



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 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169) 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 developer to be selected by HPD;

to facilitate the development of a new 19-story mixed-use building containing approximately 340 affordable housing units, community facility space, and approximately 75 replacement parking spaces for NYPD, Borough of Manhattan, Community District 11.

Approval of three separate matters is required:

1. The designation of property located at 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169) in the Borough of Manhattan, as an Urban Development Action Area (UDAA); and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property, to a developer selected by HPD

This application for the UDAAP designation, project approval, and disposition of City-owned property (C 240046 HAM) was filed by HPD on July 23, 2023. This application, in conjunction with the related action (C 240047 PQM), would facilitate the development of a 19-story mixed-use development containing approximately 340 affordable housing units at 101 East 119th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169), in the East Harlem neighborhood of Manhattan, Community District 11.

HPD states in its application that:

“The Development Site consists of underutilized land that 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 will protect and promote health and safety and encourage sound growth and development. The Development Site is therefore eligible to be an Urban Development Action Area and the Proposed Development is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.”

RELATED ACTIONS

In addition to the UDAAP application that is the subject of this report (C 240046 HAM), the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

C 240047 PQM Acquisition of real property by the City

BACKGROUND

HPD seeks the UDAAP designation, project approval, and disposition of City-owned property located at 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169). The proposed development would include approximately 341 income-restricted housing units (IRHUs), community facility space, and supportive social services spaces throughout the building in the East Harlem neighborhood of Manhattan, Community District 11.

Since the 1961 Zoning Resolution was adopted, several significant zoning actions have taken place affecting the project area and the surrounding area. The Harlem-East Harlem Urban Renewal Plan (HEHURP) was established in 1968 to comprehensively redevelop an area consisting of all or portions of 19 blocks in Harlem, removing blight and maximizing appropriate land uses. The HEHURP has been amended and updated several times over the past few decades – the most recent

16th amendment was adopted in 2021, extending the Plan for an additional 40 years. Although the Harlem-East Harlem Urban Renewal Area (HEHURP) remains active, no site controls from prior urban renewal plans are currently associated with the proposed development.

The lots forming the proposed development were designated as Site 9 in the Upper Park Avenue Urban Renewal Area (UPACA), a subset of the broader Harlem-East Harlem Urban Renewal Area (HEHURA). UPACA became a separate urban renewal area in 1993 (C 920660 HUM) and expired in 2008. This area was generally bounded by East 124th Street to the north, Lexington Avenue to the east, East 116th Street to the south, and Park Avenue to the west. Urban renewal projects in the UPACA area facilitated several public housing projects, including NYCHA's UPACA Sites 5 and 6, located along the west block of Lexington Avenue between East 119th and East 121st Streets. While the lots forming Site 9 were eventually acquired through eminent domain by the City, the affordable housing intended to be developed on the site was never realized. Instead, ownership of the assemblage of 11 parcels was transferred to the adjacent NYPD 25th Precinct to be used as accessory parking for the newly built Precinct.

In 2016, the former City Council member for the 9th District, in collaboration with the then-Manhattan Borough President, initiated a community-driven land-use study to guide the scope of an anticipated Department of City Planning-led neighborhood study in East Harlem. The East Harlem Neighborhood Plan (EHNP) engaged a broad range of stakeholders, including Manhattan Community Board 11 (CD11). The finalized plan included several recommendations concerning a parking lot behind the NYPD 25th Precinct. This site was identified as one of six publicly owned sites within CD 11 suitable for affordable housing development. Therefore, the authors of the EHNP recommended mapping an R10 zoning district for a portion of Park Avenue fronting the development site to better align with the future vision of the area. The EHNP also recommended the creation of 100% affordable developments on such sites and establishing a target of at least 20% of the units at or below 30% of Area Median Income. And the creation of new supportive housing units built with experienced non-profit supportive housing providers.

