

EAST HARLEM REZONING PROPOSAL



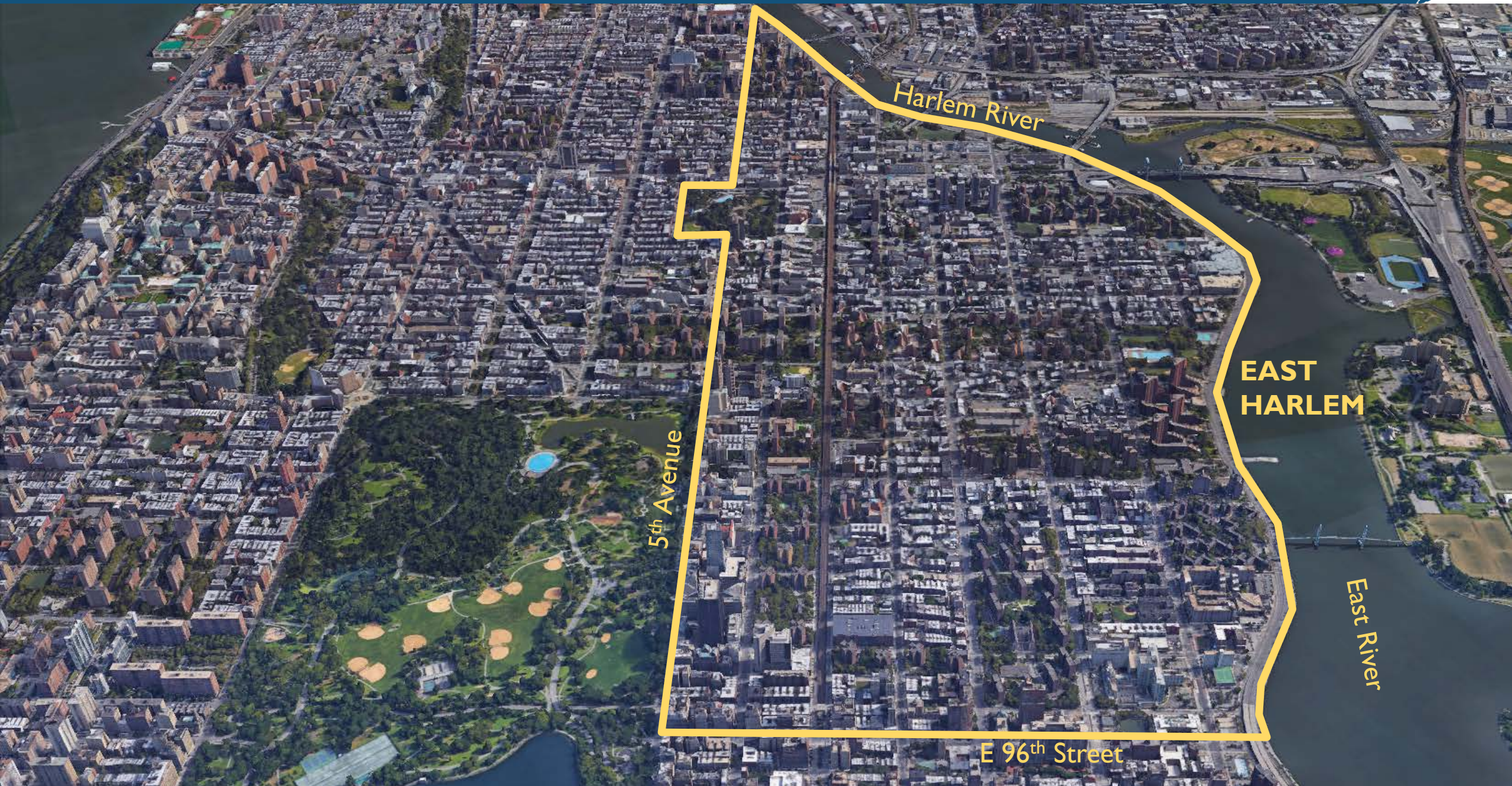
CITY COUNCIL HEARING PRESENTATION

OCTOBER 11 2017

The City's East Harlem Initiative would...

- Bring **4,100 affordable homes** to East Harlem
- Require **all newly-constructed private residential buildings to include affordable homes** in upzoned areas
- Provide needed **infrastructure, programs and services** based on East Harlem community input
- Promote **spaces for jobs** at important transit nodes
- Preserve existing **neighborhood character** in areas with an established built context

East Harlem Geographic Context



East Harlem Geographic Context



**EAST
HARLEM**

5th Avenue



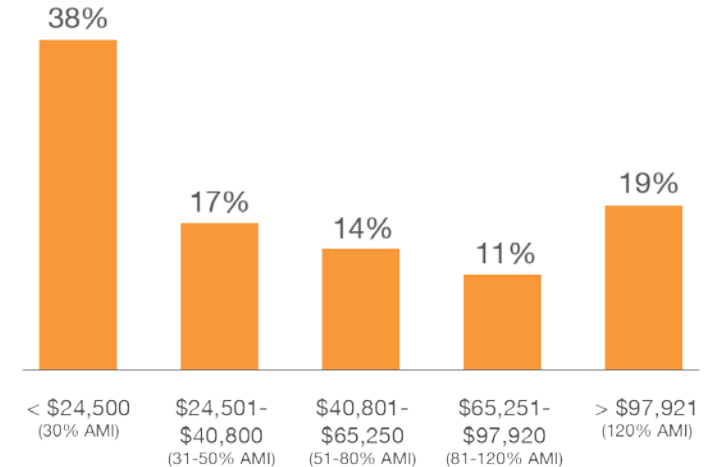
Approximately 43% of households in CD11 are at or below 30% of AMI¹

- Approximately **17%** of households in CD11 **not living in NYCHA** or other government-assisted housing are at or below 30% of AMI²
- HPD has created new term sheets specifically intended to serve those earning 30% of AMI in new affordable housing on public sites

East Harlem is currently facing **growing real estate pressures** and rapid neighborhood change:

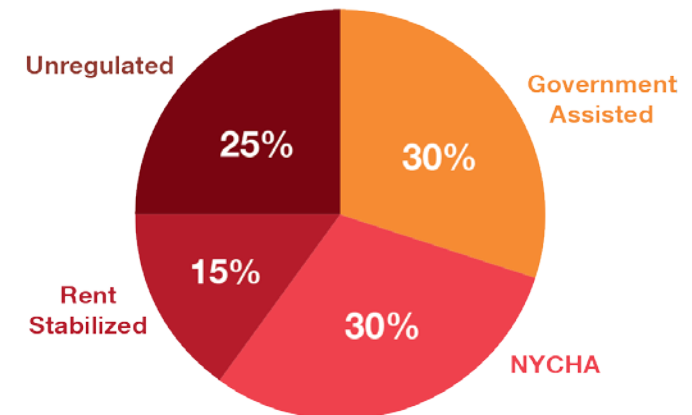
- More than half of all CD11 Households are considered “rent burdened”¹
- Between 2000 and 2014, median gross rents increased by 40% (compared to 24% citywide)¹
- **No affordability required** under current zoning

Household Income Distribution (CD11)



Sample incomes are for a three-person household based on 2016 HUD Income Limits; ACS, 2011-15

Regulatory Status of Existing Homes (CD11)



HPD Research and Evaluation, 2016

Special I 25th Street District

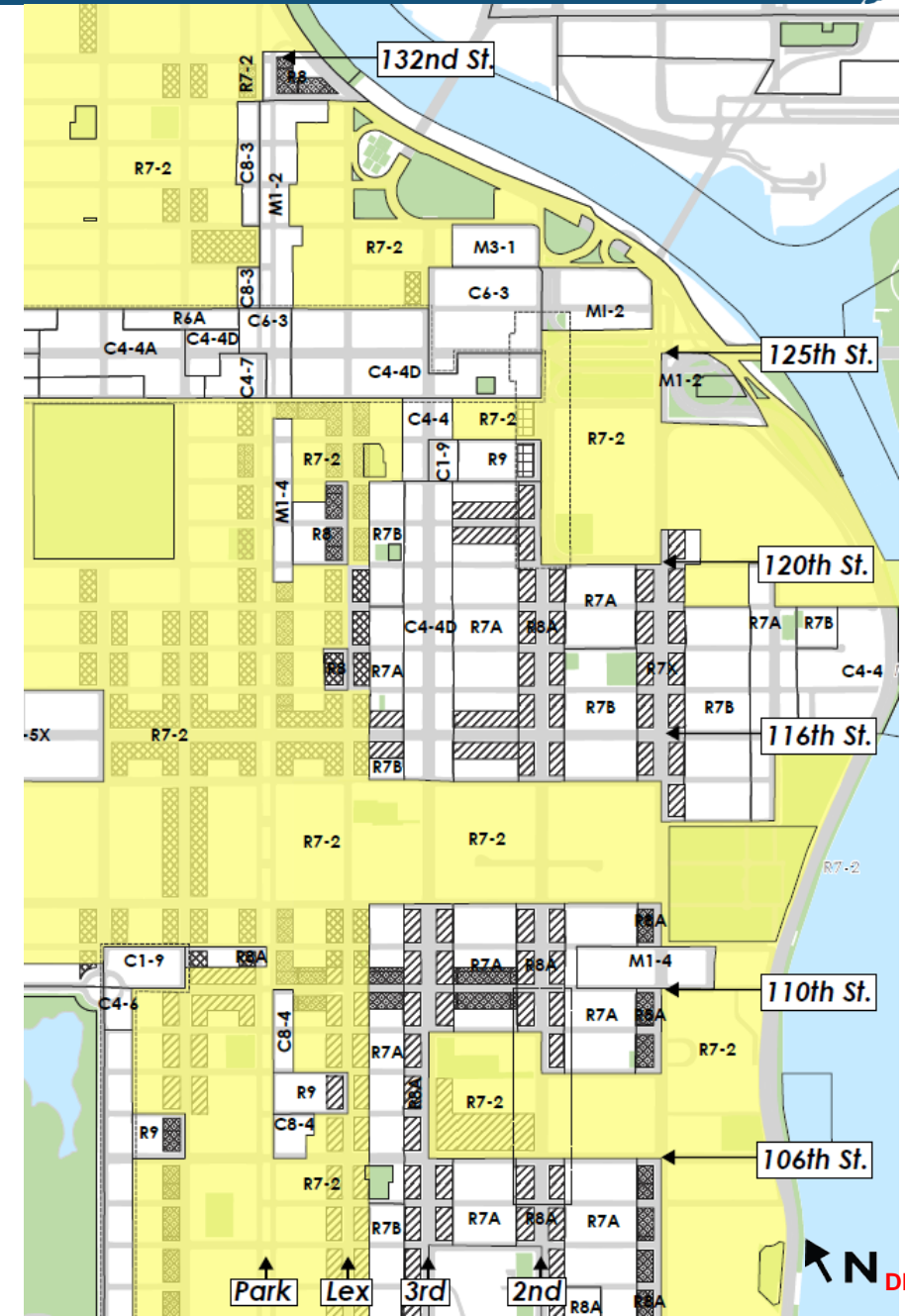


Existing Zoning – Tower Districts

R7-2 “tower” districts were widely mapped in 1961



This resulted in several 20- to 35- story “tower-in-a-park” buildings throughout the neighborhood



