

K. Yields

We present hereunder calculations of potential housing unit production yields along selected commercial corridors in the four outer boroughs. Typical of New York, these corridors comprise a diversity of neighborhood characteristics, such as geographic length, amount of avenue frontage, size of abutting properties, and of course land use. Yet common among all corridors selected is the high potential for further buildout – be it new construction on vacant lots, or added construction to fill in remaining, unused bulk.

Our analysis presents the existing state of the corridors as per used and unused bulk, vacant land and types of uses. From this we derive the potential buildout, were the entire available bulk utilized. This potential is calculated for six different scenarios: current FAR, and five levels of bulk bonuses ranging from 3.0 FAR to 7.0 FAR. Bulk translates into an approximate number of market and affordable housing units, based on certain assumptions of typical unit mix and size that a corridor can yield. Finally, we present a timeframe of development along a corridor with the FAR bonus at five-year increments and assuming 30 years for full buildout of the potential bulk. It is important to point out that not all sites may choose to take advantage of the bonus, wherefore we also present the buildout potential for 33.3 percent and 66.6 percent utilization of the bonus by developers.

Needless to say, not all levels of FAR for upzoning will be appropriate for all corridors. Along wide commercial corridors with large abutting sites (such as Northern Boulevard in Queens), which may cater to a much higher density, the FAR bonus can conceivably be set as high as 7.0, and still yield development and infill contextual to the neighborhood. Corridors in Staten Island, would have to be limited to lower FAR bonuses (3.0-4.0), so as to keep new development apropos to the surrounding 1- and 2- family homes. FAR bonuses would similarly have to be limited along such corridors as Coney Island Avenue in Brooklyn, where any efficient utilization of such bonuses would require significant amounts of site assembly, a process that carries high transaction costs.

The following tables indicate, on a corridor-by-corridor basis, the potential affordable housing and market-rate housing yields based on Strategy One. These yields are depicted over a thirty-year period, against formulas presented in each table, presuming the

adoption, at a measured pace during this period, of the recommendations established in Strategy One.

Three levels of development are depicted for each corridor and manufacturing district to provide a broad basis for assessment of the effectiveness of Strategy One in providing a new regulatory framework for increasing affordable housing production:

- *A level of adoption by 33% of the corridor sites of the new zoning and corresponding new residential development opportunities;*
- *A level of adoption by 66% of the corridor sites of the new zoning and corresponding new residential development opportunities;*
- *A level of adoption by 100% of the corridor sites of the new zoning and corresponding new residential development opportunities.*

A summary table of all corridors combined, at the above three levels, follows.

A.1: Base projection: 33% Site rezonings

Projected Housing impacts over a thirty-year period in five-year increments:

Years 1-5

Years 6-10

Years 11-15

Years 16-20

Years 21-25

Years 26-30

Summary: Yield: 33% site rezonings

A.2: Base projection: 66% site rezonings

Projected Housing impacts over a thirty-year period in five-year increments:

Years 1-5

Years 6-10

Years 11-15

Years 16-20

Years 21-25

Years 26-30

Summary: Yield: 66% site rezonings

A.3: Base projection: 100% site rezonings

Projected Housing impacts over a thirty-year period in five-year increments:

Years 1-5

Years 6-10

Years 11-15

Years 16-20

Years 21-25

Years 26-30

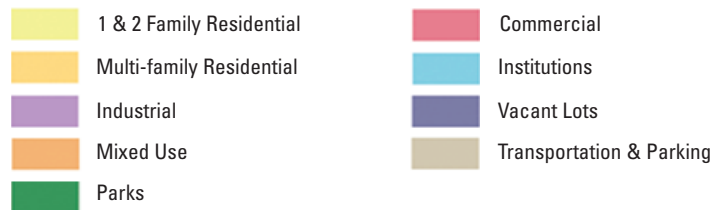
Summary: Yield: 100% site rezonings

Table 6a: Summary of yields

Corridor Summary	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
1. Broadway, Bronx												
Current Residential	2,370,010	GSF	2,370,010	GSF	2,370,010	GSF	2,370,010	GSF	2,370,010	GSF	2,370,010	GSF
Added Residential	3,248,432	GSF	6,702,446	GSF	9,726,598	GSF	12,750,750	GSF	15,774,902	GSF	18,799,054	GSF
New Market Units	1,895	Units	3,910	Units	5,674	Units	7,438	Units	9,202	Units	10,966	Units
New Affordable Units	1,119	Units	2,309	Units	3,351	Units	4,393	Units	5,435	Units	6,477	Units
2. Webster Avenue, Bronx												
Current Residential	5,294,312	GSF	5,294,312	GSF	5,294,312	GSF	5,294,312	GSF	5,294,312	GSF	5,294,312	GSF
Added Residential	3,409,799	GSF	6,510,642	GSF	10,445,627	GSF	14,380,611	GSF	18,315,596	GSF	22,250,581	GSF
New Market Units	1,989	Units	3,798	Units	6,093	Units	8,389	Units	10,684	Units	12,980	Units
New Affordable Units	1,175	Units	2,243	Units	3,599	Units	4,955	Units	6,311	Units	7,666	Units
3. Third Avenue, Bronx												
Current Residential	3,527,434	GSF	3,527,434	GSF	3,527,434	GSF	3,527,434	GSF	3,527,434	GSF	3,527,434	GSF
Added Residential	6,631,052	GSF	9,152,462	GSF	13,379,094	GSF	17,605,726	GSF	21,832,358	GSF	26,058,990	GSF
New Market Units	3,868	Units	5,339	Units	7,804	Units	10,270	Units	12,736	Units	15,201	Units
New Affordable Units	2,285	Units	3,153	Units	4,610	Units	6,066	Units	7,522	Units	8,979	Units
4. Boston Road, Bronx												
Current Residential	849,149	GSF	849,149	GSF	849,149	GSF	849,149	GSF	849,149	GSF	849,149	GSF
Added Residential	4,346,753	GSF	12,314,428	GSF	16,702,287	GSF	21,090,146	GSF	25,478,005	GSF	29,865,864	GSF
New Market Units	2,536	Units	7,183	Units	9,743	Units	12,303	Units	14,862	Units	17,422	Units
New Affordable Units	1,498	Units	4,243	Units	5,755	Units	7,267	Units	8,778	Units	10,290	Units
5. Westchester Avenue, Bronx												
Current Residential	5,557,793	GSF	5,557,793	GSF	5,557,793	GSF	5,557,793	GSF	5,557,793	GSF	5,557,793	GSF
Added Residential	5,203,290	GSF	8,544,791	GSF	13,245,652	GSF	17,946,513	GSF	22,647,374	GSF	27,348,235	GSF
New Market Units	3,035	Units	4,984	Units	7,727	Units	10,469	Units	13,211	Units	15,953	Units
New Affordable Units	1,793	Units	2,944	Units	4,564	Units	6,183	Units	7,803	Units	9,423	Units
6. Northern Boulevard, Queens												
Current Residential	4,162,097	GSF	4,162,097	GSF	4,162,097	GSF	4,162,097	GSF	4,162,097	GSF	4,162,097	GSF
Added Residential	4,977,169	GSF	14,309,354	GSF	20,466,504	GSF	26,623,654	GSF	32,780,805	GSF	38,937,955	GSF
New Market Units	2,903	Units	8,347	Units	11,939	Units	15,530	Units	19,122	Units	22,714	Units
New Affordable Units	1,715	Units	4,930	Units	7,052	Units	9,173	Units	11,295	Units	13,416	Units
7. Queens Boulevard, Queens												
Current Residential	3,281,948	GSF	3,281,948	GSF	3,281,948	GSF	3,281,948	GSF	3,281,948	GSF	3,281,948	GSF
Added Residential	8,896,477	GSF	12,189,368	GSF	17,346,474	GSF	22,503,579	GSF	27,660,685	GSF	32,817,790	GSF
New Market Units	5,190	Units	7,110	Units	10,119	Units	13,127	Units	16,135	Units	19,144	Units
New Affordable Units	3,065	Units	4,200	Units	5,977	Units	7,754	Units	9,530	Units	11,307	Units

