

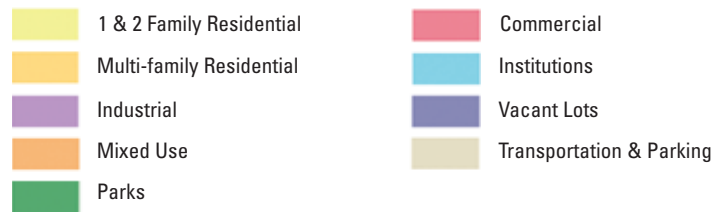
**Commercial Corridor: Westchester Avenue, Bronx**

**Table 11c: Yield with 100% participation**

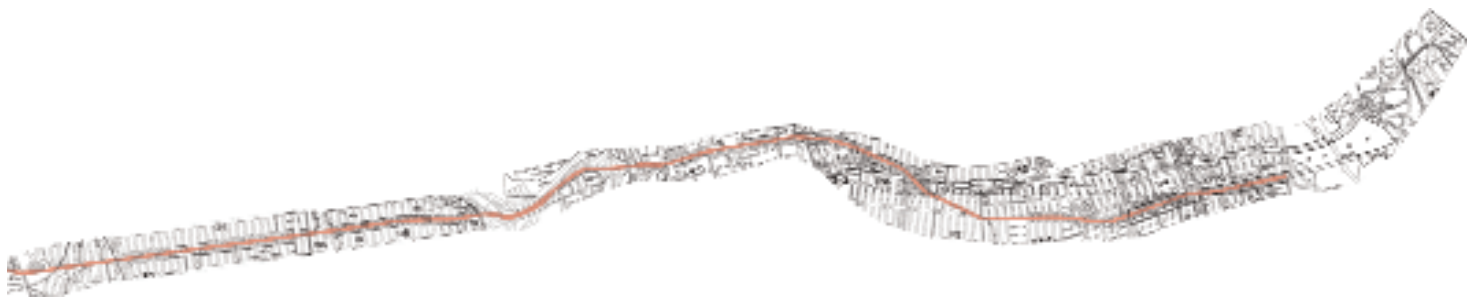
Potential	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Current Buildout	7,022,683	OSF	7,022,683	OSF	7,022,683	OSF	7,022,683	OSF	7,022,683	OSF	7,022,683	OSF
Potential Buildout	15,013,022	OSF	23,306,602	OSF	28,882,226	OSF	35,853,306	OSF	41,826,557	OSF	47,812,207	OSF
Difference	7,990,339	OSF	16,283,919	OSF	21,859,543	OSF	28,830,623	OSF	34,803,874	OSF	40,789,524	OSF
Current Commercial	772,136	OSF	772,136	OSF	772,136	OSF	772,136	OSF	772,136	OSF	772,136	OSF
Potential Commercial	772,136	OSF	5,376,651	OSF	5,376,651	OSF	5,376,651	OSF	5,376,651	OSF	5,376,651	OSF
Difference	-	OSF	4,604,515	OSF	4,604,515	OSF	4,604,515	OSF	4,604,515	OSF	4,604,515	OSF
Current Residential	5,606,335	OSF	5,606,335	OSF	5,606,335	OSF	5,606,335	OSF	5,606,335	OSF	5,606,335	OSF
Potential Residential	12,103,821	OSF	15,280,360	OSF	20,120,613	OSF	25,400,766	OSF	30,880,320	OSF	35,561,070	OSF
Difference	6,507,486	OSF	9,674,025	OSF	14,514,278	OSF	19,794,431	OSF	25,273,985	OSF	29,954,735	OSF
No. Units (Market)	3,233	Units	5,620	Units	8,580	Units	11,536	Units	14,510	Units	17,523	Units
No. Units (<120-130%AMI)	635	Units	1,013	Units	1,533	Units	2,033	Units	2,613	Units	3,153	Units
No. Units (<80-120%AMI)	733	Units	1,101	Units	1,632	Units	2,262	Units	2,833	Units	3,323	Units
No. Units (<60%AMI)	813	Units	1,203	Units	1,833	Units	2,473	Units	3,103	Units	3,733	Units
Total No. Affordable Units	2,241	Units	3,317	Units	5,070	Units	6,820	Units	8,670	Units	10,321	Units
Total No. New Units	8,034	Units	8,338	Units	13,653	Units	18,388	Units	23,080	Units	27,784	Units

Phasing	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Phase 1: 2008-2010	357	Units	620	Units	1,023	Units	1,377	Units	1,771	Units	2,085	Units
Phase 2: 2011-2015	305	Units	1,131	Units	2,038	Units	2,755	Units	3,362	Units	3,763	Units
Subtotal	1,353	Units	2,011	Units	3,072	Units	4,132	Units	5,133	Units	6,264	Units
Phase 3: 2018-2020	1,258	Units	2,011	Units	3,072	Units	3,732	Units	5,133	Units	6,253	Units
Phase 4: 2021-2025	1,508	Units	2,226	Units	3,373	Units	3,532	Units	5,770	Units	6,338	Units
Phase 5: 2026-2030	1,056	Units	1,563	Units	2,383	Units	2,713	Units	3,073	Units	3,863	Units
Phase 6: 2031-2035	753	Units	1,117	Units	1,700	Units	2,236	Units	2,835	Units	3,373	Units
Subtotal	4,874	Units	8,328	Units	10,691	Units	14,204	Units	17,887	Units	21,690	Units
Grand Total	8,034	Units	8,338	Units	13,653	Units	18,388	Units	23,080	Units	27,784	Units



### Commercial Corridor: Northern Boulevard, Queens



Existing Conditions	
Corridor Length	11.3 Miles
No. of Blocks	271 Blocks
No. of Lots	321 Lots
Average FAR Allowable	1.81
Average FAR Built	1.12
Aggregate Footprints	7,213,706 SF
Existing Buildout	3,117,106 GSF
Existing Residential	2,111,378 GSF
Existing Manufacturing	192,723 GSF
Existing Commercial	773,005 GSF
Vacant Land	608,278 SF

**Commercial Corridor: Northern Boulevard, Queens**

**Table 12a: Yield with 33% participation**

Point of	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Current Buildout	3,117,105 OSF	3,117,105 OSF	3,117,105 OSF	3,117,105 OSF	3,117,105 OSF	3,117,105 OSF	3,117,105 OSF
Potential Buildout	17,231,251 OSF	19,515,215 OSF	20,377,709 OSF	21,173,521 OSF	25,751,677 OSF	28,167,872 OSF	28,167,872 OSF
Difference	5,114,146 OSF	10,398,110 OSF	17,260,604 OSF	18,056,416 OSF	22,634,572 OSF	25,050,767 OSF	25,050,767 OSF
Current Commercial	773,333 OSF	773,333 OSF	773,333 OSF	773,333 OSF	773,333 OSF	773,333 OSF	773,333 OSF
Potential Commercial	773,333 OSF	2,213,370 OSF	2,213,370 OSF	2,213,370 OSF	2,213,370 OSF	2,213,370 OSF	2,213,370 OSF
Difference	- OSF	1,440,037 OSF	1,440,037 OSF	1,440,037 OSF	1,440,037 OSF	1,440,037 OSF	1,440,037 OSF
Current Residential	7,111,873 OSF	7,111,873 OSF	7,111,873 OSF	7,111,873 OSF	7,111,873 OSF	7,111,873 OSF	7,111,873 OSF
Potential Residential	10,036,265 OSF	13,281,342 OSF	15,236,717 OSF	17,360,151 OSF	18,036,375 OSF	21,044,000 OSF	21,044,000 OSF
Difference	2,924,392 OSF	6,169,469 OSF	8,124,844 OSF	10,248,278 OSF	10,924,502 OSF	13,932,127 OSF	13,932,127 OSF
No. Units (Market)	2,037 Units	3,553 Units	3,725 Units	5,351 Units	7,117 Units	11,673 Units	11,673 Units
No. Units (120-130% AMI)	268 Units	632 Units	858 Units	1,073 Units	1,230 Units	2,670 Units	2,670 Units
No. Units (80-120% AMI)	733 Units	637 Units	372 Units	1,166 Units	1,300 Units	2,870 Units	2,870 Units
No. Units (90% AMI)	376 Units	767 Units	1,019 Units	1,275 Units	1,531 Units	3,173 Units	3,173 Units
Total No. Affordable Units	1,203 Units	2,102 Units	2,303 Units	3,616 Units	4,221 Units	8,662 Units	8,662 Units
Total No. New Units	3,240 Units	6,881 Units	7,680 Units	8,486 Units	11,388 Units	23,301 Units	23,301 Units
Phase	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Phase 1: 2008-2010	233 Units	325 Units	567 Units	710 Units	853 Units	335 Units	335 Units
Phase 2: 2011-2015	386 Units	333 Units	1,133 Units	1,320 Units	1,705 Units	1,331 Units	1,331 Units
Subtotal	729 Units	1,274 Units	1,702 Units	2,130 Units	2,658 Units	2,888 Units	2,888 Units
Phase 3: 2016-2020	723 Units	1,273 Units	1,702 Units	2,130 Units	2,553 Units	2,336 Units	2,336 Units
Phase 4: 2021-2025	310 Units	1,315 Units	1,337 Units	2,766 Units	2,332 Units	1,713 Units	1,713 Units
Phase 5: 2026-2030	567 Units	337 Units	1,323 Units	1,656 Units	1,383 Units	2,322 Units	2,322 Units
Phase 6: 2031-2035	305 Units	708 Units	335 Units	1,133 Units	1,321 Units	1,653 Units	1,653 Units
Subtotal	2,511 Units	4,337 Units	6,881 Units	7,338 Units	8,310 Units	10,285 Units	10,285 Units
Grand Total	3,240 Units	6,881 Units	7,680 Units	8,486 Units	11,388 Units	23,301 Units	23,301 Units

