



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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LOWELL D. KERN
Chair

JESSE R. BODINE
District Manager

May 28, 2021

Brad Hoylman
NY State Senator
322 8th Avenue
Ste. 1700
New York, NY 10001

Richard N. Gottfried
NY State Assemblymember
214 West 29th Street
Ste. 1002
New York, NY 10001

Robert Jackson
NY State Senator
728 West 181st Street
New York, NY 10033

Linda B. Rosenthal
NY State Assemblymember
230 West 72nd Street #2F
New York, NY 10023

Re: COVID Residential Conversions – Policy Considerations & Recommendations

Dear Elected Officials,

Please find attached Manhattan Community Board 4’s (MCB4) Policy Considerations & Recommendations regarding COVID Residential Conversions. At its May 5th, 2021, regularly scheduled Full Board meeting, MCB4 with 35 in favor, 0 opposed, 1 abstaining, and 0 present but not eligible, voted to adopt these policy considerations and recommendations. Please find the Policy, as well as maps of existing social services, hotels, and Class B and C office space in Manhattan Community District 4 (MCD4) attached.

The Board believes that the City and State proposals to convert underused commercial offices and hotels to affordable housing, supportive housing or homeless shelter has serious merit, but the execution of these proposals must be carefully crafted to avoid unintended consequences. Such proposals must take into account the context of existing social service uses, including supportive housing. Siting should be subject to community review, seek to distribute such housing or services throughout the city and avoid a concentration of uses in communities. In order to accomplish those goals, MCB4 took two related actions. First, it mapped all existing social service uses in the district, including homeless shelters, social service facilities and supportive housing. Then it mapped all hotel uses and Class B and C office buildings to determine how current and future uses would interrelate. With that information in hand, it began wide ranging policy

discussion among the Land Use Committees of MCB4, block associations, not-for-profit organizations and local business improvements districts. The COVID Residential Conversion Policy Considerations & Recommendations (Attachment A) is a result of that public process.

Background

COVID-19 has had a devastating impact on the hotel and commercial office industry. According to the Hotel Association of New York City, COVID-19 halted many hotel construction projects and forced about 200 of the City's 700 hotels into temporary or permanent closure, as of late September 2020. The commercial property firm Savills released its New York 2020 Q4 Market Report on Manhattan's commercial office space reporting that new leasing in the fourth quarter of 2020 dropped by 64% compared to a year prior. The report also states that in Manhattan, there has been a total of 68.4 million square feet of unleased office space with a combined estimated value of \$57.3 billion. Many shuttered commercial hotels and vacant office buildings may not reopen.

Given the high vacancy rates of hotel and office space, there have been numerous public discussions on repurposing distressed hotels and office space for use as affordable housing, supportive housing or homeless shelters, including the following:

State Proposals

- Governor's proposal in FY 2022 State Executive Budget on 1/19/2021 and amended in late February 2021, as part of the 30-day amendments to the State Executive Budget
- State Senate Bill S5257 Sponsored by Michael Gianaris (3/1/2021) and Assembly Bill A6593 Sponsored by Marcela Mitaynes, Zohran Mamdani, Chantel Jackson, and Charles Barron (3/19/2021)
- State Senate Bill S4937 Sponsored by Brian Kavanagh (2/18/2021)

New York City Proposals

- Mayor's Proposals
- Borough President Gale Brewer's "Task Force on Sustainable Affordable Housing Development" Report, "Distressed Property Acquisition for Affordable Housing" Section (3/22/2021)

MCB4 Research and Findings

The Board conducted research, gathered data, created full maps of existing social services, hotels, and Class B and C office space in MCD4 (Attachment C). This surveying was done with the help of 14 community stakeholders and 20 volunteers from the CHKLU and CLU Committees.

MCB4 already had preliminary maps of social service uses, the research confirmed the density of social service uses in certain locations in the district. MCD4, being long

welcoming to social service uses, also has a great density of homeless shelters. The temporary shelter relocation by the Department of Homeless Services (DHS) to protect New Yorkers in congregate shelters from the spread of COVID-19 increased that density. 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. The research found that MCD4 has a great density of hotel rooms, with around 30 hotels over 150 rooms, and 40 hotels under 150 rooms, totaling over 36,087 beds. Class B and C office space is located mostly on the edges of the community district, but with a large concentration in the Garment Center, between 8th and 9th Avenues from West 35th to West 39th Streets.

MCB4 Public Process

Given these findings, the Board drafted a set of policy considerations and recommendations as a framework for discussion. They were distributed among a wide variety of community stakeholders, including block associations, not-for-profits, precinct councils and business improvement districts. Over the past few months, these community stakeholders came together to come to this set of proposed policy recommendations. The research and policy considerations led to a series of robust discussions around the topic. MCB4 also analyzed initiatives by both City and State.

MCB4's Clinton / Hell's Kitchen Land Use (CHKLU) and Chelsea Land Use (CLU) Committees met on March 10th and 15th, 2021, respectively, and reviewed the proposals. At its April 7th, 2021, regularly scheduled Full Board meeting, MCB4 voted to recommend that any action by either the City or State to convert hotels or offices to residential use must involve the local community in its planning and decision process.

The Board held further public meetings to review details of the proposals and to consider proposed policy recommendations at its CHKLU, CLU and Executive Committees in April 2021.

