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September 25, 2019 / Calendar No. 18

C 190427 HAM

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**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98) as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD.

to facilitate the construction of two residential developments containing an approximate total of 52 affordable dwelling units, Borough of Manhattan, Community District 10.

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Approval of three separate matters is required:

1. The designation of the property located at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98) as an Urban Development Action Area; and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property to a developer to be selected by HPD.

The application for the UDAAP designation and project approval and disposition of city-owned property was submitted by HPD on April 29, 2019. Approval of this application would facilitate the development of 52 homeownership units on two development sites in Central Harlem.

HPD states in its application that:

“The Project Area consists of underutilized property, which tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Project Area is therefore eligible to be an Urban Development Action Area and the Proposed Development is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.”

## **RELATED ACTION**

In addition to the UDAAP application that is the subject of this report (C 190427 HAM), implementation of the proposed development also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

**C 190428 PQM**          Acquisition of property

## **BACKGROUND**

HPD requests approval of the subject UDAAP, property acquisition and disposition to facilitate two developments: a six-story residential development that will provide 21 affordable homeownership units at 207-209 West 140th Street (“West 140<sup>th</sup> Street site”), and a 12-story residential building with 31 affordable homeownership units at 304-308 West 150th Street (“West 150<sup>th</sup> Street site”). All of the affordable housing units created by this action would be offered for sale to qualified buyers at below-market rates as part of HPD’s Open Door program.

The two sites are comprised of three tax lots (“project area”): Block 2026, Lots 24 and 25 (the 140<sup>th</sup> Street site) and Block 2045, Lot 98 (the 150<sup>th</sup> Street site). All three lots are currently owned by Northern Manhattan Equities LLC (NME). NME is a partnership between Exact Capital and Harlem Congregations for Community Improvement, a faith-based community developer. In

1993 and 1995, HPD disposed of the project area, along with several other properties, as part of two accelerated UDAAP processes (City Council Resolution No. 1002 and 1593). The accelerated UDAAP requirements restrict new development on disposed property to four units or less. Due to these restrictions, the two sites were never developed. HPD now seeks to reacquire the two vacant sites under the related action (C 190428 PQM) and subsequently convey them to NME through a traditional UDAAP action, to facilitate the development of two residential buildings. HPD believes that the proposed development would provide significantly more affordable housing units than the previous limit of four, in buildings that are more appropriate within the surrounding built context.

The surrounding neighborhood in north-central Harlem is primarily residential, with neighborhood-serving retail along the major avenues and a smattering of institutional uses. The area is mapped almost exclusively with R7-2 or R8 residential zoning districts, with C1-4 commercial overlays along avenues and main corridors. Adam Clayton Powell Boulevard and Frederick Douglass Boulevard are primarily lined with four- to seven-story residential buildings with ground floor retail. Midblocks generally feature five- to six-story prewar tenement buildings or three- to four-story brownstones. There are many institutional and cultural uses in the surrounding area, including multiple schools (P.S. 123 Mahalia Jackson School, St. Charles Borromeo Catholic School, P.S. 194 Countee Cullen School), church congregations, supermarkets, and the Macomb's Bridge Library. St. Nicholas Park, a large green space with recreational and forested areas, stretches between West 128<sup>th</sup> Street and West 141<sup>st</sup> Street just west of St. Nicholas Avenue. Jackie Robinson Park, a large recreational space with playing fields, an amphitheater, and a pool, is located between West 145<sup>th</sup> Street and West 155<sup>th</sup> Street between Edgecombe Avenue and Bradhurst Avenue.

The project area is well served by transit: the A/C and B/D subway lines are accessible at 145<sup>th</sup> Street, the C and B/D lines are accessible at 155<sup>th</sup> Street, and the 3 line is accessible at both 148<sup>th</sup> Street and 145<sup>th</sup> Street. Numerous uptown, downtown, crosstown, and Bronx-bound bus lines are also found in the area.

