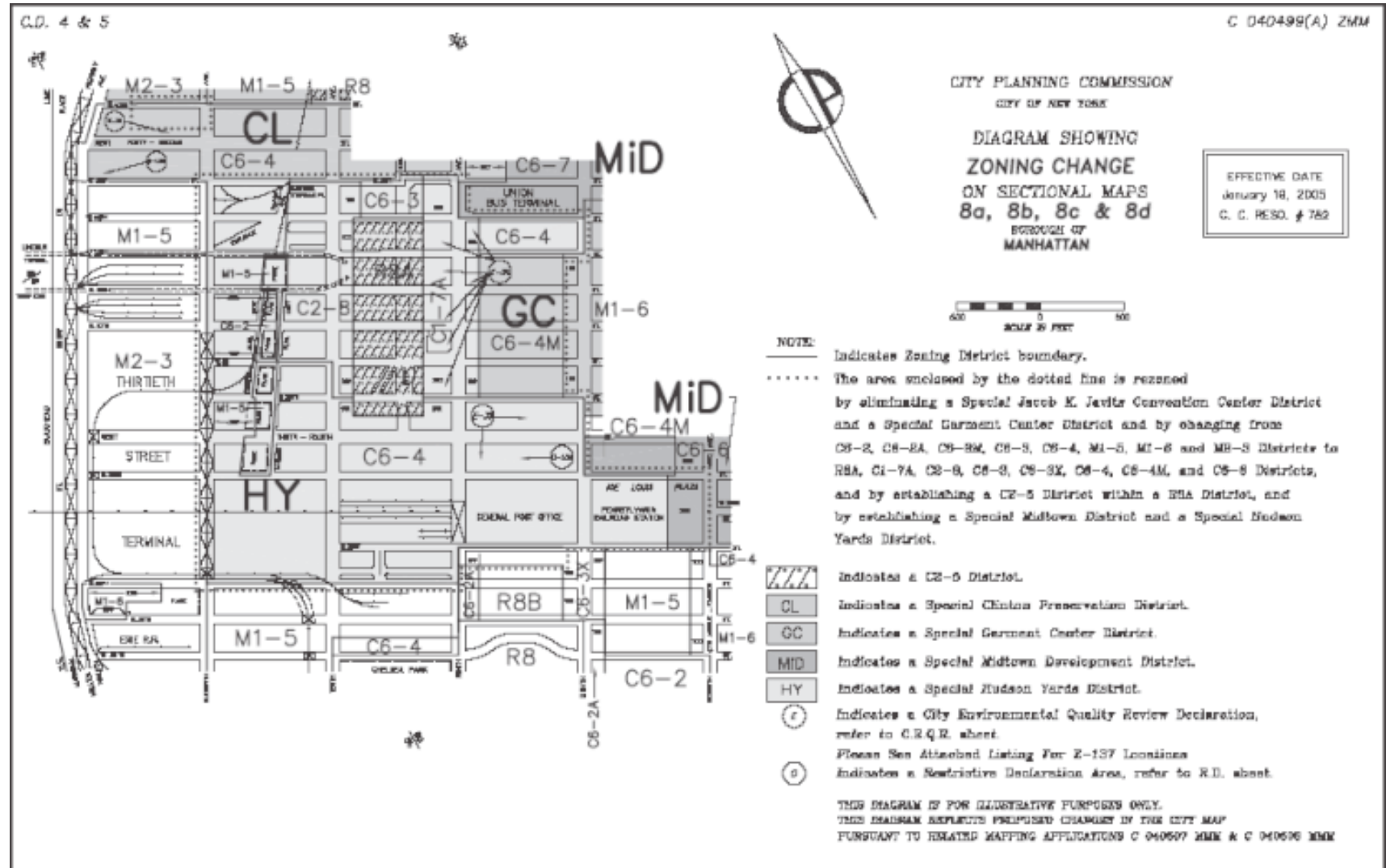


MTA Site (806 9th Ave) Background, History & Context

Manhattan Community Board 4
Clinton / Hell's Kitchen Land Use Committee
Presented September 30, 2021

2001-2005 Hudson Yards Rezoning

- Rezoning and development of Eastern and Western Railyards
- Original proposal included no affordable housing component
- Lack of affordable housing and community opposition to the West Side Stadium became the main issues of community discussion with the Bloomberg administration



96-00 Special Clinton District Zoning

Guiding principles

“(b) to permit rehabilitation and new construction within the area in character with the existing scale of the community and at rental levels which will not substantially alter the mixture of income groups currently residing in the area...”

2001-2005 Affordable Housing Negotiations

Zoning Produced Housing—2442 units

In discussions from 2001 to the end of the Hudson Yards (HY) ULURP, the community worked with DCP, HPD and Mayor's office, and emphasized that any affordable housing produced had to include a range of incomes, because most of the housing planned through HY Rezoning would be market rate.

In summary, the negotiations between the City and community regarding the Hudson Yards Rezoning to include affordable housing progressed as follows:

1. No affordable housing proposed
2. Only low income and high-income housing proposed
3. Modified proposal to include for low-, moderate-, and middle-income housing

Original proposal

The City originally proposed Voluntary Inclusionary Housing (VIH) in the majority of Hudson Yards under the following conditions:

1. Only for low-income people making less than 80% Area Median Income (AMI)
2. District Improvement Bonus
3. Affordable units would all be in privately-owned buildings

Second proposal

After lengthy negotiation, the City agreed that the VIH bonus and District Improvement Bonus would work side by side, and that developers could not get one bonus without the other. For the first time, an Inclusionary Housing bonus could be used in conjunction with 80/20 tax exemption financing.

A consequence of that 80/20 financing meant that all units under the VIH program would then be pushed down to 60% or less AMI, creating the circumstance the community wanted to avoid – of only having low income and high-income housing.

Final proposal

VIH was modified to include the ability to get a zoning benefit from not only 60-80% of AMI low-income units, but also from moderate- and middle-income affordable units at 125 and 165% of AMI.

