



Department of
Environmental
Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

Check the appropriate box below based on the nature of the amendment modification requested:

☐ Amendment to [check one or more boxes below]

- ☐ Add
- ☐ Substitute
- ☐ Remove
- ☐ Change in Name

RECEIVED

DEC 20 2019

Bur. Of Tech. Support

applicant(s) to the existing Brownfield Cleanup Agreement [*Complete Section I-IV below and Part II*]

Does this proposed amendment involve a transfer of title to all or part of the brownfield site? ☐ Yes ☐ No

If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See <http://www.dec.ny.gov/chemical/76250.html>

☐ Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Sections I and V below and Part II*]

☐ Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Section I and V below and Part II*]

☒ **Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY:** Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.

☐ Other (explain in detail below)

Please provide a brief narrative on the nature of the amendment:

To request tangible property credits for affordable component of the project. Documentation for the affordable portion of the development has been filed and approved by the New York City Department of Housing Preservation and Development (see Attachment A).

Please refer to the attached instructions for guidance on filling out this application

Section I. Existing Agreement Information			
BCP SITE NAME: New 470 Project		BCP SITE NUMBER: C224242	
NAME OF CURRENT APPLICANT(S): New 470 LLC			
INDEX NUMBER OF EXISTING AGREEMENT: C224242-10-16 DATE OF EXISTING AGREEMENT: 12/01/16			
Section II. New Requestor Information (if no change to Current Applicant, skip to Section V)			
NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Is the requestor authorized to conduct business in New York State (NYS)? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation & Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS. 			
NAME OF NEW REQUESTOR'S REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Describe Requestor's Relationship to Existing Applicant:			

Section III. Current Property Owner/Operator Information (only include if new owner/operator or new existing owner/operator information is provided, and highlight new information)

OWNER'S NAME (if different from requestor)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Section IV. Eligibility Information for New Requestor (Please refer to ECL § 27-1407 for more detail)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☐ No
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site? ☐ Yes ☐ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? ☐ Yes ☐ No
Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the subject law; ii) any order or determination; iii) any regulation implementing ECL Article 27 Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☐ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, Department assigned site number, the reason for denial, and other relevant information. ☐ Yes ☐ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☐ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☐ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department? ☐ Yes ☐ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☐ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☐ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☐ No

THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL §27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.

☐ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Requestor's Relationship to Property (check one):

☐ Prior Owner ☐ Current Owner ☐ Potential /Future Purchaser ☐ Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached? ☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section V. Property description and description of changes/additions/reductions (if applicable)

ADDRESS

CITY/TOWN

ZIP CODE

TAX BLOCK AND LOT (TBL) (in existing agreement)

Parcel Address

Parcel No. Section No. Block No. Lot No. Acreage

Check appropriate boxes below:

- ☐ Changes to metes and bounds description or TBL correction
- ☐ Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

Approximate acreage added: _____

ADDITIONAL PARCELS:

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

- ☐ Reduction of property

Approximate acreage removed: _____

PARCELS REMOVED:

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application.

Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Is the property upside down as defined below?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>From ECL 27-1405(31):</p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
3. Is the project an affordable housing project as defined below?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p style="text-align: right;">SEE ATTACHMENT A.</p> <p>From 6 NYCRR 375- 3.2(a) as of August 12, 2016:</p> <p>(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.</p> <p>(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.</p> <p>(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.</p> <p>(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.</p>	

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information	
BCP SITE NAME: New 470 Project	BCP SITE NUMBER: C224242
NAME OF CURRENT APPLICANT(S): New 470 LLC	
INDEX NUMBER OF EXISTING AGREEMENT: C224242-10-16	
EFFECTIVE DATE OF EXISTING AGREEMENT: December 1, 2016	

Declaration of Amendment:

By the Requestor(s) and/or Applicant(s) signatures below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

Statement of Certification and Signatures: New Requestor(s) (if applicable)

(Individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am (title _____) of (entity _____); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am ^{authorized representative} (title) of New 470 LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My (Ronald Walker) signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 11/15/19 Signature: 

Print Name: Ronald Walker

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
---	--

Effective Date of the Original Agreement: 12/1/16

Signature by the Department:

DATED: 12/23/19

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By: 
Michael J. Ryan, P.E., Director
Division of Environmental Remediation

Rider to BCA Amendment # 2 to Document a Tangible Property Tax Credit Determination

Site Name: New 470 Project

Site Number: C224242

1- The Department has determined that the Site is eligible for tangible property tax credits pursuant to ECL § 27-1407(1-a) because the Site is located in a City having a population of one million or more and:

- ☐ At least half of the site area is located in an environmental zone as defined in section twenty-one of the tax law
- ☐ The property is upside down, as defined by ECL 27-1405 (31)
- ☐ The property is underutilized, as defined by 375-3.2(l).
- ☒ The project is an affordable housing project, as defined by 375-3.2(a).