The two midblock development sites are currently vacant and located in the primarily residential neighborhood of Central Harlem. The West 140th Street site is approximately 5,600 square feet and located on the northern side of the street between Adam Clayton Powell Boulevard and Frederick Douglass Boulevard. The block is characterized almost entirely by five- and six-story residential buildings of uniform height, with the exception of a two-story post office located west of the site. The site is located within an R7-2 zoning district. R7-2 districts are medium-density residential districts that permit a maximum residential floor area ratio (FAR) of 3.44. The maximum height is governed by a sky exposure plane.

The West 150th Street development site is approximately 5,000 square feet and located on the southern side of the street between Frederick Douglass Boulevard and Bradhurst Avenue. The block consists of the development site, three six-story residential buildings, and two seven-story residential buildings. The site is located within an R8 zoning district. R8 zoning districts are high-density residential districts that permit a maximum residential FAR of 6.02.

The applicant proposes two new residential developments. The proposed development at West 140<sup>th</sup> Street would be a six-story residential building with 21 affordable housing units. The building would rise to a height of approximately 57 feet and be built to Quality Housing regulations. It would have approximately 19,000 square feet and a FAR of 3.41.

The proposed development at West 150<sup>th</sup> Street would be a 12-story residential building with approximately 31 affordable units. The building would be built to Quality Housing regulations and would have a base height of approximately 85 feet and a total building height of approximately 113 feet. If the actions are approved and the development site is conveyed to NME, the site would be merged with the adjacent Lot 100 (also owned by NME) to form one zoning lot. Excess development rights from the existing building on Lot 100 would be transferred to facilitate the development on Lot 98. The new building would be approximately 31,000 square feet and the total FAR of the zoning lot (Block 2045, Lots 98 and 100) would be 5.19.

The total 52 units would be offered for sale to qualified buyers at below-market rates (between 80% to 110% of Area Median Income) as part of HPD's Open Door program

## **ENVIRONMENTAL REVIEW**

The subject application (C 190427 HAM), in conjunction with the related application (C 190428 PQM), were reviewed pursuant the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations (NYCRR), Section 617.00 et seq. and the New York City Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 18HPD086M. The lead agency is HPD.

After a study of the environmental impacts of the proposed action, a Negative Declaration was issued on March 26, 2019.

## **UNIFORM LAND USE REVIEW**

On May 6, 2019, this application (C 190427 HAM), in conjunction with the related application (C 190428 PQM), was certified as complete by the Department of City Planning and duly referred to Community Board 10 and the Manhattan Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Review**

Community Board 10 held a public hearing on this application (C 190427 HAM) on July 5, 2019, and on that date, by a vote of 17 in favor, 12 opposed, 2 abstaining, adopted a resolution recommending disapproval of the proposed action.

### **Borough President Recommendation**

The Manhattan Borough President considered this application (C 190427 HAM) and, on August

21, 2019, issued a recommendation approving the application.

### **City Planning Commission Public Hearing**

On August 14, 2019, (Calendar No. 4), the CPC scheduled August 28, 2019, for a public hearing on this application (C 190427 HAM). The hearing was duly held on August 28, 2019 (Calendar No. 32), in conjunction with the related application (C 190428 PQM). Five people testified in favor of the application, and none opposed.

A four-person applicant team that included two representatives from HPD, the project architect, and a representative from Harlem Congregations for Community Improvement spoke in favor of the application. They provided an overview of the two proposed developments, the history of the sites and the NME partnership, the building design, and details of affordability and homeownership.

A queens resident spoke in favor of the application.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this application (C 190427 HAM) for UDAAP designation, project approval and the disposition of City-owned property, in conjunction with the related application (C 190428 PQM), is appropriate.

The requested actions will facilitate the development of two projects totaling 52 affordable homeownership units: 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (the West 150<sup>th</sup> Street site). All three lots were previously disposed to NME, but since the terms of that disposition limited development to four units on each site, no development occurred. Under the current application, HPD will reacquire the sites from NME, and subsequently dispose them back to eliminate the housing restriction and facilitate a development

that will allow a significant increase of affordable housing units.