2001-2005 Affordable Housing Negotiations

Publicly Financed Housing—905 units

- Even with the change in VIH to create broader income ranges, HPD stated the majority of Inclusionary units produced would be for low-income households below 60% AMI.
- HPD informed MCB4, that counterintuitively, the public sites should be designated for the production of moderate- and middle-income housing.
- MCB4 located and mapped several public sites for development of that moderate- and middle-income housing. They were included in the Hudson Yards Points of Agreement:
 - Site M (West 41st^d and 10th Ave)
 - NYCHA (Harborview W55th St)
 - Studio City (550 W45th St, now known as Gotham West)

Note: During the 2005 rezoning, HPD rejected the MTA site, as being too complicated to negotiate, due to ownership by a NYS Authority.

2001-2005 Affordable Housing Negotiations

Publicly Financed Housing—905 units

- Even with the change in VIH to create broader income ranges, HPD stated the majority of Inclusionary units produced would be for low-income households below 60% AMI.

Hudson Yards Points of Agreement – Affordable Housing

- Anti-Harassment Provisions: The Administration agrees to the harassment provisions provided separately as part of a follow-up corrective action.
- HPD informed MCB4, that counterintuitively, the public sites should be designated for the production of moderate- and middle-income housing.
- MCB4 located and mapped several public sites for development of that moderate- and middle-income housing.
 - Site M (West 43rd and 10th St)
 - 150 affordable units, including 48 low-income units up to 60% AMI, 51 moderate-income units up to 135% AMI and 51 middle-income units up to 165% AMI
 - NYCHA (Harborview W55th St)
 - 155 affordable units, including 63 low-income units up to 60% AMI, 46 moderate-income units up to 135% AMI and 46 middle-income units up to 165% AMI
 - Studio City (550 W45th St, now known as Gotham West)
 - 600 affordable units, including low-income 120 units up to 60% AMI, 240 moderate-income units up to 135% AMI and 240 middle-income units up to 165% AMI



Gotham West

Hudson Yards Rezoning Chronology

- 06/21/2004 Hudson Yards Rezoning Certified
- 01/19/2005 Hudson Yards Rezoning Adopted
- 05/2005 West Side Stadium Development Plan collapsed after lack of approval by Public Authorities Control Board
- 2007-2008 Plan for WRY reconceived. Community and Mayor's office agreed the 3 WRY blocks will be redeveloped as residential housing and commercial buildings with a large public open space. As preparation for that plan and ULURP, the issue of affordable housing was again raised.



HUDSON YARDS PLAN
and related
LAND USE (ULURP) APPLICATIONS
COMMENTS and RECOMMENDATIONS



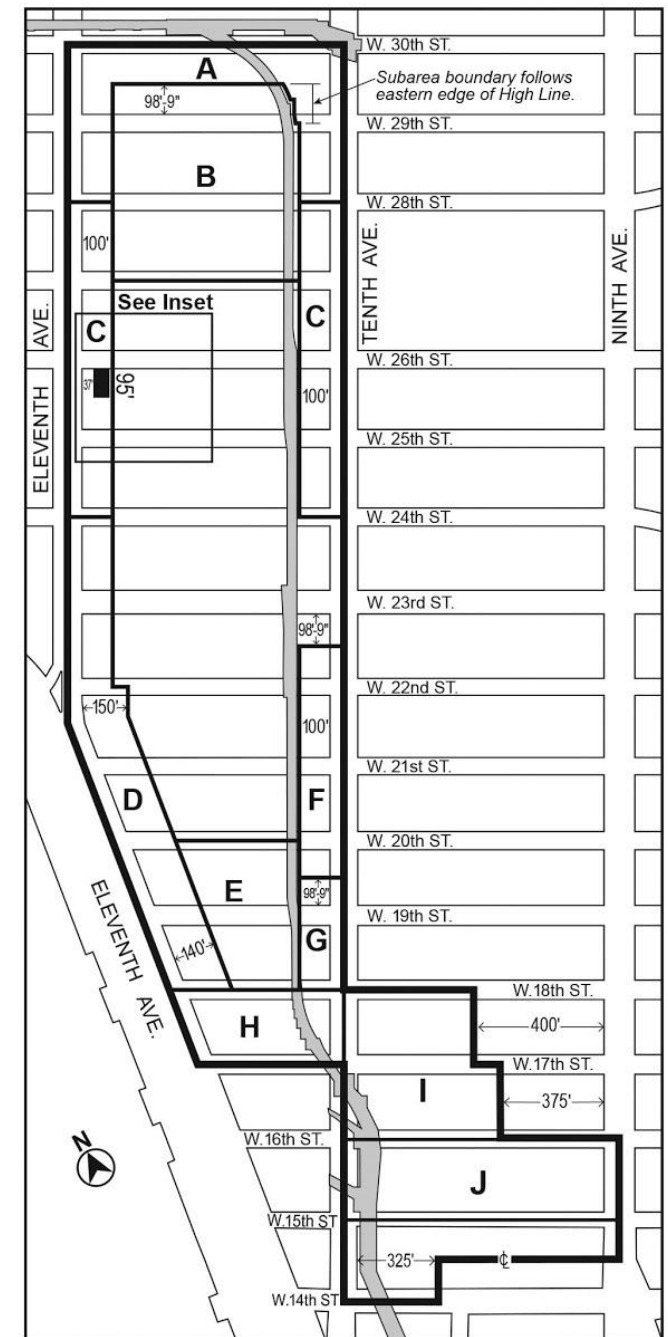
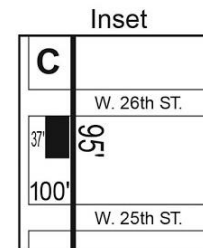
Manhattan Community Board No. 4
August 2004



2005 West Chelsea Rezoning

- Rezoning of Chelsea, predominantly West of 10th Ave
- Preservation through a zoning mechanism of the High Line
- The initial proposal included no affordable housing component
- The lack of affordable housing became the main issue of community discussion with the Bloomberg administration

- Special West Chelsea District boundary
- Subarea boundary
- ▬ High Line
- Transit Facility



2005 Affordable Housing Negotiations

Zoning Produced Housing—669 units

- The same process in the affordable housing negotiation from the Hudson Yards rezoning was followed for the West Chelsea Points of Agreement.
- The final document included the following language:
 - “**More diverse range of incomes for affordable housing:** of the roughly 900 affordable housing units created through the Inclusionary Housing program and on public sites, over 40% will be targeted toward moderate- and middle-income families.”