Table 6b: Summary of yields (continued)

Corridor Summary	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
8. Atlantic Avenue, Brooklyn												
Current Residential	2,783,030	GSF	2,783,030	GSF	2,783,030	GSF	2,783,030	GSF	2,783,030	GSF	2,783,030	GSF
Added Residential	5,225,470	GSF	11,518,551	GSF	16,285,744	GSF	21,052,938	GSF	25,820,131	GSF	30,587,325	GSF
New Market Units	3,048	Units	6,719	Units	9,500	Units	12,281	Units	15,062	Units	17,843	Units
New Affordable Units	1,800	Units	3,969	Units	5,611	Units	7,254	Units	8,896	Units	10,539	Units
9. Fourth Avenue, Brooklyn												
Current Residential	3,823,961	GSF	3,823,961	GSF	3,823,961	GSF	3,823,961	GSF	3,823,961	GSF	3,823,961	GSF
Added Residential	2,594,755	GSF	4,511,956	GSF	7,290,595	GSF	10,069,234	GSF	12,847,873	GSF	15,626,512	GSF
New Market Units	1,514	Units	2,632	Units	4,253	Units	5,874	Units	7,495	Units	9,115	Units
New Affordable Units	894	Units	1,555	Units	2,512	Units	3,469	Units	4,427	Units	5,384	Units
10. McDonald Avenue, Brooklyn												
Current Residential	891,111	GSF	891,111	GSF	891,111	GSF	891,111	GSF	891,111	GSF	891,111	GSF
Added Residential	2,999,115	GSF	10,389,452	GSF	14,149,639	GSF	17,909,827	GSF	21,670,014	GSF	25,430,202	GSF
New Market Units	1,749	Units	6,061	Units	8,254	Units	10,447	Units	12,641	Units	14,834	Units
New Affordable Units	1,033	Units	3,580	Units	4,875	Units	6,171	Units	7,466	Units	8,762	Units
11. Coney Island Avenue, Brooklyn												
Current Residential	1,563,230	GSF	1,563,230	GSF	1,563,230	GSF	1,563,230	GSF	1,563,230	GSF	1,563,230	GSF
Added Residential	4,639,752	GSF	11,252,757	GSF	15,524,753	GSF	19,796,748	GSF	24,068,744	GSF	28,340,740	GSF
New Market Units	2,707	Units	6,564	Units	9,056	Units	11,548	Units	14,040	Units	16,532	Units
New Affordable Units	1,599	Units	3,877	Units	5,349	Units	6,821	Units	8,293	Units	9,765	Units
12. Neptune Avenue, Brooklyn												
Current Residential	3,662,257	GSF	3,662,257	GSF	3,662,257	GSF	3,662,257	GSF	3,662,257	GSF	3,662,257	GSF
Added Residential	7,993,996	GSF	15,577,175	GSF	21,990,318	GSF	28,403,462	GSF	34,816,606	GSF	41,229,750	GSF
New Market Units	4,663	Units	9,087	Units	12,828	Units	16,569	Units	20,310	Units	24,051	Units
New Affordable Units	2,754	Units	5,367	Units	7,577	Units	9,786	Units	11,996	Units	14,206	Units
13. Port Richmond Avenue, Staten Island												
Current Residential	265,285	GSF	265,285	GSF	265,285	GSF	265,285	GSF	265,285	GSF	265,285	GSF
Added Residential	927,361	GSF	3,602,180	GSF	4,891,335	GSF	6,180,490	GSF	7,469,645	GSF	8,758,800	GSF
New Market Units	541	Units	2,101	Units	2,853	Units	3,605	Units	4,357	Units	5,109	Units
New Affordable Units	320	Units	1,241	Units	1,685	Units	2,129	Units	2,574	Units	3,018	Units
14. Forest Avenue, Staten Island												
Current Residential	1,585,856	GSF	1,585,856	GSF	1,585,856	GSF	1,585,856	GSF	1,585,856	GSF	1,585,856	GSF
Added Residential	2,707,252	GSF	18,182,635	GSF	24,772,132	GSF	31,361,629	GSF	37,951,126	GSF	44,540,623	GSF
New Market Units	1,579	Units	10,607	Units	14,450	Units	18,294	Units	22,138	Units	25,982	Units
New Affordable Units	933	Units	6,265	Units	8,535	Units	10,806	Units	13,076	Units	15,346	Units



Commercial Corridor: Broadway, Bronx



Existing Conditions	
Corridor Length	2.6 Miles
No. of Blocks	34 Blocks
No. of Lots	156 Lots
Average FAR Allowable	2.04
Average FAR Built	1.15
Aggregate Footprints	3,557,826 SF
Existing Buildout	4,077,924 GSF
Existing Residential	3,297,322 GSF
Existing Manufacturing	762,900 GSF
Existing Commercial	17,702 GSF
Vacant Land	174,670 SF