The proposed development will improve these underutilized sites, which have been vacant for many years and are not accessible for public use. While the proposed development on West 150<sup>th</sup> Street will rise to height greater than its immediate neighbors, the Commission observes that the surrounding context of West 150<sup>th</sup> in Central Harlem is more varied than the 140<sup>th</sup> Street site and there are buildings of similar height in the vicinity. The Commission also acknowledges that the height and bulk of the proposed developments is more appropriate for the existing built context than the previously approved four-unit developments.

The Commission recognizes and supports this important opportunity for the City to create affordable homeownership units through the Open Door program, which will provide a rare and much-needed ownership opportunity in Central Harlem. As standard for HPD affordable housing projects, tenant selection will go through a lottery process through Housing Connect. Overall, the Commission supports furthering homeownership opportunities for both low- and middle-income residents and the ongoing home buyer education programs provided by NME

## **RESOLUTION**

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of property located at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98) in Community District 10, Borough of Manhattan, as an Urban Development Action Area; and

**WHEREAS** the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

**THEREFORE**, be it **RESOLVED** that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters

pursuant to the Urban Development Action Area Act:

- a) the designation of property located at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98), as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area;

**BE IT FURTHER RESOLVED** by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of City-owned properties located at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98), Borough of Manhattan, Community District 10, to a developer to be selected by HPD is approved (C 190427 HAM).

The above resolution (C 190427 HAM), duly adopted by the City Planning Commission on September 25, 2019 (Calendar No. 18), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**MARISA LAGO**, *Chair*

**KENNETH J. KNUCKES, ESQ.**, *Vice Chairman*

**DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ, JOSEPH DOUEK, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD**, *Commissioners*





Application #:	Project Name:
CEQR Number:	Borough(s): Community District Number(s):
Please use the above application number on all correspondence concerning this application	

## SUBMISSION INSTRUCTIONS

1. Complete this form and return to the Department of City Planning by one of the following options:
  - **EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ" ~~XXXXXXXXXX~~
  - **MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271
  - **FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

*Docket Description:*

Applicant(s):		Applicant's Representative:	
Recommendation submitted by:			
Date of public hearing:		Location:	
Was a quorum present? YES <input type="checkbox"/> NO <input type="checkbox"/>		A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
Date of Vote:		Location:	
<b>RECOMMENDATION</b> <input type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions			
<b><u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u></b>			
<b>Voting</b> # In Favor:      # Against:      # Abstaining:      Total members appointed to the board:			
Name of CB/BB officer completing this form		Title	Date

# Borough President Recommendation

**City Planning Commission**  
**120 Broadway, New York, NY 10007**  
**Fax # (212) 720-3356**

## INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

Application #: **C 190427 HAM, C 190428 PQM**

### Docket Description:

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 207-209 W. 140<sup>th</sup> Street (Block 2026, Lots 24 and 25) and 304-308 W. 150<sup>th</sup> Street (Block 2045, Lot 98) to facilitate a mixed-use development containing approximately 52 affordable housing units, Borough of Manhattan, Community district 10.

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 207-209 W. 140<sup>th</sup> Street (Block 2026, Lots 24 and 25) and 304-308 W. 150<sup>th</sup> Street (Block 2045, Lot 98) as an Urban Development Action Area; and
  - b. Urban Development Action Area Project for such area; and
- 2) Pursuant to Section 197-c of the New York City Charter for the disposition of such properties to a developer to be selected by HPD;

To facilitate the construction of two residential developments containing an approximate total of 52 affordable dwelling units, Borough of Manhattan, Community District 10.

COMMUNITY BOARD NO: 10

BOROUGH: Manhattan

## RECOMMENDATION

- ☒ APPROVE
- ☐ APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- ☐ DISAPPROVE
- ☐ DISAPPROVE WITH MODIFICATIONS/CONDITONS (Listed below)

EXPLANATION OF RECOMMENDATION – MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

*John A. Brewer*

August 21, 2019

BOROUGH PRESIDENT

DATE



OFFICE OF THE PRESIDENT  
BOROUGH OF MANHATTAN  
THE CITY OF NEW YORK

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Gale A. Brewer, Borough President

August 21, 2019

**Recommendation on ULURP Application C 190427 HAM, C 190428 PQM  
NME III 207 - 209 West 140th Street and 304 West 150th Street by  
New York City Department of Housing Preservation and Development**

**PROPOSED ACTION**

The New York City Department of Housing Preservation and Development (“HPD” or “Applicant”) submit this application pursuant to Section 197-c of the New York City Charter, seeking approval of two land use actions to facilitate a mixed-use development containing approximately 52 affordable housing units located at 207-209 West 140<sup>th</sup> Street (Block 2026, Lots 24 and 25) and 304-308 West 150<sup>th</sup> Street (Block 2045, Lot 98) in the Borough of Manhattan, Community District 10.

