

## Notes on Estimated Costs

**Community Services & Facilities:** Pocket Parks based on expansion of existing pocket park development, as budgeted in Mayor's Vision for Lower Manhattan. Cost to develop or upgrade parks on city-owned land: \$750,000/acre. Street tree cost based on Mayor's Vision for Lower Manhattan. Classroom seats calculated at \$48,000 per seat. New building: average size 30,000 square feet, avg. construction cost \$350/square foot on city-owned land. Community services "Liberty Jobs" are calculated based on wages ranging from \$22,000 for entry-level to \$39,000 for teacher's aid. Adding 45% for administration, supervision, supplies, payroll taxes, health and pension benefits gives an average cost of \$44,362 per year position; calculated here are two years of startup employment. Health monitoring \$12 million to screen 10,000 people. (Sources: Fiscal Policy Institute--FPI, Pratt Institute Center for Community and Environmental Develop.--PICCED, WTC Worker & Volunteer Medical Screening Program)

**Affordable Housing:** The development cost for a new unit of housing is assumed at \$250,000. To create a mix of 55% market rate and 45% percent truly affordable housing would require an average subsidy of \$50,000 per unit in a mixed-income development on publicly owned land. Of the 45%, 15% is assumed to be affordable to very-low-income New Yorkers (\$31,000/year for a family of four), 15 percent low-income (\$48,000/year), and 15 percent moderate to middle income (\$90,000/year). The final mix would be 450 affordable apartments and 550 market-rate apartments. Preservation of existing affordable housing is calculated at roughly the same cost, \$50,000 per unit. The House of Elder Artists would provide one-bedroom apartments, studio space, and public spaces for elder artists. A mix of units serving moderate income households (40%), low-income households (20%) and households paying market rate (40%) could be constructed for approximately \$26 million leveraging existing financing vehicles (HDC tax exempt bonds and low income housing tax credits). Additional subsidy to locate this project in Lower Manhattan would range from \$3 to \$7 million, depending on land costs; \$5 million was chosen as a figure in the middle of that range. (PICCED, Women's Housing & Economic Development Corporation)

**JFK/LIRR Tunnel:** Estimates in the LMDC's Lower Manhattan Transportation Strategies report (April 24, 2003) are that a new tunnel to connect Lower Manhattan with JFK and the LIRR would cost \$4.7 - \$5.3 billion, and the "Supershuttle" option using an existing tunnel would cost \$2 to \$2.3 billion; for each a middle estimate was chosen for the calculation. Governor Pataki has promised more accurate estimates will come from the LMDC in April, 2004.

**Local Economic Development:** Business incubator: Fashion Space proposal \$25 million from LMDC (leveraging an additional \$40 million from other sources), Media Building \$13 million, Biotech incubator \$90 million; avg cost=\$40 million. Wage-subsidy supports: \$12,500 per job for 180-day support. Job-training and career development--3 month training, avg. cost of \$7,500/slot. English as a Second Language: \$1,000/year per person. Sector groups: \$5 million per group to establish the group, and to develop and implement a sector strategy. (Sources: FPI, New York Industrial Retention Network, NYC Arts Coalition, Partnership for New York City, PICCED, NY Immigration Coalition)

**Arts & Culture:** Building on the WTC site assumes a building of 200,000 square feet, and a development cost of \$350/square foot. A children's theater is estimated at \$25 million including construction costs, rehearsal space, meeting space and a small endowment; Chinatown center is calculated at \$25 million for a challenge grant to start a center. NYC WPA for artists is based on an annual salary of \$40,000 inclusive of benefits. New art grants are calculated at an average cost of \$40,000/project.

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