Commercial Corridor: Broadway, Bronx

Table 7a: Yield with 33% participation

Potential	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Current Buildout	4,077,924	GSF	4,077,924	GSF	4,077,924	GSF	4,077,924	GSF	4,077,924	GSF	4,077,924	GSF
Potential Buildout	7,243,200	GSF	9,570,239	GSF	10,754,995	GSF	11,939,751	GSF	13,124,507	GSF	14,309,263	GSF
Difference	3,165,276	GSF	5,492,315	GSF	6,677,071	GSF	7,861,827	GSF	9,046,583	GSF	10,231,339	GSF
Current Commercial	17,702	GSF	17,702	GSF	17,702	GSF	17,702	GSF	17,702	GSF	17,702	GSF
Potential Commercial	17,702	GSF	806,364	GSF	806,364	GSF	806,364	GSF	806,364	GSF	806,364	GSF
Difference	-	GSF	788,662	GSF	788,662	GSF	788,662	GSF	788,662	GSF	788,662	GSF
Current Residential	3,297,322	GSF	3,297,322	GSF	3,297,322	GSF	3,297,322	GSF	3,297,322	GSF	3,297,322	GSF
Potential Residential	6,141,673	GSF	7,117,624	GSF	8,124,667	GSF	9,131,709	GSF	10,138,752	GSF	11,145,795	GSF
Difference	2,844,351	GSF	3,820,302	GSF	4,827,345	GSF	5,834,387	GSF	6,841,430	GSF	7,848,473	GSF
No. Units (Market)	1,659	Units	2,229	Units	2,816	Units	3,403	Units	3,991	Units	4,578	Units
No. Units (120-180% AMI)	299	Units	402	Units	508	Units	614	Units	720	Units	827	Units
No. Units (60-120% AMI)	325	Units	437	Units	552	Units	667	Units	782	Units	897	Units
No. Units (<60% AMI)	356	Units	478	Units	603	Units	729	Units	855	Units	981	Units
Total No. Affordable Units	980	Units	1,316	Units	1,663	Units	2,010	Units	2,357	Units	2,704	Units
Total No. New Units	2,639	Units	3,545	Units	4,479	Units	5,414	Units	6,348	Units	7,282	Units
Phasing	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	7.0 FAR						
Phase 1: 2006-2010	198	Units	266	Units	336	Units	406	Units	476	Units	546	Units
Phase 2: 2011-2015	396	Units	532	Units	672	Units	812	Units	952	Units	1,092	Units
Subtotal	594	Units	798	Units	1,008	Units	1,218	Units	1,428	Units	1,639	Units
Phase 3: 2016-2020	594	Units	798	Units	1,008	Units	1,218	Units	1,428	Units	1,639	Units
Phase 4: 2021-2025	660	Units	886	Units	1,120	Units	1,353	Units	1,587	Units	1,821	Units
Phase 5: 2026-2030	462	Units	620	Units	784	Units	947	Units	1,111	Units	1,274	Units
Phase 6: 2031-2035	330	Units	443	Units	560	Units	677	Units	794	Units	910	Units
Subtotal	2,045	Units	2,747	Units	3,471	Units	4,196	Units	4,920	Units	5,644	Units
Grand Total	2,639	Units	3,545	Units	4,479	Units	5,414	Units	6,348	Units	7,282	Units

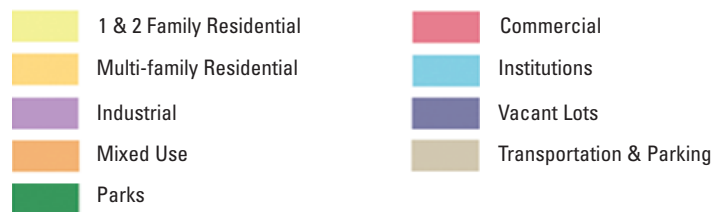
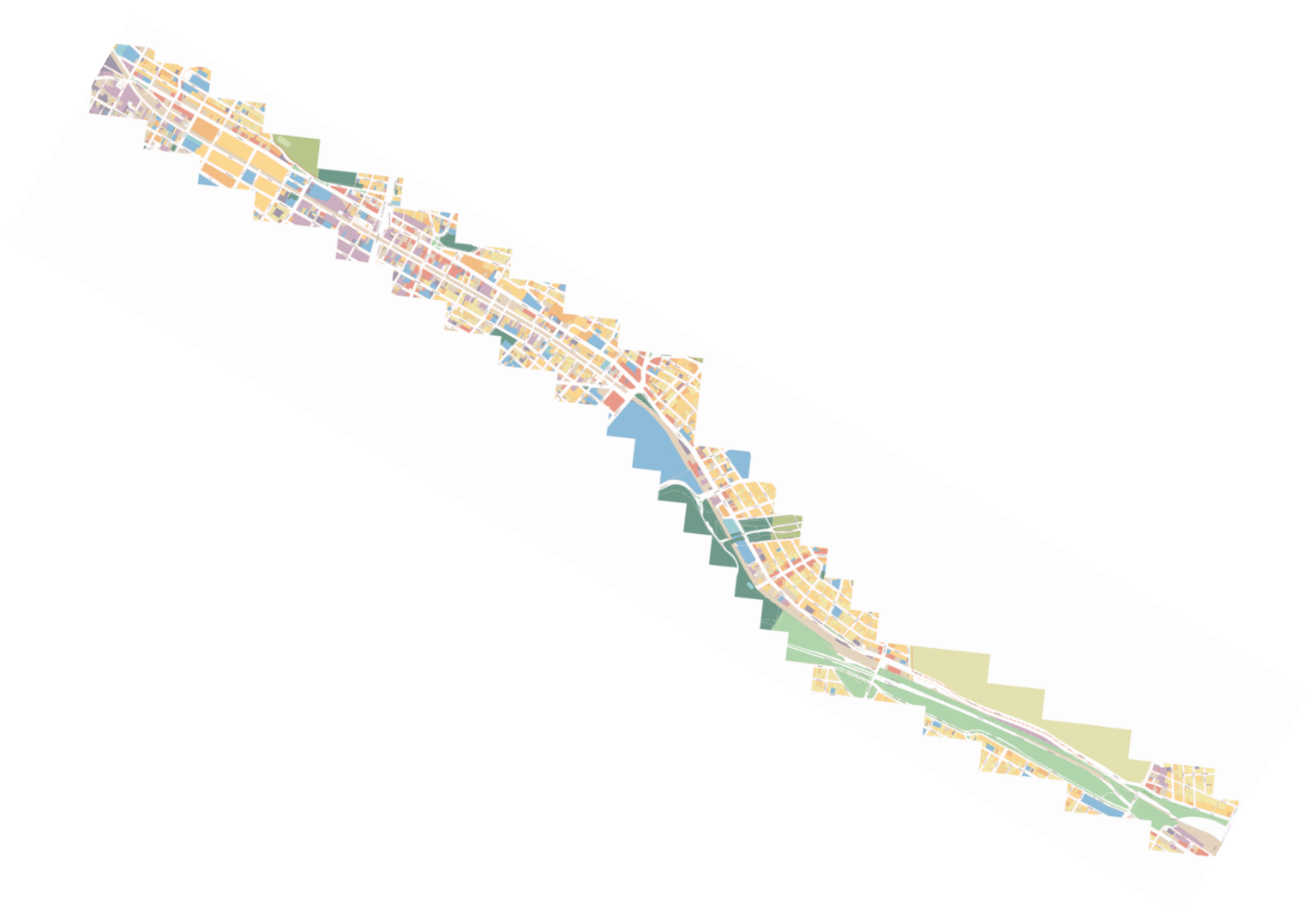
Table 7b: Yield with 66% participation

