

## TOWN OF HUNTS POINT

### Residential

#### Net New Units: 1993 – 2000

During this eight-year period, five net new units were built in the Town of Hunts Point. Seven units were built during the 1996 – 2000 period, but there was a net loss of 2 units during the 1993 – 1995 period.

1996 - 2000				1993-1995	TOTAL
Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units '96-2000	Net New Units 1993 - 1995	Net New Units: 1993 - 2000
4	11	(8)	7	(2)	5

#### Residential Development Activity

As measured by permit activity, the average density achieved in single-family zones, during the past five years was 1.3 dwelling units per acre. Plat activity shows an achieved density of 3.6 du/acre. There was no multifamily activity in Hunts Point.

1996 - 2000 Residential Permit Activity						1996 - 2000 Residential Plat Activity					
Single Family Zones			MultiFamily and Mixed Use Zones			Single Family Zones			MultiFamily and Mixed Use Zones		
Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Permitted	Total Number of Units	Avg. Permit Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density	Net Acres Platted	Total Number of Lots	Avg. Plat Density
		(D.U. / Acre)			(D.U. / Acre)			(Lots / Acre)			(Lots / Acre)
3.02	4	1.3	no multifamily permits			0.56	2	3.6			

In order to calculate land capacity from existing land supply, Hunts Point used the densities noted in the following table:

Assumed Future Residential Densities			
Zoning	Achieved DUs/Acre	Assumed DUs/Acre	Reasons/Documentation
R-40	0.93	NA	Capacity calculated on a potential lot basis
R-20A	3.60	NA	

#### Residential Land Supply

Hunts Point has about .78 net acres of vacant single-family land. There are two buildable lots on this land. There is no redevelopment capacity in Hunts Point, and no multifamily zones.

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
	Acres	Acres	%	%		%	Acres
SF Vacant	0.78	-	-	-	0.78	0%	0.78
SF Redevelopable							
MF Vacant							
MF Redevelopable							
<b>Total Residential</b>	0.78	-	-	-	0.78	0%	0.78

### Residential Capacity

Hunts Point has capacity for 2 new single family housing units given its current land supply and zoning.

Zone	Capacity in Single Family Zones					Total Capacity in MF Zones	Total in Mixed Use Zones	Total Capacity
	0-2 du / acre	2 - 4 du / acre	4 - 6 du / acre	6 - 8 du / acre	Total Capacity in SF Zones	Total Multifamily	Total Mixed Use	All Zones with Residential Capacity
Net Acres of Land		0.78			0.78	-	-	0.78
Density		2 buildable lots			2 buildable lots			
Capacity in Units		2			2	-	-	2
Minus Existing Units on Redevelopable Parcels		-			-	-	-	-
Net Capacity	-	2	-	-	2	-	-	2

### Residential Capacity Analysis

Hunts Point has a total residential capacity of 2 units. It has exceeded its target by 1 unit. This means that the city had capacity for 3 units in addition to its target.

Residential Capacity in Relation to Target					
Net New Units: 1993 - 2000	20 Year Housing Target	Percent Achieved	Remaining Target	Current Residential Capacity	Surplus or Deficit in Relation to Target
5	4	125%	(1)	2	3

### Commercial and Industrial

There are no commercial or industrial zones in Hunts Point.

### Net New Jobs: 1995 – 2000

Hunts Point gained a net of 6 jobs during the most recent five years, 1995 to 2000, of the 1992 - 2012 planning period. It has no planned commercial or industrial capacity, and no job target.

1995 Employment	2000 Employment	Net New Jobs	20 yr. Job Target	Percent of Target Achieved in 5 Yrs. (25% of Target Period)	Remaining Job Target
29	35	6	0	-	-