NYS DOC Parole Office
- 18 FAR (2 FAR for NYS DOC Parole Office use, 16 FAR for residential), estimated net residential area 236,992 SF and 257 total units, including 257 affordable units (100% affordable)
- Establish VHD Height cap

Developer: Subject to RFP

Units and Income Bands:

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total |
|------------------|---------|---------|---------|----------|----------|----------|-------|
| Total | 26 | 26 | 51 | 64 | 64 | 26 | 257* |

Affordability Period: Permanent

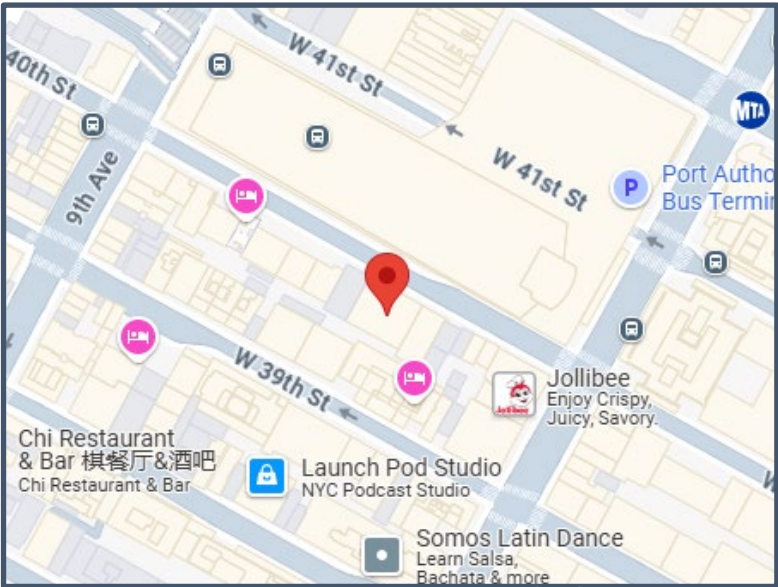
Public Approvals: RFP, No Public Approvals Begun to Date

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD

* MCB4 proposed unit breakdown



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 | | | 50% | 60% | 80% | 100% | 125% | 165% |
| Javits Marshalling Yards 651 W33rd St | Subject to RFP | | | | | 2,932 | 1,023 | 102 | 102 | 205 | 256 | 256 | 102 |
| MTA Quill Bus Depot 525 11 th Ave | Subject to RFP | | | | | 2,579 | 902 | 90 | 90 | 180 | 226 | 226 | 90 |
| Former Hunter Voorhees Campus 450 West 41 st | Subject to RFP | ESD | | X | | 239 | 239 | | | 48 | 63 | 64 | 64 |
| NYS DOC Parole Office – 314 West 40 th Street | Subject to RFP | | | X | | 257 | 257 | 26 | 26 | 51 | 64 | 64 | 26 |
| Total | | | | | | 6,007 | 2,421 | 218 | 218 | 484 | 609 | 610 | 282 |
| Percentage of Total Units | | | | | | | 40% | 3% | 3% | 8% | 10% | 10% | 4% |

Port Authority Bus Terminal Replacement Project

Manhattan Community District 4's Affordable Housing Plan

566 9th Avenue – Greyhound Tunnel Vent Building (MCB4 Proposed 11/2024)

Proposed Developments

Program: New Construction

Block: 1032 **Lot:** 1

Zoning: Special Clinton District; C6-4

Project Description:

- Site is owned by PANYNJ, currently Greyhound Tunnel Vent Building, the function to be integrated into the Bus Terminal after construction, leaving the site available for potential high-density residential development.
- 4,454 sq ft lot, 12 FAR, estimated net residential area 53,448 SF
- 58 affordable units (100% affordable)

Developer: Subject to RFP

Units and Income Bands:

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total |
|------------------|---------|---------|---------|----------|----------|----------|-------|
| Total | 6 | 6 | 12 | 14 | 14 | 6 | 58* |

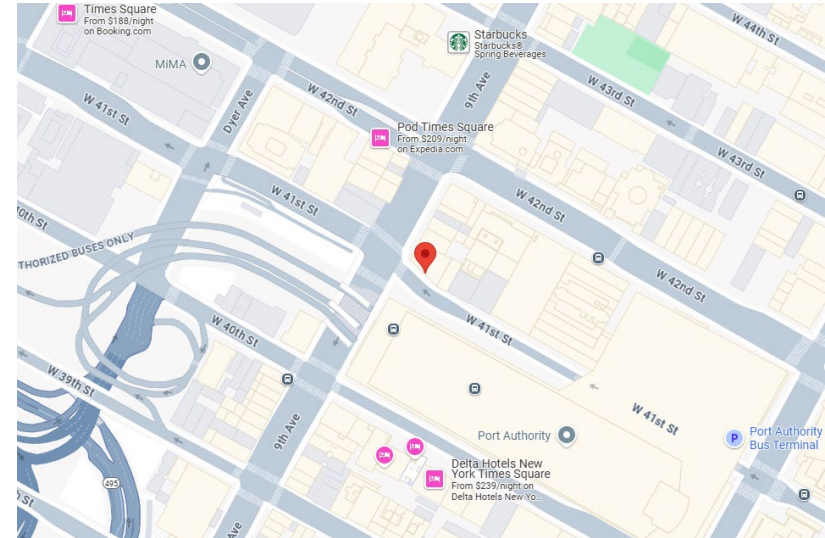
Affordability Period: Permanent

Public Approvals: RFP for affordable housing via ESD

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



* MCB4 proposed unit breakdown

NW Corner of W 40th St and Dyer Avenue (445 W 40th Street)– Bus Layover Parking (MCB4 Proposed 11/2024)

Proposed Developments

Program: New Construction

Block: **Lot:**

Zoning: Special Hudson Yards District; C6-3

Project Description:

- Site is owned by PANYNJ, currently used for Bus Layover Parking Site.
- Site is currently encumbered by bus ramps connecting to the tunnels; however, as the ramps will be realigned to the east over Dyer Avenue, this site will be available for residential development.
- Rezone to R12 (18 FAR), adjacent to 18 FAR Hunter College Vorhees site
- 10,000 sq ft lot, 18 FAR, estimated net residential area 180,000 SF
- 196 affordable units (100% affordable)

Developer: Subject to RFP

Units and Income Bands:

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total |
|------------------|---------|---------|---------|----------|----------|----------|-------|
| Total | 19 | 19 | 39 | 50 | 50 | 19 | 196* |

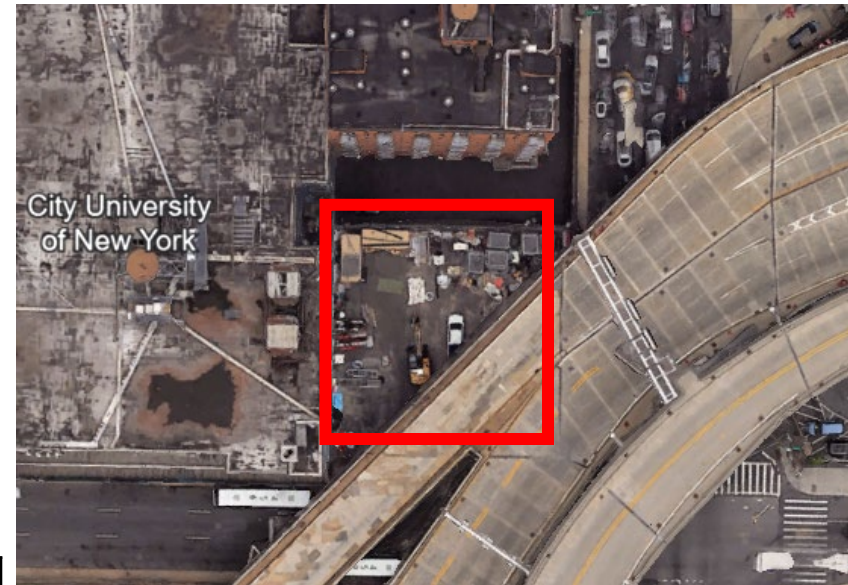
Affordability Period: Permanent

Public Approvals: RFP for affordable housing via ESD

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



* MCB4 proposed unit breakdown

NE Corner of W 33rd St and Dyer Avenue - Vacant Land at Grade & Development Rights over Dyer Avenue (435 W 33rd Street) (MCB4 Proposed 11/2024)

Proposed Developments

Program: New Construction

Block: **Lot:**

Zoning: Special Hudson Yards District; C6-4

Project Description:

- Site is owned by PANYNJ, currently unencumbered. Combination of at-grade vacant lot adjacent to development rights over a below-grade section of Dyer Avenue. The at-grade portion was acquired by the PANYNJ for a projected ventilation building for the Access Regions Core (ARC), which was subsequently cancelled.
- 31,144 sq ft lot, 12 FAR, estimated net residential area 462,600 SF
- 503 residential units, 503 affordable units (100% affordable)

Developer: Subject to RFP

Units and Income Bands:

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total |
|------------------|---------|---------|---------|----------|----------|----------|-------|
| Total | 51 | 51 | 100 | 125 | 125 | 51 | 503* |

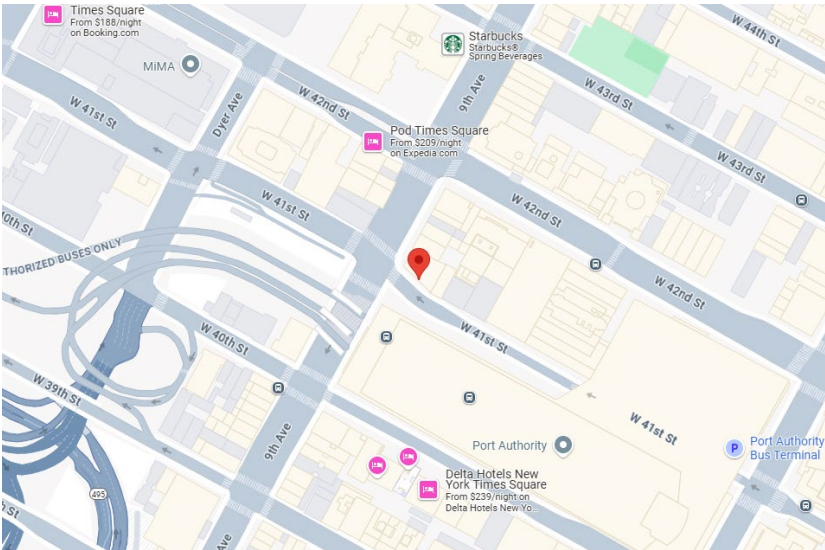
Affordability Period: Permanent

Public Approvals: RFP for affordable housing via ESD

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



* MCB4 proposed unit breakdown

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% |
| Site 1 – Greyhound Tunnel Vent Building (566 9 th Avenue, corner of W 41 st St and 9 th Ave) | | PANYNJ | X | | | 53,448 | 53,448 | 58 | 58 | 6 | 6 | 12 | 14 | 14 | 6 |
| Site 2 – Bus Layover Parking (NW Corner of W 40 th St and Dyer Ave) (445 W 40 th St) | | PANYNJ | | X | - | 180,000 | 180,000 | 196 | 196 | 19 | 19 | 39 | 50 | 50 | 19 |
| Site 3 – Vacant Land at Grade and Development Rights over Dyer Ave (NE Corner of W 33 rd St and Dyer Ave) (435 W 33 rd St) | | PANYNJ | | X | | 427,905 | 427,905 | 503 | 252 | 51 | 51 | 100 | 125 | 125 | 51 |
| Total | | | | | | 661,353 | 661,353 | 757 | 506 | 76 | 76 | 151 | 189 | 189 | 76 |
| Percent of Units | | | | | | | | | 67% | 10% | 10% | 20% | 25% | 25% | 10% |

*These sites were raised to PABT during discussion of the POA but not included in the final POA signed November 21, 2024 Revised July 2025 Page 85

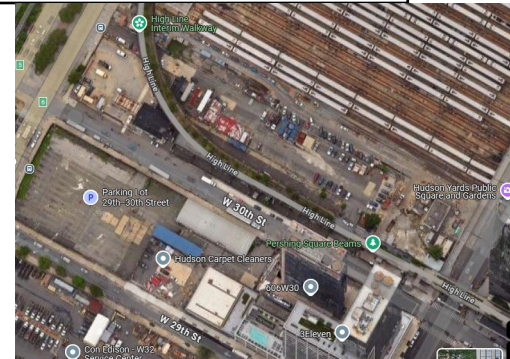
Site: Federally Controlled Proposed Development

Manhattan Community District 4's Affordable Housing Plan

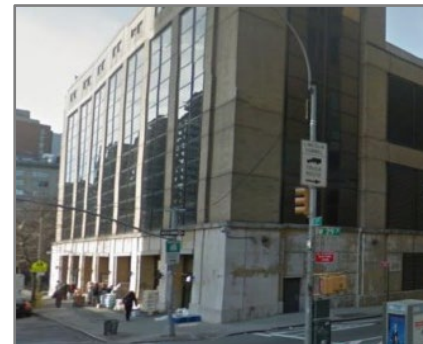
Federally Controlled Proposed Development Map



Amtrak Site (formerly
Georgetown Site)



317 9th Ave
Morgan Annex (controlled by
USPS)



317 9th Avenue – Morgan Annex

Proposed Developments

Program: New Construction

Block: 726 **Lot:** p/o 1

Zoning: M1-5

Project Description:

- Site is owned by USPS
- 40,000 sq. ft. lot (200' x 200'), 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:

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total |
|------------------|---------|---------|---------|----------|----------|----------|-------|
| Total | 16 | 16 | 31 | 39 | 39 | 16 | 157* |

* MCB4 proposed unit breakdown

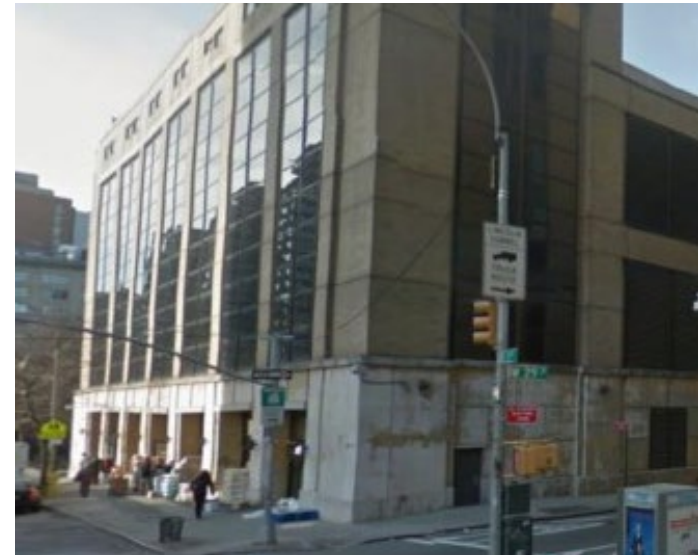
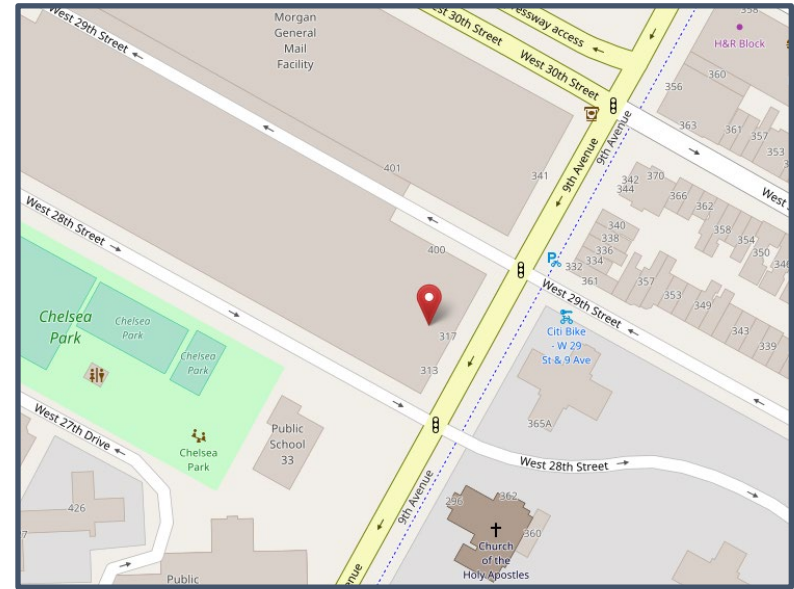
Affordability Period: Permanent