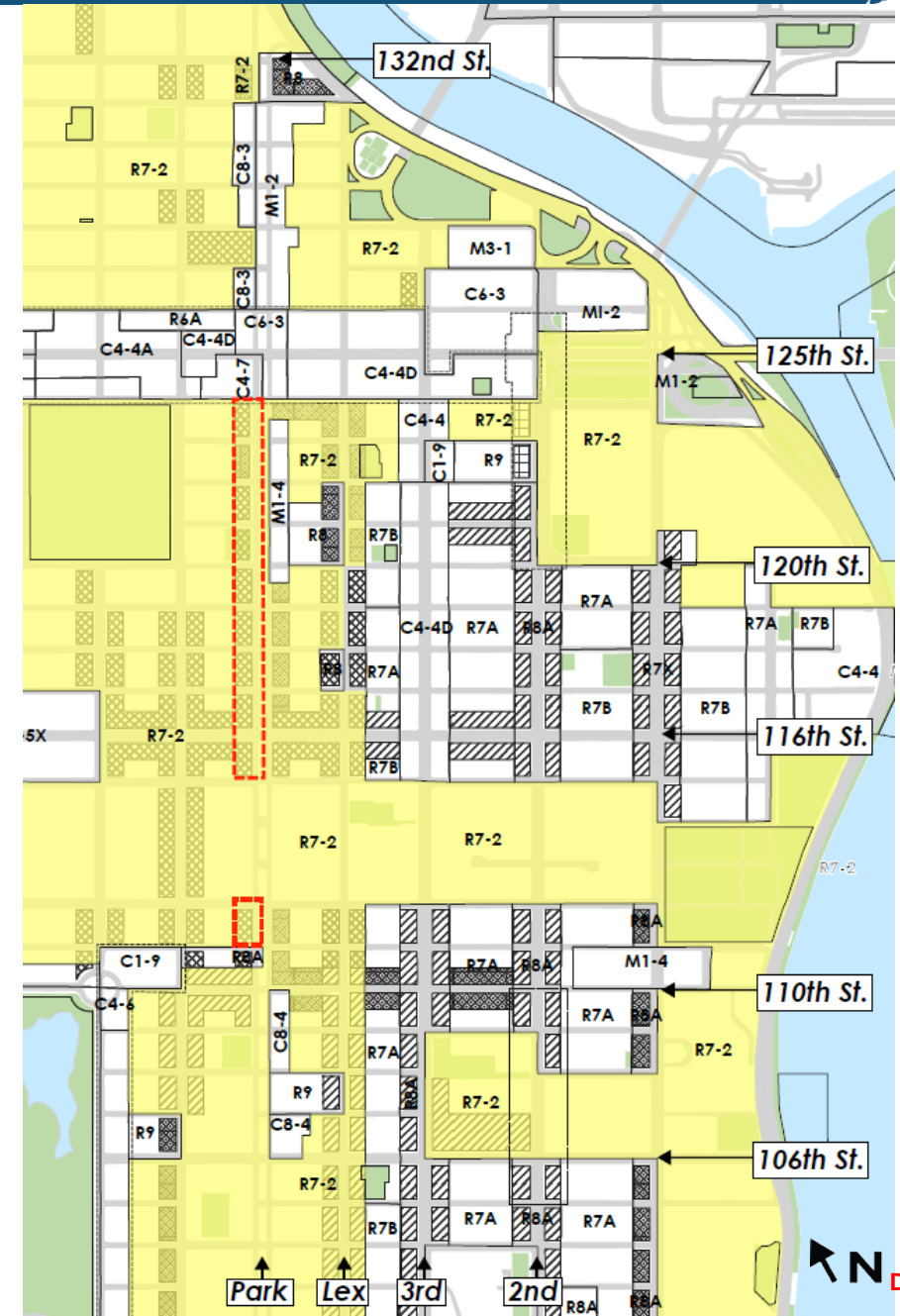
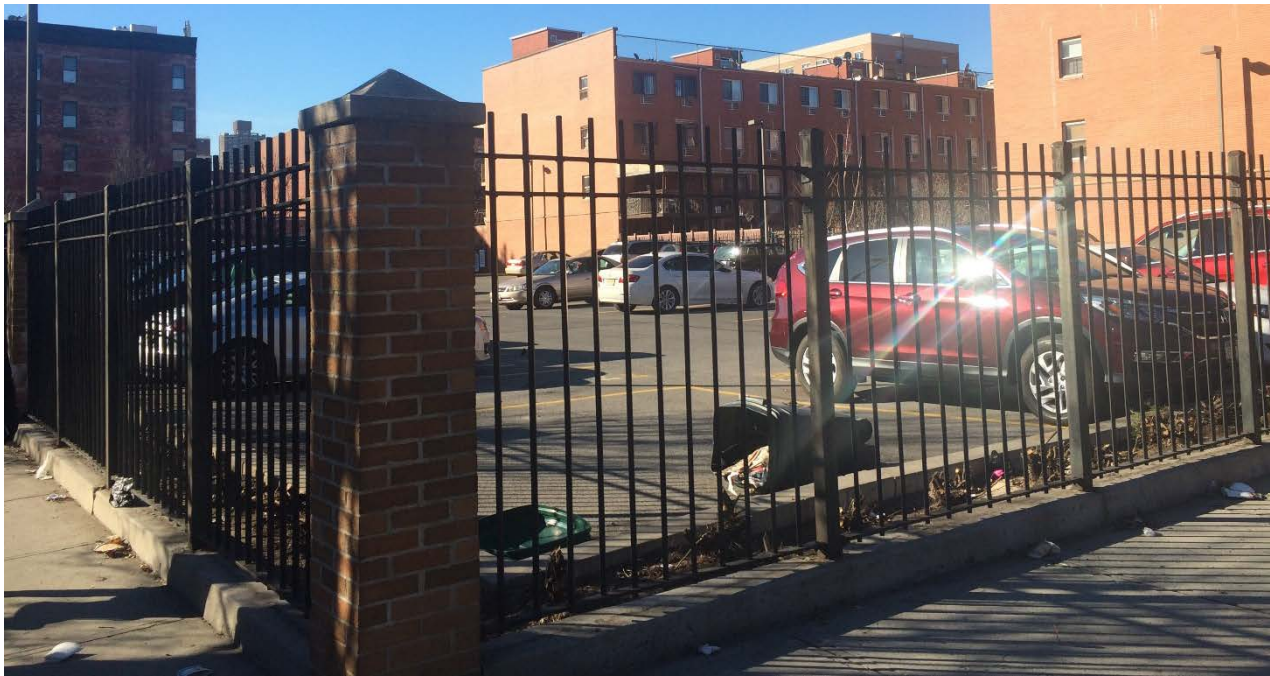
Existing Zoning – Tower Districts

R7-2 “tower” districts were widely mapped in 1961



This resulted in several **20- to 35- story** “tower-in-a-park” buildings throughout the neighborhood

Residential uses are prohibited near the Metro-North viaduct within the Milbank-Frawley Urban Renewal Area

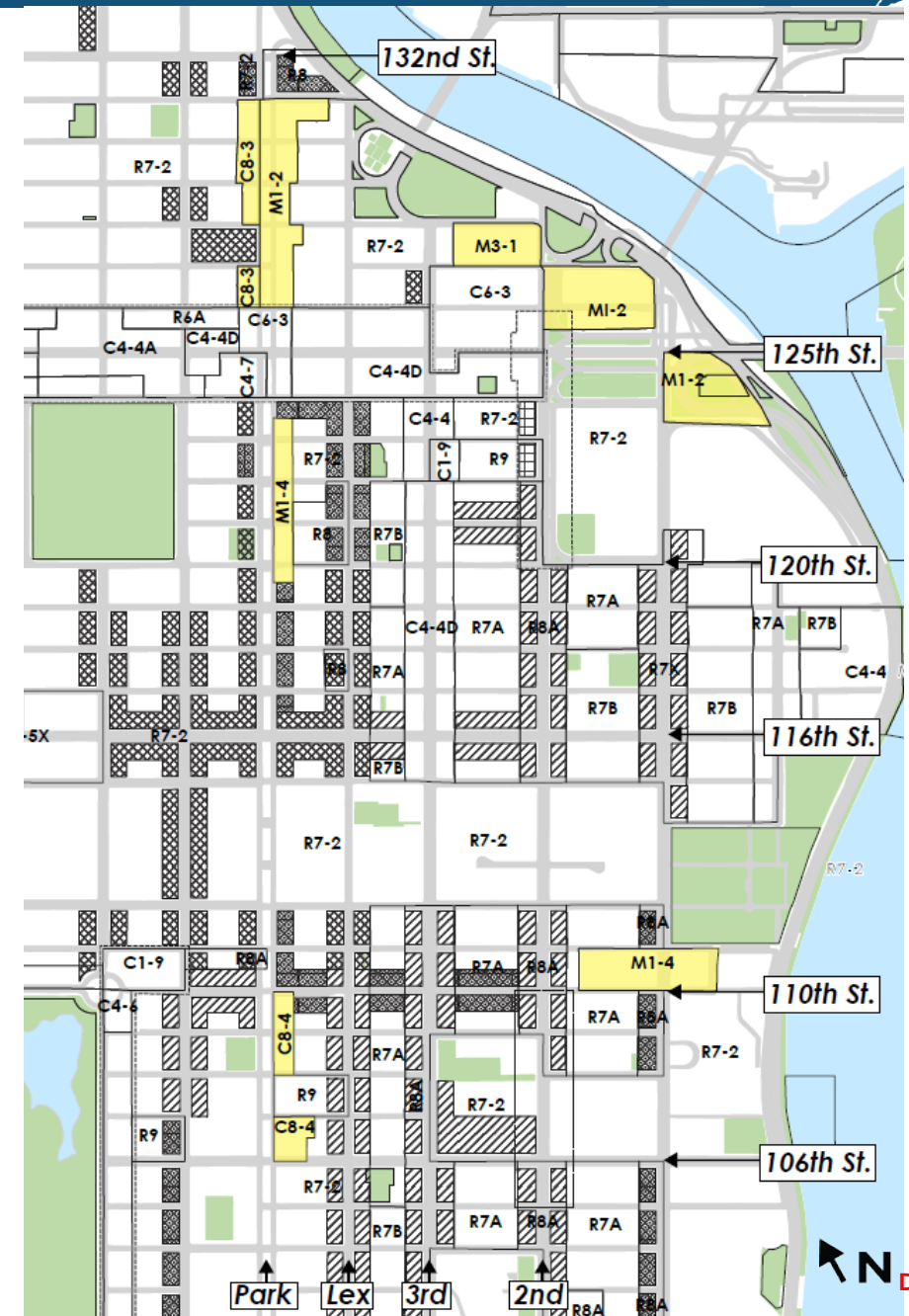
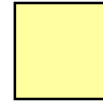


Existing Zoning – Auto-Oriented Commercial and Manufacturing Districts

Auto-oriented commercial and manufacturing districts are scattered throughout East Harlem

Residential uses are **not permitted** in these districts

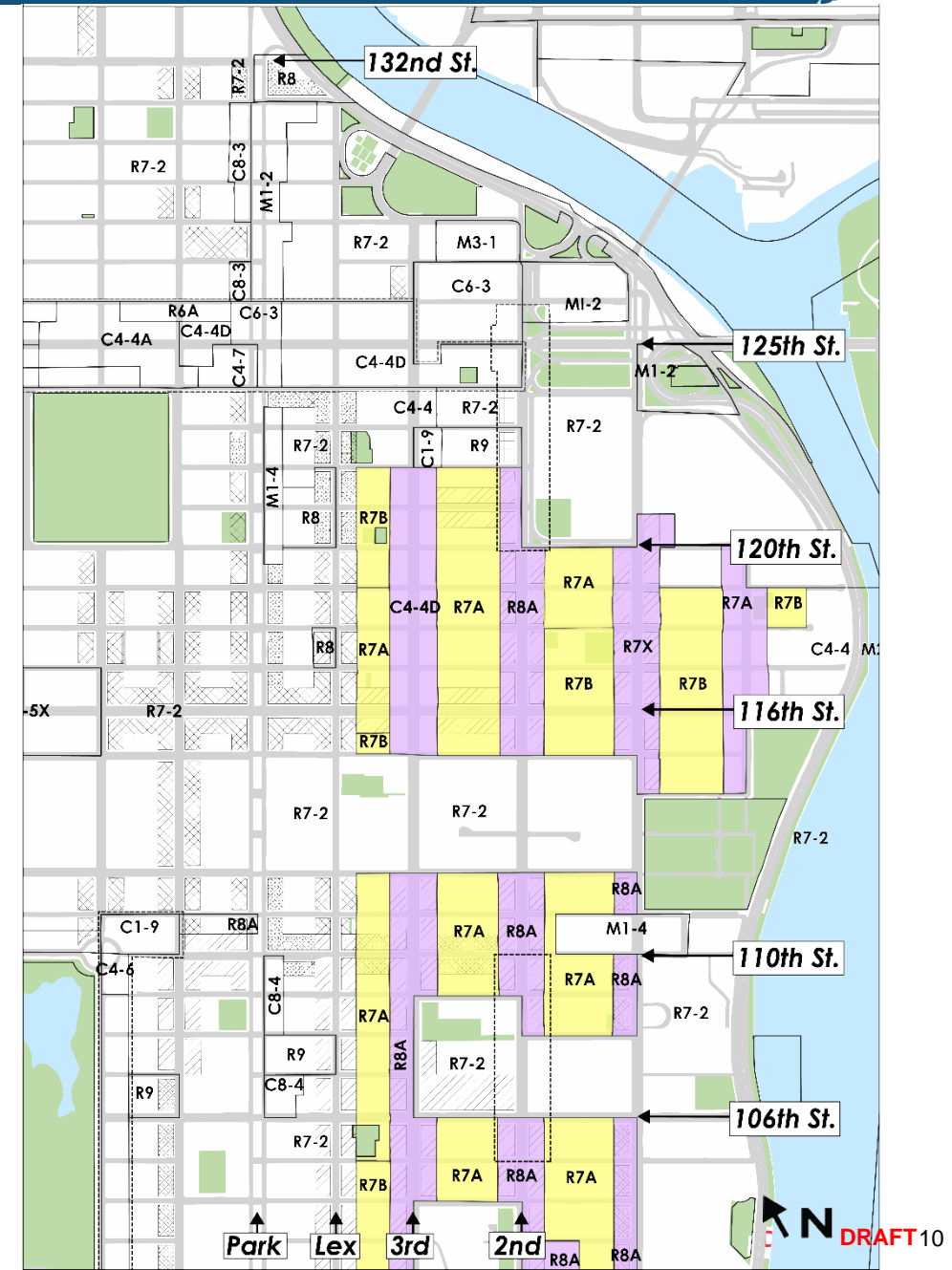
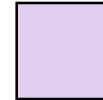
These are primarily **low-density districts**, many of which are located along Park Avenue



Existing Zoning – 2003 Rezoning

Intended to create **new housing** and **preserve** the **character** of East Harlem, east of Lexington Avenue

- **Upzoning** to R8-equivalents along First, Second and Third Avenues
- R7A and R7B **contextual districts** with height caps and required street walls introduced on many midblocks



Existing Zoning – Special Transit Land Use (TA) Districts

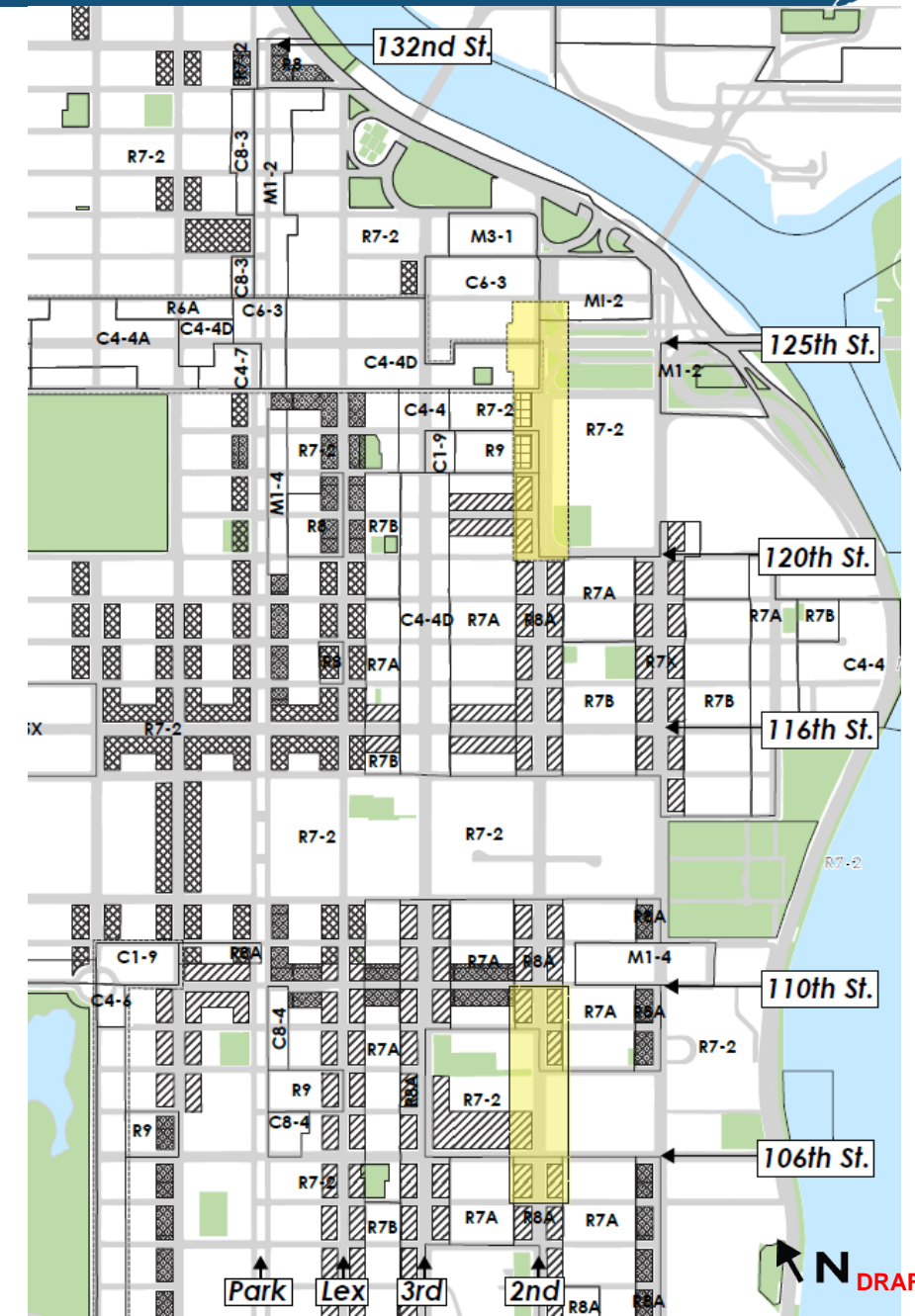
TA Districts originally mapped in East Harlem in the 1970s



