

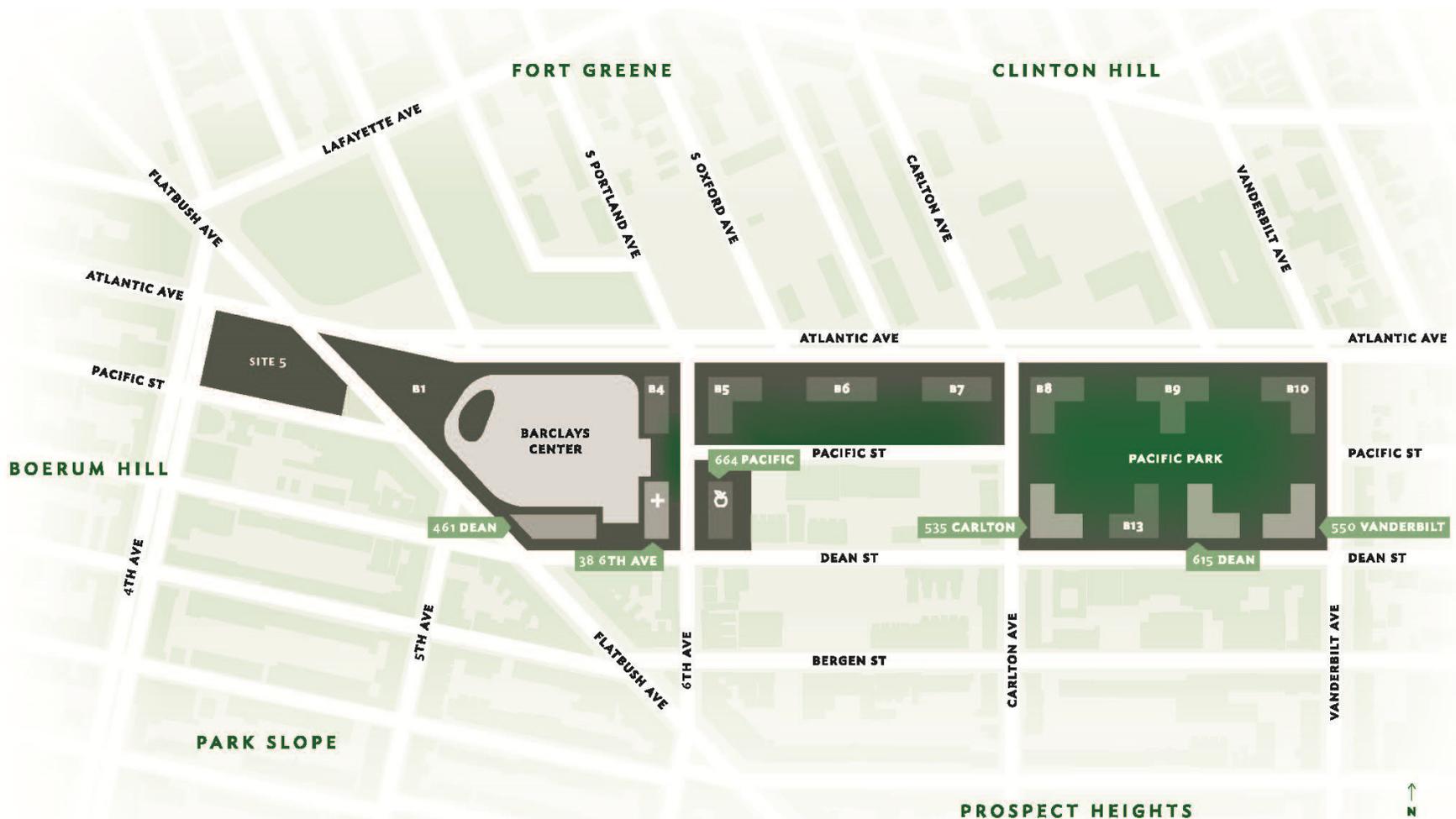
# Pacific Park *brooklyn*

Atlantic Yards Community  
Development Corporation  
Board Meeting  
October 20, 2015

## Agenda

- Development update
  - Green roof
  - 38 Sixth Avenue (B3)
  - 461 Dean Street (B2)
  - 664 Dean Street (B15)
  - 550 Vanderbilt Avenue (B11)
  - 535 Carlton Avenue (B14)
  - West Portal/LIRR