In 2017, informed by the land use recommendations of the EHNP, the CPC approved the Special East Harlem Corridors District (EHC) along Park and Second avenues just below 125th Street,

mapping C4-6 and R10 districts in an effort to facilitate affordable housing and promote the vitality of commercial corridors (C 170358 ZMM). The rezoning also modified the boundaries of the Special Transit Land Use District (TA) to facilitate the inclusion of necessary transportation-related facilities in new developments along 125th Street and Mandatory Inclusionary Housing (MIH) was mapped conterminously with most of the newly created special district.

Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168, and 169, were rezoned as part of the East Harlem Neighborhood Rezoning, replacing the existing R7-2 / C2-4 zoning district with an R10 / C2-5. The commercial overlay was mapped to a depth of 100 feet from Park Avenue to reflect the typical depth of existing lots along these corridors and to prevent commercial uses from encroaching on residential side streets. The portion beyond 100 feet of Park Avenue (p/o Lots 68 and Lot 69) was rezoned from an R7-2 District to an R7B District and did not include a commercial overlay. Following the adoption of the East Harlem Rezoning by the New York City Council on November 21, 2017, the East Harlem Points of Agreement (POA), a set of planned neighborhood investments, identified the NYPD 25th Precinct Parking Lot as a publicly owned site on which HPD would undertake affordable housing development through a future Requests for Proposals (RFP) process.

In 2019, HPD released the East Harlem Requests RFP after several years of public outreach and interagency collaboration. The RFP called for the development of two sites of City-owned vacant land for affordable housing. The proposed development subject of this application was identified as an opportunity site for high-quality, sustainable, and mixed-use affordable housing development, parking for the NYPD 25th Precinct, community facility space, and/or commercial space.

On May 6th and May 13th, 2019, HPD, with the help of the Offices of City Council Members from District 8th and 9th, Manhattan Community Board 11, the Office of Manhattan Borough President, and the Department of City Planning (DCP), set to gather public input for the future of the NYPD 25th Precinct Parking Lot and other sites identified in the POA. Several recommendations gathered through the public engagement process would further shape the Proposed Development's program and design, including the provision of community facility space

with an emphasis on the performing arts, the activation of Park Avenue, the incorporation of sustainable design elements, setbacks with terraces; the separation of entrances for precinct parking, community facility space, and residents; and the lifting of dwelling units above the elevation of the Park Avenue Viaduct.

The project area, coterminous with the development site, located on the east side of Park Avenue between East 118th Street and East 119th Street, is an unimproved surface parking lot used by the adjacent NYPD 25th Precinct as staff and fleet parking. It comprises 11 contiguous City-owned lots (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168, and 169), forming an L-shaped zoning lot measuring 23,211 square feet with approximately 202 feet of frontage on Park Avenue, which is a wide street, about 140 feet of frontage on East 119th Street, and about 90 feet of frontage on East 118th Street, which are both narrow streets.

Within 100 feet of the Park Avenue centerline, an R10 district and C2-5 commercial overlay are mapped over the western portion of the Project Area. The eastern flag portion of the project area, beyond 100 feet of Park Avenue, is zoned R7B. R10 districts allow for the highest density in the city. The maximum residential FAR is 10, but a higher maximum FAR of 12 is available for buildings participating in the Inclusionary Housing Program. Pursuant to the special bulk regulations of the East Harlem Corridors Special District, developments within R10 districts are required to comply with contextual Quality Housing or tower bulk options. C2-5 overlay districts that are mapped in mid- to high-density residential districts allow for a maximum commercial FAR of 2.0. Maximum allowable FAR in R7B districts is 3.0, with a higher FAR of 3.9 available for buildings participating in the Affordable Independent Residence for Seniors program. R7B districts are contextual and must comply with Quality Housing bulk regulations, often producing high lot coverage buildings up to 6- to 7- stories. The maximum adjusted FAR of the Project Area is 10.43.

