



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.ManhattanCB4.org

J. LEE COMPTON
Chair

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

November 1, 2006

Miriam Colon
Assistant Commissioner
Housing Incentives
Department of Housing Preservation & Development
100 Gold Street
New York, New York 10038

Re: Hudson Yards & West Chelsea Affordable Housing Commitments
Production Tracking

Dear Ms. Colon,

The Board would like to thank you and the staff of Inclusionary Housing Program, Arden Sokolow, Program Director and Kerry Wilbur, Project Manager for the detailed presentation at the Board's Affordable Housing Task Force on October 19th. The presentation was comprehensive and the explanations were clear. But as you know, the regulations governing the production of this zoning driven housing, both in the NYC Zoning Resolution and under HPD's internal procedures are complex at best and near opaque at worst. We were happy to know that a guide to the new Hudson Yards and West Chelsea Inclusionary Programs is being prepared by HPD.

During the presentation, Ms. Sokolow informed the members and public present of a small number of pending Inclusionary developments:

- 450 West 17th
- 316 11th Avenues (30th Street)
- 453 West 37th Street
- Riverplace II (42nd Street & 11th Avenue)
- 505 West 51st Street

Some of these developments are further along than others in the Inclusionary Approval Process. We ask you to provide the following information to the Board for each of these developments, to the degree currently available:

- Developer & principals of developer
- Total number of units and number and distribution of affordable apartments
- Proposed rents of affordable units
- Financing programs

- Income affordability bands
- Owner of affordable units
- Identification of the administering agent
- Amount of reserve fund
- Inclusionary Housing Program project status (i.e. application filed, plans submitted, etc.)
- Estimated timetable for submission of Lower Income Housing Plan to CB4 for 45-day review per Zoning Resolution Section 23-94(e).

We are aware the revamped Inclusionary Housing Program is in its infancy, and its reporting capacity is still being developed. However, the tracking of the production of affordable housing as a result of the Hudson Yards and West Chelsea rezoning is a priority for Manhattan Community Board #4. The Board would like both to collaborate with and assist HPD in developing production tracking system to ensure both transparency and public access as this program evolves.

We look forward to working together to achieve this goal. Our District Manager, Bob Benfatto will contact you to schedule a follow up discussion.

Sincerely,



Lee Compton
Chair
Manhattan Community Board #4



Joe Restuccia
Chair
Affordable Housing Task Force

cc: R. Cestero, HPD
A. Sokolow, HPD