



IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter, for the disposition of one City-owned property located at 242-244 East 106th Street (Block 1655, p/o Lot 29) to facilitate a supportive housing development, Borough of Manhattan, Community District 11.

This application for the disposition of one city-owned property was filed by the Department of Housing Preservation and Development (HPD) on March 3, 2023. The requested disposition action, along with the related actions, would facilitate the construction of a ten-story Shared-Supportive-Housing residential building containing approximately 32 affordable rooming units and community facility space for supportive social services.

RELATED ACTIONS

In addition to the proposed disposition of city-owned property, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

C 230285 PQM Acquisition of Property

N 240032 ZCM Certification of Transit Easement Volume

BACKGROUND

The Department of Housing Preservation and Development (HPD) seeks approval of disposition of city-owned property, with the related actions, to facilitate the ShareNYC Development Project, a new initiative to spur affordable housing development in East Harlem. The project area, 242-244 East 106th Street, includes Block 1665, p/o Lot 29.

In 1995, HPD designated and disposed of the project area and several other properties, as an Urban Development Action Area Project (UDAAP). The 1995 UDAAP approval would restrict any new development to four units or less and limit future development activity to only rehabilitation and improvement of existing buildings, which constrained future development potential of the project area.

The project area is currently owned by Ascendant Neighborhood Development (AND), a Harlem-based affordable housing developer. Due to development restrictions, HPD seeks to reacquire the vacant portion of Lot 29 (Block 1655, p/o Lot 29), referred to as the development site, and re-conveying it to AND to develop and provide significantly more affordable housing units than the 1995 UDAAP-approved intended purpose.

Since 1995, several significant zoning actions have occurred, affecting the project area and surrounding neighborhood. In 2017, the city established the Special East Harlem Corridor District (EHC), a city-sponsored initiative intended to facilitate the development of affordable housing, preserve existing neighborhood character, improve the pedestrian experience, and create new commercial and manufacturing spaces to support job creation adjacent to existing and future transit nodes; extending in major corridors in Upper Manhattan, including Park Avenue, Lexington Avenue, Third Avenue, Second Avenue, and East 116th Street (C170358 ZMM). Under the rezoning, a portion of the project area was rezoned from an R8A medium-residential district to an R9A/C2-5 district to expand future development opportunity for this site.

Special Transit Land Use District

Portions of the project area are located within the Special Transit Land Use District that is mapped along Second Avenue. The Special Transit Land Use District is mapped to provide easements to facilitate pedestrian access and/or improve access of light and air to subway mezzanines and stations for the proposed Second Avenue subway. Any new development or enlargement involving ground level construction within the Special Transit Land Use District shall provide an easement on the zoning lot for subway-related use and public access to the subway mezzanine or station when required pursuant to the provisions of Section 95-04 of the Zoning Resolution. The administrative approval process involves a

joint determination by the MTA and City Planning Commission as to whether a transit easement volume is required.

The MTA issued a notice of no easement requirement at this location in June 2013 and, in a letter dated August 11, 2023, reconfirmed the 2013 determination. On July 19, 2023, HPD filed an application for the certification as to whether a transit easement volume is required on this zoning lot (N 240032 ZCM). This application is not subject to the Uniform Land Use Review Procedure and did not require a public hearing by the Community Board or the CPC; however, the complete application was sent to Manhattan Community Board 11 on July 19, 2023, as required by ZR Section 95-041. The community board issued a letter of no objection on July 25, 2023, and the application was approved, thus fulfilling the prerequisites required per ZR Section 95-04.

In addition to the Transit Easement Volume determination and requested disposition action, the proposed project also requires acquisition of vacant, private-owned, non-residential property (Block 1655, p/o Lot 29), to be disposed to a developer selected by HPD to achieve this project's overall development objectives.

In 2018, HPD released the ShareNYC Requests for Expressions of Interest (RFEI). The RFEI reflected the City's interest in meeting small households' needs and exploring existing and potential shared housing models within New York City. The RFEI required respondents to examine innovative solutions that may include new construction, preservation, conversion, or adaptive reuse on privately-owned land to further the agency's goal to address unmet housing needs in New York City. In October 2019, HPD announced the designation of Ascendant Neighborhood Development in partnership with the Ali Forney Center, a nationwide non-profit organization dedicated to LGBTQ+ homeless youth, to redevelop the development site (vacant portion of Lot 29) to serve vulnerable groups and provide several supportive services.

