



CITY PLANNING COMMISSION

March 3, 2021 / Calendar No. 7

C 200276 HAM

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 2735 Frederick Douglass Boulevard (Block 2045, Lot 13), 2752 Frederick Douglass Boulevard (Block 2032, Lot 2) 131 West 133rd Street (Block 1918, Lot 16), 130 West 134th Street (Block 1918, Lot 53) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD.

to facilitate the development of two six-story buildings, one seven-story building, and one 10-story building containing an approximate total of 48 affordable housing units, Borough of Manhattan, Community District 10.

Approval of three separate matters is required:

1. The designation of property located at 2735 Frederick Douglass Boulevard (Block 2045, Lot 13); 2752 Frederick Douglass Boulevard (Block 2032, Lot 2); 131 West 133rd Street (Block 1918, Lot 16); and 130 West 134th Street (Block 1918, Lot 53) as an Urban Development Action Area;
and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property to a developer to be selected by HPD.

This application for the UDAAP designation, project approval, and disposition of City-owned property (C 200276 HAM) was filed by HPD on March 3, 2020. Approval of this application would facilitate the development of two six-story buildings, one seven-story building and one 10-story building for a total of 48, affordable homeownership units in Central Harlem, Manhattan Community District 10.

HPD states in its application that:

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

BACKGROUND

HPD is seeking UDAAP designation, project approval, and disposition of City-owned property located at 2735 Frederick Douglass Boulevard (Block 2045, Lot 13); 2752 Frederick Douglass Boulevard (Block 2032, Lot 2); 131 West 133rd Street (Block 1918, Lot 16), and 130 West 134th Street (Block 1918, Lot 53) to facilitate the development of four new residential buildings on four development sites, with a total of 48 units in Central Harlem, Manhattan Community District 10.

This application for the UDAAP designation, project approval, and disposition of four City-owned properties is part of a comprehensive HPD cluster site development plan that includes three additional HPD applications (C 200277 HAM, C 200278 HAM, C 200279 HAM) undergoing concurrent ULURP review with this application. These applications also seek UDAAP and City-owned property disposition approvals that would, in conjunction with the subject application, facilitate development of 12 new residential buildings comprising 119 affordable residential units.

Project Area

Development Sites 1 and 2: 2735 Frederick Douglass Boulevard and 2752 Frederick Douglass Boulevard

Development Sites 1 and 2 are located within one block of each other on Frederick Douglass Boulevard, between West 145th and West 147th streets. Site 1, located at 2735 Frederick Douglass Boulevard, is a vacant, 2,813 square-foot, City-owned lot located south of West 146th Street, fronting onto Frederick Douglass Boulevard. Site 1 is located within a C4-4D contextual zoning district, which permits residential development with a Floor Area Ratio (FAR) of up to 6.02 FAR and commercial development up to 4.0 FAR. Community facility uses are permitted up to 6.5 FAR. In 2004, Block 2045 was rezoned from R7-2/C1-4 to C4-4D (C 040271 HAM) to facilitate the development of an 11-story, 185-unit mixed-use cooperative building with community space. Site 1 is located within the Bradhurst Urban Renewal Area, but is not a designated urban renewal site. Site 1 would be developed with a 10-story mixed-residential/commercial building with 16,373 square feet of floor area (5.93 FAR). The building would have 15 affordable units with a mix of studio, one-, and three-bedroom units.

Development Site 2, located at 2752 Frederick Douglass Boulevard, is a vacant, 2,500 square-foot, City-owned lot located north of West 146th Street and fronting onto Frederick Douglass Boulevard. Site 2 is zoned R7-2, which allows medium-density residential development up to 3.44 FAR and community facility uses up to 6.5 FAR. Under the Quality Housing Option, on wide streets outside the Manhattan Core (i.e., north of 96th Street), residential development is allowed up to 4.0 FAR within a contextual building envelope. Site 2 would be developed with a seven-story residential building with 9,400 square feet of floor area (3.74 FAR). The building would have 11 affordable units comprising a mix of one- and two-bedroom units. Site 2 is located within the Bradhurst Urban Renewal Area and is a designated urban renewal site (site #24 commercial/residential use). Designated for residential use, the proposed build program for Site 2 is consistent with the urban renewal plan's development objectives for the urban renewal site.

