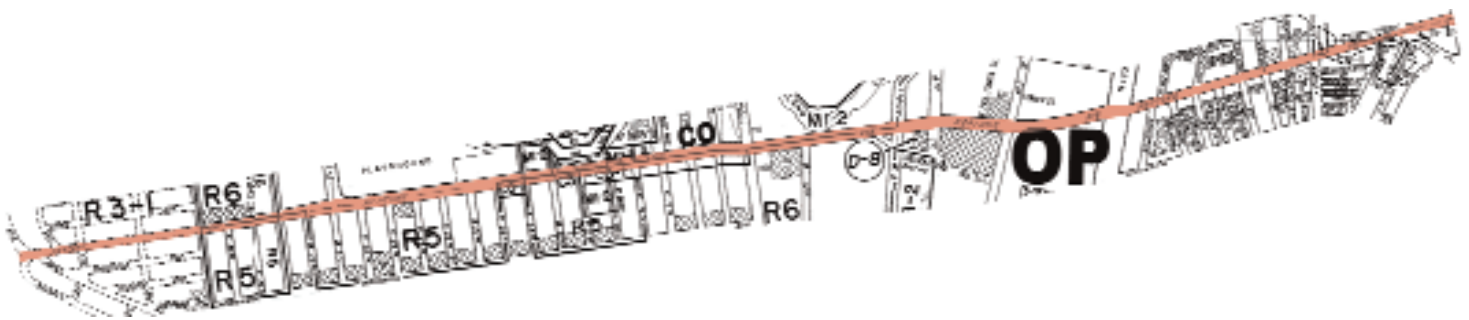


### Commercial Corridor: Neptune Avenue, Brooklyn



Existing Conditions	
Corridor Length	2.6 Miles
No. of Blocks	66 Blocks
No. of Lots	732 Lots
Average FAR Allowable	2.01
Average FAR Built	1.33
Aggregate Footprints	7,533,876 SF
Existing Buildout	10,083,206 GSF
Existing Residential	3,713,221 GSF
Existing Manufacturing	133,082 GSF
Existing Commercial	220,883 GSF
Vacant Land	725,083 SF

**Commercial Corridor: Neptune Avenue, Brooklyn**

**Table 18a: 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	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF
Potential Buildout	15,195,612 OSF	20,178,831 OSF	22,691,076 OSF	25,203,321 OSF	27,715,567 OSF	30,227,812 OSF	32,740,057 OSF
Difference	5,112,407 OSF	10,095,625 OSF	12,607,870 OSF	15,120,115 OSF	17,632,361 OSF	20,144,606 OSF	22,656,851 OSF
Current Commercial	220,893 OSF	220,893 OSF	220,893 OSF	220,893 OSF	220,893 OSF	220,893 OSF	220,893 OSF
Potential Commercial	220,893 OSF	1,852,516 OSF	1,852,516 OSF	1,852,516 OSF	1,852,516 OSF	1,852,516 OSF	1,852,516 OSF
Difference	- OSF	1,631,622 OSF	1,631,622 OSF	1,631,622 OSF	1,631,622 OSF	1,631,622 OSF	1,631,622 OSF
Current Residential	9,718,221 OSF	9,718,221 OSF	9,718,221 OSF	9,718,221 OSF	9,718,221 OSF	9,718,221 OSF	9,718,221 OSF
Potential Residential	12,220,029 OSF	17,890,390 OSF	17,026,500 OSF	19,162,133 OSF	21,293,721 OSF	23,333,297 OSF	25,373,297 OSF
Difference	2,501,808 OSF	8,172,169 OSF	7,308,279 OSF	9,443,912 OSF	11,575,500 OSF	13,615,076 OSF	15,655,076 OSF
No. Units (Market)	1,251 Units	3,017 Units	3,200 Units	5,503 Units	6,255 Units	11,250 Units	13,250 Units
No. Units (<120-130%AMI)	316 Units	535 Units	708 Units	333 Units	1,213 Units	2,571 Units	2,571 Units
No. Units (<80-120%AMI)	333 Units	531 Units	375 Units	1,073 Units	1,323 Units	2,397 Units	2,397 Units
No. Units (<60%AMI)	335 Units	671 Units	312 Units	1,130 Units	1,327 Units	2,052 Units	2,052 Units
Total No. Affordable Units	1,034 Units	1,782 Units	2,658 Units	3,264 Units	3,880 Units	6,417 Units	6,417 Units
Total No. New Units	2,786 Units	4,800 Units	6,781 Units	8,780 Units	10,744 Units	22,897 Units	22,897 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	203 Units	300 Units	503 Units	657 Units	806 Units	353 Units	353 Units
Phase 2: 2011-2015	318 Units	720 Units	1,017 Units	1,313 Units	1,612 Units	1,303 Units	1,303 Units
Subtotal	827 Units	1,080 Units	1,628 Units	1,972 Units	2,417 Units	2,880 Units	2,880 Units
Phase 3: 2018-2020	627 Units	1,080 Units	1,526 Units	1,372 Units	2,317 Units	2,867 Units	2,867 Units
Phase 4: 2021-2025	636 Units	1,200 Units	1,635 Units	2,131 Units	2,636 Units	1,131 Units	1,131 Units
Phase 5: 2028-2030	387 Units	830 Units	1,187 Units	1,533 Units	1,880 Units	2,227 Units	2,227 Units
Phase 6: 2031-2035	338 Units	600 Units	838 Units	1,035 Units	1,233 Units	1,531 Units	1,531 Units
Subtotal	2,169 Units	3,720 Units	6,268 Units	6,781 Units	8,027 Units	8,880 Units	8,880 Units
Grand Total	2,786 Units	4,800 Units	6,781 Units	8,780 Units	10,744 Units	22,897 Units	22,897 Units

**Table 18b: 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	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF
Potential Buildout	15,195,612 OSF	25,171,538 OSF	30,196,326 OSF	35,221,114 OSF	40,245,902 OSF	45,270,690 OSF	50,295,478 OSF
Difference	5,112,407 OSF	15,088,332 OSF	20,113,120 OSF	25,137,908 OSF	30,162,696 OSF	35,187,484 OSF	40,212,272 OSF
Current Commercial	220,893 OSF	220,893 OSF	220,893 OSF	220,893 OSF	220,893 OSF	220,893 OSF	220,893 OSF
Potential Commercial	220,893 OSF	2,667,103 OSF	2,667,103 OSF	2,667,103 OSF	2,667,103 OSF	2,667,103 OSF	2,667,103 OSF
Difference	- OSF	2,446,210 OSF	2,446,210 OSF	2,446,210 OSF	2,446,210 OSF	2,446,210 OSF	2,446,210 OSF
Current Residential	9,718,221 OSF	9,718,221 OSF	9,718,221 OSF	9,718,221 OSF	9,718,221 OSF	9,718,221 OSF	9,718,221 OSF
Potential Residential	12,220,029 OSF	17,001,351 OSF	21,000,100 OSF	25,603,258 OSF	29,875,312 OSF	33,786,566 OSF	37,697,820 OSF
Difference	2,501,808 OSF	7,283,130 OSF	11,281,879 OSF	15,885,037 OSF	20,157,091 OSF	24,068,345 OSF	27,979,599 OSF
No. Units (Market)	1,251 Units	3,283 Units	6,276 Units	3,267 Units	11,258 Units	13,250 Units	13,250 Units
No. Units (<120-130%AMI)	316 Units	770 Units	1,223 Units	1,672 Units	2,122 Units	2,571 Units	2,571 Units
No. Units (<80-120%AMI)	333 Units	838 Units	1,227 Units	1,816 Units	2,303 Units	2,397 Units	2,397 Units
No. Units (<60%AMI)	335 Units	318 Units	1,352 Units	1,386 Units	2,520 Units	3,052 Units	3,052 Units
Total No. Affordable Units	1,034 Units	2,630 Units	4,002 Units	5,474 Units	6,885 Units	8,417 Units	8,417 Units
Total No. New Units	2,786 Units	8,334 Units	10,777 Units	14,740 Units	18,703 Units	22,897 Units	22,897 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	203 Units	511 Units	308 Units	1,106 Units	1,307 Units	1,300 Units	1,300 Units
Phase 2: 2011-2015	318 Units	1,022 Units	1,617 Units	2,211 Units	2,806 Units	1,300 Units	1,300 Units
Subtotal	827 Units	1,630 Units	2,435 Units	3,317 Units	4,203 Units	5,100 Units	5,100 Units
Phase 3: 2018-2020	627 Units	1,530 Units	2,325 Units	3,177 Units	3,208 Units	5,100 Units	5,100 Units
Phase 4: 2021-2025	636 Units	1,703 Units	2,632 Units	3,635 Units	3,676 Units	5,667 Units	5,667 Units
Phase 5: 2028-2030	387 Units	1,132 Units	1,886 Units	2,580 Units	2,727 Units	2,367 Units	2,367 Units
Phase 6: 2031-2035	338 Units	352 Units	1,337 Units	1,833 Units	2,338 Units	2,833 Units	2,833 Units
Subtotal	2,169 Units	6,281 Units	8,082 Units	11,424 Units	14,486 Units	17,697 Units	17,697 Units
Grand Total	2,786 Units	8,334 Units	10,777 Units	14,740 Units	18,703 Units	22,897 Units	22,897 Units

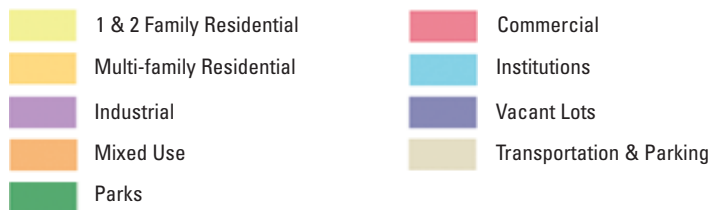
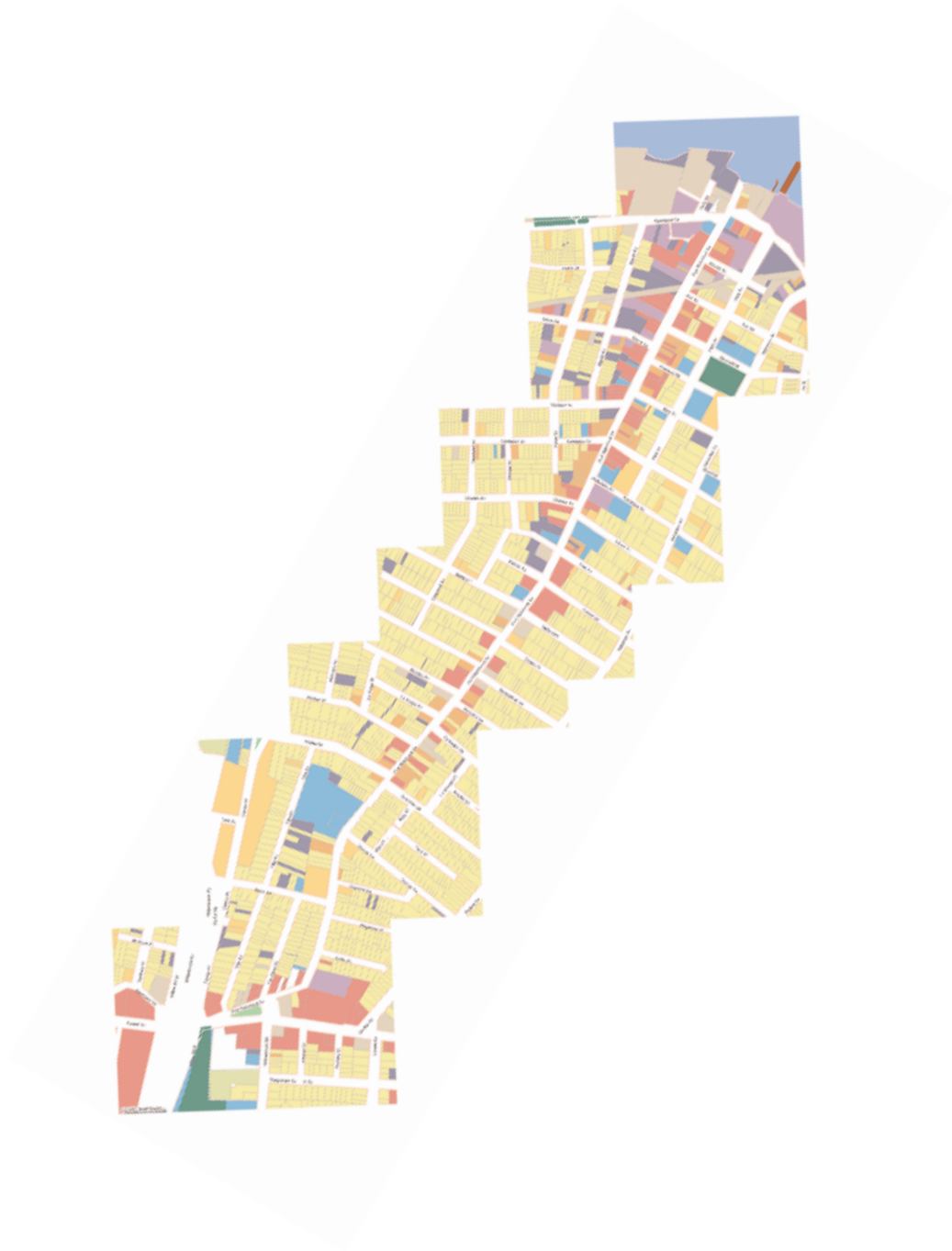
**Commercial Corridor: Neptune Avenue, Brooklyn**

**Table 18c: Yield with 100% participation**

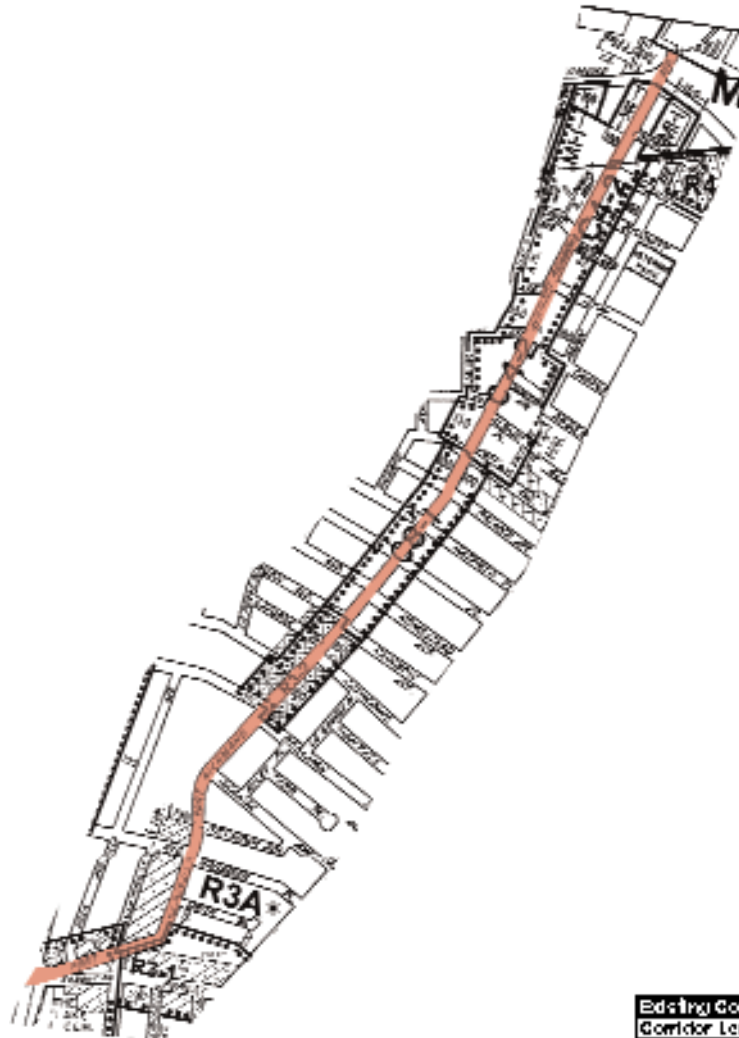
Potential	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
Current Buildout	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF	10,083,206 OSF
Potential Buildout	15,135,012 OSF	19,178,500 OSF	21,721,176 OSF	26,268,750 OSF	32,811,175 OSF	60,159,000 OSF	60,159,000 OSF
Difference	5,051,807 OSF	9,095,294 OSF	11,637,970 OSF	16,185,544 OSF	22,727,969 OSF	50,075,794 OSF	50,075,794 OSF
Current Commercial	220,832 OSF	220,832 OSF	220,832 OSF	220,832 OSF	220,832 OSF	220,832 OSF	220,832 OSF
Potential Commercial	220,832 OSF	7,533,876 OSF	7,533,876 OSF	7,533,876 OSF	7,533,876 OSF	7,533,876 OSF	7,533,876 OSF
Difference	- OSF	7,313,044 OSF	7,313,044 OSF	7,313,044 OSF	7,313,044 OSF	7,313,044 OSF	7,313,044 OSF
Current Residential	9,719,221 OSF	9,719,221 OSF	9,719,221 OSF	9,719,221 OSF	9,719,221 OSF	9,719,221 OSF	9,719,221 OSF
Potential Residential	12,220,029 OSF	19,228,827 OSF	25,062,576 OSF	32,065,713 OSF	38,278,863 OSF	52,439,779 OSF	52,439,779 OSF
Difference	2,500,808 OSF	9,509,606 OSF	15,343,355 OSF	22,346,492 OSF	28,559,642 OSF	42,720,558 OSF	42,720,558 OSF
No. Units (Market)	1,251 Units	5,552 Units	3,236 Units	13,036 Units	16,277 Units	20,573 Units	20,573 Units
No. Units (<120-130% AMI)	316 Units	1,002 Units	1,670 Units	2,352 Units	3,027 Units	3,703 Units	3,703 Units
No. Units (80-120% AMI)	127 Units	1,038 Units	1,327 Units	2,552 Units	2,287 Units	3,070 Units	3,070 Units
No. Units (<80% AMI)	77 Units	1,130 Units	1,332 Units	2,237 Units	2,535 Units	3,337 Units	3,337 Units
Total No. Affordable Units	1,034 Units	3,231 Units	5,490 Units	7,700 Units	8,808 Units	12,118 Units	12,118 Units
Total No. New Units	2,736 Units	3,335 Units	14,736 Units	20,738 Units	28,898 Units	32,837 Units	32,837 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	203 Units	603 Units	1,103 Units	1,555 Units	2,007 Units	2,333 Units	2,333 Units
Phase 2: 2011-2015	318 Units	1,125 Units	2,218 Units	3,110 Units	3,003 Units	3,836 Units	3,836 Units
Subtotal	827 Units	1,338 Units	3,327 Units	4,888 Units	5,004 Units	7,343 Units	7,343 Units
Phase 3: 2018-2020	627 Units	1,338 Units	1,727 Units	3,666 Units	6,002 Units	7,327 Units	7,327 Units
Phase 4: 2021-2025	636 Units	2,209 Units	1,637 Units	5,132 Units	6,672 Units	8,153 Units	8,153 Units
Phase 5: 2026-2030	387 Units	1,535 Units	2,537 Units	3,623 Units	3,670 Units	5,711 Units	5,711 Units
Phase 6: 2031-2035	338 Units	1,102 Units	1,338 Units	2,532 Units	2,336 Units	3,830 Units	3,830 Units
Subtotal	2,169 Units	6,342 Units	11,469 Units	18,070 Units	20,882 Units	26,284 Units	26,284 Units
Grand Total	2,736 Units	3,335 Units	14,736 Units	20,738 Units	28,898 Units	32,837 Units	32,837 Units



### Commercial Corridor: Port Richmond Avenue, Staten Island



Existing Conditions	
Corridor Length	1.3 Miles
No. of Blocks	47 Blocks
No. of Lots	207 Lots
Average FAR Allowable	1.37
Average FAR Built	0.69
Approximate Footprints	1,516,650 SF
Existing Bulkout	1,000,270 GSF
Existing Residential	353,963 GSF
Existing Manufacturing	15,002 GSF
Existing Commercial	651,305 GSF
Vacant Land	133,027 SF