Surrounding Area

The surrounding area is primarily residential, with neighborhood-serving retail along the major avenues and a smattering of institutional uses. The area is mapped almost exclusively with R7-

2, R7A, and R9A residential zoning districts, with C1-5 and C2-5 commercial overlays along avenues and main corridors.

R7 districts allow for a range of medium-density residential and community facility buildings. The regulations for R7-2 districts generally allow low-scale buildings on smaller zoning lots and taller buildings with less lot coverage on larger lots. R7A and R9A districts are contextual districts where Quality Housing regulations are mandatory. Quality Housing regulations typically produce high lot coverage, seven- to nine-story apartment buildings in R7A districts, and 12-to-15-story apartment buildings in R9A districts. Higher maximum Floor Area Ratios (FAR) and heights are available for buildings participating in the Inclusionary Housing Program in R7A and R9A districts. The C1-5 and C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors. The C2 districts permit a slightly wider range of uses, such as funeral homes and repair services.

Characterized by low-and-mid-rise buildings consisting of mainly four-to-ten-story multifamily walk-up and elevator buildings with ground-floor commercial uses, the surrounding area also includes several high-rise multifamily elevator buildings located along First Avenue, Second Avenue, and East 106th Street. Prominent examples of high-rise buildings include the George Washington Houses, a New York City Housing Authority campus with 18 buildings ranging between 12 to 14 stories in height, located between East 97th and 104th Streets and Second and Third Avenues; as well as the Franklin Plaza Apartments campus, which comprises eight 20-story buildings located on East 106th Street between First and Third Avenues. Second and Third Avenues display mixed-use buildings with various ground-or-second-floor commercial spaces, including restaurants, local retail uses, beauty parlors, and convenience stores. Midblock generally feature five-to-six-story pre-war tenement buildings or three-to-four-story brownstones. There are many institutional and cultural uses in the surrounding area, including Iglesia Abrigo del Altisimo, located on the east side of Second Avenue and within walking distance of the project area; multiple schools, like Amber Charter School, located a few feet

west of the project area and East Harlem Scholars Academy Charter School located on the east side of Second Avenue. The closest open space is the Poor Richard's Playground, which is located two blocks north of the development site.

The entire project area is located within the Transit Zone and is easily accessible by mass transit and multiple modes of transportation. The Transit Zone allows a reduction or elimination of parking for a range of affordable and senior housing.

The Nos. 4, 5, and 6 subway lines have stations within walking distance from the project area; the East 103rd Street and East 110th Street stations are located south and north, respectively, of the project site. The Q subway line station at East 96th Street and Second Avenue, is within an 11-minute walking distance from the project area. The MTA is advancing preliminary design and engineering work to extend service north from East 96th Street to East 125th Street and Lexington Avenue, known as Phase 2. Under Phase 2, three new ADA-accessible stations at East 106th, East 116th, and East 125th streets would be built to provide more transit accessibility to and from the project area. In addition, the M15 and M15-SBS buses run north-south on First and Second avenues. The M116 runs east-west along East 116th Street and north-south along First Avenue.

The surrounding area is also located within the FRESH Zone. Established in 2009, FRESH zones offer zoning incentives to encourage the addition of grocery and fresh food stores in specific underserved areas and food store deserts.

The project area is a single zoning lot consisting of Block 1655, Lot 29, with a total area of 6,479 square feet, and 52 feet of frontage along East 106 Street between Second Avenue and Third Avenue. The proposed development would be constructed on the vacant portion of Lot 29, (i.e., the development site.) The development site consists of approximately 2,725 square feet of vacant land located immediately east of an existing four-story building occupying about 2,523 square feet of lot area within Lot 29. It has around 27 feet of frontage on East 106th Street, a wide street, and approximately 100.92 feet of depth. It is located solely within the

R9A / C2-5 zoning district and within the Special East Harlem Corridor District, Special Transit Land Use District, and Mandatory Inclusionary Housing (MIH) designated area.

The proposed development would be a ten-story, 99-foot tall Shared-Supportive-Housing building. It would have approximately 21,827 square feet of floor area; a Floor Area Ratio (FAR) of 6.5 FAR; 19,102 square feet of Shared Dwelling Unit (SDU) space and 2,725 square feet of community facility space for supportive social services. Non-profit institutions with sleeping accommodations (NPISA) within the EHC are intended to be developed in accordance with the Quality Housing and Mandatory Inclusionary Housing (MIH) area regulations. Under Quality Housing and MIH regulations, NPISAs may reach a maximum FAR of 8.5 with a permitted building height of 175 feet; however, as the development site only has about 27 feet of frontage, which is less than 45 feet of width, it is subject to Zoning Resolution Section 23-692 of (Height limitations for narrow buildings or enlargements), which limits the building height to approximately 100 feet, or ten stories and a maximum FAR of 6.5 FAR.