2- The Site is located in a City having a population of one million or more and the Applicant:

☐ Has not requested a determination that the Site is eligible for tangible property tax credits. It is therefore presumed that the Site is not eligible for tangible property tax credits. In accordance with ECL § 27-1407(1-a), the Applicant may request an eligibility determination for tangible property tax credits at any time from application until the site receives a certificate of completion except for sites seeking eligibility under the underutilized category.

☐ Requested a determination that the Site is eligible for tangible property tax credits and pursuant to ECL § 27-1407(1-a), the Department has determined that the Site is not eligible for tangible property tax credits because the Applicant has not submitted documentation sufficient to demonstrate that at least one of the following conditions exists: at least half of the site area is located in an environmental zone as defined in section twenty-one of the tax law, the property is upside down, the property is underutilized, or the project is an affordable housing project. In accordance with ECL § 27-1407(1-a), the Applicant may request an eligibility determination for tangible property tax credits at any time from application until the site receives a certificate of completion except for sites seeking eligibility under the underutilized category.

3- For sites statewide, where applicable:

☐ In accordance with ECL § 27-1407(1-a), based on data submitted with the application the Department has determined the Site is not eligible for tangible property tax credits because the contamination in ground water and/or soil vapor is solely emanating from property other than the Site.

☐ The remedial investigation or other data generated during the remedial program the Department has identified an on-site source of contamination, which now makes this site eligible for tangible property tax credits.

☐ The Department has determined that the Site or a portion of the Site has previously been remediated pursuant to Article 27, Title 9, 13 or 14] of the ECL, Article 12 of the Navigation Law or Article 56, Title 5 of the ECL. Therefore, in accordance with ECL § 27-1407(1-a), the Site is not eligible for tangible property tax credits.

THIS RIDER TO AN AMENDMENT TO THE BCA ESTABLISHING ELIGIBILITY
FOR TANGIBLE PROPERTY TAX CREDITS IS HEREBY
APPROVED, Acting by and Through the Department of
Environmental Conservation as Designee of the Commissioner,

By:



Michael J. Ryan, P.E.

Director

Division of Environmental Remediation

12/23/19

Date

SUBMITTAL INFORMATION:

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

PROJECT MANAGER: _____

ATTACHMENT A

421-a(16) Affordable New York Housing Program Affordability Calculator (Updated 7.29.2019)

Please input the complete project information below and submit an electronic version to HPD Marketing (421a16 NOI workbook@hpdc.ny.gov) along with the Notice of Intent to Begin Marketing at least nine months prior to the Completion Date.

Project Information

Docket Number 4013052	No. of Bldgs 1
Address 12 Eckford Street	Month: MM 3
Borough Brooklyn	Year: YYYY 2020
Block 2714	
Current Lot(s) 33	
Affordability Election Affordability Option C (10% or below 150% AMI)	Number of Affordable Housing Units 31
	Total units in Eligible Multiple Dwelling 101
	Is the building all affordable? No
Workbook Tests	Unit Affordability Test Pass
Insights for Review	Stacking Test Pass
	Please consult with HPD