Intended to guide new development near future **Second Avenue Subway** stations

Encourages **direct connections** to **subway platforms** within new mixed-use developments

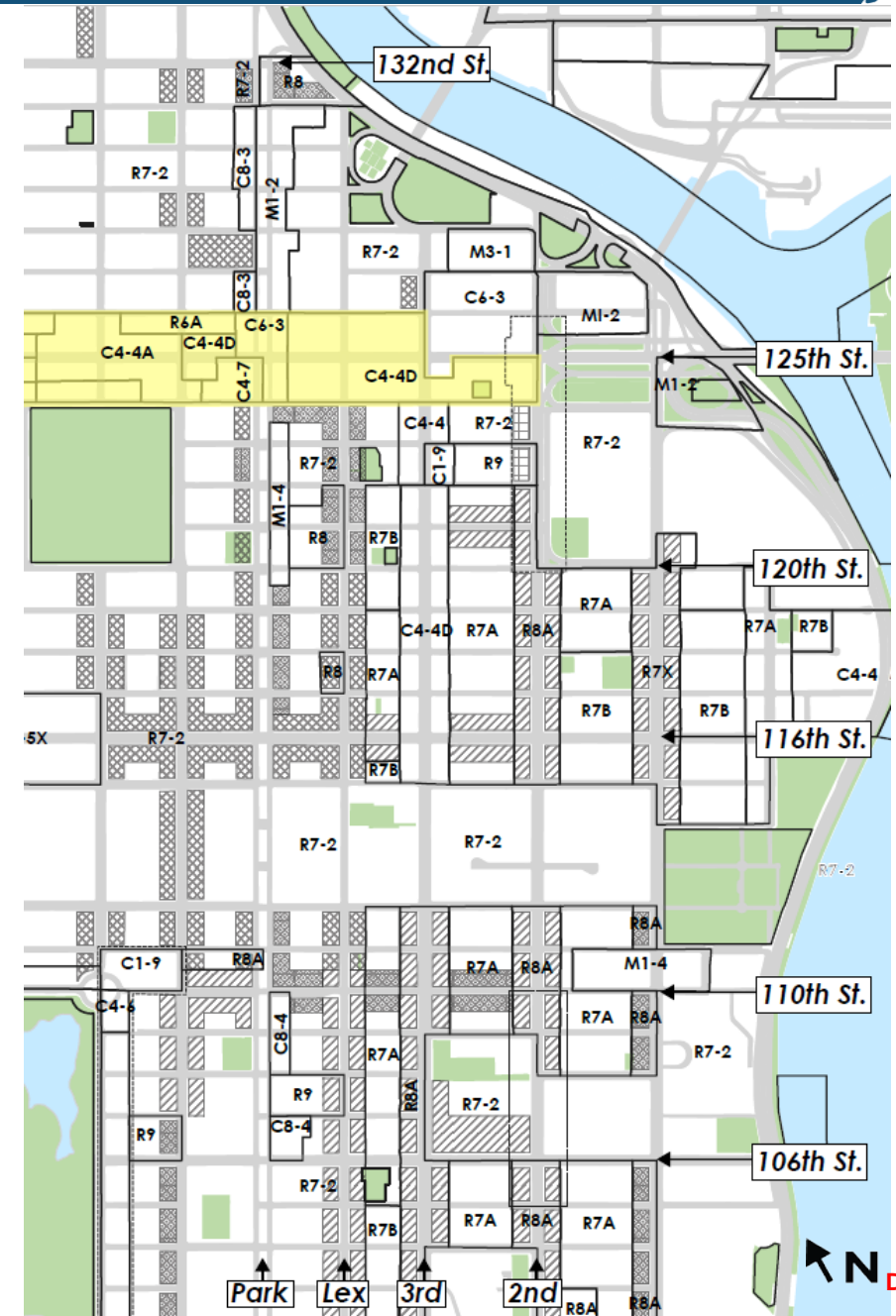
Establishes a process to determine whether an easement is needed for **subway access**



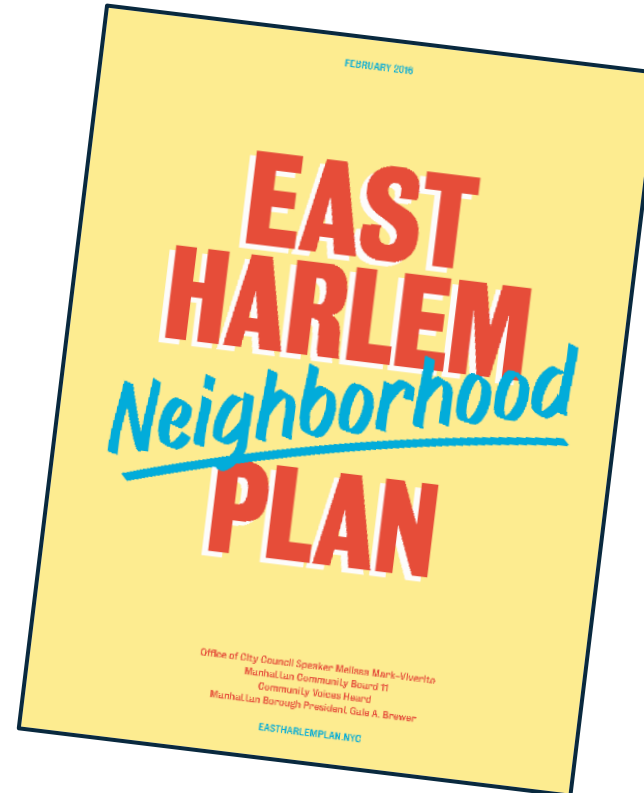
Existing Zoning – Special 125th Street District

Established in 2008 to promote **economic revitalization** and **mixed-use development** along the corridor

- **Overly-restrictive height limits** throughout
- Includes **Voluntary Inclusionary Housing (IH)** program areas



- The Administration's East Harlem Initiative was announced in 2015 as a part of *Housing New York*
- In response, City Council Speaker Melissa Mark-Viverito spearheaded the **East Harlem Neighborhood Plan (EHNP)** process
 - Led by a **Steering Committee** comprised of local residents, stakeholders and elected officials
 - Intended to **place community needs front and center** in future rezoning efforts
 - The EHNP document was released in February of 2016



PROJECT PARTNERS

Office of City Council Speaker
Melissa Mark-Viverito
Manhattan Community Board 11
Community Voices Heard
Manhattan Borough President
Gale A. Brewer

STEERING COMMITTEE

32BJ Service Employees
International Union
Artimus Construction
CIVITAS
Community Voices Heard
Construction & General Building
Laborers Local 79
Councilmember Inez Dickens
El Barrio's Operation Fightback
Elmendorf Reformed Church
El Museo del Barrio
Harlem RBI
Johnson Houses Tenant
Association
Lott Community Development
Corporation
Manhattan Community Board 11
Manhattan Borough President
Gale Brewer
New York Academy of Medicine
New York Restoration Project
Office of City Council Speaker
Melissa Mark-Viverito
Renaissance Charter High
School for Innovation
Union Settlement Association
Union Settlement Business
Development Center
WE ACT for Environmental
Justice

Steering Committee East Harlem Neighborhood Plan - Process

City Planning participated in the extensive East Harlem Neighborhood Planning process, as organized by the Steering Committee.

Neighborhood Topic	Steering Committee Lead	City Agency	Steering Committee Meeting Date
Open Space & Recreation + Arts & Culture	New York Restoration Project (NYRP) El Museo	Parks and Recreation Cultural Affairs	June 4 th , 2016
Pre-K, Daycare & Afterschool + Schools & Education	Harlem RBI Innovation High School	DOE, DYCD, ACS	July 1 st , 2016
Housing Preservation + NYCHA	Lott CDC Operation Fightback Johnson Houses TA Pres.	HPD, NYCHA	July 29 th , 2016
Small Businesses, Workforce & Economic Development	Union Settlement	SBS, EDC	Sept. 10 th , 2016
Zoning & Land Use + Affordable Housing Development	CIVITAS	DCP	October 22 nd , 2016
Transportation, Environment & Energy + Safety + Health & Seniors	NYAM, WeAct	DOT, DOHMH, DFTA	November 19 th , 2016



PRIORITY OBJECTIVES

Open Space &
Recreation

Schools &
Education

Pre-K, Daycare &
Afterschool

NYCHA

Safety

Small Businesses,
Workforce &
Economic
Development

Arts & Culture

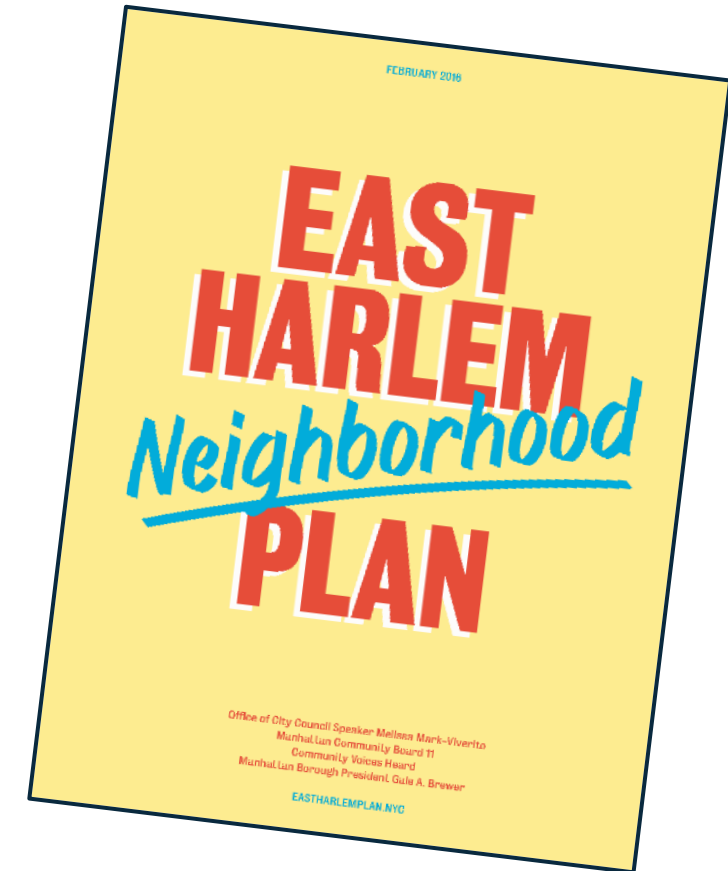
Transportation,
Environment &
Energy

Health & Seniors

Zoning &
Land Use

Housing
Preservation

Affordable
Housing
Development



ZONING & LAND USE

OBJECTIVES & RECOMMENDATIONS

1.