The C2-5 commercial overlay allows for up to 2.0 FAR of commercial development when mapped in R6-R10 districts. Off-street parking is required for 40 percent of the building units; a waiver is available for Income Restricted Housing Units that are located within the Transit Zone. The parking requirement can also be waived if the required parking spaces are 15 or fewer spaces, accordingly, no accessory parking will be provided.

Proposed Development

The proposed development would include one simplex unit with four bedrooms on the second floor, four duplex units with eight bedrooms per unit on floors three through ten, and one unit for a superintendent on the second floor, creating approximately 32 affordable rooming units for formerly homeless individuals. Amenities within the proposed development would include five shared kitchens and 18 Americans with Disabilities Act (ADA)-compliant bathrooms. An easement agreement with the adjacent building at 242 East 106th Street will allow the rehabilitation of an unused rear yard and would only be available to residents of the proposed development. It would be accessible through the multi-purpose room on the proposed development's ground floor.

To conserve energy, reduce environmental impacts and promote the health of residents, the proposed development would be built to Enterprise Green Communities standards. It would include green roofs, variant refrigerant flow, and heating and cooling systems. Additionally, since the proposed development is located within the coastal and flood zones, the ground floor will be raised from the reference plane to the flood-resistant construction elevation determined by the Design Flood Elevation, approximately three feet from the ground. A platform lift would be installed to ensure the ground floor's ADA accessibility. The mechanical equipment would be located on the elevated ground floor.

The proposed development would be developed pursuant to underlying zoning regulations and financed through a combination of HPD subsidy under the Supportive Housing Loan Program (SHLP) and other finance mechanisms.

ENVIRONMENTAL REVIEW

This application (C 230286 PPM) 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 the New York City Department of Housing Preservation and Development. The designated CEQR number is 17DCP048M.

A Technical Memorandum 006 was issued on March 24, 2023, confirming that the proposed project would not result in new significant adverse environmental impacts not previously disclosed in the 2017 East Harlem Rezoning Final Environmental Impact Statement (FEIS).

WATERFRONT REVITALIZATION PROGRAM

This application (C 230286 PPM), was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013, and by the New York State Department of State on February 3, 2016, pursuant to the New York State

Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is WRP#16-172. This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

UNIFORM LAND USE REVIEW

This application (C 230286 PPM), in conjunction with the related application (C 230285 PQM) was certified as complete by the Department of City Planning on March 27, 2023, and was duly referred to Community Board 11 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 11 held a public hearing on this application (C 230286 PPM) and the related applications (C 230285 PQM) on April 25, 2023, and on May 23, 2023, by a vote of 34 in favor, none opposed, and none abstaining, recommended approval of the application.

Borough President Recommendation

This application (C 230286 PPM), in conjunction with the related application (C 230285 PQM), was considered by the Manhattan Borough President, who, on June 7, 2023, issued a recommendation to approve the application.

City Planning Commission Public Hearing

On June 28, 2023 (Calendar No. 6), the City Planning Commission scheduled July 12, 2023, for a public hearing on this application (C 230286 PPM). The hearing was duly held on July 12, 2023 (Calendar No. 17), in conjunction with the application for the related action (C 230285 PQM). Five speakers testified in favor of the application, and none in opposition.

All speakers in favor of the proposal represented the applicant team, including representatives from HPD, representatives from the selected developer, and management partner. The applicant team provided an overview of the proposed development including the history of the

site, a breakdown of the building configuration and community facility spaces, and further detail on the proposed development program's design and other elements.

The applicant noted that the proposed development would provide 32 rooming beds in four duplex units with one shared kitchen and laundry facilities for each duplex unit. Each duplex unit would contain a total of eight rooming beds, with four rooming beds and two ADA bathrooms per floor. The applicant team provided a detailed breakdown of the project's housing program, highlighting the proposed project's affordability for households with incomes up to 60% of the Area Median Income (AMI) and providing units for formerly homeless youth. The project will be partially funded under the Supportive Housing Loan Program (SHLP), which requires that homeless referrals come from the New York City Department of Homeless Services (DHS), HPD, or an alternate referral source acceptable to HPD, the applicant noted that referrals will be provided through the Human Resources Administration.