**Table 12b: Yield with 66% participation**

Point of	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Current Buildout	3,117,105 OSF	3,117,105 OSF	3,117,105 OSF	3,117,105 OSF	3,117,105 OSF	3,117,105 OSF	3,117,105 OSF
Potential Buildout	17,231,251 OSF	21,277,178 OSF	28,597,337 OSF	31,185,736 OSF	38,210,102 OSF	47,072,472 OSF	47,072,472 OSF
Difference	5,114,146 OSF	15,620,073 OSF	20,480,232 OSF	28,068,631 OSF	35,093,000 OSF	43,955,367 OSF	43,955,367 OSF
Current Commercial	773,333 OSF	773,333 OSF	773,333 OSF	773,333 OSF	773,333 OSF	773,333 OSF	773,333 OSF
Potential Commercial	773,333 OSF	2,333,370 OSF	2,333,370 OSF	2,333,370 OSF	2,333,370 OSF	2,333,370 OSF	2,333,370 OSF
Difference	- OSF	1,560,037 OSF	1,560,037 OSF	1,560,037 OSF	1,560,037 OSF	1,560,037 OSF	1,560,037 OSF
Current Residential	7,111,873 OSF	7,111,873 OSF	7,111,873 OSF	7,111,873 OSF	7,111,873 OSF	7,111,873 OSF	7,111,873 OSF
Potential Residential	10,036,265 OSF	15,353,338 OSF	19,395,107 OSF	22,055,823 OSF	28,156,885 OSF	32,257,117 OSF	32,257,117 OSF
Difference	2,924,392 OSF	8,241,465 OSF	12,283,234 OSF	14,943,950 OSF	21,045,012 OSF	25,145,244 OSF	25,145,244 OSF
No. Units (Market)	2,037 Units	5,037 Units	7,370 Units	9,665 Units	12,257 Units	13,673 Units	13,673 Units
No. Units (120-130% AMI)	268 Units	317 Units	1,338 Units	1,730 Units	2,212 Units	2,670 Units	2,670 Units
No. Units (80-120% AMI)	733 Units	335 Units	1,363 Units	1,377 Units	2,307 Units	2,870 Units	2,870 Units
No. Units (90% AMI)	376 Units	1,033 Units	1,607 Units	2,113 Units	2,626 Units	3,173 Units	3,173 Units
Total No. Affordable Units	1,203 Units	3,001 Units	4,434 Units	5,827 Units	7,240 Units	8,662 Units	8,662 Units
Total No. New Units	3,240 Units	8,082 Units	11,888 Units	16,881 Units	19,488 Units	23,301 Units	23,301 Units
Phase	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Phase 1: 2008-2010	233 Units	606 Units	837 Units	1,177 Units	1,362 Units	1,338 Units	1,338 Units
Phase 2: 2011-2015	386 Units	1,212 Units	1,730 Units	2,353 Units	2,323 Units	3,335 Units	3,335 Units
Subtotal	729 Units	1,818 Units	2,674 Units	3,631 Units	3,885 Units	4,673 Units	4,673 Units
Phase 3: 2016-2020	723 Units	1,313 Units	2,672 Units	3,571 Units	3,287 Units	5,237 Units	5,237 Units
Phase 4: 2021-2025	310 Units	2,020 Units	2,372 Units	3,377 Units	3,373 Units	5,825 Units	5,825 Units
Phase 5: 2026-2030	567 Units	1,313 Units	2,030 Units	2,736 Units	3,312 Units	3,073 Units	3,073 Units
Phase 6: 2031-2035	305 Units	1,010 Units	1,336 Units	1,367 Units	2,337 Units	2,370 Units	2,370 Units
Subtotal	2,511 Units	4,280 Units	8,212 Units	12,181 Units	16,110 Units	18,053 Units	18,053 Units
Grand Total	3,240 Units	8,082 Units	11,888 Units	16,881 Units	19,488 Units	23,301 Units	23,301 Units

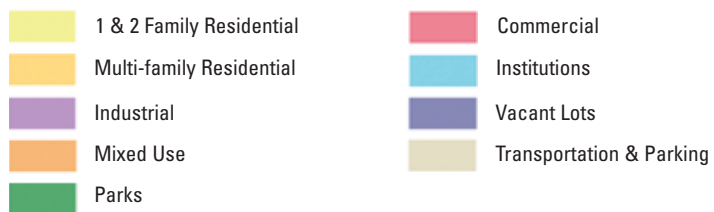
**Commercial Corridor: Northern Boulevard, Queens**

**Table 12c: Yield with 100% participation**

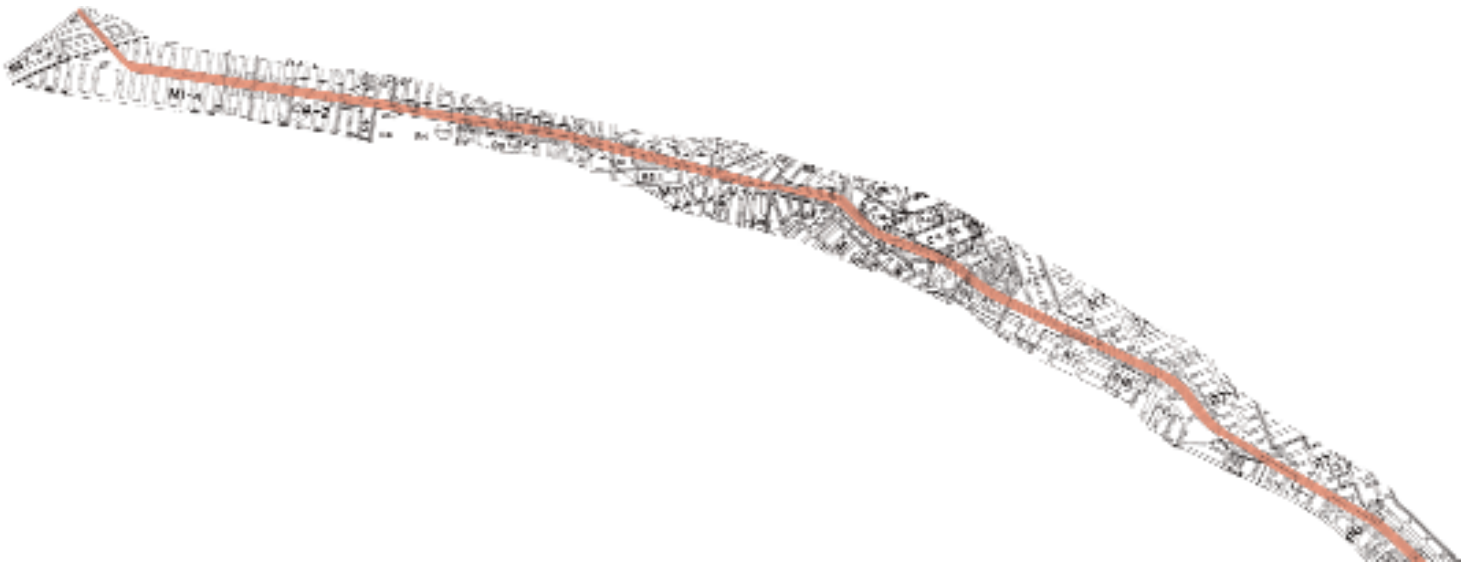
Potential	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Current Buildout	8,117,105 OSF	8,117,105 OSF	8,117,105 OSF	8,117,105 OSF	8,117,105 OSF	8,117,105 OSF	8,117,105 OSF
Potential Buildout	17,281,251 OSF	28,471,825 OSF	36,218,570 OSF	51,862,217 OSF	59,704,947 OSF	87,438,623 OSF	77,438,623 OSF
Difference	9,164,146 OSF	20,354,720 OSF	28,101,465 OSF	43,745,112 OSF	51,587,842 OSF	79,321,518 OSF	69,321,518 OSF
Current Commercial	778,338 OSF	778,338 OSF	778,338 OSF	778,338 OSF	778,338 OSF	778,338 OSF	778,338 OSF
Potential Commercial	778,338 OSF	7,283,706 OSF	7,283,706 OSF	7,283,706 OSF	7,283,706 OSF	7,283,706 OSF	7,283,706 OSF
Difference	- OSF	6,505,368 OSF	6,505,368 OSF	6,505,368 OSF	6,505,368 OSF	6,505,368 OSF	6,505,368 OSF
Current Residential	7,338,767 OSF	7,338,767 OSF	7,338,767 OSF	7,338,767 OSF	7,338,767 OSF	7,338,767 OSF	7,338,767 OSF
Potential Residential	10,602,605 OSF	18,871,859 OSF	28,628,601 OSF	39,785,751 OSF	46,932,901 OSF	69,659,917 OSF	70,159,917 OSF
Difference	3,263,838 OSF	11,533,092 OSF	21,289,834 OSF	32,446,984 OSF	39,594,134 OSF	62,321,150 OSF	62,821,150 OSF
No. Units (Market)	2,037 Units	6,607 Units	10,133 Units	13,731 Units	17,282 Units	20,878 Units	20,878 Units
No. Units (120-130% AMI)	368 Units	1,132 Units	1,830 Units	2,583 Units	3,337 Units	3,795 Units	3,795 Units
No. Units (80-120% AMI)	733 Units	1,232 Units	1,338 Units	2,702 Units	3,205 Units	3,708 Units	3,708 Units
No. Units (<80% AMI)	876 Units	1,875 Units	2,195 Units	2,955 Units	3,725 Units	3,375 Units	3,375 Units
Total No. Affordable Units	1,204 Units	3,800 Units	4,024 Units	4,145 Units	4,267 Units	4,338 Units	4,338 Units
Total No. New Units	3,240 Units	10,510 Units	14,223 Units	21,308 Units	27,849 Units	33,932 Units	33,932 Units

Phasing	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Phase 1: 2008-2010	233 Units	789 Units	1,217 Units	1,635 Units	2,073 Units	2,502 Units	2,502 Units
Phase 2: 2011-2015	386 Units	1,576 Units	2,310 Units	3,230 Units	4,157 Units	5,003 Units	5,003 Units
Subtotal	729 Units	2,365 Units	3,527 Units	4,865 Units	6,221 Units	7,505 Units	7,505 Units
Phase 3: 2016-2020	728 Units	2,306 Units	2,690 Units	3,976 Units	4,221 Units	7,506 Units	7,506 Units
Phase 4: 2021-2025	370 Units	2,677 Units	3,056 Units	5,392 Units	6,972 Units	9,751 Units	9,751 Units
Phase 5: 2026-2030	567 Units	1,838 Units	2,828 Units	3,833 Units	4,833 Units	5,838 Units	5,838 Units
Phase 6: 2031-2035	305 Units	1,317 Units	2,028 Units	2,732 Units	3,456 Units	4,170 Units	4,170 Units
Subtotal	2,511 Units	8,145 Units	12,673 Units	17,000 Units	21,423 Units	26,968 Units	26,968 Units
Grand Total	3,240 Units	10,510 Units	14,223 Units	21,308 Units	27,849 Units	33,932 Units	33,932 Units



### Commercial Corridor: Queens Boulevard, Queens



Existing Conditions	
Corridor Length	7.5 Miles
No. of Blocks	144 Blocks
No. of Lots	351 Lots
Average FAR Allowable	3.27
Average FAR Built	2.35
Aggregate Footprints	6,057,183 SF
Existing Buildout	14,283,910 GSF
Existing Residential	8,122,083 GSF
Existing Manufacturing	1,802,205 GSF
Existing Commercial	4,151,425 GSF
Vacant Land	399,225 SF