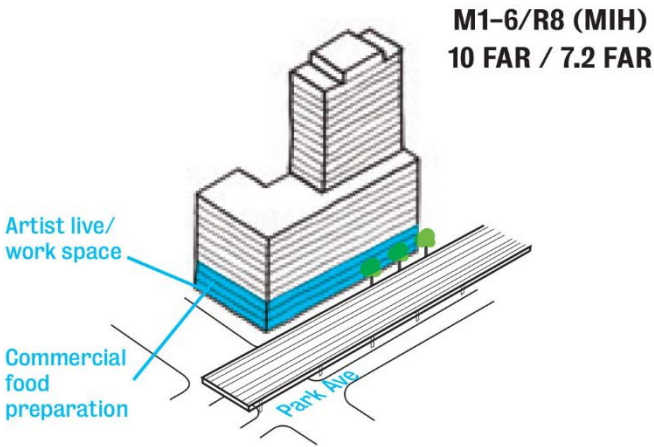
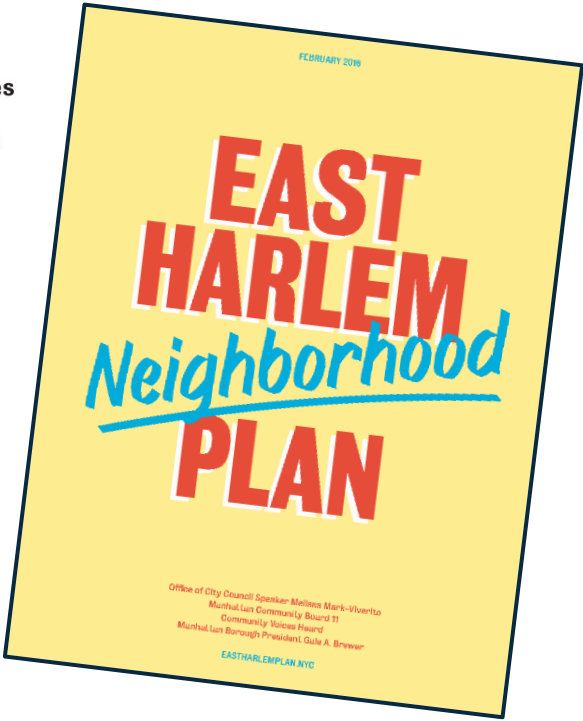
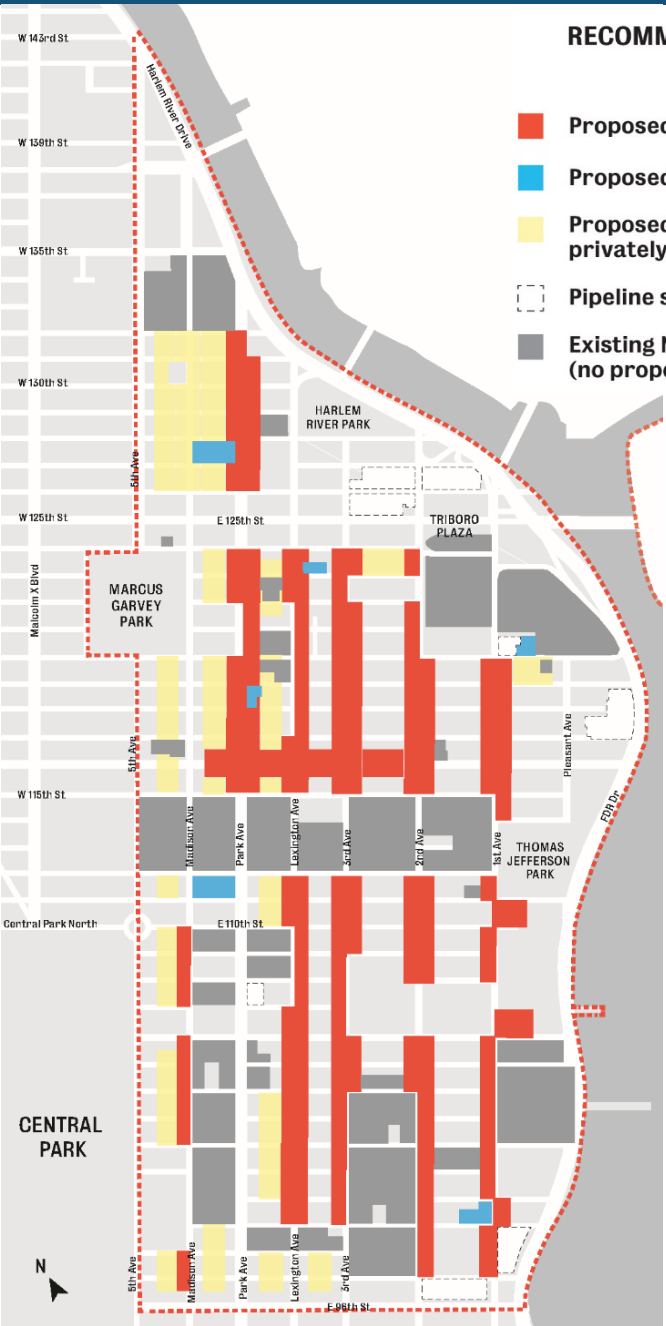
Preserve important East Harlem buildings and reinforce neighborhood character.

2.

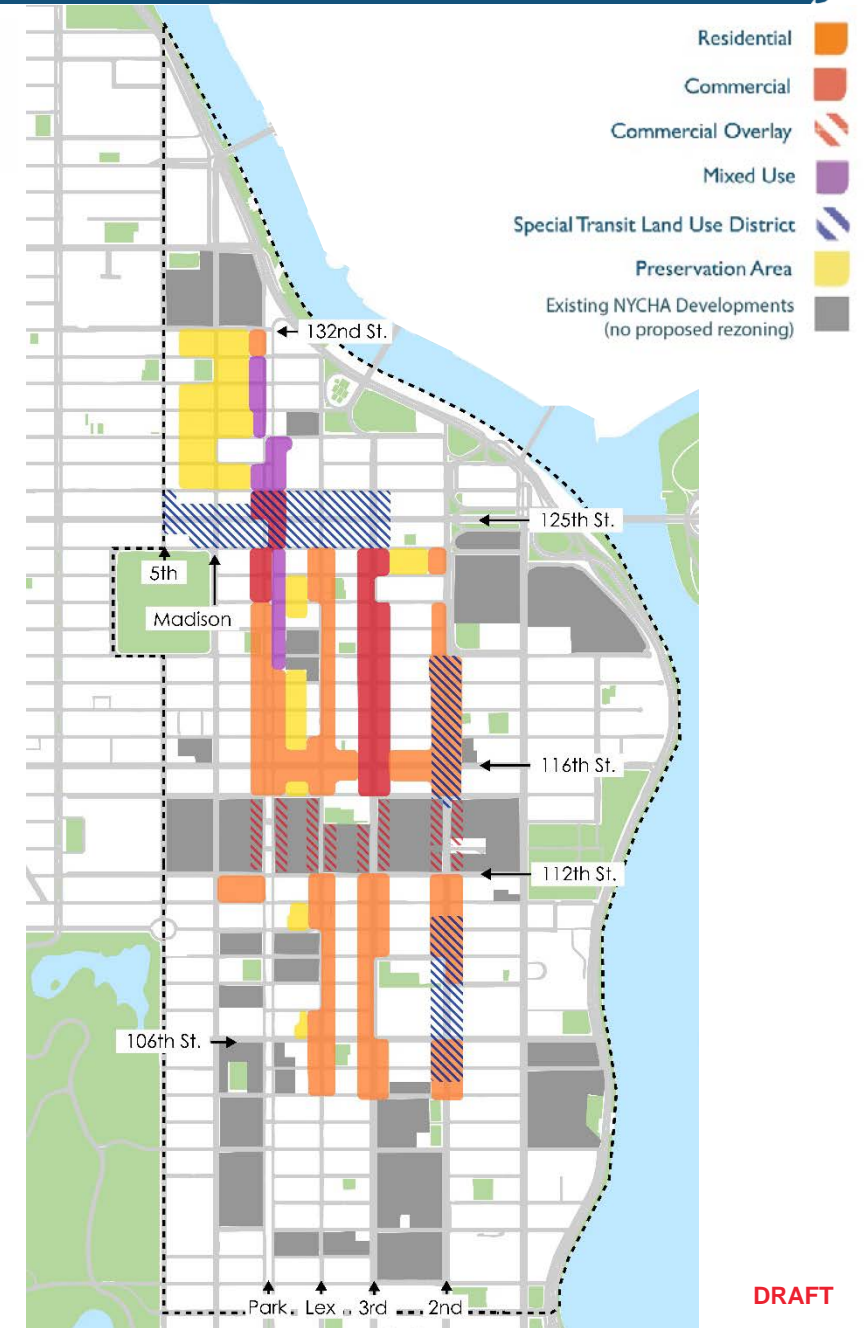
Allow for increased density in select places to create more affordable housing and spaces for jobs.

3.

Improve and create more services and amenities for the East Harlem community through any new development on private and public sites.



- Create opportunities for requiring permanently **affordable housing**
- Create opportunities for **economic development**
- Incorporate relevant capital **infrastructure** needs
- Preserve the built **neighborhood character**
- Establish **urban design** controls

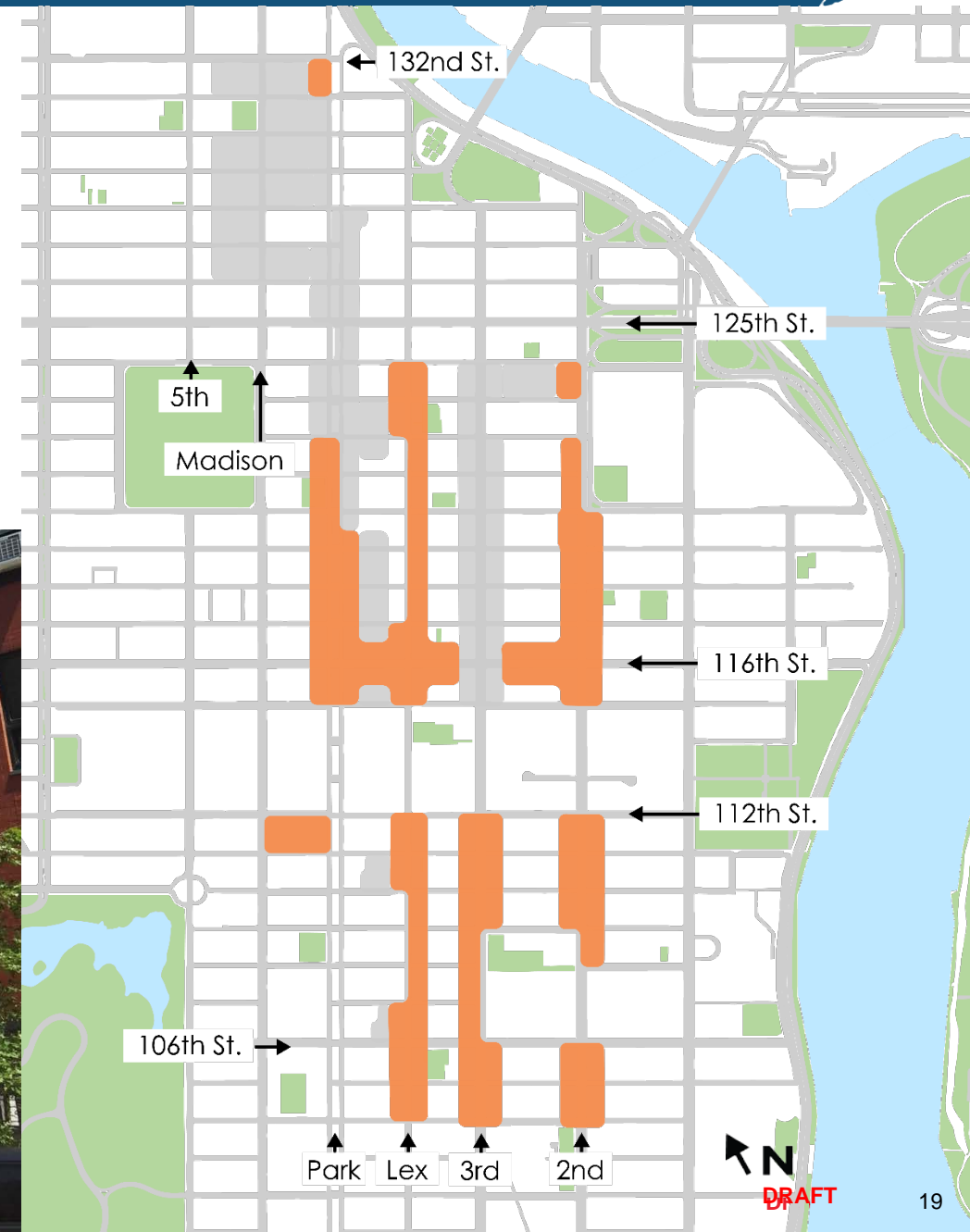
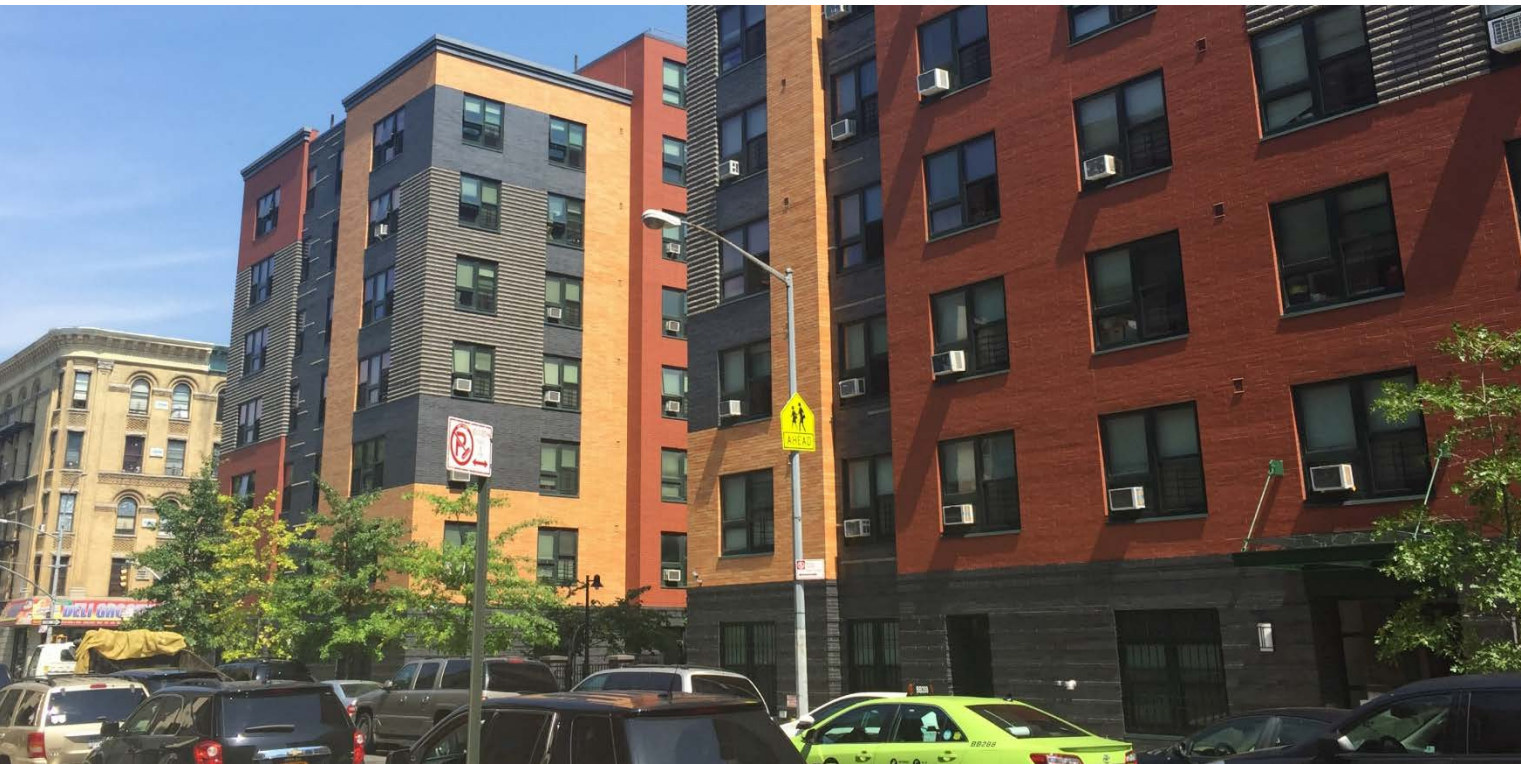