The applicant team noted that the project would create about 2,725 square feet of community facility space divided between amenities, including a multipurpose gathered room, outdoor landscaped rear yard, and work and study spaces. The project is intended to help address East Harlem's need for deeply affordable housing in response to Manhattan Community District's Fiscal Year 2024 Statement of Community District Needs, where affordable housing was identified as the most pressing issue facing Community Board 11.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for the disposition of one city-owned property, in conjunction with the related actions, is appropriate. The requested actions will facilitate a new Shared-Supportive-Housing residential building containing approximately 32 affordable rooming units and community facility space for supportive social services.

In addition to the requested disposition action, the proposed project also requires acquisition of private-owned Block 1655, p/o Lot 29, to be disposed to a developer selected by HPD to achieve this project's overall development objectives.

In sum, the requested actions will facilitate the acquisition and disposition of the vacant portion of Lot 29 (Block 1655, p/o Lot 29), to develop a ten-story Shared-Supportive-Housing building creating approximately 32 affordable rooming units for formerly homeless individuals and 2,725 square feet of community facility space for supportive social services.

Additionally, portions of the project area are located within the Special Transit Land Use District that is mapped along Second Avenue. In a letter dated August 11, 2023, the MTA stated that they will not pursue a Special Transit Land Use District easement at the above-referenced location, to which the Commission concurs.

The development site is also located within the coastal and flood zones and was reviewed under the city's Waterfront Revitalization Program (WRP). Upon review, the proposed actions will not substantially hinder the achievement of any WRP policy and that the actions are consistent with WRP policies. The project area was also analyzed in the 2017 East Harlem Rezoning FEIS; in March 2023, HPD issued a Technical Memorandum confirming that the proposed project will not result in new significant adverse environmental impacts that were not previously disclosed in the East Harlem Rezoning FEIS.

The proposed development is consistent with the city's long-term housing policy goals and ongoing planning initiatives such as the 2016 East Harlem Neighborhood Plan, the 2017 East Harlem Neighborhood rezoning, Housing Our Neighbors: A Blueprint for Housing and Homelessness, and the Where We Live NYC Plan, aim to expand affordable housing development to build more integrated, equitable, and inclusive neighborhoods throughout the city. Moreover, the proposed development will contribute to the economic diversity of the neighborhood.

The Commission believes that the proposed project promotes and expands opportunities for income-restricted affordable housing in East Harlem. With publicly owned property becoming an increasingly scarce resource, the Commission believes it is critical for the City to effectively leverage its dwindling stock of underutilized vacant land to maximize opportunities for affordable housing development. The ShareNYC initiative explores an innovative approach to address unmet housing needs as a part of the housing development strategy. The proposed development will provide much-needed affordable housing and community facility space for the East Harlem community and amplify the City's broader efforts to provide more permanent affordable housing. The Commission is pleased that HPD has taken steps to broaden the scope for housing development opportunity and believes that programs such as ShareNYC will enable a wide range of households to find apartments that meet their needs. Accordingly, the Commission believes that the requested disposition action, in conjunction with the related actions, is appropriate.

RESOLUTION

RESOLVED, that having considered Technical Memorandum 006 issued March 24, 2023, by the NYC Department of Housing Preservation and Development which confirmed that the proposed project would not result in new significant adverse environmental impacts that were not previously disclosed in the East Harlem Rezoning FEIS that the City Planning Commission finds that the action described that the herein will have no significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, that the City Planning Commission finds that the application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c for the disposition of City-owned property located at located at 242-244 East 106th Street (Block

1655, p/o Lot 29), Borough of Manhattan, Community District 11, to facilitate a supportive housing development, is approved.

The above resolution (C 230286 PPM), duly adopted by the City Planning Commission on August 23, 2023 (Calendar No. 5), 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*
KENNETH J. KNUCKLES Esq., *Vice-Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO, III,
ANTHONY CROWELL, Esq., JOSEPH DOUEK, DAVID GOLD, Esq.,
LEAH GOODRIDGE, Esq., ORLANDO MARIN,
JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

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| Project Name: 244 East 106th Street- ShareNYC | |
| Applicant: HPD - NYC Dept of Housing Preservation & Development | Applicant's Primary Contact: Felipe Cortes |
| Application # 230285PQM | Borough: |
| CEQR Number: 22HPD021M | Validated Community Districts: M11 |

Docket Description:
 IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 242-244 East 106th Street on (Block 1655, p/o Lot 29) to facilitate a supportive housing development, Borough of Manhattan, Community District 11.