**Commercial Corridor: Port Richmond Avenue, Staten Island**

**Table 19a: 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	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF
Potential Buildout	7,777,277 OSF	15,286,820 OSF	18,008,780 OSF	20,639,975 OSF	27,277,227 OSF	25,812,880 OSF	25,812,880 OSF
Difference	4,946,954 OSF	12,456,497 OSF	15,178,457 OSF	17,809,652 OSF	24,446,904 OSF	22,982,557 OSF	22,982,557 OSF
Current Commercial	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF
Potential Commercial	1,036,517 OSF	2,530,728 OSF	2,530,728 OSF	2,530,728 OSF	2,530,728 OSF	2,530,728 OSF	2,530,728 OSF
Difference	- OSF	1,494,211 OSF	1,494,211 OSF	1,494,211 OSF	1,494,211 OSF	1,494,211 OSF	1,494,211 OSF
Current Residential	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF
Potential Residential	5,087,081 OSF	10,236,137 OSF	12,570,500 OSF	13,763,802 OSF	16,353,105 OSF	13,153,407 OSF	13,153,407 OSF
Difference	3,393,284 OSF	8,542,340 OSF	10,876,703 OSF	12,070,005 OSF	14,659,308 OSF	11,459,610 OSF	11,459,610 OSF
No. Units (Market)	2,232 Units	5,067 Units	6,237 Units	7,627 Units	8,907 Units	18,052 Units	18,052 Units
No. Units (120-180% AMI)	321 Units	317 Units	1,125 Units	1,276 Units	1,607 Units	2,256 Units	2,256 Units
No. Units (90-120% AMI)	357 Units	330 Units	1,233 Units	1,333 Units	1,235 Units	2,525 Units	2,525 Units
No. Units (<90% AMI)	500 Units	1,086 Units	1,700 Units	1,673 Units	1,903 Units	2,866 Units	2,866 Units
Total No. Affordable Units	1,377 Units	2,383 Units	3,748 Units	4,606 Units	5,281 Units	10,057 Units	10,057 Units
Total No. New Units	3,708 Units	8,080 Units	10,088 Units	12,132 Units	14,188 Units	28,888 Units	28,888 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	278 Units	603 Units	757 Units	910 Units	1,063 Units	1,215 Units	1,215 Units
Phase 2: 2011-2015	556 Units	1,208 Units	1,514 Units	1,820 Units	2,125 Units	2,431 Units	2,431 Units
Subtotal	834 Units	1,811 Units	2,271 Units	2,730 Units	3,188 Units	3,646 Units	3,646 Units
Phase 3: 2016-2020	875 Units	1,877 Units	2,272 Units	2,730 Units	3,188 Units	3,646 Units	3,646 Units
Phase 4: 2021-2025	327 Units	2,075 Units	2,522 Units	3,077 Units	3,522 Units	3,971 Units	3,971 Units
Phase 5: 2026-2030	639 Units	1,310 Units	1,700 Units	2,123 Units	2,573 Units	2,836 Units	2,836 Units
Phase 6: 2031-2035	363 Units	1,007 Units	1,262 Units	1,517 Units	1,771 Units	2,026 Units	2,026 Units
Subtotal	2,874 Units	6,249 Units	7,824 Units	9,402 Units	10,880 Units	12,659 Units	12,659 Units
Grand Total	3,708 Units	8,080 Units	10,088 Units	12,132 Units	14,188 Units	18,204 Units	18,204 Units

**Table 19b: 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	1,030,273 OSF	1,030,273 OSF	1,030,273 OSF	1,030,273 OSF	1,030,273 OSF	1,030,273 OSF	1,030,273 OSF
Potential Buildout	2,388,216 OSF	5,078,728 OSF	6,038,519 OSF	7,058,670 OSF	8,068,701 OSF	8,078,281 OSF	8,078,281 OSF
Difference	1,357,943 OSF	4,048,455 OSF	5,008,246 OSF	6,028,397 OSF	7,038,428 OSF	7,048,008 OSF	7,048,008 OSF
Current Commercial	661,201 OSF	661,201 OSF	661,201 OSF	661,201 OSF	661,201 OSF	661,201 OSF	661,201 OSF
Potential Commercial	661,201 OSF	336,388 OSF	336,388 OSF	336,388 OSF	336,388 OSF	336,388 OSF	336,388 OSF
Difference	- OSF	285,688 OSF	285,688 OSF	285,688 OSF	285,688 OSF	285,688 OSF	285,688 OSF
Current Residential	369,069 OSF	369,069 OSF	369,069 OSF	369,069 OSF	369,069 OSF	369,069 OSF	369,069 OSF
Potential Residential	1,377,818 OSF	3,226,137 OSF	3,038,320 OSF	3,353,382 OSF	5,812,075 OSF	6,670,652 OSF	6,670,652 OSF
Difference	1,008,749 OSF	2,857,068 OSF	2,669,251 OSF	2,984,313 OSF	5,443,006 OSF	6,301,583 OSF	6,301,583 OSF
No. Units (Market)	337 Units	1,681 Units	2,182 Units	2,683 Units	3,183 Units	3,685 Units	3,685 Units
No. Units (120-180% AMI)	171 Units	300 Units	337 Units	383 Units	575 Units	665 Units	665 Units
No. Units (90-120% AMI)	136 Units	728 Units	728 Units	526 Units	622 Units	722 Units	722 Units
No. Units (<90% AMI)	207 Units	700 Units	808 Units	575 Units	682 Units	730 Units	730 Units
Total No. Affordable Units	680 Units	380 Units	1,283 Units	1,635 Units	1,881 Units	2,178 Units	2,178 Units
Total No. New Units	1,607 Units	2,876 Units	3,471 Units	4,288 Units	5,084 Units	5,881 Units	5,881 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	173 Units	207 Units	200 Units	220 Units	280 Units	330 Units	330 Units
Phase 2: 2011-2015	226 Units	301 Units	527 Units	630 Units	760 Units	873 Units	873 Units
Subtotal	399 Units	508 Units	727 Units	850 Units	1,040 Units	1,203 Units	1,203 Units
Phase 3: 2016-2020	778 Units	602 Units	787 Units	860 Units	1,130 Units	1,273 Units	1,273 Units
Phase 4: 2021-2025	777 Units	668 Units	808 Units	1,067 Units	1,266 Units	1,365 Units	1,365 Units
Phase 5: 2026-2030	263 Units	368 Units	600 Units	737 Units	886 Units	1,026 Units	1,026 Units
Phase 6: 2031-2035	188 Units	337 Units	337 Units	533 Units	633 Units	733 Units	733 Units
Subtotal	1,189 Units	2,073 Units	2,890 Units	3,303 Units	3,825 Units	4,642 Units	4,642 Units
Grand Total	1,607 Units	2,876 Units	3,471 Units	4,288 Units	5,084 Units	5,881 Units	5,881 Units

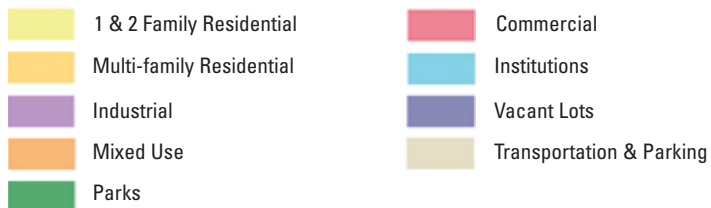
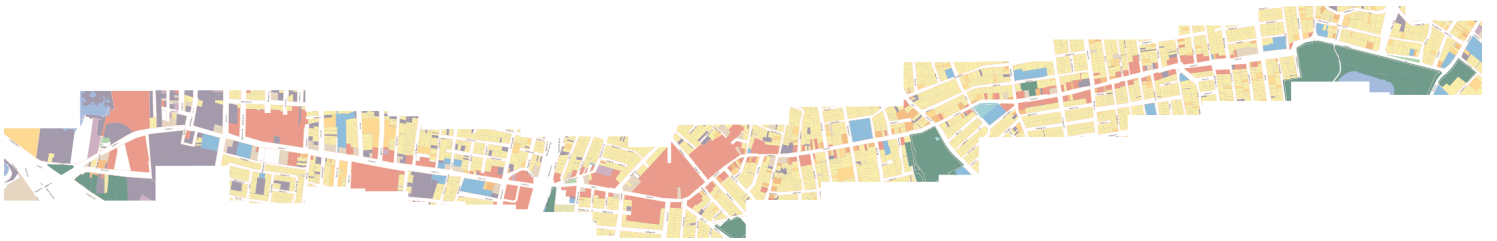
**Commercial Corridor: Port Richmond Avenue, Staten Island**

**Table 19c: 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	1,000,273 OSF	1,000,273 OSF	1,000,273 OSF	1,000,273 OSF	1,000,273 OSF	1,000,273 OSF	1,000,273 OSF
Potential Buildout	2,388,216 OSF	6,006,672 OSF	7,587,205 OSF	8,033,373 OSF	10,016,571 OSF	12,177,221 OSF	12,177,221 OSF
Difference	1,387,943 OSF	5,006,400 OSF	6,586,932 OSF	7,033,100 OSF	9,016,298 OSF	11,176,948 OSF	11,176,948 OSF
Current Commercial	667,201 OSF	667,201 OSF	667,201 OSF	667,201 OSF	667,201 OSF	667,201 OSF	667,201 OSF
Potential Commercial	667,201 OSF	1,516,653 OSF	1,516,653 OSF	1,516,653 OSF	1,516,653 OSF	1,516,653 OSF	1,516,653 OSF
Difference	- OSF	849,452 OSF	849,452 OSF	849,452 OSF	849,452 OSF	849,452 OSF	849,452 OSF
Current Residential	333,069 OSF	333,069 OSF	333,069 OSF	333,069 OSF	333,069 OSF	333,069 OSF	333,069 OSF
Potential Residential	1,721,015 OSF	5,490,019 OSF	6,070,552 OSF	6,516,720 OSF	9,350,320 OSF	11,660,568 OSF	11,660,568 OSF
Difference	1,387,946 OSF	5,156,950 OSF	5,737,483 OSF	6,183,651 OSF	9,017,251 OSF	11,327,500 OSF	11,327,500 OSF
No. Units (Market)	337 Units	2,050 Units	2,802 Units	3,553 Units	4,206 Units	5,058 Units	5,058 Units
No. Units (120-130% AMI)	171 Units	370 Units	506 Units	637 Units	777 Units	917 Units	917 Units
No. Units (80-120% AMI)	136 Units	202 Units	288 Units	366 Units	432 Units	511 Units	511 Units
No. Units (40-80% AMI)	207 Units	278 Units	400 Units	561 Units	767 Units	1,030 Units	1,030 Units
Total No. Affordable Units	580 Units	1,211 Units	1,665 Units	2,038 Units	2,643 Units	3,337 Units	3,337 Units
Total No. New Units	1,607 Units	3,280 Units	4,488 Units	5,862 Units	8,348 Units	11,045 Units	11,045 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	173 Units	235 Units	333 Units	423 Units	513 Units	603 Units	603 Units
Phase 2: 2011-2015	226 Units	388 Units	608 Units	828 Units	1,027 Units	1,207 Units	1,207 Units
Subtotal	399 Units	623 Units	941 Units	1,251 Units	1,540 Units	1,810 Units	1,810 Units
Phase 3: 2016-2020	333 Units	773 Units	1,000 Units	1,272 Units	1,543 Units	1,814 Units	1,814 Units
Phase 4: 2021-2025	377 Units	875 Units	1,117 Units	1,377 Units	1,632 Units	1,893 Units	1,893 Units
Phase 5: 2026-2030	263 Units	571 Units	780 Units	989 Units	1,198 Units	1,408 Units	1,408 Units
Phase 6: 2031-2035	188 Units	408 Units	557 Units	707 Units	856 Units	1,006 Units	1,006 Units
Subtotal	1,189 Units	2,627 Units	3,457 Units	4,331 Units	5,203 Units	6,225 Units	6,225 Units
Grand Total	1,607 Units	3,280 Units	4,488 Units	5,862 Units	8,348 Units	11,045 Units	11,045 Units





### Commercial Corridor: Forest Avenue, Staten Island



Existing Conditions	
Corridor Length	1.3 Miles
No. of Blocks	38 Blocks
No. of Lots	130 Lots
Average FAR Allowable	1.00
Average FAR Built	0.77
Aggregate Footprints	2,762,328 SF
Existing Buildout	2,800,328 GSF
Existing Residential	1,083,731 GSF
Existing Manufacturing	83,088 GSF
Existing Commercial	1,056,517 GSF
Vacant Land	1,186,296 SF

**Commercial Corridor: Forest Avenue, Staten Island**

**Table 20a: 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	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF
Potential Buildout	7,777,277 OSF	15,297,350 OSF	18,008,730 OSF	20,629,315 OSF	23,250,000 OSF	25,870,685 OSF	28,491,370 OSF
Difference	4,946,954 OSF	12,467,027 OSF	15,178,407 OSF	17,798,992 OSF	20,419,677 OSF	23,040,362 OSF	25,661,047 OSF
Current Commercial	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF
Potential Commercial	1,036,517 OSF	2,530,323 OSF	2,530,323 OSF	2,530,323 OSF	2,530,323 OSF	2,530,323 OSF	2,530,323 OSF
Difference	- OSF	1,493,806 OSF	1,493,806 OSF	1,493,806 OSF	1,493,806 OSF	1,493,806 OSF	1,493,806 OSF
Current Residential	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF
Potential Residential	5,687,081 OSF	10,236,137 OSF	12,570,500 OSF	14,762,802 OSF	16,953,105 OSF	19,143,408 OSF	21,333,713 OSF
Difference	3,993,284 OSF	8,542,340 OSF	10,876,703 OSF	13,069,005 OSF	15,259,308 OSF	17,449,611 OSF	19,641,916 OSF
No. Units (Market)	2,232 Units	5,067 Units	6,237 Units	7,027 Units	8,207 Units	9,387 Units	10,567 Units
No. Units (120-180% AMI)	321 Units	317 Units	1,125 Units	1,276 Units	1,607 Units	2,007 Units	2,256 Units
No. Units (90-120% AMI)	357 Units	330 Units	1,233 Units	1,333 Units	1,625 Units	2,025 Units	2,275 Units
No. Units (<90% AMI)	500 Units	1,086 Units	1,700 Units	1,977 Units	2,375 Units	2,800 Units	3,066 Units
Total No. Affordable Units	1,377 Units	2,383 Units	3,748 Units	4,506 Units	5,281 Units	6,281 Units	7,657 Units
Total No. New Units	3,708 Units	8,080 Units	10,088 Units	12,132 Units	14,188 Units	16,188 Units	18,888 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	278 Units	607 Units	757 Units	870 Units	1,063 Units	1,215 Units	1,215 Units
Phase 2: 2011-2015	556 Units	1,209 Units	1,513 Units	1,820 Units	2,125 Units	2,430 Units	2,430 Units
Subtotal	834 Units	1,816 Units	2,270 Units	2,730 Units	3,188 Units	3,645 Units	3,645 Units
Phase 3: 2016-2020	375 Units	1,317 Units	1,622 Units	1,770 Units	2,138 Units	2,626 Units	2,626 Units
Phase 4: 2021-2025	327 Units	2,015 Units	2,522 Units	2,777 Units	3,232 Units	3,951 Units	3,951 Units
Phase 5: 2026-2030	639 Units	1,710 Units	1,760 Units	2,123 Units	2,379 Units	2,836 Units	2,836 Units
Phase 6: 2031-2035	363 Units	1,007 Units	1,262 Units	1,517 Units	1,771 Units	2,026 Units	2,026 Units
Subtotal	2,874 Units	8,248 Units	7,834 Units	8,402 Units	10,880 Units	12,658 Units	12,658 Units
Grand Total	3,708 Units	8,080 Units	10,088 Units	12,132 Units	14,188 Units	16,188 Units	18,888 Units

**Table 20b: 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	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF	2,830,323 OSF
Potential Buildout	7,777,277 OSF	21,226,388 OSF	28,738,500 OSF	33,562,617 OSF	38,386,734 OSF	43,210,851 OSF	48,034,968 OSF
Difference	4,946,954 OSF	18,396,065 OSF	25,908,177 OSF	30,732,294 OSF	35,556,411 OSF	40,380,528 OSF	45,204,645 OSF
Current Commercial	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF
Potential Commercial	1,036,517 OSF	3,286,265 OSF	3,286,265 OSF	3,286,265 OSF	3,286,265 OSF	3,286,265 OSF	3,286,265 OSF
Difference	- OSF	2,249,748 OSF	2,249,748 OSF	2,249,748 OSF	2,249,748 OSF	2,249,748 OSF	2,249,748 OSF
Current Residential	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF	1,693,797 OSF
Potential Residential	5,687,081 OSF	15,026,300 OSF	19,850,300 OSF	23,825,300 OSF	28,220,300 OSF	32,214,300 OSF	36,208,300 OSF
Difference	3,993,284 OSF	13,332,503 OSF	18,156,503 OSF	22,131,503 OSF	26,526,503 OSF	30,520,503 OSF	34,514,503 OSF
No. Units (Market)	2,232 Units	7,802 Units	10,262 Units	12,322 Units	15,382 Units	18,442 Units	21,502 Units
No. Units (120-180% AMI)	321 Units	1,388 Units	1,830 Units	2,232 Units	2,733 Units	3,234 Units	3,256 Units
No. Units (90-120% AMI)	357 Units	1,529 Units	2,020 Units	2,572 Units	3,073 Units	3,574 Units	3,575 Units
No. Units (<90% AMI)	500 Units	1,672 Units	2,227 Units	2,769 Units	3,219 Units	3,666 Units	3,666 Units
Total No. Affordable Units	1,377 Units	4,689 Units	6,121 Units	7,633 Units	9,145 Units	10,657 Units	12,169 Units
Total No. New Units	3,708 Units	12,411 Units	16,483 Units	20,666 Units	24,827 Units	28,888 Units	33,044 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	278 Units	337 Units	1,236 Units	1,572 Units	1,937 Units	2,152 Units	2,152 Units
Phase 2: 2011-2015	556 Units	1,362 Units	2,372 Units	3,093 Units	3,693 Units	4,305 Units	4,305 Units
Subtotal	834 Units	1,739 Units	3,708 Units	4,665 Units	5,630 Units	6,457 Units	6,457 Units
Phase 3: 2016-2020	375 Units	2,332 Units	2,708 Units	3,625 Units	4,532 Units	5,357 Units	5,357 Units
Phase 4: 2021-2025	327 Units	3,190 Units	3,727 Units	5,173 Units	6,157 Units	7,125 Units	7,125 Units
Phase 5: 2026-2030	639 Units	2,172 Units	2,885 Units	3,597 Units	4,310 Units	5,022 Units	5,022 Units
Phase 6: 2031-2035	363 Units	1,557 Units	2,090 Units	2,569 Units	3,078 Units	3,587 Units	3,587 Units
Subtotal	2,874 Units	8,381 Units	12,774 Units	16,300 Units	19,888 Units	23,242 Units	23,242 Units
Grand Total	3,708 Units	12,411 Units	16,483 Units	20,666 Units	24,827 Units	28,888 Units	33,044 Units

**Commercial Corridor: Forest Avenue, Staten Island**

**Table 20c: Yield with 100% participation**

Portfolio	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
<b>Current Buildout</b>	2,800,321 OSF	2,800,321 OSF	2,800,321 OSF	2,800,321 OSF	2,800,321 OSF	2,800,321 OSF	2,800,321 OSF
<b>Potential Buildout</b>	7,077,217 OSF	17,008,138 OSF	28,707,720 OSF	36,517,036 OSF	52,266,226 OSF	67,018,735 OSF	67,018,735 OSF
<b>Difference</b>	4,276,896 OSF	14,207,817 OSF	25,907,400 OSF	33,716,715 OSF	49,465,905 OSF	64,218,414 OSF	64,218,414 OSF
<b>Current Commercial</b>	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF	1,036,517 OSF
<b>Potential Commercial</b>	1,036,517 OSF	7,352,139 OSF	7,352,139 OSF	7,352,139 OSF	7,352,139 OSF	7,352,139 OSF	7,352,139 OSF
<b>Difference</b>	- OSF	6,315,622 OSF	6,315,622 OSF	6,315,622 OSF	6,315,622 OSF	6,315,622 OSF	6,315,622 OSF
<b>Current Residential</b>	1,689,791 OSF	1,689,791 OSF	1,689,791 OSF	1,689,791 OSF	1,689,791 OSF	1,689,791 OSF	1,689,791 OSF
<b>Potential Residential</b>	5,687,081 OSF	13,708,731 OSF	26,357,388 OSF	32,377,385 OSF	49,506,382 OSF	64,218,414 OSF	64,218,414 OSF
<b>Difference</b>	3,997,290 OSF	12,018,940 OSF	24,667,597 OSF	30,687,594 OSF	47,816,591 OSF	62,528,623 OSF	62,528,623 OSF
<b>No. Units (Market)</b>	2,232 Units	10,536 Units	17,230 Units	18,223 Units	22,078 Units	22,078 Units	25,321 Units
<b>No. Units (120-130% AMI)</b>	321 Units	1,300 Units	2,537 Units	3,230 Units	3,383 Units	3,383 Units	3,678 Units
<b>No. Units (80-120% AMI)</b>	357 Units	2,096 Units	2,819 Units	3,572 Units	3,725 Units	3,725 Units	4,078 Units
<b>No. Units (40% AMI)</b>	500 Units	2,200 Units	2,882 Units	3,307 Units	3,771 Units	3,771 Units	4,555 Units
<b>Total No. Affordable Units</b>	1,377 Units	6,228 Units	8,488 Units	10,770 Units	13,040 Units	13,040 Units	16,311 Units
<b>Total No. New Units</b>	3,708 Units	18,776 Units	22,838 Units	28,003 Units	36,118 Units	36,118 Units	41,232 Units

Phase	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	8.0 FAR	7.0 FAR
<b>Phase 1: 2008-2010</b>	278 Units	1,258 Units	1,717 Units	2,175 Units	2,633 Units	2,633 Units	3,092 Units
<b>Phase 2: 2011-2016</b>	556 Units	2,516 Units	3,433 Units	4,351 Units	5,268 Units	5,268 Units	6,185 Units
<b>Subtotal</b>	834 Units	3,774 Units	5,150 Units	6,526 Units	7,901 Units	7,901 Units	9,277 Units
<b>Phase 3: 2018-2020</b>	375 Units	1,723 Units	2,120 Units	2,526 Units	2,931 Units	2,931 Units	3,337 Units
<b>Phase 4: 2021-2025</b>	327 Units	1,532 Units	1,927 Units	2,331 Units	2,735 Units	2,735 Units	3,140 Units
<b>Phase 5: 2028-2030</b>	633 Units	2,936 Units	3,806 Units	4,676 Units	5,546 Units	5,546 Units	6,416 Units
<b>Phase 6: 2031-2035</b>	363 Units	1,637 Units	2,067 Units	2,497 Units	2,927 Units	2,927 Units	3,357 Units
<b>Subtotal</b>	2,874 Units	13,001 Units	17,733 Units	22,478 Units	27,218 Units	27,218 Units	31,956 Units
<b>Grand Total</b>	3,708 Units	18,776 Units	22,838 Units	28,003 Units	36,118 Units	36,118 Units	41,232 Units



