

LAND RICH, POCKET POOR

Making the Most of New York City
Housing Authority's (NYCHA)
Unused Development Rights



Manhattan Borough President
Scott M. Stringer

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About Manhattan Borough President Scott M. Stringer

Scott M. Stringer, a native New Yorker, was sworn in as Manhattan's 26th Borough President in January 2006. During his tenure, Borough President Stringer has led the way in addressing many of Manhattan's most pressing issues, including: increasing community input and response to development and planning projects across the borough; introducing comprehensive reform and empowerment measures to Manhattan's Community Boards; leading the fight to maintain and create new affordable housing units across the borough; empowering parents to better participate in the public school system; investigating and recommending policy action on the city's many transportation issues; and helping working families and small businesses access resources to become and remain self-sufficient. As Borough President, he has also released the following reports:

- Senseless Subsidies: A Report on Tax Benefits Under the Industrial and Commercial Incentive Program (May 2008);
- Crowded Out: School Construction Fails to Keep Up With Manhattan Building Boom (April 2008);
- A Working Balance: Supporting New York City's Families through Paid Family Leave (January 2008);
- We Want You(th)! - Confronting Unregulated Military Recruitment in New York City Public Schools (September 2007);
- Hidden in Plain Sight: Sexual Harassment and Assault in the New York City Subway System (July 2007);
- No Vacancy: The Role of Underutilized Properties in Meeting Manhattan's Affordable Housing Needs (April 2007);
- No Way Out: An Analysis of The New York State Department of Health's Role in Preparing Nursing Homes for Emergencies (December 2006);
- Breaking Parole: An Analysis of The New York State Division of Parole's Caseload Management Guidelines (December 2006);
- The State of Repairs: An Examination of Elevator and Escalator Maintenance and Repairs in New York City's Subway System (August 2006);
- Thinking Outside the Box: An Analysis of Manhattan Gridlock and Spillback Enforcement (July 2006); and
- Parents Dismissed: An Analysis of Manhattan's Community Education Councils and the New York City Department of Education's Role in Engaging Parent Leaders (June 2006).

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I.

Executive Summary

The New York City Housing Authority (NYCHA) controls what is probably the last large-scale stock of publicly owned property in the City. Unused development rights on these properties present a tremendous opportunity to meet the City's affordable housing crisis, to provide revenue to address NYCHA's critical budget needs – or to pursue some combination of both goals.

An analysis by the Manhattan Borough President's Office indicates that under existing zoning, Manhattan NYCHA properties have a combined total of 30.5 million square feet of unused development rights, which can be developed on site or transferred to adjacent properties as-of-right. 30.5 million square feet is equivalent to more than 35,000 units of housing or more than 11 Empire State Buildings – an asset worth potentially billions of dollars.

This development potential derives in large part from the public actions – “slum clearance,” eminent domain, and street demapping – that the City took when the developments were designed. NYCHA is currently partnering with City agencies and private developers to make use of unused development rights on three of its Manhattan properties, at least partly to raise revenue to meet its \$195.3 million budget gap. But NYCHA has yet to publicly articulate any overall long-term strategic plan for its unused development rights throughout the City. While it is understandable that NYCHA would consider using its assets to meet budget needs, we should not begin disposing of a potentially multibillion-dollar asset in a piecemeal manner to meet short-term needs without first developing a thoughtful, long-term strategy.

The City, and especially the public housing community, should collectively determine the optimal use of these public assets, and determine how to balance NYCHA's budget needs with the need to create new affordable housing. NYCHA should immediately catalogue its unused development rights

throughout the City, work with affected stakeholders to propose a long-term strategic plan for these development rights, and institute a site-specific planning process for each development that will ensure sufficient public review of individual development proposals.

II.

