

**Land Use Meeting
June 29th 2017**

Board Members Present

Vice Chair Kevin Bitterman, Presiding
Michelle Booker
Lisa Downing
Charles Johnson
John Lynch, Esq
Charles Powell, Esq.
Keith Taylor. Ph. D.
Racquel Vasquez

Absent/Excused

Stanley Gleaton
Victoria Horsford
(Andrew to fill in)

The meeting was called to order at 6:42 pm. Board members introduced themselves followed by the community members in the room, HPD Staff and the respective development team staff.

302-314 West 127th Street

The first presentation was given by Columbia University's Center for Urban Community Services (CUCS). The purpose was for CUCS to provide an update of the propose project. The project is pre-ULURP; the anticipated ULURP certification date is Fall 2017.

Tony Hannigan, President of CUCS, provided both history and context of the organization. CUCS opened in 1993 at Columbia University; it spun off from Columbia University and became an independent organization in 2007 and opened in East Harlem on 121st. CUCS presently operates over 30 programs and housing sites nine of which are in Harlem.

CUCS are the founders of the supportive housing model; their focus is new families: mentally ill parents, single parents and victims of domestic violence. CUCS has earned the Gold Standard for Affordable Housing and the reputation of being a good service provider. Partners past and current include: L&M Development and B&B Urban LLC recognized industry leaders in affordable supportive housing.

The Project

The 116 unit affordable and supportive housing residence is located on 6 contiguous lots on West 127th Street between Frederick Douglass Boulevard and St Nicholas Avenue. Four of the lots are City owned, one is currently operated by CUCS as a transitional residence for street homeless individuals, and one lot was acquired by CUCS in 2016.

Key Facts

- The total buildable sq ft is 120,000 yielding 12 stories
- Development cost is estimated at \$64.2 M
- Development funding sources include: HDC bonds, HPD Supportive Housing Loan program, LIHTC Equity, NYS OTDA Homeless Housing Assistance Program and other sources

- The residential sq footage is 109,350
- The annual operating budget will be approximately \$1,005,000 with operating service funding from NYC Department of Health and Mental Hygiene and Empire State Supportive Housing Initiative.

Housing Composition

- 46 units of housing for individuals and families earning no more than 60% of AMI: 23 studios, 8 one bedrooms, 13 two bedrooms, 2 three bedrooms . Affordable Units will be prioritized for residents of C B 10.
- 34 Studio units for homeless individuals with special needs. Units will be prioritized for street homeless individuals in CB 10.
- 36 units (16 one bedroom, 17 two bedroom units, and 3 three bedrooms) units for homeless, special needs families.

The residence will have 24 hour security, computer lab, gym, bike rooms, teaching kitchen and rooftop garden. There will be on-site support services provided by CUCS. Everyone living on the premises will be assigned a case manager. CUCS prides itself on successfully integrating various populations and providing individually needed services under one roof.

Affordability Plan

The apartments will be permanent housing. Each tenant will have a lease and a tenant’s rights agreement. All the units are rent stabilized under a regulatory agreement with HPD. There will be the option to have 1 -2 year leases.

There will be 8 Section 8 vouchers which increases rental income for the property

The funds help to decrease the rent of the other units.

The mentally ill and homeless people will be required to pay 1/3 (one third) of their income on rent.

The development team would like to break ground in March 2018 once the ULURP process is completed.

CB 10 LandUse Committee Comments and Concerns:

- **What is the selection process for Community Residents?**
- **CB 10 has developed its own levels of affordability criteria which are different from the traditional AMI , 60% is a bit high. What are your efforts for deeper affordability in your housing units?**
- **What efforts are you using to engage MWBEs in the development process?**

CUCS Response

HRA will assist with the screening. It is the responsibility of the social worker to distribute applications to clients and assist them with the applications completion.

HPD will also be marketing the community units.

CUCS promised to take the direction of the CB 10 in terms of identifying and meeting with community stakeholders for input re: the residential selection process particularly how to apply the section 8 voucher to the project. They want to be held accountable and show the community their benchmarks regarding placement of community residents and recruiting MWBEs.

For example, CUCS will work with the shelter facilities in CB10 to better coordinate our efforts aimed at securing housing opportunities for CB10 residents.

This is an “As of Right” project there is no rezoning hence MIH rules do not necessarily apply in this instance. According to HPD, they are experiencing success with it’s marketing team “Housing Connect” on achieving accountability targets.

CUCS has also met with CB 10’s Health and Human Services committee which agreed to provide CUCS with a letter of support.

Next Steps

CUCS will follow up with the CB 10 district manager to identify resources and partners for better coordination and collaboration.