- Proposed 4.13.21 to CHKLU Committee
- Revised 4.14.21 by CHKLU Committee
- Referred 4.19.21 to CLU Committee
- Revised 4.20.21 by CLU Committee
- Referred 4.23.21 to Executive Committee
- Revised 4.26.21 by Executive Committee
- Adopted 5.5.21 by Full Board

Conclusion

The result is a series of recommendations and policy considerations to guide the successful future siting and integration of Affordable Housing, Supportive Housing and Homeless Shelters, to balance community and citywide needs.

The Board looks forward to reviewing these recommendations and policy considerations and discussing how they may be integrated into current programs and proposed legislation.

Sincerely,



Lowell D. Kern
Chair
Manhattan Community Board 4



Jean-Daniel Noland
Chair
Clinton/Hell's Kitchen Land Use Committee



Betty Mackintosh
Co-Chair
Chelsea Land Use Committee



Paul Devlin
Co-Chair
Chelsea Land Use Committee



Maria Ortiz
Co-Chair
Housing, Health
Human Services Committee



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

Enclosures

- A. COVID Residential Conversions— Manhattan Community Board 4 Policy Considerations & Recommendations
- B. MCB4 Community Stakeholders
- C. COVID Residential Conversions – MCD4 Maps

cc: Hon. Jerrold Nadler, U.S. Congress
Hon. Andrew Cuomo, Governor of New York State
Hon. Bill de Blasio, Mayor
Hon. Corey Johnson, Speaker, City Council
Hon. Scott M. Stringer, NYC Comptroller
Hon. Jumaane Williams, NYC Public Advocate
Hon. Gale Brewer, Manhattan Borough President
Marisa Lago, Chair, City Planning Commission



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Attachment A

COVID Residential Conversions Manhattan Community Board 4 Policy Considerations & Recommendations

New York State Senate and Assembly officials and staff, in ongoing discussion with Manhattan Community Board 4 (MCB4), have requested input from the Board regarding policy considerations and recommendations regarding these proposals. Further, given that there are multiple proposals at the City level regarding the same matters, it is important to consider all of them in total, to make a series of basic recommendations for COVID residential conversions.

MCB4 Policy Considerations & Recommendations

The following recommendations apply to either proposed State or City funding programs for acquisition or proposed State amendments to the Multiple Dwelling Law (MDL).

- **General Principles**

- Social service facilities, homeless shelters, and supportive housing should be distributed equally throughout the five boroughs, not clustered in a single district or neighborhood.
- Establish a public and transparent process for shelter and supportive housing siting, with community review, in accordance with New York City's Fair Share criteria. Include notification to the community and Community Board as part of the siting process.
- Acquisition plans should not be solely opportunity-based but must be part of a planning process¹ reviewing the existing social service facilities on the surrounding blocks.
- Where there is a density of social service uses, shelters, or supportive housing, conversions should only focus on new affordable housing.

¹ Any proposal should consider [MCB4 Affordable Housing Plan, originally adopted in 2015 and revised annually through 2019](#)

- Only not-for-profits with a proven operational track record of shelters or supportive housing should be considered for acquisition funding. Operators found deficient in past operations should not be considered for funding for such conversions.
 - MCB4 does not support the concept of paying into an affordable housing fund in lieu of providing on-site affordable housing. It has been MCB4's experience that affordable housing funds established without implementation or regulations are rarely effectively spent or allocated to those most affected by such actions. In fact, it has been our experience that when there is a direct nexus between affordable housing and requirements at the location, that housing is well-produced in a timely fashion.
 - Service providers must comply with New York State law, restricting registered sex offenders, domiciled within certain proximities of educational facilities.
 - Use of ground floor commercial spaces should reflect the uses of surrounding blocks to reinforce neighborhood character.
 - Retrofitting of buildings should provide adequate ventilation and air filtration systems, beyond the requirements of the MDL Code to ensure proper protections against airborne viruses.
- **Homeless Shelter Conversions**
 - New shelters should not be located in proximity to existing shelters, social service facilities, and other supportive housing within a 500-foot radius for a cumulative total of 150 beds or social service users within that radius.
 - Only one shelter should be sited on any street between two avenues or on any avenue between two streets.
 - New shelters should range between 50 to 100 beds, with those below 75 beds preferred.
 - New shelters should include units for family households, not only for single individuals.
 - New shelters should give preference to veterans.
 - All shelters must include required on-site social service support and staff office space, security and resident common space.
 - **Supportive Housing Conversions**
 - New supportive housing should not be located in proximity to existing shelters, social service facilities, and other supportive housing within a 500-foot radius for a cumulative total of 150 beds or social service users within that radius.
 - Only one supportive housing development should be sited on any street between two avenues or on any avenue between two streets.
 - New supportive housing should have between 50 to 100 rooms or apartments, with those below 75 beds preferred.
 - All new supportive housing must include required on-site social service support and staff office space, security and resident common space.

- The model for new supportive housing conversions should be consistent with New York City’s model of including a 60% homeless and 40% community resident preference.
 - All new supportive housing should include units for family households, not only for single individuals.
 - Preferably, supportive housing should be a component of a larger affordable housing development, with full integration of those apartments, and not in a separate building, to promote integration into the community.
- **Affordable Housing Conversions**
 - Income diversity promotes strong communities. To reinforce economic diversity, all new affordable housing conversions must be for a range of incomes, not only for low but also for moderate, and middle-income households². Affordability should include AMI’s at 50%, 60%, 80%, 100%, 125% and 165%, avoiding gaps between income bands.
 - All new affordable housing conversion sites must include a mix of studio, one-, two-, and three-bedroom units.
 - 15% of new affordable housing apartments³ should be reserved for referrals of homeless households or individuals. Funding for social service support, for these homeless households, must accompany this requirement.
 - Where there is an HPD Housing Connect lottery, there must be a 50% community preference for residents of MCD4.
 - Where there is a HPD Housing Connect lottery, the owner/operator should agree to host educational sessions on how to apply and navigate the lottery.

