



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD FOUR**  
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**Burt Lazarin**  
Chair

**Jesse R. Bodine**  
District Manager

March 11, 2019

Hon. Bill de Blasio  
Mayor  
City Hall  
New York, NY 10007

**Re: Statement on the Preliminary Budget, Fiscal Year (FY) 2020**

Dear Mayor de Blasio,

Manhattan Community Board Four (MCB4) appreciates the ability to review and opine on your \$92.2 billion Preliminary Budget for FY2020.

Our district includes Chelsea, Hudson Yards, and Clinton/Hell's Kitchen which comprise the second fastest growing district in the City after three rezoning actions changed areas from manufacturing to mixed use. Once a bastion of economically and culturally diverse communities, the growth brought on by luxury, commercial, and tourism development has not been matched by city services.

MCB4 is alarmed, however, by the Administration's departure from supporting issues our community has previously seen eye to eye in, including the rejection of long-standing community agreements wrought through rezonings.

We note with grave concern the drastic change from a Points of Agreement through the Hudson Yards rezoning to develop middle- and moderate-income housing on DEP and MTA sites that are now slated for extremely low (ELI) and low income (LI) housing. The change was made after an RFP was released for the projects and done without community knowledge or input.

MCB4 has a long history of supporting supportive housing, ELI, and LI housing developments and our district includes shelters of large and small scale throughout. But

there is a concentration in the Hell's Kitchen neighborhood, where the DEP and MTA sites are located.

This community does not oppose housing for ELI and LI New Yorkers; rather, MCB4 supports an equitable balance of affordable housing across all income bands.

Once realized, the Hudson Yards development will bring almost 27% of its total units on line with ELI and LI housing. The MTA and DEP owned sites were identified as critical to establishing a mix of income in affordable housing development for our community and its rejection is unacceptable.

MCB4 writes further to highlight priorities in our capital and expense requests of the city<sup>1</sup>, which are not currently included in your budget, although they fall squarely into categories you highlighted as priorities.

MCB4 requests the following **capital projects be funded** in the Fiscal Year 2020 Budget:

#### **Affordable Housing:**

- Provide adequate capital subsidy, in addition to land, for development of affordable housing at the NYCHA Harborview Terrace site (W 55<sup>th</sup> and Tenth Ave);
- Provide adequate capital subsidy for DEP and MTA sites, per Western Railyards points of agreements, at 705 Tenth Ave and 806 Ninth Ave, respectively, to develop middle- and moderate-income housing;
- Generally provide adequate capital subsidy for Multifamily Preservation Loan Program (MPLP) and the Senior Affordable Rental Apartments (SARA), including at 560 West 52<sup>nd</sup> Street, 464 West 25<sup>th</sup> Street, and 500 West 52<sup>nd</sup> Street.

#### **Public Transit:**

MCB4 is home to the Port Authority Bus Terminal, the Lincoln Tunnel, the future Moynihan Station, and 8 subway lines across 11 stations. It also accommodates a massive commuter population during working hours. Budget requests made regarding New York City Transit were responded to with an agency phone number. While we appreciate expanding our rolodex, the city is suffering because of woefully inadequate public transit funding. The response speaks volumes for the agency's awareness of the state of public transit and was an insult to a community who has worked hard to improve the mass transit system.

- Improve accessibility of transit infrastructure by providing elevators and escalators; expand funding to the L train repair project to provide ADA access and reopen passage between Sixth and Seventh Avenues;

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<sup>1</sup> [MCB4 Fiscal Year 2020 Statement of District Needs and Budget Priorities](#)

- Fund a lateral westside ferry or water taxi study to connect Brooklyn and downtown with the growing Chelsea Tech Hub and the large worker and residential populations along the district's waterfront;

### **Education:**

While none of the community's education budget requests were addressed, the most ironic among them was the rejection of funding a chemistry lab at the Food and Science High School. How can one expect a science student to excel at a specialized high school where there is no lab in which to practice?

- Fund \$2 million for a chemistry lab at the Food and Science High School, 525 West 50<sup>th</sup> Street.
- Provide a new or expand an existing elementary school, particularly in midtown south, where Hudson Yards will bring an extraordinary number of students in a short timeframe;
- Renovate and upgrade PS111, 440 West 53<sup>rd</sup> Street, entrance and gymnasium to be ADA accessible;
- Complete PS11, 320 West 21<sup>st</sup> Street, Capital Needs scope and fund handicap lift for universal building access.
- Renovate and make accessible bathroom at PS 111

### **NYCHA:**

- Harborview Terrace, 525 West 55<sup>th</sup> Street:
  - Funding for roof repair, boiler upgrade, new building entrance doors, upgraded lighting for public hallways, new hoper doors for garbage shoots, renovate garbage storage area for senior building, and new apartment front doors;
- Elliot-Chelsea, 425 West 25<sup>th</sup> Street:
  - Repaint all building lobbies
  - Install cameras in front of the Hudson Guild pathway and playground at 441 West 26<sup>th</sup> Street
- Fulton Houses:
  - Install security cameras on the roof of all buildings,
  - Increase funding for new elevators at 418-419 West 17<sup>th</sup> Street and 420 West 19<sup>th</sup> Street; new sump pit/pumps for 420 West 19<sup>th</sup> Street and 434 West 17<sup>th</sup> Street.
  - Additional benches throughout complex

### **Parks and Libraries:**

- Reconstruct or upgrade bathrooms at the following parks:
  - DeWitt Clinton Park (52-54<sup>th</sup> Streets, Eleventh – Twelfth Avenues)
  - Mathews-Palmer Park (445 West 45<sup>th</sup> Street)
  - Chelsea Park (450 West 27<sup>th</sup> Street)

- Provide \$800,000 for roof repair of NYPL Columbus Branch Library, 742 Tenth Ave.