95 Lenox Avenue

95 Lenox Avenue between 114th and 115th is a mixed income development/preservation plan. This development will extend west to St Nicholas Avenue once completed. The development team is comprised of the Seavey Organization, APEX and L&M Development Partners—all of which have an impressive track record; APEX is a Harlem grown MWBE,

The development team/HPD is looking for a letter of support for pending site control. The letter is for HPD’s Discretionary Action and Site Authorization (DASA).

The goals of the project are to:

- Preserve long term affordability in the existing Canaan IV section 8 building (160 Units)
- Maximize affordability, with emphasis on homes affordable to low and very low income families and residents.
- Provide a feasible overall mixed income new development plan
- Place new buildings on existing parking lot and vacant City owned parcels in a well composed plan

The Affordability Plan

Extend Canaan IV ‘s HPD regulatory agreement for an additional 40 years covering all of the 160 affordable units.

Provide for new construction of approximately 160 units for low income residents (30% to 60% AMI levels).

Provide for feasible new construction of a mixed income building including approximately 73 units of moderate and middle income housing (65% - 130% AMI) as well as approximately 109 market rate units.

Result total of +/- 393 affordable homes created or preserved across three buildings.

The total number of units in this project will be 502; 393 will be affordable units comprising 78% of the project

Proposed City Actions

The project is comprised of 3 city lots totaling 7,947 sq ft or 9% of the project. These lots are on the northside of 114th Street and/or the south side of the development site. The Developer is seeking a disposition of these City-Owned parcels as well as a rezoning to create an Ella building. The Ella building would target the City’s extremely low income affordability. The funds for this project would be financed by HPD/HDC for the new construction.

The Ella building located on City Land is proposed to be 9 stories.

The mixed used building on the north side of the project (south side of 115th st) will be approximately 12 to 13 stories.

CB 10 Land Use Committee Comments and Concerns

- **What does the preservation of section 8 mean?**

At this time the section 8 for 95 Lenox is expiring. The development team will elect to extend affordability for 40 more years. New ELLA term sheets require homeless persons so that helps with the deep affordability that is of concern to committee.

- **Has the development team reached out to the existing residents of 95 Lenox Avenue re: the proposed project?**

The development team intends to meet with the tenants over the next couple of weeks at the next tenants association meeting.

- **What will happen to the existing parking spaces?**

Underground parking is included as part of the project design. Tenants who currently have parking spaces will not be displaced. There are 40 parking spaces now; 100-110 are proposed in the new design.

- **What is the Zoning? What provisions, if any, are there for commercial and/or common space?**

Currently the zoning is R72. The proposed zoning is R78 contextual zoning. The developers are scheduled to meet with City Planning in the near future to discuss zoning.

Lay-out

Any commercial space would be located on the Northwest corner of 115th Street however this is not definite; the development of community space (i.e. are computer room for the youth) is also being explored. The new complex will be closed to residents of the new development only. There will an interior courtyard the will be landscaped as of now there are no renderings available.

- **Is the construction going to be occurring all at one time or will it be done in phases?**

The team has yet to flesh out the process but a likely process would be:

95 Lenox Phase I

North Tower (115th) Phase 2

South Tower (114th) Phase 3

- **Will there be AMI Tiers?**

Yes

The board voted to determine if a letter of support should be granted for HPD's Discretionary Action and Site Authorization (DASA). It is understood that a letter of support would allow for continued dialogue and exploration of proposed project details including meeting with residents about the project. The outcome of the committee vote is as follows:

6 in Favor 1 Recused and 0 objections.

Next Steps

The LandUse committee will be sent a letter to HPD in the next 2 to 3 weeks.

New Business

Racquel Vasquez, Chair Landmarks Preservation and Transportation for CB 10, proposed the idea of a Faith Based community forum for all leaders of the Faith community to discuss the current state of development in the district. Key topics would include:

- Zoning 101 and Transfer of Development Rights
- Preservation Opportunities and Financing Landmarks to pursue LPC designation
- Individual Landmarks and Historic Landmark Designations

The Forum will be held in early Fall 2017. A planning group is being formed.

The Reverend James Booker, Jr. from St John African Methodist Episcopal Church came to discuss the City Owned vacant lot located at 130 West 134nd st and proposed plans for the adjacent church site located at 132 West 134th Street.

Reverend Booker has joined with Developer Elmo Realty to expand the church and to build housing. The plans have been developed and approved but the development team would prefer to include the adjacent lot as part of their plans. From Reverend Butler's account, it has been a mystery finding out what is intended for the vacant site and who the site has been awarded to.

The Community Board will use its resources and explore further.

A Letter was send to Manny Rivera, Land Use Chair by L.P Partland of Harlem concerning the rezoning of 2395 Frederick Douglass Boulevard Site and surrounding properties. Unfortunately at the time the letter was received, the community board has already taken a vote on approving the project.

The meeting was adjourned at 8:47 pm.