Final proposal

Since VIH had been already modified in the Hudson Yards affordable housing negotiation, it was included in West Chelsea Rezoning: zoning benefits from not only 60-80% of AMI low-income units, but also from moderate- and middle-income affordable units at 125 and 165% of AMI.

2005 Affordable Housing Negotiations

Publicly Financed Housing—298 units

- Even with the change in VIH to create a broader income ranges, HPD stated the majority of Inclusionary units produced would be for low-income households below 60% AMI.
- HPD again informed MCB4, that counterintuitively, the public sites should be designated for the production of moderate- and middle-income housing.
- MCB4 submitted the same map of several public sites for development of that moderate- and middle-income housing.
 - Chelsea NYCHA (401 W25th St)
 - Chelsea NYCHA Fulton Houses (W18th St, between 9-10th Ave)
- Soft commitment for the future redevelopment of the Dept of Sanitation site (136 W20th St)



Chelsea NYCHA Fulton Houses

West Chelsea Points of Agreement – Affordable Housing--Summary

- **Anti-harassment:** The Administration agrees to work with the Council to extend the anti-harassment provisions developed for the Hudson Yards area to the West Chelsea rezoning areas as part of a follow up corrective action.
- **VIH Zoning Produced Housing:** 669 units
- **Public Sites:** to produce moderate- and middle-income housing for families:
 - NYCHA Chelsea-Elliott (W25th St and 9th Ave) – generate 128 affordable units
 - NYCHA Fulton Houses (W18th St, between 9-10th Ave) – will generate 100 affordable units
 - 20th St between 6-7th Ave
- **Affordable Housing Fund** – Administration agrees to create a West Chelsea Affordable Housing Fund for affordable housing production in the community board

Western Railyards

Affordable Housing Commitments-- Background

- In the course of proposing the affordable housing mitigation for the Western Railyards site, the Mayor's Office through HPD used the sites and maps previously identified by the MCB4 in the HY Rezoning and West Chelsea Rezonings.
- The WRY ULURP included, the DEP Site (705 10th Ave) and MTA Site (806 9th Ave).
- The West Clinton Rezoning proposed to rezone parts of the Clinton Special Districts West of 10th Avenue to 11th Avenue as residential, including an affordable housing component, and affordability band commitments for both the DEP and MTA Sites.
- As part of the negotiation, a document named the Points of Agreement was created to include a major section on affordable housing.
- Certain housing commitments would not be triggered until Related acquired title to the Western Railyards. Also, the DEP site was still under construction for the 3rd Water Tunnel.
- 12/10/2009 WRY Points of Agreement Executed, outlining MTA and DEP sites as affordable housing commitments from the City for middle and moderate affordable housing
- 12/21/2009 Hudson Yards ULURP Completed

Western Railyards Rezoning

Points of Agreement – Affordable Housing

- **Anti-Demolition Zoning Text Commitments:** Subareas D4 and 5 of the Special HY District, Preservation Area P-2 of the Special Garment Center and Special West Chelsea District
- **Related commits to building a minimum of 431 units** (265 permanently affordable rental units on the WRY and 166 affordable units on WRY or ERY)
- **SRO Preservation:** HPD will work with the local Council Member and CM to preserve up to 150 units of privately owned SRO housing.
- **Terrific Tenements (525 W47th St & 425 W48th St 88 units), & French Apartments (330 W30th St 223 units):** Related commits to seek two extensions of federal rental subsidy to an additional 40 year period
- **Related Off-site 80/20s:** Guarantee Westport (500 W56th St) and the Tate (535 W23rd St) will remain permanently affordable for households at an average income of up to 90% AMI, not to exceed 125% AMI.
- **Non-Affordable Housing Commitments**
 - WRY School Community and Cultural Space
 - Open Space
 - Day Care
 - Fire Protection Assessment
 - ZR Section 93-06 and Restrictive Declaration
 - Landmarks

Western Railyards Rezoning Points of Agreement – DEP & MTA Sites

- **Requirements for RFP:**
 - Height cap of 77 ft for DEP site and 85 ft on 9th Ave and 99 ft on midblock for MTA site
 - 267 permanently affordable units
 - AMI mix of 165% or under
 - 50% two or more bedroom units
 - Permanent affordability
- **Process:** HPD to share program overview with MCB4 before releasing RFPs. Administration agrees the MTA and DEP sites will not generate an Inclusionary Zoning bonus.
- Administration agrees to make a best effort to vacate DSNY's facilities at 136-140 W20th St and develop the site for affordable housing at a range of incomes up to 165% AMI.

