



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 1727 Amsterdam Avenue (Block 2060, Lot 1) as an Urban Development Action Area; and
 - b. an Urban Development 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 development of a nine-story mixed use building containing approximately 200 income restricted housing units and community facility space, Borough of Manhattan, Community District 9.

This application for the designation of an Urban Development Action Area (UDAA), approval of an Urban Development Action Area Project (UDAAP), and disposition of the City-owned lot (C 260071 HAM) at 1727 Amsterdam Avenue (Block 2060, Lot 1) in Hamilton Heights, Manhattan Community District 9 was filed by the New York City Department of Housing Preservation and Development (HPD) on August 18, 2025. The application would facilitate the demolition of an existing four-story public facility building and parking lot at 1727 Amsterdam Avenue and the construction of a new mixed-use building. The new building would rise nine stories and contain 200 senior, supportive, and low-income housing units, as well as community facility space for the Emma L. Bowen Community Service Center (Bowen Center), one of the existing building's nonprofit healthcare occupants.

¹ Report (C 260071 HAM) was administratively corrected on March 25, 2026, to clarify terminology throughout, refine the description of the operating agreement between NYC Health + Hospitals and the City of New York, and incorporate a summary of over 50 public comments submitted via the CPC Portal between the January 7, 2026, Public Hearing (Cal. No. 18) and February 11, 2026.

BACKGROUND

The development site, located at 1727 Amsterdam Avenue (Block 2060, Lot 1), is an L-shaped, 30,808-square-foot zoning lot bounded by West 146th Street to the north, Convent Avenue to the east, West 145th Street to the south, and Amsterdam Avenue to the west. The site, which is owned by the City and operated by NYC Health + Hospitals (HHC), is currently improved by a four-story, 59,209-square-foot public facility building constructed in 1974 that is occupied by the Bowen Center and another healthcare nonprofit.

The development site and surrounding area have been shaped by a major neighborhood rezoning. The area was rezoned as part of the West Harlem Rezoning (C 120309 ZMM) in 2012. The rezoning covered 90 blocks and sought to update zoning to support contextual development, reinforce existing residential character, promote affordable housing, and foster commercial vitality along key corridors such as 145th Street and Broadway.

To achieve these objectives, the rezoning replaced portions of R7-2 and R8 zoning districts with contextual districts, including R6A, R7A, and R8A districts, to better reflect the built character of the neighborhood, which includes low-rise brownstones, rowhouses, and mid-rise apartment buildings. C1-4 and C2-4 commercial overlays were modified along key corridors, including portions of Broadway, Amsterdam Avenue, St. Nicholas Avenue, Hamilton Place, West 145th Street, and West 155th Street, to support ground-floor retail. In a related and concurrent zoning text amendment (N 120310 ZRM), approximately one block of the neighborhood along West 145th Street between Broadway and Amsterdam Avenue, including a portion of the development site, was mapped with an Inclusionary Housing Designated Area (IHDA) to encourage the development of affordable housing through density bonuses in exchange for permanently affordable housing units.

In May 2014, two years after the West Harlem Rezoning, HPD issued a Request for Qualifications (RFQ) that sought to establish a list of qualified supportive housing developers to develop and construct supportive housing on area sites like 1727 Amsterdam Avenue that would be available for disposition by HPD or other City agencies. Five years later, in August 2019, HPD selected Bowery Residents' Committee (BRC) to provide housing at 1727 Amsterdam Avenue via a new residential development and upgraded community facility space for one of the existing community facility occupants, the Emma L. Bowen Community Service Center (Bowen Center).

In 2024, HHC began the process of amending its original 1970 operating agreement to incorporate nine health care properties, including 1727 Amsterdam Avenue, that were excluded from that agreement. A year later, the New York City Council (G 250066 HHY, L.U. 826) amended the operating agreement to include eight of the nine properties, excluding only 1727 Amsterdam Avenue. This exclusion gives HPD the opportunity to pursue disposition approval through the Uniform Land Use Review Procedure (ULURP) to facilitate the proposed development.

The area within 600 feet of the development site (surrounding area) is generally characterized by low- to mid-rise multifamily residential buildings, public institutions, community facilities, and a mix of ground floor commercial uses along major corridors, such as Amsterdam Avenue and West 145th Street. Zoning districts mapped within the surrounding area include R6A, R7A, R7D, as well as C1-4 and C2-4 commercial overlays.

R6A and R7A districts are contextual medium-density residential districts. In R6A districts, buildings have a minimum and maximum base height of 40 feet and 65 feet, respectively, a maximum height of 75 feet for standard residences and 95 feet for qualifying affordable or senior housing. There is a 3.0 maximum floor area ratio (FAR) for standard residences, 3.9 FAR for qualifying affordable or senior housing, and 3.0 FAR for community facility uses. In R7A districts, buildings have a maximum height of 85 feet for standard residences and 115 feet for qualifying affordable or senior housing. The minimum base height is 40 feet, and the maximum base height for standard residences and qualifying affordable and senior housing is 75 and 85 feet, respectively. In this district, there is a maximum 4.0 FAR for standard residences, 5.01 for qualifying affordable or senior housing, and 4.0 FAR for community facility uses.

R7D districts allow for slightly higher-density contextual development, with buildings having a maximum height of 105 feet for standard residences and 125 feet for qualifying affordable or senior housing. The minimum base height is 60 feet, and the maximum base height for standard residences and qualifying affordable and senior housing is 85 and 95 feet, respectively. R7D districts have a maximum 4.66 FAR for standard residences, 5.60 FAR for qualifying affordable or senior housing, and a 4.66 FAR for community facility uses.

Residential districts are complemented by C1-4 and C2-4 commercial overlays mapped within the surrounding area. A C1-4 commercial overlay is mapped along Amsterdam Avenue and along West 145th Street, east of Amsterdam Avenue, which permits typical neighborhood retail uses like grocery stores, barber shops, pharmacies, and restaurants. In this overlay, there is a maximum 2.0 commercial FAR when it is mapped in R6 to R10 districts. A C2-4 commercial overlay is mapped along West 145th Street from Amsterdam Avenue to Broadway, which supports a broader range of neighborhood-serving uses like repair services and gyms. Like the C1-4 commercial overlay, C2-4 overlays have maximum commercial FAR of 2.0. The C2-4 overlay transitions into a C6-3X district at Broadway, where higher-density commercial developments like large mixed-use buildings or department stores are permitted.

In addition to its residential and commercial districts, the surrounding area is in a Food Retail Expansion to Support Health Program (FRESH) zone, a designation that incentivizes property owners to incorporate supermarkets and other food retail into their developments. It is also within the Inner Transit Zone, where there are no minimum parking requirements for new residential projects like the proposed development.

Within a half-mile radius of the development site, there are four Landmarks Preservation Commission (LPC)–designated historic districts. These include the Hamilton Heights Historic District and Hamilton Heights Historic District Extension (N 000518 HKM), which were established in 1974 and 2000, respectively, as well as the Hamilton Heights/Sugar Hill Historic District (N 010010 HKM) and Hamilton Heights/Sugar Hill Historic District Extension (N 020182 HKM), which were established in 2000 and 2001, respectively. Other nearby historic districts include Hamilton Heights/Sugar Hill Northeast Historic District (N 020183 HKM), which was established in 2001, and Hamilton Heights/Sugar Hill Northwest Historic District (N 030006 HKM), which was established the following year. These districts seek to preserve historic row houses and apartment buildings which reflect the neighborhood’s small-scale residential character. The surrounding area also includes the National Register of Historic Places–listed West Harlem Historic District, which spans several blocks from West 135th Street to West 153rd Street between Amsterdam Avenue and Riverside Drive. It mostly features three-story rowhouses, four-story tenements, and six-story apartment buildings in pairs, trios, or rows constructed between 1890 and 1915.

