



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

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Acting District Manager

November 7, 2014

Ms. Vicki Been
Commissioner
NYC Dept. of Housing Preservation and Development
100 Gold Street
New York, NY 10007

**Re: 565 West 23rd Street
Cure for Harassment Application**

Dear Commissioner Been:

The Cure for Harassment (the "Application") for Clinton Housing Development Company's (the "Applicant") project at 565 West 23rd Street (the "Project") was discussed at the October 16, 2014 meeting of Manhattan Community Board 4's ("CB4") Housing Health and Human Services ("HH&HS") Committee. CB4 voted to recommend **approval** of the Application.

The Project: An Overview

The proposed Cure for Harassment is located on 565 West 23rd Street, also known as the Terminal Hotel. The building is currently a 4-story Single Room Occupancy (SRO) with documented tenant harassment occurring from approximately 2004-2008. The NYC Department of Housing Preservation and Development (HPD) conducted an investigation and hearing and the Office of Administrative Trials and Hearings (OATH) made a finding of numerous acts of harassment occurring during the inquiry period. Due to this harassment, HPD denied the then owner's application for a Certificate of No Harassment on March 19, 2009. The building, located within the Special West Chelsea District, is subject to a zoning mandated Cure for Harassment under NYC Zoning Resolution § 98-70. Clinton Housing Development Company (CHDC) and Skybox/Chelsea LLC propose to fully renovate the building as permanently affordable housing pursuant to the HPD's Cure Program. The affordable housing will be affordable in perpetuity, impose no cost on the City of New York, create no increase in density (Floor Area Ratio) for the market-rate development, and will be owned and operated by an affiliate of CHDC.

Housing Program

The Project is being privately financed by SkyBox/Chelsea LLC and all of the residential units in the building will be permanently affordable. The Application, submitted to the New York City Department of Housing Preservation and Development ("HPD") by the Applicant, will govern

the 24 apartments which will be created under the Cure for Harassment (administered under the Inclusionary Housing program) and made available to those at 80% of Area Median Income (“AMI”).

Current Plan

The application included a presentation with detailed plans for the substantial renovation of the existing Terminal Hotel with the inclusion of a fifth floor. The renovation will include all new services including that of an elevator. CB4 is pleased the design of the building has respected the history of the Terminal Hotel by restoring the existing façade and stepping the addition of the 5th floor back from both the 23rd Street and 11th Avenues.

CB4 commends the applicant for the design and layout of the proposed 24 1-bedroom and studio apartments which will be first offered to the current permanent residents of the Terminal Hotel, as well as the single room occupancy suites included in the Project.

The design and layout for the Project provides a vast improvement to that of the existing conditions which include single room occupancy ranging from 34 sq. ft. to 90 sq. ft. with two shared bathrooms per floor. The Project will provide to apartments ranging from 403 sq. ft. 630 sq. ft. with each apartment having their own kitchen and bathroom as well as meeting ADA guidelines.

CB4 supports the design and attention to detail provided in this application and is pleased the entire building will provide for additional permanent affordable housing to the Chelsea area.

Preliminary Alternate Plan Review

It should also be noted following the presentation of the above the Applicant provided a second presentation for an alternate plan should the remaining permanent tenants residing at 565 West 23rd Street not choose to relocate during construction. CB4 understands the Applicant has been working with the permanent tenants since October 2012 and although have relocated five tenants permanently and temporarily, five tenants still remain at the location. This alternate plan presented to CB4 was for informing purposes only and was not put to a vote.

The alternate plan presented included drawings with layouts for each floor including services, the addition of an elevator and also described the role of the tenant safety consultant who has been engaged for the alternate plan Project. The Applicant talked through the design which allows for modifications to be made should any permanent tenant choose to relocate at any point during construction. CB4 would like to thank Applicant for developing a flexible design and was pleased with the Applicants diligence to ensure tenant safety during construction.

NOW, therefore, be it resolved that Manhattan Community Board 4 recommends approval of the Application for 565 West 23rd Street **Current Plan** as submitted to New York Department of Housing and Preservation.

Thank you for the opportunity to provide comments and submit recommendations on this important Application.

Sincerely,



Christine Berthet
Chair

[signed 11/06/2014]

Barbara Davis
Co-Chair
Housing, Health & Human Services Committee

Cc: Manhattan Borough President Gale A. Brewer
NYC Councilmember Corey Johnson
NYS Senator Brad Hoylman
NYS Assemblymember Richard Gottfried
Congressman Jerrrold Nadler
NYC Dept. of Housing Preservation and Development, Gabriella Amabile
NYC Dept. of Housing Preservation and Development, Thehbia Walters
Clinton Housing Development Company