The two land use actions are:

- 1) Acquisition of property by the City of New York; and
- 2) Designation of an Urban Development Action Area (“UDAA”), approval of an Urban Development Action Area Project (“UDAAP”), and disposition of the City-owned property

Under Chapter 15, Section 381 of the Charter, the city may acquire property “whenever required for any public or municipal use or purpose or for the promotion of public utility, comfort, health, enjoyment or adornment.”

City-owned properties that are no longer in use or are in deteriorated or deteriorating condition are eligible to be designated as UDAA and UDAAP, pursuant to the Urban Development Area Act (Article 16 of the State General Municipal Law). UDAA and UDAAP provide incentives for private entities to correct substandard, unsanitary and/or blighted conditions. According to New York State General Municipal Law § 694(4), to receive a UDAA and/or UDAAP designation the City Planning Commission and the City Council must find that:

- (a) the present status of the area tends to impair or arrest the sound growth and development of the municipality;
- (b) the financial aid in the form of tax incentives, if any, to be provided by the municipality pursuant to [the tax incentives provisions of the Urban Development Action Area Act]... is necessary to enable the project to be undertaken; and
- (c) the area designation is consistent with the policy and purposes [of the Urban Development Action Area Act].

Section 197-c of the New York City Charter mandates that the acquisition and disposition of all City-owned real property (other than the lease of office space) be subject to the Uniform Land Use Review Procedure (“ULURP”). While no specific findings must be met to make a property eligible for disposition under Section 197-c, Section 1802(6)(j) of the Charter limits HPD to the disposition of residential real property.

## **BACKGROUND**

The Project Area is part of a larger property portfolio that was conveyed to a private development group pursuant to an Accelerated UDAAP<sup>1</sup> in 1993 and 1995. The Accelerated UDAAP was intended to produce a four-unit building. The Project Area was never redeveloped and is currently vacant. The actions requested in this application will permit construction of multi-family buildings of more than four units. To facilitate this project, HPD will need to reacquire the Project Area and then convey it upon completion of ULURP.

In 2014, Northern Manhattan Equities, LLC (NME) was formed by Harlem Congregations for Community Improvement Inc. (HCCI), Exact Capital Group, and Prestige Management to renovate and preserve affordable housing. NME has 20 multi-family buildings containing 399 residential units, 17 commercial spaces, and 3 vacant lots. This project is a continuation of the HCCI affordable housing projects called NME I and II, completed in 2014. NME I and II consisted of 608 apartments in Central Harlem.

NME will be utilizing HPD’s Open Door Program which funds new construction of cooperative and condominium buildings affordable to moderate- and middle-income households. Units will be sold to households who agree to owner-occupy their units for the length of the regulatory period. If the purchaser sells or refinances during the regulatory period, the purchaser is limited to 2% appreciation on the original purchase price per year of owner occupancy. Upon resale, the purchaser will be required to sell to a household making no more than the project’s income cap.<sup>2</sup>

## **SITE DESCRIPTION**

The Project Area/Development Site consists of three vacant lots (Block 2026, Lots 24 and 25, and Block 2045, Lot 98). The three lots are on separate streets and are divided into Development Site 1 and Development Site 2 for the purposes of this application.

Development Site 1 is comprised of two vacant lots located at 207-209 West 140<sup>th</sup> Street (Block 2026, Lots 24 and 25) between Adam Clayton Powell and Frederick Douglass boulevards. It encompasses approximately 2,798 square feet of total lot area. Development Site 1 has approximately 56 feet of frontage on West 140<sup>th</sup> Street with a depth of approximately 100 feet.