No	Building #	Marketing Story	Appt #	Proposed Initial Monthly Rent	Number of Bedrooms	Affordable Housing Unit	421-a(16) Income Restriction AMI	Most Restrictive AMI	Tenant Pays Electricity	Tenant Pays Gas (Stove Only)	Tenant Pays Hot Water	Tenant Pays Heat	Other Utilities Paid by Tenant (enter \$ amount only)	Is Unit Affordable Unit?
1	1	2A	2A		0	NO								NA
2	1	2B	2B		1	NO								NA
3	1	2C	2C		0	NO								NA
4	1	2D	2D		0	NO								NA
5	1	2E	2E		1	NO								NA
6	1	2F	2F		1	NO								NA
7	1	2G	2G		2	NO								NA
8	1	2H	2H	\$1,351.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
9	1	2I	2I	\$1,638.00	2	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
10	1	2J	2J	\$1,351.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
11	1	2K	2K	\$1,351.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
12	1	2L	2L	\$1,351.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
13	1	2M	2M		0	NO								NA
14	1	2N	2N	\$1,351.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
15	1	2O	2O		1	NO								NA
16	1	2P	2P		1	NO								NA
17	1	2Q	2Q		0	NO								NA
18	1	2R	2R		0	NO								NA
19	1	2S	2S	\$1,638.00	0	NO			Yes, No Elec. Stove	Yes	Electric	Gas		YES
20	1	2T	2T		1	NO								NA
21	1	2U	2U		1	NO								NA
22	1	2V	2V		2	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
23	1	2W	2W	\$1,638.00	2	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
24	1	2X	2X		0	NO								NA
25	1	2Y	2Y		3	NO								NA
26	1	2Z	2Z	\$1,351.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
27	1	3A	3A	\$1,638.00	2	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
28	1	3B	3B	\$2,336.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
29	1	3C	3C	\$1,351.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
30	1	3D	3D		0	NO								NA
31	1	3E	3E	\$2,336.00	0	YES	150%		Yes, No Elec. Stove	Yes	Electric	Gas		YES
32	1	3F	3F		1	NO								NA
33	1	3G	3G		1	NO								NA
34	1	3H	3H		0	NO								NA
35	1	3I	3I		0	NO								NA
36	1	3J	3J	\$1,288.00	0	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
37	1	3K	3K		0	NO								NA
38	1	3L	3L		1	NO								NA
39	1	3M	3M		0	NO								NA
40	1	3N	3N		1	NO								NA
41	1	3O	3O	\$1,638.00	2	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
42	1	3P	3P		1	NO								NA
43	1	3Q	3Q		1	NO								NA
44	1	3R	3R	\$1,351.00	2	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
45	1	3S	3S	\$2,336.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
46	1	3T	3T	\$2,336.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
47	1	3U	3U	\$1,351.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
48	1	3V	3V		0	NO								NA
49	1	3W	3W	\$2,336.00	0	YES	150%		Yes, No Elec. Stove	Yes	Electric	Gas		YES
50	1	3X	3X		1	NO								NA
51	1	3Y	3Y		1	NO								NA
52	1	3Z	3Z		0	NO								NA
53	1	4A	4A	\$1,288.00	0	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
54	1	4B	4B	\$1,288.00	0	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
55	1	4C	4C		0	NO								NA
56	1	4D	4D		1	NO								NA
57	1	4E	4E		0	NO								NA
58	1	4F	4F		1	NO								NA
59	1	4G	4G	\$1,638.00	2	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
60	1	4H	4H		1	NO								NA
61	1	4I	4I		2	NO								NA
62	1	4J	4J	\$1,351.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
63	1	4K	4K	\$2,336.00	2	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
64	1	4L	4L	\$2,336.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
65	1	4M	4M	\$1,351.00	1	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
66	1	4N	4N		0	NO								NA
67	1	4O	4O	\$2,336.00	0	YES	150%		Yes, No Elec. Stove	Yes	Electric	Gas		YES
68	1	4P	4P		1	NO								NA
69	1	4Q	4Q		1	NO								NA
70	1	4R	4R		0	NO								NA
71	1	4S	4S	\$1,288.00	0	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
72	1	4T	4T	\$1,288.00	0	YES	150%	80%	Yes, No Elec. Stove	Yes	Electric	Gas		YES
73	1	4U	4U		0	NO								NA
74	1	4V	4V		1	NO								NA
75	1	4W	4W		0	NO								NA
76	1	4X	4X		1	NO								NA
77	1	4Y	4Y		2	NO								NA
78	1	4Z	4Z		1	NO								NA
79	1	5A	5A		2	NO								NA
80	1	5B	5B		1	NO								NA
81	1	5C	5C		2	NO								NA
82	1	5D	5D	\$2,336.00	1	YES	150%		Yes, No Elec. Stove	Yes	Electric	Gas		YES
83	1	5E	5E		1	NO								NA
84	1	5F	5F		0	NO								NA
85	1	5G	5G	\$2,336.00	0	YES	150%		Yes, No Elec. Stove	Yes	Electric	Gas		YES
86	1	5H	5H		1	NO								NA
87	1	5I	5I		1	NO								NA
88	1	5J	5J		0	NO								NA
89	1	5K	5K		0	NO								NA
90	1	5L	5L		2	NO								NA
91	1	5M	5M		2	NO								NA
92	1	5N	5N		1	NO								NA
93	1	5O	5O		1	NO								NA