The surrounding area is characterized by medium-density residential buildings consisting mostly of five- and six-story, new-law tenement row houses. Along Frederick Douglass Boulevard,

Adam Clayton Powell Junior Boulevard, and West 145th Street are mixed-use developments with ground-floor retail. High-rise buildings include the Churchill House, a 14-story Section 8 residential building on West 147th Street at Adam Clayton Powell Junior Boulevard.

The area is served by several parks, the largest being Jackie Robinson Park, a City landmark located one block west of the development sites. This Park, which spans from West 145th to West 155th Street between Edgecombe and Bradhurst avenues, contains a Works Progress Administration -era public pool and recreation center.

Development Sites 3 and 4: 131 West 133rd Street and 130 West 134th Street

Development Sites 3 and 4 are located within a block of each other at West 133rd and West 134th Streets, respectively, between Adam Clayton Powell Jr. and Malcolm X boulevards, less than a mile south of Development Sites 1 and 2.

Development Site 3, 131 West 133rd Street, is a vacant, 3,324-square-foot, City-owned lot on the north side of West 133rd Street between Malcolm X and Adam Clayton Powell Jr. boulevards. Site 3 would be developed with a six-story residential building with 10,700 square feet of floor area (3.2 FAR). The building would have 11 affordable units with a mix of one- and two-bedroom units.

Development Site 4, 130 West 134th Street, is a vacant, 2,998 square-foot, City-owned lot located on the north side of West 134th St between Malcolm X and Adam Clayton Jr. boulevards. Site 4 would be developed with a six-story residential building with 10,300 square feet of floor area (3.42 FAR). The building would have 11 affordable units with a mix of one- and two-bedroom units.

Development Sites 3 and 4, as well as the surrounding area, are zoned R7-2 and are located within a designated FRESH-eligible area and inside of the Transit Zone. C1-4 and C2-4 commercial overlays are mapped along Frederick Douglass, Adam Clayton Powell Jr and Malcolm X boulevards, as well as pockets of R8 and R8A districts along Frederick Douglass

Boulevard. The surrounding area contains several community facilities including Harlem Hospital Center and the Lieutenant Joseph P. Kennedy Jr. Community Center, which are located on West 135th Street between Fifth Avenue and Malcolm X Boulevard. The area is also served by several parks including St. Nicholas Park, Marcus Garvey Park and many local playgrounds located on neighboring blocks.

All development sites are well-served by mass transit, with subway service provided by the IND A, B, C, D, and IRT No. 2 and No. 3 subway lines. Local bus service (e.g., M2, M10) is provided on major avenues and select cross-streets.

ENVIRONMENTAL REVIEW

This application (C 200276 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 designated CEQR number is 19HPD056M. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on September 23, 2020.

UNIFORM LAND USE REVIEW

This application (C 200276 HAM) was certified as complete by the Department of City Planning on October 05, 2020 and was duly referred to Manhattan Community Board 10 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2- 02(b).

Community Board Public Hearing

Community Board 10 held two public hearings on this application on October 15, 2020 and November 19, 2020. On December 2, 2020, by a vote of 19 in favor, six opposed, two abstentions and one recusal, the community board adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Manhattan Borough President who issued a recommendation approving the application on January 11, 2021 with the following conditions:

- “1. That HPD must demonstrate that it is carefully considering applicants’ assets as it determines that they are qualified for these affordable units.
2. That HPD increase access and assistance for down payments and other technical assistance to the individuals and households who are selected to purchases these units.”

City Planning Commission Public Hearing

On January 6, 2021 (Calendar No. 2), the City Planning Commission scheduled January 20, 2021 for a public hearing on this application (C 200276 HAM). The hearing was duly held on January 20, 2021 (Calendar No. 25). There were three speakers from the development team in favor of the application and none opposed.