# Pacific Park Brooklyn Overview



# Green Roof Construction



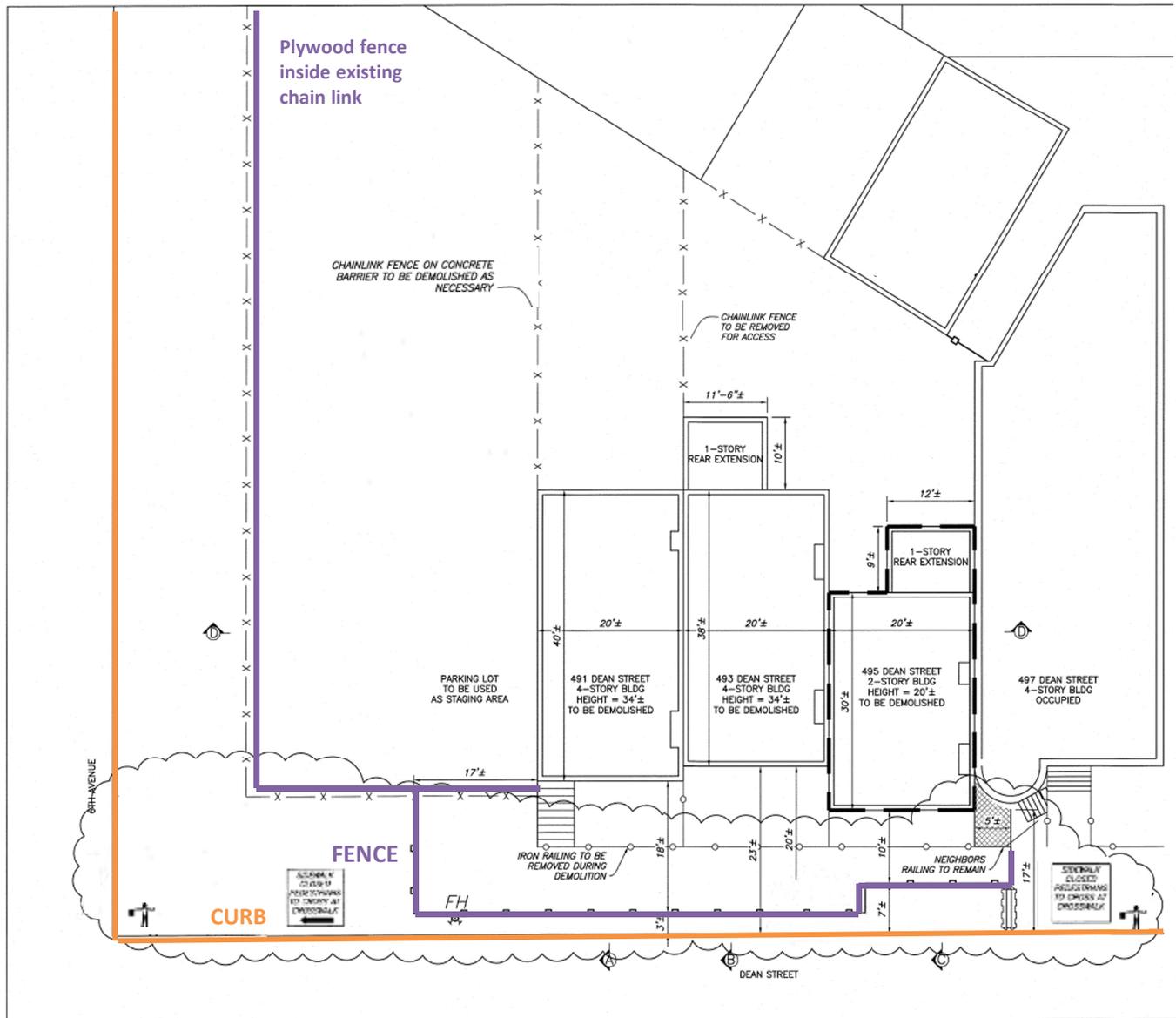
# 38 Sixth Avenue



# 461 Dean Street



# 664 Pacific Street Site Demolition Map



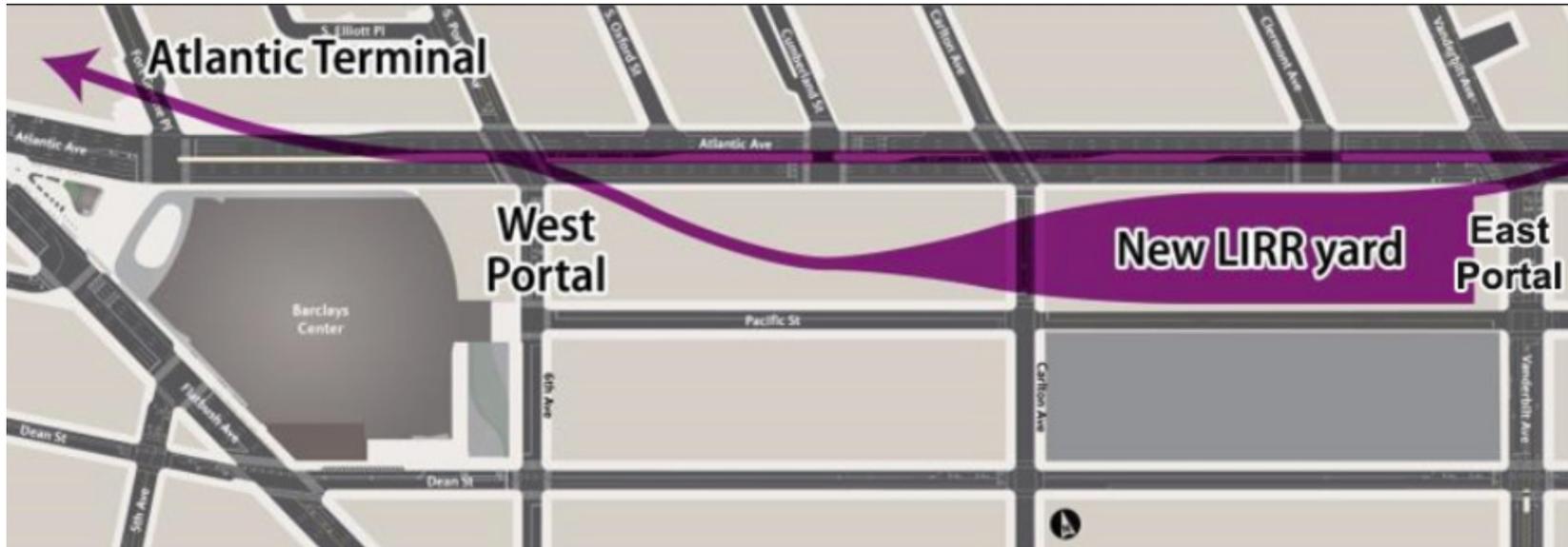
# 550 Vanderbilt Avenue



535 Carlton Avenue



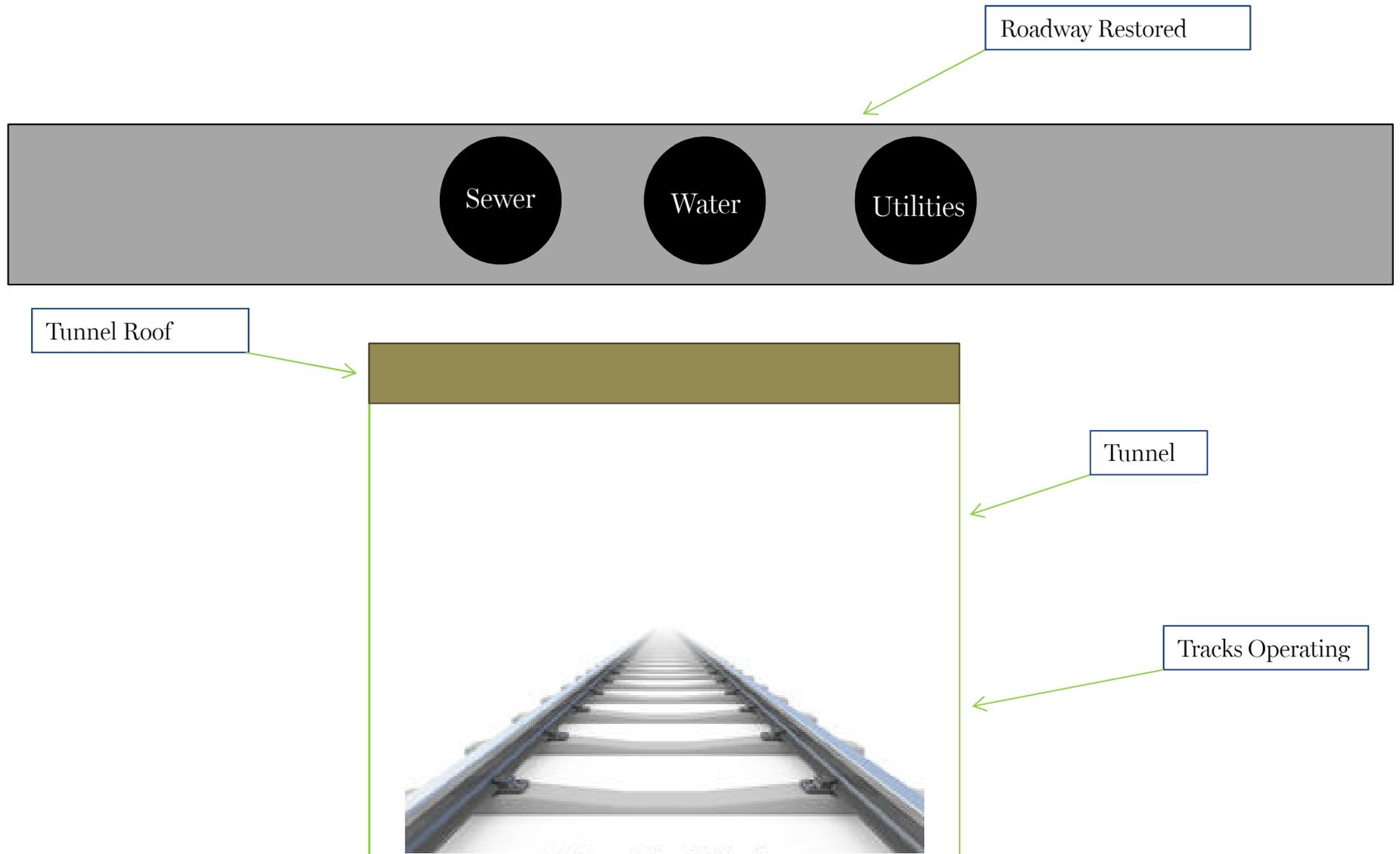
# LIRR Illustration







# West Portal Work





34 Feet

East Portal





Footing



Retaining Wall

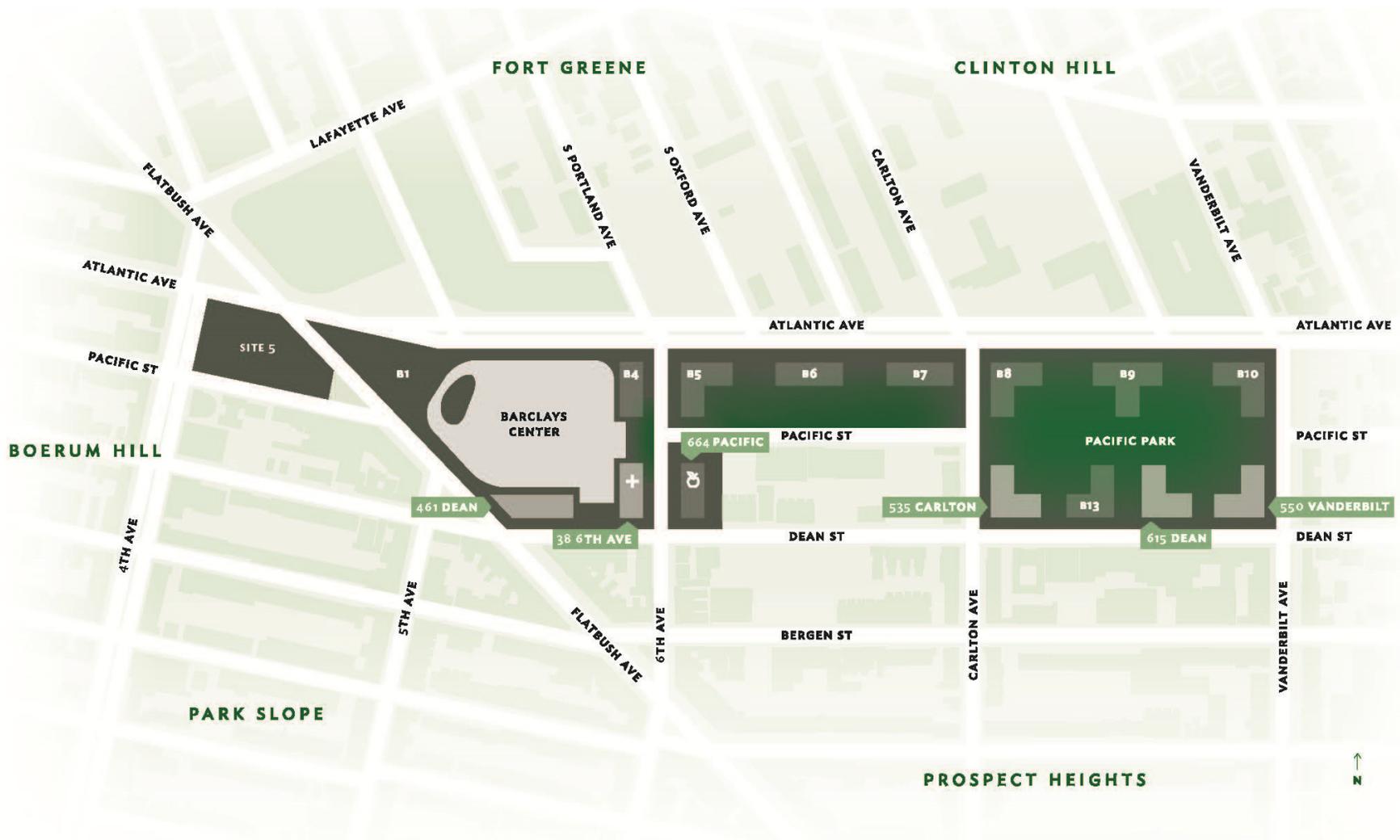


Platform



Insert Substation