Income Bands and Percent of Area Median Income (AMI)

Income Band	Percent of AMI
Extremely Low-Income (ELI)	0-30%
Very Low-Income (VLI)	31-50%
Low-Income (LI)	51-80%
Moderate-Income (Mod)	81-120%
Middle-Income (Mid)	120-165%

2020 New York City Area Median Income (AMI) Bands

Family Size	ELI	VLI		LI		Mod	Mid		
	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI	130% AMI	165% AMI
1	\$23,880	\$31,840	\$39,800	\$47,760	\$63,680	\$79,600	\$95,520	\$103,480	\$131,340
2	27,300	36,400	45,500	54,600	72,800	91,000	109,200	118,300	150,150
3	30,720	40,960	51,200	61,440	81,920	102,400	122,880	133,120	168,960
4	34,110	45,480	56,850	68,220	90,960	113,700	136,440	147,810	187,605
5	36,840	49,120	61,400	73,680	98,240	122,800	147,360	159,640	202,620

Source: [U.S. Department of Housing and Urban Development](#)

² See Attachment B on Income Bands and Percent of Area Median Income (AMI)

³ Based upon City of New York’s Department of Housing Preservation & Development’s current homeless requirements

2020 New York City Area Affordable Monthly Rents

Unit Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
Studio	\$397	\$567	\$738	\$909	\$1,080	\$1,250	\$1,472	\$1,643	\$1,814	\$1,985	\$2,155	\$2,753
One-bedroom	503	717	930	1,143	1,356	1,570	1,847	2,060	2,273	2,487	2,700	3,446
Two-bedroom	598	854	1,110	1,366	1,622	1,878	2,211	2,467	2,723	2,979	3,235	4,131
Three-bedroom	683	978	1,274	1,570	1,865	2,161	2,545	2,841	3,136	3,432	3,728	4,762

Rents assumes tenant pays electricity. Rents are approximate and have been calculated at 30% of annual gross income of the target AMI. For low-income bands, rents are based on 30% of 27%, 37%, 47%, 57%, 67%, and 77% of AMI. All rents are subject to program requirements.

Attachment B

MCB4 Community Stakeholders

- MCB4 Chelsea Land Use Committee, Clinton Hell’s Kitchen Land Use Committee, Housing Health and Human Services Committee, and Arts, Culture, Education and Street Committee
- West 36th Street Block Association
- West 44th Street Better Block Association
- West 47th/48th Streets Block Association
- West 50th and 51st Street Block Association
- West 55th Street Block Association
- Clinton Housing Development Company
- Hartley House
- Hudson Yards / Hell's Kitchen Alliance
- TF Cornerstone Inc.
- Garment District Alliance
- Manhattan Plaza Tenant Association
- Parc Vendome Community Affairs
- 100 West 16th Block Association

Attachment C

COVID Residential Conversions – MCD4 Maps

Map 1. MCD4 Homeless Shelters, Social Service Facilities & Supportive Housing

Map 2. MCD4 Hotels

Map 3. MCD4 Class B & C Offices

Map 4. MCD4 Homeless Shelters, Social Service Facilities & Supportive Housing, Hotels, Class B & C Offices

Map 5. MCD4 Homeless Shelters, Social Service Facilities & Supportive Housing, Hotels, Class B & C Offices with 500-ft Radii Buffer

MCD4 Existing Homeless Shelters, Social Service Facilities & Supportive Housing (as of April 2021)

- Hotel in Use as Temporary Shelter
- Homeless Shelters & Social Service Facilities (full-time shelter, drop-in center, methadone clinic, etc)
- Food Pantry & Soup Kitchen
- Hotels that had Temporary Shelters Transferred/Closed
- Covid Isolation Hotel
- Supportive Housing (60% homeless)