**Manufacturing District:**

1. Harlem River, Bronx
2. Westchester Creek, Bronx
3. Sunnyside Yards, Queens
4. East River, Queens
5. Flushing Bay, Queens
6. New Town Creek, Brooklyn
7. Gowanus Bay, Brooklyn
8. Jamaica Bay, Brooklyn
9. Arthur Kill, Staten Island
10. The Narrows, Staten Island



### Manufacturing District: Harlem River, the Bronx



Existing Conditions	
No. of Blocks	413 Blocks
No. of Lots	3,982 Lots
Average FAR Allowable	1.35
Average FAR Built	0.31
Aggregate Footprints	32,347,741 SF
Existing Building	18,448,382 GSF
Existing Residential	13,741,352 GSF
Existing Manufacturing	3,598,480 GSF
Existing Commercial	1,108,950 GSF
Vacant Land	5,140,774 SF

**Manufacturing District, Harlem River, the Bronx**

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

Scenario	Current FAR	3:0 FAR	4:0 FAR	5:0 FAR	6:0 FAR	7:0 FAR
Current Footprint	34,314,123 GSF	34,314,123 GSF	34,314,123 GSF	34,314,123 GSF	34,314,123 GSF	34,314,123 GSF
Potential Footprint	106,381,323 GSF	136,322,353 GSF	153,110,127 GSF	153,110,127 GSF	203,357,347 GSF	223,314,313 GSF
Difference	72,067,202 GSF	102,008,231 GSF	118,796,004 GSF	118,796,004 GSF	169,043,224 GSF	189,000,190 GSF
Current Commercial	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF
Potential Commercial	143,170 GSF	13,044,337 GSF	13,044,337 GSF	13,044,337 GSF	13,044,337 GSF	13,044,337 GSF
Difference	- GSF	12,901,167 GSF	12,901,167 GSF	12,901,167 GSF	12,901,167 GSF	12,901,167 GSF
Current Residential	1,993,480 GSF	1,993,480 GSF	1,993,480 GSF	1,993,480 GSF	1,993,480 GSF	1,993,480 GSF
Potential Residential	84,337,383 GSF	112,424,070 GSF	129,041,113 GSF	143,367,238 GSF	181,323,384 GSF	173,373,476 GSF
Difference	82,343,903 GSF	110,430,590 GSF	127,047,633 GSF	141,373,758 GSF	179,330,904 GSF	171,380,000 GSF
No. Units (Market)	49,735 Units	51,127 Units	70,721 Units	49,314 Units	53,917 Units	143,224 Units
No. Units (120-149% AMI)	3,131 Units	11,031 Units	12,732 Units	14,425 Units	13,224 Units	23,748 Units
No. Units (50-120% AMI)	3,045 Units	11,275 Units	13,541 Units	14,734 Units	17,314 Units	23,042 Units
No. Units (50% AMI)	0,879 Units	13,058 Units	15,154 Units	17,210 Units	19,285 Units	31,724 Units
Total No. Affordable Units	22,224 Units	30,145 Units	41,771 Units	47,422 Units	53,149 Units	87,224 Units
Total No. New Units	30,733 Units	37,231 Units	112,428 Units	127,731 Units	143,412 Units	253,721 Units

Phase	Current FAR	3:0 FAR	4:0 FAR	5:0 FAR	6:0 FAR	7:0 FAR
Phase 1: 2001-2010	3,017 Units	1,232 Units	3,337 Units	3,451 Units	10,725 Units	11,371 Units
Phase 2: 2011-2015	12,113 Units	14,424 Units	15,374 Units	19,183 Units	21,462 Units	23,741 Units
Subtotal	15,130 Units	15,656 Units	18,711 Units	22,634 Units	32,187 Units	35,112 Units
Phase 3: 2016-2020	15,170 Units	21,377 Units	24,311 Units	25,734 Units	32,173 Units	33,311 Units
Phase 4: 2021-2024	20,130 Units	24,305 Units	25,123 Units	31,365 Units	33,743 Units	33,455 Units
Phase 5: 2025-2030	14,132 Units	17,015 Units	19,335 Units	19,335 Units	24,027 Units	27,385 Units
Phase 6: 2031-2035	0,000 Units	12,144 Units	14,031 Units	14,988 Units	17,305 Units	19,724 Units
Subtotal	49,432 Units	74,843 Units	87,481 Units	99,907 Units	119,653 Units	132,957 Units
Grand Total	30,733 Units	37,231 Units	112,428 Units	127,731 Units	143,412 Units	193,272 Units

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

Scenario	Current FAR	3:0 FAR	4:0 FAR	5:0 FAR	6:0 FAR	7:0 FAR
Current Footprint	34,314,123 GSF	34,314,123 GSF	34,314,123 GSF	34,314,123 GSF	34,314,123 GSF	34,314,123 GSF
Potential Footprint	106,381,323 GSF	136,322,353 GSF	153,110,127 GSF	153,110,127 GSF	203,357,347 GSF	223,314,313 GSF
Difference	72,067,202 GSF	102,008,231 GSF	118,796,004 GSF	118,796,004 GSF	169,043,224 GSF	189,000,190 GSF
Current Commercial	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF
Potential Commercial	143,170 GSF	13,044,337 GSF	13,044,337 GSF	13,044,337 GSF	13,044,337 GSF	13,044,337 GSF
Difference	- GSF	12,901,167 GSF	12,901,167 GSF	12,901,167 GSF	12,901,167 GSF	12,901,167 GSF
Current Residential	1,993,480 GSF	1,993,480 GSF	1,993,480 GSF	1,993,480 GSF	1,993,480 GSF	1,993,480 GSF
Potential Residential	84,337,383 GSF	131,342,341 GSF	153,244,347 GSF	153,133,374 GSF	224,024,091 GSF	241,321,395 GSF
Difference	82,343,903 GSF	129,348,861 GSF	151,250,867 GSF	151,139,894 GSF	222,030,611 GSF	239,327,915 GSF
No. Units (Market)	49,735 Units	71,324 Units	90,272 Units	108,220 Units	129,048 Units	143,224 Units
No. Units (120-149% AMI)	3,131 Units	12,091 Units	15,332 Units	19,324 Units	23,287 Units	23,748 Units
No. Units (50-120% AMI)	3,045 Units	14,016 Units	17,734 Units	21,425 Units	24,283 Units	23,042 Units
No. Units (50% AMI)	0,879 Units	14,315 Units	18,431 Units	23,441 Units	25,441 Units	31,724 Units
Total No. Affordable Units	22,224 Units	42,225 Units	53,491 Units	64,221 Units	74,022 Units	87,224 Units
Total No. New Units	30,733 Units	113,748 Units	144,228 Units	174,743 Units	203,248 Units	253,721 Units

Phase	Current FAR	3:0 FAR	4:0 FAR	5:0 FAR	6:0 FAR	7:0 FAR
Phase 1: 2001-2010	3,017 Units	3,325 Units	10,217 Units	13,105 Units	14,384 Units	17,394 Units
Phase 2: 2011-2015	12,113 Units	17,036 Units	21,334 Units	25,212 Units	30,751 Units	33,355 Units
Subtotal	15,130 Units	20,361 Units	31,551 Units	38,317 Units	45,135 Units	50,749 Units
Phase 3: 2016-2020	15,170 Units	24,334 Units	32,431 Units	33,313 Units	38,134 Units	35,047 Units
Phase 4: 2021-2024	20,130 Units	25,327 Units	33,017 Units	35,337 Units	41,317 Units	43,947 Units
Phase 5: 2025-2030	14,132 Units	19,338 Units	24,241 Units	31,461 Units	34,322 Units	41,233 Units
Phase 6: 2031-2035	0,000 Units	14,214 Units	15,029 Units	21,344 Units	24,320 Units	23,474 Units
Subtotal	49,432 Units	84,243 Units	114,777 Units	129,422 Units	144,456 Units	147,721 Units
Grand Total	30,733 Units	113,748 Units	144,228 Units	174,743 Units	203,248 Units	253,721 Units



**Manufacturing District: Harlem River, the Bronx**

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

Subtotal	Current PAR	3:0 PAR	4:0 PAR	5:0 PAR	6:0 PAR	T-0 PAR
Current Fullbook	\$4,314,123 GSF	\$4,314,123 GSF	\$4,314,123 GSF	\$4,314,123 GSF	\$4,314,123 GSF	\$4,314,123 GSF
Potential Fullbook	111,718,963 GSF	223,437,924 GSF	291,250,899 GSF	358,969,878 GSF	426,688,857 GSF	494,407,836 GSF
Difference	\$4,001,810 GSF	189,123,801 GSF	246,936,776 GSF	314,655,755 GSF	382,374,734 GSF	450,093,713 GSF
Current Commercial	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF
Potential Commercial	143,170 GSF	\$5,103,181 GSF	\$5,103,181 GSF	\$5,103,181 GSF	\$5,103,181 GSF	\$5,103,181 GSF
Difference	- GSF	\$4,960,011 GSF	\$4,960,011 GSF	\$4,960,011 GSF	\$4,960,011 GSF	\$4,960,011 GSF
Current Residential	7,993,490 GSF	7,993,490 GSF	7,993,490 GSF	7,993,490 GSF	7,993,490 GSF	7,993,490 GSF
Potential Residential	\$4,337,399 GSF	146,133,137 GSF	197,490,240 GSF	248,847,342 GSF	299,204,444 GSF	350,561,546 GSF
Difference	\$7,031,130 GSF	138,139,647 GSF	189,496,750 GSF	240,853,852 GSF	291,210,954 GSF	342,568,056 GSF
No. Units (Market)	30,735 Units	31,374 Units	110,234 Units	130,234 Units	133,393 Units	137,113 Units
No. Units (12-18% AMI)	9,131 Units	14,774 Units	19,973 Units	24,172 Units	30,370 Units	34,569 Units
No. Units (30-42% AMI)	9,944 Units	15,041 Units	21,338 Units	27,329 Units	32,974 Units	37,313 Units
No. Units (45% AMI)	0,879 Units	17,449 Units	25,717 Units	29,781 Units	33,981 Units	42,228 Units
Total No. Affordable Units	20,954 Units	47,264 Units	66,978 Units	81,282 Units	97,325 Units	114,110 Units
Total No. New Units	30,735 Units	130,234 Units	170,000 Units	224,234 Units	267,712 Units	313,553 Units

Phase	Current PAR	3:0 PAR	4:0 PAR	5:0 PAR	6:0 PAR	T-0 PAR
Phase 1: 2000-2010	3,077 Units	9,735 Units	13,204 Units	18,341 Units	20,078 Units	23,414 Units
Phase 2: 2011-2015	12,115 Units	19,434 Units	26,409 Units	33,263 Units	40,157 Units	47,051 Units
Subtotal	15,192 Units	29,169 Units	39,613 Units	51,604 Units	60,235 Units	70,465 Units
Phase 3: 2016-2020	13,170 Units	20,306 Units	28,213 Units	36,069 Units	40,234 Units	47,438 Units
Phase 4: 2021-2025	20,130 Units	30,446 Units	41,014 Units	51,372 Units	58,908 Units	73,324 Units
Phase 5: 2026-2030	14,132 Units	22,731 Units	31,311 Units	39,391 Units	45,391 Units	54,333 Units
Phase 6: 2031-2035	0,000 Units	13,279 Units	22,008 Units	27,738 Units	33,494 Units	39,162 Units
Subtotal	47,432 Units	100,201 Units	134,556 Units	171,202 Units	197,417 Units	234,682 Units
Grand Total	30,735 Units	130,234 Units	170,000 Units	224,234 Units	267,712 Units	313,553 Units



### Manufacturing District: Westchester Creek, the Bronx



Existing Conditions	
No. of Blocks	1771 Blocks
No. of Lots	11820 Lots
Average FAR Available	2.07
Average FAR Built	1.11
Existing Residential	11112501 GSP
Existing Build-out	11481351 GSP
Existing Residential	20461501 GSP
Existing Manufacturing	31361109 GSP
Existing Commercial	3111201 GSP
Vacant Land	1645101 GSP

### Manufacturing District Westchester Creek, the Bronx

Table a: Yield with 33% participation

Category	Current FAR	30 FAR	30 FAR	30 FAR	30 FAR	60 FAR	T.O FAR
Current Build-out	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF
Potential Build-out	193,400,000 GSF	193,400,000 GSF	214,200,000 GSF	209,300,000 GSF	209,300,000 GSF	209,300,000 GSF	207,215,000 GSF
Difference	182,400,000 GSF	182,400,000 GSF	103,200,000 GSF	98,300,000 GSF	98,300,000 GSF	98,300,000 GSF	196,215,000 GSF
Current Commercial	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF
Potential Commercial	3,000,000 GSF	11,190,000 GSF	11,190,000 GSF	11,190,000 GSF	11,190,000 GSF	11,190,000 GSF	11,190,000 GSF
Difference	-	8,190,000 GSF	8,190,000 GSF	8,190,000 GSF	8,190,000 GSF	8,190,000 GSF	8,190,000 GSF
Current Residential	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF
Potential Residential	122,300,000 GSF	141,200,000 GSF	162,000,000 GSF	162,000,000 GSF	162,000,000 GSF	162,000,000 GSF	162,300,000 GSF
Difference	102,300,000 GSF	121,200,000 GSF	142,000,000 GSF	142,000,000 GSF	142,000,000 GSF	142,000,000 GSF	142,300,000 GSF
No. Units (Market)	55,000 Units	77,000 Units	77,000 Units	77,000 Units	77,000 Units	77,000 Units	77,000 Units
No. Units (120-100% AMI)	3,000 Units	11,000 Units	11,000 Units	11,000 Units	11,000 Units	11,000 Units	10,900 Units
No. Units (60% AMI)	1,000 Units	3,000 Units	3,000 Units	3,000 Units	3,000 Units	3,000 Units	2,900 Units
No. Units (30% AMI)	1,000 Units	3,000 Units	3,000 Units	3,000 Units	3,000 Units	3,000 Units	2,900 Units
Total No. Affordable Units	3,200 Units	30,000 Units	36,000 Units	36,000 Units	36,000 Units	36,000 Units	36,700 Units
Total No. New Units	67,200 Units	107,000 Units	113,000 Units	110,000 Units	110,000 Units	110,000 Units	113,900 Units
Phasing	Current FAR	30 FAR	30 FAR	30 FAR	30 FAR	60 FAR	T.O FAR
Phase 1: 2005-2010	5,000 Units	7,000 Units	7,000 Units	7,000 Units	7,000 Units	7,000 Units	7,000 Units
Phase 2: 2011-2015	15,000 Units	15,000 Units	11,000 Units	21,000 Units	21,000 Units	21,000 Units	21,000 Units
Subtotal	15,000 Units	22,000 Units	18,000 Units	28,000 Units	28,000 Units	28,000 Units	28,000 Units
Phase 3: 2016-2020	1,000 Units	2,000 Units	2,000 Units	3,000 Units	3,000 Units	3,000 Units	2,900 Units
Phase 4: 2021-2025	2,000 Units	2,000 Units	2,000 Units	3,000 Units	3,000 Units	3,000 Units	2,900 Units
Phase 5: 2026-2030	1,500 Units	1,500 Units	2,000 Units	2,000 Units	2,000 Units	2,000 Units	2,000 Units
Phase 6: 2031-2035	1,000 Units	1,000 Units	1,500 Units	1,500 Units	1,500 Units	1,500 Units	1,500 Units
Subtotal	6,500 Units	8,500 Units	8,500 Units	12,500 Units	12,500 Units	12,500 Units	12,300 Units
Grand Total	67,200 Units	107,000 Units	113,000 Units	122,500 Units	122,500 Units	122,500 Units	126,200 Units

Table b: Yield with 66% participation

Category	Current FAR	30 FAR	30 FAR	30 FAR	30 FAR	60 FAR	T.O FAR
Current Build-out	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF
Potential Build-out	193,400,000 GSF	201,200,000 GSF	215,000,000 GSF	204,000,000 GSF	204,000,000 GSF	204,000,000 GSF	202,300,000 GSF
Difference	182,400,000 GSF	190,200,000 GSF	204,000,000 GSF	193,000,000 GSF	193,000,000 GSF	193,000,000 GSF	191,300,000 GSF
Current Commercial	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF
Potential Commercial	3,000,000 GSF	25,120,000 GSF	25,120,000 GSF	25,120,000 GSF	25,120,000 GSF	25,120,000 GSF	25,120,000 GSF
Difference	-	22,120,000 GSF	22,120,000 GSF	22,120,000 GSF	22,120,000 GSF	22,120,000 GSF	22,120,000 GSF
Current Residential	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF
Potential Residential	122,300,000 GSF	161,200,000 GSF	181,000,000 GSF	181,000,000 GSF	181,000,000 GSF	181,000,000 GSF	181,300,000 GSF
Difference	102,300,000 GSF	141,200,000 GSF	161,000,000 GSF	161,000,000 GSF	161,000,000 GSF	161,000,000 GSF	161,300,000 GSF
No. Units (Market)	55,000 Units	77,000 Units	77,000 Units	77,000 Units	77,000 Units	77,000 Units	77,000 Units
No. Units (120-100% AMI)	3,000 Units	11,000 Units	11,000 Units	11,000 Units	11,000 Units	11,000 Units	10,900 Units
No. Units (60% AMI)	1,000 Units	3,000 Units	3,000 Units	3,000 Units	3,000 Units	3,000 Units	2,900 Units
No. Units (30% AMI)	1,000 Units	3,000 Units	3,000 Units	3,000 Units	3,000 Units	3,000 Units	2,900 Units
Total No. Affordable Units	3,200 Units	36,000 Units	46,000 Units	46,000 Units	46,000 Units	46,000 Units	46,700 Units
Total No. New Units	67,200 Units	113,000 Units	116,000 Units	110,000 Units	110,000 Units	110,000 Units	113,900 Units
Phasing	Current FAR	30 FAR	30 FAR	30 FAR	30 FAR	60 FAR	T.O FAR
Phase 1: 2005-2010	5,000 Units	7,000 Units	7,000 Units	7,000 Units	7,000 Units	7,000 Units	7,000 Units
Phase 2: 2011-2015	15,000 Units	11,000 Units	23,000 Units	20,000 Units	20,000 Units	20,000 Units	20,000 Units
Subtotal	15,000 Units	18,000 Units	30,000 Units	27,000 Units	27,000 Units	27,000 Units	27,000 Units
Phase 3: 2016-2020	1,000 Units	2,000 Units	3,000 Units	4,000 Units	4,000 Units	4,000 Units	3,900 Units
Phase 4: 2021-2025	2,000 Units	2,000 Units	3,000 Units	3,000 Units	3,000 Units	3,000 Units	2,900 Units
Phase 5: 2026-2030	1,500 Units	1,500 Units	2,000 Units	2,000 Units	2,000 Units	2,000 Units	2,000 Units
Phase 6: 2031-2035	1,000 Units	1,000 Units	1,500 Units	1,500 Units	1,500 Units	1,500 Units	1,500 Units
Subtotal	6,500 Units	8,500 Units	13,500 Units	13,500 Units	13,500 Units	13,500 Units	13,300 Units
Grand Total	67,200 Units	113,000 Units	129,500 Units	123,500 Units	123,500 Units	123,500 Units	127,200 Units

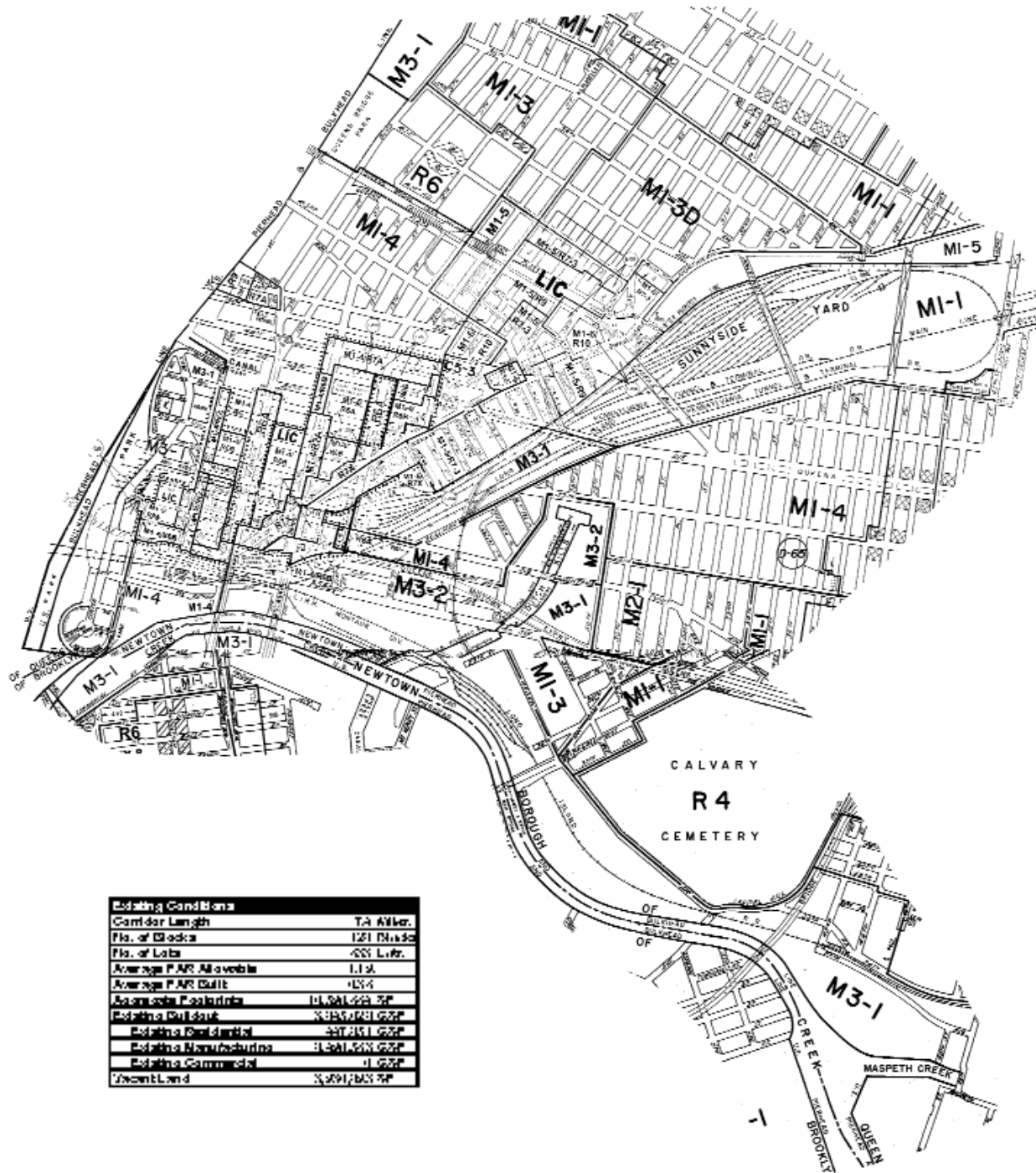
### Manufacturing District: Westchester Creek, the Bronx