**Commercial Corridor: Queens Boulevard, Queens**

**Table 13a: Yield with 33% participation**

Unit	Current FAR	3.0 FAR	4.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Unit Build-out	##### GSF	##### GSF	14,283,910 GSF	14,283,910 GSF	14,283,910 GSF	14,283,910 GSF
Unit Build-out	##### GSF	##### GSF	23,337,336 GSF	25,357,708 GSF	27,378,080 GSF	29,398,452 GSF
Revenue	##### GSF	7,033,055 GSF	9,053,427 GSF	11,073,799 GSF	13,094,170 GSF	15,114,542 GSF
Unit Commercial	4,151,425 GSF	4,151,425 GSF	4,151,425 GSF	4,151,425 GSF	4,151,425 GSF	4,151,425 GSF
Unit Commercial	4,151,425 GSF	4,578,214 GSF	4,578,214 GSF	4,578,214 GSF	4,578,214 GSF	4,578,214 GSF
Revenue	- GSF	425,789 GSF	425,789 GSF	425,789 GSF	425,789 GSF	425,789 GSF
Unit Residential	8,122,083 GSF	8,122,083 GSF	8,122,083 GSF	8,122,083 GSF	8,122,083 GSF	8,122,083 GSF
Unit Residential	##### GSF	##### GSF	15,765,769 GSF	17,433,085 GSF	19,200,402 GSF	20,917,718 GSF
Revenue	5,216,005 GSF	5,525,370 GSF	7,643,885 GSF	9,351,002 GSF	11,078,318 GSF	12,795,635 GSF
Units (Market)	3,043 Units	3,457 Units	4,459 Units	5,461 Units	6,462 Units	11,895 Units
Units (120-180% AFD)	549 Units	624 Units	805 Units	985 Units	1,166 Units	2,145 Units
Units (80-120% AFD)	595 Units	677 Units	874 Units	1,070 Units	1,265 Units	2,329 Units
Units (<80% AFD)	652 Units	741 Units	955 Units	1,170 Units	1,385 Units	2,547 Units
Total No. Affordable Units	1,797 Units	2,042 Units	2,634 Units	3,226 Units	3,817 Units	7,020 Units
Total No. New Units	4,840 Units	6,488 Units	7,082 Units	8,888 Units	10,278 Units	13,904 Units
Unit	Current FAR	3.0 FAR	4.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Zone 1: 2008-2010	353 Units	412 Units	532 Units	651 Units	771 Units	890 Units
Zone 2: 2011-2016	726 Units	825 Units	1,054 Units	1,303 Units	1,542 Units	1,781 Units
Subtotal	1,079 Units	1,237 Units	1,586 Units	1,954 Units	2,313 Units	2,671 Units
Zone 3: 2018-2020	1,089 Units	1,237 Units	1,596 Units	1,954 Units	2,313 Units	2,671 Units
Zone 4: 2021-2026	1,210 Units	1,375 Units	1,773 Units	2,171 Units	2,570 Units	2,968 Units
Zone 6: 2028-2030	847 Units	962 Units	1,241 Units	1,520 Units	1,799 Units	2,078 Units
Zone 8: 2031-2036	605 Units	687 Units	887 Units	1,085 Units	1,285 Units	1,484 Units

**Table 13b: Yield with 66% participation**

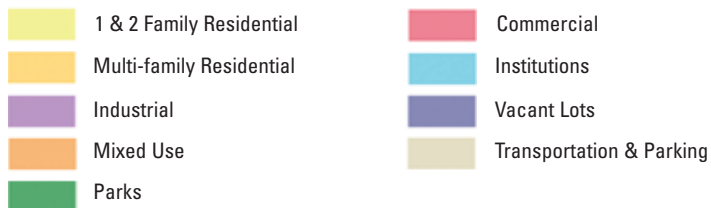
Unit	Current FAR	3.0 FAR	4.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Unit Build-out	##### GSF	##### GSF	14,283,910 GSF	14,283,910 GSF	14,283,910 GSF	14,283,910 GSF
Unit Build-out	##### GSF	##### GSF	25,831,379 GSF	30,872,123 GSF	34,912,867 GSF	38,953,611 GSF
Revenue	5,559,284 GSF	8,505,725 GSF	12,547,470 GSF	16,588,213 GSF	20,628,957 GSF	24,669,701 GSF
Unit Commercial	4,151,425 GSF	4,151,425 GSF	4,151,425 GSF	4,151,425 GSF	4,151,425 GSF	4,151,425 GSF
Unit Commercial	4,151,425 GSF	4,791,288 GSF	4,791,288 GSF	4,791,288 GSF	4,791,288 GSF	4,791,288 GSF
Revenue	- GSF	639,863 GSF	639,863 GSF	639,863 GSF	639,863 GSF	639,863 GSF
Unit Residential	8,122,083 GSF	8,122,083 GSF	8,122,083 GSF	8,122,083 GSF	8,122,083 GSF	8,122,083 GSF
Unit Residential	##### GSF	##### GSF	18,193,451 GSF	21,628,083 GSF	25,062,715 GSF	28,497,348 GSF
Revenue	5,216,005 GSF	6,635,735 GSF	10,071,267 GSF	13,505,000 GSF	16,940,632 GSF	20,375,264 GSF
Units (Market)	3,043 Units	3,871 Units	5,875 Units	7,878 Units	9,882 Units	11,885 Units
Units (120-180% AFD)	549 Units	656 Units	1,030 Units	1,422 Units	1,783 Units	2,145 Units
Units (80-120% AFD)	595 Units	758 Units	1,151 Units	1,544 Units	1,935 Units	2,329 Units
Units (<80% AFD)	652 Units	830 Units	1,259 Units	1,688 Units	2,118 Units	2,547 Units
Total No. Affordable Units	1,797 Units	2,287 Units	3,470 Units	4,668 Units	6,837 Units	7,020 Units
Total No. New Units	4,840 Units	8,168 Units	8,846 Units	12,682 Units	16,718 Units	18,904 Units
Unit	Current FAR	3.0 FAR	4.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Zone 1: 2008-2010	353 Units	462 Units	701 Units	940 Units	1,179 Units	1,418 Units
Zone 2: 2011-2016	726 Units	924 Units	1,402 Units	1,880 Units	2,358 Units	2,835 Units
Subtotal	1,079 Units	1,386 Units	2,103 Units	2,820 Units	3,537 Units	4,253 Units
Zone 3: 2018-2020	1,089 Units	1,385 Units	2,103 Units	2,820 Units	3,537 Units	4,254 Units
Zone 4: 2021-2026	1,210 Units	1,540 Units	2,335 Units	3,133 Units	3,930 Units	4,726 Units
Zone 6: 2028-2030	847 Units	1,078 Units	1,635 Units	2,193 Units	2,751 Units	3,309 Units
Zone 8: 2031-2036	605 Units	770 Units	1,168 Units	1,565 Units	1,965 Units	2,363 Units



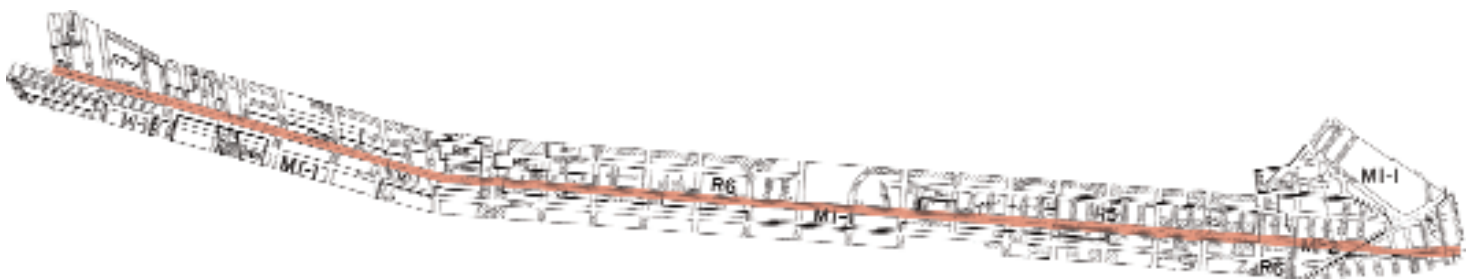
### Commercial Corridor: Queens Boulevard, Queens

Table 13c: Yield with 100% participation

	Current FAR	3.0 FAR	4.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
<b>total</b>						
total Build-out	##### GSF	##### GSF	14,283,910 GSF	14,283,910 GSF	14,283,910 GSF	14,283,910 GSF
total Build-out	##### GSF	##### GSF	30,335,915 GSF	36,403,068 GSF	42,470,221 GSF	48,537,464 GSF
revenue	5,569,384 GSF	9,584,822 GSF	16,052,005 GSF	22,119,188 GSF	28,185,371 GSF	34,253,554 GSF
<b>total Commercial</b>						
total Commercial	4,151,425 GSF	4,151,425 GSF	4,151,425 GSF	4,151,425 GSF	4,151,425 GSF	4,151,425 GSF
total Commercial	4,151,425 GSF	6,067,183 GSF	6,067,183 GSF	6,067,183 GSF	6,067,183 GSF	6,067,183 GSF
revenue	- GSF	1,915,758 GSF	1,915,758 GSF	1,915,758 GSF	1,915,758 GSF	1,915,758 GSF
<b>total Residential</b>						
total Residential	8,122,083 GSF	8,122,083 GSF	8,122,083 GSF	8,122,083 GSF	8,122,083 GSF	8,122,083 GSF
total Residential	##### GSF	##### GSF	20,628,422 GSF	25,785,528 GSF	30,942,633 GSF	36,099,739 GSF
revenue	5,216,006 GSF	7,349,233 GSF	12,505,339 GSF	17,663,444 GSF	22,820,550 GSF	27,977,696 GSF
<b>Units (Market)</b>						
Units (120-180% AFH)	3,043 Units	4,287 Units	7,296 Units	10,304 Units	13,312 Units	16,320 Units
Units (80-120% AFH)	549 Units	774 Units	1,316 Units	1,858 Units	2,402 Units	2,946 Units
Units (40-80% AFH)	596 Units	840 Units	1,429 Units	2,019 Units	2,608 Units	3,197 Units
Units (~80% AFH)	652 Units	919 Units	1,563 Units	2,208 Units	2,853 Units	3,497 Units
I.H.A. Affordable Units	1,787 Units	2,632 Units	4,309 Units	6,038 Units	7,848 Units	9,840 Units
I.H.A. New Units	4,340 Units	6,318 Units	11,004 Units	16,380 Units	21,176 Units	26,980 Units
<b>zoning</b>						
z 1: 2004-2010	363 Units	511 Units	870 Units	1,229 Units	1,688 Units	1,947 Units
z 2: 2011-2016	726 Units	1,023 Units	1,741 Units	2,458 Units	3,176 Units	3,894 Units
<b>total</b>	1,089 Units	1,634 Units	2,611 Units	3,688 Units	4,784 Units	6,341 Units
z 3: 2018-2020	1,089 Units	1,534 Units	2,611 Units	3,688 Units	4,764 Units	5,841 Units
z 4: 2021-2026	1,210 Units	1,705 Units	2,901 Units	4,097 Units	5,294 Units	6,490 Units
z 6: 2028-2030	847 Units	1,193 Units	2,031 Units	2,838 Units	3,706 Units	4,543 Units
z 8: 2031-2036	605 Units	852 Units	1,451 Units	2,045 Units	2,647 Units	3,246 Units



