



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

ANTHONY M. BORELLI
District Manager

January 5, 2006

Hon. Shaun Donovan
Commissioner
NYC Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

**Re: 556-560 West 52nd Street a.k.a. the Captain Post Building
Portion of Clinton Urban Renewal Area Site 9A**

Dear Commissioner Donovan:

Manhattan Community Board No. 4 writes to express its preliminary support for Clinton Housing Development Company's proposal to renovate the Captain Post Building and adjacent vacant lot at 558-560 West 52nd Street for supportive and family rental housing.

CHDC presented its written preliminary project development proposal to the community at the December 14, 2005 meeting of the Board's Clinton/Hell's Kitchen Land Use Committee.

The existing six-story warehouse building, which is currently vacant, would be gutted and renovated, and two and a half additional floors would be added. The project would produce approximately 44 permanently affordable rental apartments in a mix of single-room-occupancy (SRO) suites, studios and one-, two- and three-bedroom apartments. The building would have a community facility space at the ground floor, on-site social services and a community room with kitchen available for community use.

The developers propose to use HPD's Supportive Housing Program and private equity from the sale of Low Income Housing Tax Credits to finance the project. Sixty percent of the building would be SRO suites and studios occupied by referrals from the Department of Homeless Services. Forty percent of the tenants would be community referrals of individuals and families earning up to 80% of Area Median Income (AMI). That limit would serve individuals who earn up to \$30,470 per year and families of four that earn up to \$43,520 per year.

The building was acquired by the City long ago for inclusion in the Clinton Urban Renewal Area. The site is designated for residential use in the Third Amended Urban Renewal Plan for the CURA, and the proposal to create additional affordable housing and retain and rehabilitate existing buildings is consistent with the Plan and the community's vision for the CURA.

We understand that the proposal contemplates a change of zoning from M1-5 to R8A. While we have not considered that change in depth, it is consistent with adjacent uses and the community's goals for the area.

S. Donovan
January 5, 2005
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CHDC is a non-profit housing organization with a proven record of undertaking similar projects in the CURA. It has developed a good working relationship with the Board, and has demonstrated a commitment to working with the community in developing its plans. We would be pleased to work with CHDC on this project.¹

If the project moves forward, UDAAP and ULURP applications will be required, with ample opportunity for public consideration of the proposal in greater detail.

At this point, we are pleased to support the proposal in concept, and to encourage HPD to begin discussions with CHDC about this project.

Sincerely,



J. Lee Compton
Chair
Manhattan Community Board No. 4



Anna Hayes Levin
Co-Chair
Clinton/Hell's Kitchen Land Use Committee



Simone Sindin
Co-Chair
Clinton/Hell's Kitchen Land Use Committee

cc: Local elected officials
CHDC
HPD Staff

¹ Joe Restuccia, Executive Director of CHDC, is also a member of the Board and of its Clinton/Hell's Kitchen Land Use Committee. His interest has been disclosed, and he is not entitled to vote on any matter concerning this proposal that may come before the Board or the committee, including approval of this letter.