



Hudson Companies and Housing Works break ground on The Lirio - 112 units

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Manhattan, NY The Hudson Companies and Housing Works, in partnership with the New York City Department of Housing Preservation & Development (HPD), the Metropolitan Transportation Authority (MTA), Webster Bank, Merchants Capital, Red Stone Equity Partners and local elected officials celebrated the groundbreaking of The Lirio, a mixed-use development located at 364 West 54th St. in Hell's Kitchen. The groundbreaking comes shortly after The Hudson Companies and Housing Works closed on \$119 million in financing in April 2024 for the project's construction. Construction is expected to be complete by 2026 and will transform a vacant parking lot into permanently affordable housing, office space for the MTA, and neighborhood retail space. The Lirio was designed by CetraRuddy.

Once complete, The Lirio will deliver 112 permanently affordable homes, including 67 units of

supportive housing for formerly homeless individuals—59 of which will be targeted for formerly homeless long-term survivors of HIV/AIDS—44 affordable homes for families earning between 30% and 120% of Area Median Income (AMI), one superintendent unit, approximately 30,000 s/f of office space for the Metropolitan Transportation Authority, and retail space along Ninth Ave.

In 2019, Hudson Companies and Housing Works were designated by HPD through a request for proposals to develop The Lirio. The project completed its Uniform Land Use Review Procedure (ULURP) in August 2022. Supportive housing projects like The Lirio are critical components to address the city's homelessness crises and fight the ongoing HIV/AIDS epidemic by providing stable housing and helping individuals maintain their medical regimes.

According to the NYC Department of Hygiene and Mental Health (NYC DOHMH), the Chelsea-Clinton neighborhood has the highest rate of people living with HIV in the City and one of the highest rates for new infections. Named after the oldest living tree in NYC, the Liriodendron tree, or "Queen's Giant," The Lirio is meant to honor and serve the long-term survivors of HIV and AIDS who have survived and persisted against the odds. Designed to complement the existing neighborhood fabric, The Lirio is targeting rigorous Passive House standards and LEED Gold certification. The development will also participate in the NYSERDA Multifamily Performance Program.

"Today's groundbreaking marks a pivotal moment in addressing a wide range of needs for the community; housing at a range of incomes, MTA office space, and neighborhood retail," said David Kramer, Hudson Companies. "With construction formally underway, we look forward to welcoming new residents soon and building on the rich history of the surrounding neighborhood. We are extremely grateful to our partners at the MTA, HPD, Webster Bank, Merchants Capital, Red Stone Equity Partners, councilmember Erik Bottcher, and borough president Mark Levine for making today a reality."

"The Lirio is named after the Liriodendron tree, the oldest living thing in New York City and a testament to not only surviving but thriving in the face of life's challenges," said Andrew Coamey, senior vice president for Housing, Housing Works and executive director of Bailey House. "With a record number of our fellow New Yorkers facing the seemingly endless challenges of being homeless or significantly rent burdened, Housing Works is excited to be part of developing a brand-new building in the heart of New York City that will offer families and individuals, a safe, beautiful, affordable and amenity-filled home. We hope The Lirio will serve as a model of what can be achieved when housing developers, City Government and Agencies, along with communities like Hell's Kitchen, work together to provide solutions to those challenges."

"It's unacceptable that survivors of HIV/AIDS are disproportionately affected by homelessness—every New Yorker deserves affordable housing," said HPD Commissioner Adolfo Carrion, Jr. "Today, we're celebrating The Lirio and the creation of 112 new affordable apartments, including 67 units of supportive housing for formerly homeless individuals and families. Transforming lives requires a commitment to providing both housing and social support, and we must be relentless in our pursuit of progress."

“This project is a shining example of transit-oriented development that both creates affordable housing and strengthens MTA operations,” said MTA construction & development president Jamie Torres-Springer. “Thanks to this successful public-private partnership, the MTA will gain much-needed space to support critical operations.”

“The Lirio is a great example of a meaningful private-public partnership which will result in much-needed affordable housing for New Yorkers, and in particular residents of Chelsea,” said U.S. representative Jerry Nadler. “Today, we’re proud to celebrate the start of construction by transforming this underutilized lot into 112 homes and supportive services for formerly homeless long-term survivors of HIV/AIDS. None of this would be possible without the true dedication and partnership between Hudson Companies, Housing Works, NYC Housing Preservation and Development, and the New York City Metropolitan Transportation Authority. We look forward to making this critical project a reality and celebrating with the residents when it is completed.”

“We’re so thrilled to break ground on The Lirio, which will bring 112 units of affordable housing to Hell’s Kitchen,” said council member Erik Bottcher. “Not only will this transformational project address our housing needs for the community, but it will provide neighborhood retail and services for some of the most vulnerable New Yorkers. I want to thank all of the partners involved and look forward to seeing this project through its completion.”

“In our effort to overcome our housing crisis, the groundbreaking of the Lirio couldn’t have come at a better time as we make strides to lower rents and build more units across the city,” said Levine. “Today, we’re celebrating the start of construction for 112 units of desperately needed permanently affordable housing, neighborhood retail, and MTA office space. I want to thank Hudson Companies, Housing Works, Community Board 4, and the MTA for all their tireless efforts to make this building a reality.”

“As New Yorkers face higher rents and higher costs of living, projects like The Lirio are tackling our housing crisis head-on, delivering 112 deeply needed affordable homes in Hell’s Kitchen while providing new neighborhood retail spaces and office space for the MTA,” said New York State Senator Brad Hoylman-Sigal. “Today’s groundbreaking truly represents what is possible when our government and our local communities work together. I look forward to seeing this project through to completion.”

“Today’s groundbreaking is a true celebration, as 112 families, including those who are formerly homeless and long-term survivors of HIV/AIDS, will soon be able to call The Lirio their home,” said New York State assembly member Tony Simone. “I am truly grateful for Hudson Companies and Housing Works, as well as my fellow community members and partners in city government, for making this milestone possible.”

The Lirio is located steps from the Port Authority Bus Terminal, near the C and E trains on West 50th Street and the 59th Street-Columbus Circle station, which offers the A, B, C, D, and 1 trains. Future residents of The Lirio will also be in close proximity to the 50th and 57th Street subway

stations and walking distance to iconic neighborhood attractions such as Times Square, Central Park, Hudson River Park, Broadway theaters, Rockefeller Center, world-class restaurants, grocers, and cafes.

Photo credit: Julienne Schaer

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