

# 100% affordable for survivors



Amanda Yaggy [Redacted]  
Fri 7/15, 1:16 PM  
Public Comment

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LMDC's determination to build luxury condos on the world trade center site is disgusting. Long term residents of the area deserve 100 percent affordable housing, not another empty luxury tower.  
Amanda Yaggy

# LMDC Proposal for Tower 5



Alessandra Maria Ametrano [Redacted]

Yesterday, 2:10 PM

Public Comment

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We don't need or want more luxury development in downtown Manhattan, we need affordable housing and more and better PUBLIC HOUSING! Its working class immigrant NYers in service industries, entertainment, skilled trades, local government, education, public health that make NYC a city that people want to move to. What's left of the city when housing is only affordable to private investors or the ultra rich????? You think you're gonna sell these overpriced units to people when NYC becomes devoid of any cultural or community life?

--  
Alessandra Maria Ametrano

[Redacted]

[Redacted]

[Redacted]

## Comment on Agenda Item: 5WTC



Vittoria NYC <vittoria@vittoria.nyc>

Yesterday, 11:00 PM

Public Comment

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LMDC Letter 2022-07-1...  
127 KB

Show all 1 attachments (127 KB) Download

Dear Board Members:

As a comment, I attach my letter to this email. For your convenience, I include the text here as well. Thank you for your consideration.

\*\*\*\*\*

Dear Board Members:

I write to urge you to vote **not** to grant authorization to Enter Into Initial Agreement; and Authorization to Take Related Actions under Section III of the July 19, 2022, Lower Manhattan Development Corporation's Meeting of the Board of Directors Agenda. I respectfully submit that it would be inappropriate to move forward with the current agreement at this time.

I am a Democratic District Leader in Lower Manhattan and member of the [Coalition for 100% Affordable 5WTC](#) (the "Coalition"), which has been advocating for a fully affordable building at site 5 of the World Trade Center complex (5WTC). On April 29th, 2022, the Coalition met with representatives of the Lower Manhattan Development Corporation (LMDC), the Empire State Development Corporation, the Port Authority of New York and New Jersey, the New York State Housing and Community Renewal, Manhattan Community Board 1, US Rep. Jerry Nadler, Manhattan Borough President Mark Levine, City Council Member Christopher Marte and our State Senator, Brian Kavanagh.

At that meeting, the Coalition told the agencies that we were commissioning a feasibility study on making 5WTC a 100% affordable. The LMDC agreed to wait to see the results of the study before proceeding with any current plan and committed that no further action would be taken without, at minimum, the courtesy of giving the Coalition prior notice. Neither of these two things transpired.

The study commissioned by the Coalition through a gracious grant from the New York Community Trust is days away from completion. The Coalition is seeking 100% affordable housing with a preference for 9/11 survivors and first responders, who are found all across our great City and State. This is our last opportunity to make good on the LMDC's promise to create affordable housing as part of the process of rebuilding Lower Manhattan and a final opportunity to give back to those who helped rebuild it.

I respectfully request that you vote NO on proceeding with the current agreement until the Board has had the opportunity to review our independent study on feasibility for a 100% affordable building at site 5 of the World Trade Center.

Kind regards,  
Vittoria

Vittoria Fariello  
Candidate - NY State Senate District 26  
Democratic District Leader  
NYAD 65 Part C  
225 Broadway - 2900  
New York, NY 10007  
(212) 374-5404  
[vittoria@vittoria.nyc](mailto:vittoria@vittoria.nyc)

"It always seems impossible until it is done."



Board of Directors  
Lower Manhattan Development Corporation  
22 Cortlandt Street - 11th Floor  
New York, NY 10007

July 17, 2022

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Kind regards,  
Vittoria

# Re: Comment on Agenda Item: 5WTC



Carol Lamberg  
Today, 6:53 AM  
Vittoria NYC <vittoria@vittoria.nyc>; Public Comment

Reply all |

Inbox

Good

On Sun, Jul 17, 2022 at 11:00 PM Vittoria NYC <[vittoria@vittoria.nyc](mailto:vittoria@vittoria.nyc)> wrote:

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"It always seems impossible until it is done."  
- Nelson Mandela

# Downtown Alliance Statement to LMDC on 5 WTC



Taina Prado <tprado@downtownny.com>

Today, 10:05 AM

Public Comment; Daniel Ciniello

Reply all |

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Alliance Statement to L...  
159 KB

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Action Items



Please accept this statement from the Downtown Alliance on the 5 WTC plan.

Thanks,  
Taina

--

Taina Prado  
Chief of Staff  
Downtown Alliance  
[www.downtownny.com](http://www.downtownny.com)



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## **Downtown Alliance Statement to Lower Manhattan Development Corporation on the 5 World Trade Center Project**

**July 18, 2022**

Over the last twenty years Lower Manhattan has experienced a tremendous renaissance and transformation. What was once an overwhelmingly commercial district is now a vibrant mixed use community home to over 63,000 residents and a diverse mix of over a thousand restaurants and retailers. The rebuilding of the World Trade Center campus has been at the heart of that metamorphosis. Brookfield Property's and Silverstein Property's proposed development project for Site 5 would help complete the Trade Center redevelopment and contribute greatly to Lower Manhattan's long term success and prosperity.