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DCP East Harlem Rezoning – Proposed Zoning Approach


- **Require affordability** through the MIH program
- Promote housing in **opportunity areas** where it's most appropriate

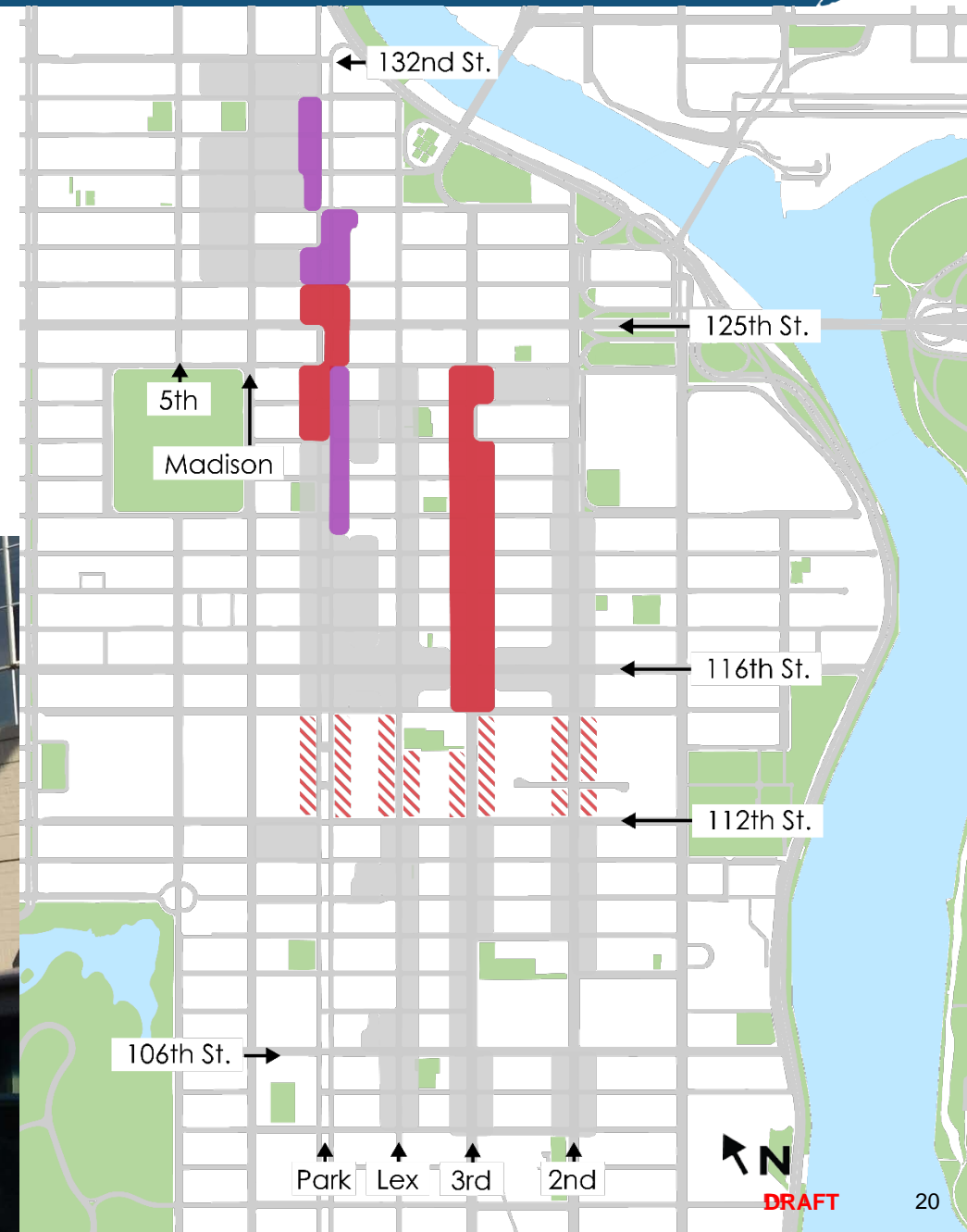
Residential



DCP East Harlem Rezoning – Proposed Zoning Approach

- Require the creation of **spaces for jobs**
- Bring economic development to **transit-rich** areas of East Harlem

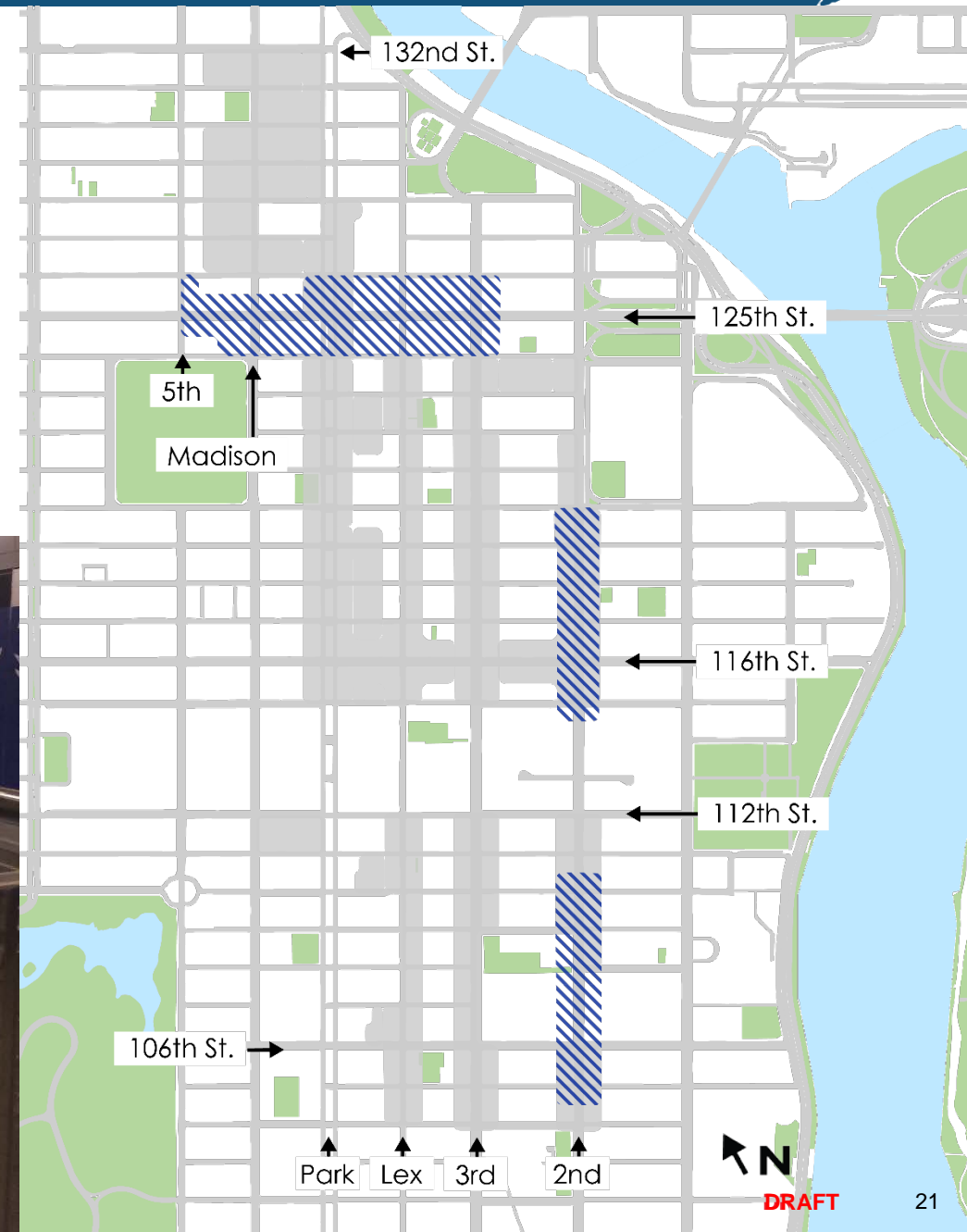
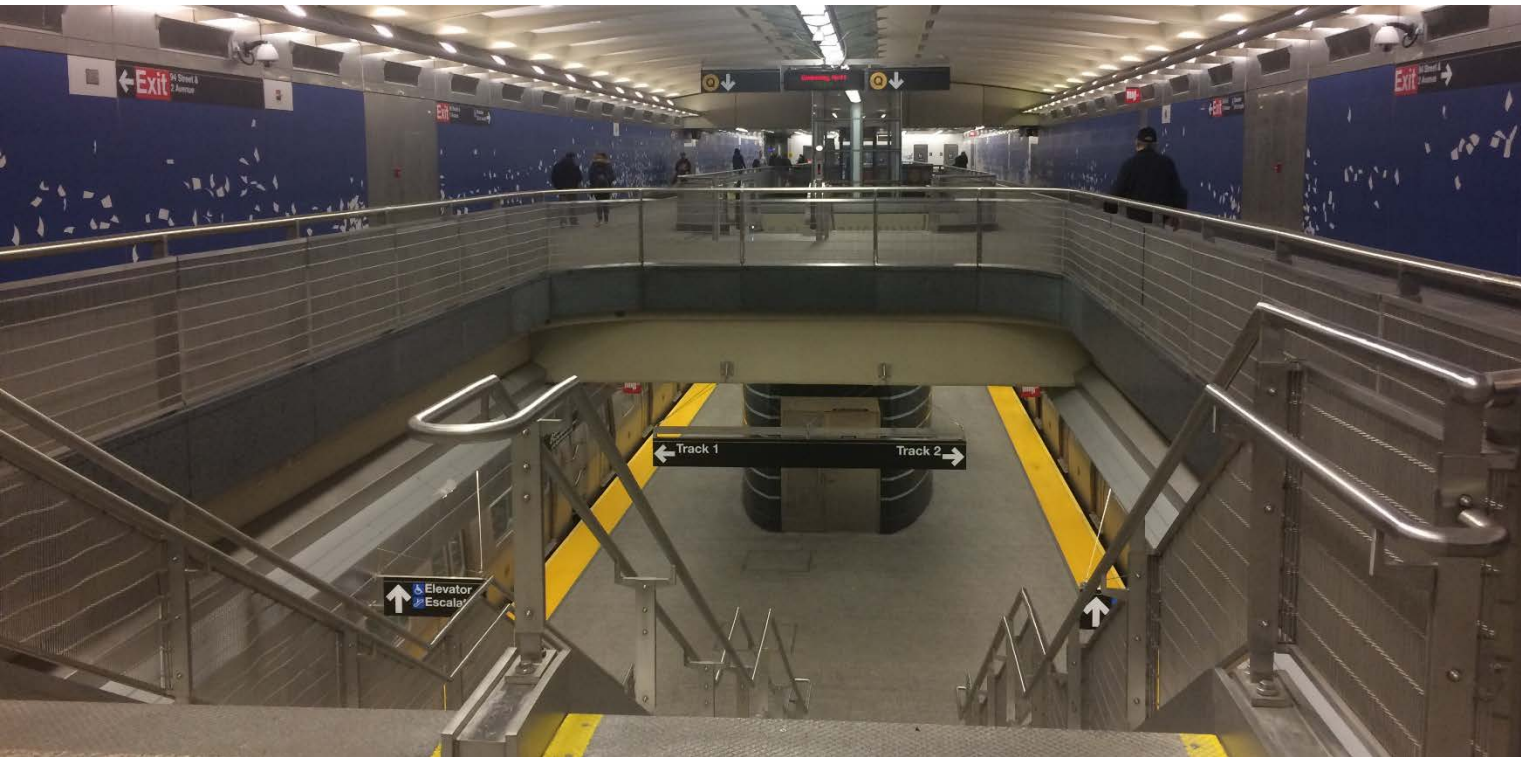
Commercial 
Commercial Overlay 
Mixed Use 



DCP East Harlem Rezoning – Proposed Zoning Approach

- Reflect current plans for **Phase II** of the **Second Avenue Subway**
- Encourage **direct connections to the subway** within new mixed-use buildings

Special Transit Land Use
(TA) District



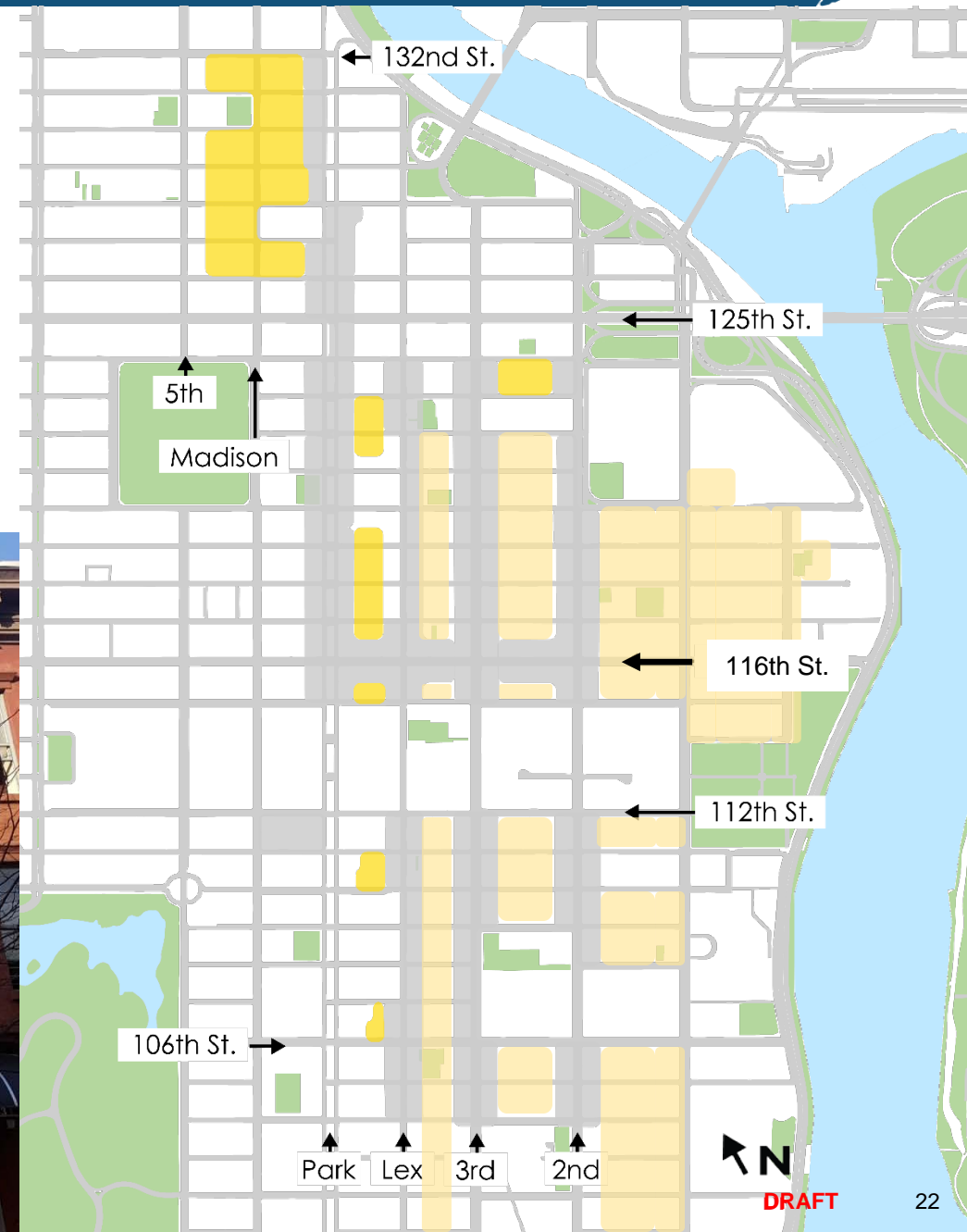
DCP East Harlem Rezoning – Proposed Zoning Approach

