



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

LOWELL D. KERN
Chair

JESSE BODINE
District Manager

**Housing, Health & Human Services
Goals & Accomplishments**

Goals 2017

- [Harborview Terrace Community Development Plan, Permanent Affordable Housing & Open Space Improvements](#)
- Continue efforts to implement the affordable housing program related to the development of the Western Rail Yards.
- Continue efforts to develop affordable housing on NYCHA sites including Fulton Houses and Harborview.
- Finalize the transfer of the West 20th Street Department of State (DOS) Site, 136 W. 20th Street, from Department of Sanitation (DSNY) to Department of Housing Preservation and Development and initiation of an Request for Proposals (RFP) for permanent medium/middle income units.

Accomplishments 2011

- Reviewed Inclusionary Housing Plans at New Gotham (PS 51 site) and Phase 2 of 770 Eleventh Avenue. The committee worked with developers Gotham and Two Trees, respectively, to improve the proposed plans to include better apartment distribution and apartment finishes to ensure more comprehensive economic integration and unit parity among market rate and affordable housing tenants. Those Inclusionary Housing Plans will produce 317 low income and 432 moderate income permanently affordable apartments.
- Resolved final zoning matters enabling construction of dumpster building at Chelsea New York City Housing Authority (NYCHA) moderate and middle income development on West 25th Street & 9th Avenue. The commitment to build a moderate and middle income development at this NYCHA, a part of the 2005 West Chelsea Rezoning Affordable Housing Commitments, hinged on the resolution of two existing site matters.

The relocation of 16 tenant parking spaces was incorporated in the new development. The second item was the relocation of dumpster storage to an adjacent site. The relocation site to the northwest was adjacent to window from the Chelsea Houses, the Heywood condominium and the new development itself. After prolonged negotiation, NYCHA agreed for the developer to enclose the dumpsters in a one story garage. The approval of

the garage building by the Department of Buildings was delayed several times due to technical matters. Finally, approval was delayed resultant from a zoning issue. The Board, after much deliberation, agreed to work with NYCHA and HPD on a limited zoning override to resolve the matter. The dumpster building construction was the last portion of this affordable 168 moderate and middle income development to be built.

- The Housing, Health & Human Services (HHHS) Committee co- sponsored the CB4 Seniors Needs Assessment conducted by The Actors Fund/VNSNY advantAge Initiative. Recruited leadership from over 30 local Health, Housing and Social Service organizations to the Advisory Committee and helped facilitate the participation of over 1200 seniors.oals 2017
- [Harborview Terrace Community Development Plan, Permanent Affordable Housing & Open Space Improvements](#)
- Continue efforts to implement the affordable housing program related to the development of the Western Rail Yards.
- Continue efforts to develop affordable housing on NYCHA sites including Fulton Houses and Harborview.
- Finalize the transfer of the West 20th Street Department of State (DOS) Site, 136 W. 20th Street, from Department of Sanitation (DSNY) to Department of Housing Preservation and Development and initiation of an Request for Proposals (RFP) for permanent medium/middle income units.

Previous Projects

- [Western Rail Yard Rezoning Plan- City Council ULURP Actions](#)
- [West Chelsea – Improvements at The City Council](#)
- [Hudson Yards Affordable Housing Points of Agreement](#)
- [401 West 25th Street Available Rental Units](#)