# Pacific Park Brooklyn Overview



# Working with Federal Income Bands for 461 Dean Street, 38 6th Avenue, 535 Carlton Avenue

## 2014 Income Eligibility by Household Size

	Band 1 30%-40% AMI Rent @ 37% AMI		Band 2 41-60% AMI Rent @ 57% AMI		Band 3 61-100% AMI Rent @ 80% AMI		Band 4 101-145% AMI Rent @ 130% AMI		Band 5 146-165% AMI Rent @ 160% AMI	
	<u>Min</u>	<u>Max</u>	<u>Min</u>	<u>Max</u>	<u>Min</u>	<u>Max</u>	<u>Min</u>	<u>Max</u>	<u>Min</u>	<u>Max</u>
1 Person Income Range	\$17,619	\$23,492	\$23,493	\$35,238	\$35,238	\$58,730	\$58,731	\$85,159	\$85,160	\$96,905
2 Persons Income Range	\$20,136	\$26,848	\$26,849	\$40,272	\$40,272	\$67,120	\$67,121	\$97,324	\$97,325	\$110,748
3 Persons Income Range	\$22,653	\$30,204	\$30,205	\$45,306	\$45,306	\$75,510	\$75,511	\$109,490	\$109,491	\$124,592
4 Persons Income Range	\$25,170	\$33,560	\$33,561	\$50,340	\$50,340	\$83,900	\$83,901	\$121,655	\$121,656	\$138,435

### Number of Units per Income Band

	Band 1	Band 2	Band 3	Band 4	Band 5
36 6 <sup>th</sup> Avenue	14	77	14	46	152
535 Carlton	15	75	15	44	149

	Band 1 30%-40% AMI Rent @ 37% AMI	Band 2 41-60% AMI Rent @ 57% AMI	Band 3 61-100% AMI Rent @ 80% AMI	Band 4 101-140% AMI Rent @ 120% AMI	Band 5 141-160% AMI Rent @ 150% AMI
461 Dean	11	62	36	36	36

- Incomes are pre-tax and are based on New York City Area Median Income ("AMI") which is set annually by the U.S. Dept. of Housing and Urban Development ("HUD").
- In 2014, AMI for New York City is \$83,900 for a family of 4. Actual income ranges and rent levels will be set by opening year AMI
- AMIs and Rents, set by HUD are increased at approximately 3% each year.