### Commercial Corridor: Atlantic Avenue, Brooklyn



Relative Conditions	
Corridor Length	1.4 Miles
No. of Blocks	29 Blocks
No. of Lots	412 Lots
Average EUB, Allotable	222
Average EUB, DUM	1.90
Average EUB, Total	2,000,000 SF
Relative DUM, Total	1,400,000 GGE
Relative Backland	2,000,000 GGE
Relative Manufacture	2,000,000 GGE
Relative Commercial	1,000,000 GGE
Overall Total	1,200,000 SF

**Commercial Corridor: Atlantic Avenue, Brooklyn**

**Table 14a: Yield with 33% participation**

Potential	Current FMR	30 FMR	4.0 FMR	50 FMR	60 FMR	TO FMR
Current Outflow	1,200,162 GSE	1,200,162 GSE	1,200,162 GSE	1,200,162 GSE	1,200,162 GSE	1,200,162 GSE
Potential Outflow	##### GSE	##### GSE	16,000,441 GSE	18,000,173 GSE	21,700,137 GSE	26,600,412 GSE
Difference	5,799,999 GSE	6,800,000 GSE	14,800,279 GSE	16,800,011 GSE	20,500,000 GSE	25,400,250 GSE
Current Commensbl	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE
Potential Commensbl	1,000,000 GSE	3,071,503 GSE	3,071,503 GSE	3,071,503 GSE	3,071,503 GSE	3,071,503 GSE
Difference	- GSE	2,071,503 GSE	2,071,503 GSE	2,071,503 GSE	2,071,503 GSE	2,071,503 GSE
Current Rent Inflow	2,500,000 GSE	2,500,000 GSE	2,500,000 GSE	2,500,000 GSE	2,500,000 GSE	2,500,000 GSE
Potential Rent Inflow	##### GSE	##### GSE	12,111,000 GSE	14,700,000 GSE	16,215,000 GSE	17,000,000 GSE
Difference	1,500,000 GSE	9,211,000 GSE	10,211,000 GSE	12,200,000 GSE	13,715,000 GSE	14,500,000 GSE
No. Units Offered	4,300 Units	3,900 Units	6,120 Units	7,000 Units	8,000 Units	12,100 Units
No. Units (2001-2003, 341)	700 Units	244 Units	1,111 Units	1,370 Units	1,410 Units	2,400 Units
No. Units (2004-2005, 341)	600 Units	1,400 Units	1,500 Units	1,300 Units	1,500 Units	2,600 Units
No. Units (2006-2010)	300 Units	1,100 Units	1,200 Units	1,200 Units	1,100 Units	2,000 Units
Total No. Affordable Units	2,600 Units	3,000 Units	3,821 Units	4,170 Units	4,520 Units	7,000 Units
Total No. New Units	1,000 Units	6,000 Units	5,000 Units	11,200 Units	10,100 Units	21,000 Units

Plotting	Current FMR	30 FMR	4.0 FMR	50 FMR	60 FMR	TO FMR
Phase 1: 2001-2010	300 Units	600 Units	100 Units	400 Units	300 Units	1,000 Units
Phase 2: 2001-2010	1,000 Units	1,200 Units	1,400 Units	1,200 Units	1,200 Units	2,100 Units
Subtotal	1,300 Units	1,800 Units	2,400 Units	2,200 Units	2,500 Units	3,100 Units
Phase 3: 2006-2010	1,300 Units	1,200 Units	2,200 Units	2,200 Units	2,200 Units	2,100 Units
Phase 4: 2001-2010	1,100 Units	2,000 Units	2,100 Units	2,000 Units	2,100 Units	2,200 Units
Phase 5: 2002-2010	1,300 Units	1,400 Units	1,700 Units	1,300 Units	2,200 Units	2,400 Units
Phase 6: 2001-2010	600 Units	1,200 Units	1,200 Units	1,400 Units	1,200 Units	1,700 Units
Subtotal	5,600 Units	6,400 Units	7,500 Units	8,100 Units	8,900 Units	11,000 Units
Grand Total	1,000 Units	6,000 Units	5,000 Units	11,200 Units	10,100 Units	14,500 Units

**Table 14b: Yield with 66% participation**

Potential	Current FMR	30 FMR	4.0 FMR	50 FMR	60 FMR	TO FMR
Current Outflow	1,200,162 GSE	1,200,162 GSE	1,200,162 GSE	1,200,162 GSE	1,200,162 GSE	1,200,162 GSE
Potential Outflow	##### GSE	##### GSE	20,000,441 GSE	24,700,011 GSE	26,000,000 GSE	28,200,412 GSE
Difference	5,799,999 GSE	##### GSE	18,800,279 GSE	23,500,011 GSE	24,800,000 GSE	27,000,250 GSE
Current Commensbl	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE
Potential Commensbl	1,000,000 GSE	3,270,072 GSE	3,270,072 GSE	3,270,072 GSE	3,270,072 GSE	3,270,072 GSE
Difference	- GSE	2,270,072 GSE	2,270,072 GSE	2,270,072 GSE	2,270,072 GSE	2,270,072 GSE
Current Rent Inflow	2,500,000 GSE	2,500,000 GSE	2,500,000 GSE	2,500,000 GSE	2,500,000 GSE	2,500,000 GSE
Potential Rent Inflow	##### GSE	##### GSE	16,100,000 GSE	18,000,000 GSE	20,000,000 GSE	20,000,000 GSE
Difference	1,500,000 GSE	##### GSE	14,600,000 GSE	15,500,000 GSE	17,500,000 GSE	17,500,000 GSE
No. Units Offered	4,300 Units	6,000 Units	7,000 Units	8,000 Units	11,200 Units	12,100 Units
No. Units (2001-2003, 341)	700 Units	1,400 Units	1,400 Units	1,300 Units	2,000 Units	2,400 Units
No. Units (2004-2005, 341)	600 Units	1,100 Units	1,400 Units	1,200 Units	2,000 Units	2,600 Units
No. Units (2006-2010)	300 Units	1,200 Units	1,600 Units	2,000 Units	2,600 Units	2,000 Units
Total No. Affordable Units	2,600 Units	3,700 Units	4,400 Units	5,500 Units	6,600 Units	7,000 Units
Total No. New Units	1,000 Units	6,000 Units	10,000 Units	8,000 Units	18,000 Units	21,000 Units

Plotting	Current FMR	30 FMR	4.0 FMR	50 FMR	60 FMR	TO FMR
Phase 1: 2001-2010	300 Units	100 Units	300 Units	1,200 Units	1,200 Units	1,200 Units
Phase 2: 2001-2010	1,000 Units	1,400 Units	1,400 Units	2,200 Units	2,100 Units	2,200 Units
Subtotal	1,300 Units	2,100 Units	2,700 Units	3,400 Units	3,300 Units	3,400 Units
Phase 3: 2006-2010	1,300 Units	2,100 Units	2,200 Units	2,200 Units	2,100 Units	2,100 Units
Phase 4: 2001-2010	1,100 Units	2,200 Units	2,100 Units	2,000 Units	2,000 Units	2,200 Units
Phase 5: 2002-2010	1,300 Units	1,200 Units	2,100 Units	2,100 Units	2,200 Units	2,100 Units
Phase 6: 2001-2010	600 Units	1,100 Units	1,200 Units	1,300 Units	2,000 Units	2,100 Units
Subtotal	5,600 Units	7,900 Units	8,700 Units	8,000 Units	10,200 Units	10,200 Units
Grand Total	1,000 Units	6,000 Units	10,000 Units	8,000 Units	18,000 Units	21,000 Units

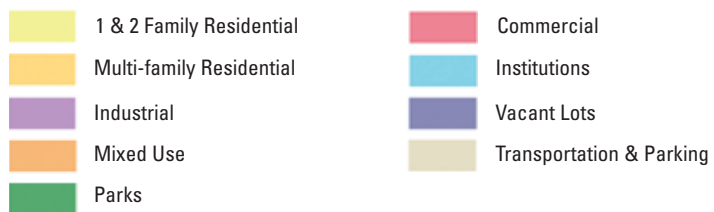
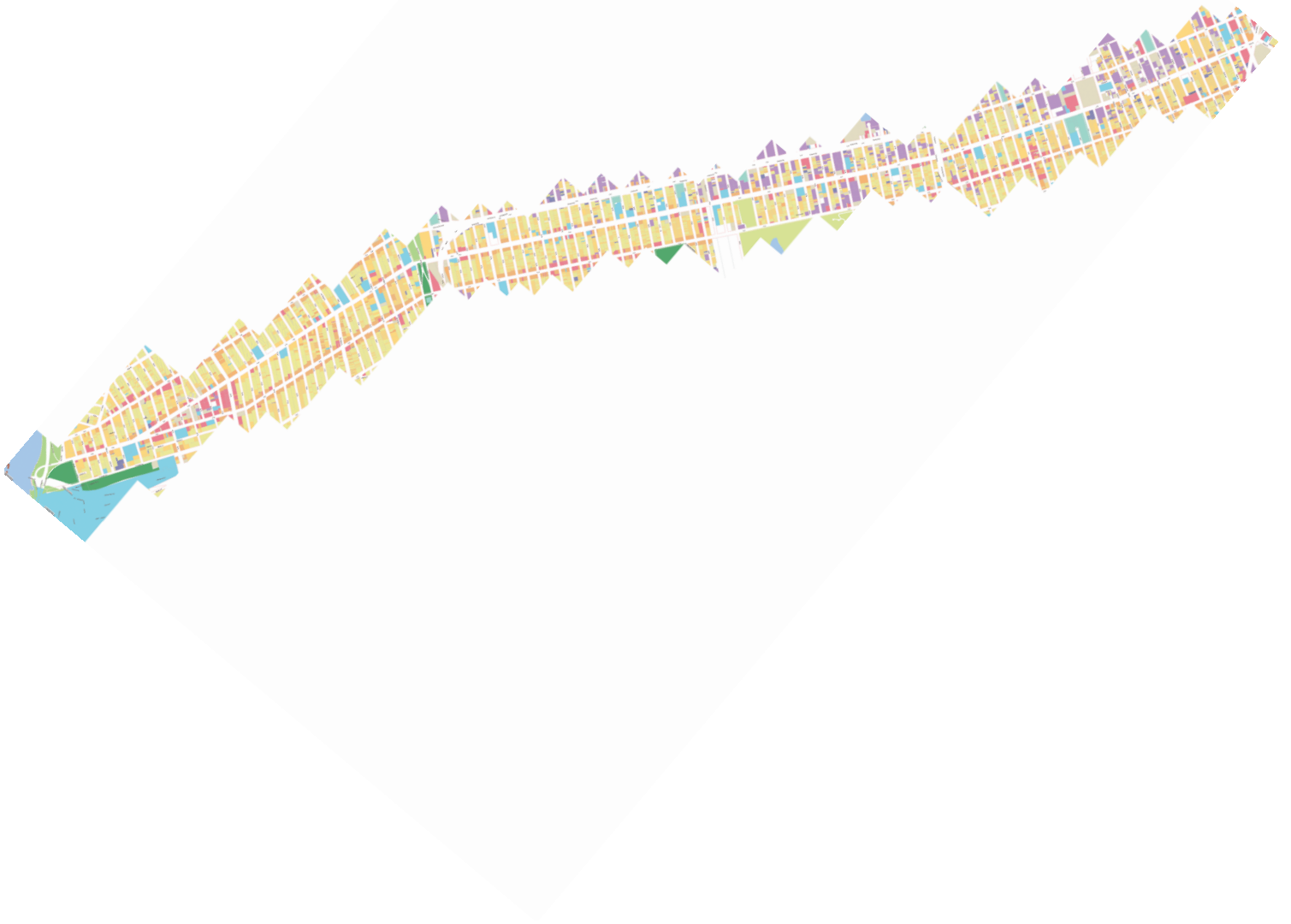
**Commercial Corridor: Atlantic Avenue, Brooklyn**