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

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|--|---------------------|--|---|
| RECOMMENDATION: Favorable | | | |
| # In Favor: 34 | # Against: 0 | # Abstaining: 0 | Total members appointed to the board: 49 |
| Date of Vote: 5/23/2023 4:00 AM | | Vote Location: Full Board meeting | |

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

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| Date of Public Hearing: 4/25/2023 10:30 PM | |
| Was a quorum present? No | <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: | via Zoom |

CONSIDERATION: Approve.

| | | |
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| Recommendation submitted by | MN CB11 | Date: 6/2/2023 7:14 PM |
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COMMUNITY/BOROUGH BOARD RECOMMENDATION

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|--|---|
| Project Name: 244 East 106th Street- ShareNYC | |
| Applicant: HPD - NYC Dept of Housing Preservation & Development | Applicant's Primary Contact: Felipe Cortes |
| Application # 230286PPM | Borough: |
| CEQR Number: 22HPD021M | Validated Community Districts: M11 |

Docket Description:
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|--|---------------------|--|---|
| RECOMMENDATION: Favorable | | | |
| # In Favor: 34 | # Against: 0 | # Abstaining: 0 | Total members appointed to the board: 49 |
| Date of Vote: 5/23/2023 4:00 AM | | Vote Location: Full Board meeting | |

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

| | |
|---|--|
| Date of Public Hearing: 4/25/2023 10:30 PM | |
| Was a quorum present? No | <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: | via Zoom |

| | | |
|--------------------------------|---------|------------------------|
| CONSIDERATION: Approve. | | |
| Recommendation submitted by | MN CB11 | Date: 6/2/2023 7:14 PM |



CB11M

EAST HARLEM

Xavier A. Santiago
Chair

Angel D. Mescaín
District Manager

May 23, 2023

Dan Garodnick
Director
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: Recommendation on Land Use Applications C 230286 PPM and C 230285 PQM - 244 East 106th Street - ShareNYC project

Dear Director Garodnick,

Community Board 11 (CB11) appreciates the opportunity to review and comment on the Land Use Application for the proposed 244 East 106th Street - ShareNYC project.

The New York City Department of Housing Preservation and Development (HPD) proposes the following actions to facilitate the construction of a new 10-story building containing a total of approximately 32 rooming units, plus one unit for a superintendent and ground-floor community facility space:

1. Acquisition of Real Property by the City: The Development Site is proposed for acquisition by HPD.
2. Disposition of City-Owned Property: The Development Site will be conveyed to a sponsor to be selected by HPD. Following the acquisition, the City will convey the property for development as a new construction affordable housing project.

The Proposed Development will be located on the vacant portion of a site located at 242-244 East 106th Street on Block 1655, p/o Lot 29 in the East Harlem neighborhood of Manhattan.

Project Description

The Proposed Development will be a 10-story building with approximately 32 affordable rooming units for formerly homeless individuals, plus one unit for a superintendent and space for supportive social services. The proposed use is a Non-Profit Institution with Sleeping Accommodations (NPISA) within Use Group 3. The Proposed Development will contain approximately 17,489 zoning square feet of community facility space with an FAR of 6.5. The Proposed Development will rise 10 stories or approximately 99 feet from the reference plane, which shall be established at the flood-resistant construction elevation determined by the Design Flood Elevation (DFE). Additionally, to help mitigate flood risks, the Proposed Development's ground floor will be raised, immediately after the building's

lobby, approximately three feet from the ground and a platform lift will be installed to make the ground floor ADA accessible. Furthermore, the building's mechanical equipment has been moved from the cellar to the elevated ground floor.

Amenities in the Proposed Development will include kitchen/dining, study and living room areas. In addition, office suites on the ground and second floors will house dedicated supportive services for the building's residents. Furthermore, a ground-floor multi-purpose room and an outdoor open space will be provided, both of which will be accessible to the Proposed Development's residents. The Proposed Development will make use of the existing unused rear yard behind the adjacent building located at 242 East 106th Street. Access will be permitted via an easement agreement with the adjacent building and will only be available to the residents at 244 East 106th Street through the multi-purpose room located at the rear of the Proposed Development. Finally, the Proposed Development also includes a cellar, which is proposed to include storage rooms dedicated to the building's tenants.

