



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JEAN-DANIEL NOLAND
Chair

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

December 11, 2007

Hon. Shaun Donovan
Commissioner
NYC Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Re: 556-560 West 52nd Street (aka the Captain Post Building, portion of Clinton Urban Renewal Area Site 9A)

Dear Commissioner Donovan:

Manhattan Community Board No. 4 writes to express its preliminary, conceptual support for Clinton Housing Development Company's revised proposal to renovate the Captain Post Building and adjacent vacant lot at 558-560W. 52nd Street for moderate- and middle-income housing.

In January 2006, this Board wrote to you expressing its preliminary support for a proposal by CHDC to gut and renovate the existing six-story warehouse building (which is currently vacant), and two and a half stories to the top of the building, and use HPD's Supportive Housing Program and private equity from the sale of Low Income Housing Tax Credits to construct 44 permanently affordable rental apartments in a mix of single-room-occupancy (SRO) suites, studios and one-, two- and three-bedroom apartments. At the same time, we wrote to you supporting CHDC's proposal to renovate the buildings at 500-508 W. 52nd Street for moderate- and middle-income housing.

In developing architectural plans for each project, CHDC has found that the layout of the building at 500 West 52nd Street is more suitable for supportive housing while the layout of the Captain Post Building is more suitable for individual apartments. Therefore, CHDC now proposes to switch the proposals, and presented its revised proposals to the community at the November 27, 2007 meeting of the Board's Clinton/Hell's Kitchen Land Use Committee.

In the revised proposal for the Captain Post Building, the existing structure would be gutted and renovated as previously proposed. CHDC now proposes to use the City's New Housing Opportunities Program (New HOP) and Inclusionary Housing Program to construct 32 units of moderate and middle income housing for individuals and families

earning between 80% and 165% of Area Median Income (AMI). Those limits would serve families of four that earn between \$50,240 and \$103,620 per year [note: those are 2005 numbers – need to update], a population that is underserved by current development practices in our district. This would be the first New HOP project in our district, and would provide much-needed permanent affordable housing in an area where development pressures are making it increasingly difficult for middle-income families to remain in the community. This Board 4 has a long-time commitment to creating permanent affordable housing for low- and middle-income families who live in our community, and for the public service workers who serve our community as policemen, firefighters, teachers, librarians, nurses and the like.

The renovated building would include rooftop open space and, as in the original proposal, theater space on the first floor and in the cellar.

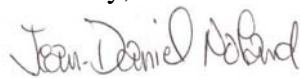
The building was acquired by the City long ago for inclusion in the Clinton Urban Renewal Area. The site is designated for residential use in the Third Amended Urban Renewal Plan for the CURA, and the proposal to create additional permanent affordable housing and retain and rehabilitate existing buildings is consistent with the Plan and the community's vision for the CURA.

CHDC is a non-profit housing organization with a proven record of undertaking similar projects in the CURA. It has developed a good working relationship with the Board, and has demonstrated a commitment to working with the community in developing its plans. We would be pleased to work with CHDC on this project.¹

If the project moves forward, UDAAP and ULURP applications will be required, with ample opportunity for public consideration of the proposal in greater detail.

At this point, we are pleased to support the revised proposal in concept, and to encourage HPD to continue discussions with CHDC about this project.

Sincerely,



Jean-Daniel Noland
Chair
Committee



Anna Hayes Levin, Chair
Clinton/Hell's Kitchen Land Use

Cc: Electeds
CHDC
HPD staff

¹ Joe Restuccia, Executive Director of CHDC, is also a member of the Board and of its Clinton/Hell's Kitchen Land Use Committee. His interest has been disclosed, and he is not entitled to vote on any matter concerning this proposal that may come before the Board or the committee, including approval of this letter.