The Downtown Alliance has long advocated for the development of Lower Manhattan into a true mixed-use district. The residential and retail uses being proposed at Site 5 are consistent with the broader planning principles that have guided Lower Manhattan's two decade long recovery from the Sept. 11th attacks. Bringing new residents into the area is more important now than ever before to provide a larger consistent customer base for our local retailers and restaurants.

We believe the proposed project at Site 5 is a thoughtful response to the needs of our community especially the permanent affordable housing component and is consistent with the long-standing and broadly supported planning goals that have helped shape Lower Manhattan over the last two decades.

We strongly encourage LMDC to approve the WTC General Project Plan at 5 World Trade Center.

# re: Urgent Need For 100% Affordable Housing at 5WTC



Erica Baum [Redacted]

Today, 1:55 PM

Public Comment

Reply all |

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To Whom it May Concern,

I am a New Yorker, born and raised, longtime downtown resident. I grew up in a Mitchell-Lama co-op one that remains a Mitchell-Lama co-op, although sadly many have converted to market rate. My family was here during the 9/11 attack and my husband worked at the site during the recovery period. Our community has suffered the loss of many affordable housing units as things fall into market rate. Meanwhile we have a glut all over the city of unaffordable luxury towers.

This is a unique opportunity to fund 100% fully and deeply affordable housing in an area where it is sorely needed. The 'trickle down' market rate MIH barely 'affordable' formula is failing us. Let's do something bold and set an example for how deeply affordable housing can support the residents of our city and truly bring more diversity to downtown.

Thank you,

Erica Baum

[Redacted]

[Redacted]



# Letter of Support - 5WTC Project Plan



Ryan Monell <RMonell@rebny.com>

Today, 2:49 PM

Public Comment

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To help protect your privacy, some content in this message has been blocked. To re-enable the blocked features, [click here](#).

To always show content from this sender, [click here](#).

5WTC Letter Final.pdf  
50 KB

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Good afternoon - please see as attached a REBNY letter of support in regards to the amended project plan for 5WTC. Please do not hesitate to reach out with further questions. Thank you.

Ryan Monell  
Vice President, Government Affairs  
Real Estate Board of New York  
[Redacted]  
rmonell@rebny.com

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**Ryan Monell**  
*Vice President of City Legislative Affairs*  
Government Affairs

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570 Lexington Ave., New York, NY 10022  
p: (212) 616-5247 | e: RMonell@rebny.com | www.rebny.com

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July 18, 2022

Board of Directors  
Lower Manhattan Development Corporation  
22 Cortlandt Street, 11th Floor  
New York, NY 10007

Dear Board of Directors,

On behalf of the Real Estate Board of New York, I write in strong support of the amended World Trade Center project plan to facilitate residential development at 5WTC.

New York City faces a housing crisis with increasing rates of homelessness, overcrowded households, and few available affordable options. Constraints on supply have exacerbated these trends, as housing production levels have failed to keep pace with job and population growth and existing housing stock continues to age. By every tracked measure, the city needs more housing, especially for our most vulnerable residents.

Lower Manhattan is a vibrant neighborhood, with great access to jobs, transit, parks, and schools. However, at the moment there are virtually no opportunities for lower-income households to access this vibrancy. The math of constructing new below-market-rate units in this area is challenging, with restrictions on residential density, high land values, and labor costs contributing.

The lack of new affordable housing construction in Lower Manhattan is what makes the opportunity presented at 5WTC so important. If the 5WTC project plan is amended to permit residential use, a mixed-use building at that site will deliver approximately 1,200 residential rental apartments – of which 25%, or approximately 300, would be permanently affordable. Notably, under that plan, the development team would deliver permanently affordable housing without the use of public subsidy. This is especially important given the limits on public dollars available for subsidy and the limits on bonds and tax credits available from the federal government.

Advancing this project will also help to support New York City's recovery from the pandemic. The buildout of 5WTC is projected to create approximately 10,000 construction jobs and 1,900 permanent jobs, generating \$1.9 billion in economic output. It will also maximize revenue for the public, including the Port Authority, which has invested hundreds of millions of dollars in rebuilding the Trade Center site.

Lower Manhattan is a successful live-work-play community. It is important to take every opportunity to welcome more residents of diverse backgrounds to the area so they too can enjoy everything the neighborhood has to offer. The amended project plan at 5WTC will help turn that vision into reality.

**James Whelan**

*President, Real Estate Board of New York*

# Inappropriate Action



Todd Fine [Redacted]  
Today, 3:54 PM  
Public Comment

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The Lower Manhattan Development Corporation has been told that a feasibility study for an building designed for affordable housing is being completed imminently. This action to authorize an agreement with the developers is blatantly an attempt to complicate the reception of this analysis and confound the demands of nearly all local officials.

The Lower Manhattan Development Corporation has undertaken no serious analysis of the costs and feasibility of a different plan.

Sincerely,  
Todd Fine

Todd Fine  
President, Washington Street Advocacy Group  
[Redacted]