Table c: Yield with 100% participation

Row/Label	Current FAR	3.0 FAR	3.0 FAR	5.0 FAR	6.0 FAR	7.0 FAR
<b>Current Build-out</b>	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF
<b>Potential Build-out</b>	145,340,000 GSF	204,054,000 GSF	265,062,000 GSF	326,070,000 GSF	387,078,000 GSF	448,086,000 GSF
<b>Difference</b>	134,340,000 GSF	193,054,000 GSF	254,062,000 GSF	315,070,000 GSF	376,078,000 GSF	437,086,000 GSF
<b>Current Commercial</b>	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF
<b>Potential Commercial</b>	3,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF
<b>Difference</b>	- GSF	8,000,000 GSF	8,000,000 GSF	8,000,000 GSF	8,000,000 GSF	8,000,000 GSF
<b>Current Residential</b>	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF
<b>Potential Residential</b>	122,340,000 GSF	181,054,000 GSF	241,062,000 GSF	301,070,000 GSF	361,078,000 GSF	421,086,000 GSF
<b>Difference</b>	102,340,000 GSF	161,054,000 GSF	221,062,000 GSF	281,070,000 GSF	341,078,000 GSF	401,086,000 GSF
<b>No. Units (Market)</b>	55,000 Units	10,000 Units	125,000 Units	150,000 Units	175,000 Units	200,000 Units
<b>No. Units (120-100% AMI)</b>	3,000 Units	15,000 Units	22,000 Units	29,000 Units	36,000 Units	43,000 Units
<b>No. Units (80% AMI)</b>	1,000 Units	17,000 Units	23,000 Units	31,000 Units	39,000 Units	47,000 Units
<b>No. Units (60% AMI)</b>	1,000 Units	18,000 Units	25,000 Units	33,000 Units	41,000 Units	49,000 Units
<b>Total No. Affordable Units</b>	32,000 Units	50,000 Units	70,000 Units	95,000 Units	121,000 Units	149,000 Units
<b>Total No. New Units</b>	07,000 Units	13,000 Units	19,000 Units	25,000 Units	32,000 Units	39,000 Units
<b>Phasing</b>	Current FAR	3.0 FAR	3.0 FAR	5.0 FAR	6.0 FAR	7.0 FAR
<b>Phase 1: 2005-2010</b>	5,500 Units	10,000 Units	13,000 Units	17,000 Units	21,000 Units	25,000 Units
<b>Phase 2: 2011-2015</b>	15,000 Units	20,000 Units	26,000 Units	33,000 Units	41,000 Units	50,000 Units
<b>Subtotal</b>	20,500 Units	30,000 Units	39,000 Units	50,000 Units	62,000 Units	75,000 Units
<b>Phase 3: 2016-2020</b>	15,000 Units	30,000 Units	45,000 Units	57,000 Units	69,000 Units	82,000 Units
<b>Phase 4: 2021-2025</b>	2,000 Units	35,000 Units	50,000 Units	63,000 Units	77,000 Units	91,000 Units
<b>Phase 5: 2026-2030</b>	1,500 Units	28,000 Units	39,000 Units	49,000 Units	59,000 Units	70,000 Units
<b>Phase 6: 2031-2035</b>	1,000 Units	17,000 Units	23,000 Units	29,000 Units	35,000 Units	41,000 Units
<b>Subtotal</b>	6,000 Units	110,000 Units	157,000 Units	198,000 Units	245,000 Units	293,000 Units
<b>Grand Total</b>	07,000 Units	13,000 Units	19,000 Units	25,000 Units	32,000 Units	39,000 Units



### Manufacturing District: Sunnyside Yards, Queens



### Manufacturing District Sunnyside Yards, Queens

Table a: Yield with 33% participation

Potential	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	T-0 FAR
Current Buildout	3,145,621 GSF	3,145,621 GSF	3,145,621 GSF	3,145,621 GSF	3,145,621 GSF	3,145,621 GSF
Potential Buildout	11,522,542 GSF	21,542,183 GSF	29,211,124 GSF	31,945,515 GSF	31,972,201 GSF	33,461,361 GSF
Difference	7,077,544 GSF	17,547,144 GSF	21,077,357 GSF	24,991,241 GSF	24,127,179 GSF	21,335,740 GSF
Current Commercial	- GSF	- GSF	- GSF	- GSF	- GSF	- GSF
Potential Commercial	- GSF	2,339,367 GSF	23,393,667 GSF	2,339,367 GSF	2,339,367 GSF	2,339,367 GSF
Difference	- GSF	2,339,367 GSF	23,393,667 GSF	2,339,367 GSF	2,339,367 GSF	2,339,367 GSF
Current Residential	397,351 GSF	397,351 GSF	397,351 GSF	397,351 GSF	397,351 GSF	397,351 GSF
Potential Residential	11,124,970 GSF	14,151,826 GSF	19,124,020 GSF	29,126,148 GSF	25,129,215 GSF	29,129,000 GSF
Difference	10,727,619 GSF	13,754,475 GSF	18,726,669 GSF	28,728,797 GSF	24,731,864 GSF	28,731,649 GSF
Flo. Units (Market)	5,552 Units	4,156 Units	11,367 Units	12,636 Units	13,265 Units	25,215 Units
Flo. Units (120-149% AMI)	1,074 Units	1,551 Units	1,663 Units	2,212 Units	2,561 Units	4,737 Units
Flo. Units (50-120% AMI)	1,174 Units	1,794 Units	2,135 Units	2,270 Units	2,720 Units	3,159 Units
Flo. Units (≤50% AMI)	1,304 Units	1,861 Units	2,569 Units	2,714 Units	3,984 Units	5,307 Units
Total Flo. Affordable Units	3,782 Units	5,307 Units	6,337 Units	7,696 Units	9,265 Units	15,403 Units
Total Flo. New Units	3,515 Units	14,552 Units	17,334 Units	20,415 Units	22,221 Units	41,342 Units

Phase	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	T-0 FAR
Phase 1: 2005-2010	719 Units	1,081 Units	1,501 Units	1,912 Units	1,717 Units	1,265 Units
Phase 2: 2011-2015	1,367 Units	2,126 Units	2,621 Units	3,017 Units	2,855 Units	2,152 Units
Subtotal	2,131 Units	3,273 Units	4,122 Units	4,929 Units	4,572 Units	3,417 Units
Phase 3: 2016-2020	2,131 Units	3,273 Units	4,122 Units	4,929 Units	5,152 Units	3,721 Units
Phase 4: 2021-2025	2,074 Units	3,051 Units	3,733 Units	4,024 Units	5,743 Units	4,301 Units
Phase 5: 2026-2030	1,445 Units	2,167 Units	2,533 Units	3,501 Units	4,017 Units	4,349 Units
Phase 6: 2031-2035	1,134 Units	1,312 Units	2,167 Units	2,513 Units	2,352 Units	3,201 Units
Subtotal	7,921 Units	11,278 Units	13,283 Units	15,529 Units	17,735 Units	19,201 Units
Grand Total	3,515 Units	14,552 Units	17,334 Units	20,415 Units	22,221 Units	41,342 Units

Table b: Yield with 66% participation

Potential	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	T-0 FAR
Current Buildout	3,145,621 GSF	3,145,621 GSF	3,145,621 GSF	3,145,621 GSF	3,145,621 GSF	3,145,621 GSF
Potential Buildout	11,522,542 GSF	21,541,673 GSF	29,211,124 GSF	33,961,434 GSF	33,961,421 GSF	34,075,216 GSF
Difference	7,077,544 GSF	20,114,447 GSF	23,077,124 GSF	28,125,411 GSF	28,115,799 GSF	30,929,595 GSF
Current Commercial	- GSF	- GSF	- GSF	- GSF	- GSF	- GSF
Potential Commercial	- GSF	3,537,262 GSF	3,537,262 GSF	3,537,262 GSF	3,537,262 GSF	3,537,262 GSF
Difference	- GSF	3,537,262 GSF	3,537,262 GSF	3,537,262 GSF	3,537,262 GSF	3,537,262 GSF
Current Residential	397,351 GSF	397,351 GSF	397,351 GSF	397,351 GSF	397,351 GSF	397,351 GSF
Potential Residential	11,124,970 GSF	21,144,412 GSF	27,353,649 GSF	33,551,329 GSF	34,025,741 GSF	35,524,115 GSF
Difference	10,727,619 GSF	20,747,061 GSF	27,011,141 GSF	33,153,978 GSF	34,061,390 GSF	35,126,764 GSF
Flo. Units (Market)	5,552 Units	12,314 Units	15,313 Units	12,511 Units	22,213 Units	25,215 Units
Flo. Units (120-149% AMI)	1,074 Units	2,222 Units	2,155 Units	3,315 Units	3,114 Units	4,737 Units
Flo. Units (50-120% AMI)	1,174 Units	2,313 Units	2,161 Units	3,013 Units	3,261 Units	3,159 Units
Flo. Units (≤50% AMI)	1,304 Units	2,669 Units	2,569 Units	3,133 Units	4,317 Units	5,307 Units
Total Flo. Affordable Units	3,782 Units	7,213 Units	7,395 Units	11,526 Units	13,701 Units	15,403 Units
Total Flo. New Units	3,515 Units	19,520 Units	25,153 Units	30,716 Units	36,273 Units	41,342 Units

Phase	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	T-0 FAR
Phase 1: 2005-2010	719 Units	1,336 Units	1,266 Units	2,213 Units	2,721 Units	3,151 Units
Phase 2: 2011-2015	1,367 Units	2,656 Units	2,773 Units	4,217 Units	4,692 Units	4,276 Units
Subtotal	2,131 Units	3,994 Units	4,039 Units	6,430 Units	7,413 Units	7,427 Units
Phase 3: 2016-2020	2,131 Units	3,261 Units	3,536 Units	4,214 Units	3,153 Units	3,313 Units
Phase 4: 2021-2025	2,074 Units	3,161 Units	4,031 Units	2,724 Units	4,073 Units	11,361 Units
Phase 5: 2026-2030	1,445 Units	3,361 Units	3,312 Units	5,575 Units	4,292 Units	7,522 Units
Phase 6: 2031-2035	1,134 Units	2,336 Units	3,133 Units	3,281 Units	4,355 Units	5,291 Units
Subtotal	7,921 Units	15,187 Units	19,293 Units	23,895 Units	29,116 Units	37,593 Units
Grand Total	3,515 Units	19,520 Units	25,153 Units	30,716 Units	36,273 Units	41,342 Units



### Manufacturing District: Sunnyside Yards, Queens

Table c: Yield with 100% participation

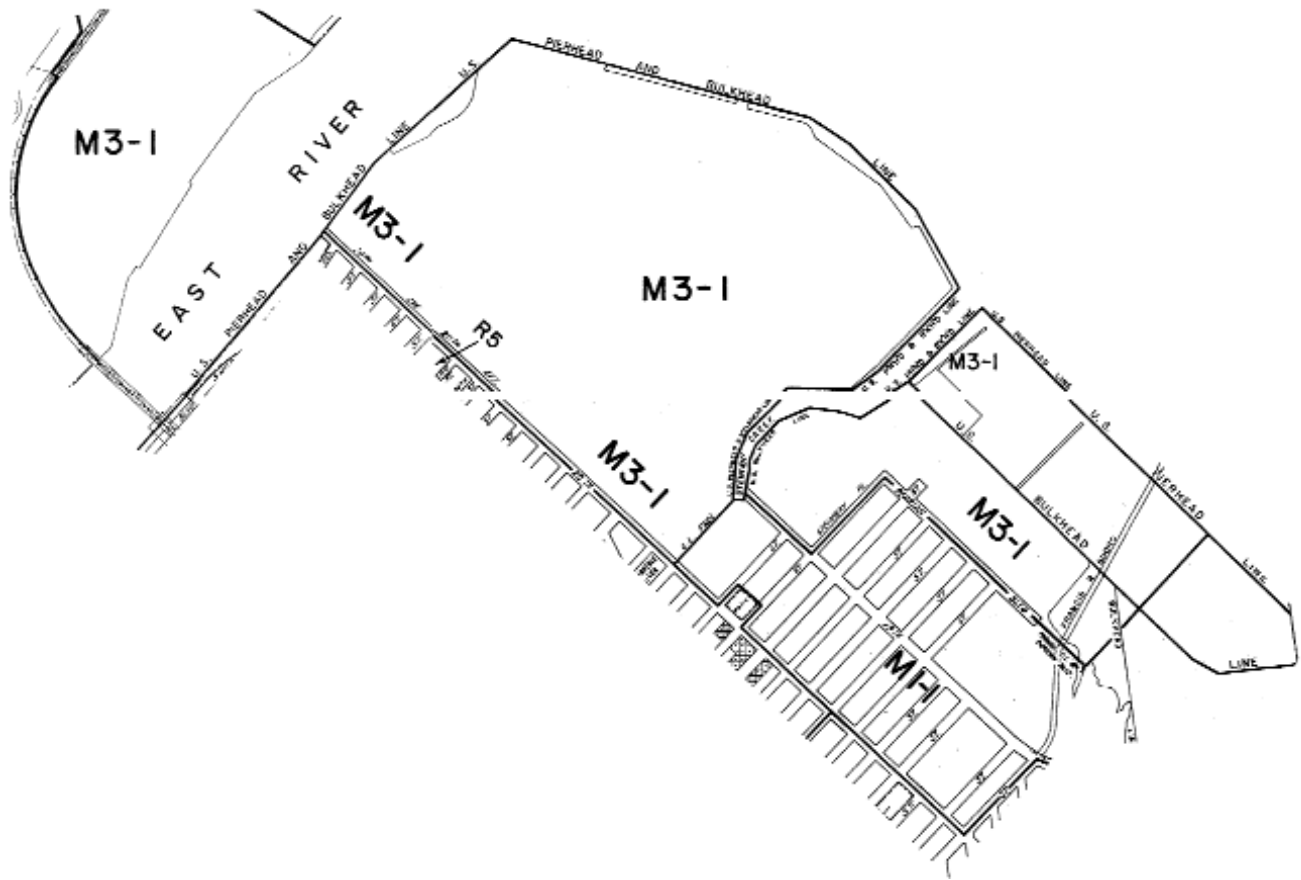
Potential	Current PAR	3:0 PAR	4:0 PAR	5:0 PAR	6:0 PAR	7:0 PAR
Current Build-out	\$,145,621 GPF	\$,145,621 GPF	\$,145,621 GPF	\$,145,621 GPF	\$,145,621 GPF	\$,145,621 GPF
Potential Build-out	12,581,474 GPF	4,224,434 GPF	32,253,321 GPF	45,583,249 GPF	74,139,491 GPF	14,725,312 GPF
Difference	\$,145,621 GPF	\$,145,621 GPF	\$,145,621 GPF	\$,145,621 GPF	\$,145,621 GPF	\$,145,621 GPF
Current Commercial	- GPF	- GPF	- GPF	- GPF	- GPF	- GPF
Potential Commercial	- GPF	11,581,469 GPF	11,581,469 GPF	11,581,469 GPF	11,581,469 GPF	11,581,469 GPF
Difference	- GPF	11,581,469 GPF	11,581,469 GPF	11,581,469 GPF	11,581,469 GPF	11,581,469 GPF
Current Residential	397,351 GPF	397,351 GPF	397,351 GPF	397,351 GPF	397,351 GPF	397,351 GPF
Potential Residential	14,725,312 GPF	2,704,126 GPF	36,413,451 GPF	45,011,324 GPF	73,012,314 GPF	43,013,331 GPF
Difference	14,725,312 GPF	2,306,775 GPF	36,016,100 GPF	44,613,973 GPF	72,614,963 GPF	42,615,980 GPF
No. Units (Market)	5,572 Units	15,362 Units	21,734 Units	25,925 Units	31,294 Units	36,367 Units
No. Units (20-29% AMI)	1,074 Units	2,726 Units	3,735 Units	4,381 Units	5,293 Units	6,215 Units
No. Units (30-49% AMI)	1,172 Units	3,035 Units	4,169 Units	4,825 Units	5,824 Units	6,911 Units
No. Units (50% AMI)	1,326 Units	3,591 Units	4,835 Units	5,671 Units	6,776 Units	8,031 Units
Total No. Affordable Units	3,572 Units	9,943 Units	13,575 Units	15,528 Units	18,369 Units	21,157 Units
Total No. New Units	3,515 Units	23,643 Units	32,226 Units	41,340 Units	49,702 Units	58,054 Units

Phase	Current PAR	3:0 PAR	4:0 PAR	5:0 PAR	6:0 PAR	7:0 PAR
Phase 1: 2005-2010	714 Units	1,391 Units	2,475 Units	3,011 Units	3,729 Units	4,359 Units
Phase 2: 2011-2015	1,367 Units	3,496 Units	4,936 Units	5,812 Units	7,255 Units	8,761 Units
Subtotal	2,131 Units	5,285 Units	7,423 Units	8,823 Units	11,023 Units	13,192 Units
Phase 3: 2016-2020	2,131 Units	5,285 Units	7,423 Units	8,823 Units	11,023 Units	13,192 Units
Phase 4: 2021-2025	2,372 Units	6,161 Units	8,436 Units	10,037 Units	12,245 Units	14,514 Units
Phase 5: 2026-2030	1,635 Units	4,313 Units	5,773 Units	6,735 Units	8,281 Units	10,141 Units
Phase 6: 2031-2035	1,184 Units	3,081 Units	4,129 Units	4,834 Units	5,913 Units	7,237 Units
Subtotal	7,373 Units	19,972 Units	26,572 Units	30,722 Units	37,512 Units	45,222 Units
Grand Total	9,515 Units	25,257 Units	33,995 Units	41,540 Units	49,702 Units	58,054 Units



### Manufacturing District: East River, Queens



Existing Conditions	
No. of Blocks	1181 Blocks
No. of Lots	9961 Lots
Average FAR Allowable	0.881
Average FAR Built	0.726
Zoneable Potential	25,741,516 GSF
Existing Buildout	25,204,407 GSF
Existing Residential	14,405,517 GSF
Existing Manufacturing	2,811,121 GSF
Existing Commercial	217,229 GSF
Work & Land	51,464,594 SF

### Manufacturing District East River, Queens

Table a: Yield with 33% participation

Row/Item	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	7.0 FAR
Current Build-out	25,331,347 GSF	25,331,347 GSF	25,331,347 GSF	25,331,347 GSF	25,331,347 GSF	25,331,347 GSF
Potential Build-out	19,291,999 GSF	119,169,159 GSF	21,572,186 GSF	247,627,259 GSF	279,581,061 GSF	311,439,794 GSF
Difference	-6,039,348 GSF	93,837,812 GSF	-13,759,161 GSF	222,295,912 GSF	254,249,714 GSF	286,108,447 GSF
Current Commercial	211,726 GSF	211,726 GSF	211,726 GSF	211,726 GSF	211,726 GSF	211,726 GSF
Potential Commercial	211,726 GSF	21,511,621 GSF	21,511,621 GSF	21,511,621 GSF	21,511,621 GSF	21,511,621 GSF
Difference	- GSF	21,300,000 GSF	21,300,000 GSF	21,300,000 GSF	21,300,000 GSF	21,300,000 GSF
Current Residential	13,985,517 GSF	13,985,517 GSF	13,985,517 GSF	13,985,517 GSF	13,985,517 GSF	13,985,517 GSF
Potential Residential	11,962,152 GSF	129,113,169 GSF	159,121,791 GSF	119,244,531 GSF	211,291,325 GSF	297,474,162 GSF
Difference	-2,023,365 GSF	115,127,652 GSF	145,136,274 GSF	105,259,014 GSF	197,305,808 GSF	283,488,645 GSF
No. Units (Market)	32,357 Units	99,581 Units	112,345 Units	211,403 Units	113,981 Units	229,059 Units
No. Units (120-140% AMI)	5,347 Units	12,915 Units	13,189 Units	17,714 Units	21,591 Units	29,197 Units
No. Units (150-200% AMI)	5,347 Units	12,915 Units	13,189 Units	17,714 Units	21,591 Units	29,197 Units
No. Units (60-80% AMI)	7,162 Units	13,286 Units	17,525 Units	21,025 Units	23,369 Units	31,655 Units
Total No. Affordable Units	15,366 Units	39,206 Units	33,803 Units	57,500 Units	67,550 Units	133,062 Units
Total No. New Units	52,323 Units	105,023 Units	130,503 Units	156,138 Units	161,203 Units	200,206 Units
Phasing	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	7.0 FAR
Phase 1: 2005-2010	3,292 Units	7,287 Units	8,169 Units	11,711 Units	13,581 Units	18,315 Units
Phase 2: 2011-2015	7,162 Units	15,075 Units	16,937 Units	23,362 Units	27,125 Units	36,271 Units
Subtotal	11,152 Units	22,362 Units	25,106 Units	35,073 Units	40,706 Units	54,586 Units
Phase 3: 2016-2020	11,735 Units	23,111 Units	25,471 Units	35,132 Units	41,705 Units	55,459 Units
Phase 4: 2021-2025	13,116 Units	26,286 Units	28,736 Units	39,026 Units	45,305 Units	59,615 Units
Phase 5: 2026-2030	8,173 Units	16,519 Units	18,222 Units	24,945 Units	28,781 Units	38,131 Units
Phase 6: 2031-2035	6,255 Units	12,581 Units	13,375 Units	18,511 Units	22,095 Units	29,101 Units
Subtotal	55,637 Units	105,913 Units	119,341 Units	162,641 Units	179,212 Units	236,622 Units
Grand Total	67,789 Units	138,236 Units	150,503 Units	196,138 Units	191,203 Units	236,828 Units

