Department of
Housing Preservation
& Development

TESTIMONY OF THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT TO THE CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISE – THURSDAY, DECEMBER 5, 2013

Good Morning Chair Weprin and members of the Subcommittee, I am Christopher Gonzalez, Associate Commissioner at HPD and I am joined by Thehbia Walters, HPD's Director of Manhattan Planning, and Evan Kashanian of Artimus Construction. **LU 998 (C140001 ZMM)** is a zoning action before the Subcommittee for a site located at **425 West 18 Street** between Ninth and Tenth Avenues in Community Board 4 in Manhattan. In 2005, during the public review process for the West Chelsea rezoning that ultimately established the Special West Chelsea District, the Administration made a commitment to create additional affordable housing opportunities on underutilized parking lots at two NYCHA-owned sites. The Fulton Houses project represents a collaborative effort between HPD and NYCHA, to address the need for permanently affordable housing that targets a mix of incomes. This project will also utilize funds from the West Chelsea Affordable Housing Fund, created during the West Chelsea negotiations, and will be funded by developer contributions in connection with the 2012 Chelsea Market expansion approvals. We would specifically like to acknowledge and thank Speaker Quinn and her staff for their efforts in creating this fund.

The Sponsor selected to develop the site, Artimus Construction, was chosen through a competitive process (*Request for Proposals issued in December 7, 2006 by HPD and NYCHA*) and is proposing to construct an 18-story building with approximately 158 permanently affordable residential units; 4,310 square feet of community facility space and 3,698 square feet of outdoor recreational space. The units will be available to households earning between 50% and 165% AMI *($42,950 - $141,735)*. There will be a mixture of studios, one-bedroom and two- bedroom units.

The action before you today is a Zoning Map Amendment that seeks to extend the existing R8 District (which covers the majority of the Project Area) to the entire Project Area, located within the Robert Fulton Houses NYCHA development.

Council Member Quinn has indicated her support for this project. Thank you for this opportunity to offer testimony and we are available to answer any questions you may have.