MCB4 requests the following **expense projects be funded** in the Fiscal Year 2020 Budget:

**Housing and Enforcement:**

- Update Department of Building’s (DOB) website and software so applications for improper demolitions in special districts are flagged;
- Update DOB website and software to flag applications filed without a tenant safety plan and certificate of non-harassment;
- Enhance funding to further coordinate enforcement with DOB and HPD in interest of efficiency;
- Enhance funding to increase number of Inspectors, Community Coordinators, and Administrative Associates for MCD4 to aggressively pursue landlords and operators with repeat violations, enforce unsafe and after hours compliance.

**Homeless Services:**

- Provide additional funding for after placement support for homeless families that are selected through the family preference for buildings with 421a benefits;
- Increase funding for workforce development and GED completion programs to reduce homeless recidivism.

**Public Transportation, Safety, Vision Zero Implementation:**

- Study sidewalk capacity and pedestrian demand along Eighth and Ninth Avenues north of 34<sup>th</sup> Street to 59<sup>th</sup> Street;
- Study on pedestrian safety at Eleventh Avenue from West 20<sup>th</sup> to 23<sup>rd</sup> Streets;
- Study Tenth Avenue for protected bike lane from West 13<sup>th</sup> to West 52<sup>nd</sup> Street.
- Deploy nine traffic officers to increase enforcement of the following traffic violations: blocking the box, vehicular spill-back, park in no standing, bus drivers using unauthorized routes, vehicular idling, bicycles riding on sidewalks, vehicles blocking bike lanes, and unnecessary honking.
- Improve crossing-guard employment package to increase number of crossing guards on streets.

**Parks:**

- Increase funding for fixed post staff at DeWitt Clinton Park, Mathews-Palmer Park, and Chelsea Park;
- Parks with comfort stations should have fixed post staff to address constituents concerns, provide security, and perform routine maintenance of that park.

### **Sanitation:**

- Base line needed overtime for additional basket truck crews
- Increase funding for an additional three crews on the day shifts for paper and other recyclables.

### **Public Health and Senior Needs:**

- Increase funding for HIV/AIDS education, prevention, and treatment;
- Expand existing programs for Seniors Meals program to the following locations:
  - Penn South NORC, 290 Ninth Avenue
  - Encore Community Services, 239 West 49<sup>th</sup> Street
  - The SAGE Senior Center, 305 Seventh Avenue
- Expand existing programs for seniors for in-home supports, supportive housing, preventative health, and social services.

### **Environment:**

- Conduct additional air pollution studies in the Lincoln Tunnel Corridor and Port Authority Bus Terminal by adding additional air monitors.
- Increase funding for organics collection program

We would like to **thank you** for funding the following capital and expense requests:

### **Capital:**

- Fund \$500,000 to replace HVAC system with energy efficient model at NYPL Muhlenberg Branch

### **Expense:**

- Convert Eleventh Avenue one-way from 57<sup>th</sup> Street to 42<sup>nd</sup> Streets, add pedestrian safety measures, protected bus lane, and bike lane;
- Install split phases and Barnes Dance signals at the following intersections:
  - West 42<sup>nd</sup> Street and Eighth Avenue
  - West 57<sup>th</sup> Street and Tenth Avenue
  - West 42<sup>nd</sup> Street and Eleventh Avenue
  - West 57<sup>th</sup> Street and Eighth Avenue
  - West 42<sup>nd</sup> Street and Ninth Avenue
- Provide additional funding for DOB enforcement inspectors for non-compliance ADA entrances;
- Install protected bike lane on Tenth Ave from 52<sup>nd</sup> to 59<sup>th</sup> Streets
- Increased funding for homeless outreach services;
- Provide funding for Hudson Blvd. Park blocks 5 and 6
- Provide funding for additional four collection truck crews for the week on the day shifts;

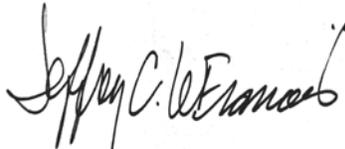
The aforementioned priorities will indeed help to make New York the fairest big city in America. It is a goal our community has long fought for – equity and equality for all – and thank you for what has been done to bring us this point. And as you have acknowledged, we have a long way still to go.

Thank you.

Sincerely,



Burt Lazarin  
Chair  
Manhattan Community  
Board 4



Jeffrey C. LeFrancois  
Chair  
CB4 Budget Task Force

cc: Hon. Corey Johnson, Speaker, City Council  
Hon. Gale A. Brewer, Manhattan Borough President