Table b: Yield with 66% participation

Row/Item	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	7.0 FAR
Current Build-out	25,331,347 GSF	25,331,347 GSF	25,331,347 GSF	25,331,347 GSF	25,331,347 GSF	25,331,347 GSF
Potential Build-out	19,291,999 GSF	219,341,281 GSF	347,162,448 GSF	411,244,241 GSF	473,793,153 GSF	536,342,065 GSF
Difference	-6,039,348 GSF	194,009,934 GSF	321,831,101 GSF	385,912,894 GSF	448,461,806 GSF	511,010,718 GSF
Current Commercial	211,726 GSF	211,726 GSF	211,726 GSF	211,726 GSF	211,726 GSF	211,726 GSF
Potential Commercial	211,726 GSF	32,141,717 GSF	32,141,717 GSF	32,141,717 GSF	32,141,717 GSF	32,141,717 GSF
Difference	- GSF	31,930,000 GSF	31,930,000 GSF	31,930,000 GSF	31,930,000 GSF	31,930,000 GSF
Current Residential	13,985,517 GSF	13,985,517 GSF	13,985,517 GSF	13,985,517 GSF	13,985,517 GSF	13,985,517 GSF
Potential Residential	11,962,152 GSF	119,355,564 GSF	234,176,731 GSF	285,158,724 GSF	340,257,381 GSF	405,456,545 GSF
Difference	-2,023,365 GSF	105,370,047 GSF	220,191,214 GSF	271,173,207 GSF	326,271,864 GSF	391,471,028 GSF
No. Units (Market)	32,357 Units	119,919 Units	131,734 Units	193,369 Units	125,918 Units	229,059 Units
No. Units (120-140% AMI)	5,347 Units	12,915 Units	25,771 Units	29,881 Units	35,119 Units	46,197 Units
No. Units (150-200% AMI)	5,347 Units	12,915 Units	25,119 Units	30,817 Units	31,245 Units	39,310 Units
No. Units (60-80% AMI)	7,162 Units	21,281 Units	28,229 Units	35,081 Units	31,717 Units	41,655 Units
Total No. Affordable Units	15,366 Units	57,126 Units	79,920 Units	96,000 Units	115,100 Units	133,062 Units
Total No. New Units	52,323 Units	120,222 Units	205,528 Units	220,000 Units	210,100 Units	260,206 Units
Phasing	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	7.0 FAR
Phase 1: 2005-2010	3,292 Units	11,292 Units	13,716 Units	19,281 Units	22,229 Units	29,171 Units
Phase 2: 2011-2015	7,162 Units	20,015 Units	21,321 Units	29,881 Units	34,591 Units	45,175 Units
Subtotal	11,152 Units	31,307 Units	35,037 Units	49,162 Units	56,820 Units	74,346 Units
Phase 3: 2016-2020	11,735 Units	35,025 Units	47,147 Units	64,269 Units	68,791 Units	91,113 Units
Phase 4: 2021-2025	13,116 Units	39,816 Units	52,316 Units	69,222 Units	77,525 Units	101,261 Units
Phase 5: 2026-2030	8,173 Units	27,629 Units	26,011 Units	35,245 Units	28,242 Units	36,101 Units
Phase 6: 2031-2035	6,255 Units	19,615 Units	25,125 Units	32,415 Units	31,775 Units	41,615 Units
Subtotal	55,637 Units	173,391 Units	166,525 Units	201,372 Units	200,362 Units	278,351 Units
Grand Total	67,789 Units	194,692 Units	205,528 Units	220,000 Units	210,100 Units	260,206 Units

### Manufacturing District: East River, Queens

Table c: Yield with 100% participation

Category	Current FAR	5.0 FAR	5.0 FAR	5.0 FAR	5.0 FAR	6.0 FAR	7.0 FAR
Current Build-out	25,331,397 GSP	25,331,397 GSP	25,331,397 GSP	25,331,397 GSP	25,331,397 GSP	25,331,397 GSP	25,331,397 GSP
Potential Build-out	19,291,799 GSP	25,194,624 GSP	47,169,451 GSP	57,121,126 GSP	67,072,801 GSP	77,024,476 GSP	79,381,151 GSP
Difference	-6,040,598 GSP	9,863,227 GSP	21,838,054 GSP	31,789,729 GSP	41,741,404 GSP	51,693,079 GSP	54,049,754 GSP
Current Construction	211,726 GSP	211,726 GSP	211,726 GSP	211,726 GSP	211,726 GSP	211,726 GSP	211,726 GSP
Potential Construction	211,726 GSP	25,241,916 GSP	25,241,916 GSP	25,241,916 GSP	25,241,916 GSP	25,241,916 GSP	25,241,916 GSP
Difference	- GSP	25,030,190 GSP	25,030,190 GSP	25,030,190 GSP	25,030,190 GSP	25,030,190 GSP	25,030,190 GSP
Current Residential	13,425,517 GSP	13,425,517 GSP	13,425,517 GSP	13,425,517 GSP	13,425,517 GSP	13,425,517 GSP	13,425,517 GSP
Potential Residential	11,422,852 GSP	24,239,121 GSP	32,571,351 GSP	40,140,651 GSP	47,711,951 GSP	55,283,251 GSP	57,101,111 GSP
Difference	-2,002,665 GSP	10,813,604 GSP	19,145,834 GSP	26,715,134 GSP	34,286,434 GSP	41,860,734 GSP	43,675,594 GSP
No. Units (Market)	32,257 Units	133,771 Units	111,271 Units	221,771 Units	276,271 Units	325,771 Units	325,771 Units
No. Units (120-100% AMI)	5,247 Units	24,139 Units	32,711 Units	41,262 Units	49,813 Units	58,364 Units	59,425 Units
No. Units (90% AMI)	5,247 Units	25,241 Units	35,513 Units	44,061 Units	52,612 Units	61,163 Units	62,324 Units
No. Units (60% AMI)	7,162 Units	26,295 Units	34,169 Units	42,813 Units	51,364 Units	60,015 Units	61,276 Units
Total No. Affordable Units	15,256 Units	75,672 Units	107,503 Units	135,125 Units	163,749 Units	191,327 Units	191,327 Units
Total No. New Units	52,282 Units	212,703 Units	200,330 Units	353,025 Units	380,261 Units	515,000 Units	515,000 Units

Phasing	Current FAR	5.0 FAR	5.0 FAR	5.0 FAR	5.0 FAR	6.0 FAR	7.0 FAR
Phase 1: 2005-2010	3,252 Units	15,257 Units	21,525 Units	27,792 Units	34,059 Units	40,326 Units	31,626 Units
Phase 2: 2011-2015	7,162 Units	31,217 Units	35,251 Units	49,285 Units	53,319 Units	67,353 Units	71,387 Units
Subtotal	11,152 Units	46,474 Units	56,776 Units	77,077 Units	87,378 Units	107,679 Units	103,013 Units
Phase 3: 2016-2020	11,726 Units	47,076 Units	64,076 Units	112,076 Units	149,076 Units	197,076 Units	115,076 Units
Phase 4: 2021-2025	13,116 Units	55,126 Units	72,126 Units	120,126 Units	157,126 Units	205,126 Units	123,126 Units
Phase 5: 2026-2030	8,174 Units	37,224 Units	51,224 Units	65,224 Units	79,224 Units	93,224 Units	81,224 Units
Phase 6: 2031-2035	6,250 Units	26,241 Units	35,142 Units	44,043 Units	52,944 Units	61,845 Units	49,746 Units
Subtotal	35,282 Units	155,793 Units	223,594 Units	398,612 Units	489,575 Units	596,575 Units	360,121 Units
Grand Total	52,282 Units	212,703 Units	200,330 Units	353,025 Units	380,261 Units	515,000 Units	515,000 Units



### Manufacturing District: Flushing Bay, Queens



### Manufacturing District: Flushing Bay, Queens

Table a: Yield with 33% participation

Category	Current FAR	30 FAR	30 FAR	50 FAR	50 FAR	60 FAR	To FAR
<b>Current Build-out</b>	95,930,315 GSP	95,930,315 GSP	95,930,315 GSP	95,930,315 GSP	95,930,315 GSP	95,930,315 GSP	95,930,315 GSP
<b>Potential Build-out</b>	191,151,112 GSP	171,187,154 GSP	197,118,117 GSP	215,232,231 GSP	223,175,319 GSP	252,211,191 GSP	252,211,191 GSP
<b>Difference</b>	95,220,797 GSP	75,256,839 GSP	101,187,802 GSP	119,301,916 GSP	127,245,004 GSP	156,280,876 GSP	156,280,876 GSP
<b>Current Commercial</b>	1,183,192 GSP	1,183,192 GSP	1,183,192 GSP	1,183,192 GSP	1,183,192 GSP	1,183,192 GSP	1,183,192 GSP
<b>Potential Commercial</b>	1,183,192 GSP	13,711,797 GSP	13,711,797 GSP	13,711,797 GSP	13,711,797 GSP	13,711,797 GSP	13,711,797 GSP
<b>Difference</b>	- GSP	11,181,515 GSP	11,181,515 GSP	11,181,515 GSP	11,181,515 GSP	11,181,515 GSP	11,181,515 GSP
<b>Current Residential</b>	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP
<b>Potential Residential</b>	139,139,597 GSP	135,377,292 GSP	181,289,201 GSP	199,591,929 GSP	162,152,117 GSP	127,143,245 GSP	127,143,245 GSP
<b>Difference</b>	117,311,219 GSP	112,249,122 GSP	165,882,008 GSP	184,184,736 GSP	146,744,924 GSP	111,736,052 GSP	111,736,052 GSP
<b>No. Units (Market)</b>	91,319 Units	92,985 Units	79,191 Units	111,155 Units	27,251 Units	14,325 Units	14,325 Units
<b>No. Units (120-100% AMI)</b>	12,251 Units	12,251 Units	13,295 Units	15,311 Units	17,549 Units	24,122 Units	24,122 Units
<b>No. Units (60% AMI)</b>	13,317 Units	13,317 Units	15,317 Units	17,371 Units	19,125 Units	21,252 Units	21,252 Units
<b>No. Units (30% AMI)</b>	13,675 Units	13,675 Units	15,311 Units	17,311 Units	20,129 Units	21,311 Units	21,311 Units
<b>Total No. Affordable Units</b>	39,281 Units	31,225 Units	35,221 Units	42,022 Units	57,824 Units	65,175 Units	65,175 Units
<b>Total No. New Units</b>	100,235 Units	111,250 Units	125,757 Units	150,223 Units	154,291 Units	223,201 Units	223,201 Units
<b>Flooring</b>	Current FAR	30 FAR	30 FAR	50 FAR	50 FAR	60 FAR	To FAR
<b>Phase 1: 2005-2010</b>	11,171 Units	11,267 Units	8,292 Units	11,517 Units	11,612 Units	12,911 Units	12,911 Units
<b>Phase 2: 2011-2015</b>	15,291 Units	15,291 Units	11,169 Units	21,129 Units	20,112 Units	25,273 Units	25,273 Units
<b>Subtotal</b>	26,462 Units	26,558 Units	19,461 Units	32,646 Units	31,724 Units	38,184 Units	38,184 Units
<b>Phase 3: 2016-2020</b>	24,211 Units	25,191 Units	21,295 Units	31,291 Units	34,115 Units	31,191 Units	31,191 Units
<b>Phase 4: 2021-2025</b>	27,259 Units	27,125 Units	31,329 Units	35,185 Units	36,175 Units	39,281 Units	39,281 Units
<b>Phase 5: 2026-2030</b>	12,169 Units	12,169 Units	22,111 Units	23,229 Units	24,171 Units	24,169 Units	24,169 Units
<b>Phase 6: 2031-2035</b>	13,217 Units	13,217 Units	15,731 Units	17,251 Units	19,226 Units	21,125 Units	21,125 Units
<b>Subtotal</b>	89,275 Units	95,275 Units	97,257 Units	109,273 Units	119,292 Units	131,227 Units	131,227 Units
<b>Grand Total</b>	100,235 Units	111,250 Units	125,757 Units	150,223 Units	154,291 Units	223,201 Units	223,201 Units

Table b: Yield with 66% participation

Category	Current FAR	30 FAR	30 FAR	50 FAR	50 FAR	60 FAR	To FAR
<b>Current Build-out</b>	95,930,315 GSP	95,930,315 GSP	95,930,315 GSP	95,930,315 GSP	95,930,315 GSP	95,930,315 GSP	95,930,315 GSP
<b>Potential Build-out</b>	191,151,112 GSP	191,151,112 GSP	204,244,915 GSP	272,291,115 GSP	284,215,915 GSP	342,211,111 GSP	342,211,111 GSP
<b>Difference</b>	95,220,797 GSP	95,220,797 GSP	108,314,600 GSP	176,360,800 GSP	188,285,600 GSP	246,280,796 GSP	246,280,796 GSP
<b>Current Commercial</b>	1,183,192 GSP	1,183,192 GSP	1,183,192 GSP	1,183,192 GSP	1,183,192 GSP	1,183,192 GSP	1,183,192 GSP
<b>Potential Commercial</b>	1,183,192 GSP	19,224,191 GSP	19,224,191 GSP	19,224,191 GSP	19,224,191 GSP	19,224,191 GSP	19,224,191 GSP
<b>Difference</b>	- GSP	17,791,999 GSP	17,791,999 GSP	17,791,999 GSP	17,791,999 GSP	17,791,999 GSP	17,791,999 GSP
<b>Current Residential</b>	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP
<b>Potential Residential</b>	139,139,597 GSP	137,214,291 GSP	181,189,115 GSP	211,211,721 GSP	204,244,915 GSP	127,143,144 GSP	127,143,144 GSP
<b>Difference</b>	117,311,219 GSP	122,307,098 GSP	165,781,922 GSP	195,804,528 GSP	188,837,722 GSP	111,736,052 GSP	111,736,052 GSP
<b>No. Units (Market)</b>	91,319 Units	71,395 Units	18,426 Units	117,126 Units	125,116 Units	14,325 Units	14,325 Units
<b>No. Units (120-100% AMI)</b>	12,251 Units	12,622 Units	15,175 Units	19,267 Units	22,741 Units	24,122 Units	24,122 Units
<b>No. Units (60% AMI)</b>	13,317 Units	13,317 Units	17,261 Units	21,125 Units	23,612 Units	21,252 Units	21,252 Units
<b>No. Units (30% AMI)</b>	13,675 Units	15,211 Units	18,211 Units	23,115 Units	27,115 Units	21,311 Units	21,311 Units
<b>Total No. Affordable Units</b>	39,281 Units	32,200 Units	32,555 Units	42,600 Units	73,532 Units	65,175 Units	65,175 Units
<b>Total No. New Units</b>	100,235 Units	112,636 Units	132,200 Units	171,513 Units	200,337 Units	223,201 Units	223,201 Units
<b>Flooring</b>	Current FAR	30 FAR	30 FAR	50 FAR	50 FAR	60 FAR	To FAR
<b>Phase 1: 2005-2010</b>	11,171 Units	11,267 Units	11,629 Units	12,129 Units	12,129 Units	17,219 Units	17,219 Units
<b>Phase 2: 2011-2015</b>	15,291 Units	17,197 Units	21,267 Units	25,727 Units	26,127 Units	33,217 Units	33,217 Units
<b>Subtotal</b>	26,462 Units	28,464 Units	32,896 Units	37,856 Units	38,256 Units	50,436 Units	50,436 Units
<b>Phase 3: 2016-2020</b>	24,211 Units	25,211 Units	32,111 Units	31,291 Units	35,111 Units	31,191 Units	31,191 Units
<b>Phase 4: 2021-2025</b>	27,259 Units	28,111 Units	35,295 Units	36,171 Units	38,112 Units	37,281 Units	37,281 Units
<b>Phase 5: 2026-2030</b>	12,169 Units	12,169 Units	23,251 Units	23,115 Units	24,171 Units	24,169 Units	24,169 Units
<b>Phase 6: 2031-2035</b>	13,217 Units	13,217 Units	17,122 Units	21,229 Units	25,126 Units	21,125 Units	21,125 Units
<b>Subtotal</b>	89,275 Units	90,975 Units	110,229 Units	132,229 Units	143,237 Units	117,277 Units	117,277 Units
<b>Grand Total</b>	100,235 Units	112,636 Units	132,200 Units	171,513 Units	200,337 Units	223,201 Units	223,201 Units



### Manufacturing District: Flushing Bay, Queens

Table c: Yield with 100% participation

Category	Current FAR	30 FAR	50 FAR	50 FAR	60 FAR	70 FAR
<b>Residential</b>						
Current Build-out	25,913,315 GSP	25,913,315 GSP	25,913,315 GSP	25,913,315 GSP	25,913,315 GSP	25,913,315 GSP
Potential Build-out	154,135,112 GSP	221,333,343 GSP	275,413,441 GSP	321,511,114 GSP	345,913,352 GSP	341,994,441 GSP
Difference	128,221,797 GSP	195,420,028 GSP	249,500,126 GSP	295,597,799 GSP	319,999,937 GSP	316,081,126 GSP
<b>Commercial</b>						
Current Commercial	1,153,162 GSP	1,153,162 GSP	1,153,162 GSP	1,153,162 GSP	1,153,162 GSP	1,153,162 GSP
Potential Commercial	1,153,162 GSP	55,110,326 GSP	55,110,326 GSP	55,110,326 GSP	55,110,326 GSP	55,110,326 GSP
Difference	- GSP	53,957,164 GSP	53,957,164 GSP	53,957,164 GSP	53,957,164 GSP	53,957,164 GSP
<b>Facilities</b>						
Current Facilities	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP	15,407,193 GSP
Potential Facilities	132,139,547 GSP	141,452,917 GSP	177,213,342 GSP	224,114,171 GSP	241,525,114 GSP	227,745,149 GSP
Difference	116,732,354 GSP	126,045,724 GSP	161,806,149 GSP	208,706,978 GSP	226,117,921 GSP	212,337,956 GSP
<b>Units</b>						
No. Units (Overall)	41,414 Units	72,921 Units	111,240 Units	127,555 Units	154,191 Units	112,111 Units
No. Units (120-160% AMI)	12,251 Units	13,141 Units	11,119 Units	23,111 Units	27,441 Units	32,175 Units
No. Units (60% AMI)	13,317 Units	13,317 Units	13,317 Units	23,311 Units	23,311 Units	25,662 Units
No. Units (60% AMI)	13,675 Units	15,641 Units	21,311 Units	27,333 Units	33,115 Units	34,121 Units
Total No. Affordable Units	39,241 Units	42,077 Units	45,757 Units	74,765 Units	84,372 Units	107,605 Units
Total No. New Units	100,935 Units	116,000 Units	129,362 Units	202,027 Units	236,334 Units	205,705 Units
<b>Phasing</b>						
Phase 1: 2005-2010	11,171 Units	11,171 Units	11,252 Units	15,217 Units	11,376 Units	21,729 Units
Phase 2: 2011-2015	15,341 Units	17,311 Units	25,211 Units	31,333 Units	35,451 Units	35,391 Units
Subtotal	26,512 Units	28,482 Units	36,463 Units	46,550 Units	46,827 Units	57,120 Units
Phase 3: 2016-2020	24,511 Units	24,112 Units	35,177 Units	45,452 Units	55,227 Units	65,212 Units
Phase 4: 2021-2025	27,259 Units	24,112 Units	36,153 Units	51,743 Units	61,515 Units	74,346 Units
Phase 5: 2026-2030	19,169 Units	21,311 Units	27,319 Units	35,317 Units	43,111 Units	51,712 Units
Phase 6: 2031-2035	13,617 Units	14,311 Units	14,352 Units	25,362 Units	31,725 Units	34,225 Units
Subtotal	68,286 Units	69,936 Units	128,916 Units	167,236 Units	196,311 Units	220,640 Units
Grand Total	100,935 Units	116,000 Units	129,362 Units	202,027 Units	236,334 Units	205,705 Units