Pursuant to Zoning Resolution Section 25-251, accessory off-street parking is not required for Income Restricted Housing Units (IRHU) in the Transit Zone; as a result, off-street parking spaces will not be provided in the Proposed Development.

The Proposed Development will be built to Enterprise Green Communities standards and will include elements such as green roofs, Variant Refrigerant Flow (VRF) heating and cooling system and an accessible backyard with native plants.

The proposed development is subject to a Transit Easement Certification by City Planning Commission (CPC) and Metropolitan Transit Authority (MTA) pursuant to ZR Section 95-04. A notice of no easement requirement was issued in June 2013 by the MTA, and in December 2022, MTA reconfirmed the determination to not require an easement at this location. A separate land use application will be filed on a later date to be considered by the City Planning Commission when appropriate.

Community Board Recommendation

Community Board 11 met on May 23, 2023 and voted to recommend that this application be approved.

Full Board Vote: In Favor: 34; Opposed: 0; Abstentions: 0

If you have any questions regarding our recommendation, please contact Angel Mescaín, District Manager, at 212-831-8929 or amescain@cb11m.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Xavier A. Santiago', with a horizontal line extending to the right.

Xavier A. Santiago
Chair

cc: Hon. Diana Ayala, Deputy Speaker, New York City Council
Hon. Mark Levine, Manhattan Borough President
Hon. Jose Serrano, New York State Senate
Hon. Eddie Gibbs, New York State Assembly
Chris Cirillo, Ascendant Neighborhood Development
Alexander Roque, Ali Forney Center
Felipe Cortes, NYC Department of Housing Preservation & Development
Trevor Lovitz, NYC Department of City Planning
Jason Villanueva, Manhattan Community Board 11
Nilsa Orama, Manhattan Community Board 11
Michelle Wiltshire-Clement, Manhattan Community Board 11



BOROUGH PRESIDENT RECOMMENDATION

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|--|---|
| Project Name: 244 East 106th Street- ShareNYC | |
| Applicant: HPD - NYC Dept of Housing Preservation & Development | Applicant's Administrator: Felipe Cortes |
| Application # 230286PPM | Borough: Manhattan |
| CEQR Number: 22HPD021M | Validated Community Districts: M11 |

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RECOMMENDATION: Favorable

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

CONSIDERATION:

| | | |
|-----------------------------|-------|------------------------|
| Recommendation submitted by | MN BP | Date: 6/7/2023 5:54 PM |
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BOROUGH PRESIDENT RECOMMENDATION

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|--|---|
| Project Name: 244 East 106th Street- ShareNYC | |
| Applicant: HPD - NYC Dept of Housing Preservation & Development | Applicant's Administrator: Felipe Cortes |
| Application # 230285PQM | Borough: Manhattan |
| CEQR Number: 22HPD021M | Validated Community Districts: M11 |

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RECOMMENDATION: Favorable

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

CONSIDERATION:

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|-----------------------------|-------|------------------------|
| Recommendation submitted by | MN BP | Date: 6/7/2023 5:54 PM |
|-----------------------------|-------|------------------------|



OFFICE OF THE

MANHATTAN BOROUGH PRESIDENT

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Mark Levine, Borough President

June 7, 2023

Recommendation on ULURP Application Nos. C 230286 PPM and 230285PQM - 244 East 106th Street

By The New York City Department of Housing, Preservation and Development

PROPOSED ACTIONS

The New York City Department of Housing, Preservation and Development (“HPD” or the “Applicant”) is proposing to acquire a vacant property located at 244 East 106th Street (Block 1655, part of Lot 29, the “Site”) from Ascendant Neighborhood Development (“Ascendant”) and will subsequently transfer the property back to Ascendant. The Site is located in Manhattan Community Board 11. Additionally, the Applicant is seeking a certification pursuant to Section 95-041 of the Zoning Resolution to determine if the Site would be required to provide an easement to accommodate transit infrastructure. That determination will be made with the City Planning Commission and the Metropolitan Transportation Authority.

These actions would facilitate the development of a new 10-story building containing 32 rooming units and community-facility space.