Recent land use actions and developments in the surrounding area include City-sponsored and private land use applications focused on increasing affordable housing development and encouraging a vibrant street character along major thoroughfares and transit hubs. The zoning in the surrounding area features three Special Districts that modify the underlying zoning district

regulations. The Special Transit Land Use District is mapped in an area roughly bounded by Fifth Avenue, East 126th Street, Third Avenue, and East 124th Street. The Special 125th Street District extends from East 124th to East 126th streets to the northwest and northeast of the project area. Immediately adjacent to the project area, the Special East Harlem Corridors District is mapped along major corridors in East Harlem. Additionally, the surrounding area includes Inclusionary Housing Designated and Mandatory Inclusionary Housing areas, which provide floor area incentives to create or preserve affordable housing, and located within the FRESH zone, providing zoning and discretionary tax incentives to promote the creation of health-oriented food stores, and the Transit zone, where lower accessory residential parking requirements apply for certain types of affordable housing.

The surrounding area features various pre-war tenement buildings, mid-century high-rise developments, and newer infill construction on previously vacant lots and single-story commercial structures. Midblocks feature mid-rise residential buildings, including rowhouses, pre-war walk-ups, and more contemporary, contextual elevator buildings. Park and Lexington avenues feature residential towers of greater height and density. Immediately adjacent and opposite the development site, two supportive housing developments were developed through UDAAP designations and approvals: Schaffer Hall (C 980670 HAM) in 1998 and Prospero Hall (C 090504 HAM) in 2009.

HPD has facilitated several significant affordable housing developments in East Harlem along Park Avenue in recent years. Farther south along Park Avenue, between East 112th and East 111th Streets, 2017 UDAAP approval facilitated Sendero Verde (C 170363 HAM), containing approximately six hundred housing units. On the eastern blockfront of Park Avenue between East 108th and East 107th, a 2016 UDAAP approval by the CPC facilitated “The Carolina” (formerly known as Lexington Gardens II, C 160340 HAM) containing approximately 400 units of affordable housing. The years since the East Harlem Rezoning have witnessed a marked increase in private residential developments, with a portion of units affordable pursuant to MIH.

Primary zoning districts mapped within the surrounding area include C4-6, R7-2, R7A, R7B, and R7D. Commercial districts are predominantly mapped along the major north-south thoroughfares,

including C1-4, C1-5, C2-4, and C2-5 overlays along portions of Park, Second and Third avenues.

Community facilities and institutional uses are widely prevalent in the surrounding area. The NYPD 25th Precinct is located directly east of the development site. The landmark designated Saint Paul Roman Catholic Church and the Academy of St Paul & St Ann is directly southeast of the development site. One block northeast is the PS/MS 007 Samuel Stern School. The recently expanded Henry J. Carter Specialty Hospital occupies an entire block between Park and Madison Avenue, East 121st, and East 122nd Streets. Hunter College's Silberman School of Social Work, located at the southwest corner of Third Avenue and East 119th Street, features arts and community programming and delivers social services.

Open spaces in the surrounding area include Eugene McCabe Field and Marcus Garvey Park, the southeast entrance located at the northwest corner of East 120th Street and Madison Avenue. Small community gardens abound throughout the area, including Lydia's Magic Garden, El Gallo Community Garden, and the 117th Street Community Garden, all within three blocks of the development site. Central Park is approximately ten blocks to the southwest, and Randall's Island Park is about 0.6 miles to the east.

The surrounding area is well-served by public transportation and is located within the Transit Zone. The 116th Street subway station, served by the 4 and 6 subway lines, is located approximately two blocks south of the development site on Lexington Avenue. The Metro-North Railroad runs east of the development site along the Park Avenue Viaduct. The Harlem- 125th Street Metro North station, a major public transportation hub, is located six blocks north of the development site. In addition, the M98, M101, and M103 buses run north-south along Lexington Avenue, and the M102 and M116 buses run east-west along East 116th Street. A CitiBike docking station is also adjacent to the development site on 118th Street.

HPD proposes to develop the Project Area with a 19-story mixed-use building containing approximately 341 affordable residential units, of which up to 99 units would be designated for formerly homeless households. The proposed development would include approximately 239,200 square feet of floor area (10.31 FAR), including about 229,000 square feet of residential floor area

(9.88 FAR) and 10,200 square feet of community facility floor area (0.43 FAR).