Background & History

The New York City Housing Authority (“NYCHA”) was created in 1934, after the New York State Legislature passed the Municipal Housing Authority Act. The Act permitted municipalities to form local authorities to develop low-cost housing, financed by the sale of municipal bonds or by federal funds. In 1935, NYCHA completed its first development, aptly named “First Houses,” at Avenue A and East 3rd Street.¹ However, the City did not seriously pursue the large-scale production of public housing until the 1950's, when the Mayor's Committee on Slum Clearance, headed by Robert Moses, championed high-rise “towers in the park” as a means to expand the supply of quality affordable housing.²

Towers-in-the-park apartment buildings are placed symmetrically within well-landscaped open spaces. Most NYCHA developments follow this characteristic form. To accommodate this design, the City cleared blocks entirely or in large portion to create large contiguous development sites, sometimes utilizing eminent domain to condemn existing properties. Often, the City also “demapped” public streets to combine several city blocks, creating a “superblock” large enough for the planned buildings and open space. Developers and planners argued at the time that additional area was needed for projects to achieve the scale necessary to create a sufficient return on

¹ “NYCHA Factsheet,” <http://www.nyc.gov/html/nycha/html/about/factsheet.shtml>, accessed July 31, 2008.

² Plunz, Richard, “A History of Housing in New York City,” Columbia University Press, New York, 1990. p 281.

investment while maintaining the integrity of the tower-in-the-park design. The result was that most NYCHA developments occupy unusually large lots that are very dissimilar from the general pattern of the surrounding Manhattan street grid. When the City approved construction of an individual NYCHA development, it conducted public studies similar to today's process of environmental review, examining the effects of the new development on community facilities, mass transit, streets and parking, emergency access, and public utilities, and planning accordingly for public facilities necessary to meet those needs.³

In 1961, after almost all of NYCHA's planned communities and other developments had already been designed, New York City implemented comprehensive new zoning. City planners divided the City into zoning districts, and assigned each zoning district its own Floor Area Ratio (FAR) to regulate the density of development in each neighborhood. Under the 1961 zoning, which still prevails today, the development potential of a site is determined by multiplying the size of the lot by the zoning district's assigned FAR. If the total development potential of a site exceeds the amount of development currently occupying the site, the property owner can either add additional development to the site, or can sell or transfer the excess development rights to adjacent properties.

In effect, the 1961 zoning "granted" NYCHA developments significantly greater development potential than their current buildings occupy, and considerably more development potential than was studied and planned for when the developments were approved. Because most NYCHA developments occupy unusually large lots, their development potential is substantial. This development potential derives in large part from the public actions – "slum clearance," eminent domain, and street demapping – that the City took in the 1950s with the goal of creating affordable housing.

³ Information extracted from analysis of multiple "slum clearance plans" on file at the Manhattan Borough President's Office ("Slum Clearance Plan under Title I of the Housing Act of 1949").

For many years, it was unclear whether NYCHA would ever seek to utilize the theoretical development potential on their properties. But recently, it has become clear that NYCHA does recognize the development potential of its properties under the City's zoning, and plans to access the development potential of its property in partnership with private developers.

III.

Current Context

NYCHA has run significant budget deficits since 2001. However, it was not until the spring of 2006, when NYCHA released its proposed budget and a Plan to Preserve Public Housing ("PPPH"), that the scale of NYCHA's debt and its urgent need to cut spending and raise revenue garnered widespread public attention. In the PPPH, a seven-point plan providing solutions for closing the authority's then-\$168 million deficit, NYCHA briefly offered options for diversifying revenue streams, including revenue gains from the transfer of unused development rights to developers.

In a June 2006 amendment to its Annual Plan for Fiscal Year 2006, NYCHA offered slightly more detail about the authority's plan to use its unused development rights to fill budget gaps. The plan stated that Chelsea Houses and Elliott Houses ("Chelsea-Elliott"), Fulton Houses and Harborview Terrace Houses ("Harborview") in Chelsea and Clinton/Hell's Kitchen (Manhattan Community District 4) were being considered for infill housing opportunities. These sites had been the subject of agreements between the Bloomberg Administration and the City Council when the City approved the Hudson Yards and West Chelsea rezonings in 2005 and 2006. In December 2006, NYCHA and the New York City Department of Housing Preservation and Development (HPD) issued a joint Request for Proposals (RFP) for the development of these sites with the goal of creating over 400 affordable rental units for middle-income families, as well as new parking, community and

retail spaces. In choosing a developer, the stated preference was for those who proposed the greatest amount of affordability and the greatest revenue to NYCHA. Selected developers were announced in September 2007.