### Manufacturing District: Newtown Creek, Brooklyn



### Manufacturing District, Newtown Creek, Brooklyn

Table a: Yield with 33% participation

Scenario	Current FAR	3:0 FAR	4:0 FAR	5:0 FAR	6:0 FAR	7:0 FAR
Current Full-Build	34,814,123 GSF	34,814,123 GSF	34,814,123 GSF	34,814,123 GSF	34,814,123 GSF	34,814,123 GSF
Potential Full-Build	106,481,324 GSF	136,422,354 GSF	154,170,721 GSF	154,170,721 GSF	204,467,442 GSF	223,314,434 GSF
Difference	71,667,202 GSF	101,608,231 GSF	119,356,600 GSF	119,356,600 GSF	169,653,319 GSF	188,500,312 GSF
Current Commercial	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF
Potential Commercial	143,170 GSF	13,044,337 GSF	13,044,337 GSF	13,044,337 GSF	13,044,337 GSF	13,044,337 GSF
Difference	- GSF	12,901,167 GSF	12,901,167 GSF	12,901,167 GSF	12,901,167 GSF	12,901,167 GSF
Current Residential	1,395,493 GSF	1,395,493 GSF	1,395,493 GSF	1,395,493 GSF	1,395,493 GSF	1,395,493 GSF
Potential Residential	94,237,289 GSF	112,428,017 GSF	124,041,178 GSF	144,467,288 GSF	181,023,384 GSF	175,373,493 GSF
Difference	92,841,796 GSF	111,032,524 GSF	122,645,685 GSF	143,071,795 GSF	179,627,891 GSF	173,977,999 GSF
No. Units (Market)	81,735 Units	81,127 Units	70,720 Units	81,314 Units	83,997 Units	143,254 Units
No. Units (120-140% AMI)	9,131 Units	11,030 Units	12,732 Units	14,465 Units	13,224 Units	23,748 Units
No. Units (80-120% AMI)	9,945 Units	11,975 Units	13,243 Units	14,734 Units	17,814 Units	23,042 Units
No. Units (40-80% AMI)	10,879 Units	13,088 Units	14,744 Units	17,200 Units	19,288 Units	31,754 Units
Total No. Affordable Units	29,954 Units	36,123 Units	41,723 Units	46,409 Units	50,330 Units	80,554 Units
Total No. New Units	81,735 Units	97,231 Units	112,491 Units	127,731 Units	143,812 Units	253,752 Units

Phase	Current FAR	3:0 FAR	4:0 FAR	5:0 FAR	6:0 FAR	7:0 FAR
Phase 1: 2000-2010	3,017 Units	1,232 Units	3,437 Units	3,437 Units	14,728 Units	11,390 Units
Phase 2: 2011-2013	12,113 Units	14,434 Units	18,274 Units	18,183 Units	21,442 Units	23,741 Units
Subtotal	15,130 Units	15,666 Units	21,711 Units	21,620 Units	36,170 Units	35,131 Units
Phase 3: 2014-2020	15,170 Units	21,311 Units	24,311 Units	25,734 Units	32,173 Units	34,311 Units
Phase 4: 2021-2024	20,139 Units	24,336 Units	26,123 Units	31,933 Units	34,733 Units	34,468 Units
Phase 5: 2025-2030	14,132 Units	17,015 Units	18,238 Units	22,347 Units	24,027 Units	27,385 Units
Phase 6: 2031-2033	10,034 Units	12,134 Units	14,031 Units	14,388 Units	17,575 Units	13,754 Units
Subtotal	64,438 Units	74,841 Units	87,438 Units	99,486 Units	119,886 Units	124,001 Units
Grand Total	81,735 Units	97,231 Units	112,491 Units	127,731 Units	143,812 Units	153,272 Units

Table b: Yield with 66% participation

Scenario	Current FAR	3:0 FAR	4:0 FAR	5:0 FAR	6:0 FAR	7:0 FAR
Current Full-Build	34,814,123 GSF	34,814,123 GSF	34,814,123 GSF	34,814,123 GSF	34,814,123 GSF	34,814,123 GSF
Potential Full-Build	106,481,324 GSF	136,422,354 GSF	223,040,220 GSF	223,040,220 GSF	314,333,200 GSF	334,140,074 GSF
Difference	71,667,202 GSF	101,608,231 GSF	188,226,097 GSF	188,226,097 GSF	279,519,077 GSF	299,325,952 GSF
Current Commercial	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF
Potential Commercial	143,170 GSF	18,401,317 GSF	18,401,317 GSF	18,401,317 GSF	18,401,317 GSF	18,401,317 GSF
Difference	- GSF	18,258,147 GSF	18,258,147 GSF	18,258,147 GSF	18,258,147 GSF	18,258,147 GSF
Current Residential	1,395,493 GSF	1,395,493 GSF	1,395,493 GSF	1,395,493 GSF	1,395,493 GSF	1,395,493 GSF
Potential Residential	94,237,289 GSF	131,342,341 GSF	183,244,847 GSF	193,138,874 GSF	224,024,090 GSF	281,021,398 GSF
Difference	92,841,796 GSF	129,946,848 GSF	181,849,354 GSF	191,743,381 GSF	222,628,597 GSF	279,625,905 GSF
No. Units (Market)	81,735 Units	71,434 Units	90,372 Units	100,340 Units	123,046 Units	143,254 Units
No. Units (120-140% AMI)	9,131 Units	12,090 Units	15,332 Units	18,324 Units	23,287 Units	23,748 Units
No. Units (80-120% AMI)	9,945 Units	14,018 Units	17,734 Units	21,425 Units	24,283 Units	23,042 Units
No. Units (40-80% AMI)	10,879 Units	14,315 Units	18,430 Units	22,441 Units	27,325 Units	31,754 Units
Total No. Affordable Units	29,954 Units	40,433 Units	51,533 Units	59,515 Units	74,222 Units	80,554 Units
Total No. New Units	81,735 Units	113,743 Units	144,228 Units	174,743 Units	204,358 Units	253,752 Units

Phase	Current FAR	3:0 FAR	4:0 FAR	5:0 FAR	6:0 FAR	7:0 FAR
Phase 1: 2000-2010	3,017 Units	3,428 Units	10,317 Units	13,198 Units	14,384 Units	17,394 Units
Phase 2: 2011-2013	12,113 Units	17,046 Units	21,334 Units	25,212 Units	30,790 Units	34,388 Units
Subtotal	15,130 Units	20,474 Units	31,651 Units	38,410 Units	45,174 Units	51,782 Units
Phase 3: 2014-2020	15,170 Units	24,434 Units	32,431 Units	38,318 Units	43,184 Units	43,062 Units
Phase 4: 2021-2024	20,139 Units	26,427 Units	33,047 Units	43,327 Units	41,317 Units	43,947 Units
Phase 5: 2025-2030	14,132 Units	18,338 Units	21,491 Units	30,461 Units	34,322 Units	41,283 Units
Phase 6: 2031-2033	10,034 Units	14,214 Units	15,028 Units	21,344 Units	24,378 Units	23,474 Units
Subtotal	64,438 Units	86,147 Units	111,777 Units	139,523 Units	149,665 Units	184,791 Units
Grand Total	81,735 Units	113,743 Units	144,228 Units	174,743 Units	204,358 Units	253,752 Units

### Manufacturing District: Newtown Creek, Brooklyn

Table c: Yield with 100% participation

Subtotal	Current PAR	3:0 PAR	4:0 PAR	5:0 PAR	6:0 PAR	7:0 PAR
Current Residential	34,314,123 GSF	34,314,123 GSF	34,314,123 GSF	34,314,123 GSF	34,314,123 GSF	34,314,123 GSF
Potential Residential	111,718,963 GSF	223,437,926 GSF	291,250,568 GSF	358,063,210 GSF	425,875,852 GSF	493,688,494 GSF
Difference	77,404,840 GSF	189,123,803 GSF	256,936,445 GSF	323,749,087 GSF	391,561,729 GSF	459,374,371 GSF
Current Commercial	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF	143,170 GSF
Potential Commercial	143,170 GSF	43,103,191 GSF	83,066,181 GSF	123,029,171 GSF	162,992,161 GSF	202,955,151 GSF
Difference	- GSF	42,960,021 GSF	82,923,011 GSF	122,886,001 GSF	162,848,991 GSF	202,811,981 GSF
Current Residential	1,393,433 GSF	1,393,433 GSF	1,393,433 GSF	1,393,433 GSF	1,393,433 GSF	1,393,433 GSF
Potential Residential	94,837,894 GSF	146,135,137 GSF	197,432,380 GSF	248,729,623 GSF	300,026,866 GSF	351,324,109 GSF
Difference	93,444,461 GSF	144,741,704 GSF	196,038,947 GSF	247,336,190 GSF	298,633,433 GSF	349,930,676 GSF
No. Units (Market)	20,735 Units	31,274 Units	110,234 Units	138,434 Units	153,393 Units	197,113 Units
No. Units (120-149% AMI)	9,131 Units	14,774 Units	19,973 Units	24,172 Units	30,390 Units	34,498 Units
No. Units (150-179% AMI)	9,948 Units	15,041 Units	21,234 Units	27,329 Units	32,974 Units	38,318 Units
No. Units (180% AMI)	10,656 Units	17,449 Units	25,717 Units	32,933 Units	39,729 Units	42,288 Units
Total No. Affordable Units	29,735 Units	47,274 Units	66,934 Units	84,335 Units	103,893 Units	115,104 Units
Total No. New Units	30,735 Units	130,234 Units	170,000 Units	224,234 Units	267,712 Units	313,558 Units

Phase	Current PAR	3:0 PAR	4:0 PAR	5:0 PAR	6:0 PAR	7:0 PAR
Phase 1: 2000-2010	8,047 Units	9,735 Units	13,208 Units	16,341 Units	20,073 Units	23,414 Units
Phase 2: 2011-2015	12,113 Units	19,434 Units	26,300 Units	33,265 Units	40,131 Units	47,061 Units
Subtotal	18,160 Units	29,169 Units	39,508 Units	49,606 Units	60,206 Units	70,475 Units
Phase 3: 2016-2020	13,170 Units	20,376 Units	28,313 Units	36,250 Units	44,187 Units	52,124 Units
Phase 4: 2021-2024	20,139 Units	30,440 Units	41,014 Units	51,372 Units	61,730 Units	72,088 Units
Phase 5: 2025-2029	14,132 Units	22,791 Units	31,311 Units	39,831 Units	48,351 Units	56,871 Units
Phase 6: 2030-2034	10,034 Units	15,274 Units	20,514 Units	26,754 Units	33,000 Units	39,240 Units
Subtotal	57,478 Units	89,931 Units	120,142 Units	159,257 Units	199,418 Units	239,582 Units
Grand Total	30,735 Units	130,234 Units	170,000 Units	224,234 Units	267,712 Units	313,558 Units



# Manufacturing District Gowanus Bay, Brooklyn



## Manufacturing District: Gowanus Bay, Brooklyn

Table a: Yield with 33% participation

Potential	Current FAR	30 FAR	30 FAR	30 FAR	30 FAR	60 FAR	T.O FAR
Current Build-out	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF
Potential Build-out	145,200,000 GSF	145,200,000 GSF	211,200,000 GSF	211,200,000 GSF	211,200,000 GSF	211,200,000 GSF	211,200,000 GSF
Difference	134,200,000 GSF	134,200,000 GSF	140,200,000 GSF	140,200,000 GSF	140,200,000 GSF	140,200,000 GSF	140,200,000 GSF
Current Commercial	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF
Potential Commercial	3,000,000 GSF	11,100,000 GSF	11,100,000 GSF	11,100,000 GSF	11,100,000 GSF	11,100,000 GSF	11,100,000 GSF
Difference	-	8,100,000 GSF	8,100,000 GSF	8,100,000 GSF	8,100,000 GSF	8,100,000 GSF	8,100,000 GSF
Current Residential	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF
Potential Residential	122,200,000 GSF	141,200,000 GSF	160,200,000 GSF	160,200,000 GSF	160,200,000 GSF	160,200,000 GSF	160,200,000 GSF
Difference	102,200,000 GSF	121,200,000 GSF	140,200,000 GSF	140,200,000 GSF	140,200,000 GSF	140,200,000 GSF	140,200,000 GSF
No. Units (Market)	55,000 Units	77,000 Units	110,000 Units	110,000 Units	110,000 Units	110,000 Units	110,000 Units
No. Units (120-100% AMI)	3,000 Units	11,000 Units	14,000 Units	14,000 Units	14,000 Units	14,000 Units	14,000 Units
No. Units (60-80% AMI)	11,000 Units	13,000 Units	15,000 Units	15,000 Units	15,000 Units	15,000 Units	15,000 Units
No. Units (20-50% AMI)	11,000 Units	13,000 Units	15,000 Units	15,000 Units	15,000 Units	15,000 Units	15,000 Units
Total No. Affordable Units	32,000 Units	36,000 Units	39,000 Units	39,000 Units	39,000 Units	39,000 Units	39,000 Units
Total No. New Units	0 Units	100,000 Units	124,000 Units	144,000 Units	144,000 Units	144,000 Units	272,000 Units

Phasing	Current FAR	30 FAR	30 FAR	30 FAR	30 FAR	60 FAR	T.O FAR
Phase 1: 2005-2010	5,000 Units	7,000 Units	10,000 Units	10,000 Units	10,000 Units	10,000 Units	10,000 Units
Phase 2: 2011-2015	13,000 Units	15,000 Units	16,000 Units	16,000 Units	16,000 Units	16,000 Units	16,000 Units
Subtotal	18,000 Units	22,000 Units	26,000 Units	26,000 Units	26,000 Units	26,000 Units	26,000 Units
Phase 3: 2016-2020	13,000 Units	20,000 Units	27,000 Units	32,000 Units	36,000 Units	41,000 Units	46,000 Units
Phase 4: 2021-2025	21,000 Units	26,000 Units	31,000 Units	35,000 Units	39,000 Units	43,000 Units	47,000 Units
Phase 5: 2026-2030	15,000 Units	18,000 Units	21,000 Units	24,000 Units	27,000 Units	30,000 Units	33,000 Units
Phase 6: 2031-2035	11,000 Units	13,000 Units	15,000 Units	17,000 Units	19,000 Units	21,000 Units	23,000 Units
Subtotal	60,000 Units	81,000 Units	104,000 Units	131,000 Units	151,000 Units	170,000 Units	196,000 Units
Grand Total	0 Units	100,000 Units	124,000 Units	144,000 Units	144,000 Units	144,000 Units	272,000 Units

Table b: Yield with 66% participation

Potential	Current FAR	30 FAR	30 FAR	30 FAR	30 FAR	60 FAR	T.O FAR
Current Build-out	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF	11,000,000 GSF
Potential Build-out	145,200,000 GSF	211,200,000 GSF	211,200,000 GSF	211,200,000 GSF	211,200,000 GSF	211,200,000 GSF	211,200,000 GSF
Difference	134,200,000 GSF	200,200,000 GSF	200,200,000 GSF	200,200,000 GSF	200,200,000 GSF	200,200,000 GSF	200,200,000 GSF
Current Commercial	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF	3,000,000 GSF
Potential Commercial	3,000,000 GSF	25,200,000 GSF	25,200,000 GSF	25,200,000 GSF	25,200,000 GSF	25,200,000 GSF	25,200,000 GSF
Difference	-	22,200,000 GSF	22,200,000 GSF	22,200,000 GSF	22,200,000 GSF	22,200,000 GSF	22,200,000 GSF
Current Residential	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF	20,000,000 GSF
Potential Residential	122,200,000 GSF	161,000,000 GSF	161,000,000 GSF	161,000,000 GSF	161,000,000 GSF	161,000,000 GSF	161,000,000 GSF
Difference	102,200,000 GSF	141,000,000 GSF	141,000,000 GSF	141,000,000 GSF	141,000,000 GSF	141,000,000 GSF	141,000,000 GSF
No. Units (Market)	55,000 Units	77,000 Units	110,000 Units	124,000 Units	124,000 Units	124,000 Units	124,000 Units
No. Units (120-100% AMI)	3,000 Units	11,000 Units	14,000 Units	22,000 Units	25,000 Units	28,000 Units	31,000 Units
No. Units (60-80% AMI)	11,000 Units	13,000 Units	15,000 Units	20,000 Units	22,000 Units	24,000 Units	26,000 Units
No. Units (20-50% AMI)	11,000 Units	13,000 Units	15,000 Units	20,000 Units	22,000 Units	24,000 Units	26,000 Units
Total No. Affordable Units	32,000 Units	36,000 Units	39,000 Units	56,000 Units	62,000 Units	66,000 Units	73,000 Units
Total No. New Units	0 Units	124,000 Units	144,000 Units	190,000 Units	205,000 Units	216,000 Units	272,000 Units

Phasing	Current FAR	30 FAR	30 FAR	30 FAR	30 FAR	60 FAR	T.O FAR
Phase 1: 2005-2010	5,000 Units	7,000 Units	10,000 Units	10,000 Units	10,000 Units	10,000 Units	10,000 Units
Phase 2: 2011-2015	13,000 Units	15,000 Units	16,000 Units	16,000 Units	16,000 Units	16,000 Units	16,000 Units
Subtotal	18,000 Units	22,000 Units	26,000 Units	26,000 Units	26,000 Units	26,000 Units	26,000 Units
Phase 3: 2016-2020	13,000 Units	27,000 Units	36,000 Units	44,000 Units	49,000 Units	54,000 Units	61,000 Units
Phase 4: 2021-2025	21,000 Units	31,000 Units	39,000 Units	46,000 Units	51,000 Units	56,000 Units	62,000 Units
Phase 5: 2026-2030	15,000 Units	21,000 Units	26,000 Units	31,000 Units	35,000 Units	39,000 Units	43,000 Units
Phase 6: 2031-2035	11,000 Units	15,000 Units	19,000 Units	23,000 Units	26,000 Units	29,000 Units	33,000 Units
Subtotal	60,000 Units	86,000 Units	110,000 Units	139,000 Units	159,000 Units	178,000 Units	205,000 Units
Grand Total	0 Units	124,000 Units	144,000 Units	190,000 Units	205,000 Units	216,000 Units	272,000 Units



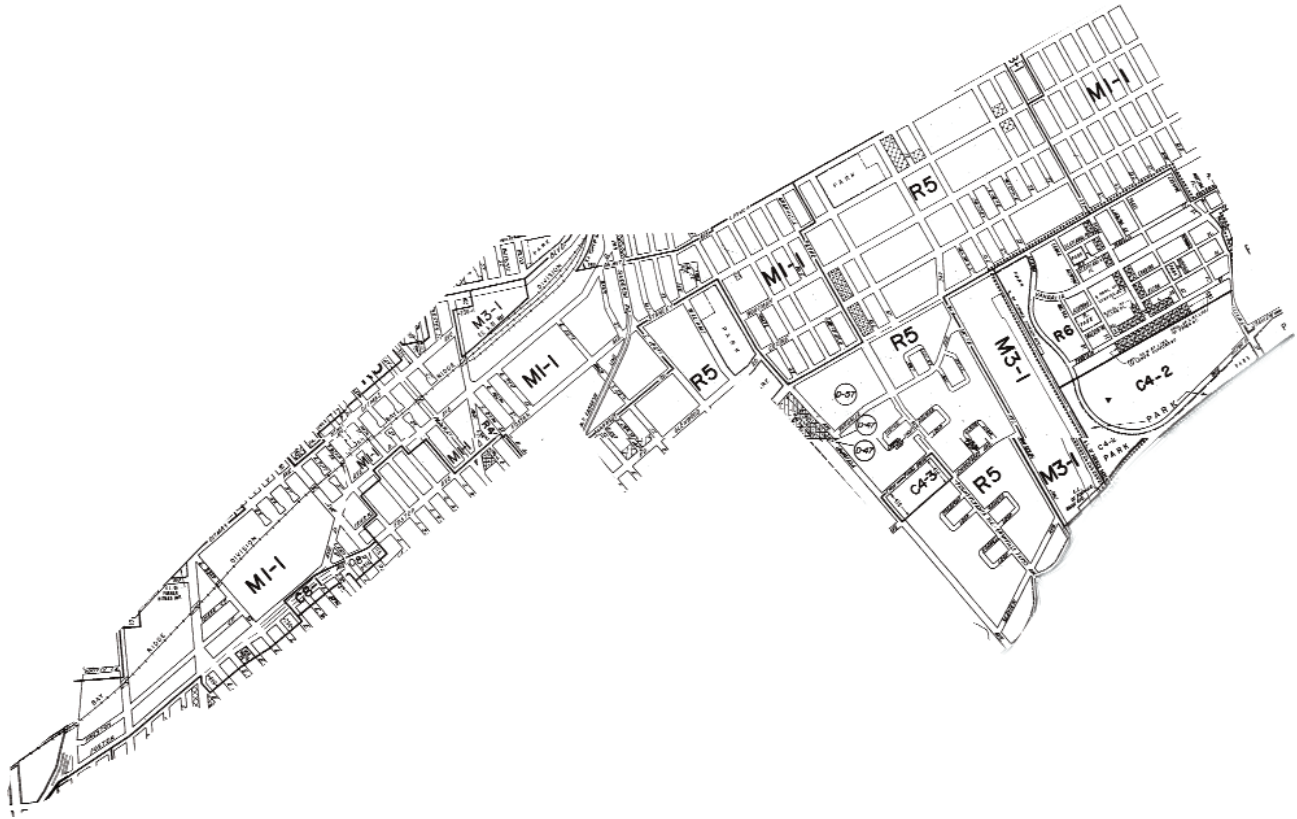
## Manufacturing District Gowanus Bay, Brooklyn