Numerous public facilities are located within the surrounding area, including schools, religious institutions, and parks. P.S. 153 Adam Clayton Powell Jr. Elementary School and Hamilton Heights Middle School are located one block north of the development site at the corner of West 146th Street and Amsterdam Avenue. Nearby religious institutions include the Baptist Ministers Conference, located one block east on Convent Avenue at West 145th Street, and the Church of Our Lady of Lourdes, located on West 142nd Street between Convent Avenue and Amsterdam Avenue. Open spaces include Johnny Hartman Plaza, a 0.15-acre park located two blocks south of Amsterdam Avenue and West 143rd Street. While slightly outside the surrounding area, Jackie Robinson Park is a larger (13-acre) open space located along West 145th Street between Edgecombe and Bradhurst avenues.

There are numerous public transit options in the surrounding area. The 1 train stops at the 145th Street station, which is approximately one block west of the development site at Broadway and West 145th Street. The A, B, C, and D trains can be accessed via the 145th Street station, which is located two blocks east of the development site at St. Nicholas Avenue and West 145th Street. Surface transit options include the M100 and M101 bus routes along Amsterdam Avenue, which run from Inwood to East Harlem and from the East Village to Harlem, respectively, as well as the Bx19 crosstown bus, which runs in part along West 145th Street from East Tremont in the Bronx to Hamilton Heights in Manhattan.

The development site sits within an R6A, R7A, and R7D district, the latter of which is mapped with a C1-4 commercial overlay. The R7A district is mapped on the northern portion of the lot fronting 100 feet on West 146th Street (a narrow street) and 100 feet on Amsterdam Avenue (a wide street); the R6A district is mapped on the eastern portion of the lot fronting 108 feet on West 145th Street (a wide street); and the R7D district is mapped on the portion facing the intersection of Amsterdam Avenue and West 145th Street with 100 feet of frontage along Amsterdam Avenue and 100 feet along West 145th Street. The development site has an adjusted maximum FAR of 4.81 given the split lot zoning.

With a 1.92 FAR, the development site's existing four-story, 59,209-gross-square-foot building is underbuilt relative to existing zoning. Constructed in 1974, the building houses two nonprofit healthcare occupants: the Bowen Center, which provides mental health and substance abuse treatment services, and Heritage Health and Housing, which provides comprehensive medical care

to neighborhood residents. The Bowen Center occupies most of the building, approximately 44,000 square feet, while Heritage occupies the remaining 15,000 square feet. Outside the building, there is a paved plaza facing the northeastern corner of Amsterdam Avenue and West 145th Street, where the building is diagonally set back approximately 100 feet from the lot lines. The building entrance is slightly north of the plaza, at midblock along Amsterdam Avenue. The rear of the building contains a 53-space public parking facility accessible via a curb cut on West 145th Street and another curb cut on West 146th Street. (The West 146th Street curb cut doubles as the building's loading dock.) The existing building, along with the plaza and parking, would be demolished to make way for the proposed development.

The proposed development would span 142,559 zoning square feet and feature a mix of studios, one-, two-, and three-bedroom apartments, including a superintendent's unit, for a total of 200 units. Of these 200 units, 79 would be reserved for low-income households and 120 would be reserved for formerly homeless households. The low-income-designated housing would include 23 Affordable Independent Residences for Seniors (AIRS) units, while 25 units of the 120 units for formerly homeless households would be reserved for formerly homeless seniors.

The proposed building would be developed as-of-right under the existing R6A, R7A, and R7D districts. It would achieve a 4.63 FAR, with 121,278 zoning square feet of residential floor area (3.94 FAR) and 21,281 zoning square feet of community facility floor area (0.69 FAR), the latter of which would serve as a newly designed space for the Bowen Center. Pursuant to split lot zoning rules, height and setback requirements vary based on the location of the proposed building within the different zoning districts mapped on the development site, which yields varying building heights across the development site lot. The portion of the building within the R7A district along Amsterdam Avenue rises 75 feet before a minimum 10-foot setback and reaches a maximum height of 95 feet (nine stories). The portion of the building along West 145th Street and within the R6A district rises 65 feet (five stories). The portion of the building near the intersection of Amsterdam Avenue and West 146th Street and within the R7A district rises to 75 feet before a minimum 10-foot setback and reaches a maximum height of 95 feet.

The building would have approximately 100 feet of frontage on West 146th Street, approximately 200 feet of frontage on Amsterdam Avenue, and 207 feet of frontage on West 145th Street. The existing curb cut at West 146th Street would be removed, whereas the existing curb cut on West 145th Street

would remain. The proposed development would feature residential entrances on Amsterdam Avenue and West 145th Street and an entrance for the Bowen Center on Amsterdam Avenue. Aside from a bay with two spaces for loading and unloading vehicles, which is expected to utilize the existing curb cut at West 145th Street, no accessory parking would be provided.

The development's ground floor along Amsterdam Avenue would be activated by the proposed community facility occupant, the Bowen Center, which would occupy that floor as well as the cellar and second floors. The facility would include a therapeutic preschool, play and speech therapy programs, a clubhouse, community food pantry, clinical support spaces, as well as administrative and board offices.

The Bowen Center would provide services to neighborhood residents, but the proposed development's amenities would mostly be available to building residents only. These include multipurpose community rooms, landscaped courtyard and terraces located on the first and sixth floors that will serve as private outdoor recreation space for building tenants, a bike storage room in the cellar, laundry rooms on every floor, lounges on every other floor, and social service offices available for all affordable housing tenants. The building's sustainability elements would include purple roofs, outdoor recreation spaces, and an insulated building envelope to maintain interior temperature and air quality.

To facilitate the proposed development, HPD seeks the designation of an Urban Development Action Area (UDAA), approval of an Urban Development Action Area Project (UDAAP), and disposition of City-owned property for the proposed development site (Block 2060 Lot 1). To achieve UDAA designation and UDAAP approval, properties like 1727 Amsterdam Avenue must meet certain criteria outlined in Article 16 of the New York State General Municipal Law. These include a finding that the property tends to impair or arrest the sound growth and development of the surrounding area, with or without tangible physical blight; an identified need for financial incentives to correct substandard, insanitary, and blighting conditions; and a determination that the proposed project would protect and promote health and safety as well as promote sound growth and development. HPD has stated that 1727 Amsterdam Avenue is an underutilized property with an aging building that no longer meets the needs of a contemporary healthcare occupant. It therefore maintains that the property is eligible for a UDAA designation and the proposed development is eligible for UDAAP designation.

Following this designation and approval, HPD intends to convey the development site to its selected sponsor, BRC.

ENVIRONMENTAL REVIEW

This application (C 260071 HAM) was reviewed pursuant to 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, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is HPD. The designated CEQR number is: 23HPD032M.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on April 29, 2024. The negative declaration includes measures to avoid significant adverse impacts related to historic and cultural resources, hazardous materials, and noise through a Regulatory Agreement between HPD and the project sponsor. These measures and provisions are described in the Environmental Assessment Statement and Negative Declaration. A Technical Memorandum evaluating the City of Yes for Housing Opportunity (CHO) and potential significant adverse impacts to disadvantaged communities was issued on July 8, 2025. The memorandum concludes that the proposed action is not expected to cause or increase a disproportionate pollution burden to disadvantaged communities and that while CHO increased the maximum floor area permitted on the project site, the project sponsor does not intend to take advantage of the additional floor area. Any changes in project scope beyond what is currently contemplated would require additional HPD review, including further environmental review of the new proposed development. A Technical Memorandum evaluating additional technical analysis of shadows and providing further information regarding the relocation of the two community facilities that currently occupy the project site was prepared in response to comments from Manhattan Community Board (CB) 9 following the proposed project's certification into ULURP at the New York City Planning Commission Review Session on September 15, 2025 was issued on October 8, 2025 (Technical Memorandum 002). The memorandum concludes that the proposed action would still not result in any significant adverse impacts in any of the analyzed CEQR technical areas and that the Negative Declaration and impact determinations established in the Proposed Project's 2024 EAS would remain unchanged.