To be completed by HPD 421-a Program
Affordability Calculator Approved
Affordability Calculator NOT Approved

DATE: 11/1/2019

No	Building #	Marketing Story	Apt #	Proposed Initial Monthly Rent	Number of Bedrooms	Affordable Housing Unit	421-g(16) Income Restriction AMI	Most Restrictive AMI	Tenant Pays Electricity	Tenant Pays Gas (Shown Only)	Tenant Pays Heat/Water	Tenant Pays Heat	Other Utilities Paid by Tenant (enter \$ amount only)	Is Unit Affordable Unit?
94	1	7	7F		2	NO								NA
95	1	7	7F		2	NO								NA
96	1	7	7G		1	NO								NA
97	1	8	8A		2	NO								NA
98	1	8	8B		2	NO								NA
99	1	8	8C		1	NO								NA
100	1	8	8C		2	NO								NA
101	1	8	8C		2	NO								NA
102														
103														
104														
105														
106														
107														
108														
109														
110														
111														
112														
113														
114														
115														
116														
117														
118														
119														
120														

To be completed by HPD 421-a Program:
Affordable Calculator Approved
Affordable Calculator RDT Approved

DATE: 11/1/2019

Colon

NOV 01 2019

MC

Please enter information in yellow cells only

Affordable New York Housing Program 421-a(16)
Form: Affordable Housing Unit Mix

DOCKET #: 0 (if applied under OLD 421-a)
ADDRESS: 12 Eckford Street
BBL: Brooklyn,2714,33

Pursuant to RPTL 421-a(16) projects must meet one of the following requirements:

Unless preempted by the requirements of a federal, state or local housing program, either,

(A) the Affordable Housing Units in an Eligible Site shall have a unit mix proportional to the Market Units, or

(B) at least fifty percent of the Affordable Housing Units in an Eligible Site shall have two or more bedrooms and no more than twenty-five percent of the Affordable Housing Units shall have less than one bedroom.

TEST A (Proportionality)

	Market DUs		Affordable Housing DUs		Total Units	
	DUs	%	DUs	%	DUs	%
0 BRs	25	36%	11	35%	36	36%
1 BRs	29	41%	13	42%	42	42%
2 BRs	15	21%	7	23%	22	22%
3 BRs	1	1%	0	0%	1	1%
4 BRs	0	0%	0	0%	0	0%
5 BRs	0	0%	0	0%	0	0%
6 BRs	0	0%	0	0%	0	0%
7 BRs	0	0%	0	0%	0	0%
8 BRs	0	0%	0	0%	0	0%
Total	70		31		101	

1% Plus/Minus
See Note below

0.23% Pass
-0.51% Pass
-1.15% Fail
1.43% Fail
0.00% Pass
0.00% Pass
0.00% Pass
0.00% Pass
0.00% Pass
0.00% Pass

Fail

NOTE: market units % and affordable units % can have a plus or minus 1% difference. If the difference between the affordable and market-rate units is more than 1%, you must compensate by providing a higher percent of larger affordable units.

TEST B (Unit Mix) Affordable Housing Units: 50% 2BR or larger and no more than 25% 0BR

	Affordable Housing DUs	
	DUs	%
0 BRs	11	35%
1 BRs	13	42%
2 BRs	7	23%
3 BRs	0	0%
4 BRs	0	0%
5 BRs	0	0%
6 BRs	0	0%
7 BRs	0	0%
8 BRs	0	0%
Total	31	Fail

To be completed by HPD 421-a Program:

Unit Mix Approved: *Calon*

Unit Mix NOT Approved:

DATE: 11/1/2019

NOV 01 2019

Please enter information in yellow cells only.

Affordable New York Housing Program 421-a(16)
FORM: Affordable Housing Units – Unit by BR by AMI

DOCKET #: 0 (if applied under OLD 421-a)
ADDRESS: 12 Eckford Street
BBL: Brooklyn, 2714, 33

This worksheet, once approved, must be attached as Exhibit A of the 421-a(16) Restrictive Declaration recorded against the property containing the Eligible Multiple Dwelling.