The 341 units would comprise a mix of studios, one, two, and three-bedroom units. The units would be financed in accordance with the Housing Development Corporation's (HDC) and HPD's and Extremely Low- and Low-Income Affordability Program (ELLA) term sheet, with a maximum AMI of 80% counting for 25% of the units, 50% AMI for a further 20% and 26% of the units affordable to households earning up to 30 of Area Median Incomes. The remaining 99 supportive housing units would be affordable to households earning up to 30% of their income through HPD's 15/15 Project-Based Rental Assistance program, and tenants would be referred by the Human Resources Administration (HRA) with occupancy preference for half of the non-supportive units available to applicants living in Manhattan Community District 11.

The Proposed Development would rise to a base height of 155 feet before setting back 15 feet and rising to a maximum height of 196 feet long Park Avenue and step down to six stories with a height of 64 feet along 119th Street. Entrances to the Proposed Development would be separated according to use: NYPD parking would be accessed from East 119th Street, the ALMA center would be accessed along Park Avenue, and residents would access the building via a lobby on East 118th Street.

Approximately 29,800 square feet of the first and second floors of the proposed development would include the in-kind replacement of 75 parking spaces for the NYPD's 25th Precinct; access would be provided via a new curb cut on East 119th Street. The area of the parking spaces would be configured as a separate condominium to be acquired by the City. DCAS would work with the NYPD to identify alternative parking locations during construction.

Other community facilities within the ground floor and cellar spaces would be centered on the performing arts. An approximately 3,000 square foot, double-height recital hall located in the cellar would serve as the Afro Latin Music & Arts (ALMA) Center, the designated performance space of Afro Latin Jazz Alliance (ALJA), which would be the primary tenant on the ground floor and cellar. Approximately sixteen thousand square feet of community facility space would be located on the ground floor and cellar for practice rooms, teaching classrooms, a recording facility,

a music library, a lounge and community room, and a street-facing café. The remaining the community facility space, approximately ten thousand square feet, would be located on the sixteenth floor of the proposed development and consist of varied community facility uses with a social service focus, including space for a qualified non-profit to provide services for the formerly homeless households.

The proposed development would feature three rooftop terraces on the third, eighth floors, and sixteenth floors, totaling approximately 11,000 square feet, serving as private outdoor recreation space for building tenants, featuring fitness, cycling, and yoga studios.

Fronting Park Avenue, the residential units would be raised above the viaduct, featuring high-performance, sound-attenuating windows with triple glazing. The walls would include sound-attenuating mineral wool insulation in the stud cavities within the stud backup walls behind the brick façade. Moreover, the Proposed Development would be built to passive house design standards to achieve carbon neutrality.

Pursuant to the proposed development's location within the Transit Zone, no accessory off-street parking spaces are required for income-restricted housing units and, accordingly, no accessory parking would be provided.

To facilitate the Proposed Development, the following actions are requested:

Urban Development Action Area Project (C 240046 HAM)

HPD proposes a UDAAP designation, project approval, and disposition of City-owned property for the proposed development site (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169). The requested UDAAP and disposition actions, in conjunction with the related action, would enable HPD to achieve the overall development objectives for this project.

Acquisition of real property by the City (C 240047 PQM)

NYPD and DCAS request the acquisition of the project area in order to acquire approximately 29,782 square feet of space on the ground floor and second floor of the proposed development to

provide space for the 75 NYPD replacement parking spaces.

ENVIRONMENTAL REVIEW

This application (C 240046 HAM), in conjunction with the application for the related action (C 240047 PQM), 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 agency is HPD. The designated CEQR number is 22HPD059M.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on August 4, 2023. The following provisions will be implemented in order to ensure that there are no significant adverse environmental impacts:

- Since the proposed building would be constructed within 90 feet of the Park Avenue Viaduct and St. Paul’s Rectory and School, a Construction Protection Plan will be required. The plan would be prepared in coordination with Landmarks Preservation Committee and implemented in consultation with a licensed professional engineer.
- Hazardous materials impacts as result of construction will be mitigated via a Remedial Action Plan and Construction Health and Safety Plan, which were submitted and approved for implementation by HPD in 2022.
- Additionally, the proposed design for the building will include acoustically rated windows and central air conditioning to ensure interior noise levels would be acceptable according to City Environmental Quality Review (CEQR) Technical Manual criteria

HPD will require the preparation and implementation of these measures through the Land Disposition Agreement. Any measures in the LDA are binding and will ensure that the identified mitigation measures are implemented.