Planning & Negotiations

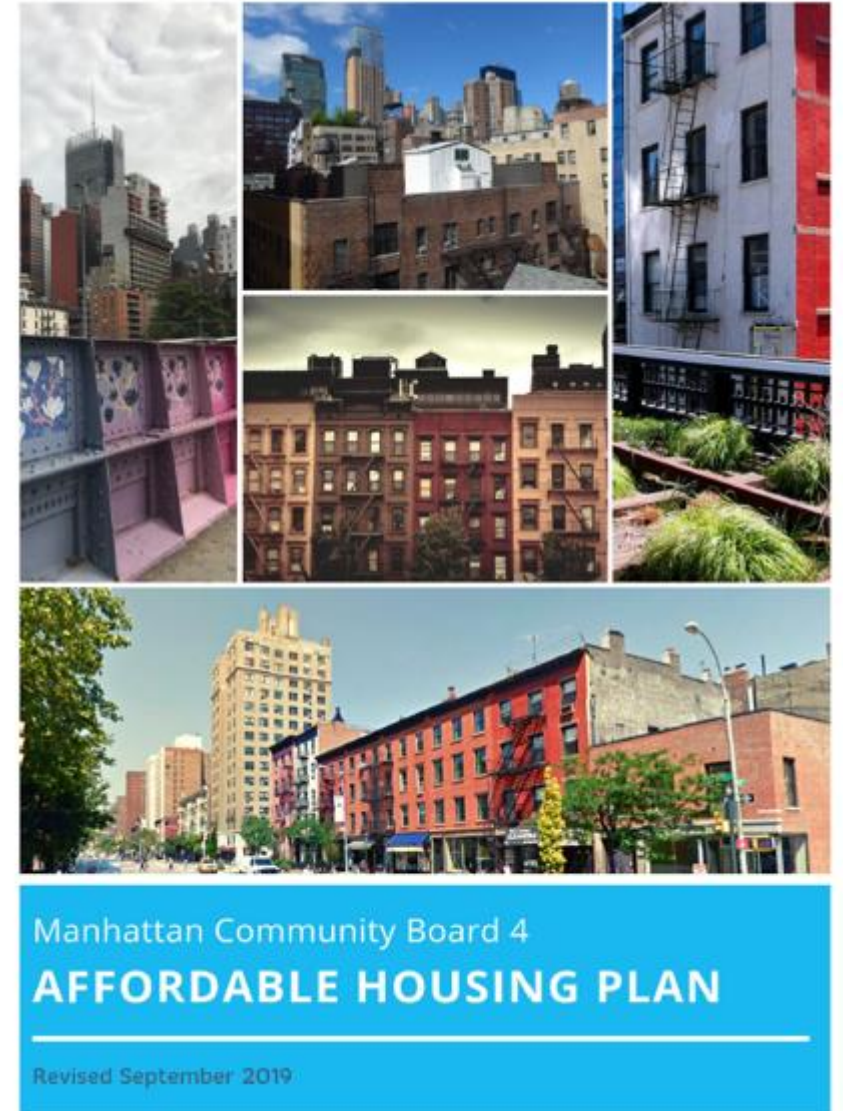
MTA Site

2013-2015

No communication from HPD

2015

- Under the new administration, MCB4 created a comprehensive Affordable Housing Plan, in which the DEP and MTA sites were included.
- That plan included a more exact proposed income mix for both the MTA and the DEP sites, with the Board writing (Oct 2015) to then HPD Commissioner Vicki Been, requesting to begin discussions for the RFP.
- While the DEP work would continue for another 2-3 years, the RFP could be developed during the same time.



2017

- February 8, 2017, MCB4 again requests again for the RFP to be developed

2018

- February 5, 2018, MCB4 meeting with HPD re MTA/DEP Sites
- HPD states RFP now will include 15% homeless housing requirement. MCB4 understood and expressed that family housing is preferred.
- At HPD request, MCB4 develops presentation of its site requirements, to be included by reference in HPD RFP

Letters & Documents

- March 15, 2018: [Letter to HPD re DEP & MTA Sites – Affordable Housing Sites](#)
- April 2018: RFP Announcement for 806 9th Avenue
- August 7, 2018: [Letter to HPD re Clinton/Hell’s Kitchen RFP Response – Affordable Housing Sites](#)

2019

- MCB4 learns by press release that the MTA site will be Supportive Housing
- September 5, 2019: MCB4 Meeting with City Council/Hudson/Housing Works re MTA Site

2020

- February 19, 2020 – Follow up meeting with HPD/Developer for 806 9th Avenue
- August 26, 2020: Meeting with Speaker Johnson re: 806 9th Avenue planning process

2021

- August 18, 2021: CB4 Meeting with Speaker & MBPO re MTA Site
- September 9, 2021: CB4 Meeting with HPD/CB4/BP/CC re MTA Site
- September 30, 2021: CHKLU Committee to hear updates from HPD re MTA Site

Supportive Housing & Homeless Services in MCD4

MCD4 Statistics

- 23 homeless shelters & social services facilities, total of 973 beds
- 24 supportive housing developments (60% homeless), total of 2043 beds
- MCB4 continues to support the creation of supportive housing. In the past 2 years, MCB4 has requested and, in 2020, successfully worked with the developer of the Slaughterhouse Site (495 11th Ave) and HPD to add 75 units of supportive housing, for a total of 350 permanently affordable apartments in the development. That project is in the final stages of ULURP.

Supportive Housing in MCD4

Supportive Housing (60% Homeless)	Number of Units
The Friedman 475 W 57th St, Common Ground, Actor's Fund	98
The Flats/Old School 554 W53rd St, CHDC	52
Stardom Hall 330-332 W51st St, Lantern Group	112
Postgraduate Center Community Residence 516W 50th St	20
448 W48th St, Project Renewal	41
441 W47th St, Fountain House	20
424 W47th St, Fountain House	15
300 W46th St, CHDC	68
327 W43rd St, Project Return	6
500 W42nd St, CHDC	66
Geffner House 351 W42nd St, Project Renewal	313
347 W37th St, Fountain House	30
454 W 35th St, CHDC	53
353 W30th St, CHDC	32
Christopher Residence 202 W24th St, Common Ground & Good Shepard	62
St. Francis II 151W22nd St, Franciscans	115
St. Francis III 148 8th Ave, Franciscans	79
Volunteers of America 226 W26th St	52
Flemister House 527 W22nd St, American Baptist Churches	50
Frederic Fleming House 443 W22nd St	47
Wanaque 359 W47th St (Fountain House)	42
Ivan Shapiro House 459 W 46 St (Urban Pathways)	
105 W17th St	18
Breaking Ground Times Square 255W 43rd St	652
Total	2043