- **Protect the neighborhood character of East Harlem**
- Ensure new buildings are **appropriate within the established built context**

Proposed Preservation Area



Existing contextual district



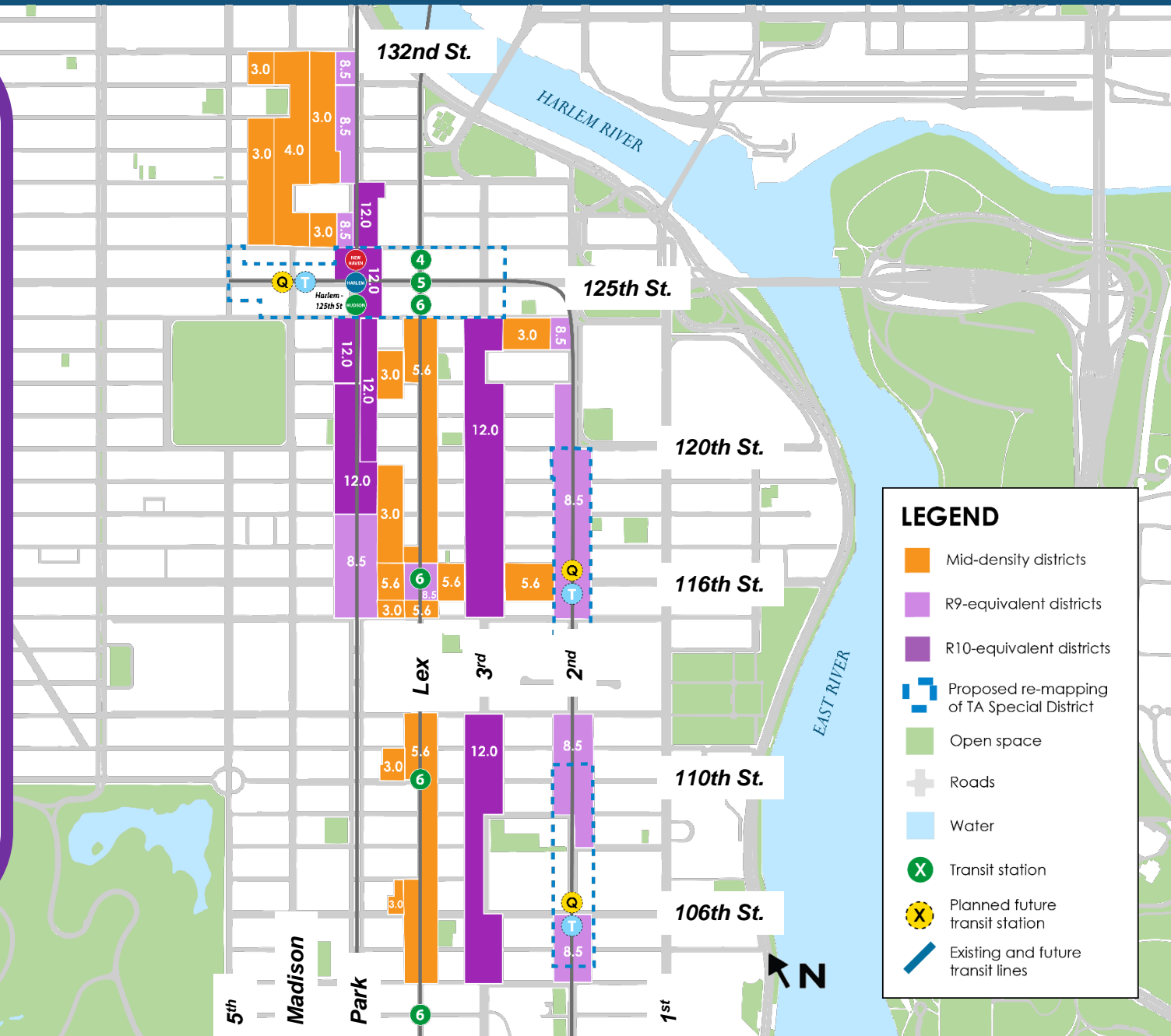
DCP East Harlem Rezoning Proposal – Maximum Permitted Density (FAR)

Density proposed in areas with the most **access to transit**

Balanced approach establishes a hierarchy of corridors

Higher densities proposed in areas with the most **opportunity to realize shared goals**

Lower densities proposed in areas with an **established and consistent built context**



DCP East Harlem Rezoning Proposal – Maximum Heights as certified (ft)

Certified height limits:

Depicted in areas outlined in **orange**:

Contextual Districts

R7B – 7 stories (75')

R7A – 8 stories (85')

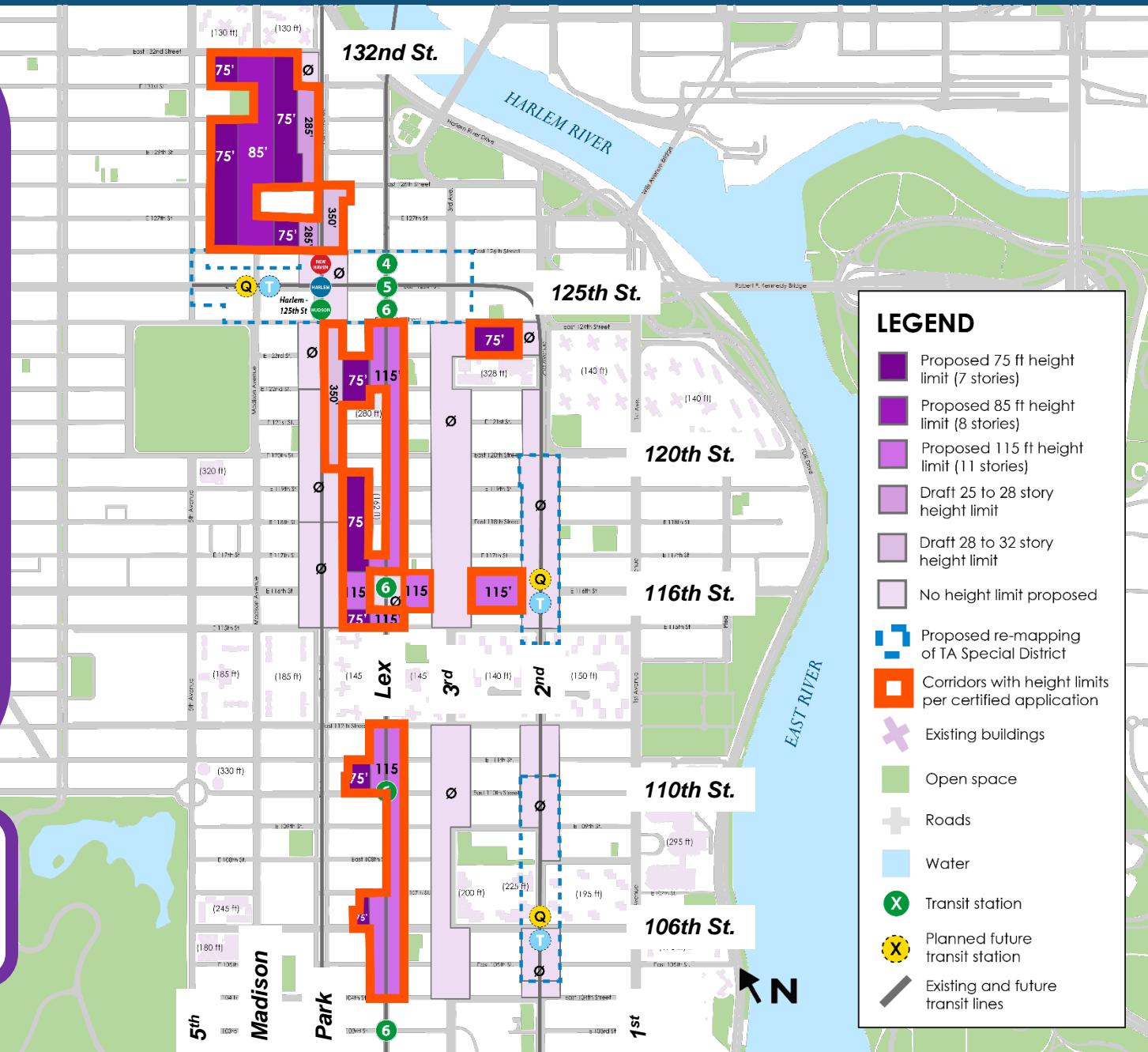
R7D – 11 stories (115')

Mixed-use Districts

MI-6/R9 –
28 stories (285')

MI-6/R10 –
35 stories (350')

No height limit originally
proposed in other areas

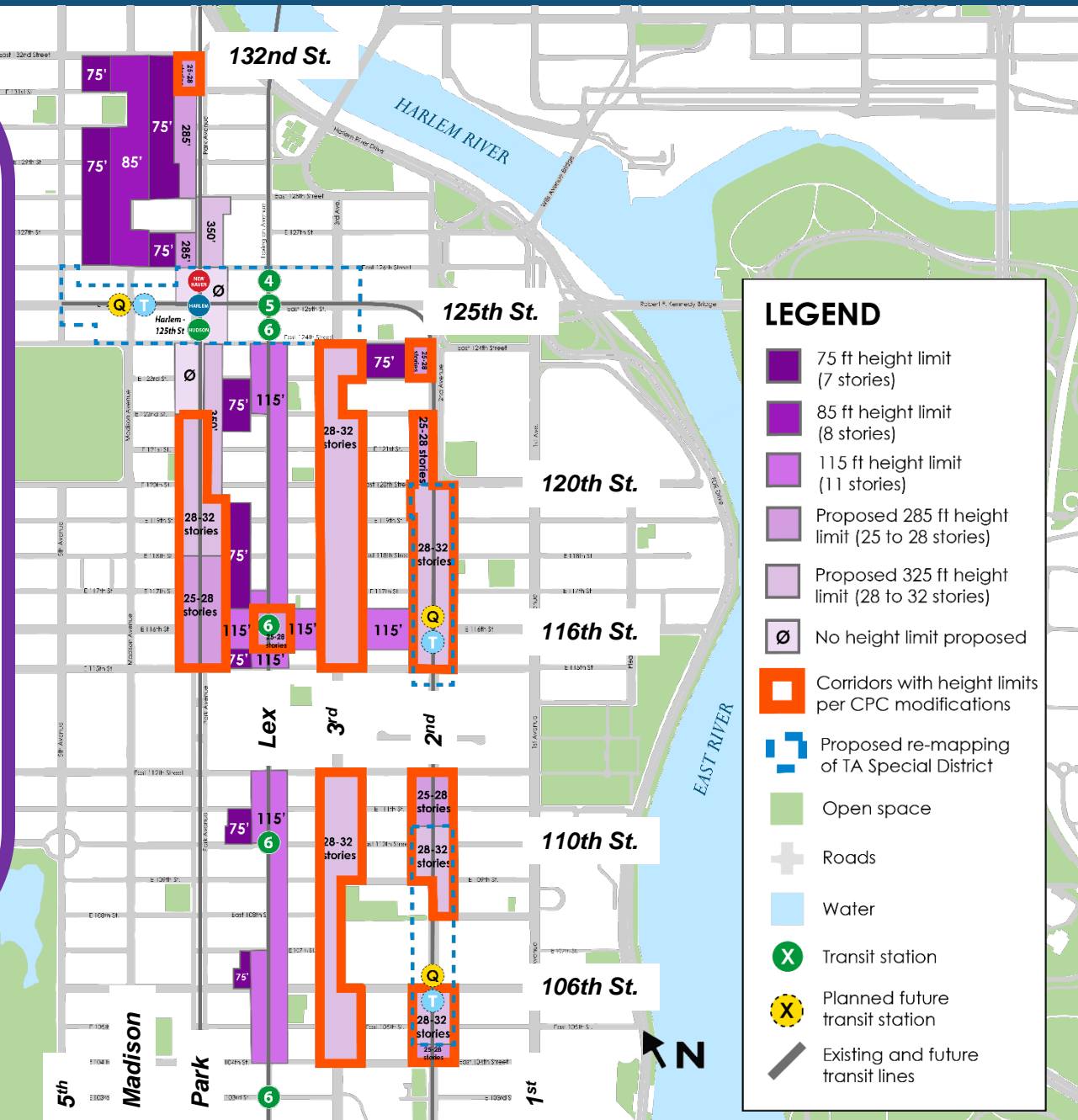


DCP East Harlem Rezoning Proposal – City Planning Commission Modifications

New height limits on Second, Third, Lexington and Park Avenues depicted in areas outlined in **orange**:

- 25 to 28 stories (285') for most R9-equivalent districts
- 28 to 32 stories (325') for most R10-equivalent districts
- **Flexibility** to accommodate subway infrastructure and required non-residential FAR