NYCHA has continually identified underutilized land at Chelsea-Elliott, Fulton Houses, and Harborview for disposition in its subsequent Annual Plans, and, in the spring of 2007, submitted the required Section 18 Disposition Applications to the United States Department of Housing and Urban Development (HUD). Section 18 of the Housing Act of 1937 requires HUD to certify that the retention of the property slated for disposition is not in the best interests of the public housing residents, that the public housing agency—NYCHA in this case—has determined the disposition of the property is appropriate, and that the disposition does not interfere with the continued operation of the housing project. This process, however, does not require thorough public review, beyond the blessing of the appropriate local government agency and a requirement that NYCHA consult with the affected tenant association.

It appears that these efforts to develop NYCHA's underutilized property are piecemeal, property-specific initiatives rather than part of a specific, publicly disclosed overall plan. NYCHA's Draft Annual Plan for Fiscal Year 2009 provides no detailed long-term vision for the use of its development rights citywide, stating only that:

NYCHA continues to work with the City to identify vacant or underutilized land within the Authority's portfolio. This land, to be developed following the issuance of requests for proposals, will increase the supply of affordable housing and generate income for the on-going operation and maintenance of existing public housing stock. In anticipation of private sector site acquisition and development of these sites, NYCHA and the City are negotiating a minimum \$50 million acquisition fee to

offset a portion of NYCHA's current budget deficit.⁴

It is clear that NYCHA intends to pursue transfer or sale of its unused development rights, and expects revenue from these dispositions to meet short-term budget needs. But the annual plan provides little clarity as to the agency's ultimate goal—whether to build as much affordable housing as possible, to make as much money for NYCHA as possible, or to strike some kind of balance between the two—and offers few clues as to what amount of development rights will be transferred, where that development potential exists, and whether the agency is seeking to sell assets outright or rent or lease them out on a long-term basis. Perhaps most critically, it provides no indication of the overall development potential that NYCHA properties possess.

IV.

Analysis of Development Rights

To identify the amount of unused development rights on NYCHA's Manhattan properties, the Manhattan Borough President's Office ("MBPO") consulted the 2008 edition of Primary Land Use Tax Lot Output (PLUTO), maintained by the Department of City Planning (DCP), as well as the Gazetteer of City Property, also published by DCP in conjunction with the Department of Citywide Administrative Services. The MBPO used this data to confirm the ownership status of NYCHA properties, and compared the total development potential of each NYCHA property with its built floor area to determine the number of unused development rights that exist on each site. The analysis in this report assumes the accuracy of the ownership, zoning and floor area data of PLUTO, and may omit

⁴ New York City Housing Authority, "PHA Plan – DRAFT: Annual Plan for Fiscal Year 2009," May 15, 2008, p 5.

NYCHA properties which are not correctly identified in the city's database.⁵

NYCHA owns and operates 78 residential developments in Manhattan. **Under existing zoning, NYCHA's Manhattan properties have as much as 30.5 million square feet (M sf) of unused development rights.** This is development potential equivalent to:

- More than 35,000 units of housing;⁶ or
- 11 Empire State Buildings (2.7M sf); or
- 10 residential communities the size NYCHA's large Manhattan development, Baruch Houses (2.9M sf / 2,391 units⁷), on the Lower East Side; or
- 45 residential buildings the size equivalent of Trump World Plaza (approx. 800,000 sf) on the East Side; or
- 20 Midtown office towers the size of the New York Times Building (1.5M sf); or
- a one-story building covering Central Park from 59th Street to 102nd Street.

Reflecting the geography of NYCHA's historic development activity, nearly 85% (25.8M sf) of all NYCHA unused development rights are located in four Community Districts: East Harlem/CD11 (9.7M sf), the Lower East Side/CD3 (7.6M sf), Central Harlem/CD10 (4.4M sf) and the Upper West Side/CD7 (3.9M sf). *See Table 1, next page.*