UNIFORM LAND USE REVIEW

This application (C 260071 HAM) was certified as complete by the Department of City Planning on September 15, 2025, and was duly referred to Manhattan Community Board 9 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 Public Hearing

Manhattan Community Board 9 held a public hearing on this application (C 260071 HAM) on November 20, 2025, and on that day, by a vote of 30 in favor, two opposed, and four abstaining, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

On December 10, 2025, the Manhattan Borough President recommended approval of the actions. The recommendation noted the proposed development would add desperately needed affordable and supportive housing to the neighborhood. It also urged the developer and operator, Bowery Residents Committee, to continue to engage closely with stakeholders, particularly nearby P.S. 153 and P.S./M.S. 368 schools.

City Planning Commission Public Hearing

On December 17, 2025 (Calendar No. 4), the City Planning Commission (CPC) scheduled January 7, 2026, for a public hearing on this application (C 260071 HAM). The hearing was duly held on January 7, 2026 (Calendar No. 18). Twenty-seven speakers testified in opposition to the application and three testified in favor.

While nearly all speakers opposed to the development expressed strong support for the creation of affordable housing amid the City's historic housing crisis, they overwhelmingly objected to the development proposal due to concerns regarding the over-concentration of supportive housing, the reduction of community health services, and a perceived lack of transparency in the pre-development planning process.

The chair of Community Board 9 noted that the Board is not opposed to supportive housing but is concerned with supportive housing oversaturation. They stated that there are approximately six

supportive or rehab facilities within a 10-block radius, adding that there is a homeless family shelter and an approximately 120-unit AIDS Healthcare Foundation housing development under construction nearby. They emphasized that any future building should be used for true affordable housing based on existing residents' incomes.

The first vice chair of Community Board 9 stated that there is a need for supportive housing in the City but noted there is another supportive housing complex two blocks from the proposed building and that West Harlem is generally oversaturated with such services. They expressed support for truly affordable permanent housing for families, adding that resources are needed to support struggling community members. In response to a Commissioner's inquiry about the Heritage Health relocation, the chair responded that they had not personally heard that all facilities were moving. (The chair of Heritage Health later testified that they are preparing to move to a location at 1649 Amsterdam Avenue, which sits between West 142nd and 141st streets.)

A Community Board 9 Housing, Land Use, and Zoning Committee co-chair testified that the current plan fails to maximize the public benefit of city-owned land. They argued that by refusing a Community Board 9-proposed R8A rezoning, the applicant is essentially relinquishing 150,000 square feet of developable space. They characterized the reduction in facility space for health services from 59,000 square feet down to 21,000 square feet, a 60 percent decrease, as an operational failure that ignored the needs of a growing and aging population. Furthermore, they dismissed the applicant's claim that revising the project would cause catastrophic delays, citing a recent Harlem project, One45, that was redesigned within a year. They requested that the Commission disapprove the application in favor of a community-led plan that increases both density and services amid a historic housing crisis. A Commissioner asked the co-chair to confirm that the community is supportive of additional density on the site, even if supportive housing component remains the primary affordable housing portion of the project, a question that was answered in the affirmative.

A former chair and current member of the Community Board 9 Housing, Land Use, and Zoning Committee stated that the site represents an opportunity for the neighborhood following the loss of land to eminent domain through Columbia University and its campus expansion. They requested that the supportive housing mix be capped at 25 percent for individuals with serious mental illness or substance abuse disorders, with the remaining 75 percent of units reserved for youth, domestic

violence survivors, and families. They argued that this change in designated units would result in a more balanced tenant mix as well as larger units for families. They asserted that a larger building with ground-floor retail and restored health services is the best way to activate the corner.

A current Community Board 9 public member expressed deep frustration with the applicant's process, alleging that HPD and HHC attempted to bypass ULURP for years. They asserted that the applicant has misrepresented the status of Heritage Health's relocation, noting that the move is currently unfunded and lacks necessary permits. They urged the Commission to reject the proposal and instead pursue an R8A upzoning, which they claimed would allow for an additional 300,000 square feet of developable floor area, a roughly 50 percent density increase over the current proposal. They stated that this alternative would maximize housing units while ensuring the full return of medical services and ground floor commercial space that would better activate the streetscape. They maintained that the project's Environmental Assessment Statement (EAS) is factually incorrect and was improperly used to avoid a full Environmental Impact Statement (EIS).

The chair of Heritage Health and Housing testified regarding the critical nature of the health services provided at the site, noting that the organization serves over 10,000 patients annually. They shared that while a relocation to nearby 1649 Amsterdam Avenue is around 18 to 24 months away, the timeline is uncertain due to permit delays and landmark requirements. They expressed concern that HHC has engaged in hostile tactics, including installing scaffolding and removing art to disrupt current services. They emphasized that the new location, though sufficient, should be protected from service interruptions during the transition. They also noted that mixing populations with serious mental illness with seniors and families requires careful management that the proposed project may not adequately provide.

A member of Concerned Citizens for Better Harlem who has lived in the neighborhood for 40 years opposed the project due to a perceived lack of transparency around the planning process. They argued that the neighborhood is already oversaturated with supportive housing and shelters, and they questioned the logic of displacing healthcare services for thousands to house hundreds. Furthermore, they raised alarms regarding the perceived absence of safety measures for the elementary school students located diagonally across the street. Consequently, they called for the project to be scrapped in favor of an open, transparent bidding process that prioritizes permanent low-income housing that reflects the community's actual average income.

A founding member of both the West Harlem Community Preservation Organization and the founding president of the West 144 Street Landmark Block Association spoke in support of Community Board 9's vote to disapprove the application. They clarified that the community is staunchly opposed to an increase in the percentage of supportive housing, even if the site is upzoned. They emphasized that the neighborhood requires resources and amenities that allow commercial corridors to thrive, a goal that is thwarted by an overconcentration of social services in the area. They urged the Commission to let the community develop a proposal that includes family-sized units, particularly those that would house the neighborhood's working-class residents.

The co-president of the West 147th Street Block Association expressed deep concern about expanding the number of these facilities in the area. The speaker explained that the community was acutely impacted by the COVID-19 pandemic and is currently facing significant challenges with vulnerable individuals who require social services, including on their block, where they have observed an increase in individuals who clearly need assistance but are not receiving it. They observed that most of the people entering the area for these services are not originally from the neighborhood, suggesting that the local density of facilities does not reflect a strictly local need. However, they stated that they are not opposed to the development per se but would strongly favor a permanent affordable housing development and housing that fosters a well-integrated and engaged community.

The manager of a merchant's association that represents 500 small storefront businesses characterized the West 145th Street and Amsterdam Avenue intersection as a once-in-a-lifetime opportunity to develop a City-owned site. They stated that the development proposal creates a dead zone at street level, noting a lack of ground-floor retail space that breaks pedestrian flow and weakens an already struggling business district. They added that the City should demand more from public land to strengthen commercial vitality.

Around 17 other speakers, almost all of whom were neighborhood residents unaffiliated with an organization, testified in opposition to the proposed development. Like Community Board 9 members and community organization members who testified, speakers were critical of the perceived concentration of supportive housing and social service facilities in the area and loss of healthcare services at the proposed development site.

They also raised public safety concerns and potential impacts on the neighborhood's character and development potential.

Residents argued that the proposal represents imbalanced land use planning that continues a pattern of over-concentrating social services in West Harlem. Testimony highlighted that the project site is already surrounded by a dense network of healthcare facilities, schools, and existing supportive housing, including a 200-bed facility one block away from the proposed development site. Speakers asserted that true equity requires a citywide distribution of supportive housing, rather than a disproportionate reliance on a neighborhood that has historically carried more than its share of the city's social service infrastructure.