UNIFORM LAND USE REVIEW

This application (C 240046 HAM) and the application for the related action (C 240047 PQM) were certified as complete by the Department of City Planning on August 21, 2023, and was duly referred to Manhattan 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 240046 HAM) and the related action (C 240047 PQM) on September 26, 2023, and on October 24, 2023 by a vote of 28 in favor, two opposed, and three abstaining, adopted a resolution recommending approval with the following conditions:

- “1. the developer commit, to the extent legally permissible, targeted outreach in partnership with local community service organizations serving the formerly homeless and other low income residents of Manhattan Community District 11 (CD11) to ensure broad local awareness of the housing opportunities offered by this project;

2. the New York City Department of Housing Preservation and Development (HPD), New York City Human Resources Administration (HRA), and the developer commit to prioritizing applicants displaced from CD11 for any residential units set aside for eligible formerly homeless households, particularly single adults with children, seniors, survivors of domestic violence, and single young adults aging out of foster care

3. the developer commits to CB11’s local hiring preference guidelines, which sets local hiring targets of 35% for pre-construction jobs, 35% for construction jobs, 50% for post-construction hiring for residents of CD11; and 35% of the total value of all contracts being awarded to businesses located in CD11

4. that the developer commit to proactively establish partnerships with local workforce development organizations to source qualified residents of CD11 for employment opportunities created by all phases of the Proposed Development;

5. that the developer establish a Community Advisory Board for the Timbale Terrace

property to be facilitated in collaboration with CB11 that will be tasked with, including but not limited to, working with local businesses, community based organizations, the NYPD, and other city agencies to assist in improving the quality of life on the street.”

Borough President Recommendation

On October 31, 2023, Manhattan Borough President recommended approval of the actions with the following conditions:

- “1. That the Applicants work to develop a bedroom mix that better balances the needs of single-person and family-sized households;

2. That the Applicants form a Community Advisory Board in collaboration with CB 11 to address community concerns regarding the development and work with local stakeholders to improve quality of life in the area;

3. That in addition to 24/7 security in the building, the Applicants explore and implement additional security elements within and outside the proposed building, taking into account guidance from the aforementioned Community Advisory Board;

4. That throughout the development process the Applicants continue their communication with local service organizations in CD 11, including area shelters, to ensure local awareness of housing units from the project;

5. That the Applicants prioritize applicants previously displaced from CD11 for units they are eligible for when possible;

6. That hiring for the project adheres to CB 11’s local hiring targets, including hiring CD 11 residents for 35% of pre-construction jobs, 35% of construction jobs, 50% of post construction jobs, and 35% of the total value of all contracts being awarded to local CD 11 businesses; and

7. That the Applicants work with local workforce development organizations to find

qualified CD 11 residents for all available employment opportunities.”

City Planning Commission Public Hearing

On November 15, 2023 (Calendar No. 1), the City Planning Commission scheduled November 29, 2023, for a public hearing on this application (C 240046 HAM) and the application for the related action (C 240047 PQM). The hearing was duly held on November 29, 2023 (Calendar No. 23). Three speakers testified in favor of the application, none in opposition.

The applicant team, comprising representatives from HPD and the project developer and architect, spoke in favor of the application. The applicant team underscored the community-driven origins of the Proposed Development, originating in the East Harlem Neighborhood Plan, actualizing that document’s recommendation for 100 percent affordable housing development on the publicly owned 25th Precinct parking lot. The applicant furthermore cited that the provision of 99 supportive housing units will address a need identified in Community Board 11’s 2023 Statement of Needs and the 2019 community visioning report for the site. Other benefits listed by the applicant included the incorporation of passive house design elements, the activation of Park Avenue fronting the Project Area, and the range of amenities available to building residents. The applicant emphasized that the Project’s ELLA financing would allow for the creation of deeply and permanently affordable units accessible to the average incomes of CD 11 residents.

