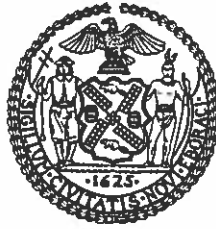


Alida Camp
Chair

Will Brightbill
District Manager



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The City of New York
Manhattan Community Board 8

February 26, 2018

Shola Olatoye
New York City Housing Authority, Chair
1 Centre Street, 19th Flr.
New York, NY 10007

RE: Fetner Properties' Holmes Towers Mixed-Income Housing Project – Providing 50% Affordable Apartments for Low-Income Residents of New York and Set Asides for NYCHA Residents

Dear Chair Olatoye:

At the February 21, 2018 Community Board 8 Manhattan Full Board meeting, the board approved the following by a vote of 29 in favor, 6 opposed, 0 abstention and 0 not voting for cause:

WHEREAS, our community has seen a dramatic loss of affordable housing; and,

WHEREAS, our community receives a miniscule contribution of affordable housing under the MIH program; and,

WHEREAS, the Holmes Tower infill project has a considerable amount of square footage in reserve for affordable housing; and,

WHEREAS, the existing affordable housing at Holmes Towers is in need of much needed repair; and,

WHEREAS, NYCHA has to adjudicate to Fetner the 50/50 split of affordable versus market rate apartments contained in the RFP; and,

WHEREAS, Fetner failed to comply with the RFP by only providing a proposal and not a plan by the deadline in the RFP; and,

WHEREAS, the 50 affordable apartments for 50 market rate apartments concept is not the most efficient way to produce affordable housing; and,

WHEREAS, the developer can build larger rental apartments than affordable units; and,

WHEREAS, basing the 50/50 rule on square footage rather than the number of units is a fairer way to allocate resources for both market rate and affordable tenants; and,

WHEREAS, the 50% portion of affordable units shall be high density – with minimum size apartments – as per the Zoning Resolution and handicap accessible; and,

WHEREAS, 25% of the applicable square footage shall be for one-bedroom apartments; and,


WHEREAS, 7% of the applicable square footage shall be for studio apartments; and,

WHEREAS, 8% of the applicable square footage shall be for two-bedroom apartments;

THEREFORE, BE IT RESOLVED, that Community Board 8 supports a 50/50 concept of affordable versus market rate apartments based on floor area versus the current number of unit(s) allocation.

Please advise this office of any action taken regarding this matter.

Sincerely,

Alida Camp 

Alida Camp
Chair

Ed Hartzog 

Ed Hartzog
Chair, Housing Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 14th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District