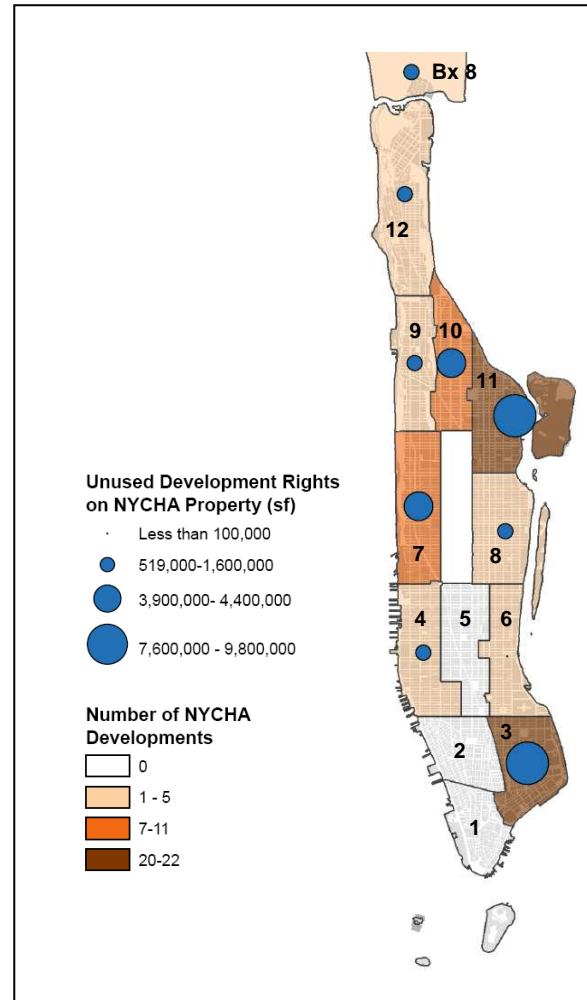
However, while the majority of unused development rights are concentrated in these neighborhoods, **there is at least one NYCHA development with more than 100,000 square feet of unused development rights in each community district in which the authority owns property**, with only one exception (CD6). *See Map 1, this page.*

⁵ PLUTO lists at least one NYCHA property, 344 East 28th Street, as owned by "City of New York", not NYCHA. This property has been included in this report's analysis.

⁶ The approximate number of units was determined by dividing the number of excess square feet by 850 square feet – the standard assumption used by the City and State for environmental analysis for residential development under the New York City Environmental Quality Review (CEQR).

⁷ Includes total units for Baruch Houses (2,194 units) and Baruch Houses Addition (197 units) which together occupy Block 323.

Map 1: NYCHA Developments & Unused Development Rights by Community District



Nearly all of these development rights -- 94% -- exist in concentrations of 100,000 square feet or more on individual sites, making them particularly useable for on-site use or disposition. Twenty-four developments have at least 500,000 square feet of unused development rights, and seven have in excess of a million square feet.

This review catalogued the as-of-right development potential of these sites, which means utilizing or transferring these development rights does not require land use review through ULURP or environmental review. NYCHA is required to "consult" the affected tenant association when disposing of assets, and in its current proposals, the agency has worked closely with the relevant tenant associations to design infill development RFPs

Table 1: NYCHA Properties with Unused Development Rights by Community District

	NYCHA Developments		NYCHA-owned lots		NYCHA lots w/ unused dev. rights		Unused dev. rights on NYCHA lots (square feet)	
TOTAL	78*	100%	283	100%	159	100%	30,512,796	100%
East Harlem (CD11)	22	28.2%	60	21.2%	37	23.3%	9,796,019	32.1%
Lower East Side (CD3)	20	25.6%	48	17.0%	40	25.2%	7,649,115	25.1%
Central Harlem (CD10)	11	14.1%	108	38.2%	41	25.8%	4,436,692	14.5%
Upper West Side (CD7)	7	9.0%	22	7.8%	16	10.1%	3,972,762	13.0%
Chelsea/Clinton (CD4)	4	5.1%	11	3.9%	10	6.3%	1,581,462	5.2%
West Harlem (CD9)	3	3.8%	8	2.8%	4	2.5%	1,013,061	3.3%
Washington Hts/Inwood (CD12)	5	6.4%	18	6.4%	4	2.5%	885,495	2.9%
Upper East Side (CD8)	3	3.8%	3	1.1%	3	1.9%	586,477	1.9%
Marble Hill** (Bronx CD8)	1	1.3%	2	0.7%	2	1.3%	519,635	1.7%
East Midtown (CD6)	2	2.6%	3	1.1%	1	1.3%	72,079	0.0%

* In some cases individual NYCHA developments were combined based on name and proximity, e.g. Baruch Houses and Baruch Houses Addition which together occupy Block 323 in CD3, and the multi-site developments that are part of the West Side Urban Renewal Area in CD7.