They argued that the current R7-2 proposal is a missed opportunity for both housing density and a mix of residential, community facility, and commercial uses. Instead of a project dominated by studio apartments and social services, residents advocated for an upzoning that would create more units. Speakers expressed support for family-sized units and workforce housing for teachers, nurses, police officers, and others who are currently being priced out of the neighborhood. Several speakers emphasized that, given the development site's location on prominent commercial corridors, it should feature ground floor retail to enliven the streetscape.

Speakers also expressed significant alarm over the potential displacement of medical and dental providers, such as the Heritage Healthcare Center of Ophthalmology. They highlighted that these facilities provide essential care to thousands of low-income patients who may not have alternative providers. Speakers argued that the proposed reduction in community facility space from 59,000 to 21,000 square feet is short-sighted and fails to account for the increasing healthcare needs of the neighborhood.

Many longtime residents, particularly homeowners and business owners, expressed anxiety regarding the potential erosion of neighborhood safety. Several speakers noted open drug use and other antisocial behavior around the site already, with one mentioning four shootings in the immediate area. Specific concerns were raised about the local precinct's ability to monitor a facility like the one proposed, with one speaker noting that police officers had expressed concerns about current capacity limits.

Residents also argued that the City has failed to study how the addition of 120 former homeless individuals with mental health challenges would affect healthcare access, children at the nearby schools, and overall neighborhood safety.

Although the testimony was overwhelmingly in opposition, three speakers testified in favor of the project. A Community Board 9 resident and associate vice president for Congregate Housing at the Fortune Society, a social service nonprofit, spoke in support of the proposed development. They stated that the proposed development represents a necessary investment for New Yorkers who are housing insecure. They asserted that BRC, the selected developer, has a track record of being a responsible community partner and urged the committee to support the redevelopment. The executive director of Broadway Community, a homeless service agency in Community Board 9, also spoke favorably of BRC, asserting that 94 percent of individuals in BRC-run housing stay permanently housed. They noted that the project adds dozens of units of permanently affordable housing with a preference for Community Board 9 residents, and stated that, to their knowledge, the Bowen Center is excited to receive a new custom-built space.

Between the public hearing on January 7, 2026, and the close of the comment period on February 11, 2026, the Commission received over 60 public testimonies, including formal statements from local elected officials. The vast majority of these testimonies—with the exception of responses requested by the Commission from the Department of Housing Preservation and Development (HPD)—expressed strong opposition to the project in its current form.

Primary concerns centered on scale and density, with critics arguing the proposed development is out of character with West Harlem’s historical context. Testimony also highlighted a lack of deep affordability, noting missed opportunities for family-sized units and community spaces.

Furthermore, while acknowledging the citywide need for supportive housing, opponents argued the proposal places a disproportionate burden on low-income communities of color rather than seeking equitable distribution across the city.

Stakeholders also cited procedural failures, claiming that the ULURP process lacked meaningful community engagement. Consequently, the consensus among opponents was a call for the Commission to reject the application to allow for a course-correction that incorporates community input and better reflects the housing needs of West Harlem families and seniors.

CONSIDERATION

The Commission believes that this application for the UDAAP designation and project approval, disposition of City-owned land, and acquisition of property by the City is appropriate.

The Commission finds the proposed action suitable for a site that represents a critical opportunity to address the City's ongoing housing and homelessness crisis through the development of housing on City-owned land. The Commission notes that the development at 1727 Amsterdam Avenue will provide 200 units of permanently affordable, senior, and supportive housing, delivering much-needed stability for vulnerable New Yorkers, including those with serious mental illness and substance use disorders. The Commission further notes that the project will facilitate the creation of a new community facility space tailored to the Emma L. Bowen Center, which will be relocated back to the site to ensure the continued delivery of essential healthcare services in West Harlem.

The Commission acknowledges testimony that expressed deep frustration with the pre-development planning process and a perceived lack of transparency from applicant HPD as well as HHC and other City agencies. The Commission commends Community Board 9 for their community mobilization effort around this development. Community Board 9 members raised awareness of the proposed development via email and public notices, urged residents to submit written comments through the City Planning Commission comment form, an effort which yielded around 65 submissions, and held three public meetings during the ULURP process, including one solely focused on the proposed development. The Commission observes that, in addition to these efforts, Community Board 9 drafted its own plan that proposed an R8A upzoning to maximize the site's development potential and unit count. Considering these efforts and significant community opposition to the development, the Commission urges applicants, both private and public, to thoroughly and sincerely engage communities during the pre-development process. The Commission adds that this engagement is crucial in areas like West Harlem, where residents are at highest risk of residential displacement and there is a higher concentration of social services relative to other, wealthier New York City neighborhoods.

The Commission notes that Community Board 9 members and scores of West Harlem residents advocated for the community-led R8A rezoning proposal mentioned above.

Testimony suggested that an R8A designation could provide an additional 150,000 square feet of floor area, allowing for a greater number of housing units and accommodation of medical service comparable to those on-site currently. While the Commission appreciates the community's desire for increased density to meet the housing crisis, it finds that the current R7-2 proposal represents a reasoned and context-sensitive approach that balances a dire need for new housing amid a historic housing crisis with the existing neighborhood context. The proposed development will be consistent with the surrounding character of Amsterdam Avenue and West 145th Street, which includes a mix of mid-rise residential and mixed-use buildings, and will align with the contextual development goals of the 2012 West Harlem Rezoning.

Furthermore, the Commission considered concerns regarding the resident mix, including suggestions for a limit on studio- and one-bedroom supportive units to allow for more affordable family-sized units. While the Commission recognizes the high demand for family housing that is truly affordable for working-class residents of West Harlem, it underscores that the current proposal targets a specific and acute need for supportive housing. The Commission finds that the inclusion of permanent housing with on-site social services is a vital component of the City's equity goals and that the developer, BRC, has a proven track record of maintaining high rates of permanent housing stability for its residents.

The Commission heard significant testimony regarding the reduction of community facility space at the site from 59,000 gross square feet to approximately 21,000 gross square feet. While the Commission acknowledges the concerns around the smaller community facility, it finds that the proposed new facility will provide a high-quality and purpose-built environment for healthcare delivery. Regarding the transition of services, the Commission notes the 18- to 24-month timeline for Heritage Health's relocation to a nearby facility at 1649 Amsterdam Avenue. Thus, the Commission encourages the applicant to continue coordinating closely with both the Bowen Center and Heritage Health Center to ensure that service interruptions are minimized and that the transition period is managed with sensitivity to the patient population.

The Commission acknowledges the concerns raised by Community Board 9, neighborhood leaders, and residents regarding the perceived oversaturation of supportive housing and social service facilities in the area. They also acknowledge testimony that highlighted the presence of multiple similar facilities within a ten-block radius and expressed anxiety that further concentration could

impact neighborhood character and public safety, particularly given the site's proximity to an elementary and middle school and observed instances of antisocial behavior.

The Commission finds that while the local concentration of services is a significant concern for residents, the citywide shortage of supportive and affordable housing necessitates the rapid utilization of available City-owned sites. The Commission is encouraged by testimony from service providers and residents who spoke to the professional management and community partnership history of the selected developer.

The Commission acknowledges testimony from business groups and residents expressing concern that the current proposal lacks ground-floor retail, potentially creating a "dead zone" that diminishes the vibrancy of two main commercial corridors. The Commission agrees that vibrant streetscapes are essential to the health of business districts and observes that the development site's location on a prominent avenue warrants careful design consideration. The Commission encourages the applicant to explore design refinements that could enhance the street-level experience, ensuring the building remains an integrated and welcoming part of the 145th Street and Amsterdam Avenue streetscape.