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



Hudson River Park: Transfer of Development Rights Proposed Receiving Site

Block 675--West 29th to West 30th Streets, 11th and 12th Avenues

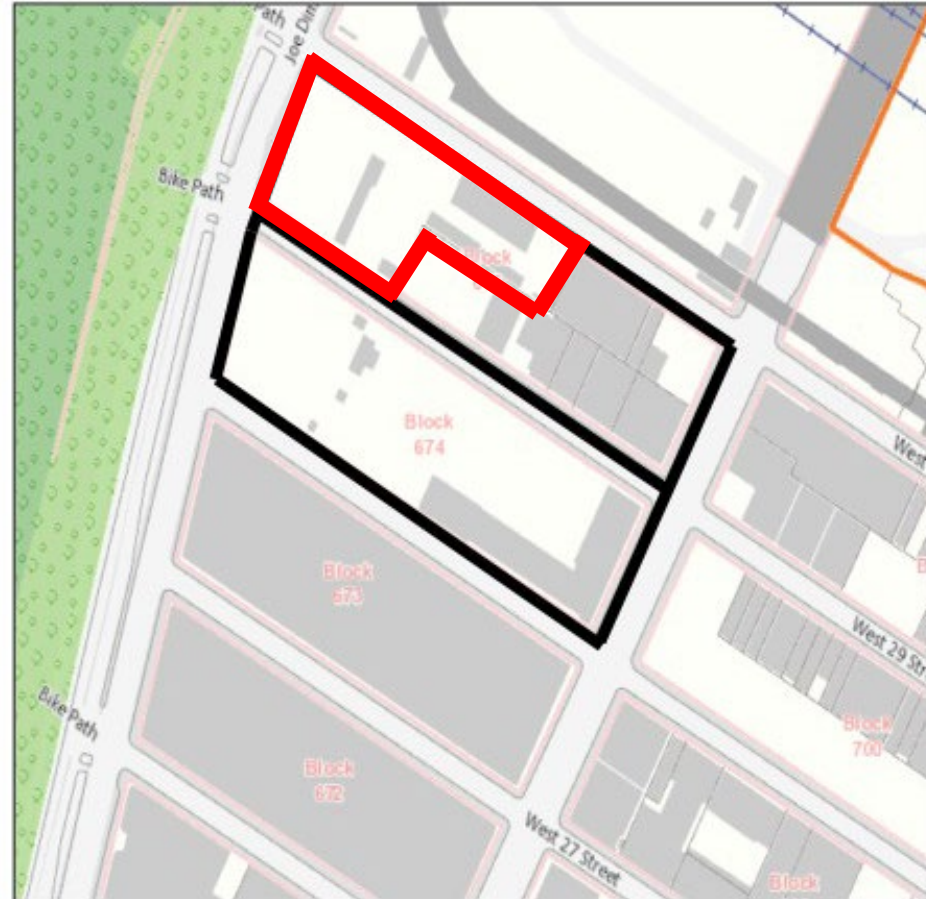
Amtrak Site (formerly Georgetown Site)

Special Hudson River Park District

Acquired by Amtrak for Gateway Tunnel; currently encumbered by Gateway infrastructure, there will be a vent building (SW corner) and the majority of the site will be developed. The vent will need to be incorporated into the development.

Preliminary Recommendations:

- Partially rezone for residential development and require 100% 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 new affordable low, moderate & middle-income housing units



Affordable Housing Preservation

Manhattan Community District 4's Affordable Housing Plan

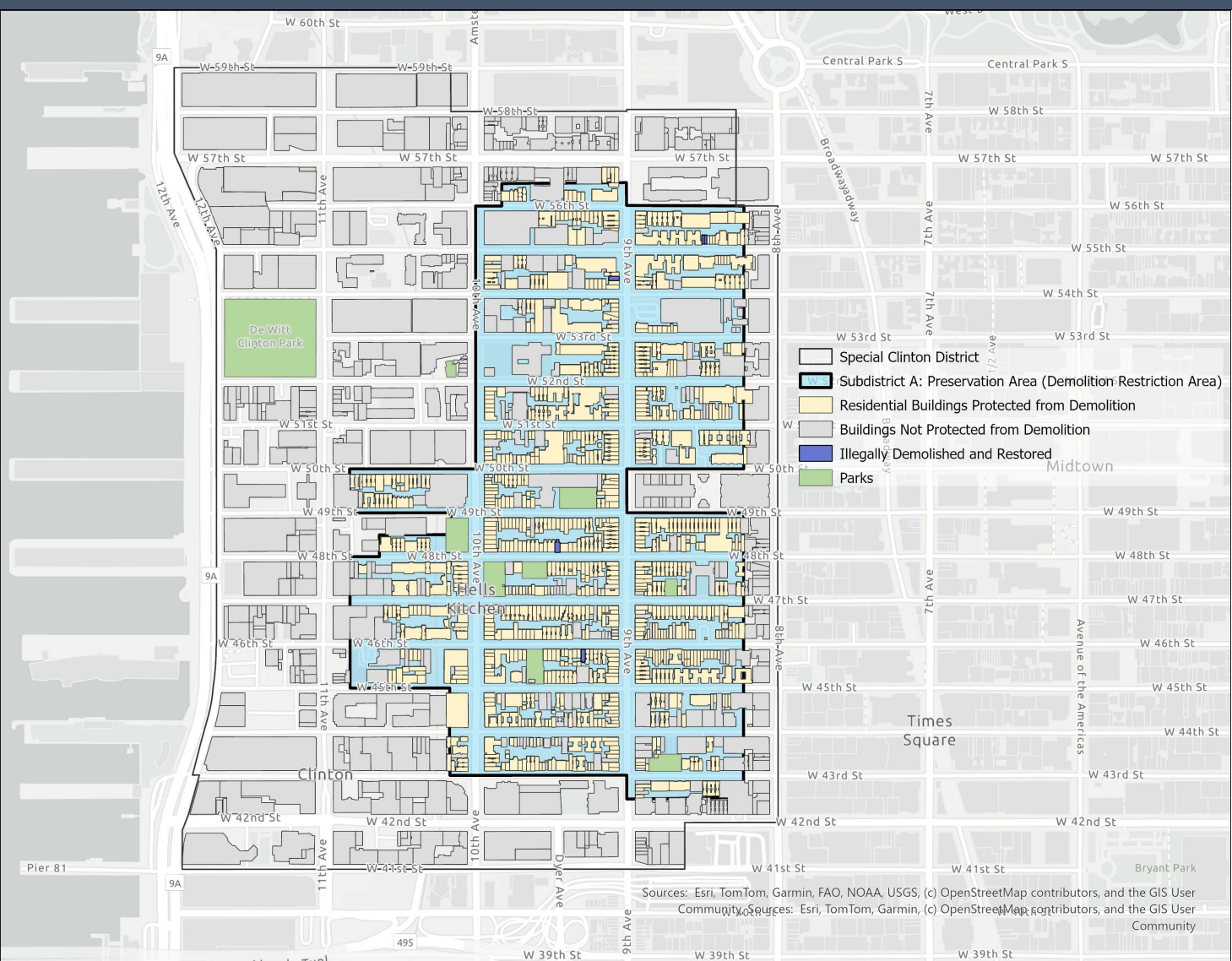
Residential Preservation and Illegal Demolition

Manhattan Community District 4's Affordable Housing Plan

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 Text Amendments (1990):** In June 1990, language from the DOB internal policy memo was incorporated into the zoning resolution (NYCZR Sec. 96-105), 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#.*” As part of those text amendments, 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 all or parts of the three other Special Zoning Districts in MCD4: Garment Center, Hudson Yards, and West Chelsea. That action protected 1,382 units in 122 buildings.

Anti-Demolition Protection in Special Clinton District

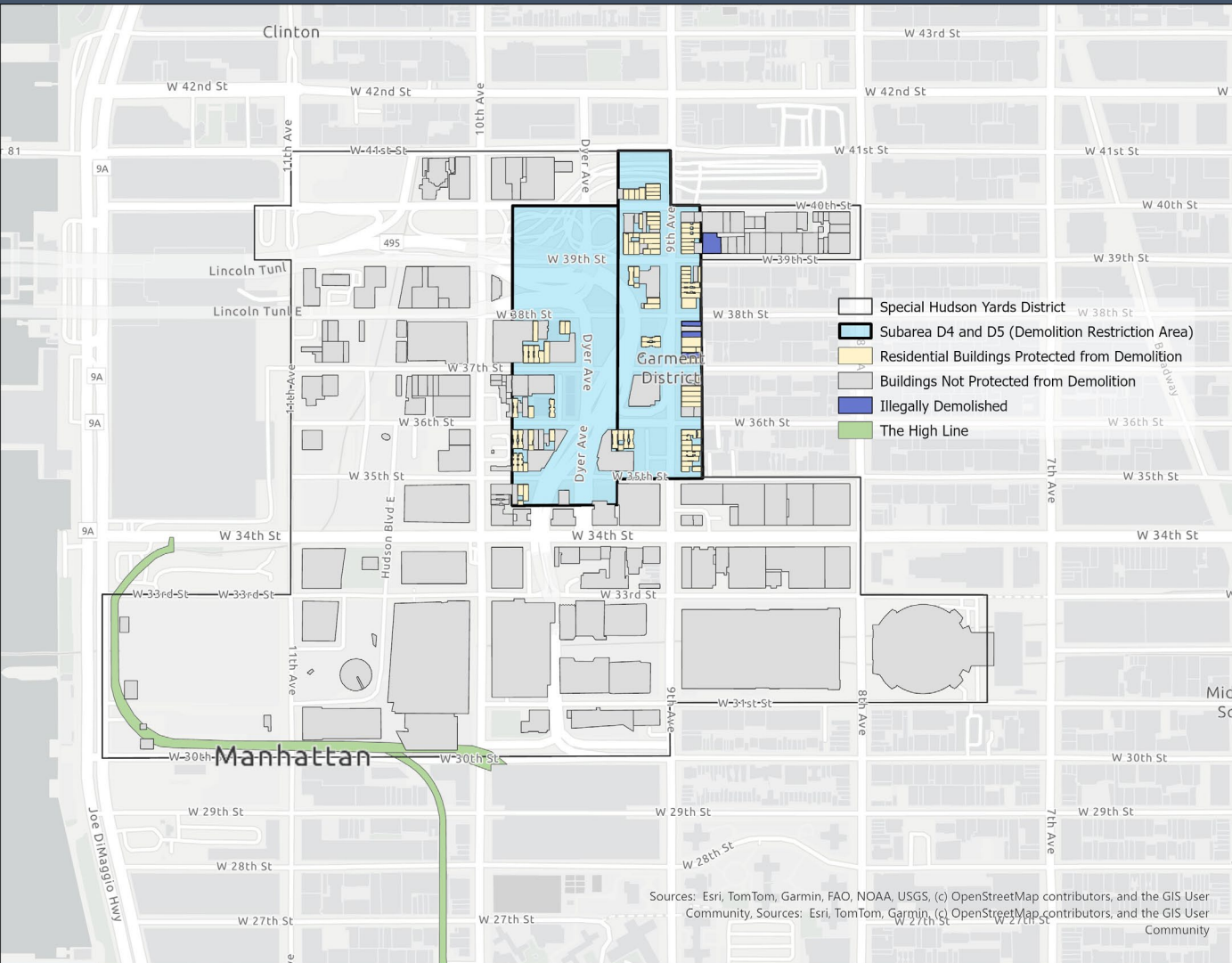


| Buildings Preserved | Units Protected |
|---------------------|-----------------|
| 951 | ~19,880 |

This map illustrates the Special West Chelsea District in Manhattan, bounded by W 30th St to the north, W 14th St to the south, W 11th Ave to the east, and the Hudson River to the west. The district is divided into several blocks, with streets labeled including W 30th St, W 29th St, W 28th St, W 27th St, W 26th St, W 25th St, W 24th St, W 23rd St, W 22nd St, W 21st St, W 20th St, W 19th St, W 18th St, W 17th St, W 16th St, W 15th St, W 14th St, W 13th St, W 12th St, W 11th St, W 10th St, W 9th St, W 8th St, W 7th St, W 6th St, W 5th St, W 4th St, W 3rd St, W 2nd St, W 1st St, W 0th St, W -1st St, W -2nd St, W -3rd St, W -4th St, W -5th St, W -6th St, W -7th St, W -8th St, W -9th St, W -10th St, W -11th St, W -12th St, W -13th St, W -14th St, W -15th St, W -16th St, W -17th St, W -18th St, W -19th St, W -20th St, W -21st St, W -22nd St, W -23rd St, W -24th St, W -25th St, W -26th St, W -27th St, W -28th St, W -29th St, W -30th St, W -31st St, W -32nd St, W -33rd St, W -34th St, W -35th St, W -36th St, W -37th St, W -38th St, W -39th St, W -40th St, W -41st St, W -42nd St, W -43rd St, W -44th St, W -45th St, W -46th St, W -47th St, W -48th St, W -49th St, W -50th St, W 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| Buildings Preserved | Units Protected |
|----------------------------|------------------------|
| 27 | 321 |

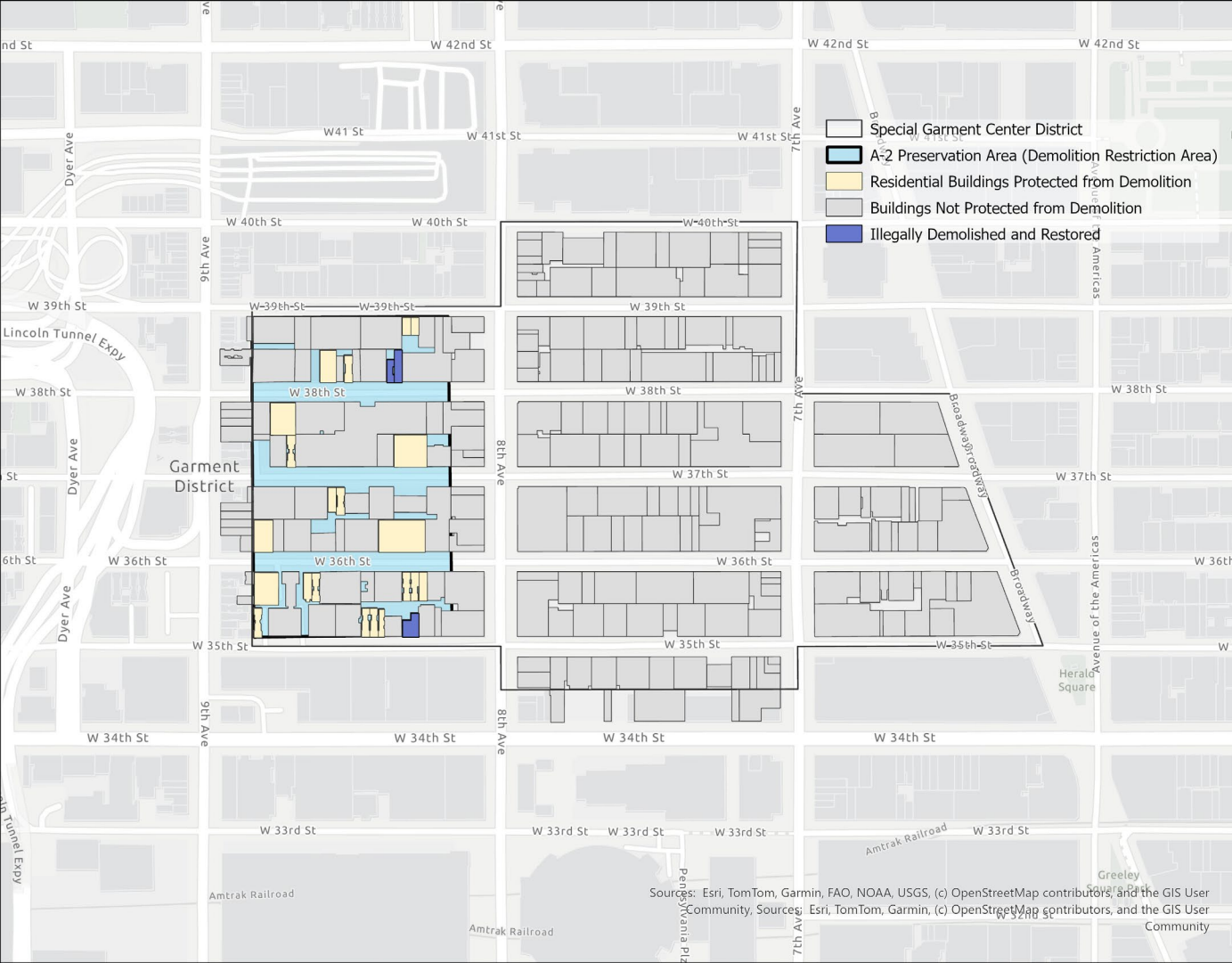
Anti-Demolition Protection in Special Hudson Yards District



| Buildings Preserved | Units Protected |
|---------------------|-----------------|
| 100 | 889 |

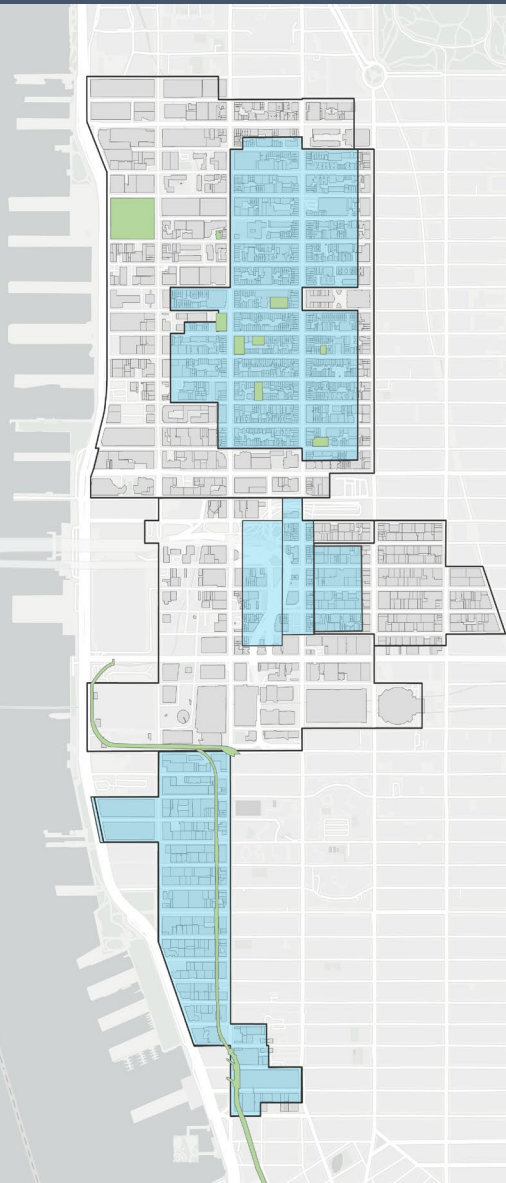
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community.

