



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JEAN-DANIEL NOLAND
Chair

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

November 27, 2007

Commissioner Shaun Donovan
NYC Dept. of Housing Preservation & Development
100 Gold Street
New York, New York 10038

Re: 464 W. 25th Street – Proposed Inclusionary Housing

Dear Commissioner Donovan:

Manhattan Community Board 4 writes to express its preliminary conceptual support for an affordable housing development by Clinton Housing Development Company (CHDC) for the property located at 464 W. 25th Street, on the southeast corner of 10th Avenue and 25th Street.

CHDC presented its written proposal to the community at the October 15, 007 meeting of the Board's Chelsea Preservation & Planning Committee.

CHDC proposes to renovate the existing premises as permanent affordable rental housing consisting of one (1) studio and four (4) two (2) bedroom apartments for low and moderate residents.

Currently the building is a four story walk-up structure containing three residential units on the 2nd through 4th floors plus one ground floor commercial unit. The building also has a one story commercial extension of approximately 25 x 20 to the east of the main structure. There are no permanent residential tenants residing in the building. The apartments on the second and third floors are occupied by temporary tenants. The fourth floor apartment is vacant as has been the commercial space located on ground level for over fifteen years. CHDC has provided assurance to the Board that the temporary tenants residing on floors two and three will be relocated to comparable affordable housing units within the area.

The building will be converted from a 4-story walk-up to a 5-story elevator structure with an addition on the eastern end of the building and an additional floor. One additional storey (the fifth story) will be added above the existing structure resulting in the addition of a one bedroom unit. The common space extension on the east side of the building will be extended vertically through the fifth floor, building the structure to the full corner lot

size. The elevator will be accessible to all residential tenants. The building will contain code compliant fire stairs and also be ADA compliant. The project also includes a roof deck for open space. There will be one commercial ground floor unit of 450 square feet on Tenth Avenue.

At present the building is overbuilt by 194 square feet. The proposed project, including the rear addition and fifth floor, will increase the square footage of the building to 2529 square feet.

CHDC will apply for a variance under Section 72-21 of the Zoning Resolution to before the BSA. CHDC is prepared to file a UDAAP at the appropriate time assuming that this project progresses forward.

CB 4 is pleased to support CHDC's proposal in concept and requests that HPD begin discussions with CHDC about this project.

Sincerely,



Jean-Daniel Noland
Chair



J. Lee Compton, Co- Chair
Chelsea Preservation and Planning

[signed 11/27/07]

Lynn Kotler, Co-Chair
Chelsea Preservation and Planning