** The Marble Hill area of Manhattan is represented by Bronx Community Board 8.

Source: *Gazetteer of City Property and PLUTO, 2008*

that respect the integrity of the existing community and meet priorities and needs identified by the residents of the development. However, the disposition of the air rights itself requires no local land use approval, and individual development projects would not require ULURP or environmental review unless NYCHA or the developer seek additional waivers or public actions which require review and approval.

Finally, while the sale of unused development rights at NYCHA developments is of understandable and legitimate interest to NYCHA residents, it is important to note that selling unused development rights would not affect the public nature or the affordability requirements of *existing* housing. The sale of air rights would not impact the status of current residents in any way, nor would it alter the permanent affordability of NYCHA’s existing housing stock.

IV. Conclusion & Recommendations

NYCHA’s unused development rights offer a tremendous opportunity to meet important public policy goals. They could be used to create thousands of new units of affordable housing to address the City’s housing crisis. They could be devoted to responsibly planned infill development that could meet the needs of public housing residents and nearby communities – for example, by providing much-needed local retail and community facilities. And some portion of these development rights could also be sold or long-term-leased to private buyers as part of a carefully considered plan to meet specific NYCHA budget needs and provide the services upon which public housing residents depend.⁸

⁸ The value of transferred development rights vary, but news articles note that air rights in Manhattan have achieved 80% of the area’s land value, at nearly \$400 per square foot in Midtown. See, for example: “Price of air rights in city going

But to ensure that these different priorities are properly balanced, and in order to guarantee that the public is getting the maximum public benefit for a public asset, NYCHA must adopt a long-term plan for the use of its development rights. It is understandable that NYCHA would seek to use its assets to meet its significant budget shortfall. But no private property owner would begin disposing of a potentially multibillion-dollar asset in a piecemeal manner for short-term needs without first developing a thoughtful, long-term strategy. The standard should be no less for this public agency.

As a City, we should have a thoughtful conversation about what we want to do with these public assets. What proportion of these development rights should be devoted to building new affordable housing? What proportion should be disposed of to meet budget needs, and which budget needs specifically? What is the right balance to strike between these important goals? And should development rights be sold permanently, or should the public retain some ownership over them to give NYCHA an ongoing revenue stream?

Each individual development proposal can only be judged in the context of an overall plan. In any individual infill development proposal or air rights sale, there is likely to be tension between advocates who want as much affordable housing built as possible, and those who would prefer to see some portion of the air rights sold at market rates to meet NYCHA's pressing operating needs. Residents and advocates deserve to know that, if some portion of NYCHA development rights are sold at market rates, it is as part of specific, well-considered plan and not simply a drive to sell to the highest bidder.

In addition, there are specific planning issues that must be addressed when NYCHA proposes infill development or proposes to sell air rights to neighboring properties. Since no ULURP

through the roof," *Real Estate Weekly*, Sept 20, 2006 and "City goes to school in first air rights deal," *The Real Deal*, July 2006.

approval is required for NYCHA to dispose of excess development rights, there is currently no process for reviewing and considering these dispositions and for considering their environmental impacts. NYCHA developments are uniquely planned communities – most of them planned before the 1961 rezoning – that could be disrupted by poorly planned infill development proposals. And the study of environmental and community impacts originally conducted for these developments did not contemplate the considerable excess development potential the sites now possess. NYCHA residents deserve input into the planning process for infill development proposals, which should serve to enhance, not detract from, the quality of life of current residents. And communities adjacent to NYCHA properties deserve a role in the planning process if significant NYCHA air rights are sold to development sites elsewhere in the community.