Anti-Demolition Protection in Special Garment Center District



| Buildings Preserved | Units Protected |
|---------------------|-----------------|
| 24 | 389 |

Anti-Demolition Protection in MCD4



| Special District | Number of Buildings | Number of Units |
|---------------------------------|---------------------|-----------------|
| Special Clinton District | 951 | ~19,880 |
| Special Hudson Yards District | 100 | 889 |
| Special Garment Center District | 24 | 389 |
| Special West Chelsea District | 27 | 321 |
| TOTAL | 1,102 | ~21,479 |

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 10th Ave



2009



2017



2021

Illegal Demolition

| Building Address | Owner | Date Demolished | Buildings | Units | Special District | Status |
|---|---|-----------------|-----------|-------|------------------|---|
| 485-491, 497 9th Avenue | 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 |
| 319-321 West 38th Street | 319 West 38th Street LLC | 2015 | 2 | 18 | Garment Center | Tenants vacated; building partially demolished |
| 500 West 22nd Street AKA 197 10th Avenue | SREP Tenth Avenue Venture LLC | 2015-2016 | 3 | 12 | West Chelsea | Tenants vacated; permits revoked |
| 821 9th Ave | Joe G & Sons LLC | 2012-2016 | 1 | 6 | Clinton | Tenants vacated; building demolished and new building built in its place |
| 317-319 West 35th Street | Wei Hong Hu under the H Hotel LLC | 2016-2020 | 2 | 28 | Garment Center | Tenants vacated; permits revoked |
| 500 West 28th Street | Related | 2016 | 1 | 6 | West Chelsea | Tenants vacated; Owner did not obtain CONH from HPD; demolished |
| 355-357 West 39th Street | 355 39 th 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 |
| 253 10th Avenue | | 2017 | 1 | 6 | Chelsea | Tenants vacated; building demolished |
| 335-337 West 55th Street | 335-337 West 55 St LLC | 2013-2017 | 2 | 28 | Clinton | Tenants vacated; building demolished and new building under construction |
| 412 West 46th Street | Highpoint Associates XII | 2016 | 1 | 15 | Clinton | Tenants vacated; building interior demolished |
| 343 West 47th Street | 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. Resolved via Special Permit |
| 559 West 22nd Street AKA 162 11th Avenue | | | 1 | 21 | West Chelsea | Tenants vacated; permits revoked |
| 435 West 48th Street | | | 1 | 4 | Clinton | Plan examination disapproved 01/02/19 |
| | | | 24 | 176 | | |

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

Manhattan Community District 4's Affordable Housing Plan

Chelsea NYCHA – Elliott-Chelsea & Fulton Houses



Elliott-Chelsea Houses



Fulton Houses



Chelsea NYCHA – Elliott-Chelsea & Fulton Houses (Preservation of Existing Units)

Program: Permanent Affordability Commitment Together (PACT) program

Block: 723-724 and 714-717

Lot: Multiple

Zoning: R8, C2-5

Project Description:

Recognizing the historic underinvestment in these developments, MCB4 participated in the 18-month Chelsea NYCHA Working Group (2019-2021), and endorsed the proposed strategies of Permanent Affordability Commitment Together (PACT) conversion, construction of new mixed-income housing, ground floor retail conversions and the construction of commercial spaces and community facility development. In the intervening years, NYCHA awarded a contract to Related and Essence development companies.

Among other things, MCB4 remains committed to — and concerned for — the maintenance of tenants' rights, new on-site homes for all existing residents, full support of local onsite social service provider, and the appropriate, contextual development that is fitting with the community context.

Units & Income Bands:

| Units | Below 60% AMI | Total |
|-------|---------------|-------|
| | 2,056 | 2,056 |

Affordability Period: Permanent

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

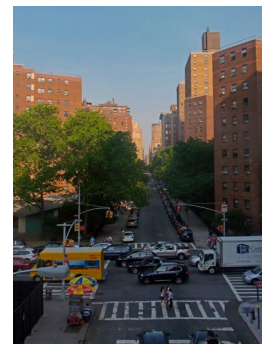
Financing: Public financing, TDR, ground floor retail & community facilities development, resident management corporations, West Chelsea Affordable Housing Fund, Mixed-income residential infill, PACT Conversion

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
- The 421-a(17) program was established by the legislature in 2015 in order to provide an extension of the underlying tax exemption for rental buildings that began construction prior to July 2008. Owners of projects receiving 421-a benefits could receive between 10 and 15 years of an extension at 50% of the underlying exemption. In exchange, those buildings must extend the underlying affordability and rent at least 5% of units to households whose income does not exceed 130% AMI.
- CB4 proposes to work with the NYS Legislature to develop strategies, mechanisms and tax incentives to create permanent affordability on these 1,088 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 |
|------------------------|---------------|------------|---------------|------------|------------|---------------|----------------|---|
| The Helux | 520 W 43rd St | 1996 | 375 | 76 | - | 76 | 2019/2020 | 4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan |
| 1 River Place | 650 42nd St | 1999 | 921 | 184 | - | 184 | 1/31/2023 | 421-a Tax Exemption |
| Chelsea Place | 363 W 30th St | 2000 | 76 | 16 | - | 16 | 1/31/2023 | 4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan |
| Archstone West | 505 W 54th St | 2000 | 222 | 45 | - | 45 | 1/31/2023 | 4% LIHTC, ELIHC, 421-a Tax Exemption, HDC Loan |
| Chelsea Centro | 200 W 26th St | 2000 | 356 | 71 | - | 71 | 1/31/2023 | 421-a Tax Exemption, HDC Loan |
| The Westminster | 180 W 20th St | 2000 | 256 | 56 | - | 56 | 2/28/2024 | 4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan |
| Theater Row | 424 W 42nd St | 2000 | 264 | 54 | - | 54 | 2/28/2024 | LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan |
| The Tate | 535 W 23rd St | 2001 | 313 | 63 | - | 63 | 2/28/2024 | 4% LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan |
| Beta West | 321 W 54th St | 2001 | 109 | 22 | - | 22 | 2/28/2024 | 421-a Tax Exemption |
| Ivy Tower | 350 W 43rd St | 2001 | 320 | 64 | - | 64 | 2/28/2024 | LIHTC, ELIHC, 421-a Tax Exemption, HFA Loan |
| The Victory | 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 | 1,276 | 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 | 2,163 | 616 | 1,547 | | |

Affordable Preservation Summary

| Units | Total AH Units | AMI | | | | | | | | |
|-------------------------------|----------------|-----|--------------|--------------|-----------|------|------|-----------|------|------|
| | | 40% | 50% | 60% | 80% | 100% | 125% | 130% | 165% | 175% |
| Illegal Demolition | (151) | | | | | | | | | |
| Chelsea NYCHA | 2,056 | | 2,056* | | | | | | | |
| Expired 421-a Agreements | 777 | | | 777 | | | | | | |
| Expiring 421-a Agreements | 770 | | | 718 | 52 | | | | | |
| Extended 421-a(17) Agreements | 19 | | | | | | | 19 | | |
| Total | 3,471 | | 2,056 | 1,495 | 52 | | | 19 | | |
| Percentage | | | 55% | | | | | | | |

*2,056 for low and very-low-income Chelsea NYCHA Units at 50% AMI

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 8th Avenue and 42nd Street corridors of Midtown and Clinton Special Districts
- HRP TDR would be tied to the creation of Inclusionary Housing by:
 - a) Purchasing development rights from Hudson River Park 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

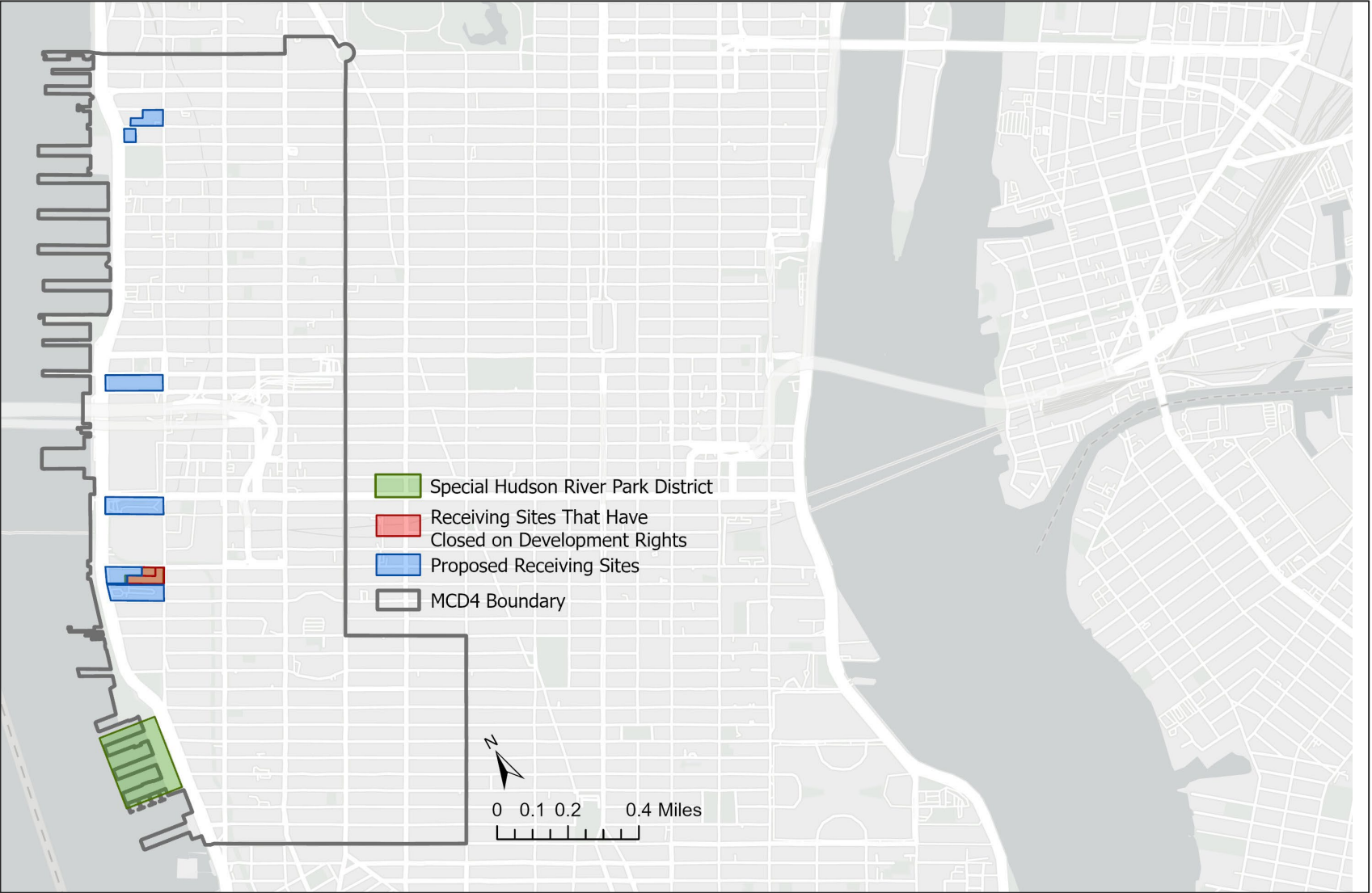


FAR Stack Example:

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

Hudson River Park: Transfer of Development Rights

Districtwide Map of Proposed and Closed Receiving Sites



Hudson River Park: Transfer of Development Rights Proposed Receiving Site

Block 675--West 29th to West 30th Streets, 11th and 12th Avenues

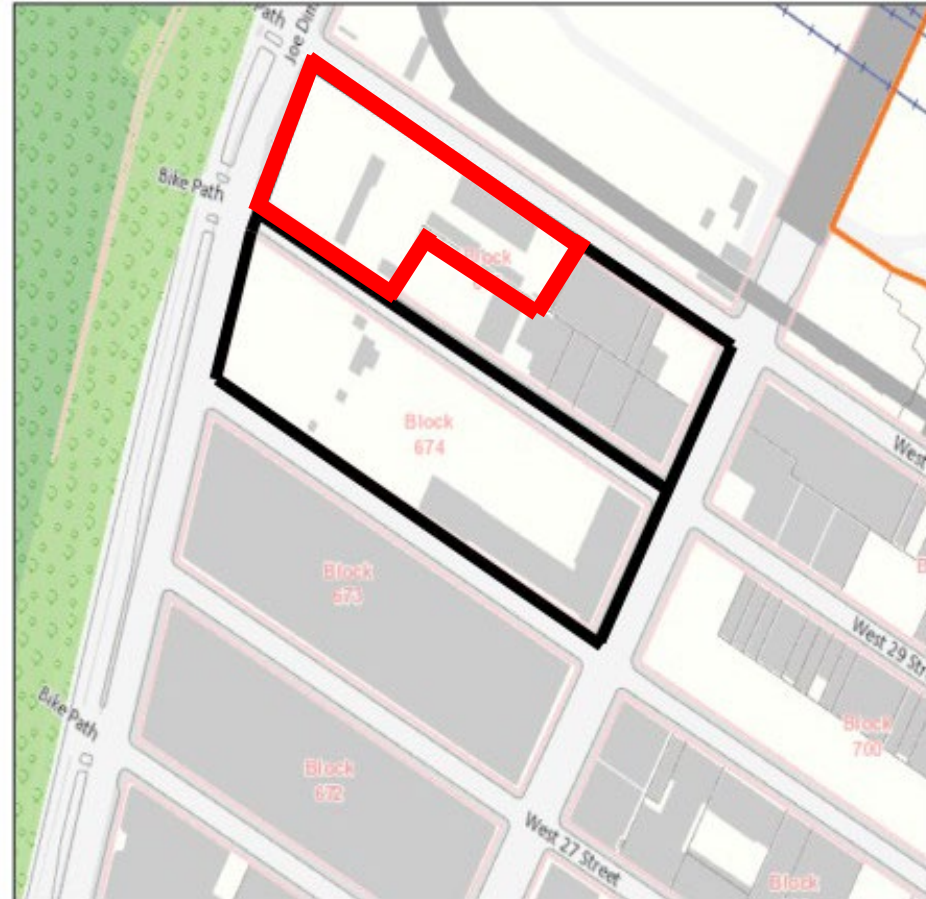
Amtrak Site (formerly Georgetown Site)

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. The site was acquired in February 2024.