BACKGROUND

The site at 244 East 106th Street was previously owned by HPD and disposed to Ascendant in 1995 through an accelerated Urban Development Action Area Project (UDAAP) action (Reso. 1009). This action placed specific restrictions that prohibit the proposed development. By acquiring the site from Ascendant and disposing of it through a ULURP process, HPD would be able to eliminate these restrictions and allow for the construction of the proposed residential building and community facility space.

In 2019, HPD announced the selection of three sites, including 244 East 106th Street, as part of its Share NYC initiative. This program is intended to “allow HPD to expand its ability to develop and preserve high-quality, affordable housing using various models,”¹ including shared housing units with multiple rooming floors and shared living and kitchen spaces. Although multiple arrangements are possible in terms of shared housing layouts, all proposals for the pilot include plans for management, operations, conflict resolution between tenants, and cleaning services. Ascendant, in collaboration with the Ali Forney Center (AFC) was selected as one of three RFEI proposals for the Share NYC pilot.²

¹ <https://www.nyc.gov/site/hpd/about/projects-detail.page?project=ShareNYC>

² <https://www.nyc.gov/site/hpd/news/092-19/city-reveals-selected-shared-housing-development-proposals#/0>

Proposed Development

If the proposed actions are approved, the site at 244 East 106th Street would include approximately 32 permanently affordable rooming units for formerly homeless individuals and 17,489 square feet of community facility space. The rooming units would be located on each of the eight residential floors, and each floor will have one kitchen. Building amenities would include office suites to accommodate supportive services for building residents, a multi-purpose room, and an outdoor open space.

Due to the property's location within coastal flood zones, the proposed building would include risk mitigation elements, such as a raised ground floor and mechanical equipment on the roof.

Area Context

The site is located in Manhattan Community Board 11 in the East Harlem neighborhood. The surrounding area includes R7, R7-2, and R9A residential zoning with commercial overlays along the neighboring avenues. While these zoning districts allow for a range of mid-density residential buildings, the surrounding area is characterized by low- and mid-rise buildings consisting of mostly four- to 10-story multifamily walk-up and elevator buildings with ground-floor commercial uses.

The site is well-served by transit, including the 4, 5, 6, and Q subway lines and the M15, M15-SBS, and M116 buses. The Site is within the Special East Harlem Corridors and the Transit Land Use Special Purpose Districts. Established in 2017, the Special East Harlem Corridors District (EHC) "was created as part of the broader East Harlem Neighborhood Initiative to facilitate the development of affordable housing, preserve existing neighborhood character, improve the pedestrian experience, and enable new commercial and manufacturing space to support job creation," per the Department of City Planning. The purpose of the Transit Land Use District is to require developments within the district to "provide transit access or other subway amenities to be built through easements."

COMMUNITY BOARD RESOLUTION

Ascendant, HPD, and the Ali Forney Center presented on the project to CB 11's Housing Committee on May 2, 2023. On May 23, 2023, at its Full Board meeting, CB 11 voted unanimously to recommend approval of the acquisition and deposition of 244 East 106th Street.

BOROUGH PRESIDENT'S COMMENTS

New York City is in the midst of an unprecedented housing shortage that is the leading cause of homelessness.³ In April, Manhattan's monthly rents hit a new record high, yet again: \$5,270, on average. We cannot become a city where people who grow up here cannot afford to stay in their neighborhoods. In response to this housing crisis, earlier this year, my office released *Housing Manhattanites*, a report that outlined 171 sites that can help meet this urgent need for more housing. I am excited that the first of the *Housing Manhattanites* sites to go through ULURP is

³ <https://www.coalitionforthehomeless.org/basic-facts-about-homelessness-new-york-city/>

one that truly exemplifies the type of response that this housing crisis demands. This proposed building would offer an innovative housing model and deliver 32 new homes, along with services and community programs, and give formerly homeless individuals the opportunity to prosper. I look forward to seeing this project come to fruition.

BOROUGH PRESIDENT'S RECOMMENDATION

I therefore recommend **approval of ULURP applications No. 230286PPM and 230285PQM.**

Mark Levine

A handwritten signature in black ink, appearing to read "Mark Levine". The signature is written in a cursive, somewhat stylized font.