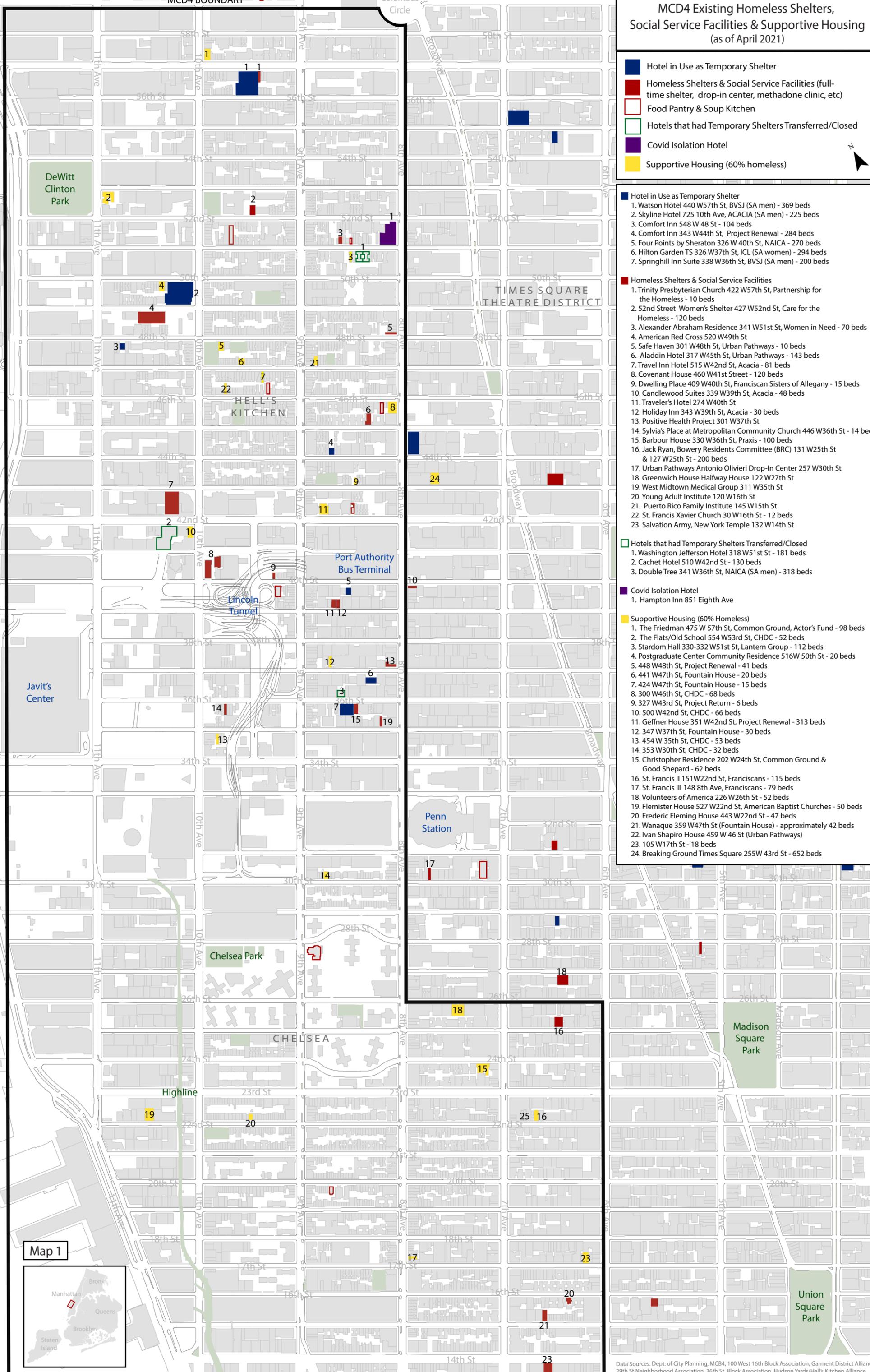
- Hotel in Use as Temporary Shelter
 1. Watson Hotel 440 W57th St, BVSJ (SA men) - 369 beds
 2. Skyline Hotel 725 10th Ave, ACACIA (SA men) - 225 beds
 3. Comfort Inn 548 W 48 St - 104 beds
 4. Comfort Inn 343 W44th St, Project Renewal - 284 beds
 5. Four Points by Sheraton 326 W 40th St, NAICA - 270 beds
 6. Hilton Garden TS 326 W37th St, ICL (SA women) - 294 beds
 7. Springhill Inn Suite 338 W36th St, BVSJ (SA men) - 200 beds

- 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

- Hotels that had Temporary Shelters Transferred/Closed
 1. Washington Jefferson Hotel 318 W51st St - 181 beds
 2. Cachet Hotel 510 W42nd St - 130 beds
 3. Double Tree 341 W36th St, NAICA (SA men) - 318 beds

- Covid Isolation Hotel
 1. Hampton Inn 851 Eighth Ave

- 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 516W 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