Therefore, NYCHA should immediately begin taking the following steps to plan responsibly for its development rights:

1. **NYCHA should do a full, detailed, inventory of development rights on all of its properties throughout the City, and disclose this inventory to the public.** Before selling assets, the first thing responsible property owners do is get an accurate assessment of what they have. As stakeholders in the City's public housing stock, the public, and especially public housing residents, should know this information. The review should be citywide, and should make some attempt to catalogue which development rights are likely to be useable on-site and off-site.
2. On the basis of this information, NYCHA should solicit input from the public, and then partner with Federal, State and City officials to propose **a long-term strategic plan for the use of NYCHA's excess development rights.** This long-term plan should outline how many development rights it will aim to dispose of, how much it

will aim to devote to affordable housing, how much it will dispose of to meet budget needs, and which specific budget needs this revenue will address. NYCHA should subject a draft plan to detailed public review and comment before moving forward. In disposing of assets, NYCHA should strongly consider long-term leases and partnership opportunities rather than outright sales, because of their ability to provide a recurring revenue stream rather than a one-time infusion of cash. NYCHA should partner in this work with professional development staff at the City's Department of Housing Preservation and Development (HPD), Department of City Planning (DCP), and Economic Development Corporation (EDC), and solicit private consulting help as necessary.

3. For each individual development, NYCHA should then outline a **site-specific planning process** for proposed air rights

dispositions and infill development proposals. This planning process should include detailed review and input by affected tenant associations and the community, and a process for examining and proposing mitigation of potential environmental impacts such as traffic, parking, shadows, community facilities, etc. Any infill development proposals should be designed with the goal of enhancing the quality of life of existing residents and meeting their identified planning priorities.

NYCHA's development rights are a precious publicly owned resource – perhaps the last large-scale stock of public property in the City that could be leveraged towards meeting New York's affordable housing needs. And once these development rights are sold, they are gone forever. We owe it to ourselves, and especially to the public housing community, to look carefully before we leap.

Appendix: Unused Development Rights on NYCHA Properties by Community District and Number of Potential of Housing Units.

	Total Unused Development Rights (sf)		Potential Residential Units (850sf/unit)*
ALL OF MANHATTAN	30,512,796	100%	35,897
East Harlem (CD11)	9,796,019	32.1%	11,525
<i>Sites with 100,000 sf or more of unused dev rights</i>	<i>9,455,048</i>	<i>96.5%</i>	<i>11,124</i>
Wagner Houses (Block 1808)	1,400,848	14.3%	1,648
Abraham Lincoln Houses (2 lots)	932,076	9.5%	1,097
Wagner Houses (Block 1797)	821,072	8.4%	966
George Washington Houses (Block 1649)	800,160	8.2%	941
East River Houses	794,283	8.1%	934
Jefferson Houses (Block 1662)	616,153	6.3%	725
Jefferson Houses (Block 1684)	621,888	6.3%	732
George Washington Houses (Block 1647)	515,851	5.3%	607
Carver Houses (Block 1605)	457,981	4.7%	539
George Washington Houses (Block 1652)	444,481	4.5%	523
James Weldon Johnson	427,130	4.4%	503
Carver Houses (Block 1608)	293,065	3.0%	345
Taft Houses (Block 1620)	271,850	2.8%	320
Wagner Houses (Block 1801)	242,183	2.5%	285
Urban Park Av. Community Assoc. (Block 1769)	225,059	2.3%	265
Lehman (Block 1613)	189,565	1.9%	223
Taft Houses (Block 1618)	161,303	1.6%	190
Lexington Houses (Block 1626)	127,259	1.3%	150
Metro North Plaza	112,842	1.2%	133
<i>All other sites</i>	<i>340,971</i>	<i>3.5%</i>	<i>401</i>
Lower East Side (CD3)	7,649,115	25.1%	8,999
<i>Sites with 100,000 sf or more of unused dev rights</i>	<i>7,076,062</i>	<i>92.5%</i>	<i>8,325</i>
Smith Houses	1,421,420	18.6%	1,672
Baruch Houses	1,206,975	15.8%	1,420
Vladeck Houses (Block 260)	816,666	10.7%	961
Lillian Wald Houses	728,642	9.5%	857
Jacob Riis Houses (Block 362)	713,131	9.3%	839
Jacob Riis Houses (Block 367)	484,044	6.3%	569
LaGuardia Houses (Block 256)	436,680	5.7%	514
Lower East Side II (Block 375)	201,741	2.6%	237
LaGuardia Houses (Block 258)	193,556	2.5%	228
Hernandez Houses	177,800	2.3%	209
Vladeck Houses (Block 263)	175,118	2.3%	206
Lower East Side II (Block 387)	170,561	2.2%	201
Allen Street Houses	129,197	1.7%	152
Campos Plaza (Block 395)	117,269	1.5%	138