**Table 14c: Yield with 100% participation**

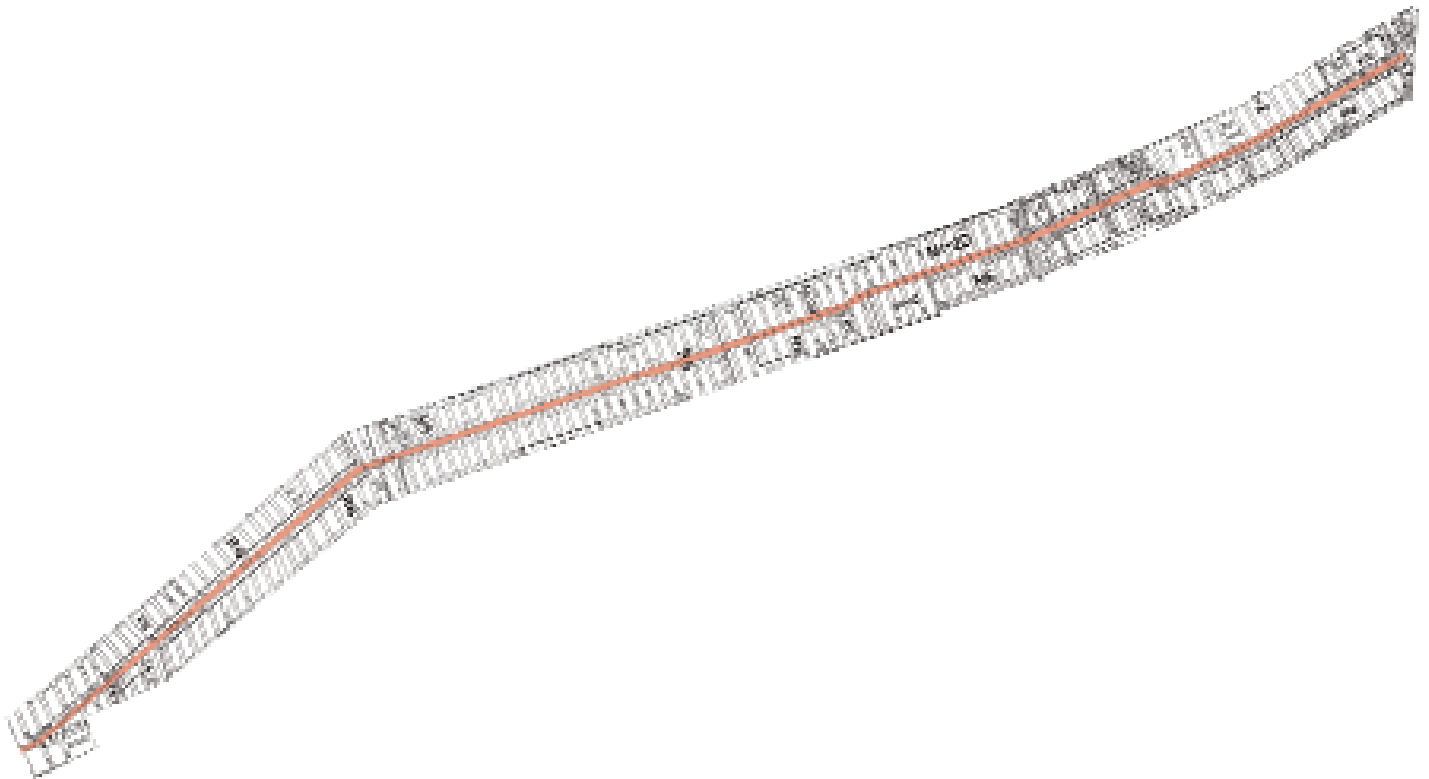
Category	Current FMR	20 FMR	40 FMR	50 FMR	60 FMR	Total FMR
Current/Outflow	1,000,162 GSE	1,000,162 GSE	1,000,162 GSE	1,000,162 GSE	1,000,162 GSE	1,000,162 GSE
Potential/Outflow	##### GSE	##### GSE	20,000,212 GSE	20,000,119 GSE	20,000,000 GSE	44,000,104 GSE
Difference	1,000,000 GSE	##### GSE	20,000,150 GSE	20,000,000 GSE	21,000,000 GSE	21,000,000 GSE
Current/Commercial	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE
Potential/Commercial	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE
Difference	- GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE	1,000,000 GSE
Current/Residential	2,500,000 GSE	2,500,000 GSE	2,500,000 GSE	2,500,000 GSE	2,500,000 GSE	2,500,000 GSE
Potential/Residential	##### GSE	##### GSE	10,000,000 GSE	20,000,000 GSE	20,000,000 GSE	20,000,000 GSE
Difference	1,000,000 GSE	##### GSE	10,000,000 GSE	20,000,000 GSE	20,000,000 GSE	20,000,000 GSE
No. Units (Outflow)	4,000 Units	6,000 Units	20,000 Units	10,000 Units	10,000 Units	11,000 Units
No. Units (Commercial Outflow)	1,000 Units	1,000 Units	1,000 Units	1,000 Units	1,000 Units	1,000 Units
No. Units (Commercial Potential)	0 Units	1,000 Units	1,000 Units	1,000 Units	1,000 Units	1,000 Units
No. Units (Residential Outflow)	3,000 Units	5,000 Units	19,000 Units	9,000 Units	9,000 Units	10,000 Units
Total No. Afford. Units	2,000 Units	10,000 Units	20,000 Units	11,000 Units	10,000 Units	10,000 Units
Total No. New Units	1,000 Units	10,000 Units	10,000 Units	11,000 Units	10,000 Units	10,000 Units

Project	Current FMR	20 FMR	40 FMR	50 FMR	60 FMR	Total FMR
Phase 1: 2000-2010	300 Units	610 Units	1,110 Units	1,400 Units	1,600 Units	2,140 Units
Phase 2: 2011-2015	1,000 Units	1,200 Units	2,000 Units	2,000 Units	2,000 Units	4,200 Units
Subtotal	1,300 Units	2,810 Units	3,110 Units	3,400 Units	3,600 Units	6,340 Units
Phase 3: 2016-2020	1,500 Units	2,400 Units	3,400 Units	4,000 Units	4,000 Units	6,400 Units
Phase 4: 2021-2025	1,700 Units	2,700 Units	3,000 Units	3,000 Units	3,000 Units	7,100 Units
Phase 5: 2026-2030	1,200 Units	1,200 Units	2,000 Units	2,000 Units	1,200 Units	4,200 Units
Phase 6: 2031-2035	600 Units	1,200 Units	1,200 Units	2,000 Units	2,000 Units	3,200 Units
Subtotal	3,000 Units	6,500 Units	11,200 Units	11,200 Units	10,000 Units	22,100 Units
Grand Total	1,000 Units	10,000 Units	13,200 Units	15,000 Units	14,000 Units	22,100 Units



### Commercial Corridor: Fourth Avenue, Brooklyn



Existing Conditions	
Corridor Length	6.0 Miles
No. of Blocks	129 Blocks
No. of Lots	690 Lots
Average FAR Allowable	2.70
Average FAR Built	1.52
Aggregate Footprints	3,263,387 SF
Existing Buildout	3,363,536 OSF
Existing Residential	3,823,367 OSF
Existing Manufacturing	1,021,213 OSF
Existing Commercial	123,217 OSF
Vacant Land	515,362 SF

**Commercial Corridor: Fourth Avenue, Brooklyn**

**Table 15a: Yield with 33% participation**

Potential	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Current Buildout	3,368,536 OSF	3,368,536 OSF	3,368,536 OSF	3,368,536 OSF	3,368,536 OSF	3,368,536 OSF	3,368,536 OSF
Potential Buildout	3,821,506 OSF	10,278,616 OSF	11,278,138 OSF	12,316,761 OSF	13,505,773 OSF	14,543,307 OSF	15,543,307 OSF
Difference	4,452,970 OSF	6,910,080 OSF	7,909,602 OSF	8,948,225 OSF	10,137,237 OSF	11,174,771 OSF	12,174,771 OSF
Current Commercial	123,217 OSF	123,217 OSF	123,217 OSF	123,217 OSF	123,217 OSF	123,217 OSF	123,217 OSF
Potential Commercial	123,217 OSF	323,026 OSF	323,026 OSF	323,026 OSF	323,026 OSF	323,026 OSF	323,026 OSF
Difference	- OSF	200,809 OSF	200,809 OSF	200,809 OSF	200,809 OSF	200,809 OSF	200,809 OSF
Current Residential	1,821,361 OSF	1,821,361 OSF	1,821,361 OSF	1,821,361 OSF	1,821,361 OSF	1,821,361 OSF	1,821,361 OSF
Potential Residential	1,385,205 OSF	7,083,529 OSF	8,633,815 OSF	9,553,102 OSF	10,383,389 OSF	11,303,676 OSF	11,303,676 OSF
Difference	2,571,233 OSF	5,262,168 OSF	6,812,454 OSF	7,731,741 OSF	8,562,028 OSF	9,482,315 OSF	9,482,315 OSF
No. Units (Market)	2,083 Units	2,266 Units	2,306 Units	2,335 Units	2,385 Units	2,485 Units	2,567 Units
No. Units (120-130% AMI)	376 Units	308 Units	506 Units	603 Units	701 Units	1,221 Units	1,221 Units
No. Units (80-120% AMI)	308 Units	333 Units	550 Units	655 Units	767 Units	1,126 Units	1,126 Units
No. Units (40% AMI)	336 Units	336 Units	607 Units	717 Units	827 Units	1,350 Units	1,350 Units
Total No. Affordable Units	1,201 Units	1,338 Units	1,663 Units	1,878 Units	2,286 Units	3,897 Units	3,897 Units
Total No. New Units	3,214 Units	3,804 Units	4,480 Units	5,222 Units	6,180 Units	10,284 Units	10,284 Units