Table c: Yield with 100% participation

Category	Current PDR	50 PDR	50 PDR	50 PDR	50 PDR	50 PDR	T.O PDR
<b>Current Build-out</b>	11,188,351 GSP	11,188,351 GSP	11,188,351 GSP	11,188,351 GSP	11,188,351 GSP	11,188,351 GSP	11,188,351 GSP
<b>Potential Build-out</b>	145,342,959 GSP	281,051,191 GSP	365,962,781 GSP	425,075,241 GSP	477,911,781 GSP	591,181,351 GSP	691,181,351 GSP
<b>Difference</b>	134,154,608 GSP	269,862,840 GSP	354,774,430 GSP	413,886,890 GSP	466,723,430 GSP	580,000,000 GSP	680,000,000 GSP
<b>Current Commercial</b>	3,111,287 GSP	3,111,287 GSP	3,111,287 GSP	3,111,287 GSP	3,111,287 GSP	3,111,287 GSP	3,111,287 GSP
<b>Potential Commercial</b>	3,111,287 GSP	11,012,591 GSP	11,012,591 GSP	11,012,591 GSP	11,012,591 GSP	11,012,591 GSP	11,012,591 GSP
<b>Difference</b>	- GSP	7,901,304 GSP	7,901,304 GSP	7,901,304 GSP	7,901,304 GSP	7,901,304 GSP	7,901,304 GSP
<b>Current Residential</b>	21,181,597 GSP	21,181,597 GSP	21,181,597 GSP	21,181,597 GSP	21,181,597 GSP	21,181,597 GSP	21,181,597 GSP
<b>Potential Residential</b>	122,597,911 GSP	111,011,977 GSP	281,442,426 GSP	311,012,245 GSP	362,123,259 GSP	422,524,613 GSP	422,524,613 GSP
<b>Difference</b>	101,416,314 GSP	89,830,380 GSP	260,260,829 GSP	289,830,648 GSP	340,941,662 GSP	401,343,016 GSP	401,343,016 GSP
<b>No. Units (Market)</b>	55,000 Units	18,299 Units	123,355 Units	159,095 Units	189,076 Units	229,006 Units	229,006 Units
<b>No. Units (120-100% AMI)</b>	3,625 Units	15,009 Units	22,351 Units	29,012 Units	35,196 Units	41,519 Units	41,519 Units
<b>No. Units (92% 20% AMI)</b>	11,175 Units	17,305 Units	29,305 Units	31,201 Units	31,101 Units	35,171 Units	35,171 Units
<b>No. Units (60% 20% AMI)</b>	11,100 Units	18,129 Units	26,697 Units	28,213 Units	31,752 Units	34,509 Units	34,509 Units
<b>Total No. Affordable Units</b>	32,900 Units	50,473 Units	78,344 Units	88,527 Units	103,749 Units	116,199 Units	116,199 Units
<b>Total No. New Units</b>	87,396 Units	138,267 Units	197,066 Units	253,072 Units	300,200 Units	365,207 Units	365,207 Units
<b>Phasing</b>	Current PDR	50 PDR	50 PDR	50 PDR	50 PDR	50 PDR	T.O PDR
<b>Phase 1: 2005-2010</b>	6,561 Units	10,627 Units	13,187 Units	17,031 Units	20,291 Units	27,332 Units	27,332 Units
<b>Phase 2: 2011-2015</b>	13,122 Units	21,254 Units	26,374 Units	34,062 Units	40,582 Units	54,664 Units	54,664 Units
<b>Subtotal</b>	19,683 Units	31,881 Units	39,561 Units	51,093 Units	60,873 Units	82,000 Units	82,000 Units
<b>Phase 3: 2016-2020</b>	13,919 Units	21,291 Units	26,592 Units	34,149 Units	41,735 Units	55,947 Units	55,947 Units
<b>Phase 4: 2021-2025</b>	21,071 Units	35,302 Units	44,321 Units	56,965 Units	71,395 Units	94,327 Units	94,327 Units
<b>Phase 5: 2026-2030</b>	15,201 Units	24,932 Units	31,199 Units	39,935 Units	49,291 Units	64,131 Units	64,131 Units
<b>Phase 6: 2031-2035</b>	11,926 Units	17,745 Units	22,749 Units	29,747 Units	37,747 Units	49,741 Units	49,741 Units
<b>Subtotal</b>	67,093 Units	110,061 Units	140,561 Units	178,026 Units	220,758 Units	288,623 Units	288,623 Units
<b>Grand Total</b>	87,396 Units	138,267 Units	197,066 Units	253,072 Units	300,200 Units	365,207 Units	365,207 Units



## Manufacturing District: Jamaica Bay, Brooklyn



Existing Conditions	
No. of Blocks	113, 14, 52
No. of Lots	4711 Lots
Rooms & P. Available	137
Rooms & P. Available	101
Existing Residential	95,011, 371 SF
Existing Build-out	44,119, 477 GRP
Existing Residential	2,221, 184 GRP
Existing Manufacturing	1,273, 249 GRP
Existing Commercial	1,143, 218 GRP
Vacant Land	16,171, 745 SF

### Manufacturing District Jamaica Bay, Brooklyn

Table a: Yield with 33% participation

Portfolio	Current FAR	30 FAR	30 FAR	30 FAR	30 FAR	6.0 FAR	T.O FAR
Current Build-out	33,012,311 GSF	33,012,311 GSF	33,012,311 GSF	33,012,311 GSF	33,012,311 GSF	33,012,311 GSF	33,012,311 GSF
Potential Build-out	181,701,629 GSF	145,784,654 GSF	167,339,710 GSF	181,974,211 GSF	210,611,855 GSF	252,245,181 GSF	292,245,181 GSF
Difference	148,689,318 GSF	112,772,343 GSF	134,327,400 GSF	148,961,900 GSF	177,600,544 GSF	219,232,870 GSF	259,232,870 GSF
Current Commercial	1,130,915 GSF	1,130,915 GSF	1,130,915 GSF	1,130,915 GSF	1,130,915 GSF	1,130,915 GSF	1,130,915 GSF
Potential Commercial	1,130,915 GSF	15,362,014 GSF	15,362,014 GSF	15,362,014 GSF	15,362,014 GSF	15,362,014 GSF	15,362,014 GSF
Difference	- GSF	14,231,099 GSF	14,231,099 GSF	14,231,099 GSF	14,231,099 GSF	14,231,099 GSF	14,231,099 GSF
Current Residential	28,291,184 GSF	28,291,184 GSF	28,291,184 GSF	28,291,184 GSF	28,291,184 GSF	28,291,184 GSF	28,291,184 GSF
Potential Residential	74,429,441 GSF	118,011,724 GSF	123,211,519 GSF	141,584,423 GSF	159,211,316 GSF	171,371,181 GSF	171,371,181 GSF
Difference	46,138,257 GSF	89,720,540 GSF	94,920,335 GSF	113,293,239 GSF	130,920,132 GSF	143,080,000 GSF	143,080,000 GSF
No. Units (Market)	25,919 Units	40,644 Units	54,372 Units	69,669 Units	75,167 Units	147,116 Units	147,116 Units
No. Units (120-140% AMI)	4,077 Units	7,074 Units	9,111 Units	11,747 Units	13,945 Units	24,541 Units	24,541 Units
No. Units (60% 200% AMI)	5,011 Units	11,581 Units	11,581 Units	14,754 Units	14,754 Units	20,127 Units	20,127 Units
No. Units (60% 200% AMI)	5,654 Units	8,252 Units	11,581 Units	13,281 Units	15,282 Units	21,541 Units	21,541 Units
Total No. Affordable Units	15,300 Units	26,779 Units	32,115 Units	39,362 Units	43,707 Units	66,300 Units	66,300 Units
Total No. New Units	31,220 Units	67,423 Units	96,487 Units	109,416 Units	120,613 Units	203,427 Units	203,427 Units
Phasing	Current FAR	30 FAR	30 FAR	30 FAR	6.0 FAR	T.O FAR	
Phase 1: 2005-2010	3,012 Units	6,012 Units	6,012 Units	7,012 Units	9,012 Units	11,012 Units	
Phase 2: 2011-2015	5,119 Units	11,119 Units	12,119 Units	15,119 Units	18,119 Units	21,119 Units	
Subtotal	8,216 Units	17,131 Units	18,131 Units	22,131 Units	27,131 Units	32,131 Units	
Phase 3: 2016-2020	3,216 Units	15,216 Units	19,216 Units	23,216 Units	27,216 Units	31,216 Units	
Phase 4: 2021-2025	11,216 Units	17,216 Units	21,216 Units	25,216 Units	29,216 Units	33,216 Units	
Phase 5: 2026-2030	7,216 Units	12,216 Units	15,216 Units	18,216 Units	21,216 Units	24,216 Units	
Phase 6: 2031-2035	5,154 Units	11,154 Units	14,154 Units	17,154 Units	20,154 Units	23,154 Units	
Subtotal	31,038 Units	62,038 Units	67,038 Units	82,038 Units	98,038 Units	114,038 Units	
Grand Total	31,220 Units	67,423 Units	96,487 Units	109,416 Units	120,613 Units	203,427 Units	

Table b: Yield with 66% participation

Portfolio	Current FAR	30 FAR	30 FAR	30 FAR	30 FAR	6.0 FAR	T.O FAR
Current Build-out	33,012,311 GSF	33,012,311 GSF	33,012,311 GSF	33,012,311 GSF	33,012,311 GSF	33,012,311 GSF	33,012,311 GSF
Potential Build-out	181,701,629 GSF	202,707,279 GSF	245,277,746 GSF	281,241,115 GSF	322,511,211 GSF	375,781,541 GSF	432,241,115 GSF
Difference	148,689,318 GSF	169,694,968 GSF	212,265,435 GSF	248,228,804 GSF	289,500,900 GSF	342,769,230 GSF	401,228,804 GSF
Current Commercial	1,130,915 GSF	1,130,915 GSF	1,130,915 GSF	1,130,915 GSF	1,130,915 GSF	1,130,915 GSF	1,130,915 GSF
Potential Commercial	1,130,915 GSF	22,461,745 GSF	22,461,745 GSF	22,461,745 GSF	22,461,745 GSF	22,461,745 GSF	22,461,745 GSF
Difference	- GSF	21,330,830 GSF	21,330,830 GSF	21,330,830 GSF	21,330,830 GSF	21,330,830 GSF	21,330,830 GSF
Current Residential	28,291,184 GSF	28,291,184 GSF	28,291,184 GSF	28,291,184 GSF	28,291,184 GSF	28,291,184 GSF	28,291,184 GSF
Potential Residential	74,429,441 GSF	135,194,911 GSF	171,976,561 GSF	201,794,415 GSF	245,236,132 GSF	282,515,059 GSF	322,515,059 GSF
Difference	46,138,257 GSF	106,903,727 GSF	143,685,377 GSF	173,503,231 GSF	216,944,948 GSF	254,223,875 GSF	294,223,875 GSF
No. Units (Market)	25,919 Units	41,201 Units	54,164 Units	69,279 Units	75,167 Units	147,116 Units	147,116 Units
No. Units (120-140% AMI)	4,077 Units	11,074 Units	14,246 Units	18,117 Units	22,461 Units	24,541 Units	24,541 Units
No. Units (60% 200% AMI)	5,011 Units	12,626 Units	15,227 Units	19,381 Units	23,282 Units	26,127 Units	26,127 Units
No. Units (60% 200% AMI)	5,654 Units	13,151 Units	17,131 Units	21,281 Units	25,282 Units	28,541 Units	28,541 Units
Total No. Affordable Units	15,300 Units	36,250 Units	46,521 Units	61,220 Units	73,226 Units	106,300 Units	106,300 Units
Total No. New Units	31,220 Units	67,610 Units	91,746 Units	115,072 Units	130,000 Units	203,427 Units	203,427 Units
Phasing	Current FAR	30 FAR	30 FAR	30 FAR	6.0 FAR	T.O FAR	
Phase 1: 2005-2010	3,012 Units	7,012 Units	8,012 Units	12,012 Units	15,012 Units	17,012 Units	
Phase 2: 2011-2015	5,119 Units	13,119 Units	14,119 Units	19,119 Units	23,119 Units	26,119 Units	
Subtotal	8,216 Units	20,131 Units	22,131 Units	31,131 Units	38,131 Units	43,131 Units	
Phase 3: 2016-2020	3,216 Units	21,216 Units	24,216 Units	29,216 Units	35,216 Units	40,216 Units	
Phase 4: 2021-2025	11,216 Units	23,216 Units	27,216 Units	33,216 Units	39,216 Units	45,216 Units	
Phase 5: 2026-2030	7,216 Units	15,216 Units	18,216 Units	22,216 Units	26,216 Units	30,216 Units	
Phase 6: 2031-2035	5,154 Units	12,154 Units	15,154 Units	18,154 Units	21,154 Units	24,154 Units	
Subtotal	31,038 Units	76,038 Units	88,100 Units	107,038 Units	125,038 Units	143,038 Units	
Grand Total	31,220 Units	67,610 Units	91,746 Units	115,072 Units	130,000 Units	203,427 Units	

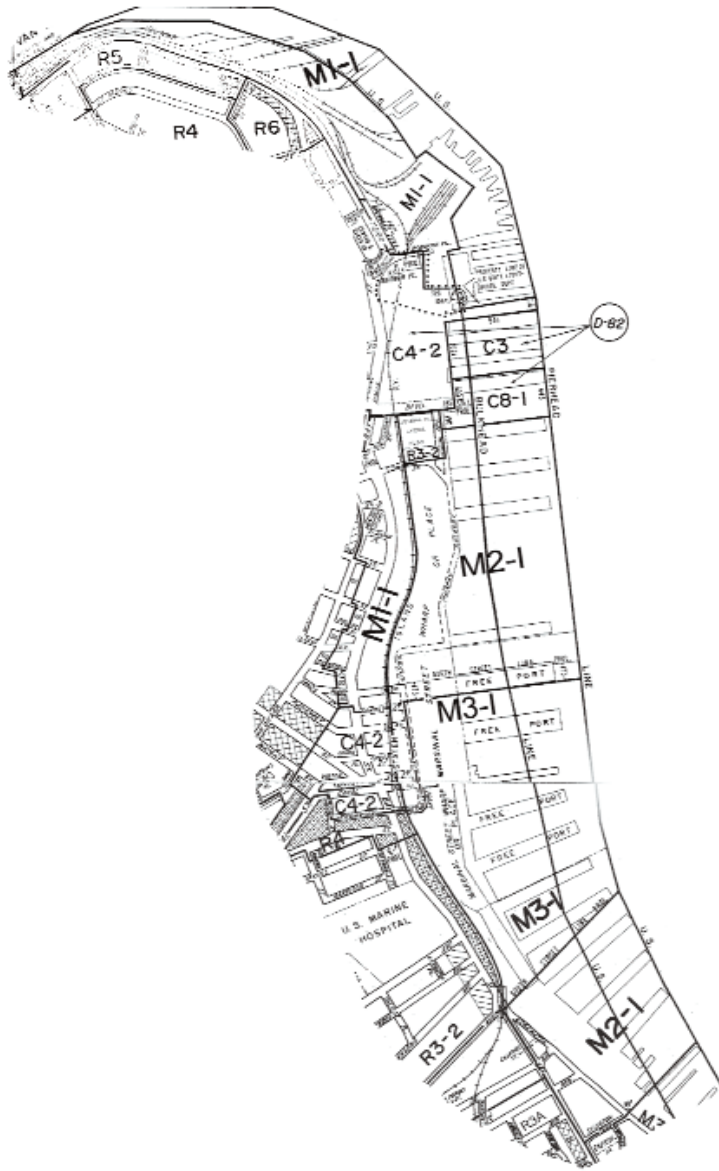
### Manufacturing District: Jamaica Bay, Brooklyn

Table c: Yield with 100% participation

Potential	Current PRR	30 PRR	50 PRR	50 PRR	50 PRR	60 PRR	T.O PRR
Current Build-out	33,012,311 GSP	33,012,311 GSP	33,012,311 GSP	33,012,311 GSP	33,012,311 GSP	33,012,311 GSP	33,012,311 GSP
Potential Build-out	181,711,129 GSP	259,111,244 GSP	327,451,155 GSP	387,022,261 GSP	454,724,397 GSP	519,762,491 GSP	519,762,491 GSP
Difference	148,700,818 GSP	226,100,933 GSP	294,438,844 GSP	354,010,950 GSP	421,712,086 GSP	486,750,180 GSP	486,750,180 GSP
Current Commercial	1,130,915 GSP	1,130,915 GSP	1,130,915 GSP	1,130,915 GSP	1,130,915 GSP	1,130,915 GSP	1,130,915 GSP
Potential Commercial	1,130,915 GSP	19,271,271 GSP	19,271,271 GSP	19,271,271 GSP	19,271,271 GSP	19,271,271 GSP	19,271,271 GSP
Difference	- GSP	18,140,356 GSP	18,140,356 GSP	18,140,356 GSP	18,140,356 GSP	18,140,356 GSP	18,140,356 GSP
Current Residential	29,881,394 GSP	29,881,394 GSP	29,881,394 GSP	29,881,394 GSP	29,881,394 GSP	29,881,394 GSP	29,881,394 GSP
Potential Residential	74,429,731 GSP	145,839,870 GSP	227,669,761 GSP	277,750,967 GSP	330,243,102 GSP	389,591,107 GSP	389,591,107 GSP
Difference	44,548,337 GSP	115,958,476 GSP	197,788,367 GSP	247,869,573 GSP	300,361,708 GSP	359,709,713 GSP	359,709,713 GSP
No. Units (Market)	25,912 Units	79,141 Units	111,363 Units	143,537 Units	175,752 Units	207,005 Units	207,005 Units
No. Units (120-100% AMI)	4,977 Units	14,262 Units	20,186 Units	25,987 Units	31,722 Units	37,526 Units	37,526 Units
No. Units (80% AMI)	5,001 Units	15,317 Units	21,011 Units	26,122 Units	32,391 Units	38,527 Units	38,527 Units
No. Units (60% AMI)	5,559 Units	16,691 Units	22,952 Units	29,167 Units	35,671 Units	42,573 Units	42,573 Units
Total No. Affordable Units	15,536 Units	46,260 Units	64,149 Units	81,246 Units	100,486 Units	122,699 Units	122,699 Units
Total No. New Units	34,220 Units	125,607 Units	177,130 Units	224,523 Units	276,238 Units	330,096 Units	330,096 Units
Phasing	Current PRR	30 PRR	50 PRR	50 PRR	50 PRR	60 PRR	T.O PRR
Phase 1: 2005-2010	3,072 Units	9,232 Units	13,215 Units	17,122 Units	21,072 Units	25,115 Units	25,115 Units
Phase 2: 2011-2015	6,018 Units	18,015 Units	25,571 Units	32,957 Units	41,243 Units	49,631 Units	49,631 Units
Subtotal	9,090 Units	27,247 Units	38,786 Units	50,079 Units	62,315 Units	74,746 Units	74,746 Units
Phase 3: 2016-2020	9,276 Units	27,827 Units	39,186 Units	51,266 Units	62,915 Units	74,945 Units	74,945 Units
Phase 4: 2021-2025	11,121 Units	33,363 Units	44,815 Units	57,485 Units	71,845 Units	86,712 Units	86,712 Units
Phase 5: 2026-2030	7,415 Units	22,242 Units	29,669 Units	37,587 Units	46,484 Units	56,382 Units	56,382 Units
Phase 6: 2031-2035	5,159 Units	15,477 Units	20,642 Units	26,541 Units	32,673 Units	39,591 Units	39,591 Units
Subtotal	34,986 Units	107,974 Units	143,937 Units	183,006 Units	224,707 Units	274,387 Units	274,387 Units
Grand Total	34,220 Units	125,607 Units	177,130 Units	224,523 Units	276,238 Units	330,096 Units	330,096 Units



### Manufacturing District: Arthur Kill, Staten Island



<b>Existing Conditions</b>	
Corridor Length	1.3 Miles
No. of Blocks	117 Blocks
No. of Lots	105 Lots
<b>Zone and ZB Available</b>	
Zone and ZB Built	115
Appropriate Postulates	34,361,284 GSP
Existing Built-out	5,247,181 GSP
Existing Residential	2,304,113 GSP
Existing Manufacturing	2,943,068 GSP
Existing Commercial	1,123,899 GSP
Vacant Land	12,811,225 GSP