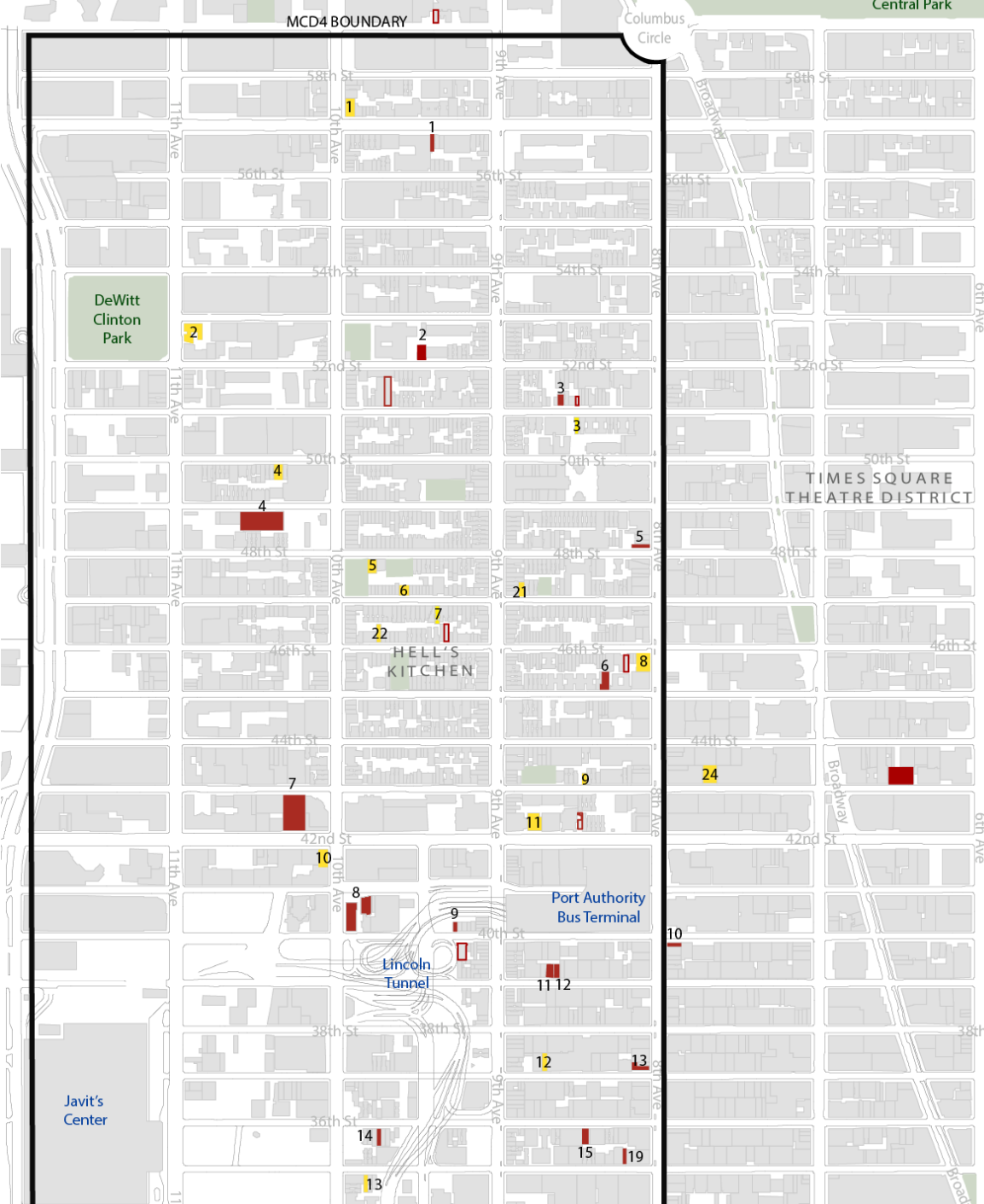
Homeless Shelters & Social Service Facilities	Number of Units
Trinity Presbyterian Church 422 W57th St, Partnership for the Homeless	10
52nd Street Women's Shelter 427 W52nd St, Care for the Homeless	120
Alexander Abraham Residence 341 W51st St, Women in Need	70
American Red Cross 520 W49th St	
Safe Haven 301 W48th St, Urban Pathways	10
Aladdin Hotel 317 W45th St, Urban Pathways	143
Travel Inn Hotel 515 W42nd St, Acacia	81
Covenant House 460 W41st Street	120
Dwelling Place 409 W40th St, Franciscan Sisters of Allegany	15
Candlewood Suites 339 W39th St, Acacia	48
Traveler's Hotel 274 W40th St	
Holiday Inn 343 W39th St, Acacia	30
Positive Health Project 301 W37th St	
Sylvia's Place at Metropolitan Community Church 446 W36th St	14
Barbour House 330 W36th St, Praxis	100
Jack Ryan, Bowery Residents Committee (BRC) 131 W25th St & 127 W25th St	200
Urban Pathways Antonio Olivieri Drop-In Center 257 W30th St	
Greenwich House Halfway House 122 W27th St	
West Midtown Medical Group 311 W35th St	
Young Adult Institute 120 W16th St	
Puerto Rico Family Institute 145 W15th St	
St. Francis Xavier Church 30 W16th St	12
Salvation Army, New York Temple 132 W14th St	
Total	973

Manhattan Community District 4 Social Service Facilities & Supportive Housing (as of April 2021)

- Homeless Shelters & Social Service Facilities (full-time shelter, drop-in center, methadone clinic, etc)
- Food Pantry & Soup Kitchen
- Supportive Housing (60% homeless)

- Homeless Shelters & Social Service Facilities
 1. Trinity Presbyterian Church 422 W57th St, Partnership for the Homeless - 10 beds
 2. 52nd Street Women's Shelter 427 W52nd St, Care for the Homeless - 120 beds
 3. Alexander Abraham Residence 341 W51st St, Women in Need - 70 beds
 4. American Red Cross 520 W49th St
 5. Safe Haven 301 W48th St, Urban Pathways - 10 beds
 6. Aladdin Hotel 317 W45th St, Urban Pathways - 143 beds
 7. Travel Inn Hotel 515 W42nd St, Acacia - 81 beds
 8. Covenant House 460 W41st Street - 120 beds
 9. Dwelling Place 409 W40th St, Franciscan Sisters of Allegany - 15 beds
 10. Candlewood Suites 339 W39th St, Acacia - 48 beds
 11. Traveler's Hotel 274 W40th St
 12. Holiday Inn 343 W39th St, Acacia - 30 beds
 13. Positive Health Project 301 W37th St
 14. Sylvia's Place at Metropolitan Community Church 446 W36th St - 14 beds
 15. Barbour House 330 W36th St, Praxis - 100 beds
 16. Jack Ryan, Bowery Residents Committee (BRC) 131 W25th St & 127 W25th St - 200 beds
 17. Urban Pathways Antonio Olivieri Drop-In Center 257 W30th St
 18. Greenwich House Halfway House 122 W27th St
 19. West Midtown Medical Group 311 W35th St
 20. Young Adult Institute 120 W16th St
 21. Puerto Rico Family Institute 145 W15th St
 22. St. Francis Xavier Church 30 W16th St - 12 beds
 23. Salvation Army, New York Temple 132 W14th St
- Supportive Housing (60% Homeless)
 1. The Friedman 475 W 57th St, Common Ground, Actor's Fund - 98 beds
 2. The Flats/Old School 554 W53rd St, CHDC - 52 beds
 3. Stardom Hall 330-332 W51st St, Lantern Group - 112 beds
 4. Postgraduate Center Community Residence 516 W 50th St - 20 beds
 5. 448 W48th St, Project Renewal - 41 beds
 6. 441 W47th St, Fountain House - 20 beds
 7. 424 W47th St, Fountain House - 15 beds
 8. 300 W46th St, CHDC - 68 beds
 9. 327 W43rd St, Project Return - 6 beds
 10. 500 W42nd St, CHDC - 66 beds
 11. Geffner House 351 W42nd St, Project Renewal - 313 beds
 12. 347 W37th St, Fountain House - 30 beds
 13. 454 W 35th St, CHDC - 53 beds
 14. 353 W30th St, CHDC - 32 beds
 15. Christopher Residence 202 W24th St, Common Ground & Good Shepard - 62 beds
 16. St. Francis II 151 W22nd St, Franciscans - 115 beds
 17. St. Francis III 148 8th Ave, Franciscans - 79 beds
 18. Volunteers of America 226 W26th St - 52 beds
 19. Flemister House 527 W22nd St, American Baptist Churches - 50 beds
 20. Frederic Fleming House 443 W22nd St - 47 beds
 21. Wanaque 359 W47th St (Fountain House) - approximately 42 beds
 22. Ivan Shapiro House 459 W 46 St (Urban Pathways)
 23. 105 W17th St - 18 beds
 24. Breaking Ground Times Square 255W 43rd St - 652 beds

