THE REAL DEAL
NEW YORK REAL ESTATE NEWS

February 14, 2019

City taps developers, nonprofits for two Hudson Yards projects

The nonprofits Housing Works and the Actors Fund are partnering with The Hudson Companies and Douglaston Development, respectively

By Kevin Sun

Hudson Yards is getting two new projects, and these aren't luxury focused.

Housing Preservation Development Commissioner Maria Torres-Springer announced on Tuesday that two development teams had been selected to build 258 units of affordable housing on city-owned sites at 806 Ninth Avenue and 705 10th Avenue, Real Estate Weekly reported. The proposal for the Ninth Avenue site came from the Hudson Companies and Housing Works, a nonprofit dedicated to combating AIDS and homelessness, while the 10th Avenue site will be developed by Douglaston Development and The Actors Fund, a nonprofit that serves performing arts and entertainment workers.

Both affordable housing sites were identified through the city's Western Rail Yard plan, now known as Hudson Yards, to support the city's future growth as a place for residents of all economic levels.

The development at 806 Ninth Avenue will contain approximately 100 units of affordable and supportive housing for very low and low-income households, as well as about 11,000 square feet of retail space including a Housing Works thrift shop.

The development at 705 10th Avenue will contain approximately 160 affordable units, with an arts-oriented community space on the ground floor to be operated by Spaceworks, as well as an adjacent open space that is being developed by the NYC Department of Parks and Recreation.

Both projects will include units set aside for formerly homeless households.

The Hudson Companies, one of the city's most active developers, is also constructing a 281-unit apartment complex at 600 Bergen Avenue in the Bronx. Douglaston is behind one of last year's largest new projects, a 58-story apartment tower at 601 West 29th Street just south of Hudson Yards. [REW] — Kevin Sun