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9 May XX, 2015

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11 Ms. Vicki Been
12 Commissioner
13 Dept. of Housing Preservation and Development
14 100 Gold Street
15 New York, NY 10007

16
17 **Re: 515 West 36th, New York, New York**
18 **Inclusionary Housing—Low Income Housing Plan Application**
19

20 Dear Commissioner Been:

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22 The Low Income Housing Plan Application (the “Application”) by Lalezarian Properties (the
23 “Applicant”) for the development at 515 West 36th Street (the “Project”) was discussed at the
24 April 17, 2015 meeting of Manhattan Community Board 4’s (CB4) Housing Health and Human
25 Services (HH&HS) Committee.
26

27 **The Project: An Overview**

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29 The project is a proposed newly constructed 38 story, 251 unit building between Tenth and
30 Eleventh Avenues, which is currently designated as Block 708, Lot 24 on the Tax Map of the
31 City of New York (the “Site”).
32

33 The building has been designed as per Hudson Yards Special District and includes commercial
34 spaces and a community facility at the buildings base (ground floor- 7th floor) as well as market
35 rate apartments (8-38th floor) and affordable residential apartments (8-29th floor). The tower for
36 the residential floors is set back from the street in the southern portion of the lot.
37

38 The Project will consist of total of 250 residential units and one supers unit, 13,000 square feet of
39 commercial, 3,600 square feet for a community facility. Of the 250 units 50 will be inclusionary
40 housing units. These Inclusionary Housing units will consisting of 9 studios, 28 one bedroom
41 apartments and 13 two bedroom apartments with distribution on the north, south and east
42 elevations from the 8th – 29th floor (apartments start from the 8th floor with commercial and the
43 community facility from the ground – 7th floor).
44

45 Although not all finishes have been finalized it was confirmed the apartment will include 10 foot
46 ceilings with curtain walls, hardwood flooring, stone kitchen tops, cast iron bath tubs, carpeted
47 residential common area hallways, washing and drying units will be included in most apartments

48 along with dishwashers and range hoods. CB4 is pleased the Applicant has agreed to provide
49 similar finishes to the affordable units as what is being provided to in the market rate units.
50 Specifications of the appliance type has not been confirmed however the Applicant detailed
51 spaces for appliances would be identical of that for appliances as those of the market rate
52 apartments and they would all be ADA and energy efficient.
53

54 **Amenities**

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56 The Project includes 2nd floor car parking which will replace the 36 car spaces currently
57 available on the site and be accessed via a car lift and will provide one bike space per apartment.
58 The building would also include a shared roof top deck as well amenity lounge.
59

60 **Housing Program**

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62 The Project is an 80/20 rental building financed with both taxable and tax-exempt bonds from
63 the New York State Housing Finance Agency with the Project also expecting to receive a 20 year
64 421A partial real estate tax exemption benefit. The 80/20 Program requires that 20% of the
65 apartments, 250 units, be affordable to low income individuals and families. Those same 20%
66 low income units are made permanently affordable through a deed restriction under the New
67 York City Inclusionary Housing Program. The Application, submitted to the New York City
68 Department of Housing Preservation and Development (HPD) by the Applicant will govern the
69 50 apartments which will be created under the Inclusionary Housing program and made available
70 to those at or below 60% of Area Median Income (AMI).
71

72 **Manhattan Community Board 4 has requested further information from the Applicant**
73 **prior to providing its decision for providing to support of the Application for 515 West 36th**
74 **Street, New York, New York, which include additional information on the following:**
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76 **Apartment Distribution**

77 *Among Floors*

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79
80 Affordable units shall be distributed throughout 79% (19 of 24 residential floors) the floors with
81 at least one unit on each floor between 8th-29th floor and no more than 33% of the total units on
82 each floor being affordable. CB4 acknowledges the Applicant has gone beyond the HPD 65%
83 apartment floor distribution however asks the Applicant to increase the distribution. CB4
84 reiterates its longstanding position that apartment distribution should be among 100% of the
85 floors.
86

87 *Within Floors*

88
89 The Applicant stated at the HH&HS Committee Meeting that the units will be distributed
90 amongst north south and easterly exposures. CB4 requests that the Applicant to reassess the
91 current layout to include affordable units be included on the westerly exposure.
92
93

94 **Apartment Systems**

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96 CB4 understands the heating system proposed for the building is a vertical heat pump system
97 with a common gas boiler plan providing heat to the coiled elements in each apartment. The
98 cooling system functions in a similar way with a cooling tower on the roof and pumped through
99 to coiled elements in each apartment. However if the coiled heating/cooling units are not
100 sufficient to heat the entire apartment the system can be boosted through a fan system which will
101 blow out the heat/cool air into the apartment. The Applicant confirmed using the booster system
102 will increase the electricity cost for the unit which provides a concern to CB4.

103
104 The cost of heating/cooling apartments through electric units in affordable housing apartments is
105 creating increasing issues for tenant affordability of apartment operation. Current electricity rates
106 for the city are resulting in tenants being forced to pay beyond their financial capabilities to
107 ensure their apartments are being adequately heated/cooled. By using unaffordable
108 heating/cooling systems it takes away from the purpose of these apartments for affordable
109 living. CB4 requests the Applicant to provide further information on costing per apartment for
110 the heating system including that for the use of the additional boosting fan.

111
112 **Community Facility**

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114 Although the Applicant has not confirmed the use for the Community Facility it was discussed at
115 the HH&HS meeting the Applicant was considering the use for either a health clinic or a dorm
116 facility for a college. Given the Applicant has not finalized the use of this facility CB4 would
117 request the Applicant to discuss possible future uses for this space with CB4 to ensure the
118 communities needs have been met.

119
120 Overall CB4 would like to commend the Applicant on their well thought out application with
121 finishes comparable to those of the market rate units and residential amenities of private open
122 space as well as an amenity lounge.

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124 Following provision of the abovementioned requests by the Applicant CB4 will form a
125 recommendation for this important Application.

126
127 Sincerely,

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130 Christine Berthet
131 Chair



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133 Barbara Davis, Co-Chair
134 Housing, Health &
135 Human Services Committee

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

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137 cc: All Local Electeds

138 RuthAnne Visnauskas – HPD
139 Beatriz de la Torre – HPD
140 Thehbia Walters – HPD
141 Alisha Ozeri - HPD
142 BOP MW Residential LLC
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DRAFT