Potential	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Current Buildout	4,077,924	GSF	4,077,924	GSF	4,077,924	GSF	4,077,924	GSF	4,077,924	GSF	4,077,924	GSF
Potential Buildout	7,243,200	GSF	11,897,277	GSF	14,266,789	GSF	16,636,301	GSF	19,005,814	GSF	21,375,326	GSF
Difference	3,165,276	GSF	7,819,353	GSF	10,188,865	GSF	12,558,377	GSF	14,927,890	GSF	17,297,402	GSF
Current Commercial	17,702	GSF	17,702	GSF	17,702	GSF	17,702	GSF	17,702	GSF	17,702	GSF
Potential Commercial	17,702	GSF	1,200,103	GSF	1,200,103	GSF	1,200,103	GSF	1,200,103	GSF	1,200,103	GSF
Difference	-	GSF	1,182,401	GSF	1,182,401	GSF	1,182,401	GSF	1,182,401	GSF	1,182,401	GSF
Current Residential	3,297,322	GSF	3,297,322	GSF	3,297,322	GSF	3,297,322	GSF	3,297,322	GSF	3,297,322	GSF
Potential Residential	6,141,673	GSF	8,093,575	GSF	10,107,660	GSF	12,121,745	GSF	14,135,831	GSF	16,149,916	GSF
Difference	2,844,351	GSF	4,796,253	GSF	6,810,338	GSF	8,824,424	GSF	10,838,509	GSF	12,852,594	GSF
No. Units (Market)	1,659	Units	2,798	Units	3,973	Units	5,148	Units	6,322	Units	7,497	Units
No. Units (120-180% AMI)	299	Units	505	Units	717	Units	929	Units	1,141	Units	1,353	Units
No. Units (60-120% AMI)	325	Units	548	Units	778	Units	1,009	Units	1,239	Units	1,469	Units
No. Units (<60% AMI)	356	Units	600	Units	851	Units	1,103	Units	1,355	Units	1,607	Units
Total No. Affordable Units	980	Units	1,653	Units	2,346	Units	3,040	Units	3,734	Units	4,428	Units
Total No. New Units	2,639	Units	4,450	Units	6,319	Units	8,188	Units	10,057	Units	11,926	Units
Phasing	Current FAR	3.0 FAR	4.0 FAR	5.0 FAR	6.0 FAR	7.0 FAR						
Phase 1: 2006-2010	198	Units	334	Units	474	Units	614	Units	754	Units	894	Units
Phase 2: 2011-2015	396	Units	668	Units	948	Units	1,228	Units	1,509	Units	1,789	Units
Subtotal	594	Units	1,001	Units	1,422	Units	1,842	Units	2,263	Units	2,683	Units
Phase 3: 2016-2020	594	Units	1,001	Units	1,422	Units	1,842	Units	2,263	Units	2,683	Units
Phase 4: 2021-2025	660	Units	1,113	Units	1,580	Units	2,047	Units	2,514	Units	2,981	Units
Phase 5: 2026-2030	462	Units	779	Units	1,106	Units	1,433	Units	1,760	Units	2,087	Units
Phase 6: 2031-2035	330	Units	556	Units	790	Units	1,024	Units	1,257	Units	1,491	Units
Subtotal	2,045	Units	3,449	Units	4,897	Units	6,346	Units	7,794	Units	9,242	Units
Grand Total	2,639	Units	4,450	Units	6,319	Units	8,188	Units	10,057	Units	11,926	Units