Those speaking in favor included three speakers, as part of the applicant team comprising one HPD representative, one representative of the developer, and one member of the architect team. The applicant team described the existing conditions and surrounding context of the development sites, provided background information related to HPD’s process for developing infill lots, and spoke to the developer selection process. The team described the proposed buildings, compliance with existing zoning, unit sizes, affordability, and the HPD Neighborhood Construction Program

Rental Program in detail. The development team representative explained the rationale for the breakdown of units according to Area Median Income and the future management of the sites.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application (C 200276 HAM) for Urban Development Action Area designation, project approval, and disposition of City-owned property, is appropriate.

The project will develop 48 affordable housing units in four new residential buildings on four vacant City-owned lots. Ranging from six to 10 stories, the buildings will be built at a scale that complements Harlem's predominant medium-density scale and strong street wall character. The Commission notes that the project will develop small lots that range 2,500 to 3,300 square feet and applauds HPD for their efforts to redevelop small City-owned vacant lots to provide much-needed affordable housing for Harlem residents.

The Commission notes that this application is part of a comprehensive HPD cluster site development plan that includes three additional HPD applications (C 200277 HAM, C 200278 HAM, C 200279 HAM) undergoing concurrent ULURP review with this application. These applications, in conjunction with the subject application, will facilitate development of 12 new residential buildings comprising 119 affordable residential units.

The Commission believes that this development will support the continued renewal of Harlem and supports the City's efforts to provide more affordable housing. The Commission, therefore, believes that this application for Urban Development Action Area designation, project approval, and the disposition of City-owned property, is appropriate.

RESOLUTION

RESOLVED, that 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 the designation of the designation of property located at 2735 Frederick Douglass Boulevard (Block 2045, Lot 13), 2752 Frederick Douglass Boulevard (Block 2032, Lot 2) 131 West 133rd Street (Block 1918, Lot 16), 130 West 134th Street (Block 1918, Lot 53) in Community District 10, Borough of Manhattan, as an Urban Development Action Area; and

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

THEREFORE, be it 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 2735 Frederick Douglass Boulevard (Block 2045, Lot 13); 2752 Frederick Douglass Boulevard (Block 2032, Lot 2); 131 West 133rd Street (Block 1918, Lot 16); and 130 West 134th Street (Block 1918, Lot 53) as an Urban Development Action Area;
- b) An Urban Development Action Area Project for such area; and

the City Planning Commission recommends that the New York City Council find that:

- a) The present status of the area tends to impair or arrest the sound development of the municipality;
- b) The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c) The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act;

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 2735 Frederick Douglass Boulevard (Block 2045, Lot 13); 2752 Frederick Douglass Boulevard (Block 2032, Lot 2); 131 West 133rd Street (Block 1918, Lot 16); and 130 West 134th Street (Block 1918, Lot 53), in Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 200276 HAM).

The above resolution (C 200276 HAM), duly adopted by the City Planning Commission on March 3, 2021 (Calendar No. 7), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

~~MARISA LAGO, *Chair,*~~
~~KENNETH J. KNUCKLES, ESQ., *Vice Chairman*~~
~~DAVID BURNEY, ALLEN P. CAPPELLI, ESQ.,~~
~~ALFRED C. CERULLO III, JOSEPH I. DOUEK,~~
~~RICHARD W. EADDY, HOPE KNIGHT,~~
~~ANNA HAYES LEVIN, ORLANDO MARIN,~~
~~LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*~~



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

1 Centre Street, 19th floor, New York, NY 10007
(212) 669-8300 p (212) 669-4306 f
431 West 125th Street, New York, NY 10027
(212) 531-1609 p (212) 531-4615 f
www.manhattanbp.nyc.gov

Gale A. Brewer, Borough President

January 11, 2021

**Recommendation on ULURP Application C200276 HAM
Harlem Open Door Cluster
By the NYC Department of Housing Preservation and Development**

PROPOSED ACTIONS

The New York City Department of Housing Preservation and Development (“HPD” or “the Applicant”) is seeking approval for an Urban Development Action Area Project (“UDAAP”) designation, project approval, and disposition of City-owned property located at 131 West 133rd Street (Block 1918, Lot 16), 130 West 134th Street (Block 1918, Lot 53), 2735 Frederick Douglass Boulevard (Block 2045, Lot 13), and 2752 Frederick Douglass Boulevard (Block 2032, Lot 2), all located in Manhattan Community Board 10. This action will facilitate the creation of 48 units of homeowner units for low-income and persons without housing.