EXHIBIT A

<u>Building #</u>	<u>Apt #</u>	<u>Number of Bedrooms</u>	<u>Most Restrictive Income</u>
1.00	2I	1	80%
1.00	2J	2	80%
1.00	2K	1	80%
1.00	2L	1	80%
1.00	2N	0	80%
1.00	3A	0	80%
1.00	3F	2	80%
1.00	3I	1	80%
1.00	3J	2	80%
1.00	3K	1	130%
1.00	3L	1	80%
1.00	3N	0	130%
1.00	4A	0	80%
1.00	4F	2	80%
1.00	4I	1	80%
1.00	4J	2	130%
1.00	4K	1	130%
1.00	4L	1	80%
1.00	4N	0	130%
1.00	4R	0	80%
1.00	5A	0	80%
1.00	5F	2	80%
1.00	5I	1	80%
1.00	5J	2	130%
1.00	5K	1	130%
1.00	5L	1	80%
1.00	5N	0	130%
1.00	5R	0	80%
1.00	6A	0	80%
1.00	6K	1	130%
1.00	6N	0	130%

To be completed HPI 421-a Program:

AMI Mix Approved:

AMI Mix NOT Approved:

Date:

NOV 01 2019

NOV 01 2019

ver. July 2019

Affordable New York Housing Program 421-a(16)
Form: Affordable Housing Units by AMI

DOCKET #: 0 (if applied under OLD 421-a)
ADDRESS: 12 Eckford Street NY
BBL: Brooklyn,2714,33

Total number of units	101
Market Units	70
Affordable Housing Units	31
Affordability Option	C

To be completed by HPD 421-b Program: *Colon*
 AMI Mix Approved *[Signature]*
 AMI Mix NOT Approved:
 DATE: *11/1/2019*

Unit Designation by AMIs				
40% AMI	60% AMI	70% AMI	120% AMI	130% AMI
				Bld1Apt2I
				Bld1Apt2J
				Bld1Apt2K
				Bld1Apt2L
				Bld1Apt2N
				Bld1Apt3A
				Bld1Apt3F
				Bld1Apt3I
				Bld1Apt3J
				Bld1Apt3K
				Bld1Apt3L
				Bld1Apt3N
				Bld1Apt4A
				Bld1Apt4F
				Bld1Apt4I
				Bld1Apt4J
				Bld1Apt4K
				Bld1Apt4L
				Bld1Apt4N
				Bld1Apt4R
				Bld1Apt5A
				Bld1Apt5F
				Bld1Apt5I
				Bld1Apt5J
				Bld1Apt5K
				Bld1Apt5L
				Bld1Apt5N
				Bld1Apt5R
				Bld1Apt6A
				Bld1Apt6K
				Bld1Apt6N

[illegible]

	40% AMI	60% AMI	70% AMI	120% AMI	130% AMI	Total Affordable Housing Units
Affordable Housing Units by AMI as % of total units	0	0	0	0	31	31
	0.00%	0.00%	0.00%	0.00%	30.69%	30.69%

ver. July 2019

**Department of Housing Preservation and Development
421-a Program -- 100 Gold St, Rm. 8-C09
New York, NY 10038**

Please enter information in yellow cells only.

DOCKET #: 0
ADDRESS: 12 Eckford Street
BBL: Brooklyn,2714,33 No. of Bldgs 1

Pursuant to RPTL 421-a 16(g)(i) must meet the following requirement:

All rental dwelling units in an eligible multiple dwelling shall share the same common entrances and common areas as market rate units in such eligible multiple dwelling, and shall not be isolated to a specific floor or area of an eligible multiple dwelling.

Please show each Story in each Multiple Dwelling or Building Segment.

Stacking					
Building #	Marketing Story	Market Units Per Story	Affordable Housing Units Per Story	Total # of Units Per Story	% Affordable Housing Units
1	2	12	5	17	29.41%
1	3	11	7	18	38.89%
1	4	10	8	18	44.44%
1	5	10	8	18	44.44%
1	6	15	3	18	16.67%
1	7	7		7	0.00%
1	8	5		5	0.00%
Total # of Units Per Story		70	31	101	30.69%

Affordable Housing Units Per Story
 Stacking Test
 Pass

MC
4/1/2019

NOV 01 2019