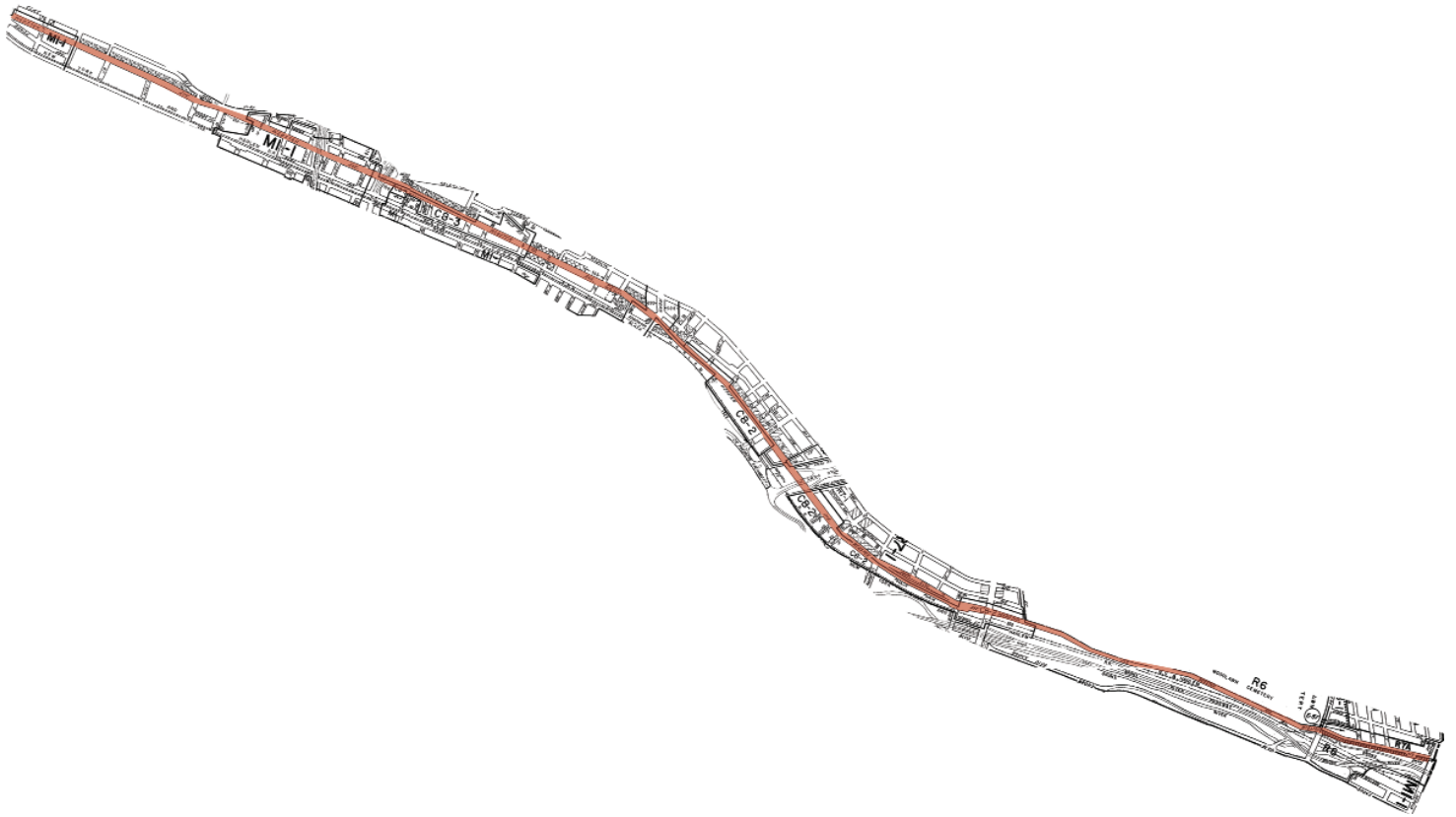
Commercial Corridor: Broadway, Bronx

Table 7c: Yield with 100% participation

Potential	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Current Buildout	4,077,924	GSF	4,077,924	GSF	4,077,924	GSF	4,077,924	GSF	4,077,924	GSF	4,077,924	GSF
Potential Buildout	7,243,200	GSF	14,231,304	GSF	17,789,130	GSF	21,346,956	GSF	24,904,782	GSF	28,462,608	GSF
Difference	3,165,276	GSF	10,153,380	GSF	13,711,206	GSF	17,269,032	GSF	20,826,858	GSF	24,384,684	GSF
Current Commercial	17,702	GSF	17,702	GSF	17,702	GSF	17,702	GSF	17,702	GSF	17,702	GSF
Potential Commercial	17,702	GSF	3,557,826	GSF	3,557,826	GSF	3,557,826	GSF	3,557,826	GSF	3,557,826	GSF
Difference	-	GSF	3,540,124	GSF	3,540,124	GSF	3,540,124	GSF	3,540,124	GSF	3,540,124	GSF
Current Residential	3,297,322	GSF	3,297,322	GSF	3,297,322	GSF	3,297,322	GSF	3,297,322	GSF	3,297,322	GSF
Potential Residential	6,141,673	GSF	9,072,456	GSF	12,096,608	GSF	15,120,761	GSF	18,144,913	GSF	21,169,065	GSF
Difference	2,844,351	GSF	5,775,135	GSF	8,799,287	GSF	11,823,439	GSF	14,847,591	GSF	17,871,743	GSF
No. Units (Market)	1,659	Units	3,369	Units	5,133	Units	6,897	Units	8,661	Units	10,425	Units
No. Units (120-180% AMI)	299	Units	608	Units	926	Units	1,245	Units	1,563	Units	1,881	Units
No. Units (60-120% AMI)	325	Units	660	Units	1,006	Units	1,351	Units	1,697	Units	2,042	Units
No. Units (<60% AMI)	356	Units	722	Units	1,100	Units	1,478	Units	1,856	Units	2,234	Units
Total No. Affordable Units	980	Units	1,990	Units	3,032	Units	4,074	Units	5,116	Units	6,158	Units
Total No. New Units	2,639	Units	5,359	Units	8,165	Units	10,971	Units	13,777	Units	16,583	Units
Phasing	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Phase 1: 2006-2010	198	Units	402	Units	612	Units	823	Units	1,033	Units	1,244	Units
Phase 2: 2011-2015	396	Units	804	Units	1,225	Units	1,646	Units	2,067	Units	2,487	Units
Subtotal	594	Units	1,206	Units	1,837	Units	2,468	Units	3,100	Units	3,731	Units
Phase 3: 2016-2020	594	Units	1,206	Units	1,837	Units	2,468	Units	3,100	Units	3,731	Units
Phase 4: 2021-2025	660	Units	1,340	Units	2,041	Units	2,743	Units	3,444	Units	4,146	Units
Phase 5: 2026-2030	462	Units	938	Units	1,429	Units	1,920	Units	2,411	Units	2,902	Units
Phase 6: 2031-2035	330	Units	670	Units	1,021	Units	1,371	Units	1,722	Units	2,073	Units
Subtotal	2,045	Units	4,153	Units	6,328	Units	8,502	Units	10,677	Units	12,852	Units
Grand Total	2,639	Units	5,359	Units	8,165	Units	10,971	Units	13,777	Units	16,583	Units



Commercial Corridor: Webster Avenue, Bronx



Existing Conditions	
Corridor Length	5.9 Miles
No. of Blocks	54 Blocks
No. of Lots	408 Lots
Average FAR Allowable	2.78
Average FAR Built	1.68
Aggregate Footprints	4,629,394 SF
Existing Buildout	7,777,083 GSF
Existing Residential	5,218,152 GSF
Existing Manufacturing	578,030 GSF
Existing Commercial	1,980,901 GSF
Vacant Land	505,406 SF

Commercial Corridor: Webster Avenue, Bronx

Table 8a: Yield with 33% participation

Potential	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Current Buildout	7,777,083	GSF	7,777,083	GSF	7,777,083	GSF	7,777,083	GSF	7,777,083	GSF	7,777,083	GSF
Potential Buildout	12,890,797	GSF	14,764,514	GSF	16,306,102	GSF	17,847,691	GSF	19,389,279	GSF	20,930,867	GSF
Difference	5,113,714	GSF	6,987,431	GSF	8,529,019	GSF	10,070,608	GSF	11,612,196	GSF	13,153,784	GSF
Current Commercial	1,980,901	GSF	1,980,901	GSF	1,980,901	GSF	1,980,901	GSF	1,980,901	GSF	1,980,901	GSF
Potential Commercial	1,980,901	GSF	2,570,927	GSF	2,570,927	GSF	2,570,927	GSF	2,570,927	GSF	2,570,927	GSF
Difference	-	GSF	590,026	GSF	590,026	GSF	590,026	GSF	590,026	GSF	590,026	GSF
Current Residential	5,218,152	GSF	5,218,152	GSF	5,218,152	GSF	5,218,152	GSF	5,218,152	GSF	5,218,152	GSF
Potential Residential	9,273,412	GSF	10,116,415	GSF	11,426,765	GSF	12,737,115	GSF	14,047,465	GSF	15,357,815	GSF
Difference	4,055,260	GSF	4,898,263	GSF	6,208,613	GSF	7,518,963	GSF	8,829,313	GSF	10,139,663	GSF
No. Units (Market)	2,366	Units	2,857	Units	3,622	Units	4,386	Units	5,150	Units	9,464	Units
No. Units (120-180% AMI)	427	Units	516	Units	654	Units	791	Units	929	Units	1,708	Units
No. Units (60-120% AMI)	463	Units	560	Units	710	Units	859	Units	1,009	Units	1,854	Units
No. Units (<60% AMI)	507	Units	612	Units	776	Units	940	Units	1,104	Units	2,028	Units
Total No. Affordable Units	1,397	Units	1,688	Units	2,139	Units	2,591	Units	3,042	Units	5,590	Units
Total No. New Units	3,763	Units	4,545	Units	5,761	Units	6,977	Units	8,193	Units	15,054	Units
Phasing	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Phase 1: 2006-2010	282	Units	341	Units	432	Units	523	Units	614	Units	706	Units
Phase 2: 2011-2015	564	Units	682	Units	864	Units	1,047	Units	1,229	Units	1,411	Units
Subtotal	847	Units	1,023	Units	1,296	Units	1,570	Units	1,843	Units	2,117	Units
Phase 3: 2016-2020	847	Units	1,023	Units	1,296	Units	1,570	Units	1,843	Units	2,117	Units
Phase 4: 2021-2025	941	Units	1,136	Units	1,440	Units	1,744	Units	2,048	Units	2,352	Units
Phase 5: 2026-2030	658	Units	795	Units	1,008	Units	1,221	Units	1,434	Units	1,646	Units
Phase 6: 2031-2035	470	Units	568	Units	720	Units	872	Units	1,024	Units	1,176	Units
Subtotal	2,916	Units	3,522	Units	4,465	Units	5,407	Units	6,349	Units	7,292	Units
Grand Total	3,763	Units	4,545	Units	5,761	Units	6,977	Units	8,193	Units	9,408	Units