The Commission echoed the recommendations of the Borough President that HPD seek to increase the share of 3-bedroom units to expand housing opportunities to larger family sizes. The tentative unit mix at the time of the Public Hearing consisted of 5% of 3-bedroom units. The Commission underscored that the applicant act on the Community Board’s and Borough President’s recommendations regarding local hiring and promoting the housing opportunities associated with the Proposed Development throughout CD 11.

Three members of the public testified in favor of the application. The first speaker underscored the importance of supportive housing as an intervention against homelessness. The second speaker framed the Proposed Development as a testament to the power and effectiveness of broad-based community planning when combined with HPD and DCP implementation, citing the substantial

similarities of Timbale Terrace to the proposal outlined in the East Harlem Neighborhood Plan. The last speaker, testifying in favor, is a resident of Prospero Hall, one of the other two supportive housing developments located on East 118th Street and operated by the project sponsor. The speaker expressed gratitude for the opportunities afforded to her by supportive housing in transitioning out of the shelter system and the support she receives from on-site services and case managers. The speaker recommended, however, that the HRA improve its screening process when referring residents for supportive housing units.

CONSIDERATION

The Commission believes that this application for the UDAAP designation and project approval, disposition of City-owned land, and acquisition of property by the city is appropriate. The requested actions will facilitate a 19-story mixed-use development containing 241 units of permanently and deeply affordable housing, 99 supportive housing units, 75 replacement parking spaces, and approximately ten thousand square feet of community facility space on what is today an underutilized public site, the NYPD's 25th Precinct surface parking lot.

The Commission recognizes that the proposed development culminates years of community-driven planning. Its program reflects the goals of both the 2016 East Harlem Neighborhood Plan and the subsequent 2017 East Harlem Rezoning, which identified the NYPD 25th Precinct parking lot as a site for future affordable housing development on publicly owned sites to maximize the creation of affordable units and emphasized the creation of deeply affordable units and new supportive housing.

Going farther back to 1968, Timbale Terrace realizes the unfulfilled objectives of the Upper Park Avenue Urban Renewal Area, which acquired and razed an assemblage of deteriorated tenements forming the Project Area with the expectation of their eventual redevelopment as quality affordable housing. The cultural tenant that will anchor the community facility space, the Afro Latin Music and Arts Center, addresses community desires for performing arts space and will reflect East Harlem's rich cultural heritage while enlivening Park Avenue.

The acquisition of City-owned property will allow the City to provide 75 replacement accessory

parking spaces for the adjacent NYPD 25th Precinct. The parking condominium within the Proposed Development will support a vehicle capacity equal to the existing parking lot, with the added benefits of greater protection for fleet vehicles and the considerable public realm improvements and housing opportunities offered by the project. The vehicular entrance will remain at its existing location on East 118th Street, separate from the resident lobby on East 118th Street and the ALMA Center lobby along Park Avenue, and as such will cause no further disruption to pedestrian circulation. Furthermore, the location of the replacement parking area within the first and second floors will be opposite the Park Avenue Viaduct, lifting residential units above that structure. The Commission hopes this project will offer a model for future instances of creative redevelopment of City-owned parking lots, in which additional land uses may be introduced onto these parcels.

The Commission notes that the 99 supportive housing units provided in the project directly respond to repeated calls for additional housing of that income level, as documented in the Community Board 11's Statement of Needs and the East Harlem Neighborhood Plan. While acknowledging the disproportionate share of drug treatment facilities in East Harlem, the Commission believes that supportive housing must be viewed as a solution to, rather than a symptom of, the underlying problem.

