



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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Chairperson

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District Manager

Central Harlem Open Door/Neighborhood Construction Program (NCP) Resolution Manhattan Community Board 10

RESOLUTION: To approve the Central Harlem Open Door/Neighborhood Construction Program (NCP) Cluster Certification seeking the designation of an Urban Development Action Area (UDAA), approval of an Urban Development Action Area Project (UDAAP), and the disposition of City-owned property.

Whereas, New York City Housing Preservation & Development (*hereafter known as "HPD"*) Division of Planning and Predevelopment, Iris Development, and Lemor Development Group are seeking approval of a Uniform Land Use Review Procedure (*hereafter known as "ULURP"*) application, C200277-HAM, C200278-HAM, and C200279-HAM for the Central Harlem Open Door/NCP Cluster Certification. The application is to approve the designation of an Urban Development Action Area (UDAA), an Urban Development Action Area Project (UDAAP), and the disposition of City-owned property; and

Whereas, Iris Development and Lemor Development Group are Minority Business Enterprises (MBE) that develop affordable housing, worked with Curtis Ginsberg Architects, a Women Business Enterprise (WBE) to develop three 4-story buildings, seven 6-story buildings, and one 10-story building that will be HPD and Enterprise Green Communities Standard compliant; and

Whereas, there are eleven sites located in Manhattan Community Board 10 and one in Manhattan Community Board 11 mainly clustered around 135th Street and 145th Street stations, that are currently empty, narrow lots between 16'8" to 33'3" wide; and

Whereas, Lemor Development Group stated that the project is financed with the Neighborhood Construction Program for rentals, and the Open Door Program for home ownership, based on 2020 rates that are developed annually and subject to change; and

Whereas, the NCP Program will provide 78 affordable housing rental units with AMIs between 27% and 77%, for family sizes of 1-4 individuals with income ranges from \$23,880 to \$90,960, with monthly rents from \$433 - \$751 at the 27% AMI level to \$1286 - \$2229 at the 80% AMI

level for studio to 3-bedroom apartments respectively, with 10% of the apartments set aside for the homeless; and

Whereas, the Central Harlem Open Door Program will provide 48 affordable home ownership units with AMIs between 80% and 130%, for family sizes of 1-4 individuals with income ranges from \$90,960 (80% AMI) to \$147,810 (130% AMI), with a monthly maintenance of \$365 - \$978 for studio to 3-bedroom units respectively; and

Whereas, the buildings located on the wide lots will have elevator access and ADA accessibility on all floors, an onsite laundry room, and a bicycle storage room, while the buildings located on the narrow lots will have all of the aforementioned features but will only have ADA accessibility on the ground floor with other ADA amenities in the kitchens and bathrooms of the apartments on the upper floors; and

Whereas, the buildings will be contextually similar to other buildings in the neighborhood, the apartments will have individualized heating and cooling units, as well as ample natural daylight in the living rooms and bedrooms; and

Whereas, Manhattan Community Board 10 has 60 days to review the Central Harlem Open Door/NCP Cluster Certification application and render an opinion on same, which such time to review began on October 14, 2020; and

Whereas, Community Board 10 through its Land Use Committee held two public meetings on October 15, 2020 and November 19, 2020, respectively, affording HPD, Lemor Development Group, and Iris Development the opportunity to present to the board and the public, and affording the community at large to review said applications and comment; and

Whereas, on November 19, 2020, the Land Use Committee after hearing all of the views, including written submissions, for and against the project voted **11 Yes, 0 No, 0 Abstention, and 0 Recusal** to approve the application; and

Whereas, on December 1, 2020, The Executive Committee voted **7 Yes, 0 No, 1 Abstention, and 1 Recusal** to approve the application.

NOW THEREFORE, BE IT RESOLVED

Community Board 10 **APPROVES** C200277-HAM, C200278-HAM, and C200279-HAM applications for designation of an Urban Development Action Area (UDAA), approval of an Urban Development Action Area Project (UDAAP), and the disposition of City-owned property for the Central Harlem Open Door/NCP Cluster Certification. During the December 2, 2020 General Board Meeting, the board voted **19 Yes, 6 No, 2 Abstention, and 1 Recusal**.

