



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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Delores Rubin
Chair

Jesse R. Bodine
District Manager

February 8, 2017

Maria Torres-Springer
Commissioner
NYC Dept. of Housing Preservation & Development
100 Gold Street
New York, NY 10038

**Re: Affordable Housing RFP's
MTA & DEP Sites (806 9th Avenue & 705 10th Avenue)
Western Railyards Points of Agreement**

Dear Commissioner Torres-Springer,

Manhattan Community Board 4's (CB4) would like to welcome and congratulate you to your new role as Commissioner of Department of Housing and Preservation (HPD). We look forward to working with you and your exceptional staff on advancing the development and preservation of affordable housing with in Community District 4.

With that goal in mind CB4 writes to follow up on it's 2015 request to Department of Housing Preservation and Development (HPD) to move ahead with a singular RFP for both the **806 9th Avenue** at West 54th Street (Block 1044, Lot 3) MTA owned site and the **705 10th Avenue** at West 48th Street (Block 1077, Lot 29) DEP owned site¹.

These two publicly-owned sites were committed by the City to be developed as affordable housing as part of the Western Railyards Points of Agreement (WRYPOA)². The Western Railyards closing with Related Companies occurred on April 10, 2013. Furthermore, both sites

¹[CB4 Letter to HPD re MTA & DEP Site Status](#)

²[Western Railyards Points of Agreement](#)

are priorities in CB4' Affordable Housing Plan³ and have the full support of Council Member Corey Johnson.

The MTA Site, a former bus depot that was demolished in 1996, is currently a vacant lot used for MTA parking. The proposed building will contain approximately 124 affordable units, its height not exceeding 85 feet. The permanently affordable units will be a mix of 165% AMI or under, with 20% of the units being 80% AMI, 40% being 125% AMI, and 40% being 165% AMI. Additionally, 50% of the building's units will have 2 or more bedrooms. Under the New York City Zoning Resolution Section 23-90, the site will not generate an Inclusionary Zoning bonus.

The DEP site, a Third Water Tunnel Access Shaft site, as of October of 2016 has been vacated and DEP is now working with the administration to transfer the property to both HPD and the Department of Parks to develop separate affordable housing and public open space projects.

The proposed building will contain approximately 143 affordable units, its height not exceeding 77 feet. The permanently affordable units will be a mix of 165% AMI or under, with 20% of the units being 80% AMI, 40% being 125% AMI, and 40% being 165% AMI. Additionally, 50% of the building's units will have 2 or more bedrooms. Under the New York City Zoning Resolution Section 23-90, the site will not generate an Inclusionary Zoning bonus.

The Community Board requests to meet and begin the issuance of the Affordable Housing RFP for these two sites.

Sincerely,



Delores Rubin
Chair

cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Corey Johnson, Councilmember
Daniel Hernandez, Deputy Commissioner, NYC HPD

³ [CB4 Affordable Housing Plan](#)