Preliminary Recommendations:

- Partially rezone for residential development and require 100% 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** new affordable low, moderate & middle-income housing units



Hudson River Park: Transfer of Development Rights Receiving Site

Block 675--West 29th to West 30th Streets, 11th and 12th Avenues

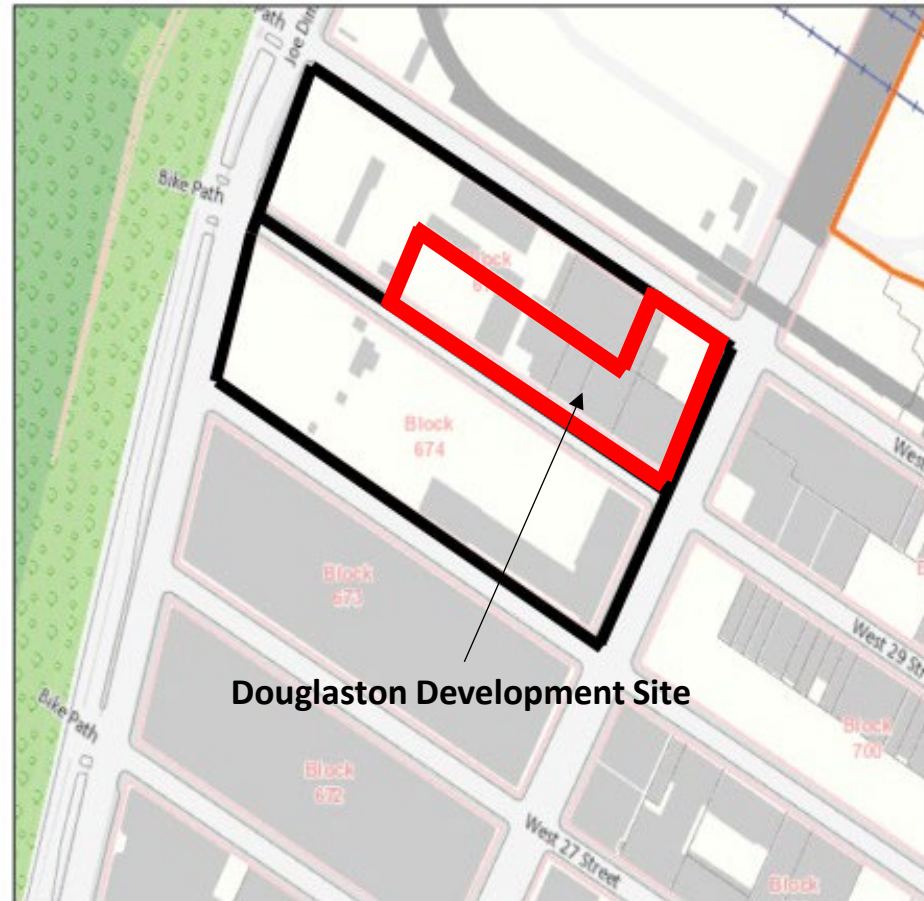
Douglaston Site

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 29th to West 30th Streets, 11th and 12th Avenues

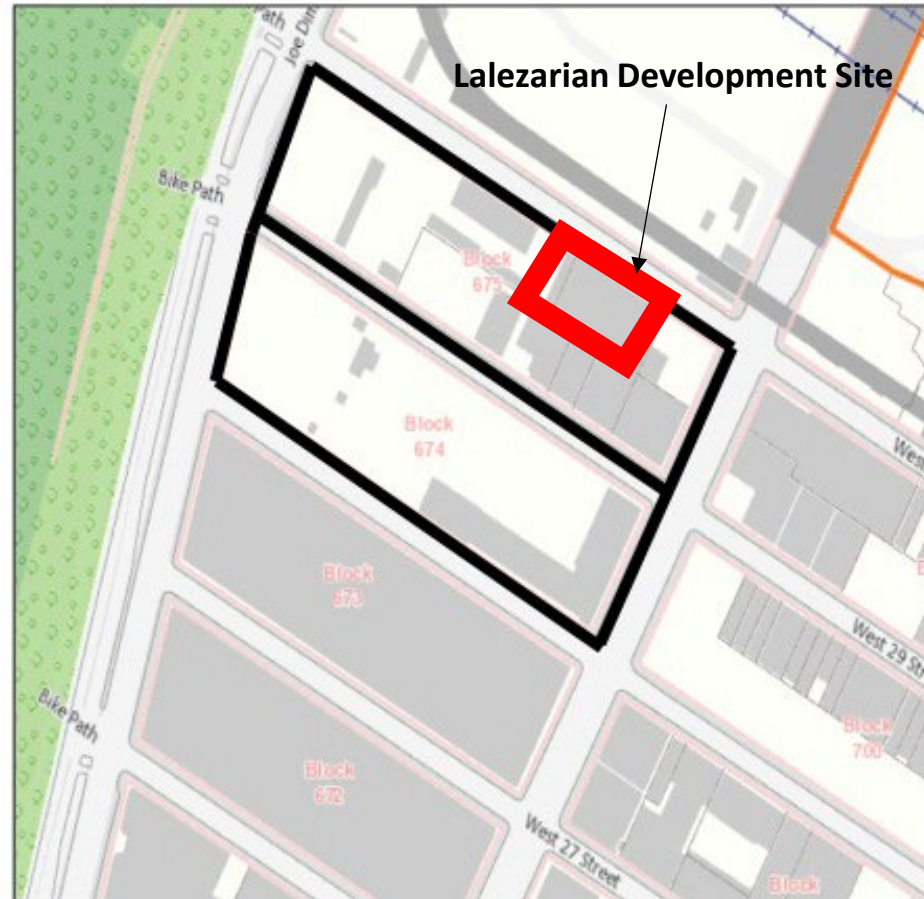
Lalezarian Site

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

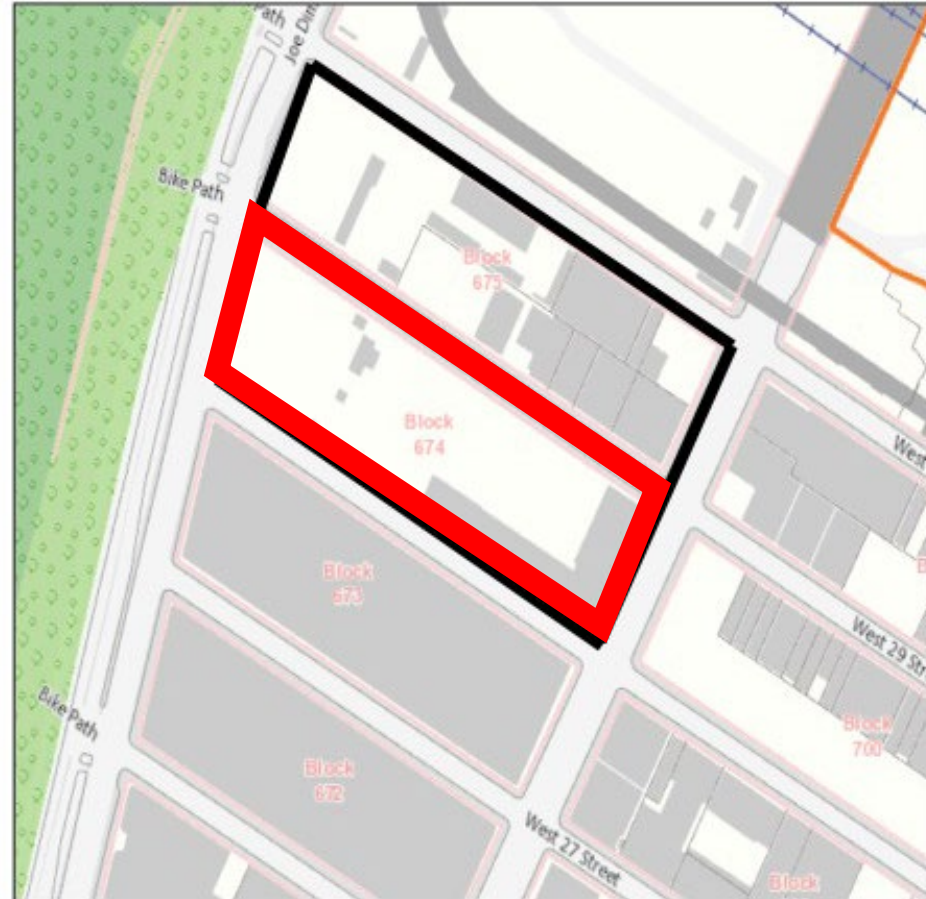
West 28th to West 29th Streets, 11th and 12th Avenues

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



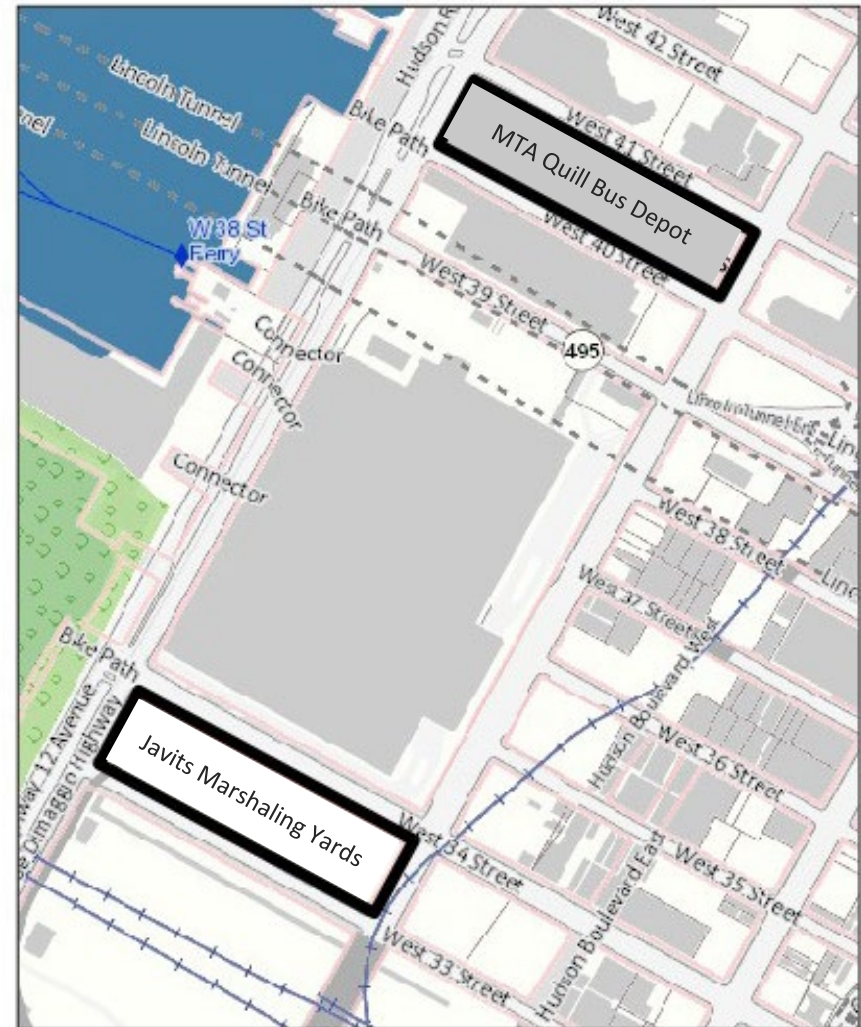
Hudson River Park: Transfer of Development Rights Proposed Receiving Sites

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

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone blocks from M2-3 and M1-5 (2 FAR) to C6-4 (12 FAR)
- Require 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 1,891 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)

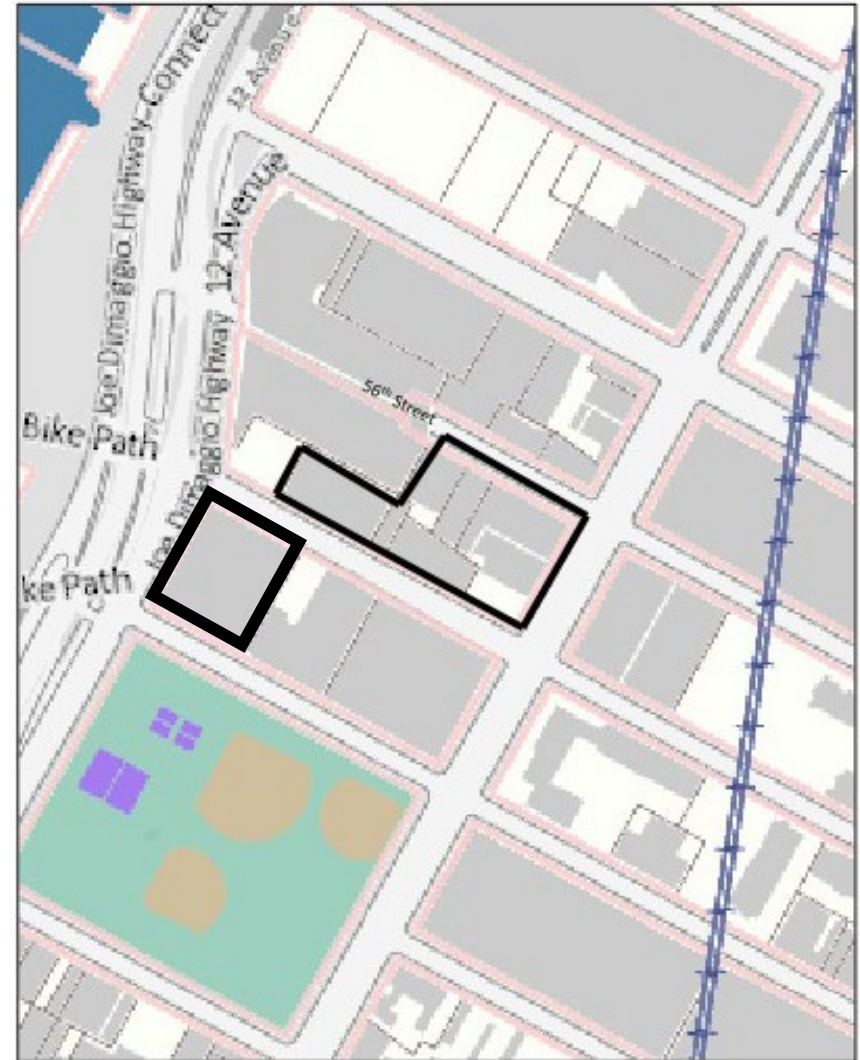


Hudson River Park: Transfer of Development Rights Proposed Receiving Site

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

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone blocks from M2-3 and M1-5 (2 FAR) to C6-4 (12 FAR)
- Require a 2 FAR industrial use prior to residential use
- Require slender buildings due to riverfront site
- Provide 10 FAR residential, include zoning text (*pari passu* similar to Hudson Yards bonuses), to provide 5 FAR from Inclusionary Housing and 5 FAR from HRP 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 th -29 th St's between 11 th & 12 th * | 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 th -30 th St's between 11 th & 12 th * (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 th & 56 th St's between 11 th & 12 th 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 th Ave* | 1088 | 158,000 | M1-5 | 0 | 5 | 5 | C6-4 | 14 | 0 | 790,000 | 0 | 1,738,000 | 474,000 | 1,891 | 567 |
| Total ***** | | 341,089 | | | | | | | 0 | 2,006,656 | 0 | 6,960,022 | 1,472,178 | 7,803 | 2,340 |

* 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 Rezoning and Zoning Text Amendments

Manhattan Community District 4's Affordable Housing Plan

Proposed VHD Areas

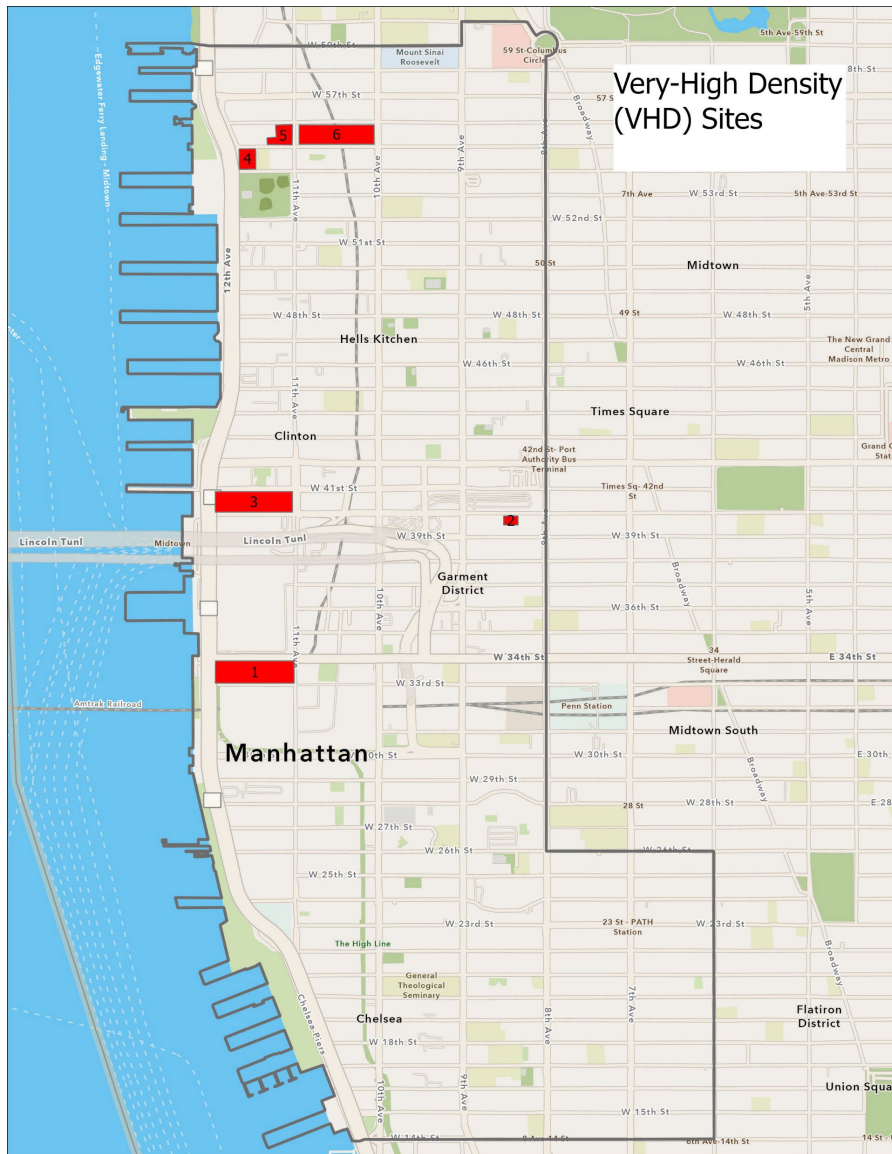
Manhattan Community District 4 Affordable Housing Plan

Very-High Density (VHD) Zoning

MCB4 proposes the development of very high-density (VHD) housing in areas that are already zoned for high-density development.