Vladeck Houses (Block 267)	103,262	1.3%	121
<i>All other sites</i>	<i>573,053</i>	<i>7.5%</i>	<i>674</i>
Central Harlem (CD10)	4,436,692	14.5%	5,220
<i>Sites with 100,000 sf or more of unused dev rights</i>	<i>4,030,772</i>	<i>90.9%</i>	<i>4,742</i>
King Towers	1,311,341	29.6%	1,543
St. Nicholas Houses	864,451	19.5%	1,017
Rangel Houses	827,066	18.6%	973
Harlem River Houses (Block 2037)	666,850	15.0%	785
Harlem River Houses (Block 2016)	249,310	5.6%	293
Public School 139	111,755	2.5%	131
<i>All other sites</i>	<i>405,920</i>	<i>69.2%</i>	<i>478</i>
Upper West Side (CD7)	3,972,762	13.0%	4,674
<i>Sites with 100,000 sf or more of unused dev rights</i>	<i>3,711,401</i>	<i>93.4%</i>	<i>4,366</i>
Amsterdam Houses	1,661,165	41.8%	1,954
Frederick Douglass Houses (Block 1855)	1,464,172	36.9%	1,723
Frederick Douglass Houses (Block 1836)	483,854	12.2%	569
West Side Urban Renewal Area (Block 1219)	102,211	2.6%	120
<i>All other sites</i>	<i>261,361</i>	<i>6.6%</i>	<i>307</i>
Chelsea & Clinton/Hell's Kitchen (CD4)	1,581,462	5.2%	1,861
<i>Sites with 100,000 sf or more of unused dev rights</i>	<i>1,430,496</i>	<i>90.5%</i>	<i>1,683</i>
Chelsea-Elliott Houses (Block 724)	386,330	24.4%	455
Robert Fulton Houses (Block 715)	287,040	18.2%	338
Harborview Terrace (Block 1084)	250,636	15.8%	295
Robert Fulton Houses (Block 716)	189,888	12.0%	223
Robert Fulton Houses (Block 714)	185,742	11.7%	219
Robert Fulton Houses (Block 717)	130,859	8.3%	154
<i>All other sites</i>	<i>150,966</i>	<i>9.5%</i>	<i>178</i>
West Harlem (CD9)	1,013,061	3.3%	1,192
<i>Sites with 100,000 sf or more of unused dev rights</i>	<i>1,012,198</i>	<i>99.9%</i>	<i>1,191</i>
Grant Houses (Block 1964)	461,380	45.5%	543
Manhattanville Houses	550,818	54.4%	648
<i>All other sites</i>	<i>863</i>	<i>0.1%</i>	<i>1</i>
Washington Heights & Inwood (CD12)	885,495	2.9%	1,042
<i>Sites with 100,000 sf or more of unused dev rights</i>	<i>885,298</i>	<i>100.0%</i>	<i>1,042</i>
99 Fort Washington Avenue (2136)	369,683	41.7%	435
Bethune Gardens	155,166	17.5%	183
Dyckman Houses	360,450	40.7%	424

<i>All other sites</i>	197	0.0%	0
Upper East Side (CD8)	586,477	1.9%	690
<i>Sites with 100,000 sf or more of unused dev rights</i>	566,896	96.7%	667
Holmes Tower (Block 1573)	342,713	58.4%	403
Stanley Isaacs Houses (Block 1573)	224,183	38.2%	264
<i>All other sites</i>	19,581	3.3%	23
Marble Hill (Bronx CD8)**	519,635	1.7%	611
<i>Sites with 100,000 sf or more of unused dev rights</i>	519,635	100.0%	611
Marble Hill Houses	519,635	100.0%	611
<i>All other sites</i>	-	0.0%	-
East Midtown (CD6)	72,079	0.2%	85
<i>Sites with 100,000 sf or more of unused dev rights</i>	-	0.0%	-
<i>All other sites</i>	72,079	100.0%	85

* The approximate number of units was determined by dividing the number of excess square feet by 850 square feet – the standard assumption used by the City and State for environmental analysis for residential development under the New York City Environmental Quality Review (CEQR).

** The Marble Hill area of Manhattan is represented by Bronx Community Board 8.

Source: *Gazetteer of City Property and PLUTO*, 2008.



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