



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

Robert C. Lieber
Deputy Mayor for Economic Development

April 15th, 2008

Honorable Council Member Inez E. Dickens
Honorable Council Member Robert Jackson
Honorable Council Member Melissa Mark Viverito
New York City Council
City Hall
New York, NY 10007

Re: 125th Street Rezoning – City Council ULURP Actions

Honorable Council Member Dickens:

Please find attached to this letter a "Points of Agreement" reflecting recent discussions between the Administration and your offices with respect to the consideration by the City Council of the 125th Street Rezoning and related ULURP actions.

As we have discussed, some of the items set forth in the "Points of Agreement" will require changes to the zoning resolution which may be made by the Council now, while other items may require additional follow-up actions by the Administration, the City Council, the Planning Commission and other parties. Where follow-up action is needed, such follow-up is subject to review and consideration under applicable procedures, including land use and environmental review, and the receipt of applicable approvals. We are confident that we can continue to work together to achieve the goals stated in the "Points of Agreement."

The cooperation and input that we have received from you and your staffs has been extremely valuable in helping to identify City commitments that complement the 125th Street Rezoning and assure that the rezoning will maximize benefits for Harlem residents, businesses, arts and cultural organizations. We look forward to working further with you and your colleagues in the Council as this project progresses.

Sincerely,

Cc: **Speaker Christine Quinn**
Honorable Council Member Melinda Katz

Points of Agreement
125th Street Rezoning
April 15th, 2008

I. Affordable Housing

The Administration agrees to significantly increase the number of affordable housing units to be built along the 125th Street corridor through a variety of mechanisms including inclusionary housing, financial and tax incentives and the commitment of public sites.

a. The Administration agrees to seek to maximize the number of affordable, income targeted housing units to be built in the special district and vicinity through the use of inclusionary housing and the development of key publicly-owned sites within or proximate to the corridor. The Administration projects that 3858 total units will be built of which 1785 (46 percent) will be affordable/ income targeted consistent with the following:

- 200 units at 40% AMI and below
- 700 units at 41-60% AMI
- 335 units at 61-80% AMI
- 306 units at 81-130% AMI
- 244 units at 131-165% AMI

- 350 affordable ownership units (included in total unit count of 1785 above)
- 10 – 20 affordable ownership units at East 125th Street project will be at 50% of AMI or below (included in total unit count of 1785 above)
- 700 permanently affordable units (included in total unit count of 1785 above)

- For residential development at Mart 125 site:
 - All units (46) at 60% or below AMI (included in total unit count of 1785 above)
 - 18 units at 40% or below AMI
 - 28 units at 60% or below AMI

b. New public site at 1951 Park Ave

The Administration also commits to the preparation and referral for public review and support of the development at the 1951 Park Avenue site consistent with the following:

- Rezoning to 5 FAR
- 300 total units which would be income targeted (included in total unit count of 1785 above)