



**JEFFREY LEFRANCOIS**  
Chair

**JESSE R. BODINE**  
District Manager

CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD FOUR**

424 West West 33 Street, Suite #580  
New York, NY 10001  
tel: 212-736-4536  
[www.nyc.gov/mcb4](http://www.nyc.gov/mcb4)

March 15, 2023  
(Approved December 7<sup>th</sup>, 2022)

Molly Wasow Park  
Acting Commissioner  
New York City Department of Social Services (DSS),  
150 Greenwich St  
New York, NY 10038

Richard Nightingale  
President & CEO of Westhab  
8 Bashford St.  
Yonkers, NY 10701

**Re: 440 W41<sup>st</sup> Street, Hudson Family Residence**

Dear Commissioner Jenkins and Mr. Nightingale,

Manhattan Community Board 4 (MCB4) thanks the Westhab staff for its presentation on the permanent family shelter at 440 W41<sup>st</sup> Street known as the Hudson Family Residence on October 20th, 2022. The presentation was clear and informative but also raised questions and issues to be resolved in the operation of the family shelter. We look forward to responses from both DHS and Westhab.<sup>1</sup>

**Background and Context**

MCB4 has requested to have a permanent family shelter our district for the past 6 years, as evidenced by our request in our [Budget & Statement of District Needs](#). In late 2019, DHS

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<sup>1</sup> Manhattan Community Board 4, at its regularly scheduled meeting on December 7, 2022, voted, by a vote of 36 in favor, 0 opposed, 0 abstaining, and 0 present but not eligible to vote to approve this letter.

informed MCB4 that Women in Need had proposed to operate a permanent family shelter district at 440 W41st Street. The development would be renovated by Camber Development, then leased to WIN to operate. This building had been an ongoing source of tenant harassment, poor services and been operated as an illegal hotel. MCB4 welcomed proposed plans that would protect the remaining 8 rent stabilized tenants

MCB4 next learned of serious tenant safety issues resultant from poorly managed renovation. MCB4 and Housing Conservation Coordinators participated in tenant meetings to ensure tenant safety and continued building services during construction.

With the onset of the Covid-19 pandemic in March of 2020, construction was delayed. Then DHS sited an overconcentration of temporary Covid shelter beds, immediately to the east of the proposed facility in the West 30s. The poor management by operators and lack of administration by DHS resulted in negative street conditions and serious public safety issues. At that point, MCB4 requested DHS not proceed with family shelter proposal until those matters were resolved. Subsequently DHS informed MCB4 that WIN was no longer involved in the project and that Westhab would be the service provider.

### **Project Description**

Westhab will operate a shelter with 100 units for families with children at 440 West 41st Street. The building is a 14-story. Westhab will provide temporary housing and related social services at the Site to 100 families with children with a focus on providing on-site support services, critical housing and employment resources.

### **Requests and Questions**

During the meeting, Housing, Health and Human Services Committee members made the following requests:

- Westhab convene a Community Advisory Board with stakeholders and the NYC Department of Homeless Service (DHS) by January 2023
- Westhab security to make rounds around the block, not only the exterior of the site, on all shifts, and adopt use of QR codes on lampposts, to ensure full security check ins
- Westhab to develop the backyard space into a landscaped courtyard<sup>2</sup>, (not paved with planters) for families to provide an enclosed, safe open space for recreation
- DHS work with the Department of Transportation to immediately increase pedestrian safety at the crosswalk and corner of West 41<sup>st</sup> and Dyer Avenue, given the introduction of 81 family units immediately adjacent to this approach to the Lincoln Tunnel. It is

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<sup>2</sup> Space is currently used as paved parking lot, with direct street access, even though is a zoning required rear yard, with no parking is permitted

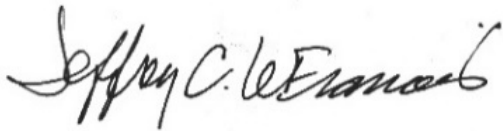
especially important given the existence of a contraflow bus lane during rush hour which is counterintuitive to the pedestrian.

- DHS relocate homeless families, currently domiciled in the Skyline Hotel at 725 10<sup>th</sup> Avenue (West 49<sup>th</sup>), without kitchen facilities, to temporary apartments in this family residence
- DHS provide MCB4 with the lease term and any lease conditions

## Conclusion

MCB4 has a history of being open to hosting social service facilities in our district, including homeless shelters and supportive housing. We welcome Hudson Family Residence into our district and look forward to working collaboratively to ensure the success of this facility.

Sincerely,



Chair  
Manhattan Community Board 4



Joe Restuccia  
Co-chair  
Housing Health & Human Services  
Committee



Maria Ortiz  
Co-chair  
Housing Health & Human Services  
Committee

cc: Hon. Eric Adams, New York City Mayor  
Hon. Adrienne Adams, New York City Council Speaker  
Hon. Mark Levine, Manhattan Borough President  
Hon. Erik Bottcher, New York City Council  
Hon. Brad Hoylman-Sigal, State Senate  
Hon. Tony Simone, State Assembly