



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD 10**

215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor—New York, NY 10027

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Chairperson

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District Manager

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**Joint Land Use/Landmarks  
Housing Committee  
Meeting Minutes**

Thursday, December 20, 2012 6:30 PM  
215 West 125<sup>th</sup> Street, 3<sup>rd</sup> Floor Conference Room

Attendees:

Housing Committee; **Barbara J. Nelson, Acting Chair (excused), Donna Gill, Lupe Moreno, Austin Smith, Melvin Christian, Chair (excused), John Lynch**  
Land Use/Landmarks Committee; Stanley Gleaton, Chair, **Joshua Bauchner, Co-Chair, Betty Dubuisson (Chair Land Marks), Lupe Moreno, Forrest Taylor, Keith Taylor, Brian Benjamin, Danni Tyson (excused).**

Agenda

1. Welcome / Introductions
2. Randolph Housed – Updated (rescheduled)
3. Harlem Dowling Westside Center/Children's Village Presentation.

The presentation was led by Karen Dickson of Harlem Dowling and Michael McCarthy of Alembic Community Development who was hired by Harlem Dowling to construct this proposed 10 story building. Harlem Dowling established in 1836 provides preventive, foster care and specialized HIV-Aids services to the Harlem community and also has an office in Queens. This structure will house a new office space for Harlem Dowling and on floors 2- 10 will be developed affordable housing with 13 apartments set aside for young people aging out of foster care which is near and dear to the Harlem Dowling family. This represents the 3<sup>rd</sup> time that Harlem Dowling has attempted this project but feels confident that this new partnership with Alembic will succeed.

Alembic Development shared that they have approximately 7 projects throughout the city which they have developed or are now in the process. They work exclusively with not-for-profits. This partnership has a history (Harlem Dowling and Children's' Village) of sharing services in the Teresa Towers – formerly Hotel Theresa. As mentioned there will also be 24 hour administrative services for the 13 apartments for children aging out of care. This partnership is working with HPD to be certified for ULURP. Representing HPD was Director of planning Thebia Walters. The ULURP will be requesting a zoning change from RF72 to R8a. The projected estimated cost will be 26 million dollars secured through HDC./Bonds and HPD funds.

4. New/Old Business

5. Questions and Answers
6. Adjournment