



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
215 West 125th Street, 4th Floor—New York, NY 10027
T: 212-749-3105 F: 212-662-4215

HENRIETTA LYLE
Chairperson

ANDREW LASSALLE
Assistant District Manager

February 5, 2014

RESOLUTION: Disposition of land owned by the City of New York and Urban Development Action Area Program designation at 260 West 153rd Street.

Committee: 14 yes; 0 no; 1 abstention
Board: 28 yes; 0 no; 0 abstention

WHEREAS, Harlem Congregations for Community Improvement, Inc. (“HCCI”) and L+M Development Partners (“LM”) is requesting a letter of support from Manhattan Borough Community Board 10 (“CB10”) for the disposition of land owned by the City of New York and a designation as a Urban Development Action Area Program for two lots located at 260 West 153rd Street;

WHEREAS, HCCI and LM is proposing to construct 51 units of affordable housing, a 10,000 square feet daycare facility, and 6,000 square feet of office space to be occupied by HCCI at 260 West 153rd Street (the “Project”);

WHEREAS, in September 2012, CB10 voted 21 for and 8 against a letter for HCCI & LM to obtain site control from New York City’s Department of Housing Preservation and Development (“HPD”) at 260 West 153rd Street;

WHEREAS, in May 2013, HCCI and LM made an informal presentation to CB10’s Land Use Committee announcing the project team’s intention to include affordable housing in the Project;

WHEREAS, on January 16, 2014, HCCI & LM appeared before CB10’s Land Use Committee and presented the following information:

1. HCCI & LM’s plans to construct 8 studios, 33 one-bedroom, and 10 two-bedroom units.
2. 43 units will be available to persons earning 50% of the Average Median Income (“AMI”) or approximately \$23,897 to \$42,950 depending on the size of the unit.
3. 8 units will be available to persons earning 30% of AMI who receive vouchers from the New York State Division of Housing and Community Renewal.
4. 8 units will be designated for individuals with HIV/AIDS and be administered by HCCI.
5. Rental rates offered at 50% of AMI will be approximately \$685 for a studio, \$715 for a one-bedroom, and \$870 for a two bedroom.

THEREFORE, BE IT RESOLVED, that on February 5, 2014, the Manhattan Borough Community Board 10 supports the disposition of land owned by the City of New York and the designation as an Urban Development Action Area Program at 260 West 153rd Street with a vote of 28 in favor, 0 opposed with 0 abstentions.