Development Site 2 is comprised of a single lot located at 304 West 150<sup>th</sup> Street (Block 2026, Lot 98) between Frederick Douglass Boulevard and Bradhurst Avenue. It encompasses

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<sup>1</sup> An Accelerated UDAAP is limited to developments of one to four units. (See General Municipal Law § 695 (6)(d))

<sup>2</sup> HPD, Open Door Program, (Updated May 29, 2018) Retrieved from <https://www1.nyc.gov/assets/hpd/downloads/pdf/developers/term-sheets/open-door-term-sheet.pdf>

approximately 4,996 square feet of total lot area. It has approximately 50 feet of frontage on West 150<sup>th</sup> Street with a depth of approximately 100 feet.

## AREA CONTEXT

The neighborhood surrounding the project area is comprised of strong residential and commercial elements, as well as a variety of building typologies such as townhouses, multi-family mixed-use tenements and “tower in the park” style developments. There is a strong commercial element along Frederick Douglass Boulevard to the east and along Adam Clayton Powell Boulevard to the west of the project site.

Within interior lots of the surrounding blocks, there are similar multi-family buildings. To the south of the project site is the St. Nicholas Historic District (aka Striver’s Row), which is notable for its singular historic period of row house developments. Public housing is distributed around Development Site 1 with New York City Housing Authority’s (NYCHA) Cornelius J. Drew-Hamilton Houses and Frederick E. Samuel Multi-Family Home Ownership Program (MHOP) I, II, III to the north.

A number of academic institutions border the Project Site. To the west is P.S. 123 Mahalia Jackson Elementary and Middle School. To the southwest is Mott Hall High School. To the south is the Thurgood Marshall Academy for Learning and Social Change High School and P.S. 175 Henry H Garnet Elementary School. To the southeast is P.S. 197 John B. Russwurm Elementary School. Finally, to the north is P.S. 194 Countee Cullen Elementary School.

In 1961, the area was predominantly zoned as R7-2, which has a maximum residential FAR of 4.0 and a maximum community facility FAR of 6.5. The avenues to the east and west of Development Site 1 are also zoned with a C1-4 commercial overlay (maximum commercial FAR of 2.0) which compliments the medium density zoning. To the south of the development is the 125<sup>th</sup> Street corridor which was zoned in 2008 when the Special 125<sup>th</sup> Special District was created to foster new mixed-use development and increase the supply of nonprofit visual or performing arts spaces. The special district also included protections to prevent out-of-scale commercial buildings and impacts on nearby historic rowhouse areas through street wall and height limits.

The area is well served by public transportation. Development Site 1 is between the 140<sup>th</sup> Street and 135<sup>th</sup> Street stations; both are serviced by the 3 and 2 subway line stations at 135<sup>th</sup> Street as well. The 135<sup>th</sup> Street station at the foot of St. Nicholas Park provides B and C train service that connects to A and D express train service at 125<sup>th</sup> Street and St. Nicholas Avenue. A, B, C, and D service is available at West 145<sup>th</sup> Street and St. Nicholas Avenue at the far side of Jackie Robinson Park. Multiple bus lines operate in the area as well. The M10 bus runs along Frederick Douglass Boulevard. Adam Clayton Powell Jr. Boulevard is served by the M5 bus that turns east on West 110<sup>th</sup> Street and continues downtown along 5<sup>th</sup> Avenue until 8<sup>th</sup> Street. Lenox Avenue is served by the M102 and M7 New York City Transit (NYCT) bus lines that provide service downtown to the east and west sides of Manhattan respectively. The Bx33 runs along West 135<sup>th</sup> Street with service to Port Morris in The Bronx. The 125<sup>th</sup> Street corridor serves as a major crosstown line for NYCT bus service, featuring the M60 Select Bus Service line that provides the only direct link from Harlem to the LaGuardia International Airport in East Elmhurst. The

West 145<sup>th</sup> Street corridor is also served by the Bx19 bus that crosses into the Bronx at the 145<sup>th</sup> Street Bridge.

