



LOWELL D. KERN
Chair

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CITY OF NEW YORK
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June 23, 2021

Ted Houghton
President
Gateway Housing
588 Broadway, #1208
New York, NY 10012

Re: Presentation on Converting Hotels to Permanent Affordable Housing

Dear Mr. Houghton,

Manhattan Community Board 4's Housing, Health, and Human Services Committee (HHHS) appreciates your presence as President of Gateway Housing on May 20, 2021 at our monthly committee meeting. Manhattan Community Board 4 (MCB4) at its regularly scheduled meeting on June 2, 2021, voted, by a vote of 45 in favor, 0 opposed, 1 abstaining, and 0 present but not eligible to vote, to express MCB4's gratitude for your presentation and acknowledge our willingness to continue to collaborate with stakeholders such as Gateway Housing.

Gateway Housing is a nonprofit housing developer that works with homeless service providers to redevelop existing shelter sites, build new shelters, collaborate with nonprofit shelter providers to improve outcomes, and research existing programs and practices. Gateway Housing also advocates for affordable and supportive housing throughout New York City.

Due to the impact of the Covid-19 pandemic, several distressed hotel properties will be sold. The following potential sources of funding were discussed for hotel conversions:

- American Rescue Plan Act - \$5B for homeless housing nationwide
 - \$273M to New York City
 - \$93M to New York State
- Federal American Jobs Act - \$213B for affordable housing nationwide
- New York State Housing Our Neighbors with Dignity Act (HONDA) - \$100M

Within Manhattan Community District 4 (MCD4), there are approximately 30 hotels with over 150 rooms, 40 hotels with under 150 rooms, totaling over 36,087 beds. Additionally, there are 7 hotels that are currently being used at emergency temporary shelter hotel locations, known as density reduction sites.

At its height in July 2020, in MCD4 there were 2,142 Temporary COVID homeless shelter beds, in addition to the 1,010 existing shelter beds and 1,302 apartments/beds of homeless supportive housing totaling 4,454 homeless shelter beds or apartments. MCD4 has approximately 23 existing homeless shelters and social service facilities, along with 24 supportive housing developments. Therefore, MCB4 thought it prudent to collect data and create policy recommendations along with maps that we are grateful you have taken the time to review.

Hotel conversions are a complex issue, and you provided a digestible explanation of how the hotel conversions can happen, including the financing options, and provided your expertise regarding MCB4's recommendations.


It was very encouraging to hear your thoughtful review of the policy recommendations MCB4 created. You clearly understand the nuanced issues related to supportive housing and understand the issues in the community. It is reassuring that you expressed agreement with the general principles of MCB4's position specifically around non-profit management, preference for smaller developments with social services, mixed-income and mixed-unit developments, and the need for community review.

We appreciate your commitment, insight, careful review of the MCB4's policy recommendations, and mutual agreement with the overall suggestions in the document. We look forward to continued engagement with Gateway Housing to support this initiative in our community.

Sincerely,



Lowell D. Kern
Chair
Manhattan
Community Board 4



Maria Ortiz
Co-Chair
Housing, Health
Human Services Committee



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

- cc: Hon. Corey Johnson, Speaker, City Council
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Helen Rosenthal, City Council
Hon. Jerry Nadler, U.S. Congress
Hon. Brad Hoylman, New York State Senate
Hon. Robert Jackson, New York State Senate
Hon. Richard Gottfried, New York State Assembly
Hon. Linda B. Rosenthal, New York State Assembly