



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**DELORES RUBIN**  
Chair

**Jesse R. Bodine**  
District Manager

December 13, 2016

Revised on 12/20/2016

Vicki Been  
Commissioner  
Dept. of Housing Preservation and Development  
100 Gold Street  
New York, NY 10038

**Re: Affordable Housing for Families  
560 West 52nd Street, Captain Post  
Part of Site 9A on the former Clinton Urban Renewal Area**

Dear Commissioner Been:

At the November 9, 2016 meeting of Manhattan Community Board 4's (MCB4) Clinton/Hell's Kitchen Land Use Committee, Clinton Housing Development Company (CHDC) presented its updated plans for the development of family-sized housing at 560 West 52nd Street, also known as Captain Post (the "Site"), part of Site 9A on the Clinton Urban Renewal Area (CURA).

At the meeting, by a vote of 32 in favor, none opposed, and 1 present but not eligible\*, the Committee recommended to continue to approve support for CHDC's development of the Site as affordable housing for families. MCB4 had previously expressed its support for this project in letters dated January 4, 2006, December 11, 2007, and July 27, 2011.

The Site consists of 556-560 West 52nd Street. It is located on the south side of 52nd Street, between Tenth and Eleventh Avenues. 556-558 West 52nd Street is a vacant five story commercial loft building with 50 feet of frontage. (West of 560 West 52nd Street is a vacant lot with 25 feet of frontage; it will be developed into the Captain Post garden). The lot is zoned as R8A with Special Clinton District (SCD) Height and Floor Area Ratio (FAR) caps, which allow a maximum building height of 66 feet and maximum residential FAR of 4.2.

CHDC proposes to renovate the Site into 22 apartments for low income individuals and families. The renovated building will include a common laundry room, rooftop open space, and a community facility in the cellar and ground floor. The adjoining vacant lot at 560 West 52nd Street will be transformed into a community garden of which a fenced pathway will act as the main entrance to the building.

### **Apartment Layouts**

This project will produce 22 apartments, distributed as follows:

<b>Unit Type</b>	<b>Total</b>
Studio	8
2 Bedroom	14
<b>Total</b>	<b>22</b>

### **Community Open Space**

The vacant lot at 52nd Street will be converted into a community garden with a separate fence pathway which serves as the main entrance to the residential building. The balance of the lot will be a community garden. The garden will be accessible via a key purchased from the MCB4 office. The Board applauds the development of much-needed public open space in the community.

### **Financing**

The proposed financing sources include a mortgage provided by the New York City Department of Housing Preservation and Development (HPD) Multifamily Participation Loan Program (MPLP) and a loan from The New York City Employee Retirement System (**NYCERS**). The balance of the project financing will be equity from Federal Historic Preservation Tax Credits.

### **Proposed Rents and Affordability**

This permanently affordable housing development will create 22 units of housing affordable to those making between 80% and 100% of the Area Median Income (AMI). Rents will be based on HPD's Multifamily Preservation Loan Program (MPLP) Maximum Rent guidelines. The following table shows 2016 Rent limits with cooking gas included:

<b>Unit Type</b>	<b>80% AMI Rent</b>	<b>100% AMI Rent</b>
Studio	\$1,192	\$1,508
2 bedroom	\$1,550	\$1,958

The following are the 2016 Income Limits for 80% AMI:

<b>Household Size</b>	<b>80% AMI Maximum Income</b>	<b>100% AMI Maximum Income</b>
1	\$50,800	\$63,500
2	\$58,000	\$72,500
3	\$65,250	\$81,600
4	\$72,500	\$90,600

## Apartment Mix and Distribution

The following table represents the proposed unit counts and distribution:

Unit Type	80%AMI	100%AMI	MGM T	Total
Studio	4	4	-	8
2 Bedroom	6	7	1	14
<b>Total</b>	<b>10</b>	<b>11</b>	<b>1</b>	<b>22</b>

MCB4 is pleased that CHDC is developing one of the last remaining CURA sites and continues to recommend support for this project. Affordable housing in units large enough for families is badly needed in the community and The Board looks forward to engaging with the project as it moves ahead.

Sincerely,



Delores Rubin  
Chair



Jean-Daniel Noland, Chair  
Clinton/Hell's Kitchen Land Use Committee

- Joe Restuccia, who serves on the Clinton/Hell's Kitchen Land Use Committee and is the Executive Director of Clinton Housing Development Company, recused himself from voting both at the Committee meeting on November 9th and at the Full Board Meeting on December 7th.

cc

Hon. Brad Hoylman, State Senator  
Hon. Gale Brewer, Manhattan Borough President  
Hon. Linda Rosenthal, Assemblymember  
Hon. Corey Johnson, Councilmember  
Joe Restuccia, Clinton Housing Development Corporation