Data Sources: Dept. of City Planning, MCB4, 100 West 16th Block Association, Garment District Alliance, 29th St Neighborhood Association, 36th St Block Association, Hudson Yards/Hell's Kitchen Alliance, W47/48th St Block Association, W55th Street Block Association, Commercial Cafe
Map created by Savannah Wu, CHDC Community Planner, for MCB4



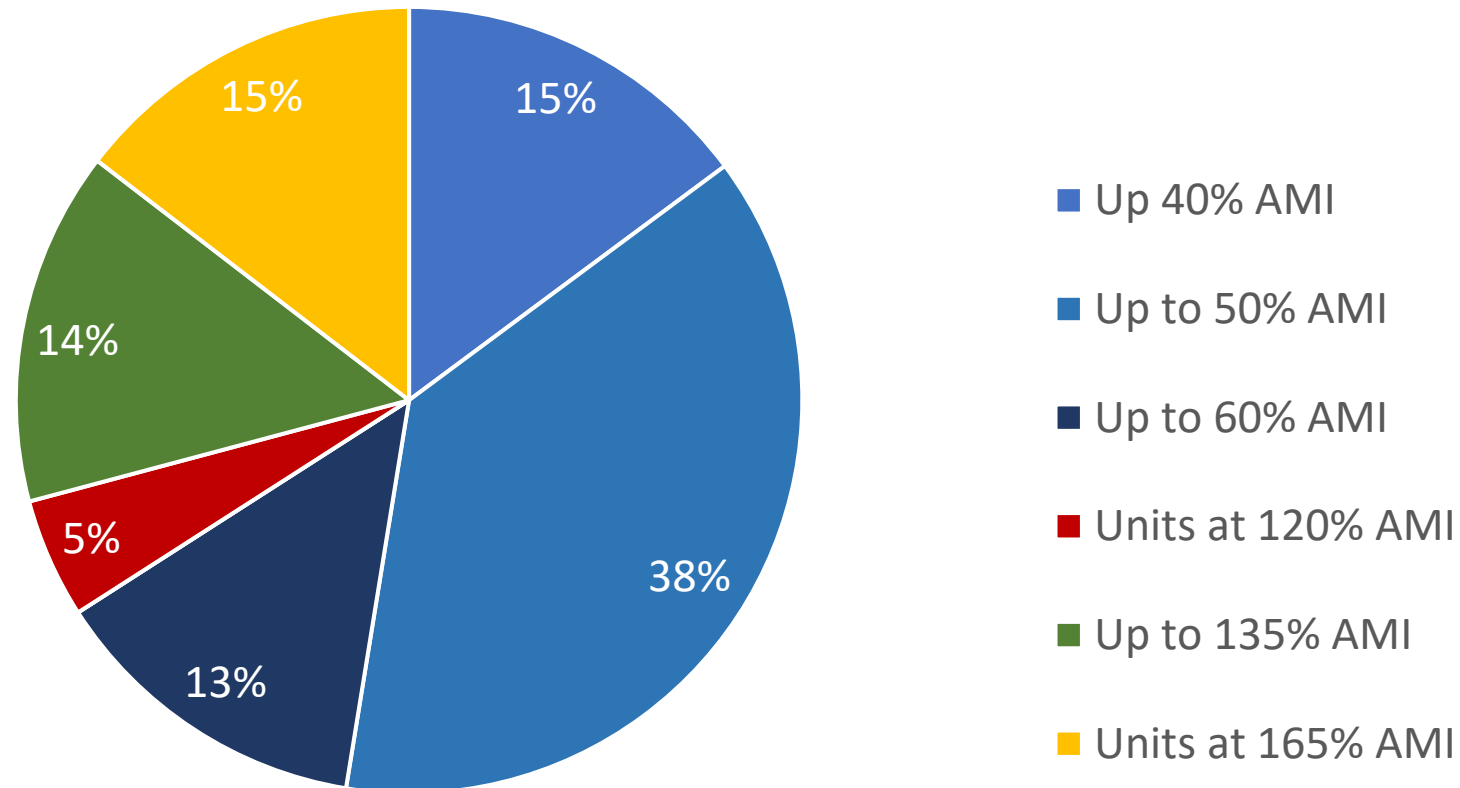
NYC Homeless Population Statistics

Total Number of DHS Shelter Residents Per Year (rounded)

2012: 46,000
2013: 50,000
2014: 58,000
2015: 65,000
2016: 57,000
2017: 59,000
2018: 59,000
2019: 59,000
2020: 58,000
2021(ytd): 50,000

Source: [DHS Data Dashboard Tables \(2012-2021\)](#),
stats per year are sum of monthly totals from tables

Special Hudson Yards District Affordable Housing Production, AMI Bands Distribution (completed and in construction as of 2021)