Phase	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Phase 1: 2008-2010	233 Units	270 Units	325 Units	333 Units	363 Units	363 Units	528 Units
Phase 2: 2011-2016	337 Units	531 Units	608 Units	738 Units	738 Units	327 Units	1,056 Units
Subtotal	748 Units	811 Units	1,004 Units	1,197 Units	1,381 Units	1,381 Units	1,684 Units
Phase 3: 2018-2020	736 Units	811 Units	1,004 Units	1,197 Units	1,381 Units	1,381 Units	1,533 Units
Phase 4: 2021-2025	328 Units	307 Units	1,116 Units	1,320 Units	1,535 Units	1,350 Units	1,350 Units
Phase 5: 2026-2030	530 Units	637 Units	737 Units	337 Units	1,032 Units	1,032 Units	1,232 Units
Phase 6: 2031-2035	313 Units	351 Units	558 Units	665 Units	773 Units	773 Units	830 Units
Subtotal	2,688 Units	2,783 Units	3,488 Units	4,124 Units	4,780 Units	4,780 Units	6,466 Units
Grand Total	3,214 Units	3,804 Units	4,480 Units	5,222 Units	6,180 Units	7,038 Units	7,038 Units

**Table 15b: Yield with 66% participation**

Potential	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Current Buildout	3,368,536 OSF	3,368,536 OSF	3,368,536 OSF	3,368,536 OSF	3,368,536 OSF	3,368,536 OSF	3,368,536 OSF
Potential Buildout	3,821,506 OSF	11,676,656 OSF	12,377,307 OSF	16,009,347 OSF	18,137,032 OSF	20,363,777 OSF	20,363,777 OSF
Difference	4,452,970 OSF	8,308,120 OSF	9,008,771 OSF	12,640,811 OSF	14,768,496 OSF	16,995,241 OSF	16,995,241 OSF
Current Commercial	123,217 OSF	123,217 OSF	123,217 OSF	123,217 OSF	123,217 OSF	123,217 OSF	123,217 OSF
Potential Commercial	123,217 OSF	1,173,303 OSF	1,173,303 OSF	1,173,303 OSF	1,173,303 OSF	1,173,303 OSF	1,173,303 OSF
Difference	- OSF	1,050,086 OSF	1,050,086 OSF	1,050,086 OSF	1,050,086 OSF	1,050,086 OSF	1,050,086 OSF
Current Residential	1,821,361 OSF	1,821,361 OSF	1,821,361 OSF	1,821,361 OSF	1,821,361 OSF	1,821,361 OSF	1,821,361 OSF
Potential Residential	1,385,205 OSF	8,021,750 OSF	9,872,226 OSF	11,222,300 OSF	13,573,373 OSF	15,323,077 OSF	15,323,077 OSF
Difference	2,571,233 OSF	6,200,389 OSF	8,050,865 OSF	9,400,939 OSF	11,752,012 OSF	13,501,716 OSF	13,501,716 OSF
No. Units (Market)	2,083 Units	2,338 Units	2,528 Units	3,608 Units	5,687 Units	6,767 Units	6,767 Units
No. Units (120-130% AMI)	376 Units	332 Units	637 Units	837 Units	1,026 Units	1,221 Units	1,221 Units
No. Units (80-120% AMI)	308 Units	330 Units	637 Units	307 Units	1,113 Units	1,126 Units	1,126 Units
No. Units (40% AMI)	336 Units	525 Units	796 Units	337 Units	1,213 Units	1,350 Units	1,350 Units
Total No. Affordable Units	1,201 Units	1,448 Units	2,034 Units	2,722 Units	3,369 Units	3,897 Units	3,897 Units
Total No. New Units	3,214 Units	3,386 Units	5,812 Units	7,328 Units	8,048 Units	10,284 Units	10,284 Units

Phase	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Phase 1: 2008-2010	233 Units	232 Units	327 Units	350 Units	673 Units	307 Units	307 Units
Phase 2: 2011-2016	337 Units	531 Units	332 Units	1,033 Units	1,257 Units	1,615 Units	1,615 Units
Subtotal	748 Units	811 Units	1,289 Units	1,848 Units	2,036 Units	2,422 Units	2,422 Units
Phase 3: 2018-2020	736 Units	376 Units	1,207 Units	1,623 Units	2,035 Units	2,372 Units	2,372 Units
Phase 4: 2021-2025	328 Units	373 Units	1,307 Units	1,372 Units	2,262 Units	2,631 Units	2,631 Units
Phase 5: 2026-2030	530 Units	632 Units	332 Units	1,233 Units	1,533 Units	1,333 Units	1,333 Units
Phase 6: 2031-2035	313 Units	337 Units	702 Units	316 Units	1,137 Units	1,335 Units	1,335 Units
Subtotal	2,688 Units	3,018 Units	4,348 Units	5,830 Units	7,011 Units	8,342 Units	8,342 Units
Grand Total	3,214 Units	3,386 Units	5,812 Units	7,328 Units	8,048 Units	10,284 Units	10,284 Units



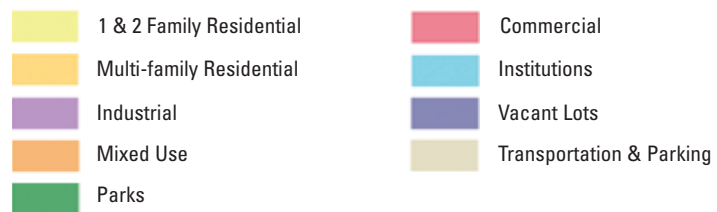
**Commercial Corridor: Fourth Avenue, Brooklyn**

**Table 15c: Yield with 100% participation**

Potential	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Current Buildout	\$,968,536 OSF	\$,968,536 OSF	\$,968,536 OSF	\$,968,536 OSF	\$,968,536 OSF	\$,968,536 OSF	\$,968,536 OSF
Potential Buildout	\$,821,576 OSF	11,076,338 OSF	16,133,376 OSF	18,611,972 OSF	22,887,308 OSF	26,151,836 OSF	26,151,836 OSF
Difference	1,852,860 OSF	9,107,802 OSF	11,164,840 OSF	12,643,436 OSF	14,918,772 OSF	17,183,300 OSF	17,183,300 OSF
Current Commercial	123,217 OSF	123,217 OSF	123,217 OSF	123,217 OSF	123,217 OSF	123,217 OSF	123,217 OSF
Potential Commercial	123,217 OSF	3,268,387 OSF	3,268,387 OSF	3,268,387 OSF	3,268,387 OSF	3,268,387 OSF	3,268,387 OSF
Difference	- OSF	3,145,170 OSF	3,145,170 OSF	3,145,170 OSF	3,145,170 OSF	3,145,170 OSF	3,145,170 OSF
Current Residential	1,827,361 OSF	1,827,361 OSF	1,827,361 OSF	1,827,361 OSF	1,827,361 OSF	1,827,361 OSF	1,827,361 OSF
Potential Residential	1,235,205 OSF	8,125,317 OSF	11,115,556 OSF	13,883,135 OSF	16,671,821 OSF	18,250,273 OSF	18,250,273 OSF
Difference	1,571,313 OSF	6,297,956 OSF	7,288,195 OSF	10,055,774 OSF	12,844,460 OSF	14,622,912 OSF	14,622,912 OSF
No. Units (Market)	2,083 Units	2,632 Units	3,250 Units	5,873 Units	7,335 Units	9,115 Units	9,115 Units
No. Units (120-130% AMI)	376 Units	376 Units	767 Units	1,060 Units	1,352 Units	1,635 Units	1,635 Units
No. Units (80-120% AMI)	203 Units	516 Units	833 Units	1,151 Units	1,368 Units	1,736 Units	1,736 Units
No. Units (40% AMI)	336 Units	562 Units	811 Units	1,253 Units	1,606 Units	1,952 Units	1,952 Units
Total No. Affordable Units	1,201 Units	1,666 Units	2,612 Units	3,488 Units	4,427 Units	5,384 Units	5,384 Units
Total No. New Units	3,314 Units	4,187 Units	6,795 Units	8,340 Units	11,821 Units	14,690 Units	14,690 Units

Phase	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Phase 1: 2008-2010	233 Units	313 Units	507 Units	701 Units	893 Units	1,037 Units	1,037 Units
Phase 2: 2011-2015	337 Units	628 Units	1,015 Units	1,301 Units	1,788 Units	2,175 Units	2,175 Units
Subtotal	748 Units	942 Units	1,522 Units	2,102 Units	2,882 Units	3,282 Units	3,282 Units
Phase 3: 2016-2020	736 Units	832 Units	1,522 Units	2,102 Units	2,682 Units	3,262 Units	3,262 Units
Phase 4: 2021-2025	323 Units	1,072 Units	1,637 Units	2,276 Units	2,380 Units	2,625 Units	2,625 Units
Phase 5: 2026-2030	530 Units	733 Units	1,133 Units	1,635 Units	2,036 Units	2,537 Units	2,537 Units
Phase 6: 2031-2035	313 Units	523 Units	836 Units	1,168 Units	1,330 Units	1,812 Units	1,812 Units
Subtotal	2,683 Units	3,245 Units	6,243 Units	7,241 Units	8,238 Units	11,237 Units	11,237 Units
Grand Total	3,314 Units	4,187 Units	6,795 Units	8,340 Units	11,821 Units	14,690 Units	14,690 Units



### Commercial Corridor: McDonald Avenue, Brooklyn



Existing Conditions	
Corridor Length	1.5 Miles
No. of Blocks	63 Blocks
No. of Lots	657 Lots
Average FAR Allowable	1.28
Average FAR Built	0.83
Aggregate Footprints	3,233,790 SF
Existing Buildout	3,003,051 GSF
Existing Residential	1,661,602 GSF
Existing Manufacturing	1,267,627 GSF
Existing Commercial	313,826 GSF
Vacant Land	277,593 SF

