



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

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TO City Planning Commission
FROM Department of City Planning
DATE September 29, 2017
RE West Chelsea Affordable Housing Fund – ZR 98-262(C)

On September 7, 2017, the Chair of the City Planning Commission issued a determination that, in accordance with Section 98-262 of the Zoning Resolution, more than 90 percent of the floor area in the High Line Transfer Corridor (HLTC) eligible for transfer pursuant to Section 98-30 has now been transferred. This formal determination has activated provisions of Section 98-262(c) to create a West Chelsea Affordable Housing Fund (WCh AHF). According to these provisions, once the 90 percent threshold has been reached, the Chair shall allow an increase in floor area on designated receiving sites in West Chelsea up to the amount otherwise permitted pursuant to the HLTC transfers. However, instead of purchasing floor area from the HTLC, the receiving site may make a contribution to the WCh AHF. This new fund shall be administered by the Department of Housing Preservation and Development (HPD) and used for the development, acquisition or rehabilitation of low, moderate or middle income housing in Community District 4 in the Borough of Manhattan.

DCP has begun working with HPD on a rulemaking process to establish the WCh AHF and determine the appropriate contribution amount for future certifications pursuant to 98-262(c). DCP will be sure to keep the CPC and the public abreast of any developments in the rule promulgation process, and we hope to establish the WCh AHF as quickly as possible.

Please reach out to Annie White (awhite@planning.nyc.gov) for any further comments or questions.