In consideration of the testimony as well as the urgent need for housing, the Commission finds that the proposed actions will facilitate the sensible utilization of a City-owned site. Moreover, the Commission believes that the development will provide significant public benefit by creating permanent, high-quality housing for New Yorkers, including the City's most vulnerable residents.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement (EAS) for which a Negative Declaration was issued on April 29, 2024, with respect to this application (CEQR No. 23HPD032M), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 1727 Amsterdam Avenue (Block 2060, Lot 1) 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 area; and

THEREFORE, BE IT FURTHER 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 1727 Amsterdam Avenue (Block 2060, Lot 1) as Urban Development Action Area; and
- b. an Urban Development Action Area Project for such area; and

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c and 201 of the New York City Charter, that based on the environmental determination and the consideration of this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 1727 Amsterdam Avenue (Block 2060, Lot 1) in Community District 9, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 260071 HAM), duly adopted by the City Planning Commission on February 18, 2026 (Calendar No. 8), 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.

DANIEL R. GARODNICK Esq., *Chair*
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,
JOSEPH I. DOUEK, RASMIA KIRMANI FRYE, DAVID GOLD, Esq., LEAH
GOODRIDGE, Esq., RAJU MANN, JUAN CAMILO OSORIO, Ph.D.,
RAJ RAMPERSHAD, *Commissioners*

KENNETH J. KNUCKLES, Esq., *Vice Chairman, ABSTAINED*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 1727 Amsterdam Avenue — Hill Top Apartments	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Agata Naklicka
Application # 260071HAM	Borough:
CEQR Number: 23HPD032M	Validated Community Districts: M09

Docket Description:
 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 1727 Amsterdam Avenue (Block 2060, Lot 1) as an ----Urban Development Action Area; and b. an Urban Development 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 development of a nine-story mixed use building containing approximately 200 income restricted housing units and community facility space, Borough of Manhattan, Community District 9.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Unfavorable			
# In Favor: 30	# Against: 2	# Abstaining: 4	Total members appointed to the board: 47
Date of Vote: 11/20/2025 12:00 AM		Vote Location: Lee C. Bollinger Forum @Columbia University- 605 125th St., NYC 10027	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 11/20/2025 6:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	Lee C. Bollinger Forum @Columbia University - 605 West 125th St, NYC 10027

CONSIDERATION: The attached resolution contains MCB9's recommendation to disapprove the City's proposal, under Uniform Land Use Review Process Items 2025M0424 and/or 260071HAM, of a plan to redevelop the site located at 1727 Amsterdam Avenue in Hamilton Heights.

Pursuant to its ULURP application, filed by the Department of Housing Preservation and Development, the City proposes to sell the site at 1727 Amsterdam for one dollar to a non-profit organization, the Bowery Residents Committee (BRC). Under the plan, BRC will demolish the existing four-story building that is now a dedicated community health facility housing the Emma L. Bowen Community Service Center, Heritage Health and Housing and Jackson Ophthalmology, and in its place, erect a nine-story structure, which will include 200 residential units—consisting of 120 supportive studio apartments reserved for homeless individuals with serious mental illness and/or substance use disorders, together with 79 low-income apartments, 23 of which will be reserved for seniors. The new building will also contain a significantly reduced community facility space, which will be occupied by only one of the three current health-care providers, Emma Bowen.

MCB9's Housing, Land Use, and Zoning (HLUZ) Committee held a public hearing on the application on October 8, 2025, attended by approximately one hundred fifty people. More than twenty individuals either spoke or submitted written statements at the hearing. An additional thirty-six statements arrived via e-mail and by comments recorded online. The HLUZ Committee, at its meeting on November 6, finalized the resolution with further suggestions from community residents.

To the extent that the recommendations in this resolution reflect a single point of consensus, it is the rejection of the highly irregular, and at times, blatantly illegal process by which the City attempted, for years, to shield this project from community review and input.

As a result of the City's rejection (See attached doc.)

Recommendation submitted by	MN CB9	Date: 11/21/2025 9:17 PM
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Good Day Chair/Director Gardonick,

The attached resolution contains MCB9's recommendation to disapprove the City's proposal, under Uniform Land Use Review Process Items 2025M0424 and/or 260071HAM, of a plan to redevelop the site located at 1727 Amsterdam Avenue in Hamilton Heights.

Pursuant to its ULURP application, filed by the Department of Housing Preservation and Development, the City proposes to sell the site at 1727 Amsterdam for one dollar to a non-profit organization, the Bowery Residents Committee (BRC). Under the plan, BRC will demolish the existing four-story building that is now a dedicated community health facility housing the Emma L. Bowen Community Service Center, Heritage Health and Housing and Jackson Ophthalmology, and in its place, erect a nine-story structure, which will include 200 residential units—consisting of 120 supportive studio apartments reserved for homeless individuals with serious mental illness and/or substance use disorders, together with 79 low-income apartments, 23 of which will be reserved for seniors. The new building will also contain a significantly reduced community facility space, which will be occupied by only one of the three current health-care providers, Emma Bowen.

MCB9's Housing, Land Use, and Zoning (HLUZ) Committee held a public hearing on the application on October 8, 2025, attended by approximately one hundred fifty people. More than twenty individuals either spoke or submitted written statements at the hearing. An additional thirty-six statements arrived via e-mail and by comments recorded online. The HLUZ Committee, at its meeting on November 6, finalized the resolution with further suggestions from community residents.

To the extent that the recommendations in this resolution reflect a single point of consensus, it is the rejection of the highly irregular, and at times, blatantly illegal process by which the City attempted, for years, to shield this project from community review and input.

As a result of the City's rejection of community engagement, three flaws in the application repeatedly emerged throughout the testimonies: that the amount and type of supportive housing in the current plan significantly overburden a neighborhood that has already assumed more than its fair share of such facilities; that the new building substantially reduces space for much-needed health care providers; and that the proposal inadequately addresses the critical shortage of affordable family-sized apartments in West Harlem.

As a result of these and other deficiencies identified in the resolution, MCB9 emphatically recommends the denial of the ULUURP application, but does so with the express goal of inviting the City to engage in a new round of planning that will allow the residents of our community to have a seat at the table as a respected partner in designing the future of this unique and critically important site.

Also, as indicated on the attached, if any further information is needed, please do not hesitate to contact me and/or our district Manager, Eutha Prince, at the board office (646) 355-3172.

Sincerely,
Victor Edwards-Chair



THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN

Morningside Heights
Manhattanville
Hamilton Heights
Sugar Hill

November 21, 2025

Hon. Dan Garodnick
Chair of the City Planning Commission/
Director of City Planning
120 Broadway, 31st Floor
New York, New York 10271

Reso re: 1727 Amsterdam Avenue Disposition and Designation as an Urban Development Action Area (ULURP items 2025M0424 and/or 260071HAM).

Dear Chair Garodnick,

At its regularly scheduled General Board Meeting held on Thursday, November 20, 2025, Manhattan Community Board No. 9 denied the following resolution re: **1727 Amsterdam Avenue Disposition and Designation as an Urban Development Action Area (ULURP items 2025M0424 and/or 260071HAM)**, by a vote of 30 in favor, 2 opposed, and 4 abstentions:

WHEREAS Manhattan Community Board 9 (MCB9) is charged with the duty of making recommendations with respect to Uniform Land Use Review Procedure (ULURP) applications that come before it, and

WHEREAS the NYC Department of Housing Preservation and Development (HPD) filed a Uniform Land Use Review Procedure (ULURP) application for Urban Development Action Area Program (UDAAP) designation, project approval, and the disposition of City-owned property to facilitate the demolition of the building located at 1727 Amsterdam Avenue (Block 2060, Lot 1) in Hamilton Heights, Manhattan Community District 9 (the "Site") and, in its place, erect a nine-story, 143,000-square-foot mixed-use building, to be called "Hill Top Apartments" (ULURP items 2025M0424 and/or 260071HAM); and

WHEREAS pursuant to said application, the City of New York (the "City"), the current owner of the Site, has determined to transfer fee ownership for the sum of \$1.00 to Bowery Residents

Committee (BRC), an entity chosen to be the developer of the Site in 2019 without community input: and

