



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**COREY JOHNSON**  
Chair

**ROBERT J. BENFATTO, JR., ESQ.**  
District Manager

October 11, 2011

Mathew Wambua  
Commissioner  
Department of Housing Preservation and Development  
100 Gold Street  
New York, NY 10038

Robert Ezrapour  
Artimus Construction  
37 West 65<sup>th</sup> Street, 2<sup>nd</sup> Floor  
New York, NY 10023

**Re: NYCHA Elliot-Chelsea Houses  
Application Process**

Dear Commissioner Wambua and Mr. Ezrapour:

At the September 22, 2011 meeting of Manhattan Community Board 4's (CB4) Housing, Health & Human Services (HH&HS) Committee, community residents, including both the Presidents of the Fulton Houses Tenant Association and the President of the Elliott-Chelsea Houses Tenant Association, expressed concern over the application and appeals process for Artimus Construction's (the "Developer") new affordable housing project at the 401 West 25<sup>th</sup> Street (the "Project"). Specifically, residents noted that people had been rejected and were unclear about how the appeals process works.

**Application and Appeals Process**

Robert Ezrapour and Evan Kashanian of Artimus Construction explained the application and appeals processes at the September 22, 2011 HH&HS Committee Meeting. With regards to an appeal process, when the initial lottery is conducted developer analyzes each application to see which apartment the household will be eligible for and, if they are eligible for a unit, Developer sends them an Interview Letter. If they are not eligible for a unit, Developer sends them a Letter of Denial which indicates a specific reason for the denial. The applicant then has two weeks from the date of the Letter of Denial to write back to the Developer and provide information pertaining to the denial that they believe is incorrect. After a second review of the documents, a final decision letter is generated and the application is either processed or considered ineligible.

**Current Approvals**

As of the end of September 2011, Developer had approved a total of 90 people for apartments in the Project. These 90 approved applicants are still subject to final approval by the New York City Housing Development Corporation (HDC). Of those 90 people, 47 were from Community District 4, and 12 are current New York City Housing Authority (NYCHA) residents. The approved to date include both applicants who qualify under the New Housing Opportunity Program (NHOP) and low income tenants, as noted below:

	<b>Low Income</b>
40% AMI	2
50% AMI	6
<b>Total</b>	<b>8</b>

	<b>NHOP</b>
125% AMI	15
165% AMI	47
195% AMI	20
<b>Total</b>	<b>82</b>

CB4 asked the community to submit specific complaints to Board who will forward those complaints to Developer who has agreed to respond to those complaints and bring some clarity to the process.

Sincerely,



Corey Johnson  
Chair  
Manhattan Community Board No. 4



Joe Restuccia  
Co-Chair,  
HH&HS Committee

[signed 10/11/11]  
Barbara Davis  
Co-Chair,  
HH&HS Committee

cc: Local Electeds  
Evan Kashanian – Artimus  
HPD  
HDC