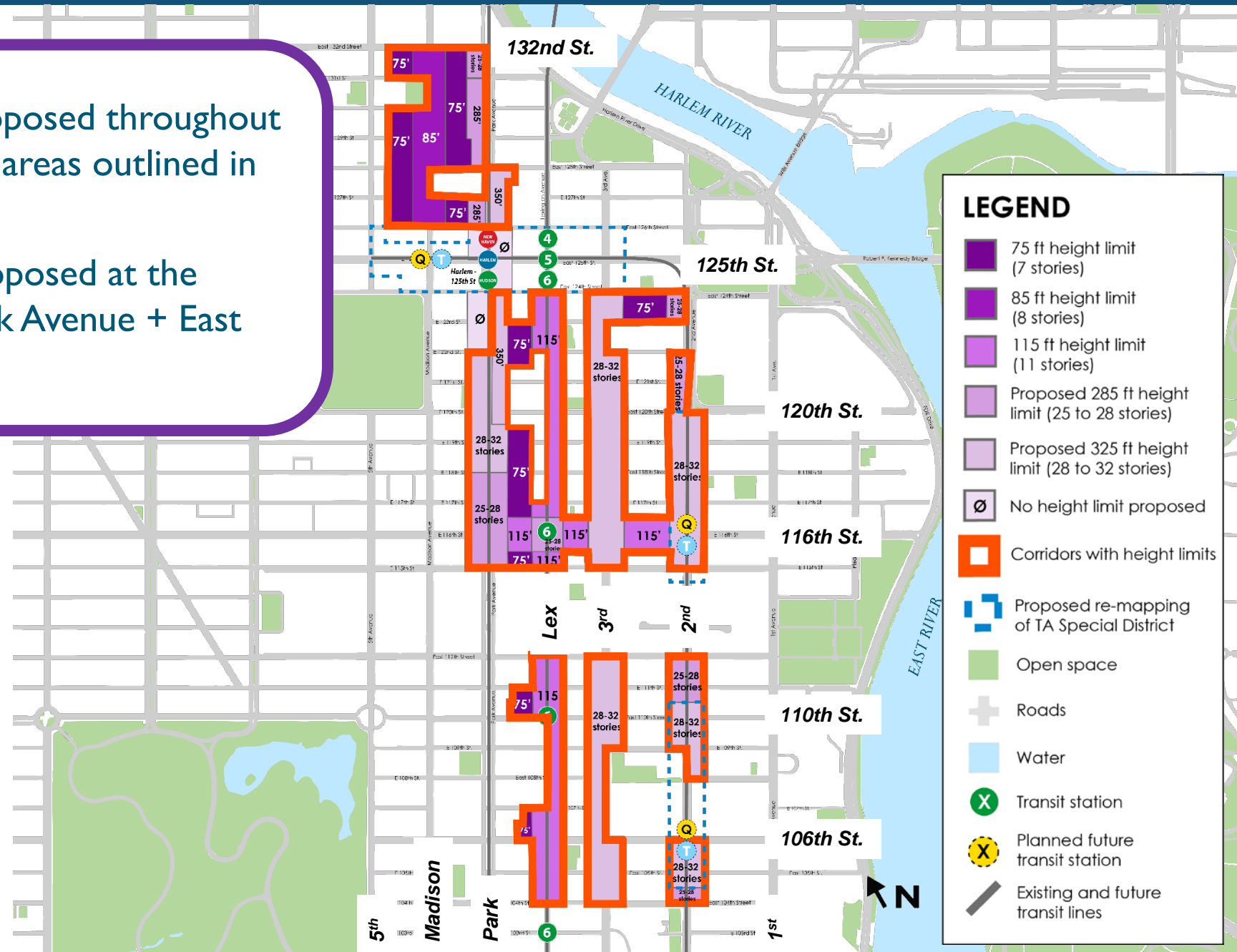
Provides **predictability** of built form without resulting in a monotonous, uniform streetscape



DCP East Harlem Rezoning Proposal – All Areas Covered by Height Limits

Height limits proposed throughout the project area in areas outlined in **orange**.

No height limit proposed at the transit node at Park Avenue + East 125th Street



Zoning Map Amendments

- Zoning district changes
- Map Special East Harlem Corridors District
- Re-map Special Transit Land Use Districts

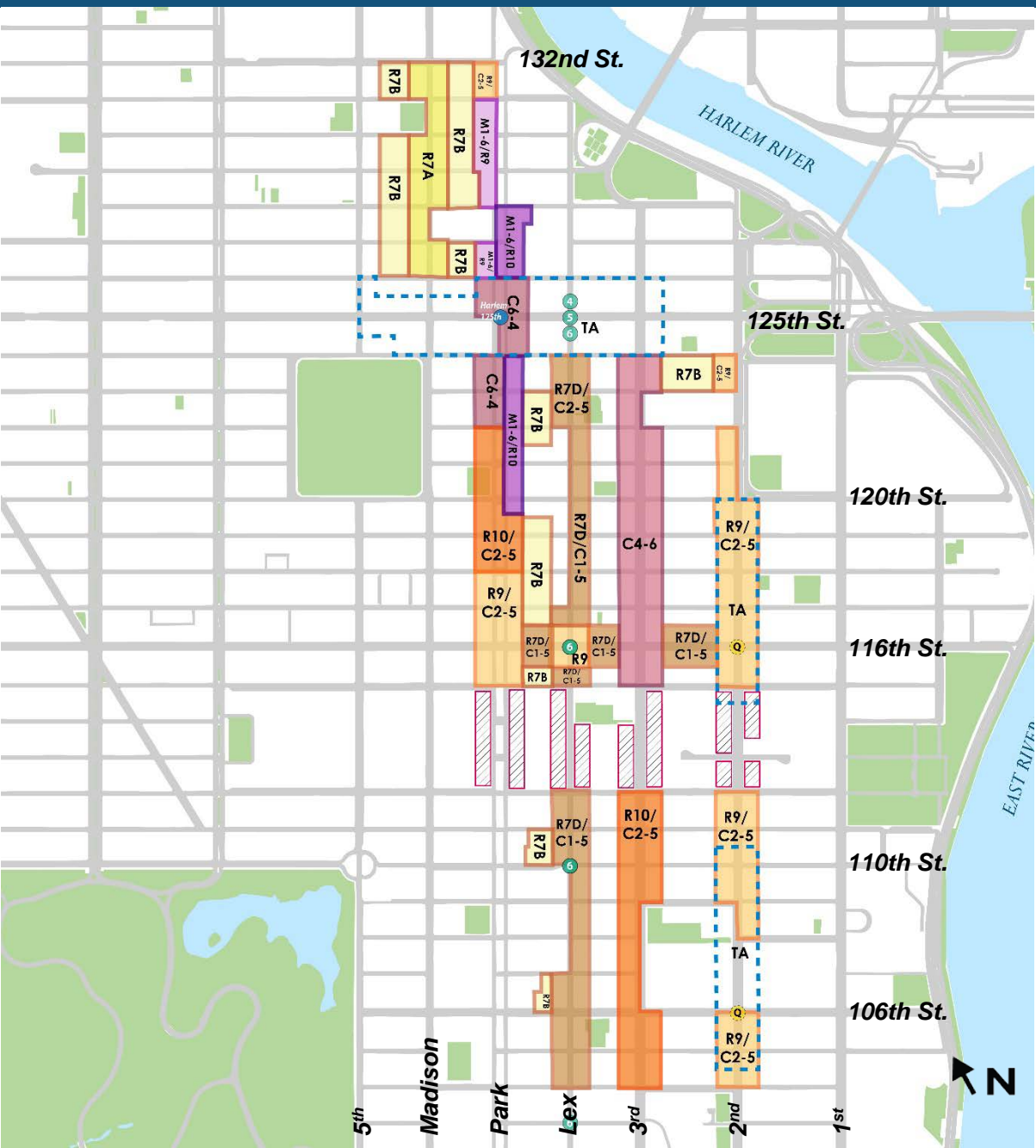
Zoning Text Amendments

- New Special East Harlem Corridors District text
- Amend Special I25th Street District text
- Amend Special Transit Land Use District text
- Amend Appendix F to establish MIH areas

Amend Milbank-Frawley Urban Renewal Plan



DCP East Harlem Rezoning Proposal



DCP East Harlem Rezoning Proposal



East Harlem Neighborhood Initiative – Interagency Coordination

The rezoning is **only one piece** of the City's larger East Harlem Initiative

We've collaborated with other agencies, community stakeholders and the EHNP Steering Committee to **prioritize** and **target neighborhood investments**

We're also working to document and catalog potential **public realm** improvements to ensure a coordinated, neighborhood-wide approach



Achievements to date:

East Harlem Housing Plan

Draft issued: May 1, 2017



Department of
Housing Preservation
& Development

Recommendations include:

- Prioritize the development of **2,600 affordable homes** and community amenities on publicly-owned land;
 - Commitment that 20% of units will be made available at **30% of AMI** at three sites
- Implement **new term sheets** that reach deeper levels of affordability, and **new RFP policies** that make it easier for community development organizations to compete.
- Award \$500,000 for the development of the **East Harlem/ El Barrio Community Land Trust**
- Study feasibility of a **Certificate of No Harassment** program in target areas



Achievements to date:

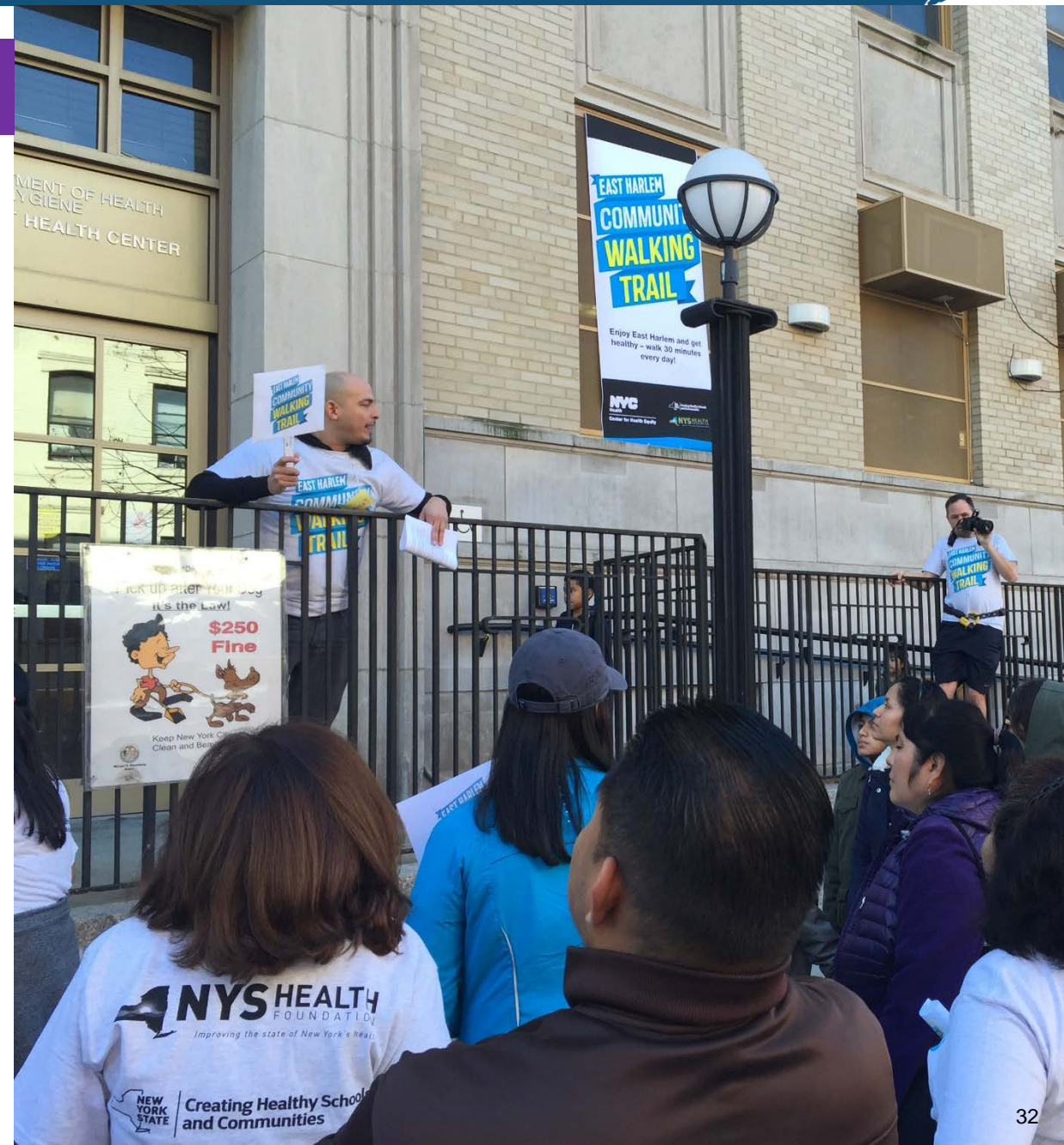
New Dept. of Health and Mental Hygiene (DOHMH) **East Harlem Neighborhood Health Action Center**



- Provides co-located health and social services, including a Family Wellness suite and nutrition classes
- Will also include a Federally Qualified Health Center and a community kitchen

\$275,000 provided to 11 local organizations to implement health recommendations in the EHNP

- Small grants and support provided by DOHMH, the New York Academy of Medicine and Mt. Sinai



Interagency Efforts – Schools & Education

Achievements to date:

As part of the 2018 Fiscal Year Executive Budget, the administration has committed to ensuring every classroom in East Harlem has **air conditioning** by FY 2022.



Three new Community Schools will be coming to East Harlem for the 2017-2018 school year, in addition to the 5 existing ones:



1. PS 83 Luis Muñoz Rivera (City Year)
2. PS 108 Assemblyman Angelo Del Toro Educational Complex (The Leadership Program)
3. Esperanza Preparatory Academy School (Union Settlement)

NEW! To help ensure neighborhood access to high-quality early care and education, the Administration for Children's Services (ACS) has converted vacant Head Start seats into **new Early Head Start seats** to serve toddlers in East Harlem.