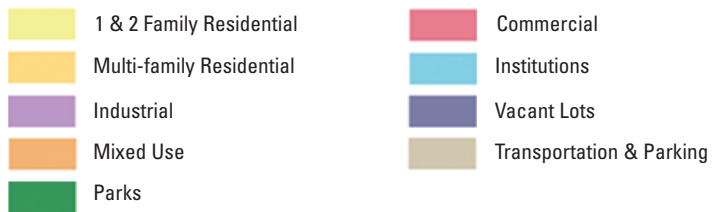
Table 8b: Yield with 66% participation

Potential	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Current Buildout	7,777,083	GSF	7,777,083	GSF	7,777,083	GSF	7,777,083	GSF	7,777,083	GSF	7,777,083	GSF
Potential Buildout	12,890,797	GSF	16,638,231	GSF	19,721,408	GSF	22,804,584	GSF	25,887,760	GSF	28,970,936	GSF
Difference	5,113,714	GSF	8,861,148	GSF	11,944,324	GSF	15,027,501	GSF	18,110,677	GSF	21,193,853	GSF
Current Commercial	1,980,901	GSF	1,980,901	GSF	1,980,901	GSF	1,980,901	GSF	1,980,901	GSF	1,980,901	GSF
Potential Commercial	1,980,901	GSF	2,865,498	GSF	2,865,498	GSF	2,865,498	GSF	2,865,498	GSF	2,865,498	GSF
Difference	-	GSF	884,596	GSF	884,596	GSF	884,596	GSF	884,596	GSF	884,596	GSF
Current Residential	5,218,152	GSF	5,218,152	GSF	5,218,152	GSF	5,218,152	GSF	5,218,152	GSF	5,218,152	GSF
Potential Residential	9,273,412	GSF	10,959,419	GSF	13,580,119	GSF	16,200,818	GSF	18,821,518	GSF	21,442,218	GSF
Difference	4,055,260	GSF	5,741,267	GSF	8,361,967	GSF	10,982,666	GSF	13,603,366	GSF	16,224,066	GSF
No. Units (Market)	2,366	Units	3,349	Units	4,878	Units	6,407	Units	7,935	Units	9,464	Units
No. Units (120-180% AMI)	427	Units	604	Units	880	Units	1,156	Units	1,432	Units	1,708	Units
No. Units (60-120% AMI)	463	Units	656	Units	956	Units	1,255	Units	1,555	Units	1,854	Units
No. Units (<60% AMI)	507	Units	718	Units	1,045	Units	1,373	Units	1,700	Units	2,028	Units
Total No. Affordable Units	1,397	Units	1,978	Units	2,881	Units	3,784	Units	4,687	Units	5,590	Units
Total No. New Units	3,763	Units	5,327	Units	7,759	Units	10,191	Units	12,622	Units	15,054	Units
Phasing	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Phase 1: 2006-2010	282	Units	400	Units	582	Units	764	Units	947	Units	1,129	Units
Phase 2: 2011-2015	564	Units	799	Units	1,164	Units	1,529	Units	1,893	Units	2,258	Units
Subtotal	847	Units	1,199	Units	1,746	Units	2,293	Units	2,840	Units	3,387	Units
Phase 3: 2016-2020	847	Units	1,199	Units	1,746	Units	2,293	Units	2,840	Units	3,387	Units
Phase 4: 2021-2025	941	Units	1,332	Units	1,940	Units	2,548	Units	3,156	Units	3,764	Units
Phase 5: 2026-2030	658	Units	932	Units	1,358	Units	1,783	Units	2,209	Units	2,634	Units
Phase 6: 2031-2035	470	Units	666	Units	970	Units	1,274	Units	1,578	Units	1,882	Units
Subtotal	2,916	Units	4,129	Units	6,013	Units	7,898	Units	9,782	Units	11,667	Units
Grand Total	3,763	Units	5,327	Units	7,759	Units	10,191	Units	12,622	Units	15,054	Units