**Commercial Corridor: McDonald Avenue, Brooklyn**

**Table 16a: Yield with 33% participation**

Potential	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Current Buildout	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF
Potential Buildout	5,672,826 OSF	3,662,830 OSF	11,176,333 OSF	12,669,107 OSF	13,682,216 OSF	15,555,725 OSF	15,555,725 OSF
Difference	1,913,805 OSF	3,228,878 OSF	7,843,282 OSF	9,336,056 OSF	10,349,165 OSF	12,222,674 OSF	12,222,674 OSF
Current Commercial	313,826 OSF	313,826 OSF	313,826 OSF	313,826 OSF	313,826 OSF	313,826 OSF	313,826 OSF
Potential Commercial	313,826 OSF	1,230,203 OSF	1,230,203 OSF	1,230,203 OSF	1,230,203 OSF	1,230,203 OSF	1,230,203 OSF
Difference	- OSF	916,377 OSF	916,377 OSF	916,377 OSF	916,377 OSF	916,377 OSF	916,377 OSF
Current Residential	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF
Potential Residential	3,507,325 OSF	6,382,827 OSF	8,013,966 OSF	9,287,108 OSF	10,519,251 OSF	11,731,393 OSF	11,731,393 OSF
Difference	2,845,723 OSF	5,121,225 OSF	6,352,364 OSF	7,625,506 OSF	8,857,649 OSF	10,069,791 OSF	10,069,791 OSF
No. Units (Market)	1,678 Units	2,337 Units	3,018 Units	3,338 Units	3,658 Units	5,173 Units	10,131 Units
No. Units (120-180% AMI)	303 Units	528 Units	671 Units	803 Units	903 Units	933 Units	1,830 Units
No. Units (90-120% AMI)	323 Units	536 Units	728 Units	871 Units	975 Units	1,075 Units	1,937 Units
No. Units (<90% AMI)	353 Units	633 Units	747 Units	764 Units	780 Units	1,170 Units	2,173 Units
Total No. Affordable Units	881 Units	1,795 Units	2,198 Units	2,827 Units	3,063 Units	3,063 Units	5,830 Units
Total No. New Units	2,888 Units	4,782 Units	6,814 Units	7,078 Units	7,078 Units	8,207 Units	18,130 Units

Phase	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Phase 1: 2008-2010	200 Units	356 Units	332 Units	531 Units	618 Units	705 Units	705 Units
Phase 2: 2011-2015	300 Units	713 Units	883 Units	1,061 Units	1,236 Units	1,310 Units	1,310 Units
Subtotal	800 Units	1,069 Units	1,315 Units	1,592 Units	1,854 Units	2,115 Units	2,115 Units
Phase 3: 2016-2020	600 Units	1,069 Units	1,337 Units	1,532 Units	1,857 Units	2,175 Units	2,175 Units
Phase 4: 2021-2025	667 Units	1,138 Units	1,278 Units	1,369 Units	2,053 Units	2,350 Units	2,350 Units
Phase 5: 2026-2030	367 Units	832 Units	1,025 Units	1,238 Units	1,332 Units	1,635 Units	1,635 Units
Phase 6: 2031-2035	333 Units	533 Units	728 Units	883 Units	1,030 Units	1,175 Units	1,175 Units
Subtotal	2,088 Units	3,888 Units	4,683 Units	5,484 Units	6,384 Units	7,344 Units	7,344 Units
Grand Total	2,888 Units	4,782 Units	6,814 Units	7,078 Units	8,207 Units	8,388 Units	8,388 Units

**Table 16b: Yield with 66% participation**

Potential	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Current Buildout	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF
Potential Buildout	5,672,826 OSF	11,672,827 OSF	16,619,131 OSF	18,565,759 OSF	22,511,576 OSF	25,257,732 OSF	25,257,732 OSF
Difference	1,913,805 OSF	8,339,776 OSF	13,286,080 OSF	15,232,708 OSF	19,178,525 OSF	21,924,681 OSF	21,924,681 OSF
Current Commercial	313,826 OSF	313,826 OSF	313,826 OSF	313,826 OSF	313,826 OSF	313,826 OSF	313,826 OSF
Potential Commercial	313,826 OSF	1,687,207 OSF	1,687,207 OSF	1,687,207 OSF	1,687,207 OSF	1,687,207 OSF	1,687,207 OSF
Difference	- OSF	1,373,381 OSF	1,373,381 OSF	1,373,381 OSF	1,373,381 OSF	1,373,381 OSF	1,373,381 OSF
Current Residential	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF
Potential Residential	3,507,325 OSF	9,985,620 OSF	14,931,924 OSF	16,878,552 OSF	20,824,370 OSF	23,570,525 OSF	23,570,525 OSF
Difference	2,845,723 OSF	8,324,018 OSF	13,270,322 OSF	15,216,950 OSF	19,162,768 OSF	21,908,923 OSF	21,908,923 OSF
No. Units (Market)	1,678 Units	3,237 Units	5,298 Units	7,213 Units	8,680 Units	10,131 Units	10,131 Units
No. Units (120-180% AMI)	303 Units	776 Units	1,028 Units	1,303 Units	1,566 Units	1,830 Units	1,830 Units
No. Units (90-120% AMI)	323 Units	832 Units	1,128 Units	1,371 Units	1,601 Units	1,937 Units	1,937 Units
No. Units (<90% AMI)	353 Units	629 Units	747 Units	764 Units	780 Units	1,173 Units	2,173 Units
Total No. Affordable Units	881 Units	2,538 Units	3,401 Units	4,284 Units	5,127 Units	5,830 Units	5,830 Units
Total No. New Units	2,888 Units	8,336 Units	11,188 Units	11,430 Units	13,808 Units	18,130 Units	18,130 Units

Phase	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Phase 1: 2008-2010	200 Units	573 Units	687 Units	861 Units	1,035 Units	1,210 Units	1,210 Units
Phase 2: 2011-2015	300 Units	1,025 Units	1,273 Units	1,722 Units	2,071 Units	2,320 Units	2,320 Units
Subtotal	800 Units	1,598 Units	2,081 Units	2,584 Units	3,108 Units	3,828 Units	3,828 Units
Phase 3: 2016-2020	600 Units	1,538 Units	2,067 Units	2,532 Units	3,066 Units	3,623 Units	3,623 Units
Phase 4: 2021-2025	667 Units	1,708 Units	2,230 Units	2,871 Units	3,352 Units	3,877 Units	3,877 Units
Phase 5: 2026-2030	367 Units	1,196 Units	1,600 Units	2,003 Units	2,316 Units	2,823 Units	2,823 Units
Phase 6: 2031-2035	333 Units	853 Units	1,185 Units	1,335 Units	1,726 Units	2,076 Units	2,076 Units
Subtotal	2,088 Units	5,287 Units	7,083 Units	8,838 Units	10,700 Units	12,801 Units	12,801 Units
Grand Total	2,888 Units	8,336 Units	11,188 Units	11,430 Units	13,808 Units	18,130 Units	18,130 Units

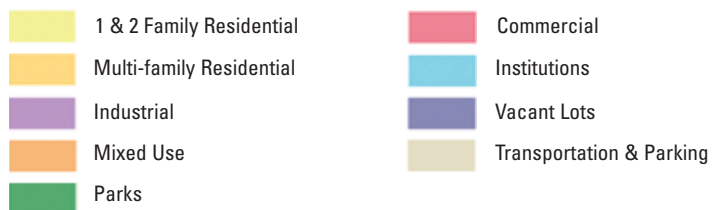
**Commercial Corridor: McDonald Avenue, Brooklyn**

**Table 16c: Yield with 100% participation**

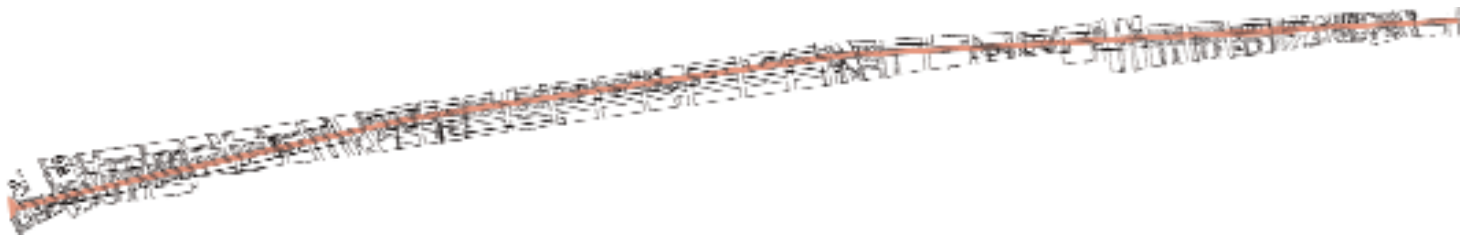
Potential	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Current Buildout	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF	3,333,051 OSF
Potential Buildout	5,062,856 OSF	17,636,000 OSF	22,118,720 OSF	26,522,500 OSF	30,966,250 OSF	35,390,000 OSF	39,793,750 OSF
Difference	1,729,805 OSF	14,302,949 OSF	18,785,669 OSF	23,189,449 OSF	27,633,200 OSF	32,056,949 OSF	36,460,700 OSF
Current Commercial	313,826 OSF	313,826 OSF	313,826 OSF	313,826 OSF	313,826 OSF	313,826 OSF	313,826 OSF
Potential Commercial	313,826 OSF	3,323,750 OSF	3,323,750 OSF	3,323,750 OSF	3,323,750 OSF	3,323,750 OSF	3,323,750 OSF
Difference	- OSF	3,009,924 OSF	3,009,924 OSF	3,009,924 OSF	3,009,924 OSF	3,009,924 OSF	3,009,924 OSF
Current Residential	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF	1,661,602 OSF
Potential Residential	3,507,325 OSF	14,280,560 OSF	18,800,720 OSF	23,200,750 OSF	27,633,250 OSF	32,056,949 OSF	36,460,700 OSF
Difference	2,845,723 OSF	12,618,958 OSF	17,139,118 OSF	21,539,148 OSF	25,971,648 OSF	30,395,347 OSF	34,800,098 OSF
No. Units (Market)	1,678 Units	5,611 Units	7,305 Units	9,338 Units	12,131 Units	15,385 Units	19,385 Units
No. Units (<120-130% AMI)	303 Units	1,013 Units	1,308 Units	1,603 Units	2,000 Units	2,536 Units	3,236 Units
No. Units (<80-120% AMI)	723 Units	1,038 Units	1,528 Units	1,958 Units	2,388 Units	2,818 Units	3,418 Units
No. Units (<60% AMI)	753 Units	1,292 Units	1,672 Units	2,122 Units	2,612 Units	3,082 Units	3,882 Units
Total No. Affordable Units	881 Units	3,314 Units	4,810 Units	6,306 Units	7,601 Units	9,444 Units	12,436 Units
Total No. New Units	2,889 Units	8,325 Units	12,414 Units	16,800 Units	22,382 Units	29,831 Units	39,793 Units

Phasing	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Phase 1: 2008-2010	200 Units	603 Units	807 Units	1,133 Units	1,353 Units	1,716 Units	2,176 Units
Phase 2: 2011-2015	300 Units	1,338 Units	1,802 Units	2,385 Units	2,903 Units	3,632 Units	4,532 Units
Subtotal	500 Units	2,008 Units	2,789 Units	3,678 Units	4,383 Units	5,448 Units	6,908 Units
Phase 3: 2016-2020	600 Units	2,008 Units	2,789 Units	3,678 Units	4,383 Units	5,448 Units	6,908 Units
Phase 4: 2021-2025	667 Units	2,227 Units	3,002 Units	3,976 Units	4,849 Units	5,970 Units	7,470 Units
Phase 5: 2026-2030	367 Units	1,562 Units	2,172 Units	2,783 Units	3,393 Units	4,203 Units	5,203 Units
Phase 6: 2031-2035	333 Units	1,176 Units	1,562 Units	1,988 Units	2,422 Units	2,860 Units	3,560 Units
Subtotal	2,088 Units	8,317 Units	11,211 Units	14,326 Units	17,028 Units	21,231 Units	26,733 Units
Grand Total	2,889 Units	8,325 Units	12,414 Units	16,800 Units	22,382 Units	29,831 Units	39,793 Units