- The 12 FAR cap was lifted in 2024, opening the door for higher density residential development.
- Through DCP's City of Yes for Housing Opportunity, R11 and R12 districts were introduced, with residential FAR's of 15 and 18, respectively.
- MCB4 supports the development of VHD sites in the 11th Avenue corridor from West 33rd to West 56th Streets, at selected locations, which include the following:
 - 651 West 33rd Street – Javits Marshalling Yards
 - 525 11th Avenue – MTA Quill Bus Depot
 - 450 West 41st Street – Former Hunter Voorhees Campus
 - 629 West 54th Street
 - 801 11th Avenue
 - 314 West 40th Street
- However, this recommendation must be accompanied by a series of requirements for the siting of civic infrastructure, including NYPD, FDNY, EMS, schools, public healthcare facilities, greenspace, and adequate sewer and water infrastructure upgrades. Without these requirements attached to VHD, development would put a strain on existing public services.

Map of VHD Sites



| VHD Site # | VHD Site Name |
|------------|----------------------------------|
| 1 | Javits Marshaling Yards |
| 2 | NYS DOC Parole Office |
| 3 | MTA Quill Bus Depot |
| 4 | 801 11 th Avenue |
| 5 | 629 West 54 th Street |
| 6 | CBS Properties |

Javits Center Marshaling Yards--601 West 33rd Street

ESD or State Controlled Development Pipeline

Program: TBD

Block: 679 **Lot:** 1

Zoning: M2-3

Project Description:

- W33-34th Streets, between 11th-12th Ave, Lot area is 158,000 SF
- Part of Hudson River Park Transfer of Development Rights
- Propose rezoning (R12) for residential, 18 FAR (1 FAR for trucking and delivery for Javits and 17 FAR for residential), estimated net residential area 2,686,000 SF and **2,923 total housing units, including 1,023 affordable units (35% affordable)**
- **Bring into SHYD, Establish Very High Density (VHD) height cap**

Developer: Subject to RFP

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total |
|------------------|---------|---------|---------|----------|----------|----------|-------|
| Total | 102 | 102 | 205 | 256 | 256 | 102 | 1,023 |

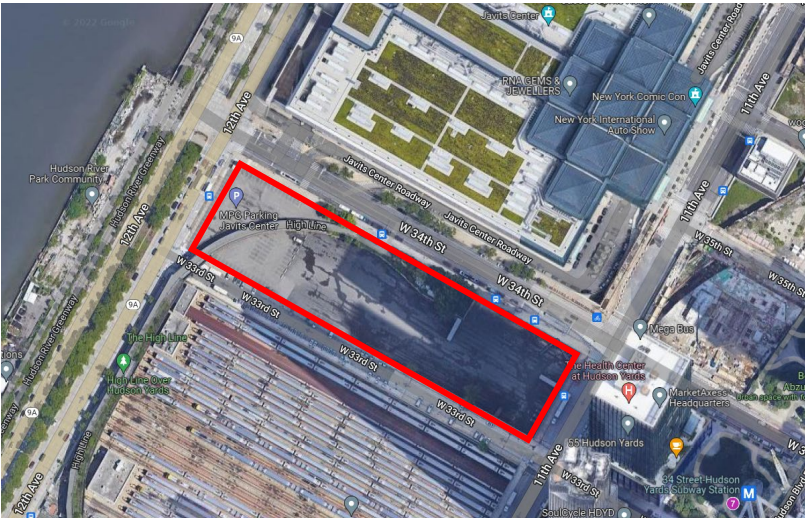
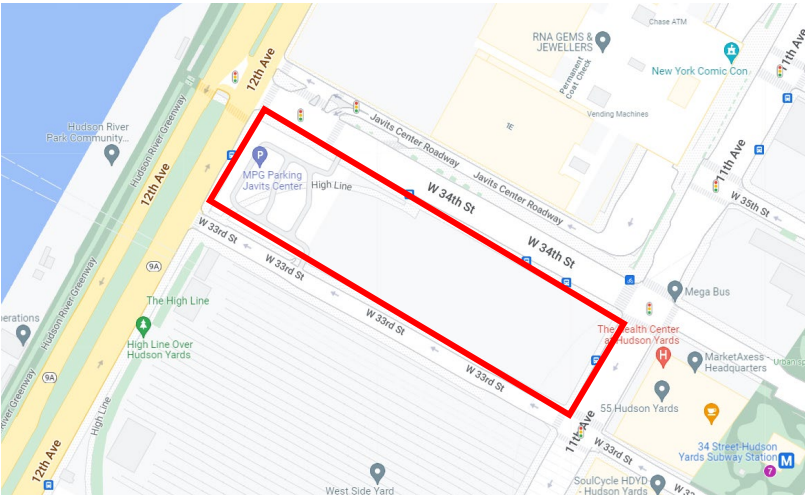
Affordability Period: Permanent

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



NYS DOC Parole Office – 314 West 40th Street

ESD or State Controlled Development Pipeline

Program: TBD

Block: 763 **Lot:** 49

Zoning: Special Hudson Yards District (Subarea E); C6-4

Project Description:

- West 40th Street between 8th and 9th Avenue
- Lot area is 14,812 SF (150' x 98.75')
- Building currently operates NYS DOC Parole Office
- 18 FAR (2 FAR for NYS DOC Parole Office use, 16 FAR for residential), estimated net residential area 236,992 SF and **257 total units, including 257 affordable units (100% affordable); no rezoning action needed**
- **Establish VHD Height cap**

Developer: Subject to RFP

Units and Income Bands:

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total |
|------------------|---------|---------|---------|----------|----------|----------|-------|
| Total | 26 | 26 | 51 | 64 | 64 | 26 | 257 |

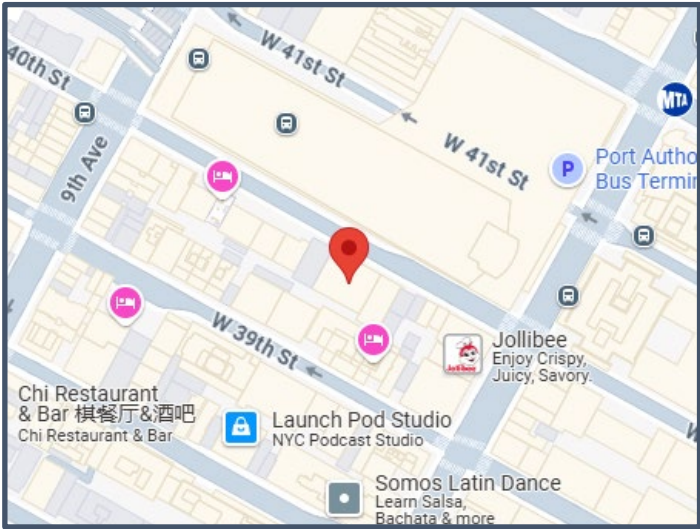
Affordability Period: Permanent

Public Approvals: RFP, No Public Approvals Begun to Date

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



MTA Quill Bus Depot – 525 11th Avenue

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 (M1-5 to R12) for residential, 18 FAR (3 FAR for MTA bus maintenance & storage use, 15 FAR for residential), estimated net residential area 2,370,000 SF and **2,579 total units, including 902 affordable units (35% affordable)**
- **Bring into SHYD, Establish VHD height cap**

Developer: Subject to RFP

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total |
|------------------|---------|---------|---------|----------|----------|----------|-------|
| Total | 90 | 90 | 180 | 226 | 226 | 90 | 902 |

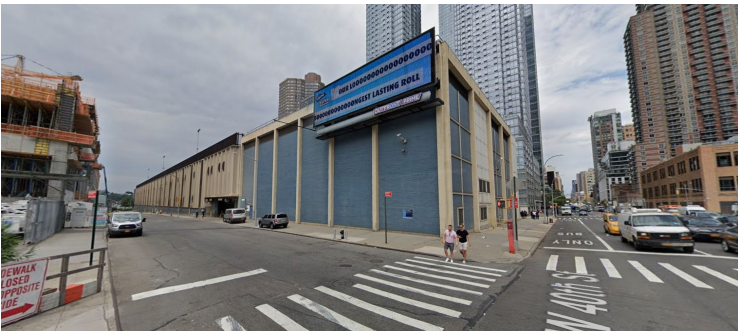
Affordability Period: Permanent

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

400 11th Avenue – SHYD Subarea A2, Site 4

Proposed Developments

Program: TBD

Block: 706 **Lot:** 1

Zoning: C6-4, SHYD

Project Description:

- Site is owned by The Moinian Group
- 98,900 sq ft lot, proposed 31 residential FAR, 2 commercial FAR
- Estimated net residential area 3,065,900 SF produces 3,336 housing units, including 1,167 affordable units (35% affordable)

Developer: TBD

Units and Income Bands:

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total |
|------------------|---------|---------|---------|----------|----------|----------|-------|
| Total | 117 | 117 | 234 | 291 | 291 | 117 | 1,167 |

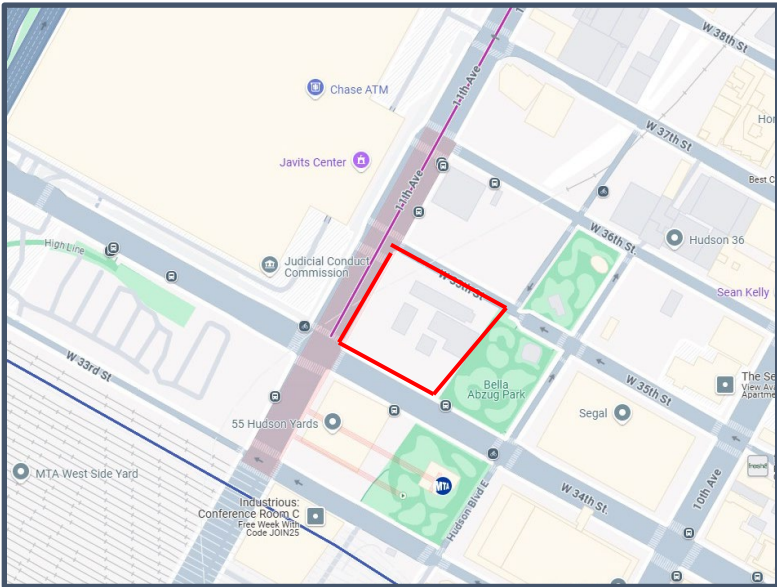
Affordability Period: Permanent

Public Approvals: TBD

Financing: TBD

Projected Start Date: TBD

Projected Completion Date: TBD



Proposed Special Hudson Yards District VHD - Production

| Site | Zoning Subdistrict | Name/Addresses | 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 A2 | W33rd/W34th, east side of Hudson Blvd E | 63,860 | C6-4 | 6 | 33 | 33 | 18 | 15 | 33 | 383,160 | 2,107,380 | 417 | 1,149,480 | 957,900 | 1,251 | 500 | |
| Site 2 | SHYD A2 | W33rd/W34th, east side of 11th Ave | 71,200 | C6-4 | 6 | 33 | 33 | 18 | 15 | 33 | 427,200 | 2,349,600 | 465 | 1,281,600 | 1,068,000 | 1,395 | 558 | |
| Site 3 | SHYD A2 | W34th/W35th, east side of Hudson Blvd E | 96,300 | C6-4 | 6 | 33 | 33 | 18 | 15 | 33 | 577,800 | 3,177,900 | 629 | 1,733,400 | 1,444,500 | 1,886 | 754 | |
| Site 4 | SHYD A2 | W34th/W35th, east side of 11th Ave | 98,900 | C6-4 | 6 | 33 | 33 | 31 | 2 | 33 | 593,400 | 3,263,700 | 646 | 3,065,900 | 196,000 | 3,336 | 1,167 | |
| Site 5 | SHYD A3 | W35th/W36th, east side Hudson Blvd E | 23,400 | C6-4 | 6 | 10 | 10 | 18 | 12 | 30 | 216,450 | 216,450 | 255 | 421,200 | 280,800 | 458 | 183 | |
| Site 6 | SHYD A3 | W35th/W36th, east side 11th Ave | 60,000 | C2-4 | 6 | 24 | 24 | 18 | 6 | 24 | 360,000 | 1,440,000 | 392 | 1,080,000 | 360,000 | 1,175 | 470 | |
| Site 7 | SHYD A4 | W36th/W37th, east side 11th Ave | 57,570 | C6-4 | 6 | 21.6 | 21.6 | 18 | 3.6 | 21.6 | 345,420 | 1,243,512 | 376 | 1,036,260 | 207,252 | 1,128 | 451 | |
| Site 8 | SHYD A4 | W37th/W38th, east side 11th Ave | 61,800 | C6-4 | 6 | 21.6 | 21.6 | 18 | 3.6 | 21.6 | 370,800 | 1,334,880 | 404 | 1,112,400 | 222,480 | 1,211 | 484 | |
| Site 9 | SHYD A5 | W38th/W39th, east side 11th Ave | 64,000 | C6-4 | 6 | 20 | 20 | 18 | 2 | 20 | 384,000 | 1,280,000 | 418 | 1,152,000 | 128,000 | 1,254 | 501 | |
| Site 10 | SHYD A5 | W39th/W40th, east side 11th Ave | 63,800 | C6-4/C2-8 | 6 | 20 | 20 | 18 | 2 | 20 | 382,800 | 1,276,000 | 417 | 1,148,400 | 127,600 | 1,250 | 500 | |
| Site 11 | SHYD A5 | W40th/41st, east side 11th Ave | 76,736 | C6-4 | 6 | 20 | 20 | 18 | 2 | 20 | 460,416 | 1,534,720 | 501 | 1,381,248 | 153,472 | 1,503 | 601 | |
| Site 12 | SHYD G1 | Javits Center Marashaling Yards - 601 W33rd | 158,000 | M2-3 | 0 | 0 | 2 | 17 | 1 | 18 | - | - | - | 2,686,000 | 158,000 | 2,923 | 1,023 | |
| Site 13 | SHYD G2 | MTA Quill Bus Depot – 525 11 th Ave | 158,000 | M1-5 | 0 | 0 | 5 | 15 | 0 | 18 | - | - | - | 2,370,000 | 0 | 2,579 | 902 | |
| | | Total | 1,053,566 | | | | | | | | | 4,118,286 | 17,116,762 | 4,502 | 19,617,888 | 5,304,004 | 21,349 | 8,094 |

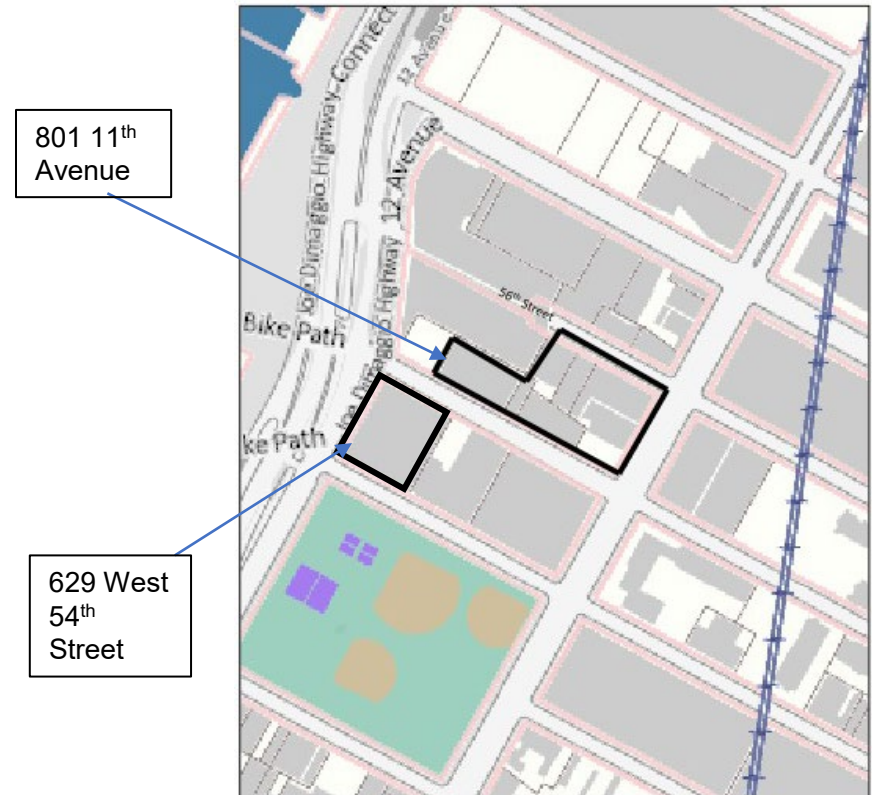
Proposed DeWitt Clinton North VHD

629 West 54th Street

- Proposed rezoning from M2-4 to C4-7 (R10 equivalent)
- New FAR of 14.4
- Development of 39-story, 506,088 square-foot mixed-use residential and commercial building.

