



NEW YORK CITY HOUSING AUTHORITY
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September 9, 2010

Ms. Mirza Negron Morales
Office of Public Housing
U.S. Department of Housing & Urban Development
26 Federal Plaza, Room 32-116
New York, NY 10278-0068

Subject: FY 2010 Annual Plan Minor Amendment

Dear Ms. Morales:

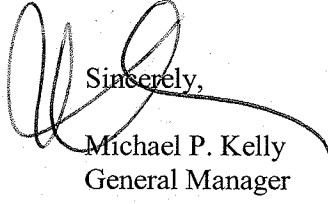
This letter is to advise that the New York City Housing Authority (“NYCHA” or “Authority”) is amending its FY 2010 Annual Plan to incorporate the use of a total of \$5.335 million of replacement housing factor (RHF) grants to fund a mixed-finance development consisting of the construction of 20 public housing units as part of a 49-unit development at 1070 Washington Avenue, Bronx, New York. The project’s estimated total development cost is \$18.9 million. NYCHA seeks to infuse a \$1.362 million predevelopment loan into the project prior to September 20, 2010. The remaining \$3.973 million in RHF funds will be used to fund a portion of construction costs and will be drawn and expended during the subsequent 18-month construction period starting in March 2011 and concluding in October 2012. HPD HOME Funds, equal to \$3.2 million, will be used to finance a portion of the development of the remaining 29 affordable housing units among other sources of funds.

The site consists of a privately owned parcel comprising approximately 12,618 square feet. The lot is zoned MX-7 allowing for the construction of up to an 11-story building with 49,692 gross SF of residential space. There is also a laundry room, bike rack, and off-street parking planned for the development. The project consists of 49 rental apartments including one superintendent unit. Forty-eight of the units will qualify as low-income housing tax credit units. Twenty-eight (28) units will be rented to moderate income households earning a maximum of 60% AMI. The remaining 20 units will also be designated as public housing units and will target households earning a maximum of 40% AMI from NYCHA’s resident waiting list. The building will include a unit for the hearing or visually impaired.

The Authority has determined that this action constitutes a minor change of the approved Plan. The proposed amendment is not the result of federal statutory change or regulatory change, nor does it have substantial programmatic or financial effect on NYCHA programs or result in substantial obligation or administrative burden on the Authority.

A copy of the amendment will be made available to members of the public seeking to examine the FY 2010 Annual Plan. It will be posted on the Authority's web site where a copy of the approved FY 2010 Plan is available for public review.

Thank you for your consideration of this request. If you have any questions please feel free to contact Anne-Marie Flatley, Director, Research and Management Analysis Department at (212) 306-8202.


Sincerely,
Michael P. Kelly
General Manager

I. Popkin
A. Flatley