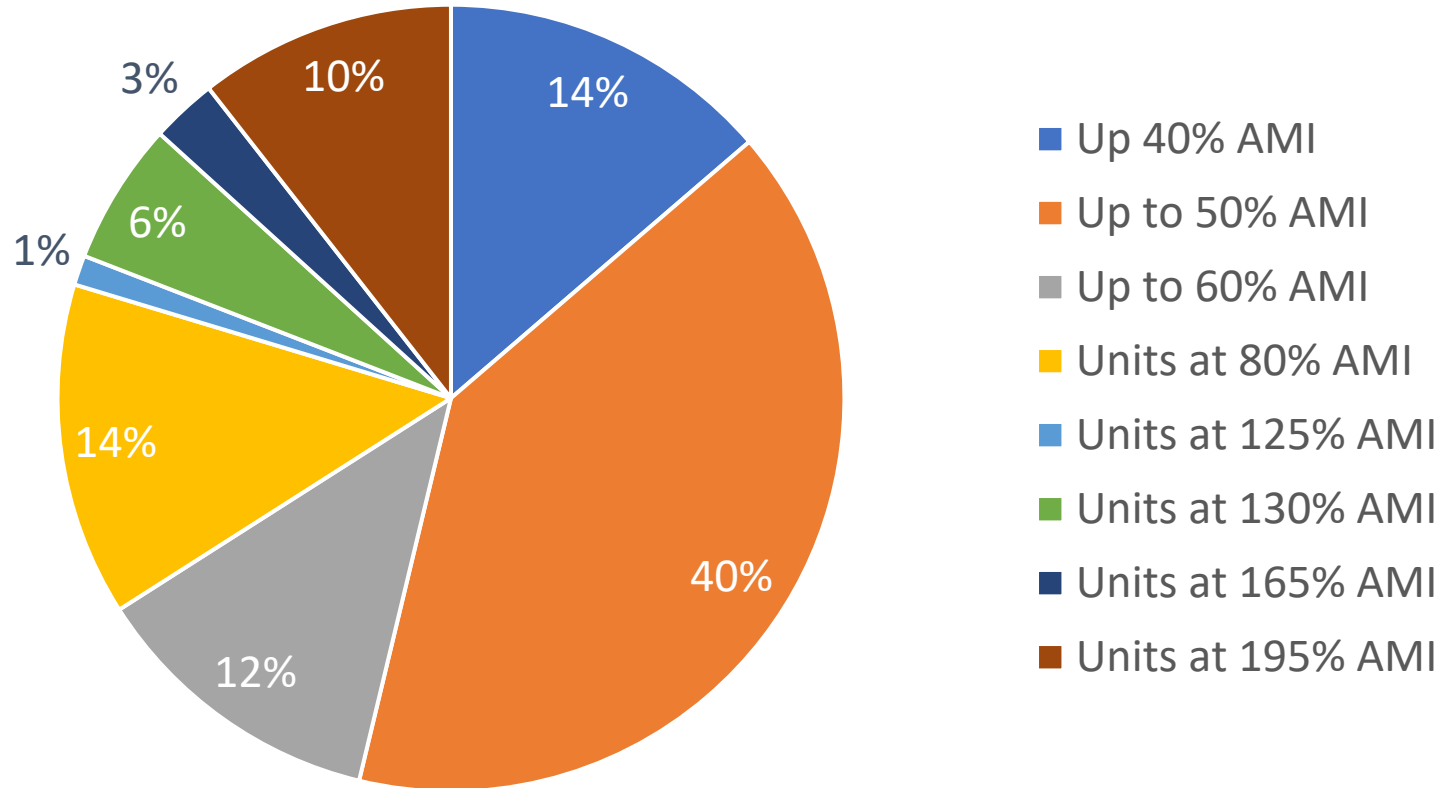
For a total of 1,482 units, there are **977 units below 60% AMI, or 66%** of total affordable housing production.

Special Hudson Yards District Affordable Housing Production

(completed and in construction as of 2021)

Address	Project Name	Developer	Affordable Units
510-550 West 45th Street	Gotham West	Gotham	682
401 West 31st Street	The Eugene	Brookfield Properties	103
515 West 36th Street		Lalezarian Properties	50
455 West 37th Street		TF Cornerstone	78
350 West 37th Street	Townsend	Lalezarian Properties	42
505 West 37th Street	505W37	Rockrose Development	169
310 West 38th Street	Emerald Green	Glenwood Management	120
509 West 38th Street	Henry Hall	Imperial Companies	46
330 West 39th Street	Crystal Green	Glenwood Management	42
555 10th Avenue	555Ten	Extell	150
		Total	1,482

Special West Chelsea District Affordable Housing Production, AMI Bands Distribution (completed and in construction as of 2021)



For a total of 1,196 units ,there are **756 units below 60% AMI, or 63% of total affordable housing production.**