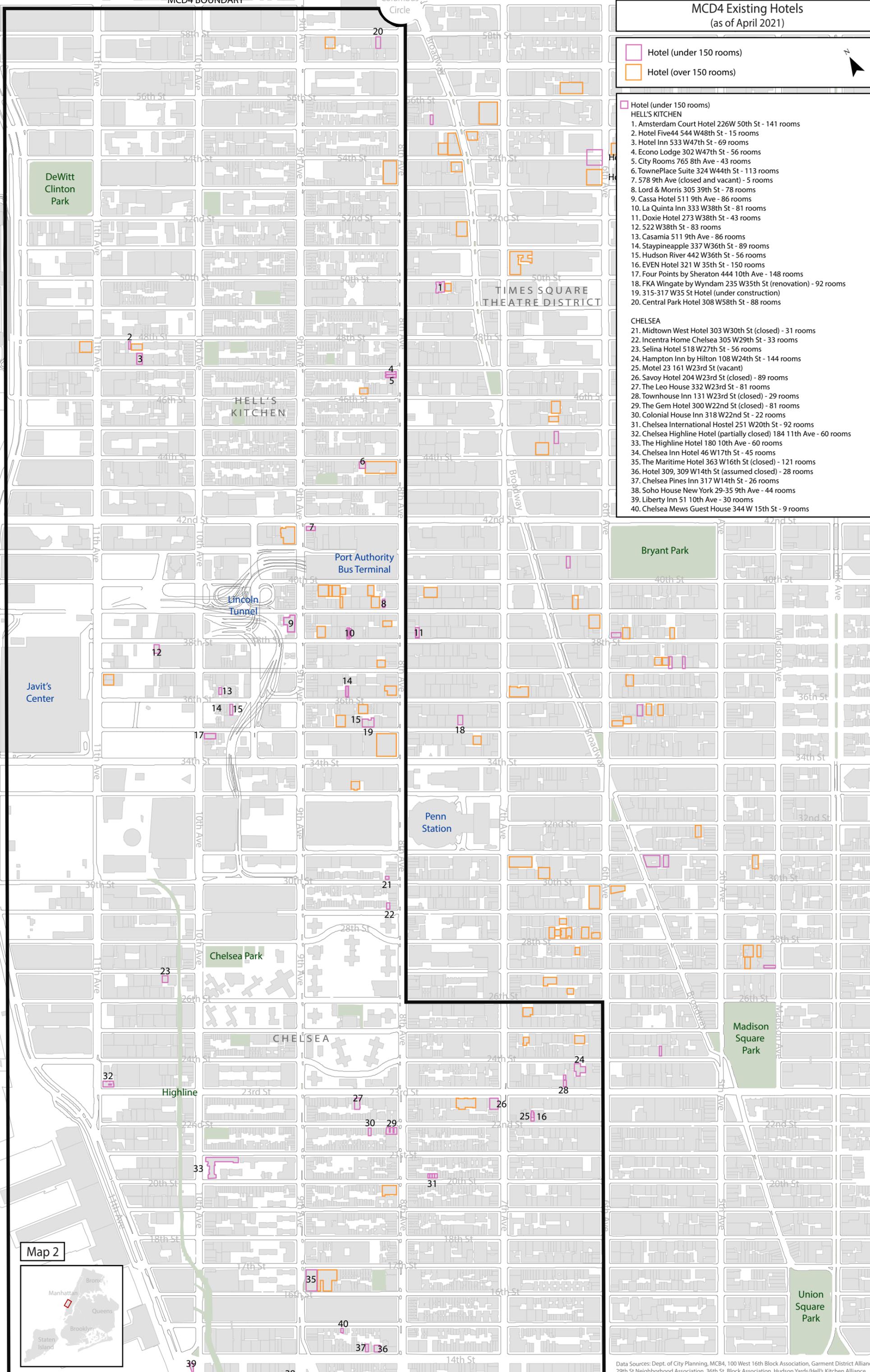
MCD4 Existing Hotels (as of April 2021)

- Hotel (under 150 rooms)
- Hotel (over 150 rooms)



- Hotel (under 150 rooms)
- HELL'S KITCHEN**
- 1. Amsterdam Court Hotel 226W 50th St - 141 rooms
- 2. Hotel Five44 544 W48th St - 15 rooms
- 3. Hotel Inn 533 W47th St - 69 rooms
- 4. Econo Lodge 302 W47th St - 56 rooms
- 5. City Rooms 765 8th Ave - 43 rooms
- 6. TownePlace Suite 324 W44th St - 113 rooms
- 7. 578 9th Ave (closed and vacant) - 5 rooms
- 8. Lord & Morris 305 39th St - 78 rooms
- 9. Cassa Hotel 511 9th Ave - 86 rooms
- 10. La Quinta Inn 333 W38th St - 81 rooms
- 11. Doxie Hotel 273 W38th St - 43 rooms
- 12. 522 W38th St - 83 rooms
- 13. Casamia 511 9th Ave - 86 rooms
- 14. Staypineapple 337 W36th St - 89 rooms
- 15. Hudson River 442 W36th St - 56 rooms
- 16. EVEN Hotel 321 W 35th St - 150 rooms
- 17. Four Points by Sheraton 444 10th Ave - 148 rooms
- 18. FKA Wingate by Wyndam 235 W35th St (renovation) - 92 rooms
- 19. 315-317 W35 St Hotel (under construction)
- 20. Central Park Hotel 308 W58th St - 88 rooms

- CHELSEA**
- 21. Midtown West Hotel 303 W30th St (closed) - 31 rooms
- 22. Incentra Home Chelsea 305 W29th St - 33 rooms
- 23. Selina Hotel 518 W27th St - 56 rooms
- 24. Hampton Inn by Hilton 108 W24th St - 144 rooms
- 25. Motel 23 161 W23rd St (vacant)
- 26. Savoy Hotel 204 W23rd St (closed) - 89 rooms
- 27. The Leo House 332 W23rd St - 81 rooms
- 28. Townhouse Inn 131 W23rd St (closed) - 29 rooms
- 29. The Gem Hotel 300 W22nd St (closed) - 81 rooms
- 30. Colonial House Inn 318 W22nd St - 22 rooms
- 31. Chelsea International Hostel 251 W20th St - 92 rooms
- 32. Chelsea Highline Hotel (partially closed) 184 11th Ave - 60 rooms
- 33. The Highline Hotel 180 10th Ave - 60 rooms
- 34. Chelsea Inn Hotel 46 W17th St - 45 rooms
- 35. The Maritime Hotel 363 W16th St (closed) - 121 rooms
- 36. Hotel 309, 309 W14th St (assumed closed) - 28 rooms
- 37. Chelsea Pines Inn 317 W14th St - 26 rooms
- 38. Soho House New York 29-35 9th Ave - 44 rooms
- 39. Liberty Inn 51 10th Ave - 30 rooms
- 40. Chelsea Mews Guest House 344 W 15th St - 9 rooms