801 11th Avenue

- Proposed rezoning from M2-3 to C4-7 (R10 equivalent)
- New FAR of 14.4
- Development of 34-story, 386,352 square-foot mixed-use residential and commercial building.



Revised May 2025

629 West 54th Street – DeWitt Clinton North

Under Public Review

Program: Mandatory Inclusionary Housing

Block: 1102 **Lot:** 11

Zoning: M2-4, Special Clinton District

Project Description:

- Applicant is seeking zoning map amendments, zoning text amendments, and zoning special permits for the development of two buildings: 629 West 54th Street and 801 11th Avenue.
- 629 West 54th Street would have 617 residential units, of which 154 would be permanently affordable under MIH. (25% affordable)

Developer: 760 12th, LLC and 801 11th Ave, LLC

Units and Income Bands:

| Affordable Units | 40% AMI | 80% AMI | 120% AMI | Total |
|------------------|---------|---------|----------|-------|
| Total | 46 | 62 | 46 | 154* |

Affordability Period: Permanent

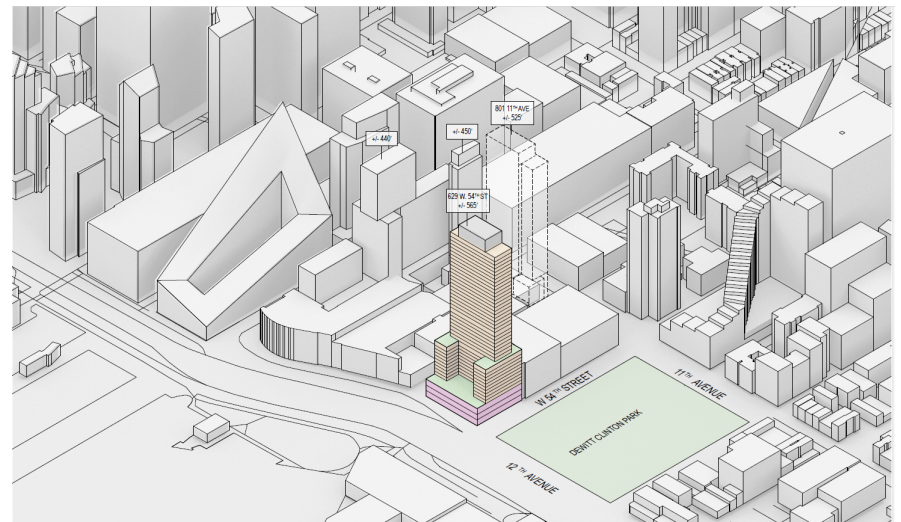
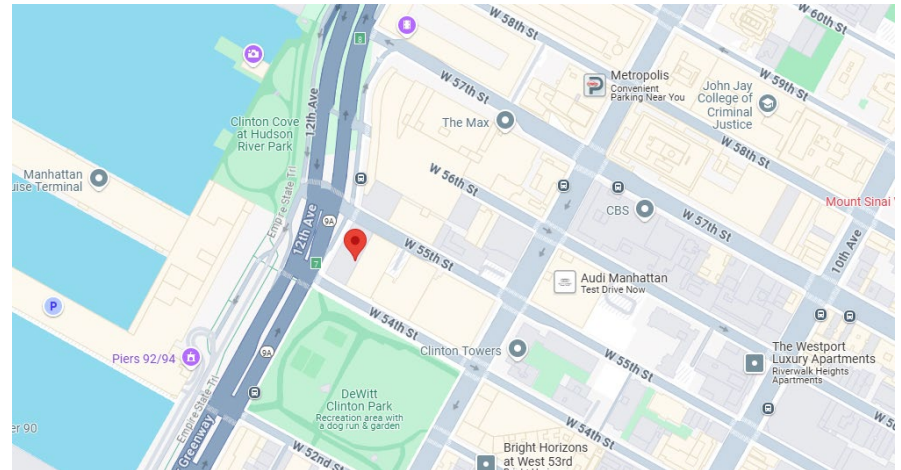
Public Approvals: ULURP & LIHP

Financing: Tax Exempt Bonds

Projected Start Date: July 2026

Projected Completion Date: February 2029

* Unit breakdown not yet final



801 11th Avenue – DeWitt Clinton North

Under Public Review

Program: Mandatory Inclusionary Housing

Block: 1103 **Lot:** 36

Zoning: M2-3, Special Clinton District

Project Description:

- Applicant is seeking zoning map amendments, zoning text amendments, and zoning special permits for the development of two buildings: 629 West 54th Street and 801 11th Avenue.
- 801 11th Avenue would have 477 residential units, of which 119 would be permanently affordable under MIH. (25% affordable)

Developer: 760 12th, LLC and 801 11th Ave, LLC

Units and Income Bands:

| Affordable Units | 40% AMI | 80% AMI | 120% AMI | Total |
|------------------|---------|---------|----------|-------|
| Total | 36 | 47 | 36 | 119* |

Affordability Period: Permanent

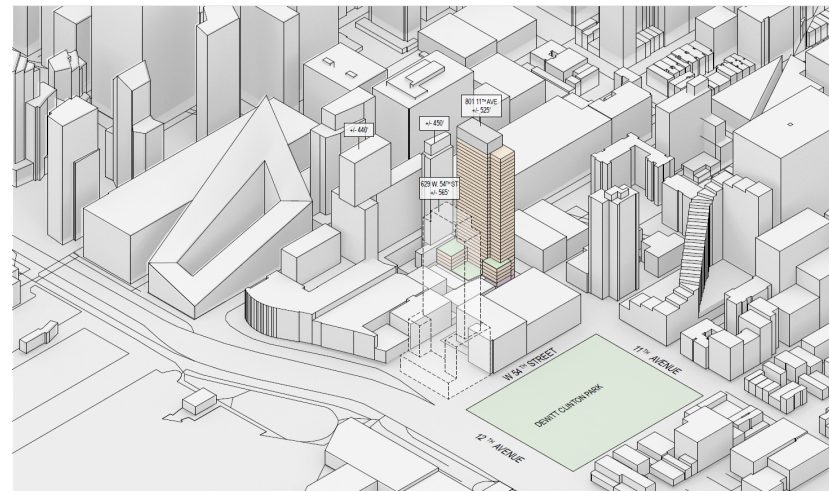
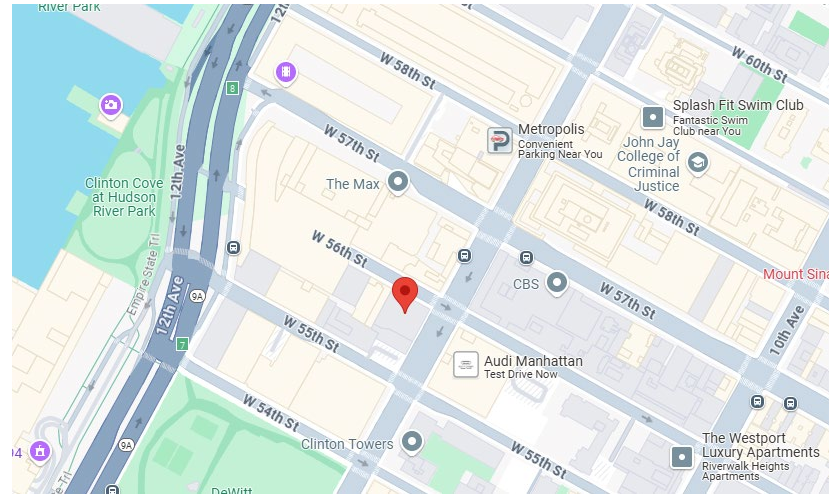
Public Approvals: ULURP & LIHP

Financing: Tax Exempt Bonds

Projected Start Date: July 2026

Projected Completion Date: February 2028

* Unit breakdown not yet final



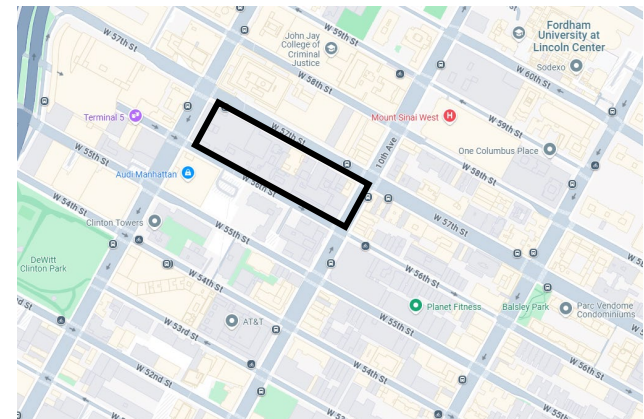
Special Clinton District Proposed Rezoning and Zoning Text Amendments— Proposed CBS VHD

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

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (35% affordability)
- Rezone blocks from M1-5 (5 FAR) to R11 (15 FAR)
- Require a 2 FAR industrial use prior to residential use
- Provide 13 FAR residential
- Include building height and massing restrictions
- Produce **795** affordable low-, moderate- & middle-income housing units

CBS Properties



Units and Income Bands:

| Affordable Units | 50% AMI | 60% AMI | 80% AMI | 100% AMI | 125% AMI | 165% AMI | Total |
|------------------|---------|---------|---------|----------|----------|----------|-------|
| Total | 79 | 79 | 160 | 199 | 199 | 79 | 795 |

Proposed VHD Site Production Summary*

| Address | Lot Area | Ext Zoning District | Proposed Zoning | Proposed Max FAR | Total Proposed Max Res Floor Area | Total Proposed Units | Total Proposed AH Units |
|---|------------------|---------------------|-----------------|------------------|-----------------------------------|----------------------|-------------------------|
| NYS DOC Parole Office – 314 W 40 | 14,812 | C6-4 | R12 | 18 | 236,992 | 257 | 257 |
| Proposed SHYD Amendments** | 1,053,566 | Various | Various | Various | 19,617,888 | 21,349 | 8,094 |
| DeWitt Clinton North – 629 W 54 | 35,145 | M2-4 | C4-7 | 14.4 | 506,088 | 617 | 154 |
| DeWitt Clinton North – 801 11 th Ave | 26,817 | M2-3 | C4-7 | 14.4 | 386,164 | 477 | 119 |
| Proposed CBS VHD | 160,713 | M1-5 | R11 | 15 | 2,410,695 | 2,271 | 795 |
| Total | 1,291,053 | | | | 23,157,827 | 24,971 | 9,419 |

*VHD Sites are not counted in "Summary: Proposed State/Federal Housing Production, Rezoning & Text Amendments" due to previously being counted in other sections

**SHYD contains Javits Marshalling Yards and MTA Quill Bus Depot, which have individual slides in this section but are not double-counted within VHD totals

Proposed Special West Chelsea District Expansion

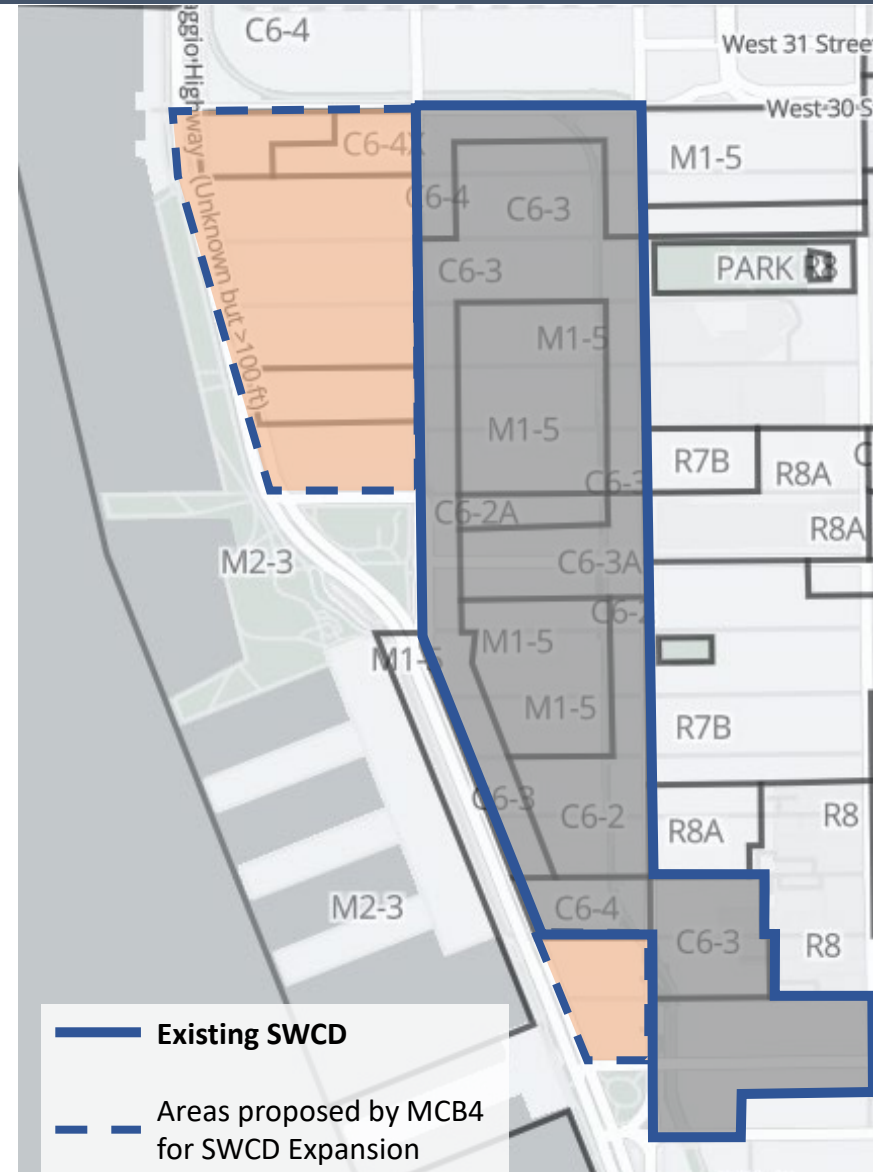
Manhattan Community District 4's Affordable Housing Plan