WHEREAS, the Site presently contains 59,209 square feet of space, currently occupied by: (a) the Emma L. Bowen Community Service Center (Emma Bowen), which provides mental health care for individuals with moderate to severe mental health issues, addiction treatment services, a food pantry, a daycare for children with special developmental and behavior needs; (b) Heritage Health and Housing (Heritage Health) , a federally-qualified health center providing primary care and specialty services; and (c) Jackson Ophthalmology Group (Jackson Ophthalmology); and

WHEREAS the proposed development will not include Heritage Health or Jackson Ophthalmology and will return Emma Bowen to a reduced space of approximately 21,000 square feet; and

WHEREAS the proposed development will include 200 residential units, consisting of 120 supportive housing units for formerly homeless individuals with serious mental illness and/or a substance use disorder, 56 units at a mix of 40-60% of Area Median Income (AMI), 23 Affordable Independent Residences for Seniors and a superintendent's apartment; and

WHEREAS the City, through the New York City Health and Hospitals Corporation (H+H), the agency informally managing the Site, has been working on the proposed redevelopment project since at least 2019 without filing, or intending to file, a ULURP application or otherwise seeking meaningful community input, a state of affairs that existed until August, 2022, when a member of the West Harlem Community, by chance, observed dumpsters being filled with debris and soil samples and brought the matter to the attention of MCB9; and

WHEREAS when MCB9 enquired of H+H what was happening at the Site, MCB9 was told "I don't think you're supposed to know about that yet;" and

WHEREAS at a meeting in September, 2022 demanded by MCB9, H+H informed the Community Board that it planned to lease the Site to BRC, but declined to share architectural or financial plans for the proposed development; and

WHEREAS in January, 2023, MCB9 forwarded a proposed alternative plan to the City for the redevelopment of the Site (the Alternative Plan) that included, amongst other things: (1) a suggestion that the Site be rezoned from its current R7A designation to an R8A designation, which would allow for approximately 297,792 square feet of developable space that could include (a) 20,000 square feet of ground floor retail, potentially for a much needed supermarket, (b) 40,000 square feet of healthcare facility space; and (c) 237,000 square feet of residential space, which would be an increase of approximately 50% to the proposed residential square footage under the current plan; (2) a call for BRC to be replaced or partnered with a local supportive housing provider with a longer track record of providing supportive housing in West Harlem; and (3) a request that the supportive housing component of the plan be scaled

back, since the type of proposed supportive housing would be a burden to a community that already has several hundred units of supportive housing within a two-block radius of the Site; and

WHEREAS MCB9 passed a resolution, dated June 20, 2023, demanding that the proposed redevelopment of the Site be submitted to review under ULURP, as required by law, and reiterating its proposed Alternative Plan for upzoning the Site in order to allow for more community health space, ground floor retail, and additional desperately-needed affordable housing; and

WHEREAS the City steadfastly continued to resist meaningful community input and withheld the proposed project from ULURP review until August, 2025, despite: (a) having been at work on redevelopment of the Site since at least 2019, (b) having been notified by MCB9 as early as September, 2022 of its legal obligation to submit the redevelopment project to ULURP review, and (c) having received the June 23, 2023 MCB9 resolution demanding ULURP review; and

WHEREAS despite its refusal to file a ULURP application for six or more years during which the redevelopment plan was in progress without meaningful community review or input, and despite the City having filed complete plans for the project with the New York City Department of Buildings in May, 2023, also without such review or input, the City nevertheless claimed in communications to CB9 in August, 2025 – soon after it finally filed its ULURP application – that it could not act on MCB9’s suggested upzoning of the Site because, to do so, “would add, at minimum, an additional two to three years to the project timeline;” and

WHEREAS MCB9 maintains that there is a large unmet need for additional affordable family-sized apartments of 2 bedrooms and up in West Harlem, and that a disproportionate influx of studio apartments is not as beneficial to the community as a project with a larger number of family units; and

WHEREAS neither the City nor BRC conducted a study to determine what impact the addition of 120 supportive housing units would have on an area that contains two schools and an overabundance of supportive housing; and

WHEREAS HPD and BRC were required by the ULURP rules to submit an Environmental Assessment Statement (EAS) as part of the required filings with the Department of City Planning; and

WHEREAS the EAS submitted by HPD and BRC contained numerous erroneous statements or omissions, including but not limited to:

- a) that the application did not require action or approval from the City Planning Commission (EAS Full Form, p. 2);
- b) that the application did not require ULURP (EAS Full Form, p. 2);

c) that the project was not seeking an Urban Development Action Area designation (EAS Full Form, p. 2);

d) that Health and Hospitals Corporation has a 99-year ground lease for the City-owned property (EAS, p. A-1), when no such lease exists or has ever existed;

e) that the application would not result in the reduction of public open space, despite eliminating a plaza and playground (EAS Full Form, p. 8);

f) that the project would not “displace, or alter public or publicly funded community facilities such as...health care facilities”(EAS Full Form, p. 8) when, in fact, the project will result in direct effects to both the mental health services provided by Emma Bowen (through temporary displacement and permanent alteration of the physical space) and the healthcare services provided by Heritage Health (through permanent removal of the healthcare facilities from 1727 Amsterdam Avenue), a misstatement that improperly relieved HPD from the requirements of (a) assessing the impact provided by both Emma Bowen and Heritage Health and (b) consulting with the Department of Health and Mental Hygiene regarding the impact of the project on public health; and

WHEREAS the misstatements pointed out in item (f) in the foregoing paragraph raise an obvious need for a targeted Environmental Impact Study (EIS) examining the impact of the direct effects of disruption to the mental health services provided by Emma Bowen and the guaranteed disruption to and potential ending of the healthcare services provided by Heritage Health; and

WHEREAS the misstatement pointed out in item (e) in the foregoing paragraph would likely trigger a need for the targeted EIS to include examination of the impacts of the project on open space; and

WHEREAS HPD has taken no such steps to initiate a targeted EIS to address the above; and

WHEREAS according to the New York State Urban Development Action Area Act, the UDAAP designation sought by HPD requires that the designation be consistent with finding that the area(s):

“...are slum or blighted, or...are becoming slum or blighted areas because of substandard, insanitary, deteriorated or deteriorating conditions, factors, and characteristics, with or without tangible physical blight... [and that] the existence of such areas constitutes a serious and growing menace, is injurious to the public safety, health, morals and welfare, contributes increasingly to the spread of crime, juvenile delinquency and disease, necessitates excessive and disproportionate expenditures of public funds for all forms of public service and maintenance and constitutes a negative influence on adjacent properties impairing their economic soundness and stability, thereby threatening the source of public revenues...

[and that] In order to protect and promote the safety, health, morals and welfare of the people of the state and to promote the sound growth and development of our municipalities, it is necessary to provide incentives for the correction of such substandard, insanitary, blighted, deteriorated or deteriorating conditions, factors, and characteristics by the clearance, replanning, reconstruction, redevelopment, rehabilitation, restoration or conservation of such areas, the undertaking of public and private improvement programs related thereto and the encouragement and participation in these programs by private enterprise” (Gen. Mun. L. §691); and

WHEREAS no such evidence has ever been presented regarding the project area because the area is not, in fact, a slum or blighted or facing “substandard, insanitary, and blighting conditions,” aside from H+H’s deliberate refusal to maintain the building so as to render it beyond its useful life; and

WHEREAS MCB9 strongly contests such a baseless finding that the area is a slum or blighted, as it is in fact home to a vibrant, racially- and socioeconomically-diverse community with high homeownership rates and a strong small business community; and further notes with disapproval the long history of the City and State in using “urban renewal” to designate areas as “slums” and, in so doing, render significant damage to communities that are majority Black and/or Latino; and

WHEREAS MCB9 finds the reduction of healthcare provider space in the Hill Top Apartments plan developed by the City and BRC to be unacceptable, ill-advised, and counter to the needs of the West Harlem community; and

WHEREAS BRC’s operations are approximately 75% homeless shelters and transitional housing, with less than a quarter of their operations comprising supportive housing projects; and