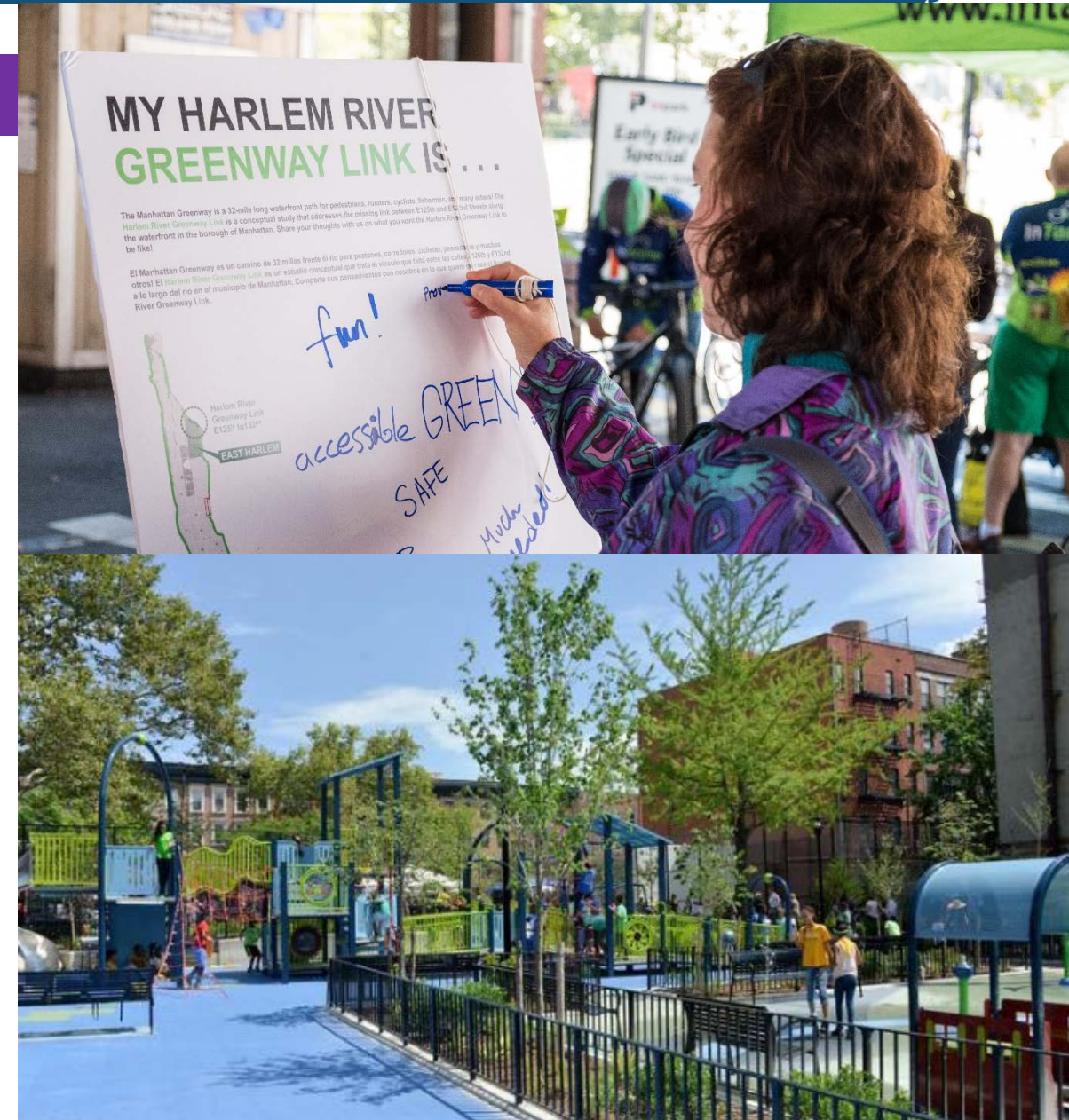
Interagency Efforts – Open Space & Recreation

Achievements to date:

NYC Parks, with funding from the NYS Dept. of State Local Waterfront Revitalization Program, has begun a design process for the **Harlem River Park Greenway Link** site, located between East 125th and East 132nd Streets.

- Hosted second public meeting in September
- Final concept design anticipated for November

Through their Community Parks Initiative, NYC Parks is focusing on the East Harlem neighborhood and has **four capital projects** that are either completed or under way.



Achievements to date:

NYC Parks will kick off the **East Harlem Resiliency Study** to develop a plan for coastal and social resiliency, underpinned by design and engineering, in order to reduce the risk of coastal flooding, improve upland drainage, and improve publicly-accessible open space.

- Study area includes the waterfront, from East 92nd to East 154th Streets, as well as upland areas within the floodplain

The Randall's Island Park Alliance (RIPA) continues to support EHNP efforts through engagement with local stakeholders and the development of a strategic plan for redevelopment, stewardship and programming of the Esplanade.



Achievements to date:

A new **East 125th Street Plaza** will be constructed under the Park Avenue viaduct, between East 124th and 126th Streets.

The project will include:

- A newly-constructed **plaza** area
- **Expanded sidewalks** surrounding the Metro-North Harlem-125th St Station
- Improved **crosswalks** and new **street lighting** to enhance pedestrian safety
- Traffic signal timing changes



Interagency Efforts – Transportation & Safety

Achievements to date:

The NYC Dept. of Transportation (DOT) implemented Vision Zero **pedestrian safety improvements** along the Park Avenue viaduct, most recently at East 110th Street

- These changes enhance the visibility and sight lines for pedestrians and motorists while creating shorter, safer and more accessible pedestrian crossings to and from the stone section of the viaduct.

The NYC Dept. of Design and Construction (DDC), in cooperation with DOT, will begin constructing **two new bus bulbs** for Select Bus Service

- These will also include bus pads and a new bus shelter.



Achievements to date:

\$1.49 million in Neighborhood 360° grants are being provided to local nonprofit partners over the next 3 years to staff, plan and implement customized commercial revitalization programs for major East Harlem commercial corridors

- These programs will be informed by the recently-completed Commercial District Needs Assessment for East Harlem
- Responds to EHNP recommendations to protect and enhance the viability of East Harlem's small businesses

NEW! As part of the East Harlem rezoning, the NYC Dept. of Small Business Services (SBS) has committed to opening a new satellite **Workforce Center** in the neighborhood

- Responds to recommendations from the EHNP Small Business, Workforce & Economic Development subgroup to enhance the skills of East Harlem residents



NYC
Small Business
Services

Bill de Blasio
Mayor
Gregg Bishop
Commissioner



Hope Community Inc.
New Harlem East Merchants Association
Union Settlement Association




NYC
Small Business
Services

careers
businesses
neighborhoods



DRAFT



October 11, 2017

East Harlem Draft Housing Plan

Building on a Community-Driven Process



EAST HARLEM *Neighborhood* PLAN

Office of City Council Speaker Melissa Mark-Viverito
Manhattan Community Board 11
Community Voices Heard
Manhattan Borough President Gale A. Brewer

FEBRUARY 2016

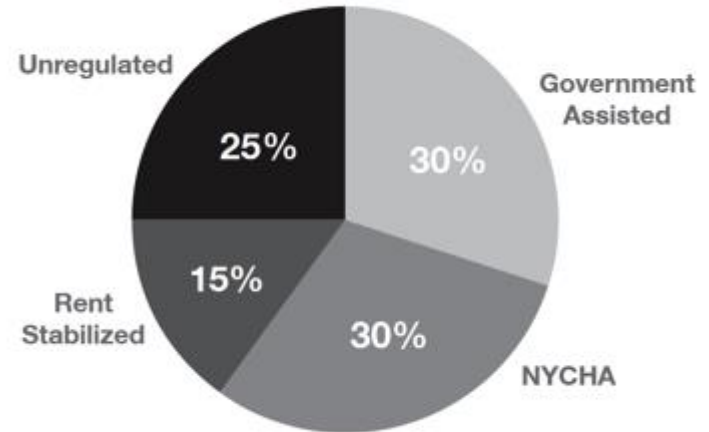
WWW.EASTHARLEMPPLAN.NYC

East Harlem Housing Snapshot

Housing Stock

- East Harlem has one of the largest concentrations of rent-regulated housing in NYC
 - Includes about 15,000 apartments managed by NYCHA
- Since 2003, HPD has financed the construction or preservation of about 14,000 units of affordable housing in East Harlem

Regulatory Status of Existing Homes (CD11)



HPD Research and Evaluation, 2016

Affordable Units financed in East Harlem (2003-2017)

Type	2003-13	2014-17	Total
New Construction	2,590	844	3,434
Preservation	7,064	3,387	10,451
Total Units	9,654	4,231	13,885

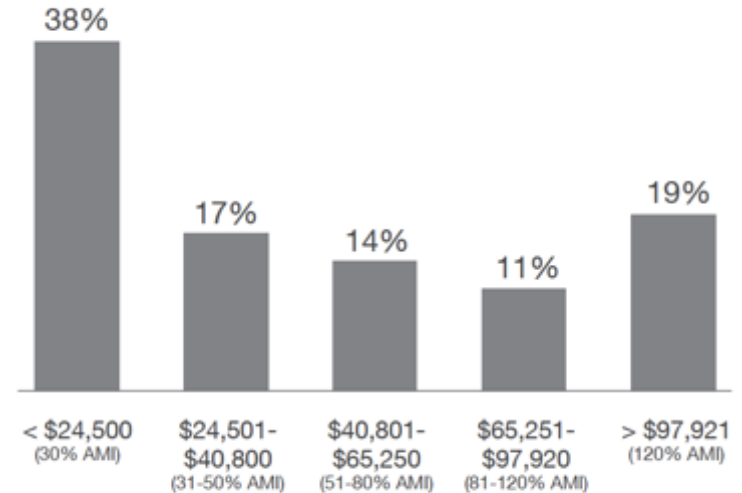
Source: HPD Performance Management and Analytics 2017

East Harlem Housing Snapshot

Incomes and Affordability

- City's population growth is putting pressure on housing supply.
- Between 2002 and 2014, median rent increased by 40%, while rents increased only 24% citywide.
- Households in East Harlem earn a range of incomes.
- Over half of all households are rent burdened.

Household Income Distribution (CD11)



Sample incomes are for a three-person household based on 2016 HUD Income Limits; ACS, 2011-15

East Harlem Housing Plan Goals

01 Preserve Existing Affordable Housing

- Finance and Safeguard Affordability
- Promote Safe and Healthy Housing
- Protect Tenants

02 Develop New Affordable Housing

03 Increase Access to Affordable Housing

04 Promote Economic Opportunity

01 Preserve Existing Affordable Housing

Finance and Safeguard Affordability

1. Continue to offer loans and tax incentives to preserve affordability
2. Proactive outreach to property owners
 - Mailings and calls
 - Events
 - Referrals
 - Surveying distressed properties
3. Pilot a Landlord Ambassadors Program
4. Explore Community Land Trust Models
 - **New!** Award \$500,000 to the East Harlem/ El Barrio Community Land Trust



195 East 100 St, part of La Casa Nuestra HDFO portfolio financed in 2016, including 46 units across 5 buildings in East Harlem. Currently undergoing rehabilitation.

01 Preserve Existing Affordable Housing

Promote Safe and Healthy Housing

5. Continue rigorous enforcement of the Housing Maintenance Code
6. Survey distressed properties (“block sweeps”)

Aug 2016-July 2017	CD11
Buildings surveyed	426
Identified as distressed and undergoing further HPD action (e.g., litigation, monitoring)	19



One of HPD's bed-bug sniffing beagles on the Code Enforcement team

01 Preserve Existing Affordable Housing

Protect Tenants

7. Provide free legal representation
8. Coordinate with the Tenant Harassment Prevention Task Force
9. Educate tenants about their rights and resources
10. Explore the creation of a Certificate of No Harassment (CONH) Pilot Program



HPD Tenant Resource Fair

02 Develop New Affordable Housing

1. Prioritize over **2,600** affordable homes on publicly owned land
2. Implement Mandatory Inclusionary Housing (MIH) **~1,500** affordable homes
3. Incentivize the development of affordable housing on private sites
4. Support mission-driven groups interested in developing affordable housing on underutilized land
5. Explore opportunities for affordable artist housing



Acacia Gardens, 179 affordable units for low-income households and formerly homeless households. Currently under construction.

02 Develop New Affordable Housing

1. Prioritize over **2,600** affordable homes on publicly owned land

- Commitment of 20% of homes at 30% of AMI on three sites
- Continuing to explore additional public sites
- **New!** RFP reforms to ensure long-term public control and make it easier for community groups to compete



Sendero Verde, featuring over 650 affordable units for extremely low to moderate/middle income households and amenities at East 111th Street

02 Develop New Affordable Housing

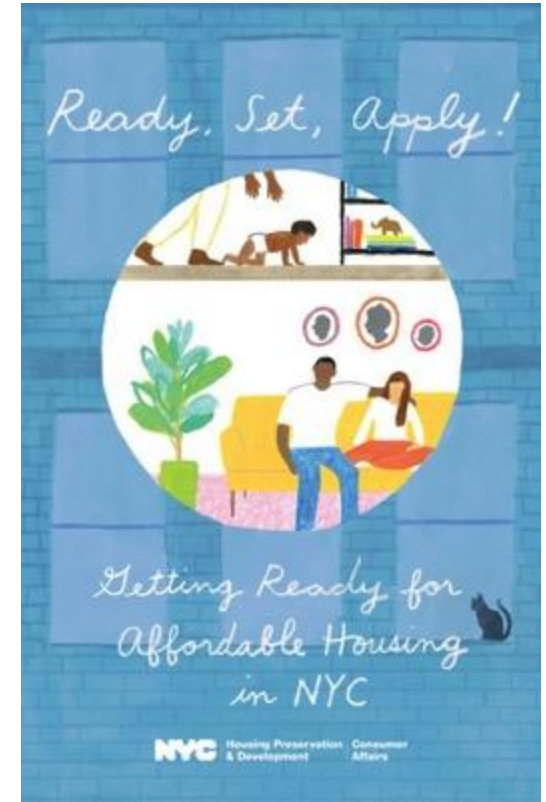
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HPD staff providing information to a faith-based leader interested in affordable housing development

03 Increase Access to Affordable Housing

1. Make it easier for residents to understand, prepare for, and complete the affordable housing application process
 - Housing Ambassadors
 - Ready, Set, Apply brochure
 - Video guide
 - Housing Connect redesign
2. Better advertise open housing lotteries
3. Improve Marketing Guidelines to reach New Yorkers most in need




04 Promote Economic Opportunity

1. Connect residents to good jobs in the building trades and services
2. Expand local hiring incentives in HPD-financed developments
3. Expand opportunities for Minority and Women-Owned Business Enterprises (M/WBEs)
4. Promote healthy and diverse retail environments



Students at a Workforce1 center job training



October 11, 2017

East Harlem Draft Housing Plan

Questions?