## Commercial Corridor: Coney Island, Brooklyn



Existing Conditions	
Corridor Length	5.2 Miles
No. of Blocks	37 Blocks
No. of Lots	1011 Lots
Average FAR Allowable	2.73
Average FAR Built	1.81
Approximate Footprints	6,383,657 SF
Existing Bulldozer	11,567,183 OSF
Existing Residential	3,653,550 OSF
Existing Manufacturing	0 OSF
Existing Commercial	1,881,750 OSF
Vacant Land	183,385 SF

### Commercial Corridor: Coney Island, Brooklyn

Table 17a: Yield with 33% participation

Potential	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Current Buildout	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF
Potential Buildout	13,351,862 OSF	19,379,577 OSF	20,602,606 OSF	22,170,752 OSF	23,856,820 OSF	26,382,327 OSF	26,382,327 OSF
Difference	1,794,679 OSF	7,822,394 OSF	9,045,423 OSF	10,613,569 OSF	12,299,637 OSF	14,825,144 OSF	14,825,144 OSF
Current Commercial	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF
Potential Commercial	1,831,753 OSF	2,832,671 OSF	2,832,671 OSF	2,832,671 OSF	2,832,671 OSF	2,832,671 OSF	2,832,671 OSF
Difference	- OSF	1,000,918 OSF	1,000,918 OSF	1,000,918 OSF	1,000,918 OSF	1,000,918 OSF	1,000,918 OSF
Current Residential	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF
Potential Residential	11,520,109 OSF	12,827,087 OSF	13,638,201 OSF	16,338,536 OSF	18,238,610 OSF	20,055,385 OSF	20,055,385 OSF
Difference	1,824,569 OSF	3,131,547 OSF	3,942,661 OSF	6,642,996 OSF	8,543,070 OSF	10,359,845 OSF	10,359,845 OSF
No. Units (Market)	838 Units	1,852 Units	2,308 Units	3,362 Units	5,016 Units	11,293 Units	11,293 Units
No. Units (120-180% AMI)	153 Units	332 Units	525 Units	715 Units	905 Units	2,038 Units	2,038 Units
No. Units (90-120% AMI)	166 Units	360 Units	570 Units	776 Units	987 Units	2,272 Units	2,272 Units
No. Units (<90% AMI)	132 Units	297 Units	427 Units	627 Units	824 Units	1,983 Units	1,983 Units
Total No. Affordable Units	601 Units	1,035 Units	1,712 Units	2,340 Units	2,983 Units	6,870 Units	6,870 Units
Total No. New Units	1,049 Units	2,888 Units	4,826 Units	8,302 Units	7,879 Units	17,880 Units	17,880 Units

Phase	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Phase 1: 2008-2010	101 Units	221 Units	331 Units	473 Units	539 Units	723 Units	723 Units
Phase 2: 2011-2015	202 Units	442 Units	662 Units	945 Units	1,137 Units	1,518 Units	1,518 Units
Subtotal	303 Units	663 Units	1,041 Units	1,418 Units	1,786 Units	2,170 Units	2,170 Units
Phase 3: 2016-2020	303 Units	663 Units	1,041 Units	1,418 Units	1,786 Units	2,170 Units	2,170 Units
Phase 4: 2021-2025	303 Units	663 Units	1,041 Units	1,418 Units	1,786 Units	2,170 Units	2,170 Units
Phase 5: 2026-2030	236 Units	516 Units	803 Units	1,103 Units	1,336 Units	1,630 Units	1,630 Units
Phase 6: 2031-2035	163 Units	363 Units	573 Units	788 Units	937 Units	1,207 Units	1,207 Units
Subtotal	1,046 Units	2,285 Units	3,595 Units	4,834 Units	6,184 Units	7,430 Units	7,430 Units
Grand Total	1,049 Units	2,888 Units	4,826 Units	8,302 Units	7,879 Units	14,680 Units	14,680 Units

Table 17b: Yield with 66% participation

Potential	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Current Buildout	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF
Potential Buildout	13,351,862 OSF	22,001,231 OSF	26,295,206 OSF	30,507,621 OSF	33,758,816 OSF	39,011,831 OSF	39,011,831 OSF
Difference	1,794,679 OSF	10,444,048 OSF	14,738,023 OSF	18,950,438 OSF	22,201,633 OSF	27,454,648 OSF	27,454,648 OSF
Current Commercial	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF
Potential Commercial	1,831,753 OSF	3,332,380 OSF	3,332,380 OSF	3,332,380 OSF	3,332,380 OSF	3,332,380 OSF	3,332,380 OSF
Difference	- OSF	1,500,627 OSF	1,500,627 OSF	1,500,627 OSF	1,500,627 OSF	1,500,627 OSF	1,500,627 OSF
Current Residential	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF
Potential Residential	11,520,109 OSF	13,559,380 OSF	18,106,728 OSF	21,780,077 OSF	25,333,326 OSF	29,008,775 OSF	29,008,775 OSF
Difference	1,824,569 OSF	3,901,840 OSF	8,411,188 OSF	12,084,537 OSF	15,637,786 OSF	19,313,235 OSF	19,313,235 OSF
No. Units (Market)	838 Units	2,858 Units	3,308 Units	3,076 Units	3,185 Units	11,293 Units	11,293 Units
No. Units (120-180% AMI)	153 Units	516 Units	896 Units	1,277 Units	1,657 Units	2,038 Units	2,038 Units
No. Units (90-120% AMI)	166 Units	560 Units	970 Units	1,386 Units	1,789 Units	2,272 Units	2,272 Units
No. Units (<90% AMI)	132 Units	617 Units	1,006 Units	1,519 Units	1,969 Units	2,270 Units	2,270 Units
Total No. Affordable Units	601 Units	1,833 Units	2,834 Units	4,180 Units	5,426 Units	6,870 Units	6,870 Units
Total No. New Units	1,049 Units	4,648 Units	7,302 Units	11,268 Units	14,808 Units	17,880 Units	17,880 Units

Phase	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Phase 1: 2008-2010	101 Units	331 Units	530 Units	833 Units	1,036 Units	1,337 Units	1,337 Units
Phase 2: 2011-2015	202 Units	662 Units	1,135 Units	1,688 Units	2,131 Units	2,633 Units	2,633 Units
Subtotal	303 Units	1,023 Units	1,728 Units	2,630 Units	3,287 Units	4,040 Units	4,040 Units
Phase 3: 2016-2020	303 Units	1,023 Units	1,728 Units	2,630 Units	3,287 Units	4,040 Units	4,040 Units
Phase 4: 2021-2025	303 Units	1,177 Units	1,936 Units	2,813 Units	3,652 Units	4,431 Units	4,431 Units
Phase 5: 2026-2030	236 Units	796 Units	1,340 Units	1,970 Units	2,557 Units	3,133 Units	3,133 Units
Phase 6: 2031-2035	163 Units	568 Units	988 Units	1,407 Units	1,826 Units	2,235 Units	2,235 Units
Subtotal	1,046 Units	3,635 Units	6,124 Units	8,720 Units	11,022 Units	13,821 Units	13,821 Units
Grand Total	1,049 Units	4,648 Units	7,302 Units	11,268 Units	14,808 Units	17,880 Units	17,880 Units



### Commercial Corridor: Coney Island, Brooklyn

Table 17c: Yield with 100% participation

Potential	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Current Buildout	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF	11,557,183 OSF
Potential Buildout	1,357,862 OSF	25,538,588 OSF	31,977,236 OSF	38,407,884 OSF	44,837,532 OSF	51,277,179 OSF	57,716,827 OSF
Difference	2,715,045 OSF	13,981,405 OSF	20,420,053 OSF	26,850,701 OSF	33,280,349 OSF	39,719,996 OSF	46,159,644 OSF
Current Commercial	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF	1,831,753 OSF
Potential Commercial	1,831,753 OSF	6,385,637 OSF	6,385,637 OSF	6,385,637 OSF	6,385,637 OSF	6,385,637 OSF	6,385,637 OSF
Difference	- OSF	4,553,884 OSF	4,553,884 OSF	4,553,884 OSF	4,553,884 OSF	4,553,884 OSF	4,553,884 OSF
Current Residential	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF	9,695,540 OSF
Potential Residential	11,742,782 OSF	16,280,851 OSF	21,707,801 OSF	27,133,751 OSF	32,559,701 OSF	37,985,651 OSF	43,411,601 OSF
Difference	2,047,242 OSF	6,585,311 OSF	12,012,261 OSF	17,438,211 OSF	22,863,161 OSF	28,288,111 OSF	33,713,061 OSF
No. Units (Market)	838 Units	3,868 Units	7,032 Units	10,200 Units	13,265 Units	16,501 Units	19,837 Units
No. Units (120-130% AMI)	153 Units	638 Units	1,268 Units	1,871 Units	2,372 Units	2,973 Units	3,574 Units
No. Units (80-120% AMI)	166 Units	758 Units	1,478 Units	1,988 Units	2,613 Units	3,238 Units	3,738 Units
No. Units (90% AMI)	182 Units	828 Units	1,597 Units	2,136 Units	2,862 Units	3,587 Units	4,312 Units
Total No. Affordable Units	501 Units	2,295 Units	4,165 Units	6,026 Units	7,984 Units	9,944 Units	11,904 Units
Total No. New Units	1,348 Units	8,160 Units	11,188 Units	14,224 Units	17,280 Units	20,336 Units	23,394 Units

Phase	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Phase 1: 2008-2010	107 Units	367 Units	838 Units	1,217 Units	1,596 Units	1,975 Units	2,354 Units
Phase 2: 2011-2015	202 Units	821 Units	1,678 Units	2,371 Units	3,064 Units	3,757 Units	4,450 Units
Subtotal	309 Units	1,188 Units	2,516 Units	3,588 Units	4,660 Units	5,730 Units	6,804 Units
Phase 3: 2016-2020	207 Units	1,382 Units	2,517 Units	3,650 Units	4,712 Units	5,774 Units	6,836 Units
Phase 4: 2021-2025	227 Units	1,578 Units	2,737 Units	3,896 Units	5,038 Units	6,180 Units	7,322 Units
Phase 5: 2026-2030	236 Units	1,677 Units	2,958 Units	4,139 Units	5,280 Units	6,422 Units	7,564 Units
Phase 6: 2031-2035	169 Units	708 Units	1,288 Units	1,868 Units	2,448 Units	3,028 Units	3,608 Units
Subtotal	1,046 Units	4,783 Units	8,871 Units	12,674 Units	16,478 Units	20,288 Units	24,098 Units
Grand Total	1,348 Units	8,160 Units	11,188 Units	14,224 Units	17,280 Units	20,336 Units	23,394 Units