During public engagement for this application, much attention was centered on the perceived overconcentration of methadone clinics and similar drug treatment facilities servicing the East Harlem community. While the Commission does not discredit the validity of this argument, it must be emphasized that drug treatment facilities and supportive housing are not the same as these are different uses and have different target service populations. The Commission believes that supportive housing is a solution to the underlying systemic issue of drug addiction in that it provides long-term stability to those with behavioral health challenges. While incorporating supportive housing is a requirement of the ELLA financing, the number of supportive housing units in Timbale Terrace exceeds this requirement in response to calls for additional supportive housing expressed in both the East Harlem Neighborhood Plan and Community Board 11's 2023 Statement of Needs.

The Commission applauded the Proposed Development's faithfulness to the aims of the East Harlem Neighborhood Plan and the 2017 East Harlem Rezoning. The Commission commends the adoption of passive house design elements and the model it sets for future developments of similar bulk. The Commission similarly appreciates the ample provision of residential amenities in the Proposed Development's three rooftop terraces and recreational space.

The Commission is pleased to approve a project that will bring 341 units of much-needed affordable housing to CD 11 at deep affordability levels accessible to the average incomes of CD 11 residents and will help combat ongoing displacement pressures. Accordingly, the Commission believes that the requested UDAAP action, in conjunction with the related action, 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 property located at 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169) 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 area; and

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 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169) as Urban Development Action Area; and

- b. an Urban Development Action Area Project for such area; and

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c and 201 of the New York City Charter, that based on the environmental determination and the consideration of this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169) in Community District 11, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 240046 HAM), duly adopted by the City Planning Commission on January 3, 2024 (Calendar No. 13), 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.

KENNETH J. KNUCKLES Esq., *Vice-Chairman*
GAIL BENJAMIN, LEILA BOZORG, ALFRED C. CERULLO, III,
JOSEPH DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,
RASMIA KIRMANI-FRYE, ORLANDO MARIN, RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Timbale Terrace	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Felipe Cortes
Application # 240046HAM	Borough:
CEQR Number:	Validated Community Districts: M11

Docket Description:
 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 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169) 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 a new 19-story mixed-use building containing approximately 340 affordable housing units, community facility space, and approximately 75 replacement parking spaces for NYPD, Borough of Manhattan, Community District 11.

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 28	# Against: 2	# Abstaining: 2	Total members appointed to the board: 48
Date of Vote: 10/24/2023 12:00 AM		Vote Location: 1220 Fifth Avenue, NY NY 10029	

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

Date of Public Hearing: 9/26/2023 6:30 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:	DREAM Charter School, 1991 Second Avenue, New York, NY 10029

CONSIDERATION: CB11 recommends approval of Land Use applications C 240046 HAM and C 240047 PQM - Timbale Terrace with the following conditions, that:

the developer commit, to the extent legally permissible, targeted outreach in partnership with local community service organizations serving the formerly homeless and other low income residents of Manhattan Community District 11 (CD11) to ensure broad local awareness of the housing opportunities offered by this project;

the New York City Department of Housing Preservation and Development (HPD), New York City Human Resources Administration (HRA), and the developer commit to prioritizing applicants displaced from CD11 for any residential units set aside for eligible formerly homeless households, particularly single adults with children, seniors, survivors of domestic violence, and single young adults aging out of foster care;

the developer commits to CB11's local hiring preference guidelines, which sets local hiring targets of 35% for pre-construction jobs, 35% for construction jobs, 50% for post-construction hiring for residents of CD11; and 35% of the total value of all contracts being awarded to businesses located in CD11;

that the developer commit to proactively establish partnerships with local workforce development organizations to source qualified residents of CD11 for employment opportunities created by all phases of the Proposed Development;

that the developer establish a Community Advisory Board for the Timbale Terrace property to be facilitated in collaboration with CB11 that will be tasked with, including but not limited to, working with local businesses, community based organizations, the NYPD, and other city agencies to assist in improving the quality of life on the street.

Recommendation submitted by	MN CB11	Date: 10/25/2023 3:14 PM
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COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Timbale Terrace	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Felipe Cortes
Application # 240047PQM	Borough:
CEQR Number:	Validated Community Districts: M11

Docket Description:
 IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169) for use as a replacement parking facility, Borough of Manhattan, Community District 11.