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



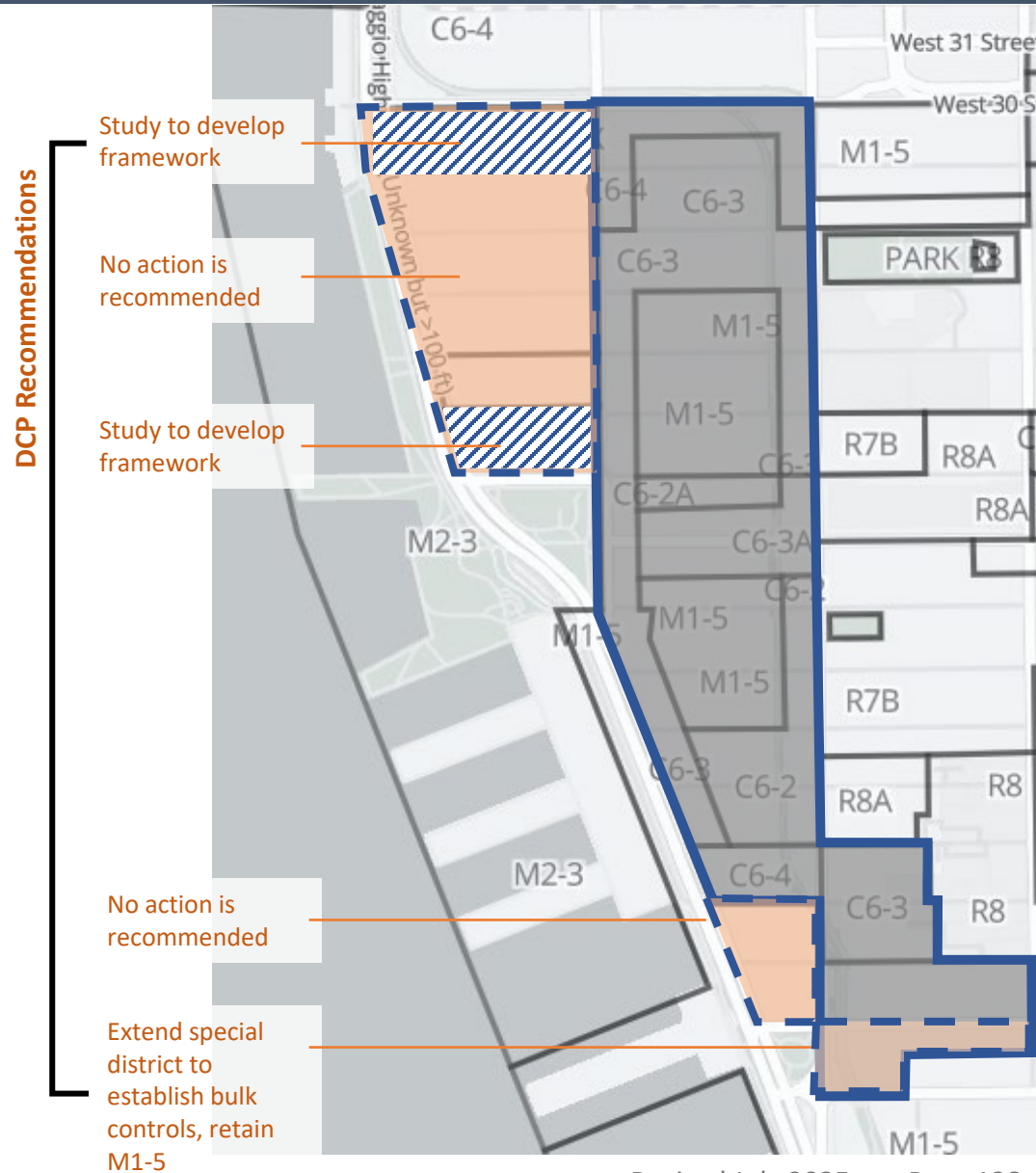
Expansion of Special West Chelsea District City Response - 2013

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:

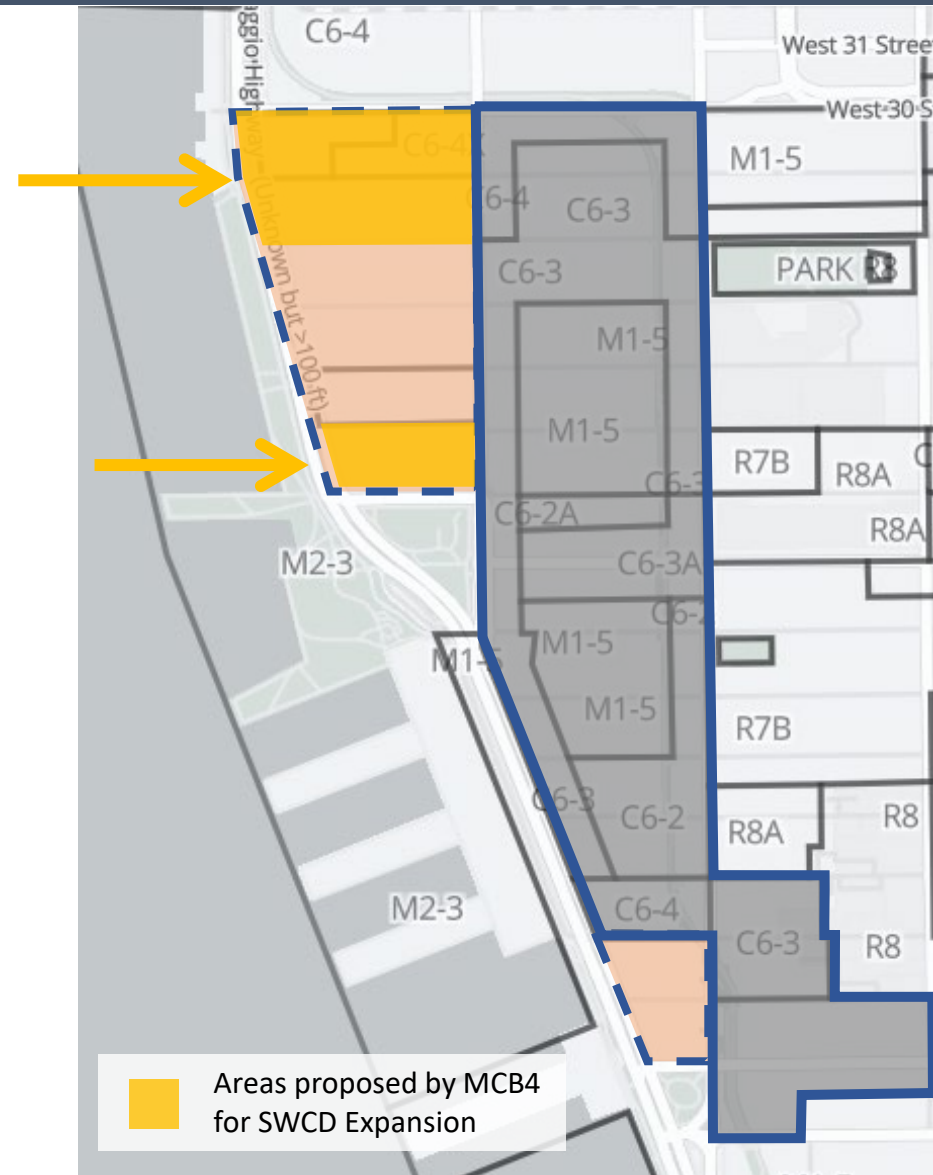
- No action in certain areas, further study in other areas
- Expansion of the SWCD in the southern portion along W 15th Street between 10th and 11th Avenues by:
 - Imposing height and setback limits
 - Allowing for new hotel developments only by special permits



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 28th/30th Streets and W 24th/25th Street between 11th and 12th Avenues
 - Allow residential use with Inclusionary Housing (30% affordability for low and moderate income housing)
 - Set height and bulk controls
- Allow hotel development only by special permits



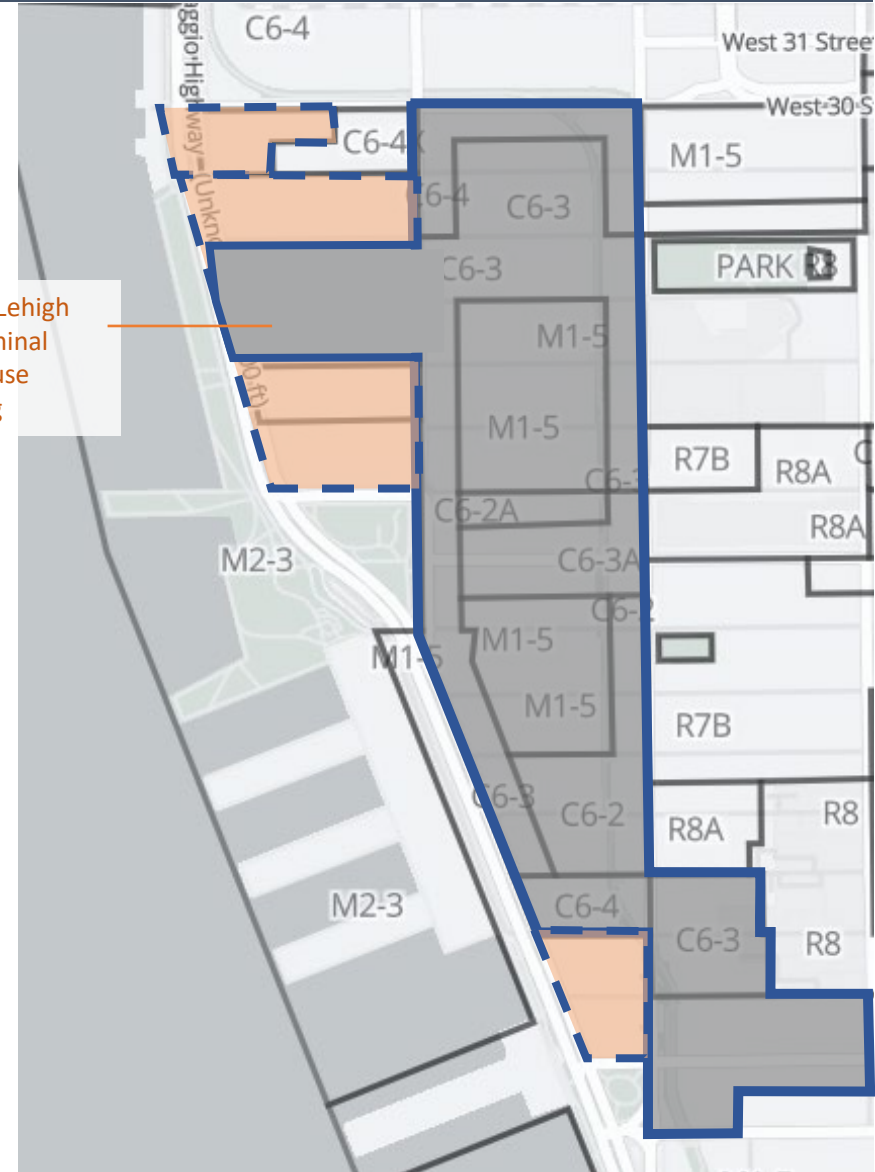
Expansion of Special West Chelsea District Rezoning - 2021

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

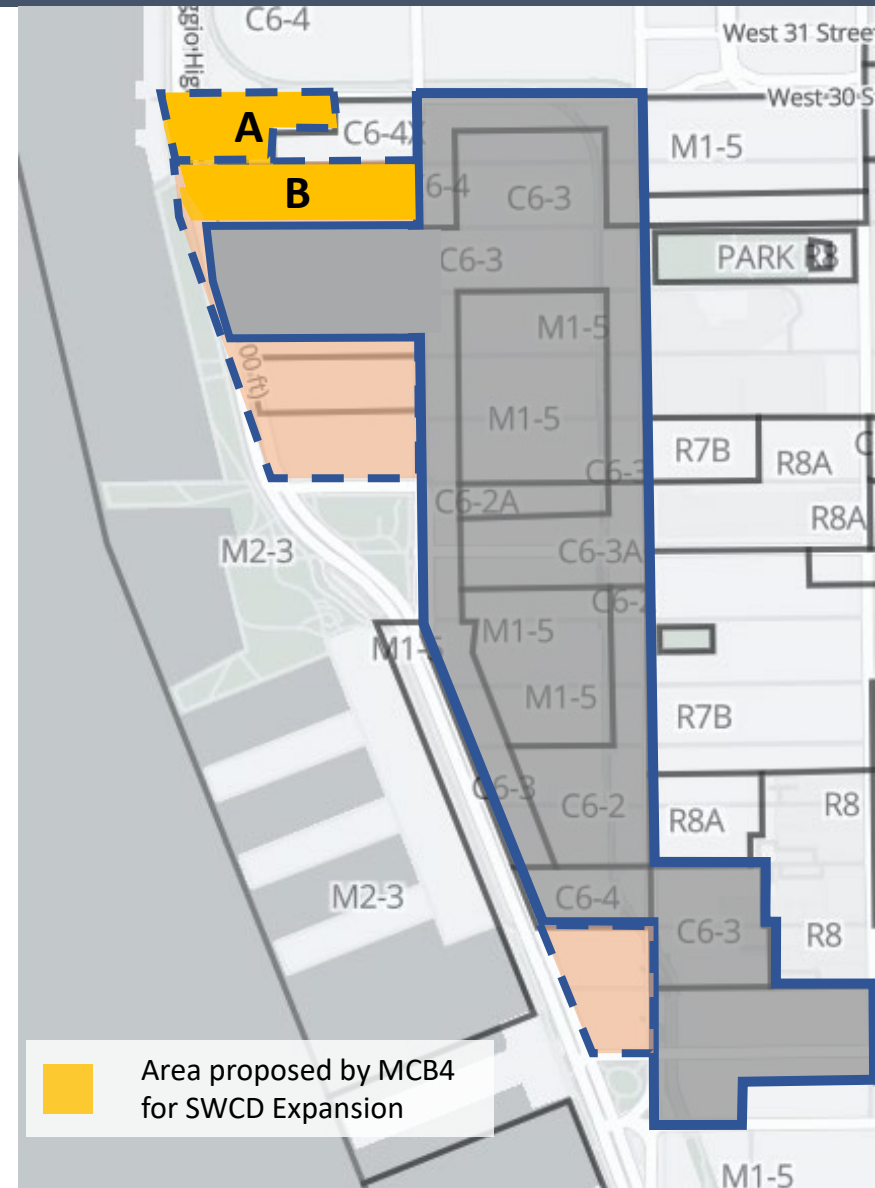
Area A: West 29th to West 30th Streets, 11th and 12th Avenues (Portion of Block 675)

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)



Page 142

Expansion of Special West Chelsea District Proposed - 2022

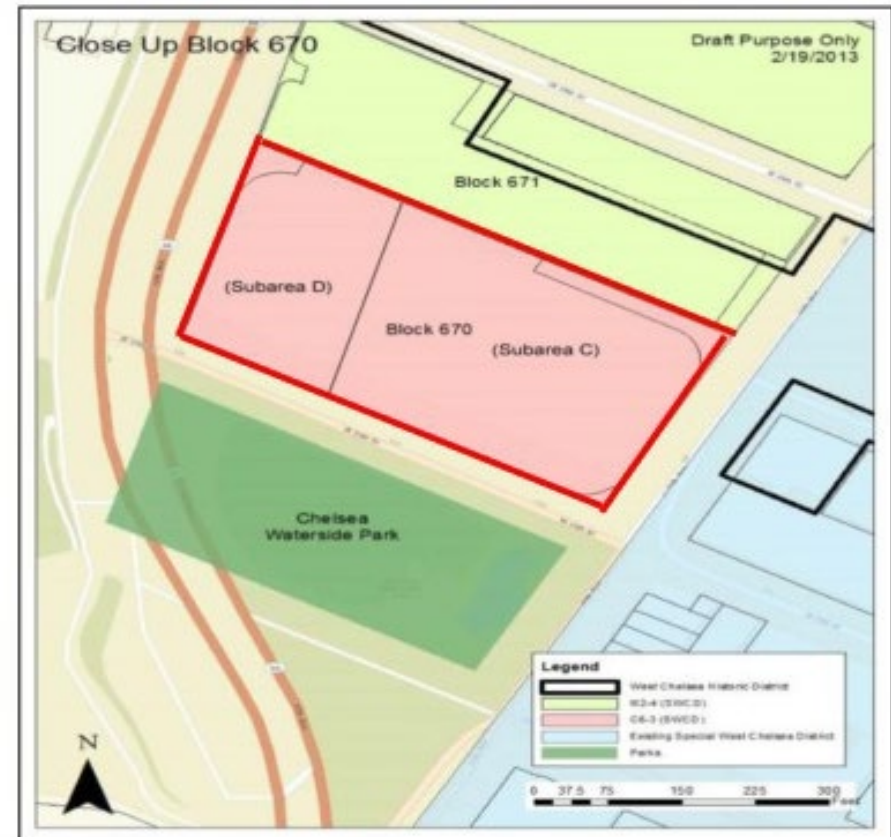
Proposed Rezoning of W 24th and W 25th Streets between 11th and 12th Avenues

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone block from M2-3 (2 FAR) to C6-3 (9 FAR)
- Require a 2 FAR of industrial use before residential use
- Produce 442 Affordability Period low- and moderate-income housing units