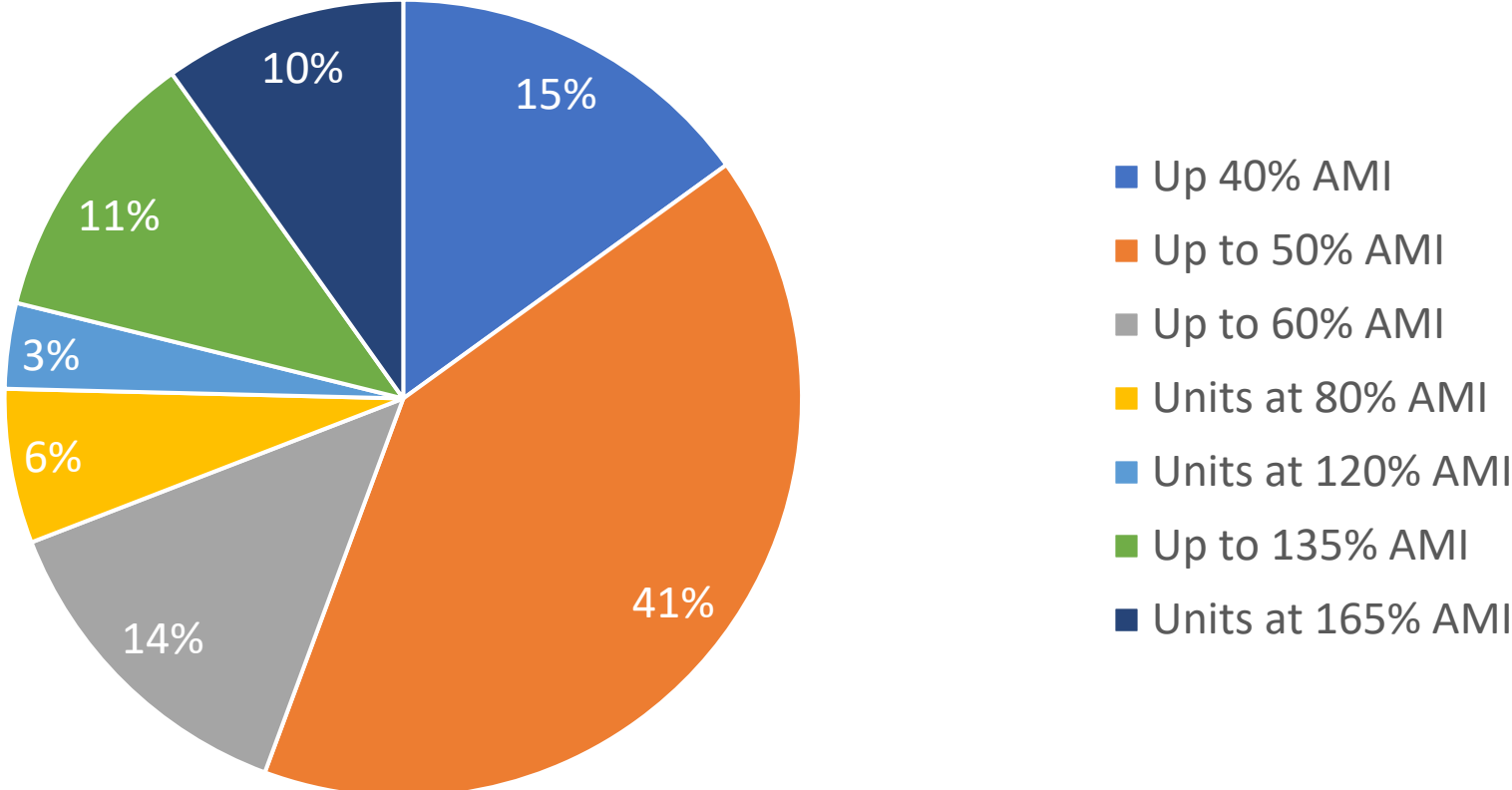
Special West Chelsea District Affordable Housing Production

(completed and in construction as of 2021)

Address	Project Name	Developer	Affordable Units
450 W 17th St	Caledonia	The Related Companies	59
303 10th Ave	Port 10	Atlantic Development Group	18
316 11th Ave	The Ohm	Douglaston Development	74
500 W 30th St	Abington House	The Related Companies	77
525 W 28th St	AVA High Line	Avalon Bay	138
507 W 28th St	507 West 28th Street	Lalezarian Properties	75
529 W 29th St	(Manhattan Plaza Transfer)	The Related Companies	125
401 W 25th St	Elliot-Chelsea	Artimus	168
425 W 18th St	Fulton Houses	Artimus	158
601 W 29 th St		Douglaston Development	234
606 W 30 th St		Lalezarian Properties	70
		Total	1,196

Special West Chelsea & Hudson Yards District Affordable Housing Production, AMI Bands Distribution

(completed and in construction as of 2021)



For a total of 2,628, there are **1,733 units below 60% AMI, or 66%** of total affordable housing production.

Special Hudson Yards & West Chelsea District Affordable Housing Production

(completed and in construction as of 2021)

Address	Project Name	Developer	Affordable Units
Special West Chelsea District			
450 W 17th St	Caledonia	The Related Companies	59
303 10th Ave	Port 10	Atlantic Development Group	18
316 11th Ave	The Ohm	Douglaston Development	74
500 W 30th St	Abington House	The Related Companies	77
525 W 28th St	AVA High Line	Avalon Bay	138
507 W 28th St	507 West 28th Street	Lalezarian Properties	75
529 W 29th St	(Manhattan Plaza Transfer)	The Related Companies	125
401 W 25th St	Elliot-Chelsea	Artimus	168
425 W 18th St	Fulton Houses	Artimus	158
601 W 29 th St		Douglaston Development	234
606 W 30 th St		Lalezarian Properties	70
		Subtotal	1,196
Special Hudson Yards District			
510-550 West 45th Street	Gotham West	Gotham	682
401 West 31st Street	The Eugene	Brookfield Properties	103
515 West 36th Street		Lalezarian Properties	50
455 West 37th Street		TF Cornerstone	78
350 West 37th Street	Townsend	Lalezarian Properties	42
505 West 37th Street	505W37	Rockrose Development	169
310 West 38th Street	Emerald Green	Glenwood Management	120
509 West 38th Street	Henry Hall	Imperial Companies	46
330 West 39th Street	Crystal Green	Glenwood Management	42
555 10th Avenue	555Ten	Extell	150
		Subtotal	1,482
		Grand Total	2,628

Overall Timeline of the proposed MTA Site development (806 9th Ave)

- 1996 The MTA Site, a former bus depot, was demolished and is currently a vacant publicly-owned lot used for MTA parking
- 2001 DCP and MCB4 began discussing the Hudson Yards Rezoning, included rezoning and development of Eastern and Western Railyards, proposed West Side Stadium over Western Railyards (WRY)
- 06/21/2004 Hudson Yards Rezoning Certified
- 01/19/2005 Hudson Yards Rezoning Adopted
- 05/2005 West Side Stadium plan collapsed after lack of approval by Public Authorities Control Board
- 2007-2008 Plan for WRY reconceived. Community and Mayor's office agreed 3 blocks in the WRY will be redeveloped as residential housing and commercial buildings with a large public space. As preparation for that plan and ULURP, the issue of affordable housing was again raised.
- 12/10/2009 WRY Points of Agreement Executed, outlining MTA and DEP sites as affordable housing commitments from the City
- 12/21/2009 Hudson Yards ULURP Completed
- 04/10/2013 WRY Closed with Related Companies. Related Companies acquired the WRY from the MTA.
- 2013-2015 No communication received from HPD
- 10/07/2015 MCB4 Letter to HPD Commissioner
- 06/2017 MCB4 Revised Approval Conditions for the MTA Site
- 03/15/2018 MCB4 Letter to HPD Commissioner on Approval Conditions
- 04/09/2018 HPD issues RFP
- 02/13/2019 HPD Designates Development Teams
- 9/30/2021 First Public Meeting Regarding Proposed Development on MTA Site