WHEREAS BRC has been the subject of investigations by the Comptroller of the City of New York relating to their contracts to provide homeless outreach services at Penn Station; and

WHEREAS BRC has no track record of projects in West Harlem or of operating supportive housing facilities at this scale; and

WHEREAS BRC was one of dozens of supportive housing providers on a list of qualified developers created by HPD as the result of a 2013 Request for Qualifications (RFQ); and

WHEREAS HPD has not explained how BRC was chosen from among the RFQ’s pre-qualified providers to develop this project at this Site; and

WHEREAS both the existing structure and public plaza at 1727 Amsterdam Avenue and the proposed Hill Top Apartments plan lack any ground floor retail space that could provide “eyes on the street” activity and connect the existing important retail corridor along West 145th Street; and

WHEREAS the West Harlem community values the preservation of landmarks and the importance of maintaining the character of our neighborhood; and

WHEREAS the redevelopment of the block at 1727 Amsterdam presents an opportunity to create a beacon of architectural excellence and cultural significance; and

WHEREAS the consideration of lighting, facade design, plaza design, and visible artwork at 1727 Amsterdam should be culturally and historically appropriate, adding to the overall aesthetic and appeal of the community; and

WHEREAS the local community has expressed a preference that the entrance for the residences be placed on West 145th Street, instead of Amsterdam Avenue or West 146th Street; and

WHEREAS both MCB9 and the general public in West Harlem have deep concerns about the lack of transparency and community involvement in the decision-making process for the redevelopment of 1727 Amsterdam Avenue, and there is a strong desire to reevaluate the current plan and engage in meaningful public discussion;

THEREFORE, BE IT RESOLVED that MCB9, while reviewing the ULURP application, finds the current HPD/BRC proposal for the disposition of City owned property under the R7A bulk rules to be a suboptimal plan that fails to maximize the use and community benefit of this public asset; and

THEREFORE, BE IT FURTHER RESOLVED that MCB9 supports its own Alternative Plan as the minimum standard leveraging the superior use of this public asset and urges HPD to revise the redevelopment plans for 1727 Amsterdam Avenue to address the community's concerns and needs around affordable housing, healthcare and mental health services, and an active retail streetscape at the Site; and

THEREFORE, BE IT FURTHER RESOLVED that MCB9 urges HPD to ensure that a new blueprint for the redevelopment of 1727 Amsterdam Avenue is done with an R8A zoning designation (6.0 FAR base, potentially higher with COYHO UAP) with MIH Option 3 (income band targeting a weighted average of 40% AMI) that allows for the inclusion in the project of the same square footage required to accommodate and return the existing and necessary community services while creating 50% more affordable housing than what is planned under the Hill Top Apartments proposal put forth by HPD and BRC by an estimated 78,000 square feet; and

THEREFORE, BE IT FURTHER RESOLVED that MCB9 urges HPD to either select as a development partner, or as a replacement, for BRC, a different developer with extensive experience in developing supportive housing and/or affordable housing in West Harlem; and

THEREFORE, BE IT FURTHER RESOLVED that MCB9 demands that the appropriate corrections be made to the erroneous EAS submitted by BRC and HPD and that a targeted EIS be conducted to study the impacts of the direct effects on the mental health and healthcare services currently

operating at 1727 Amsterdam Avenue and any other relevant impacts, as is required by SEQR and the CEQR manual; and

THEREFORE, BE IT FURTHER RESOLVED that if HPD refuses to seek to upzone the redevelopment to an R8A zoning designation, that BRC limit the number of supportive housing units occupied by individuals with serious mental illness and/or substance use disorders to a maximum of 15 and that the balance of supportive housing units be targeted to a mix of (a) young adults (ages 18-25) leaving or having recently left foster care, or who had been in foster care for more than a year after their 16th birthday, and who are at risk of street homelessness or sheltered homelessness; (b) and/or frail or disabled seniors; (c) Young Adult Families and Adult Families with Children; and (d) families experiencing chronic homelessness as defined by the Department of Housing and Urban Development (HUD); and

THEREFORE, BE IT FURTHER RESOLVED that MCB9 urges the termination of the NYC Health and Hospital Corporation's now-tangential involvement in the project and the removal of its unprecedented requirement that residents of the supportive housing units must be H+H clients, given not only that H+H has no ownership or leasehold interest in 1727 Amsterdam Avenue, but also that H+H's record of misrepresentations, deliberate evasion of transparency, and repeated false statements contradicted by their own sworn affidavits surrounding the project have rendered H+H an untenable partner and unreliable interlocutor and created an enormous deficit of trust with the community; and

THEREFORE, BE IT FURTHER RESOLVED that MCB9 demands that HPD's request for a UDAAP designation be rejected as improper because the statutory requirements of the UDAA Act are not met; and

THEREFORE, BE IT FURTHER RESOLVED that, given the City's application for a UDAAP designation is based on its unsupported claim that the Site is a "slum" and "underused," and the historical fact that the current health care center was built to broaden mental health care access primarily for people of color in the neighborhood, CB9 disapproves in the strongest possible terms any effort to limit access to healthcare or mental services or curb needed services for the Black and Hispanic/Latinx residents of its district; and

THEREFORE, BE IT FURTHER RESOLVED that, if this application is approved in any form, the current building not be demolished until all three community health providers, Emma Bowen, Heritage Health and Jackson Ophthalmology, are fully relocated within the community in order to ensure that members of the neighborhood do not lose access to these vital services; and

THEREFORE, BE IT FURTHER RESOLVED that MCB9 condemns in the strongest possible terms the lengthy and deliberate attempts by the City and its agencies: to conceal the 1727 Amsterdam redevelopment proposal from public scrutiny; to unlawfully evade submission of the project to ULURP review; and to otherwise resist community input into a unique development opportunity

that, but for the intransigence of the principals, could have and should have more closely reflected the actual needs of the community; and

THEREFORE, BE IT FURTHER RESOLVED that, by reason of all of the manifest deficiencies of the proposed redevelopment plan for 1727 Amsterdam Avenue enumerated in this resolution, MCB9 recommends the denial of ULURP items 2025M0424 and/or 260071HAM

If you have any questions and/or further information is needed, please do not hesitate contacting me or District Manager, Eutha Prince, at the board office (646) 355-3172.

Sincerely,



Victor Edwards
Chair

cc: Hon. Eric Adams, Mayor
Hon. Zohran Mamdani, Mayor-Elect
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Manhattan Borough President
Hon. Cordell Cleare, New York State Senate
Hon. Micah Lasher, Assembly Member
Hon. Jordan J.D. Wright, Assembly Member
Hon. Al Taylor, Assembly Member
Hon. Shaun Abreu, City Council Member
Hon. Yusef Salaam, City Council Member
Hon. Ahmed Tigani., Acting Commissioner, HPD
Joy Resor, Deputy Director, Manhattan Planning, HPD
Audrey Wachs, Manhattan Borough Planner, DCP
Mr. Zead Ramadan, Executive Director, West Harlem Development Corporation



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 1727 Amsterdam Avenue — Hill Top Apartments	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Administrator: Agata Naklicka
Application # 260071HAM	Borough: Manhattan
CEQR Number: 23HPD032M	Validated Community Districts: M09

Docket Description:
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 1727 Amsterdam Avenue (Block 2060, Lot 1) as an ----Urban Development Action Area; and b. an Urban Development 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 development of a nine-story mixed use building containing approximately 200 income restricted housing units and community facility space, Borough of Manhattan, Community District 9.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	MN BP	Date: 12/10/2025 9:48 AM
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OFFICE OF THE

MANHATTAN BOROUGH PRESIDENT

1 Centre Street, 19th Floor, New York, NY 10007
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Mark Levine, Borough President

December 10, 2025

Recommendation on ULURP Application No. C260071HAM – 1727 Amsterdam Avenue – Hill Top Apartments

PROPOSED ACTIONS

The New York City Department of Housing Preservation and Development (“HPD”) (the “Applicant”) is proposing the following land use actions to facilitate the development of a new nine-story mixed-use building (the “Proposed Project”) located at 1727 Amsterdam Avenue (Block 2060, Lot 1), in Manhattan Community District 9 (the “Site”).