Development Site 2 is not as well served as Development Site 1. The nearest train station is the station located on 145<sup>th</sup> Street and St. Nicholas Avenue with A, B, C, and D service. The M10 bus, which runs along Frederick Douglass Boulevard, is the closest public transportation option. The Bx19, which runs west along West 145<sup>th</sup> Street to Riverbank State Park and east into the Woodstock section of the Bronx, is located on Frederick Douglass Boulevard.

The Project Area is served by New York Police Department's (NYPD) 32<sup>nd</sup> Precinct, located on 135<sup>th</sup> Street between Frederick Douglass Boulevard and Adam Clayton Powell Jr. Boulevard. The Fire Department of New York's (FDNY) Engine 69, Ladder 28 is three blocks to the north at 248 West 143<sup>rd</sup> Street. Engine 59, Ladder 30 Firehouse is also nearby on West 133<sup>rd</sup> Street between Lenox Avenue and Adam Clayton Powell Boulevard.

## **PROJECT DESCRIPTION**

The project, NME III, is a scattered-site project with locations at 207-209 West 140<sup>th</sup> Street and 304 West 150<sup>th</sup> Street. HPD seeks to develop two new buildings on the currently vacant Development Site. The three lots constituting the Project Area are located on different streets, and have been named Development Site 1 and Development Site 2 for the purposes of this application.

The proposed building at Development Site 1, located at 207-209 West 140<sup>th</sup> Street (Block 2026, Lots 24 and 25), would be approximately 6-stories, containing 21 income-restricted housing units offered for sale. It will total approximately 19,084 square feet, with a total Floor Area Ratio (FAR) of 3.4. Since the property was previously disposed for an unbuilt Accelerated UDAAP, the city will need to re-acquire the property and re-designate the site as an UDAAP for the current proposal.

The proposed building at Development Site 2, located at 304 West 150<sup>th</sup> Street (Block 2045, Lot 98), would be approximately 12-stories and would contain approximately 31 income-restricted housing units offered for sale. After disposition, Development Site 2 will be merged with an adjacent lot (Block 2045, Lot 100) to create a new zoning lot. The proposed building at Development Site 2 will be built to Quality Housing standards, and will total approximately 31,145 square feet with a total FAR of 6.2.

The units will be sold to households that agree to owner-occupy their units for the length of the regulatory period. Sale prices will be set to target 80%-90% Area Median Income (AMI). According to the Applicant, sale prices will range from approximately \$200,000 to \$320,000. A single person or a couple can purchase a studio or one-bedroom apartment with monthly payments ranging from \$1,700 to \$2,000. By comparison, a couple with one or two children can purchase a two-bedroom apartment and their monthly payment would range between \$2,000 and \$2,400. Monthly payments will include maintenance, utilities, and the mortgage payment.

Each unit type will have a household income requirement. The breakdown is as follows:

**Table 1: Income Mix**

Type	AMI Range	Qualifying Household Income
Studio	80% to 110%	\$60,000 to \$82,000
1-Bedroom	80% to 110%	\$60,000 to \$94,000
2-Bedroom	80% to 110%	\$77,000 to \$106,000
3-Bedroom	80% to 110%	\$85,000 to \$127,000

The Proposed Project will contain approximately 52 dwelling units between the two buildings. Tables 2 and 3 display the proposed unit mix within the two proposed buildings<sup>3</sup>:

**Table 2: Unit Mix at 304 West 150<sup>th</sup> Street**

304 West 150 <sup>th</sup> Street					
Floor	0 BR	1 BR	2 BR	3 BR	Total
1st	1			1	2
2nd		1	1	1	3
3rd		1	1	1	3
4th		1	1	1	3
5th		1	1	1	3
6th		1	1	1	3
7th		1	1	1	3
8th		1	1	1	3
9th		1	1	1	3
10th				1	1
11th		1		1	2
12th		1		1	2
<b>Total</b>	<b>1</b>	<b>10</b>	<b>8</b>	<b>12</b>	<b>31</b>