Special Text Requirements:

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



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 | 7 | 2 | 9 | 0 | 492,400 | 0 | 1,723,400 | 492,400 | 1,875 | 562 |
| 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 |
| Total | | 619,506 | | 0 | | | | | | | 0 | 1,239,012 | 0 | 5,523,560 | 1,239,012 | 5,902 | 1,771 |

* 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)

Special Clinton District Proposed Rezoning and Zoning Text Amendments

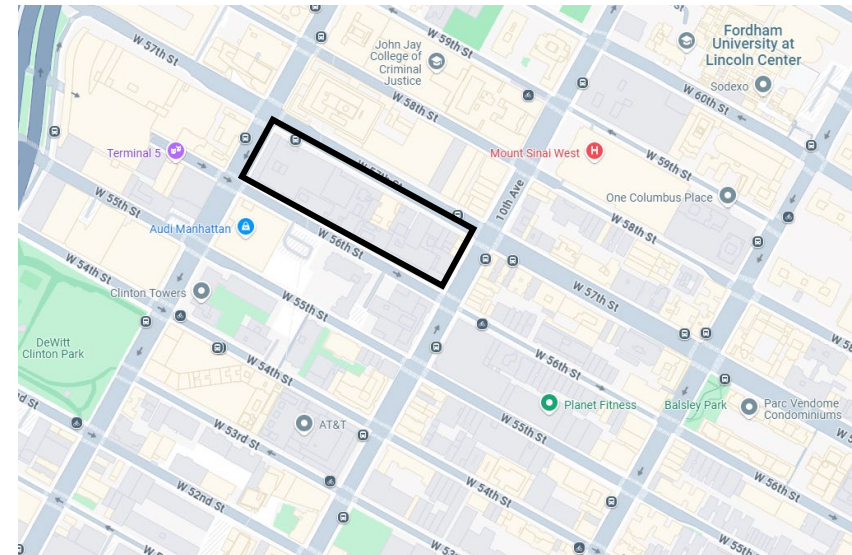
Manhattan Community District 4 Affordable Housing Plan

Special Clinton District Proposed Rezoning and Zoning Text Amendments

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

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (35% affordability)
- Rezone blocks from M1-5 (5 FAR) to R11 (15 FAR)
- Require a 2 FAR industrial use prior to residential use
- Provide 13 FAR residential
- Include building height and bulk restrictions
- Produce **795** affordable low-, moderate- & middle-income housing units

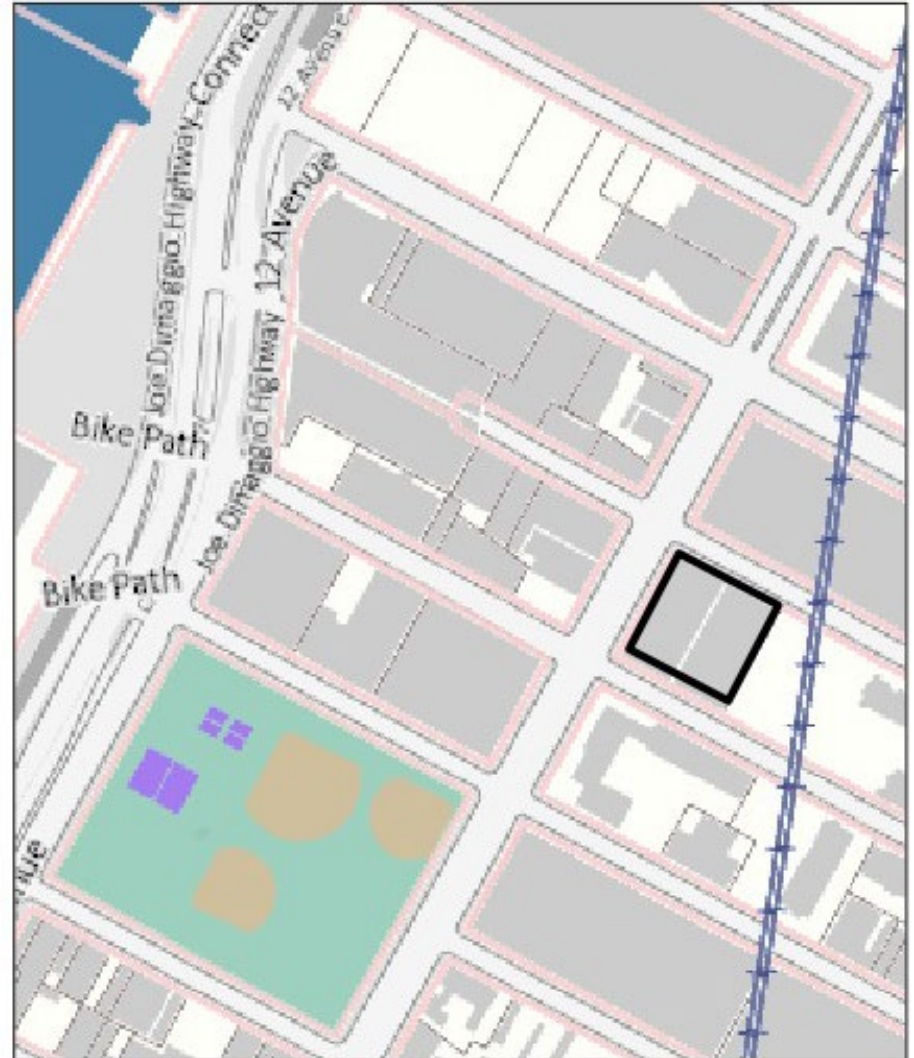


Special Clinton District Proposed Rezoning and Zoning Text Amendments

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

Preliminary Recommendations:

- Rezone to allow for residential development and require Inclusionary Housing (30% affordability)
- Rezone blocks from M1-5 (5 FAR) to 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

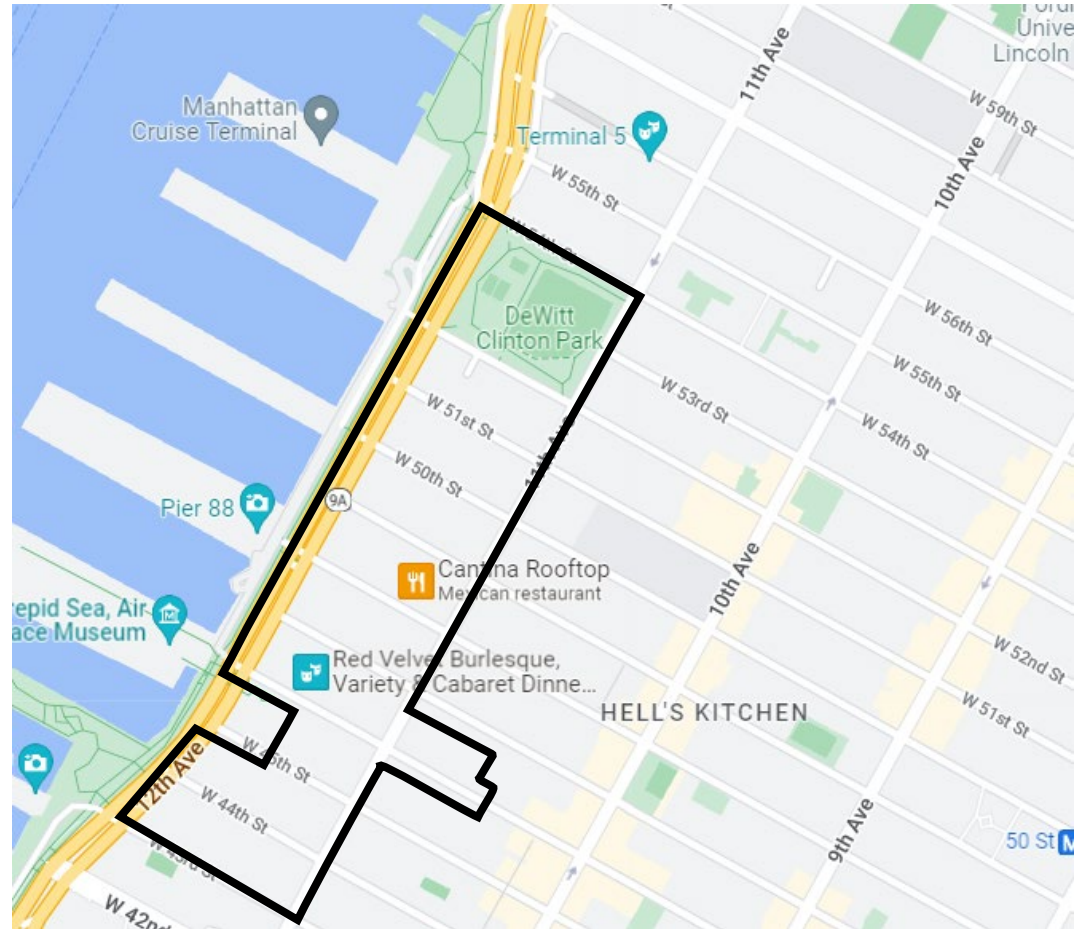


Special Clinton District Proposed Rezoning and Zoning Text Amendments

Special Clinton District West Proposed Text Amendments

Preliminary Recommendations:

- Text amendment for portion of Western Subarea C2 west of 11th Avenue from West 43rd to West 55th Streets
- Current uses within this area include general manufacturing and automotive uses
- Height limit to remain 135 feet
- Require a 2 FAR of industrial use before residential use
- Modify base FAR from 5.0 to 4.3, bonusable to 7.2 with Inclusionary Housing
- Inclusionary Housing (30% affordability for low- and moderate-income housing)
- Produce **1,894** 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 | 160,713 | M1-5 | 0 | 5 | 5 | R11 | 13 | 2 | 15 | 0 | 803,565 | 0 | 2,089,269 | 321,426 | 2,274 | 796 |
| West 55th and West 56th Streets between 10th and 11th Avenues | 1084 | 40,166 | M1-5 | 0 | 5 | 5 | R9 | 6 | 2 | 8 | 0 | 200,830 | 0 | 240,996 | 80,332 | 262 | 79 |
| West Hell's Kitchen Rezoning | Various | 1,115,931 | M2-4 | 0 | 5 | 5 | M2-4 | 5.2 | 2 | 7.2 | 0 | 5,579,655 | 0 | 5,802,841 | 2,231,862 | 6,315 | 1,894 |
| Total | | 1,316,810 | | | | | | | | | 0 | 6,684,365 | 0 | 8,133,106 | 2,633,620 | 8,856 | 2,655 |

* Proposed units accounted for in this section overlap with the Hudson River Park TDR Section. The Summary: Zoning and Text Amendments (page 158) 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)

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* **** | 895,566 | 6-10 | 12-18 | 4,118,286 | 17,116,762 | 4,502 | 15,962,188 | 0 | 6,591,504 | 17,371 | 6,946 | 695 | 695 | 1,389 | 1,736 | 1,736 | 695 |
| Special Clinton District Proposed Rezoning and Zoning Text Amendments* | 1,316,810 | 0 | 5.2-13 | 0 | 6,684,365 | 0 | 8,133,106 | 2,633,620 | 0 | 8,856 | 2,655 | 265 | 265 | 532 | 664 | 664 | 266 |
| Total** | 3,172,971 | | | 4,118,286 | 27,046,795 | 4,502 | 36,578,876 | 5,354,810 | 15,212,654 | 39,932 | 13,712 | 1,371 | 1,371 | 2,742 | 3,428 | 3,428 | 1,371 |
| Percent of Units | | | | | | | | | | | | 10% | 10% | 20% | 25% | 25% | 10% |

* 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)

*****See Proposed SHYD VHD Production Slide for site-by-site breakdown

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% | 70% | 80% | 100% | 120% | 125% | 130% | 150% | 160% | 165% | 175% |
| Production Summary | | | | | | | | | | | | | | | | |
| Completed 2015-2025 | 9,652 | 2,366 | - | 476 | 370 | 872 | 47 | 64 | 133 | 17 | 249 | 23 | - | - | 105 | 10 |
| Under Construction | 788 | 403 | 90 | 8 | 49 | 10 | 27 | 81 | 1 | 47 | 2 | 54 | - | 26 | 8 | - |
| Completed Public Review | 523 | 521 | 15 | - | - | 62 | - | 72 | 112 | - | - | - | 2 | - | 183 | - |
| Under Public Review | 6,545 | 1,955 | - | 90 | 177 | 486 | - | 427 | 288 | 371 | - | - | - | - | 116 | - |
| HPD Development Pipeline | 462 | 462 | - | 35 | 58 | 92 | - | 49 | 62 | - | 93 | - | - | - | 73 | - |
| ESD or State Controlled Dev Pipeline | 6,007 | 2,421 | - | - | 218 | 218 | - | 484 | 609 | - | 610 | - | - | - | 282 | - |
| Port Authority Bus Terminal Replacement | 757 | 506 | - | - | 76 | 76 | - | 151 | 189 | - | 189 | - | - | - | 76 | - |
| Federally Controlled Proposed Development | 157 | 157 | - | - | 16 | 16 | - | 31 | 39 | - | 39 | - | - | - | 16 | - |
| <i>Production Subtotal</i> | <u>24,891</u> | <u>8,791</u> | <u>105</u> | <u>609</u> | <u>964</u> | <u>1,907</u> | <u>74</u> | <u>1,359</u> | <u>1,433</u> | <u>435</u> | <u>1,182</u> | <u>77</u> | <u>2</u> | <u>26</u> | <u>859</u> | <u>10</u> |
| Preservation Summary | | | | | | | | | | | | | | | | |
| Illegal Demolition | -151 | -151 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Chelsea NYCHA | 2,056 | 2,056 | - | - | 2,056 | - | - | - | - | - | - | - | - | - | - | - |
| Expired 421a Agreements | 777 | 777 | - | - | - | 777 | - | - | - | - | - | - | - | - | - | - |
| Expiring 421a Agreements | 770 | 770 | - | - | - | 718 | - | 52 | - | - | - | - | - | - | - | - |
| <i>Preservation Subtotal</i> | <u>3,504</u> | <u>3,504</u> | - | - | <u>2,056</u> | <u>1,495</u> | - | <u>52</u> | - | - | - | - | - | - | - | - |
| <i>Proposed Text Amendments & Rezoning Subtotal</i> | <u>39,932</u> | <u>13,712</u> | - | - | <u>1,371</u> | <u>1,371</u> | - | <u>2,742</u> | <u>3,428</u> | - | <u>3,428</u> | - | - | - | <u>1,371</u> | - |
| Total | 68,327 | 26,007 | 105 | 609 | 4,391 | 4,773 | 74 | 4,153 | 4,861 | 435 | 4,610 | 77 | 2 | 26 | 2,230 | 10 |
| Percentage | 100% | 38% | <1% | <1% | 6% | 7% | <1% | 6% | 7% | <1% | 6% | <1% | <1% | <1% | 3% | <1% |

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 | - | 6,007 | - | 2,421 | 0-9 | 7.5-12 | 60 | 4,618,709 | 101,500 | 5,810,647 |
| Port Authority Bus Terminal Replacement | - | 757 | - | 506 | 0-9 | 7.5 | 0 | 661,353 | 0 | 661,353 |
| Federally Controlled Proposed Development | - | 157 | - | 157 | 0 | 12 | 0 | 444,000 | 0 | 480,000 |
| Proposed Rezoning & Text Amendments Subtotal | - | 39,932 | - | 13,712 | 0-2 | 7.5-12 | 2,519,886 | 36,578,876 | - | - |
| <u>Proposed State/Federal Housing Production, Rezoning & Text Amendments Subtotal</u> | - | <u>46,853</u> | - | <u>16,796</u> | <u>0-9</u> | <u>7.5-12</u> | <u>2,519,946</u> | <u>42,302,938</u> | <u>101,500</u> | <u>6,952,000</u> |
| <u>Units Completed/In Production Subtotal</u> | <u>10,440</u> | - | <u>2,769</u> | - | - | - | - | - | - | - |
| <u>Preservation Subtotal</u> | <u>3,452</u> | - | <u>3,452</u> | - | - | - | - | - | - | - |
| Total | 13,892* | 46,853* | 6,221** | 16,796** | 0-9 | 7.5-12 | - | - | - | - |

* Together total 60,745 units

**Together total 23,017 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% |

Calculating Number of Units for MIH Developments:

For sites under public review that utilize MIH but do not have an AMI breakdown, the proposed number of units at each AMI level is calculated based on MIH Option 2, which mandates 30% of floor area be permanently affordable at an average of 80% AMI.

| AMI Level | 40% AMI | 80% AMI | 120% AMI |
|------------|---------|---------|----------|
| % of Units | 30% | 40% | 30% |