



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

Jesse R. Bodine
District Manager

October 7, 2015

Vicki Been
Commissioner
NYC Dept. of Housing Preservation & Development
100 Gold Street
New York, NY 10038

**Re: Affordable Housing RFP's
MTA & DEP Sites (806 9th Avenue & 705 10th Avenue)
Western Railyards Points of Agreement**

Dear Commissioner Been,

At the September 17, 2015 meeting of Manhattan Community Board 4's (CB4) Housing, Health and Human Services Committee reviewed the Board's Affordable Housing Plan. In its review, the Committee extensively discussed the following affordable housing sites:

806 9th Avenue (Block 1044, Lot 3) -- MTA Site, East side of 9th Avenue and West 54th Street

705 10th Avenue (Block 1077, Lot 29) --DEP Site, West side of 10th Avenue between West 48th & West 49th Street

These two publicly-owned sites were committed by the City to be developed as affordable housing as part of the Western Railyards Points of Agreement (WRYPOA), copy attached. The Western Railyards closing with Related Companies occurred on April 10, 2013. CB4 requests HPD now move ahead with RFP process for these sites. The Board further requests one RFP be issued for both sites, similar to the Elliot-Chelsea/Fulton Houses NYCHA/HPD RFP in 2006.

The MTA Site, a former bus depot that was demolished in 1996, is currently a vacant lot used for MTA parking.

The proposed building will contain approximately 124 affordable units, its height not exceeding 85 feet. The permanently affordable units will be a mix of 165% AMI or under, with 20% of the units being 80% AMI, 40% being 125% AMI, and 40% being 165% AMI. Additionally, 50% of the building's units will have 2 or more bedrooms. Under the New York City Zoning Resolution Section 23-90, the site will not generate an Inclusionary Zoning bonus.

The DEP site, a Third Water Tunnel Access Shaft site, comprises:

- The Access Shaft Site

- Vacant land currently used for construction staging and parking for contractors working on accompanying distribution water mains
- Air rights over the Amtrak rail cut (the majority of the footprint of the entire site)
- Vacant land used for DEP parking

While the DEP work will continue for another 2 to 3 years, the RFP and development process can move ahead concurrently with the completion of the DEP water main work and the transfer of a portion of the land to become a park.

The proposed building will contain approximately 143 affordable units, its height not exceeding 77 feet. The permanently affordable units will be a mix of 165% AMI or under, with 20% of the units being 80% AMI, 40% being 125% AMI, and 40% being 165% AMI. Additionally, 50% of the building's units will have 2 or more bedrooms. Under the New York City Zoning Resolution Section 23-90, the site will not generate an Inclusionary Zoning bonus.

The Community Board requests to meet and begin discussions with HPD regarding the issuance of the Affordable Housing RFP's for these two sites.

Sincerely,



Christine Berthet
Chair



Joe Restuccia
Co-Chair
Housing, Health and
Human Services Committee

[Signed 10/7/15]

Barbara Davis
Co-Chair
Housing, Health and
Human Services Committee

Cc: D. Hernandez, Deputy Commissioner, HPD
E. Enderlin, Deputy Commissioner, HPD
V. Simmons, Manhattan Planning, HPD
All Electeds