Map 2

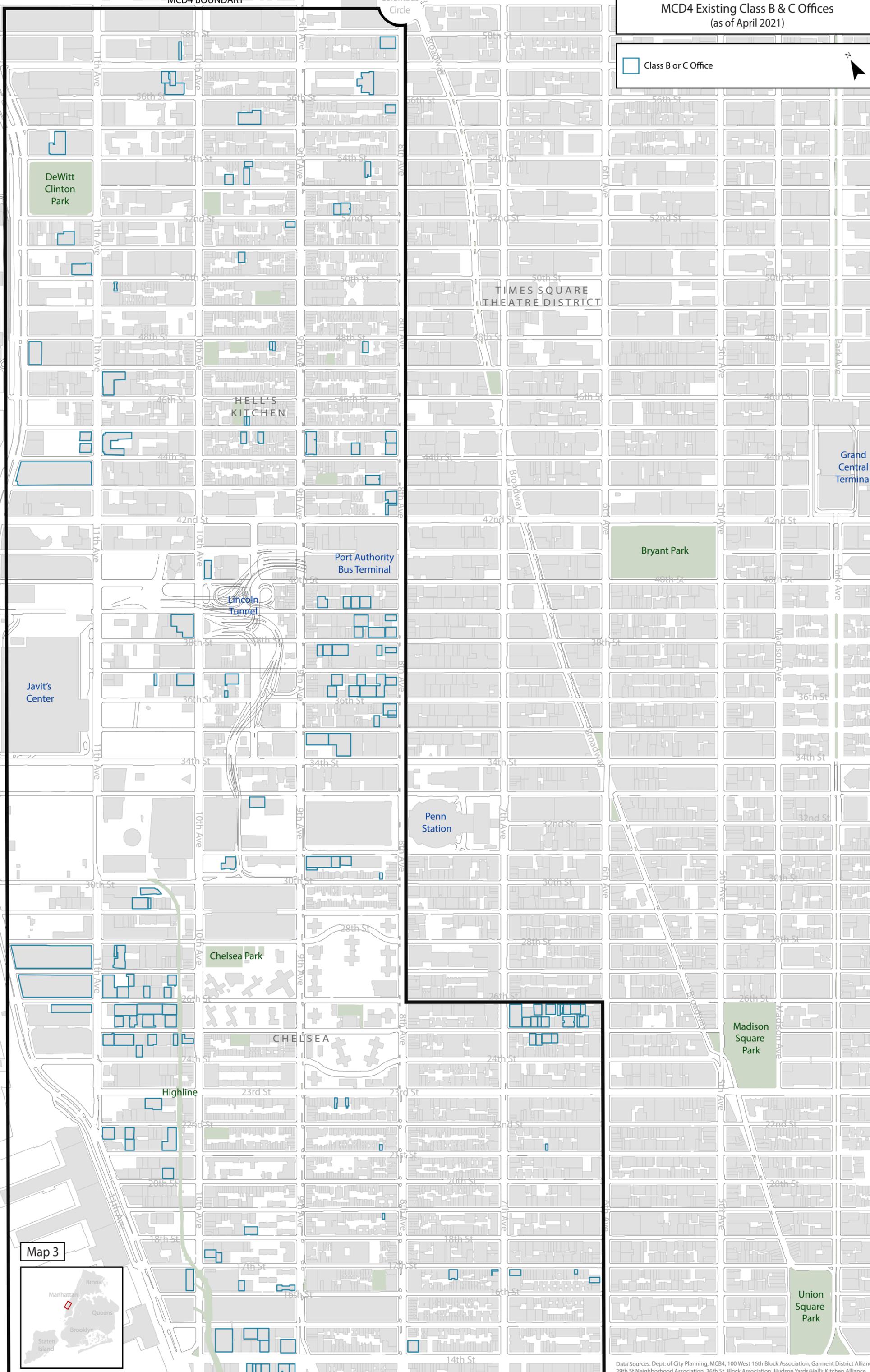
MCD4 BOUNDARY

Columbus Circle

Central Park

MCD4 Existing Class B & C Offices (as of April 2021)

