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CITY HOUSING AGENCIES ANNOUNCE PLANS FOR NEW AFFORDABLE HOUSING TO BE BUILT ON NYCHA PROPERTIES

INNOVATIVE COLLABORATION BETWEEN HPD AND NYCHA WILL CREATE 600 HOUSING UNITS FOR LOW TO MIDDLE-INCOME FAMILIES

Department of Housing Preservation and Development (HPD) Commissioner Shaun Donovan and New York City Housing Authority (NYCHA) Chairman Tino Hernandez announced today that the City is releasing a Request for Proposals (RFP) for the development of affordable housing at four NYCHA sites located in West Chelsea, Clinton and East New York. The development of housing at these four sites will yield 600 residential units for low- to middle-income families. This effort is the product of an innovative collaboration between HPD and NYCHA which was implemented as part of Mayor Michael R. Bloomberg's \$7.5 billion New Housing Marketplace Plan. The West Chelsea and Clinton housing will be developed as part of the Mayor's Middle Income Housing Initiative to create up to 22,000 residential units for New Yorkers earning between \$60,000 and \$145,000. The East New York housing will be affordable to low- and middle-income families. Under the Mayor's New Housing Marketplace Plan, the City has financed 48,812 units of affordable housing. The City has financed a total of 67,362 affordable units of housing since the Mayor took office in 2002.

"Through the Mayor's ten-year New Housing Marketplace Plan, Mayor Bloomberg is fostering unique partnerships with other City agencies, like NYCHA, to create more housing for low- and middle-income New Yorkers," said HPD Commissioner Shaun Donovan. "Over the past twenty years the City has successfully revitalized communities by developing vacant City-owned land taken through tax foreclosure. Now that this portfolio of land is nearly depleted, the Bloomberg Administration is creating new strategies to expand our housing pipeline. By redeveloping land at NYCHA properties in East New York and the West Side of Manhattan, the City is building mixed-income communities and providing safe, quality housing for working families."

“Our partnership with HPD is consistent with NYCHA’s mission to provide housing for New Yorkers,” NYCHA Chairman Tino Hernandez said. “At a critical time when affordable housing is needed more than ever, NYCHA is proud to be the catalyst to providing housing opportunities to families,” Hernandez noted. “This fourth joint project is an historic step towards facilitating affordable housing preservation and new housing production,” Hernandez added.

The RFP for the West Chelsea and Clinton sites is for the infill development of land at the Fulton Houses, located on 18th Street between 9th and 10th Avenues, the Elliott-Chelsea Houses, located at West 25th Street and 9th Avenue, and Harborview Terrace Houses, located on West 55th Street between 10th and 11th Avenues. The three sites, which are in close proximity to the recently rezoned West Chelsea and Hudson Yards neighborhoods, will create over 400 affordable rental units for middle-income families, as well as new parking, community and retail spaces. Two of the three properties are parking lots for the Fulton Houses and Elliott-Chelsea complex. The third property serves as a parking lot and basketball court for the Harborview Terrace Houses. All of the units at the Fulton Houses and Elliott-Chelsea will be affordable to families earning between \$56,720 and \$116,985 for a family of four and single households earning between \$39,700 and \$81,890. The majority of units at Harborview will be affordable to families earning between \$43,249 and \$116,985 for a family of four and single households earning between \$30,274 and \$81,890. Preference will be given to developers who propose the greatest amount of affordability and the greatest revenue to NYCHA.

The RFP for the East New York site is for the redevelopment of a parking lot currently serving NYCHA’s Linden and Boulevard Houses. The proposal calls for a mixture of two-family, three-family and condominium townhouses, creating approximately 180 homeownership units. A minimum of fifteen of the two-family homes must be affordable to households earning no more than \$56,700 for a family of four. The remaining homes must be affordable to households earning no more than \$92,170 for a family of four. To maximize affordability, the New York City Council has allocated \$2 million of Resolution A funds towards this redevelopment. Preference will be given to developers who propose the greatest amount of affordability.

Electronic versions of the RFPs will be available on Thursday, December 7 at the websites of HPD (www.nyc.gov/hpd) and NYCHA (www.nyc.gov/nycha). Hard copies can be purchased at HPD for a \$75 non-refundable fee in the form of a certified check or money order payable to the New York City Department of Finance.

Developers will be selected based on an evaluation of professional qualifications and experience, feasibility of the proposals, affordability of residential units, quality of design and construction, and other factors as noted in the RFPs. Proposals for properties at the Elliott-Chelsea Houses, the Fulton Houses, and the Harborview Terrace Houses are due on February 22, 2007. Proposals for the East New York sites are due March 8, 2007. Construction for all the developments is anticipated to begin in spring 2008.