City-owned properties that are no longer in use or are in deteriorating condition are eligible to designated as UDAA and UDAAP, pursuant to the Urban Development Area Act (Article 16 of the State General Municipal Law). UDAA and UDAAP provide incentives for private entities to correct substandard, unsanitary and/or blighted conditions. According to New York State General Municipal Law § 694(4), to receive a UDAA and/or UDAAP designation the City Planning Commission and the City Council must find that:¹²

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

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

¹ [New York State General Municipal Law § 694\(4\).](#)

² [HPD Description of UDAAP projects.](#)

of residential real property.

BACKGROUND

These sites were acquired by the City of New York between 1972 and 1989 through foreclosures. This area has not been rezoned since 1961 when a city-wide rezoning took place. More recent efforts to rezone parts of Harlem include the 2017 East Harlem Rezoning, the 2012 West Harlem Rezoning, and the 2008 125th Street Rezoning. The sites are not within a special or historic district. However, the 125th Street Special District is to the south and the Hamilton Heights/Sugar Hill, St. Nicholas, and Central Harlem Historic Districts are nearby. Community Board 10 has noted that there is a lack of affordable housing throughout the district.³

The proposed development of these sites follows a design competition in 2019 by HPD and the American Institute of Architects New York (AIANY).⁴ The competition addressed the need for affordable housing, the design and technical aspects of building on small lots, and the use of small City-owned lots as an opportunity for such development.

PROPOSED DEVELOPMENTS

The Applicant will partner with two Minority Business Enterprises (“MBE”), Iris Development and Lemor Development Group, in collaboration with a Women Business Enterprise (“WBE”), Curtis Ginsburg Architects, who were hired to construct four structures that will vary in height, size, and number of units (see below chart). The proposed structures will have several homeowner housing units consisting of a mix of studio, one-, two-, and three-bedroom units. The rents for the units will be set between 80% and 130% of Area Median Income (“AMI”). At the low end, an individual earning \$90,960 a year would pay \$21,616 as a down payment and \$365 in monthly maintenance. At the upper end, a family of four earning \$147,810 a year would pay \$56,692 as a down payment and \$978 in monthly maintenance.⁵

Table 1: Proposed Site Details

Address	Unit Count	Zoning Square Feet	Proposed Zoning Square Feet	Proposed FAR	Proposed Number of Floors	Proposed Height (in feet)
131 West 133 rd Street	11	3,324	10,614	3.19	6	60
130 West 134 th Street	11	2,998	10,311	3.44	6	60
2735 Frederick Douglass Boulevard	15	2,813	16,811	5.93	10	100
2752 Frederick Douglass Boulevard	11	2,500	9,320	3.74	6 + Mezzanine	70

³ [Community Board 10 statement on affordable housing in Harlem.](#)

⁴ [Big Ideas for Small Lots NYC: Housing Design Competition.](#)

⁵ [2020 HPD AMI Guidelines.](#)

Table 2: Unit Distribution

Address	Studio	One- bedroom	Two- bedroom	Three- bedroom	Total
131 West 133 rd Street	-	-	11	-	11
130 West 134 th Street	-	-	11	-	11
2735 Frederick Douglass Boulevard	1	10	-	4	15
2752 Frederick Douglass Boulevard	-	10	1	-	11

The proposed development is one of four ULURP applications (C200277 HAM, C200278 HAM, C200279 HAM) filed by the Applicant for a total of 12 sites in Central Harlem. Of the 12 sites, 11 are in Community Board 10 and one site is in Community Board 11. The additional sites are proposed to be a mix of rental housing units and homeowner units for low-income and persons without housing. Though these applications are separate, they are being financed together.