Manhattan Borough President



COMMUNITY/BOROUGH BOARD RECOMMENDATION

| | |
|---|---|
| Project Name: 244 East 106th Street- ShareNYC Transit Easement | |
| Applicant: Felipe Cortes | Applicant's Primary Contact: Felipe Cortes |
| Application # 240032ZCM | Borough: |
| CEQR Number: 22HPD021M | Validated Community Districts: M11 |

Docket Description:

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

| | | | |
|---|---------------------|--|---|
| RECOMMENDATION: No Objection | | | |
| # In Favor: 10 | # Against: 0 | # Abstaining: 0 | Total members appointed to the board: 12 |
| Date of Vote: 7/19/2023 12:00 AM | | Vote Location: 1664 Park Avenue, New York, NY 10035 | |

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

| | |
|---------------------------------|--|
| Date of Public Hearing: | |
| Was a quorum present? No | <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: | |

CONSIDERATION: No objection.

| | | |
|-----------------------------|---------|-------------------------|
| Recommendation submitted by | MN CB11 | Date: 7/25/2023 4:24 PM |
|-----------------------------|---------|-------------------------|



CB11M

EAST HARLEM

Xavier A. Santiago
Chair

Angel D. Mescaín
District Manager

July 19, 2023

Daniel Garodnick
Chair
New York City Planning Commission
120 Broadway
New York, NY 10271

Helene Cinque
Associate Director, Real Estate
Metropolitan Transportation Authority
2 Broadway, Room A16.36
New York, NY 10004

RE: Land Use Application N 240032 ZCM - 244 East 106th Street- ShareNYC Transit Easement

Dear Chair Garodnick and Director Cinque,

Community Board 11 (CB11) has reviewed application N 240032 ZCM - 244 East 106th Street- ShareNYC Transit Easement and does not object to the Metropolitan Transportation Authority not requiring a transit easement for the ShareNYC project to be developed on 244 East 106th Street, New York, NY 10029.

If you have any questions, please contact Angel Mescaín, District Manager, at amescaín@cb11m.org or 212-831-8929.

Sincerely,

Xavier A. Santiago
Chair

cc: Hon. Adriano Espaillat, United States Congress
Hon. Jose Serrano, New York State Senate

Hon. Eddie Gibbs, New York State Assembly
Hon. Diana Ayala, Deputy Speaker, New York City Council
Hon. Mark Levine, Manhattan Borough President
Joseph O'Donnell, MTA Construction & Development
Felipe Cortes, Department of Housing Preservation & Development
Chris Cirillo, Ascendant Neighborhood Development
Michelle Wiltshire-Clement, Community Board 11

2 Broadway, 4th Floor
New York, NY 10004-2207

TRANSIT ORIENTED DEVELOPMENT



Construction & Development

No Easement Determination Letter

| | | | |
|------------------------------------|--|----------------------------------|---|
| Creation Date | Aug 11, 2023 | | |
| Address | DOB MANHATTAN: Martin Rebholz, R.A., 280 Broadway, 3rd Floor, New York, NY 10007 | | |
| Applicant Location | | | |
| Borough | Manhattan | | |
| Street Number | 242-244 | Street Name | East 106th Street |
| Block | 1655 | Lot Number(s) | 29 |
| Zip Code | 10029 | Cross Street/Intersection | 2nd Avenue |
| Property Owner Information | | | |
| First Name | Chris | Last Name | Cirillo |
| Email Address | cirilloc@ascendant.nyc | Company Name | Ascendant Neighborhood Development |
| Phone Number | 8557568326 | Full Address | 421 East 116 Street, New York, NY 10029 |
| Applicant Information | | | |
| First Name | James | Last Name | Tschikov |
| Email Address | tschikoj@hpd.nyc.gov | Company Name | HPD |
| Phone Number | 2128637649 | | |
| Relationship to the Project | Project Manager from HPD Manhattan Planning team | | |

Dear Mr. Rebholz:

The Owner of the above Project Location ([Manhattan Block 1655, Lot 29](#)) recently submitted an application to the Metropolitan Transportation Authority ("MTA") for MTA's determination on whether a transit easement volume is needed pursuant to Section 95-00 of the New York City Zoning Resolution.

After a review of the property, the MTA has made the determination that a transit easement volume at this location is **not needed**.

Reviewed By

| | | | |
|-------------|--------------|------------------|---|
| Name | Robert Paley | Job Title | Senior Director, Transit Oriented Development |
|-------------|--------------|------------------|---|

| | |
|---------------------|---------------------------------------|
| Company Name | Metropolitan Transportation Authority |
|---------------------|---------------------------------------|

Signature

A large, stylized handwritten signature in black ink, appearing to read 'R. Paley'.

MTA Construction & Development is an agency of Metropolitan Transportation Authority, State of New York