



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**John Weis**  
Chair

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

July 28, 2009

Tim O'Hanlon  
Department of Housing Preservation and Development  
100 Gold Street  
New York, NY 10038

Dear Mr. Hanlon:

Manhattan Community Board 4 (CB4) is writing to support the proposal by the Lantern Group to develop a 111 unit supportive housing project at 124-126 West 23<sup>rd</sup> Street. The Lantern Group appeared before the Housing, Health and Human Services (HHHS) committee of CB4 on two occasions, most recently at its July 15, 2009 meeting.

The development targets housing and services for homeless and low-income lesbian, gay, bisexual and transgender older adults, aged 55 and over, including those living with mental illness and/or a continuing disability. Rents for all tenants will be set at approximate thirty percent (30%) of tenant income as determined by HPD. Eligibility for the project is as follows:

- sixty percent (60%) of the units are for formerly homeless adults earning less than 50% of Area Median Income (AMI), who are living with mental illness and/or a continuing disability and referred by the NYC Department of Homeless Services;
- forty percent (40%) of the units (Community Units) are for low-income single adults earning less than 60% of AMI; single adults who reside in Manhattan Community Board No. 4 will receive preference for the Community Units.

The proposed building will rise sixteen (16) stories, incorporate green design features as set forth by New York State Energy Research and Development Agency, include retail use on the ground floor and community facility space, including on-site social services, is planned for the cellar floor. Tenant amenities will include a recreation room, computer room, backyard garden, laundry room, bicycle storage room, and 24-hour reception.

At its last presentation before the HHHS committee on July 15, 2009, the Lantern Group had incorporated changes suggested by CB4 at its earlier presentation. In particular, we found the design of the façade to be significantly improved and it now better fits within the surrounding community. CB4 appreciates the Lantern Group's willingness to engage with CB4; they have promised to return to CB4 as the project develops for additional input and comments.

The project is a good fit for our community. CB4 therefore supports the Lantern Group's development proposal and its application for capital funds to cover acquisition and construction costs to HPD's Supportive Housing Loan Program.

Sincerely,



John Weis  
Chair  
Manhattan Community  
Board No. 4

[signed 07/28/09]

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



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