**Manufacturing District: Arthur Kill, Staten Island**

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

Potential	Current FAR	30 FAR	30 FAR	30 FAR	30 FAR	60 FAR	T.O FAR
Current Build-out	5,387,101 GSF	5,387,101 GSF	5,387,101 GSF	5,387,101 GSF	5,387,101 GSF	5,387,101 GSF	5,387,101 GSF
Potential Build-out	51,742,252 GSF	18,351,243 GSF	24,377,324 GSF	107,114,246 GSF	119,225,217 GSF	121,624,215 GSF	121,624,215 GSF
Difference	53,367,112 GSF	12,964,142 GSF	21,090,144 GSF	102,469,126 GSF	113,838,116 GSF	125,247,114 GSF	125,247,114 GSF
Current Carriercost	17,203 GSF	17,203 GSF	17,203 GSF	17,203 GSF	17,203 GSF	17,203 GSF	17,203 GSF
Potential Carriercost	17,203 GSF	7,999,251 GSF	7,999,251 GSF	7,999,251 GSF	7,999,251 GSF	7,999,251 GSF	7,999,251 GSF
Difference	- GSF	7,982,048 GSF	7,982,048 GSF	7,982,048 GSF	7,982,048 GSF	7,982,048 GSF	7,982,048 GSF
Current Parcelable	2,326,114 GSF	2,326,114 GSF	2,326,114 GSF	2,326,114 GSF	2,326,114 GSF	2,326,114 GSF	2,326,114 GSF
Potential Parcelable	29,217,272 GSF	62,462,291 GSF	72,107,324 GSF	112,114,229 GSF	21,625,215 GSF	111,256,127 GSF	111,256,127 GSF
Difference	37,501,551 GSF	60,136,177 GSF	69,781,210 GSF	109,788,115 GSF	108,929,001 GSF	108,929,001 GSF	108,929,001 GSF
No. Units (Market)	27,754 Units	35,073 Units	41,745 Units	46,317 Units	52,119 Units	57,767 Units	57,767 Units
No. Units (120-160% AMI)	5,111 Units	4,269 Units	7,352 Units	11,204 Units	3,269 Units	15,051 Units	15,051 Units
No. Units (90-120% AMI)	5,261 Units	5,071 Units	7,433 Units	7,433 Units	10,215 Units	17,125 Units	17,125 Units
No. Units (60% AMI)	5,487 Units	7,516 Units	11,731 Units	2,426 Units	11,152 Units	10,107 Units	10,107 Units
Total No. Affordable Units	16,263 Units	20,716 Units	23,096 Units	27,316 Units	26,796 Units	51,039 Units	51,039 Units
Total No. New Units	34,137 Units	55,789 Units	63,011 Units	73,053 Units	62,055 Units	130,607 Units	130,607 Units
Phasing	Current FAR	30 FAR	30 FAR	30 FAR	60 FAR	T.O FAR	T.O FAR
Phase 1: 2005-2010	3,311 Units	3,119 Units	3,151 Units	5,287 Units	5,213 Units	5,181 Units	5,181 Units
Phase 2: 2011-2015	5,552 Units	11,291 Units	8,722 Units	11,075 Units	12,321 Units	13,712 Units	13,712 Units
Subtotal	8,863 Units	14,410 Units	11,873 Units	16,362 Units	17,534 Units	18,893 Units	18,893 Units
Phase 3: 2016-2020	3,655 Units	12,553 Units	13,515 Units	14,612 Units	11,692 Units	21,672 Units	21,672 Units
Phase 4: 2021-2025	11,027 Units	12,497 Units	15,243 Units	11,381 Units	21,714 Units	22,252 Units	22,252 Units
Phase 5: 2026-2030	7,726 Units	2,705 Units	11,282 Units	12,321 Units	13,511 Units	15,011 Units	15,011 Units
Phase 6: 2031-2035	5,511 Units	4,974 Units	4,111 Units	2,229 Units	11,357 Units	11,415 Units	11,415 Units
Subtotal	33,213 Units	38,292 Units	48,299 Units	47,291 Units	62,213 Units	71,265 Units	71,265 Units
Grand Total	34,137 Units	55,789 Units	63,011 Units	73,053 Units	62,055 Units	130,607 Units	130,607 Units

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

Potential	Current FAR	30 FAR	30 FAR	30 FAR	30 FAR	60 FAR	T.O FAR
Current Build-out	5,387,101 GSF	5,387,101 GSF	5,387,101 GSF	5,387,101 GSF	5,387,101 GSF	5,387,101 GSF	5,387,101 GSF
Potential Build-out	51,742,252 GSF	111,132,255 GSF	134,111,246 GSF	159,111,259 GSF	174,794,322 GSF	212,624,215 GSF	212,624,215 GSF
Difference	53,367,112 GSF	105,745,154 GSF	128,724,145 GSF	153,724,158 GSF	169,407,221 GSF	207,237,114 GSF	207,237,114 GSF
Current Carriercost	17,203 GSF	17,203 GSF	17,203 GSF	17,203 GSF	17,203 GSF	17,203 GSF	17,203 GSF
Potential Carriercost	17,203 GSF	11,415,274 GSF	11,415,274 GSF	11,415,274 GSF	11,415,274 GSF	11,415,274 GSF	11,415,274 GSF
Difference	- GSF	11,398,071 GSF	11,398,071 GSF	11,398,071 GSF	11,398,071 GSF	11,398,071 GSF	11,398,071 GSF
Current Parcelable	2,326,114 GSF	2,326,114 GSF	2,326,114 GSF	2,326,114 GSF	2,326,114 GSF	2,326,114 GSF	2,326,114 GSF
Potential Parcelable	29,217,272 GSF	75,111,211 GSF	84,257,377 GSF	113,213,746 GSF	135,351,114 GSF	152,794,215 GSF	152,794,215 GSF
Difference	37,501,551 GSF	72,785,097 GSF	81,931,263 GSF	110,887,632 GSF	133,025,000 GSF	150,468,101 GSF	150,468,101 GSF
No. Units (Market)	27,754 Units	42,262 Units	53,726 Units	65,111 Units	76,425 Units	87,767 Units	87,767 Units
No. Units (120-160% AMI)	5,111 Units	7,281 Units	9,097 Units	11,734 Units	13,791 Units	15,051 Units	15,051 Units
No. Units (90-120% AMI)	5,261 Units	10,315 Units	11,581 Units	12,781 Units	13,273 Units	17,125 Units	17,125 Units
No. Units (60% AMI)	5,487 Units	9,419 Units	11,515 Units	13,295 Units	13,295 Units	10,107 Units	10,107 Units
Total No. Affordable Units	16,263 Units	25,036 Units	26,729 Units	34,325 Units	36,359 Units	45,139 Units	51,039 Units
Total No. New Units	34,137 Units	67,281 Units	85,375 Units	103,515 Units	121,525 Units	130,607 Units	130,607 Units
Phasing	Current FAR	30 FAR	30 FAR	30 FAR	60 FAR	T.O FAR	T.O FAR
Phase 1: 2005-2010	3,311 Units	5,157 Units	6,311 Units	7,759 Units	8,117 Units	11,371 Units	11,371 Units
Phase 2: 2011-2015	5,552 Units	11,115 Units	12,091 Units	15,591 Units	16,253 Units	21,251 Units	21,251 Units
Subtotal	8,863 Units	16,272 Units	18,402 Units	23,350 Units	24,370 Units	32,622 Units	32,622 Units
Phase 3: 2016-2020	3,655 Units	15,172 Units	16,292 Units	17,292 Units	20,252 Units	31,412 Units	31,412 Units
Phase 4: 2021-2025	11,027 Units	15,481 Units	21,262 Units	25,111 Units	21,271 Units	33,252 Units	33,252 Units
Phase 5: 2026-2030	7,726 Units	11,115 Units	13,281 Units	11,115 Units	21,273 Units	23,251 Units	23,251 Units
Phase 6: 2031-2035	5,511 Units	11,529 Units	11,019 Units	12,321 Units	15,125 Units	17,451 Units	17,451 Units
Subtotal	33,213 Units	52,297 Units	65,238 Units	66,291 Units	80,211 Units	100,425 Units	100,425 Units
Grand Total	34,137 Units	67,281 Units	85,375 Units	103,515 Units	121,525 Units	130,607 Units	130,607 Units



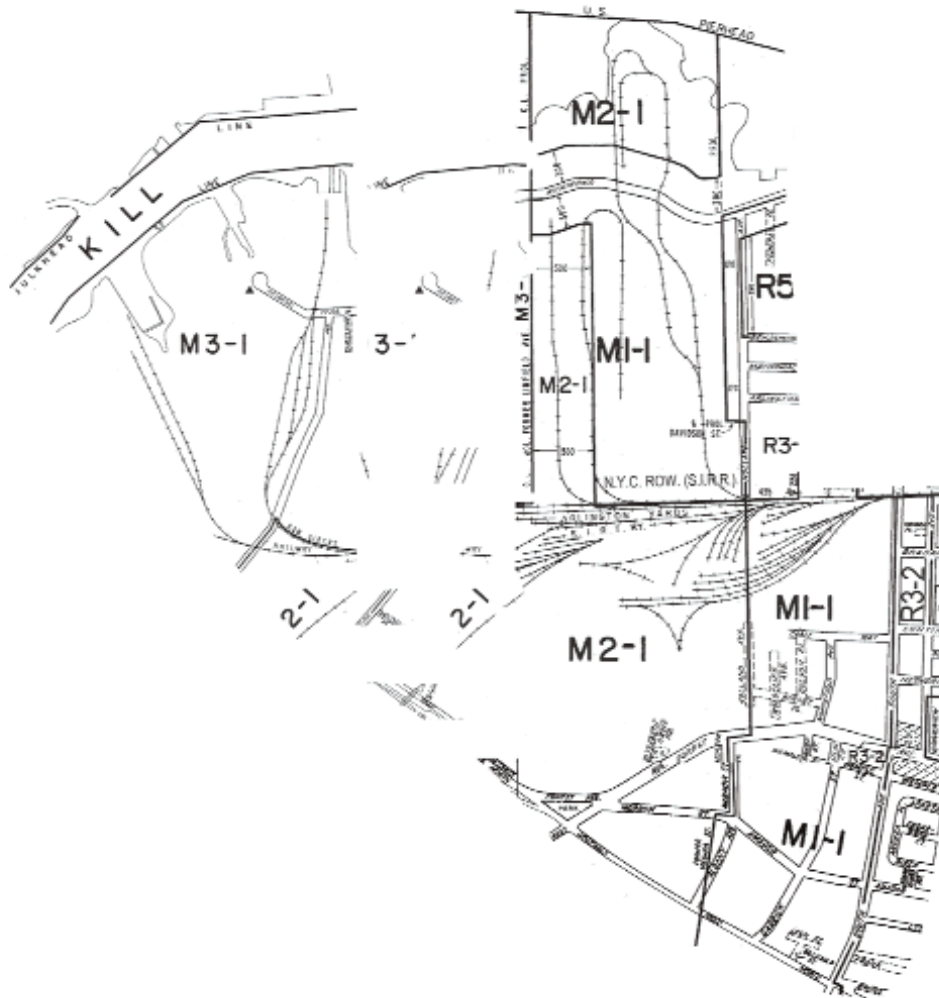
### Manufacturing District: Arthur Kill, Staten Island

Table c: Yield with 100% participation

Potential	Current P2R	30 P2R	40 P2R	50 P2R	60 P2R	T.O P2R
Current Build-out	5,287,111 GSP	5,287,111 GSP	5,287,111 GSP	5,287,111 GSP	5,287,111 GSP	5,287,111 GSP
Potential Build-out	51,134,252 GSP	137,445,114 GSP	171,125,341 GSP	203,117,176 GSP	241,459,172 GSP	273,111,261 GSP
Difference	45,847,141 GSP	132,158,003 GSP	165,838,230 GSP	197,830,065 GSP	236,172,061 GSP	267,824,150 GSP
Current Commercial	17,203 GSP	17,203 GSP	17,203 GSP	17,203 GSP	17,203 GSP	17,203 GSP
Potential Commercial	17,203 GSP	34,351,294 GSP	34,351,294 GSP	34,351,294 GSP	34,351,294 GSP	34,351,294 GSP
Difference	- GSP	34,334,091 GSP	34,334,091 GSP	34,334,091 GSP	34,334,091 GSP	34,334,091 GSP
Current Residential	2,359,114 GSP	2,359,114 GSP	2,359,114 GSP	2,359,114 GSP	2,359,114 GSP	2,359,114 GSP
Potential Residential	49,211,212 GSP	117,085,815 GSP	119,744,446 GSP	148,292,341 GSP	175,121,611 GSP	214,204,211 GSP
Difference	46,852,098 GSP	114,726,701 GSP	117,385,332 GSP	145,933,227 GSP	172,762,497 GSP	211,845,097 GSP
No. Units (Market)	27,754 Units	46,755 Units	65,756 Units	10,751 Units	101,101 Units	117,102 Units
No. Units (120-140% AMI)	5,411 Units	12,774 Units	12,191 Units	15,121 Units	14,125 Units	21,267 Units
No. Units (150-200% AMI)	5,281 Units	4,734 Units	13,111 Units	15,311 Units	14,755 Units	25,167 Units
No. Units (200% AMI)	5,051 Units	11,657 Units	13,511 Units	17,657 Units	21,911 Units	25,256 Units
Total No. Affordable Units	16,203 Units	29,215 Units	39,324 Units	48,306 Units	55,546 Units	62,617 Units
Total No. New Units	34,137 Units	75,100 Units	105,201 Units	133,224 Units	160,307 Units	187,260 Units
Phasing	Current P2R	30 P2R	40 P2R	50 P2R	60 P2R	T.O P2R
Phase 1: 2005-2010	3,311 Units	5,000 Units	7,295 Units	9,997 Units	12,692 Units	15,151 Units
Phase 2: 2011-2015	6,622 Units	11,000 Units	15,001 Units	19,994 Units	24,989 Units	29,122 Units
Subtotal	9,933 Units	17,000 Units	22,296 Units	29,991 Units	37,681 Units	44,273 Units
Phase 3: 2016-2020	9,933 Units	17,000 Units	22,296 Units	29,991 Units	37,681 Units	44,115 Units
Phase 4: 2021-2025	11,107 Units	14,111 Units	20,501 Units	25,303 Units	31,107 Units	36,111 Units
Phase 5: 2026-2030	7,741 Units	13,000 Units	18,501 Units	23,303 Units	28,104 Units	32,112 Units
Phase 6: 2031-2035	5,511 Units	9,000 Units	13,215 Units	17,992 Units	23,101 Units	28,205 Units
Subtotal	37,212 Units	61,200 Units	83,206 Units	109,200 Units	139,200 Units	156,207 Units
Grand Total	34,137 Units	75,100 Units	105,201 Units	133,224 Units	160,307 Units	187,260 Units



### Manufacturing District The Narrows, Staten Island



Existing Conditions	
No. of Lots	305 Lots
No. of Units	332 Units
Average FAR: All existing	1.55
Average FAR: Built	1.21
Existing Residential	37,254,341 GSP
Existing Built out	14,221,294 GSP
Existing Residential	11,231,281 GSP
Existing Manufacturing	2,445,241 GSP
Existing Commercial	3,211,122 GSP
Overall Land	11,121,462 GSP

### Manufacturing District: The Narrows, Staten Island

Table a: Yield with 33% participation

Potential	Current PAR	30 PAR	30 PAR	50 PAR	50 PAR	60 PAR	T0 PAR
Current Build-out	13,221,293 GSP	13,221,293 GSP	13,221,293 GSP	13,221,293 GSP	13,221,293 GSP	13,221,293 GSP	13,221,293 GSP
Potential Build-out	51,571,071 GSP	18,431,157 GSP	24,104,119 GSP	111,511,711 GSP	121,056,053 GSP	133,521,015 GSP	133,521,015 GSP
Difference	38,349,778 GSP	5,209,864 GSP	10,882,826 GSP	98,290,418 GSP	107,834,760 GSP	120,300,722 GSP	120,300,722 GSP
Current Commandal	3,213,192 GSP	3,213,192 GSP	3,213,192 GSP	3,213,192 GSP	3,213,192 GSP	3,213,192 GSP	3,213,192 GSP
Potential Commandal	3,213,192 GSP	11,361,073 GSP	11,361,073 GSP	11,361,073 GSP	11,361,073 GSP	11,361,073 GSP	11,361,073 GSP
Difference	- GSP	7,947,881 GSP	7,947,881 GSP	7,947,881 GSP	7,947,881 GSP	7,947,881 GSP	7,947,881 GSP
Current Residential	11,306,091 GSP	11,306,091 GSP	11,306,091 GSP	11,306,091 GSP	11,306,091 GSP	11,306,091 GSP	11,306,091 GSP
Potential Residential	21,192,713 GSP	51,919,251 GSP	62,211,199 GSP	79,111,711 GSP	21,415,519 GSP	111,119,222 GSP	111,119,222 GSP
Difference	9,886,622 GSP	40,613,160 GSP	50,905,108 GSP	67,805,620 GSP	10,109,428 GSP	99,813,131 GSP	99,813,131 GSP
No. Units (Market)	11,597 Units	20,205 Units	25,511 Units	41,694 Units	47,079 Units	19,591 Units	19,591 Units
No. Units (120-160% AMI)	3,251 Units	5,291 Units	6,411 Units	7,524 Units	11,491 Units	16,161 Units	16,161 Units
No. Units (60-120% AMI)	3,251 Units	5,735 Units	6,487 Units	11,192 Units	2,211 Units	17,597 Units	17,597 Units
No. Units (60% AMI)	3,251 Units	5,735 Units	7,092 Units	11,629 Units	11,291 Units	12,192 Units	12,192 Units
Total No. Affordable Units	10,546 Units	17,227 Units	20,513 Units	24,627 Units	20,200 Units	52,050 Units	52,050 Units
Total No. New Units	20,527 Units	36,692 Units	56,301 Units	66,321 Units	76,160 Units	142,660 Units	142,660 Units
Phasing	Current PAR	30 PAR	30 PAR	50 PAR	50 PAR	60 PAR	T0 PAR
Phase 1: 2005-2010	2,215 Units	3,241 Units	3,226 Units	3,223 Units	5,712 Units	6,251 Units	6,251 Units
Phase 2: 2011-2015	3,331 Units	4,927 Units	11,374 Units	2,421 Units	11,369 Units	12,211 Units	12,211 Units
Subtotal	5,546 Units	8,168 Units	14,600 Units	5,644 Units	17,081 Units	18,462 Units	18,462 Units
Phase 3: 2016-2020	4,295 Units	11,265 Units	12,701 Units	13,222 Units	17,126 Units	19,251 Units	19,251 Units
Phase 4: 2021-2025	7,319 Units	11,921 Units	13,121 Units	15,311 Units	12,011 Units	21,311 Units	21,311 Units
Phase 5: 2026-2030	5,159 Units	11,152 Units	2,119 Units	11,915 Units	13,281 Units	15,151 Units	15,151 Units
Phase 6: 2031-2035	3,252 Units	5,121 Units	7,191 Units	11,241 Units	2,521 Units	11,751 Units	11,751 Units
Subtotal	23,421 Units	52,715 Units	48,773 Units	51,760 Units	60,695 Units	66,651 Units	66,651 Units
Grand Total	29,967 Units	60,883 Units	63,374 Units	57,381 Units	77,776 Units	85,113 Units	85,113 Units

Table b: Yield with 66% participation

Potential	Current PAR	30 PAR	30 PAR	50 PAR	50 PAR	60 PAR	T0 PAR
Current Build-out	13,221,293 GSP	13,221,293 GSP	13,221,293 GSP	13,221,293 GSP	13,221,293 GSP	13,221,293 GSP	13,221,293 GSP
Potential Build-out	51,571,071 GSP	114,281,036 GSP	141,491,559 GSP	192,591,418 GSP	191,591,418 GSP	214,431,021 GSP	214,431,021 GSP
Difference	38,349,778 GSP	101,059,743 GSP	128,270,266 GSP	179,370,125 GSP	178,370,125 GSP	201,209,728 GSP	201,209,728 GSP
Current Commandal	3,213,192 GSP	3,213,192 GSP	3,213,192 GSP	3,213,192 GSP	3,213,192 GSP	3,213,192 GSP	3,213,192 GSP
Potential Commandal	3,213,192 GSP	13,719,011 GSP	13,719,011 GSP	13,719,011 GSP	13,719,011 GSP	13,719,011 GSP	13,719,011 GSP
Difference	- GSP	10,505,819 GSP	10,505,819 GSP	10,505,819 GSP	10,505,819 GSP	10,505,819 GSP	10,505,819 GSP
Current Residential	11,306,091 GSP	11,306,091 GSP	11,306,091 GSP	11,306,091 GSP	11,306,091 GSP	11,306,091 GSP	11,306,091 GSP
Potential Residential	21,192,713 GSP	77,181,991 GSP	21,234,425 GSP	119,263,991 GSP	141,961,285 GSP	161,119,721 GSP	161,119,721 GSP
Difference	9,886,622 GSP	65,875,900 GSP	10,928,334 GSP	107,957,900 GSP	130,655,194 GSP	149,813,630 GSP	149,813,630 GSP
No. Units (Market)	11,597 Units	21,076 Units	22,397 Units	62,011 Units	77,119 Units	19,591 Units	19,591 Units
No. Units (120-160% AMI)	3,251 Units	7,292 Units	8,394 Units	11,497 Units	13,222 Units	16,161 Units	16,161 Units
No. Units (60-120% AMI)	3,251 Units	7,152 Units	11,275 Units	12,692 Units	15,125 Units	17,597 Units	17,597 Units
No. Units (60% AMI)	3,251 Units	11,511 Units	11,292 Units	11,292 Units	15,511 Units	12,192 Units	12,192 Units
Total No. Affordable Units	10,546 Units	23,671 Units	26,076 Units	36,205 Units	36,205 Units	52,050 Units	52,050 Units
Total No. New Units	20,527 Units	63,730 Units	63,326 Units	103,105 Units	122,702 Units	142,660 Units	142,660 Units
Phasing	Current PAR	30 PAR	30 PAR	50 PAR	50 PAR	60 PAR	T0 PAR
Phase 1: 2005-2010	2,215 Units	3,711 Units	4,287 Units	7,733 Units	2,223 Units	11,011 Units	11,011 Units
Phase 2: 2011-2015	3,331 Units	4,927 Units	12,614 Units	15,322 Units	10,317 Units	21,292 Units	21,292 Units
Subtotal	5,546 Units	8,638 Units	16,901 Units	23,055 Units	12,540 Units	32,303 Units	32,303 Units
Phase 3: 2016-2020	4,295 Units	13,265 Units	11,771 Units	11,771 Units	27,626 Units	32,155 Units	32,155 Units
Phase 4: 2021-2025	7,319 Units	15,287 Units	21,126 Units	25,775 Units	21,625 Units	35,615 Units	35,615 Units
Phase 5: 2026-2030	5,159 Units	11,152 Units	13,562 Units	11,185 Units	21,317 Units	23,421 Units	23,421 Units
Phase 6: 2031-2035	3,252 Units	7,191 Units	11,421 Units	12,111 Units	15,281 Units	17,117 Units	17,117 Units
Subtotal	23,421 Units	58,022 Units	60,695 Units	76,905 Units	66,126 Units	110,805 Units	110,805 Units
Grand Total	29,967 Units	66,760 Units	63,326 Units	103,105 Units	122,702 Units	142,660 Units	142,660 Units