



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JOHN WEIS
Chair

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

August 31, 2009

Rafael Cestero
Commissioner
Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Re: Affordable Housing Site at NYCHA Fulton Houses

Dear Commissioner Cestero:

Manhattan Community Board 4 does **not approve** the Fulton Houses development **as presented**. We look forward to working with Artimus, HPD and NYCHA to agree acceptable housing plans.

Background

The parking lots on both the Fulton and Elliott-Chelsea NYCHA sites were identified as underutilized public sites that could provide affordable housing as codified in the West Chelsea Points of Agreement resultant from the West Chelsea rezoning in June 2005. Specifically, in the Chelsea Points of Agreement, the City committed to develop the Fulton site as follows:

Fulton Houses: "The Administration anticipates that this site will generate 100 affordable units, targeted to middle and moderate income families. All units will be permanently affordable."

All of the affordable private market units developed under the Inclusionary Housing Program have been targeted to low-income households earning up to 80% AMI. During meetings with the Housing Development Task Force in 2006, the City assured the Board that the publicly-owned sites would be used to construct moderate- and middle-income housing; the scarcity of subsidy programs to create middle- and moderate-income housing makes provision of this housing type challenging.

In December 2006, NYCHA issued a Request for Proposals to develop the Elliott-Chelsea and Fulton development sites and ultimately selected Artimus Construction as the developer of both.

Artimus, NYCHA and HPD have been involved in ongoing discussions with the HHS committee and Board leaders to agree a housing program that is satisfactory to all parties.

Current Proposal:

Affordable housing schedule:

- 17-story residential building with 86 permanently affordable units
 - <50% AMI: 18 units
 - 165% AMI: 25 units
 - 195% AMI: 42 units
 - 1 superintendent unit

Artimus indicated that the Fulton Houses site is further from completion than the Elliott-Chelsea Houses site and CB4 would be approached for subsequent discussions and presentations.

CB4's Response

The Board has expressed the following concerns regarding the Fulton Houses proposal:

Housing Program:

- The Board is not prepared to support the housing program as presented. The site is intended for moderate- and middle-income housing. The Board is committed to realizing a program of 20% of units targeted to households earning up to 80% of AMI; 40% for households earning 125% of AMI and 40% for households earning 165% of AMI.
- The inclusion of larger family units is appreciated, i.e. 40 of the 86 units are two-bedroom or larger.

CB4 does **not approve** the Fulton Houses development **as presented**. The Board looks forward to working with Artimus, HPD and NYCHA to reach an acceptable housing program and engage in further discussions as the development's plans progress.

Sincerely,



John Weis
Chair
Manhattan Community
Board No. 4

[signed 8/31/09]

Sarah Desmond
Co-Chair
Housing, Health & Human
Services Committee



Joe Restuccia
Co-Chair
Housing, Health & Human
Services Committee

cc: Speaker Christine Quinn
Council Member Gail Brewer
State Senator Tom Duane
Assemblyman Richard Gottfried

Congressman Jerrold Nadler
D. DeCerbo, City Council, Land Use Division
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T. Hernandez, NYCHA
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