 Class B or C Office
 



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

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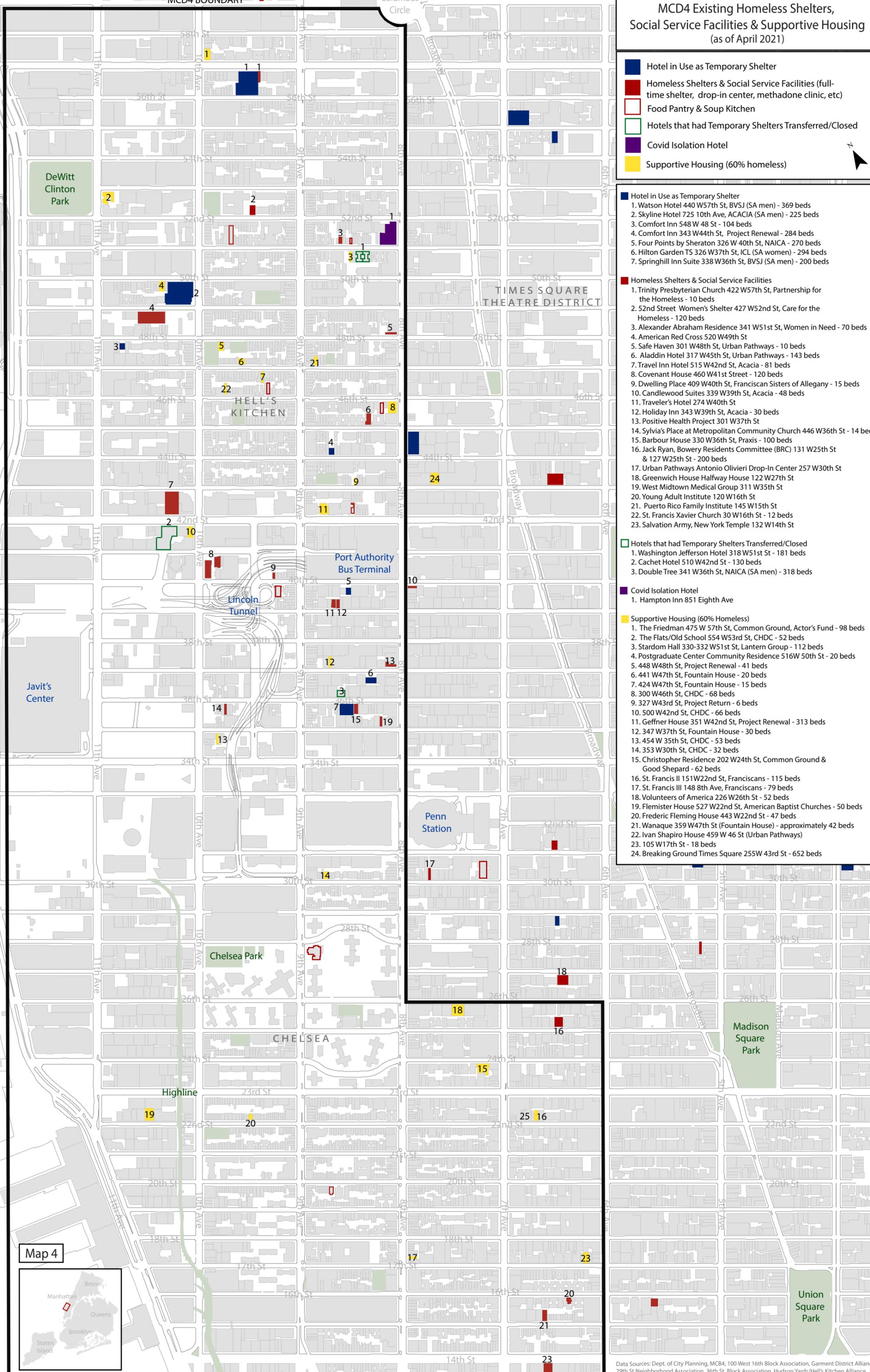
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Map 4



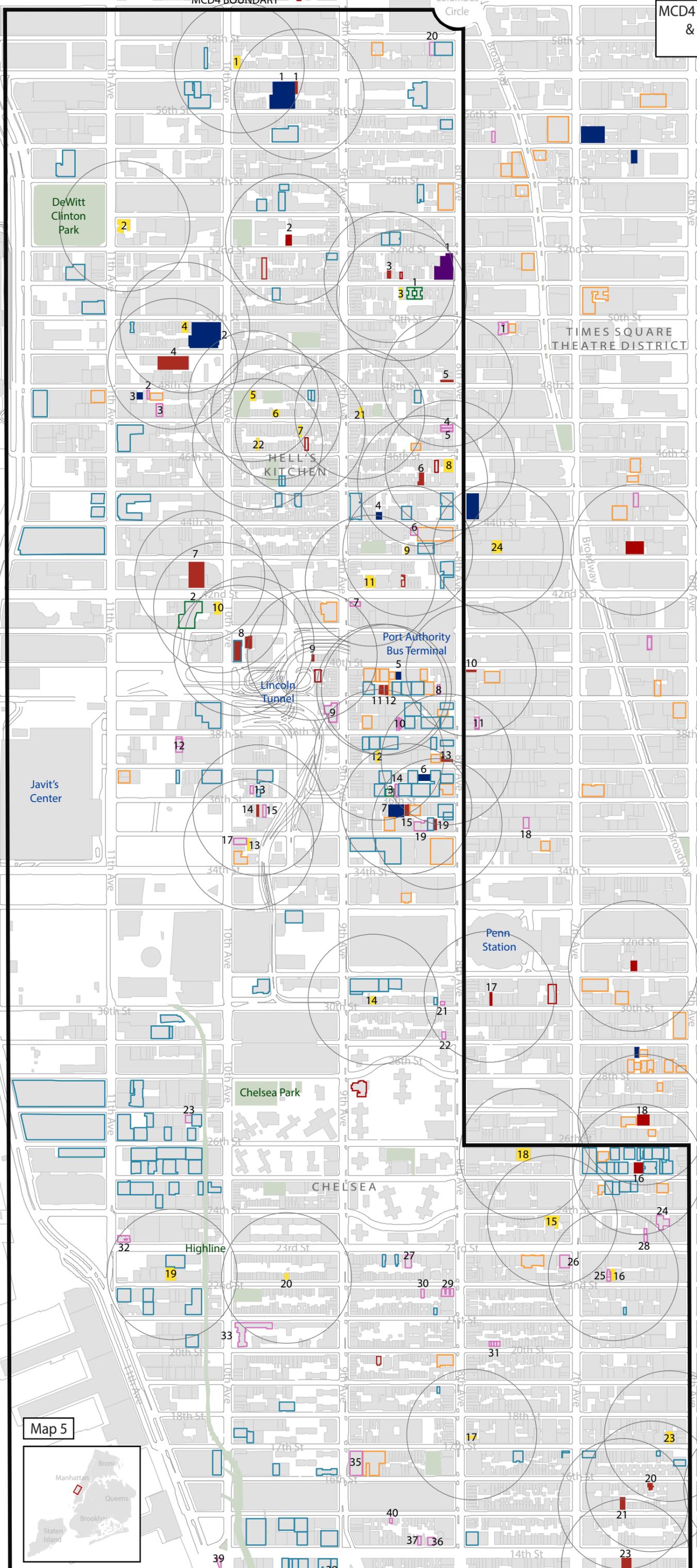
Data Sources: Dept. of City Planning, MCB4, 100 West 16th Block Association, Garment District Alliance, 29th St Neighborhood Association, 36th St Block Association, Hudson Yards/Hell's Kitchen Alliance, W47/48th St Block Association, W55th Street Block Association, Commercial Cafe
Map created by Savannah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