<sup>3</sup> This is just an approximation; the unit mix has not been finalized



**Table 3 : Unit Mix at 207-209 West 140<sup>th</sup> Street**

207-209 West 140 <sup>th</sup> Street					
Floor	0 BR	1 BR	2 BR	3 BR	Total
1st			1		1
2nd		2	2		4
3rd		2	2		4
4th		2	2		4
5th		2	2		4
6th		2	2		4
<b>Total</b>	<b>0</b>	<b>10</b>	<b>11</b>	<b>0</b>	<b>21</b>

### **COMMUNITY BOARD RECOMMENDATION**

At its Full Board meeting on June 5th 2019, Community Board 10 (CB 10) passed a resolution declining to support designating Block 2026, Lot 15 as an UDAA, and approving of the project as an UDAAP and the disposition of such property to facilitate the Proposed Project. On May 16th 2019, CB 10's Land Use Committee heard from HPD, and HCCI Executive Director, Malcom Punter, regarding this project. The vote tally at the Land Use Committee was 7 in favor, 0 opposed, and 0 abstentions. At the CB 10 full board meeting 12 voted in favor, 17 opposed, and 0 abstained.

### **BOROUGH PRESIDENT'S COMMENTS**

Homeownership continues to be a primary source of wealth creation in the United States. Affordable homeownership opportunities, like the one proposed in this application, create a path to greater wealth creation for the city's middle-income residents. Our conversation with HPD and HCCI revealed the difficulties of providing affordable homeownership opportunities to local residents. Over time these opportunities will become more scarce as land becomes more limited and expensive in Manhattan. This project seeks to create affordable homeownership opportunities. Therefore, I support the approval of this application, and find that it represents an appropriate use of city resources.

Following the housing bust in 2008, there was a growing view that the traditional financial and social benefits of homeownership could not be realized by low-income households. In a 2013 report seeking to answer the question of whether homeownership is still an effective means for wealth building among minority and low-income household, researchers at Harvard's Joint Center for Housing Studies concluded that despite financial risks, there continues to be strong




support for the association between owning a home and accumulating wealth.<sup>4</sup> They found that this relationship remains strong even during the period from 1999 to 2009. Therefore, under the right conditions, policies to support homeownership can be justified, and should be advanced as a means to alleviate the growing wealth disparity in our city. Government should foster conditions under which middle and lower-income New Yorkers can succeed in homeownership. I think this project accomplishes that goal.

While I am in support of the project, I share the concerns expressed by CB 10 surrounding affordable homeownership opportunities. Affordable housing developments are created with the intent to provide opportunities for local and area residents, but there is no guarantee that they will receive the benefit. Local residents often find themselves on the outside looking in while people from other communities obtain housing. In my opinion, we have to do as much as we can to place long-standing community members in the best position to take advantage of homeownership opportunities.

For this project, HPD is partnering with an organization that has a long-standing reputation for educating Harlem residents in the areas of housing and small business development. HCCI is a U.S. Department of Housing and Urban Development (HUD) approved housing counseling agency. HCCI's Office of Equitable Development provides services to prepare Harlem residents develop a better understanding of financial concepts, homeownership, and business development opportunities. Their Homebuyer Education and Lending Circle program offers participants a course in the homebuyer process. Participants learn to budget, secure a mortgage, access grants, and more. The Lending Circle program offers participants the opportunity to join lending circles, a community-based lending model where participants loan each other money. Lending Circle payments are reported to credit bureaus; this helps participants improve their credit. In meetings with my staff, HCCI has expressed their commitment to provide services that will help prepare Harlem residents to qualify for the Proposed Project. I therefore support this project and its goal to deliver an affordable homeownership opportunity to the Harlem community.

#### **BOROUGH PRESIDENT'S RECOMMENDATION**

**Therefore, the Manhattan Borough President recommends Approval of ULURP Applications No. C 190427 HAM, C 190428 PQM.**



Gale A. Brewer  
Manhattan Borough President

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<sup>4</sup> Christopher E. Herbert, Daniel T. McCue, and Rocio Sanchez-Moyano. "Is Homeownership Still an Effective Means of Building Wealth for Low-Income and Minority Households? (Was it Ever?) (2013)