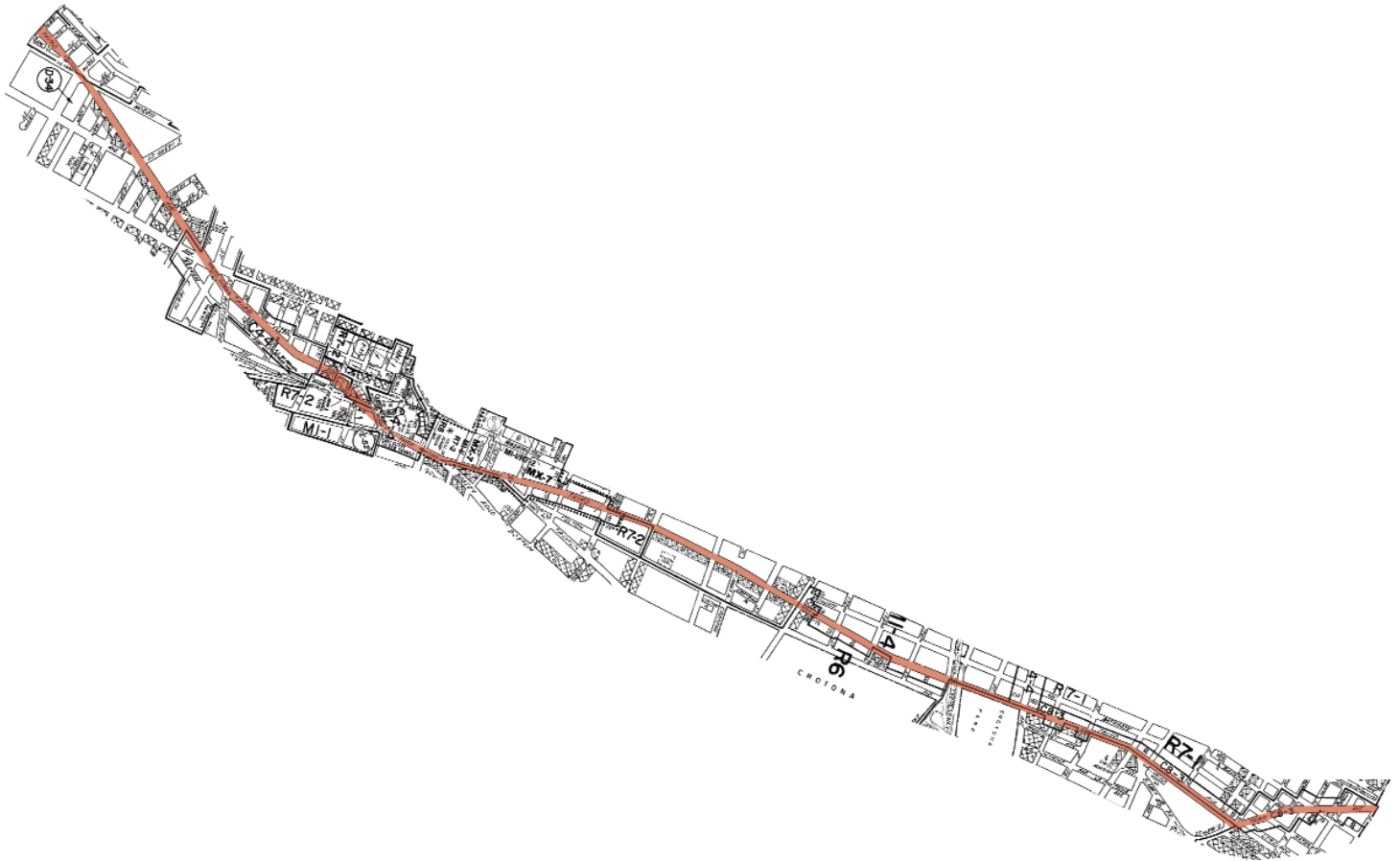
Commercial Corridor: Webster Avenue, Bronx

Table 8c: Yield with 100% participation

Potential	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Current Buildout	7,777,083	GSF	7,777,083	GSF	7,777,083	GSF	7,777,083	GSF	7,777,083	GSF	7,777,083	GSF
Potential Buildout	12,890,797	GSF	18,517,575	GSF	23,146,969	GSF	27,776,362	GSF	32,405,756	GSF	37,035,150	GSF
Difference	5,113,714	GSF	10,740,492	GSF	15,369,886	GSF	19,999,279	GSF	24,628,673	GSF	29,258,067	GSF
Current Commercial	1,980,901	GSF	1,980,901	GSF	1,980,901	GSF	1,980,901	GSF	1,980,901	GSF	1,980,901	GSF
Potential Commercial	1,980,901	GSF	4,629,394	GSF	4,629,394	GSF	4,629,394	GSF	4,629,394	GSF	4,629,394	GSF
Difference	-	GSF	2,648,492	GSF	2,648,492	GSF	2,648,492	GSF	2,648,492	GSF	2,648,492	GSF
Current Residential	5,218,152	GSF	5,218,152	GSF	5,218,152	GSF	5,218,152	GSF	5,218,152	GSF	5,218,152	GSF
Potential Residential	9,273,412	GSF	11,804,954	GSF	15,739,939	GSF	19,674,923	GSF	23,609,908	GSF	27,544,893	GSF
Difference	4,055,260	GSF	6,586,802	GSF	10,521,787	GSF	14,456,771	GSF	18,391,756	GSF	22,326,741	GSF
No. Units (Market)	2,366	Units	3,842	Units	6,138	Units	8,433	Units	10,729	Units	13,024	Units
No. Units (120-180% AMI)	427	Units	693	Units	1,108	Units	1,522	Units	1,936	Units	2,350	Units
No. Units (60-120% AMI)	463	Units	753	Units	1,202	Units	1,652	Units	2,102	Units	2,552	Units
No. Units (<60% AMI)	507	Units	823	Units	1,315	Units	1,807	Units	2,299	Units	2,791	Units
Total No. Affordable Units	1,397	Units	2,269	Units	3,625	Units	4,981	Units	6,337	Units	7,693	Units
Total No. New Units	3,763	Units	6,112	Units	9,763	Units	13,414	Units	17,065	Units	20,717	Units
Phasing	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Phase 1: 2006-2010	282	Units	458	Units	732	Units	1,006	Units	1,280	Units	1,554	Units
Phase 2: 2011-2015	564	Units	917	Units	1,464	Units	2,012	Units	2,560	Units	3,107	Units
Subtotal	847	Units	1,375	Units	2,197	Units	3,018	Units	3,840	Units	4,661	Units
Phase 3: 2016-2020	847	Units	1,375	Units	2,197	Units	3,018	Units	3,840	Units	4,661	Units
Phase 4: 2021-2025	941	Units	1,528	Units	2,441	Units	3,354	Units	4,266	Units	5,179	Units
Phase 5: 2026-2030	658	Units	1,070	Units	1,709	Units	2,347	Units	2,986	Units	3,625	Units
Phase 6: 2031-2035	470	Units	764	Units	1,220	Units	1,677	Units	2,133	Units	2,590	Units
Subtotal	2,916	Units	4,737	Units	7,566	Units	10,396	Units	13,226	Units	16,055	Units
Grand Total	3,763	Units	6,112	Units	9,763	Units	13,414	Units	17,065	Units	20,717	Units



Commercial Corridor: Third Avenue, Bronx



Existing Conditions	
Corridor Length	4.4 Miles
No. of Blocks	74 Blocks
No. of Lots	449 Lots
Average FAR Allowable	2.86
Average FAR Built	1.62
Aggregate Footprints	4,972,508 SF
Existing Buildout	8,072,978 GSF
Existing Residential	4,660,206 GSF
Existing Manufacturing	628,613 GSF
Existing Commercial	2,706,996 GSF
Vacant Land	860,057 SF