Area Context

The development sites are all located within Manhattan Community District 10 in Central Harlem. These sites are located near several landmarks and destinations in Harlem including, the Apollo Theater, The City College of New York, Jackie Robinson Park, the Schomburg Center, and Harlem Hospital. The sites are near either the 135th Street, or 145th Street subway stations along the 2/3 and A/B/C/D lines. Also nearby are bus stops along the M1, M2, M3, M7, M10, M102, Bx19, and Bx33 routes.

Site Descriptions

All sites are currently City-owned, vacant land, with adjacent multifamily residential buildings that vary in height from three to seven stories. 131 West 133rd Street and 130 West 134th Street share the same block. The remaining two sites are also clustered near each other. 2735 Frederick Douglass Boulevard and 2752 Frederick Douglass Boulevard are located near the intersection of Frederick Douglass Boulevard and West 146th Street. The zoning for all sites varies (see chart below) which allows for medium-density quality housing apartments.

Table 3: Zoning and FAR

Address	Zoning	Maximum FAR	Maximum FAR (with Inclusionary Housing)	Proposed FAR
131 West 133 rd Street	R7-2	3.44	4.60	3.2
130 West 134 th Street	R7-2	3.44	4.60	3.42
2735 Frederick Douglass Boulevard	C4-4D/ R8A	6.02	7.20	5.93
2752 Frederick Douglass Boulevard	R7-2 (C1-4)	3.44	4.60	3.74

COMMUNITY BOARD RESOLUTION

At its Full Board meeting on December 2, 2020, Manhattan Community Board 10 voted to recommend approval of the application by a vote of 19 in favor, 6 opposed, 2 abstentions, and 1 recusal.

BOROUGH PRESIDENT'S COMMENTS

The Project addresses a long term need for more affordable housing. Community Board 10 has made it clear that affordable housing is one of their top priorities, which I share. This Project, along with the other pending applications (C200277 HAM, C200278 HAM, C200279 HAM), presents an opportunity to remedy a shortage of affordable housing in Harlem. I am supportive of this application, but several issues need to be addressed.

HPD should provide the necessary assistance to prospective buyers to help ensure that they are from the community. Open Door unit purchasers should receive timely and sufficient down payment assistance, particularly for residents who will face higher payments. In addition, the majority—if not all—of these purchasers would-be first-time homeowners, so technical guidance will be crucial to ensuring the success of the Open Door program. I have raised this issue previously and hope that HPD will ensure that purchasers have all the financial and technical support they need to become successful homeowners.⁶ This assistance is necessary to make the program truly accessible to a range of lower income individuals and households.

I raised the concern of re-sale restrictions with HPD. I understand that if the purchaser sells their unit or refinances during the regulatory period, the purchaser may realize up to a 2% appreciation on the original purchase price, per year of owner occupancy. Upon re-sale, the purchaser will be required to sell to a household making no more than the Project's income range. I am pleased that HPD has set these regulations to ensure that units remain affordable in perpetuity. Affordable housing is needed in Harlem, and this Project will help to address that.

⁶ [Gale A Brewer, Manhattan Borough President, Testimony before the New York City Council Committee on Housing and Buildings Oversight Hearing on Homeownership and HPD Programs. December 12, 2017.](#)

Additionally, I am in support of the partnership with MBEs and WBEs to bring housing to Central Harlem. These entities have a proven record of success in creating affordable housing.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, the Manhattan Borough President recommends approval of ULURP Application C200276 HAM and requests that the Applicant include following conditions:

1. That HPD must demonstrate that it is carefully considering applicants' assets as it determines that they are qualified for these affordable units; and
2. That HPD increase access and assistance for down payments and other technical assistance to the individuals and households who are selected to purchase these units.

A handwritten signature in black ink that reads "Gale A. Brewer". The signature is written in a cursive, flowing style.

Gale A. Brewer
Manhattan Borough President



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
215 West 125th Street, 4th Floor—New York, NY 10027
T: 212-749-3105 F: 212-662-4215

CICELY HARRIS
Chairperson

SHATIC MITCHELL
District Manager

**Central Harlem Open Door/Neighborhood Construction Program
(NCP) Resolution
Manhattan Community Board 10**

RESOLUTION: To approve the Central Harlem Open Door/Neighborhood Construction Program (NCP) Cluster Certification seeking the designation of an Urban Development Action Area (UDAA), approval of an Urban Development Action Area Project (UDAAP), and the disposition of City-owned property.