The Applicant proposes the following actions:

1. A designation of an Urban Development Action Area (UDAA) and approval of an Urban Development Action Area Project (UDAAP); and
2. Disposition of city-owned property to be conveyed to a sponsor selected by HPD.

These actions would facilitate the development of 1727 Amsterdam Avenue – Hill Top Apartments, a nine-story building containing approximately 200 affordable and supportive housing units, and community facility space for a nonprofit healthcare provider.

BACKGROUND

The Site currently contains a NYC Health + Hospitals (H+H) building built in 1974, occupied by the Heritage Healthcare Center and the Emma L. Bowen Community Service Center. According to the Applicant, the building is beyond its useful life, including an HVAC system that is no longer functional.

The Site was rezoned in the 2012 West Harlem Rezoning to map contextual districts in the neighborhood with commercial overlays on the avenues. In 2014, HPD established a list of qualified supportive housing developers for city-owned sites through a Request for Qualifications (RFQ). In 2019, HPD selected Bowery Residents’ Committee (BRC) from that list to develop the Proposed Project.

In 2024, H+H planned to include the Site in an amendment to their operating agreement with the City Council with eight other properties not originally included. However, the Site was ultimately not included in the City Council action, and therefore the Applicant is pursuing the proposed actions to facilitate the development.

Proposed Development

No. C260071HAM – 1727 Amsterdam Avenue

The proposed actions would facilitate a nine-story, 95-foot, 142,559 zoning-square-foot (ZSF) building with approximately 200 supportive, senior, and affordable housing units, and 21,281 ZSF of community facility space for the Emma L. Bowen Community Service Center (Emma Bowen).

The proposed zoning actions of the UDAA designation, UDAAP approval, and disposition of the Site would allow BRC to develop the proposed project on city-owned land. The project would be financed through HPD’s Supportive Housing Loan Program (SHLP), as well as the NYC 15/15 program and NY State’s Empire State Supportive Housing Initiative (ESSHI) for operating funding.

The Proposed Project would include 120 studio units for formerly homeless households and 80 income-restricted affordable units. Of the supportive units, 25 units would be set aside for formerly homeless seniors (55 and older). Of the affordable units, 23 would be reserved for households with one or more seniors (62 and older) at 40% AMI. The breakdown of units is below:

	Formerly Homeless Households	40% AMI	60% AMI	Super’s Unit	Total
Studio	120	12	5	-	137
One-Bedroom	-	14	17	-	31
Two-Bedroom	-	6	19	1	26
Three-Bedroom	-	2	4	-	6
<i>Senior (included)</i>	25	23	-	-	48
Total	120	34	45	1	200

The Proposed Project would include supportive services for the tenants, including case management, coordinating medical and behavioral health services, connection to job placement, homework help, and referrals to other organizations. The potential tenants referred for the supportive housing units would be mutual clients of H+H and the Department of Homeless Services (DHS), as part of the H+H Housing for Health program.

With ongoing support from the Council Member and Borough President, Emma Bowen would be relocated back to the Proposed Project upon completion into an approximately 21,000 square-foot space. Though this is smaller than the existing space at the Site, the Applicant has worked with Emma Bowen to ensure the more efficient use of space meets their needs to continue to offer their current services. In the meantime, the Applicant and elected officials have worked to have Emma Bowen temporarily relocated to a nearby site at 520 West 135th Street.

The entrance to the Proposed Project would be on Amsterdam Avenue. There would be 24/7 staffing at the front desk and a well-lit exterior.

Area Context

The Site is located in Manhattan Community District 9 in the Hamilton Heights neighborhood. The surrounding area is primarily zoned R6A and R7A with C1-4 and C2-4 overlays along Amsterdam Avenue and 145th Street. The Site is located adjacent to the Hamilton Heights/Sugar Hill Historic Districts.

The Site is well served by transit by the A, B, C, and D trains at 145th Street and St. Nicholas Avenue, the 1 train at 145th Street and Broadway, and the Bx19, M100, and M101 buses.

COMMUNITY BOARD RESOLUTION

On November 20, 2025, Manhattan Community Board 9 (“CB 9”) voted to recommend disapproval of the project with a vote of 30-2-4.

CB 9 also provided comments on the following areas:

1. Proposing an alternative plan with a rezoning to R8A for additional residential FAR and more community space;
2. Replacing BRC as the developer with a different developer with experience in supportive or affordable housing in West Harlem;
3. Correcting the EAS and undergoing an EIS to study the effects on healthcare and mental health services;
4. To have only 15 supportive units for individuals with serious mental illness or substance use disorders with the rest of the supportive housing for young adults who have recently left foster care, seniors, and families;
5. Terminating the involvement of H+H in the project and not having H+H refer their clients to the supportive units;
6. Rejecting the UDAAP designation and not limiting access to healthcare or mental health services;
7. Relocating the three existing health providers on site, Emma Bowen, Heritage Health, and Jackson Ophthalmology; and
8. That they do not believe the process was transparent or reflective of community input.

BOROUGH PRESIDENT’S COMMENTS

We need projects like the one proposed at 1727 Amsterdam Avenue more than ever. Our city and our borough are facing a severe housing and homelessness crisis. The vacancy rate is at an all-time low, hovering around 1.4% citywide, and average rents in Manhattan have reached an astounding \$5,650 a month. Over 4,000 New Yorkers are sleeping on the streets and subways, with another 85,000 individuals in shelters daily. It is essential to have projects that provide critical housing, especially affordable and supportive housing.

The existing building is nonfunctional, an eyesore for the community, and has been draining millions of dollars for years from our Health + Hospitals system. The effort to revitalize this prime corner near public transportation on 145th Street and Amsterdam Avenue has been going

on for years. It required securing competitive financing for a 100% affordable project despite an overstretched pipeline, coordinating with current tenants who were operating at a space that no longer served their needs, and identifying a developer with the experience and capacity to not only develop but to maintain the project and the services it must provide. BRC stepped up as the developer, proposing to add this project to the 1,100 units of permanent housing they operate today and the 500 units they have in the pipeline. BRC, H+H, and now HPD have done extensive engagement for this project, including meeting with elected officials, the community board, the local schools' Parent-Teacher Associations, and other stakeholders. BRC began engaging with CB 9 in 2022 and returned five times in advance of ULURP, which began in the fall of 2025.

We can't turn back from the opportunity for a project that has a developer committed to seeing it through, financing sources identified, and the housing we need. If this project were to go back to the drawing board for a rezoning or other significant change to the application, there is no guarantee that the financing or capacity would exist for the development to happen in the future.

I have heard the concerns about oversaturation of social services in the area. However, this project aims to help address a core challenge that many New Yorkers face daily – the difficulty of finding stable, long-term, affordable housing. The project also includes supportive housing, which is a proven method for addressing homelessness by providing permanent housing with the support of on-site services, with BRC as an experienced service provider. The new building will have 48 units of housing for seniors across the supportive and the affordable units. The local council member and I have also worked to ensure that Emma Bowen will continue providing critical services to the community, both at a temporary home in the neighborhood and then permanently at the site.

I ask that BRC as the developer and future operator continue to engage closely with stakeholders, particularly the closely located P.S. 153 and P.S./M.S. 368 schools. In keeping with BRC's Good Neighbor Policy, an open line of communication will be appreciated to address any questions and concerns as they may arise.

When my office was looking for sites to build new housing in Manhattan, this was one of the few sites in West Harlem we identified. It is time for this project to become a reality, because we can't afford to wait any longer to address our urgent need for housing across our city.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, I recommend **approval** of ULURP Application No. C260071HAM.



Mark Levine
Manhattan Borough President