CONFIDENTIAL. *Refer to the accompanying redacted copy and FOIL Statement of Necessity.*

SUBMIT EVALLOC3.AVENIR. REGIONAL ECONOMICPLAN

A statement as to whether the Applicant's proposed Gaming Facility is part of a regional or local economic plan, and, if yes, provide documentation demonstrating the Applicant's inclusion within, and coordination with, regional economic plans.

RESPONSE

Win-Win: Working together will advance New York's economic goals.

The Project Team is fully committed to aligning The Avenir's construction and operations with New York's regional- and local-level economic goals, policies, and plans. We are actively partnering with industry experts and community partners to ensure that economic opportunities and employee benefits meet the workforce and community development objectives outlined in the NYC Regional Economic Development Council (REDC)'s 2022 Annual Report, New York City Workforce Strategy Report 2022, Mayor Adams' Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery, and Housing our Neighbors: A Blueprint for Housing and Homelessness. These goals include:

- **Access to Quality Employment Opportunities:** Ensuring that populations with the highest unemployment rates have access to quality employment opportunities, workforce training programs, and support services;
- **Wraparound Services:** Providing critical wraparound services for employees, including child care, transportation, mental health services, and problem gambling and substance abuse support services;
- **Workforce Training:** Supporting workforce training for target populations, including Black New Yorkers, women, young New Yorkers, and NYC residents that have completed some college coursework, but have not completed a two- or four-year degree;
- **Affordable Housing:** Creating affordable housing by increasing new housing supply in every neighborhood citywide; and
- **Tourism:** Encouraging tourists to visit New York City to strengthen the tourism and hospitality industries.

The Project Team will work to uphold and meaningfully advance these goals through our intentional workforce development and training, recruitment, hiring, and professional development efforts. Throughout this RFA response, we have discussed how we will create more than 5,000 permanent careers at The Avenir - the vast majority of those roles will be filled by local residents. As discussed in EvalEcon3.AVENIR.JobQuality and EvalWorkLabor1.AVENIR.Employees, these will be mostly full-time jobs with great pay and great benefits. We have discussed all of the different ways that we will train and prepare the workforce - including underserved communities for the careers at The Avenir.

Please see EvalWork5.AVENIR.WorkforceTraining, EvalWork7.AVENIR.WorkforceDevelopment and EvalWork2.AVENIR.JobOpportunities for The Avenir's workforce training as well as on-the-job training programs, resources and opportunities..

Please see EvalDiv10.AVENIR.Recruitment, EvalWork4.AVENIR.MWBE, EvalDiv11.AVENIR.ProfessionalDevelopment, and EvalDiv3.AVENIR.AnticipatedComposition for Avenir's detailed plans of workforce development and hiring efforts for diverse and underserved residents.

The site, conveniently located at the nexus of some of Manhattan's most dynamic neighborhoods and entertainment destinations, will undoubtedly attract new visitorship by providing an inviting space that complements its surroundings.

Wrap-around Services

To support team members with offerings relevant to their unique goals and needs, the project team will provide **a range of employee support services that align with regional economic and workforce goals.** These wrap-around employee services include providing multiple childcare options for working parents and other employees with children. Problem gambling services, such as mandatory training workshops will also be available. The Avenir will offer a comprehensive Employee Assistance Program (EAP) to all team members and their immediate families. Through the EAP, we provide confidential access to professional counseling services to help address personal challenges such as alcohol and substance abuse, marital and family difficulties, financial or legal issues, emotional distress, and problem gambling. For greater detail on employee support services, see **AVENIR.WorkforceDevelopment.**

Furthermore, as discussed in EvalLoc4.AVENIR.Communities, The Avenir will support critical programs in New York City that provide services to underserved communities.

Affordable Housing

We understand NYC is in the midst of a housing crisis, and we are eager for the opportunity to make a meaningful contribution to the local community.

The Project Team has a history of developing affordable housing in New York City. Silverstein Properties owns and operates close to 2,700 housing units, including 549 affordable housing units, across its properties. Silverstein was one of the first to spur residential development in the Avenir's adjacent neighborhoods in Manhattan's Far West Side. River Place, a 921-unit apartment tower that opened in 2001, includes 184 units at or below 80% AMI and 47 units at or below 130% AMI. Silver Towers, a 1,359-unit residential building in two 60-story towers that opened in 2010, includes 83 units at or below 80% of AMI and 235 tax credit units at or below 40% OR 50% AMI.

In alignment with local goals to **increase housing supply to create economic opportunity** in New York City, The Avenir will support the development of new local housing.

Tourism

Finally, The Avenir will create a new entertainment destination, helping **support the tourism industry** in alignment with local economic plans. The Avenir is situated on a long-term vacant site that is conveniently located near The Javits Center, a critical New York State asset, and Manhattan's tourism district. The site acts as a nexus between Hell's Kitchen to the north, Hudson Yards to the south, the Theatre District to the west and the Javits Center to the east, effectively integrating and knitting together the urban fabric.

The Avenir's proximity to the Javits Center will undoubtedly attract additional events, visitors and meeting attendees, further driving State revenue. In addition to the Javits Center, other attractions within walking distance of the Avenir include Times Square, Broadway theaters, the Intrepid Sea, Air & Space Museum, Circle Line Sightseeing Cruises, the Manhattan Cruise Ship terminal, a high-end retail mall, and dozens of first-class dining options.

For greater details on how The Avenir will affect local tourism, please refer to EvalLoc5.AVENIR.Tourism and EvalEcon4.AVENIR.Marketing.