Whereas, New York City Housing Preservation & Development (*hereafter known as "HPD"*) Division of Planning and Predevelopment, Iris Development, and Lemor Development Group are seeking approval of a Uniform Land Use Review Procedure (*hereafter known as "ULURP"*) application, C200277-HAM, C200278-HAM, and C200279-HAM for the Central Harlem Open Door/NCP Cluster Certification. The application is to approve the designation of an Urban Development Action Area (UDAA), an Urban Development Action Area Project (UDAAP), and the disposition of City-owned property; and

Whereas, Iris Development and Lemor Development Group are Minority Business Enterprises (MBE) that develop affordable housing, worked with Curtis Ginsberg Architects, a Women Business Enterprise (WBE) to develop three 4-story buildings, seven 6-story buildings, and one 10-story building that will be HPD and Enterprise Green Communities Standard compliant; and

Whereas, there are eleven sites located in Manhattan Community Board 10 and one in Manhattan Community Board 11 mainly clustered around 135th Street and 145th Street stations, that are currently empty, narrow lots between 16'8" to 33'3" wide; and

Whereas, Lemor Development Group stated that the project is financed with the Neighborhood Construction Program for rentals, and the Open Door Program for home ownership, based on 2020 rates that are developed annually and subject to change; and

Whereas, the NCP Program will provide 78 affordable housing rental units with AMIs between 27% and 77%, for family sizes of 1-4 individuals with income ranges from \$23,880 to \$90,960, with monthly rents from \$433 - \$751 at the 27% AMI level to \$1286 - \$2229 at the 80% AMI

level for studio to 3-bedroom apartments respectively, with 10% of the apartments set aside for the homeless; and

Whereas, the Central Harlem Open Door Program will provide 48 affordable home ownership units with AMIs between 80% and 130%, for family sizes of 1-4 individuals with income ranges from \$90,960 (80% AMI) to \$147,810 (130% AMI), with a monthly maintenance of \$365 - \$978 for studio to 3-bedroom units respectively; and

Whereas, the buildings located on the wide lots will have elevator access and ADA accessibility on all floors, an onsite laundry room, and a bicycle storage room, while the buildings located on the narrow lots will have all of the aforementioned features but will only have ADA accessibility on the ground floor with other ADA amenities in the kitchens and bathrooms of the apartments on the upper floors; and

Whereas, the buildings will be contextually similar to other buildings in the neighborhood, the apartments will have individualized heating and cooling units, as well as ample natural daylight in the living rooms and bedrooms; and

Whereas, Manhattan Community Board 10 has 60 days to review the Central Harlem Open Door/NCP Cluster Certification application and render an opinion on same, which such time to review began on October 14, 2020; and

Whereas, Community Board 10 through its Land Use Committee held two public meetings on October 15, 2020 and November 19, 2020, respectively, affording HPD, Lemor Development Group, and Iris Development the opportunity to present to the board and the public, and affording the community at large to review said applications and comment; and

Whereas, on November 19, 2020, the Land Use Committee after hearing all of the views, including written submissions, for and against the project voted **11 Yes, 0 No, 0 Abstention, and 0 Recusal** to approve the application; and

Whereas, on December 1, 2020, The Executive Committee voted **7 Yes, 0 No, 1 Abstention, and 1 Recusal** to approve the application.

NOW THEREFORE, BE IT RESOLVED

Community Board 10 **APPROVES** C200277-HAM, C200278-HAM, and C200279-HAM applications for designation of an Urban Development Action Area (UDAA), approval of an Urban Development Action Area Project (UDAAP), and the disposition of City-owned property for the Central Harlem Open Door/NCP Cluster Certification. During the December 2, 2020 General Board Meeting, the board voted **19 Yes, 6 No, 2 Abstention, and 1 Recusal.**