MCD4 Existing Homeless Shelters, Social Service Facilities & Supportive Housing, Hotels, Class B & C Offices with 500-ft radius buffer (as of April 2021)

- Hotel in Use as Temporary Shelter
- Homeless Shelters & Social Service Facilities (full-time shelter, drop-in center, methadone clinic, etc)
- Food Pantry & Soup Kitchen
- Hotels that had Temporary Shelters Transferred/Closed
- Covid Isolation Hotel
- Supportive Housing (60% homeless)
- Hotel (under 150 rooms)
- Hotel (over 150 rooms)
- Class B or C Office
- 500-ft radius buffer from homeless shelters, social service facilities, & supportive housing



- **Hotel in Use as Temporary Shelter**
 1. Watson Hotel 440 W57th St, BVSJ (SA men) - 369 beds
 2. Skyline Hotel 725 10th Ave, ACACIA (SA men) - 225 beds
 3. Comfort Inn 548 W 48 St - 104 beds
 4. Comfort Inn 343 W44th St, Project Renewal - 284 beds
 5. Four Points by Sheraton 326 W 40th St, NAICA - 270 beds
 6. Hilton Garden TS 326 W37th St, ICL (SA women) - 294 beds
 7. Springhill Inn Suite 338 W36th St, BVSJ (SA men) - 200 beds
- **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
- Hotels that had Temporary Shelters Transferred/Closed**
 1. Washington Jefferson Hotel 318 W51st St - 181 beds
 2. Cachet Hotel 510 W42nd St - 130 beds
 3. Double Tree 341 W36th St, NAICA (SA men) - 318 beds
- **Covid Isolation Hotel**
 1. Hampton Inn 851 Eighth Ave
- **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 516W 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
- Hotel (under 150 rooms)**
HELL'S KITCHEN
 1. Amsterdam Court Hotel 226W 50th St - 141 rooms
 2. Hotel Five44 544 W48th St - 15 rooms
 3. Hotel Inn 533 W47th St - 69 rooms
 4. Econo Lodge 302 W47th St - 56 rooms
 5. City Rooms 765 8th Ave - 43 rooms
 6. TownPlace Suite 324 W44th St - 113 rooms
 7. 578 9th Ave (closed and vacant) - 5 rooms
 8. Lord & Morris 305 39th St - 78 rooms
 9. Cassa Hotel 511 9th Ave - 86 rooms
 10. La Quinta Inn 333 W38th St - 81 rooms
 11. Doxie Hotel 273 W38th St - 43 rooms
 12. 522 W38th St - 83 rooms
 13. Casamia 511 9th Ave - 86 rooms
 14. Staypineapple 337 W36th St - 89 rooms
 15. Hudson River 442 W36th St - 56 rooms
 16. EVEN Hotel 321 W 35th St - 150 rooms
 17. Four Points by Sheraton 444 10th Ave - 148 rooms
 18. FKA Wingate by Wyndam 235 W35th St (renovation) - 92 rooms
 19. 315-317 W35 St Hotel (under construction)
 20. Central Park Hotel 308 W58th St - 88 rooms
- CHELSEA**
 21. Midtown West Hotel 303 W30th St (closed) - 31 rooms
 22. Incentra Home Chelsea 305 W29th St - 33 rooms
 23. Selina Hotel 518 W27th St - 56 rooms
 24. Hampton Inn by Hilton 108 W24th St - 144 rooms
 25. Motel 23 161 W23rd St (vacant)
 26. Savoy Hotel 204 W23rd St (closed) - 89 rooms
 27. The Leo House 332 W23rd St - 81 rooms
 28. Townhouse Inn 131 W23rd St (closed) - 29 rooms
 29. The Gem Hotel 300 W22nd St (closed) - 81 rooms
 30. Colonial House Inn 318 W22nd St - 22 rooms
 31. Chelsea International Hotel 251 W20th St - 92 rooms
 32. Chelsea Highline Hotel (partially closed) 184 11th Ave - 60 rooms
 33. The Highline Hotel 180 10th Ave - 60 rooms
 34. Chelsea Inn Hotel 46 W17th St - 45 rooms
 35. The Maritime Hotel 363 W16th St (closed) - 121 rooms
 36. Hotel 309, 309 W14th St (assumed closed) - 28 rooms
 37. Chelsea Pines Inn 317 W14th St - 26 rooms
 38. Soho House New York 29-35 9th Ave - 44 rooms
 39. Liberty Inn 51 10th Ave - 30 rooms
 40. Chelsea Mews Guest House 344 W 15th St - 9 rooms



Map 5

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