



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**JEAN-DANIEL NOLAND**  
Chair

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

February 11, 2008

Priscilla Almodovar  
President and Chief Executive Officer  
New York State Housing Finance Agency  
641 Lexington Avenue, 4<sup>th</sup> Floor  
New York, NY 10022

**RE: Hudson Mews; HFA bond application**

Dear Ms. Almodovar:

Manhattan Community Board 4 is writing in continued support of the Dermot Company's application to the HFA for \$275 million in 80/20 bond financing for the Hudson Mews project between 36<sup>th</sup> and 38<sup>th</sup> Streets west of Ninth Avenue. Our position on this project was first described in our letter to you dated April 2, 2007 (copy enclosed), and this letter reiterates that position.

The project will produce 162 affordable units that are integrated throughout all floors of the building. The project is of modest size for Hudson Yards, at 18 stories, and will platform over the Dyer Avenue approaches to the Lincoln Tunnel from mid-block 36<sup>th</sup> Street to 38<sup>th</sup> Street. The platforming and new construction restores the streetscape continuity now broken by the Lincoln Tunnel underpass approaches. The project will create two new public parks of approximately 25,000 square feet, which were the subject of two ULURP applications. CB4 recommended approval of the open space at its June 6, 2007 Board meeting and the parks have subsequently been approved by the City Planning Commission.

We have worked with the Dermot Company on other projects and have found them to be a responsible developer.

As stated in our April 2, 2007 letter, **our support for HFA financing for this project is subject to two important conditions** (see the 2007 letter for details):

- **The 20% lower income units must be permanently affordable; and**
- **The unit distribution should provide more family size units.**

This letter is for the limited purpose of the pending funding application to HFA, and should not be interpreted to support any other form of public funding for the project in

the form that been presented to the Board. Additional public funding, including allocation of funds from Hudson Yards Development Corporation will be subject to Board review and comment.

Further, this letter of support should not be construed as a basis for support for proposed material changes to the project which would entail a) increase or redistribution of bulk either in the zoning district or between adjacent districts b) increase in height c) reconfiguration of proposed public space. Any such material changes will be subject to Board review and comment.

Thank you for this opportunity to provide our comments; we are pleased that HFA is now taking community support into account in considering applications for 80/20 financing.

Sincerely,

A handwritten signature in cursive script that reads "Jean-Daniel Noland".

Jean-Daniel Noland  
Chair Manhattan Community Board 4

Cc: Steve Benjamin, The Dermot Company  
NYC Council Speaker Christine Quinn  
Manhattan Borough President Scott Stringer  
NYS Senator Thomas Duane  
NYS Assemblyman Richard Gottfried  
Congressman Jerrold Nadler