Commercial Corridor: Third Avenue, Bronx

Table 9a: Yield with 33% participation

Potential	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Current Buildout	8,072,978	GSF	8,072,978	GSF	8,072,978	GSF	8,072,978	GSF	8,072,978	GSF	8,072,978	GSF
Potential Buildout	14,209,326	GSF	16,101,001	GSF	17,756,846	GSF	19,412,692	GSF	21,068,537	GSF	22,724,382	GSF
Difference	6,136,348	GSF	8,028,023	GSF	9,683,868	GSF	11,339,714	GSF	12,995,559	GSF	14,651,404	GSF
Current Commercial	2,706,996	GSF	2,706,996	GSF	2,706,996	GSF	2,706,996	GSF	2,706,996	GSF	2,706,996	GSF
Potential Commercial	2,706,996	GSF	3,211,702	GSF	3,211,702	GSF	3,211,702	GSF	3,211,702	GSF	3,211,702	GSF
Difference	-	GSF	504,706	GSF	504,706	GSF	504,706	GSF	504,706	GSF	504,706	GSF
Current Residential	4,660,206	GSF	4,660,206	GSF	4,660,206	GSF	4,660,206	GSF	4,660,206	GSF	4,660,206	GSF
Potential Residential	9,776,980	GSF	10,743,651	GSF	12,151,120	GSF	13,558,588	GSF	14,966,056	GSF	16,373,525	GSF
Difference	5,116,774	GSF	6,083,445	GSF	7,490,913	GSF	8,898,382	GSF	10,305,850	GSF	11,713,318	GSF
No. Units (Market)	2,985	Units	3,549	Units	4,370	Units	5,191	Units	6,012	Units	10,681	Units
No. Units (120-180% AMI)	539	Units	640	Units	789	Units	937	Units	1,085	Units	1,927	Units
No. Units (60-120% AMI)	585	Units	695	Units	856	Units	1,017	Units	1,178	Units	2,093	Units
No. Units (<60% AMI)	640	Units	760	Units	936	Units	1,112	Units	1,288	Units	2,289	Units
Total No. Affordable Units	1,763	Units	2,096	Units	2,581	Units	3,066	Units	3,551	Units	6,309	Units
Total No. New Units	4,748	Units	5,645	Units	6,951	Units	8,257	Units	9,563	Units	16,989	Units
Phasing	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Phase 1: 2006-2010	356	Units	423	Units	521	Units	619	Units	717	Units	815	Units
Phase 2: 2011-2015	712	Units	847	Units	1,043	Units	1,238	Units	1,434	Units	1,630	Units
Subtotal	1,068	Units	1,270	Units	1,564	Units	1,858	Units	2,152	Units	2,445	Units
Phase 3: 2016-2020	1,068	Units	1,270	Units	1,564	Units	1,858	Units	2,152	Units	2,445	Units
Phase 4: 2021-2025	1,187	Units	1,411	Units	1,738	Units	2,064	Units	2,391	Units	2,717	Units
Phase 5: 2026-2030	831	Units	988	Units	1,216	Units	1,445	Units	1,673	Units	1,902	Units
Phase 6: 2031-2035	593	Units	706	Units	869	Units	1,032	Units	1,195	Units	1,359	Units
Subtotal	3,680	Units	4,375	Units	5,387	Units	6,399	Units	7,411	Units	8,423	Units
Grand Total	4,748	Units	5,645	Units	6,951	Units	8,257	Units	9,563	Units	10,869	Units

Table 9b: Yield with 66% participation

Potential	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Current Buildout	8,072,978	GSF	8,072,978	GSF	8,072,978	GSF	8,072,978	GSF	8,072,978	GSF	8,072,978	GSF
Potential Buildout	14,209,326	GSF	17,992,677	GSF	21,304,367	GSF	24,616,057	GSF	27,927,748	GSF	31,239,438	GSF
Difference	6,136,348	GSF	9,919,699	GSF	13,231,389	GSF	16,543,080	GSF	19,854,770	GSF	23,166,460	GSF
Current Commercial	2,706,996	GSF	2,706,996	GSF	2,706,996	GSF	2,706,996	GSF	2,706,996	GSF	2,706,996	GSF
Potential Commercial	2,706,996	GSF	3,463,677	GSF	3,463,677	GSF	3,463,677	GSF	3,463,677	GSF	3,463,677	GSF
Difference	-	GSF	756,681	GSF	756,681	GSF	756,681	GSF	756,681	GSF	756,681	GSF
Current Residential	4,660,206	GSF	4,660,206	GSF	4,660,206	GSF	4,660,206	GSF	4,660,206	GSF	4,660,206	GSF
Potential Residential	9,776,980	GSF	11,710,322	GSF	14,525,259	GSF	17,340,196	GSF	20,155,133	GSF	22,970,070	GSF
Difference	5,116,774	GSF	7,050,116	GSF	9,865,053	GSF	12,679,989	GSF	15,494,926	GSF	18,309,863	GSF
No. Units (Market)	2,985	Units	4,113	Units	5,755	Units	7,397	Units	9,039	Units	10,681	Units
No. Units (120-180% AMI)	539	Units	742	Units	1,038	Units	1,335	Units	1,631	Units	1,927	Units
No. Units (60-120% AMI)	585	Units	806	Units	1,127	Units	1,449	Units	1,771	Units	2,093	Units
No. Units (<60% AMI)	640	Units	881	Units	1,233	Units	1,585	Units	1,937	Units	2,289	Units
Total No. Affordable Units	1,763	Units	2,429	Units	3,399	Units	4,369	Units	5,339	Units	6,309	Units
Total No. New Units	4,748	Units	6,542	Units	9,154	Units	11,766	Units	14,377	Units	16,989	Units
Phasing	Current FAR		3.0 FAR		4.0 FAR		5.0 FAR		6.0 FAR		7.0 FAR	
Phase 1: 2006-2010	356	Units	491	Units	687	Units	882	Units	1,078	Units	1,274	Units
Phase 2: 2011-2015	712	Units	981	Units	1,373	Units	1,765	Units	2,157	Units	2,548	Units
Subtotal	1,068	Units	1,472	Units	2,060	Units	2,647	Units	3,235	Units	3,823	Units
Phase 3: 2016-2020	1,068	Units	1,472	Units	2,060	Units	2,647	Units	3,235	Units	3,823	Units
Phase 4: 2021-2025	1,187	Units	1,635	Units	2,288	Units	2,941	Units	3,594	Units	4,247	Units
Phase 5: 2026-2030	831	Units	1,145	Units	1,602	Units	2,059	Units	2,516	Units	2,973	Units
Phase 6: 2031-2035	593	Units	818	Units	1,144	Units	1,471	Units	1,797	Units	2,124	Units
Subtotal	3,680	Units	5,070	Units	7,094	Units	9,118	Units	11,143	Units	13,167	Units
Grand Total	4,748	Units	6,542	Units	9,154	Units	11,766	Units	14,377	Units	16,989	Units