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 28	# Against: 2	# Abstaining: 2	Total members appointed to the board: 48
Date of Vote: 10/24/2023 12:00 AM		Vote Location: 1220 Fifth Avenue, NY NY 10029	

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

Date of Public Hearing: 9/26/2023 6:30 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:	DREAM Charter School, 1991 Second Avenue, New York, NY 10029

CONSIDERATION: CB11 recommends approval of Land Use applications C 240046 HAM and C 240047 PQM - Timbale Terrace with the following conditions, that:		
<p>the developer commit, to the extent legally permissible, targeted outreach in partnership with local community service organizations serving the formerly homeless and other low income residents of Manhattan Community District 11 (CD11) to ensure broad local awareness of the housing opportunities offered by this project;</p> <p>the New York City Department of Housing Preservation and Development (HPD), New York City Human Resources Administration (HRA), and the developer commit to prioritizing applicants displaced from CD11 for any residential units set aside for eligible formerly homeless households, particularly single adults with children, seniors, survivors of domestic violence, and single young adults aging out of foster care;</p> <p>the developer commits to CB11's local hiring preference guidelines, which sets local hiring targets of 35% for pre-construction jobs, 35% for construction jobs, 50% for post-construction hiring for residents of CD11; and 35% of the total value of all contracts being awarded to businesses located in CD11;</p> <p>that the developer commit to proactively establish partnerships with local workforce development organizations to source qualified residents of CD11 for employment opportunities created by all phases of the Proposed Development;</p> <p>that the developer establish a Community Advisory Board for the Timbale Terrace property to be facilitated in collaboration with CB11 that will be tasked with, including but not limited to, working with local businesses, community based organizations, the NYPD, and other city agencies to assist in improving the quality of life on the street.</p>		
Recommendation submitted by	MN CB11	Date: 10/25/2023 3:14 PM



CB11M

EAST HARLEM

Xavier A. Santiago
Chair

Angel D. Mescaín
District Manager

October 24, 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 240046 HAM and C 240047 PQM: Timbale Terrace mixed-use development project

Dear Director Garodnick,

Community Board 11 (CB11) appreciates the opportunity to review and comment on the Land Use Application for the proposed Timbale Terrace mixed use development project.

Community Board Recommendation

Whereas, the applicant, the New York City Department of Housing Preservation and Development (HPD) and the co-applicants, the Department of Citywide Administrative Services (DCAS) and the New York City Police Department (NYPD) propose several land use actions (Proposed Actions) to facilitate the development of a new 19-story mixed-use development with approximately 340 units of affordable residential units and one superintendent's unit, ground-floor community facility space, and approximately 75 parking spaces to replace existing parking for the NYPD (Proposed Development);

Whereas, the Proposed Development will be located at 101 East 118th Street on Block 1767 and will consist of 11 contiguous City-owned Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168, 169 (Development Site or Project Area) in Manhattan Community District 11 (CD11);

Whereas, the Development Site is a 23,211 square foot "L" shaped parcel with approximately 202 feet of frontage on Park Avenue, which is a wide street, approximately 140 feet of frontage on East 119th Street, and approximately 90 feet of frontage on East 118th Street, which are both narrow streets.¹

Whereas, the Development Site is an unimproved lot located adjacent to the 25th Police Precinct that is currently utilized for NYPD parking and has a total capacity of 75 spaces. Vehicular access to the parking lot is provided by a curb cut located on East 119th Street;

¹ The [NYC Zoning Resolution](#) defines a "wide street" as any street 75 feet or more in width and a "narrow street" as any street less than 75 feet wide.

Whereas, the Development Site was Site 9 in the Upper Park Avenue Urban Renewal Plan² and was designated for residential use;

Whereas, the Development Site is located in one of the blocks included in the East Harlem Neighborhood Rezoning approved by City Council in 2017³;

Whereas, the East Harlem Neighborhood Rezoning built upon the land use and zoning recommendations from the East Harlem Neighborhood Plan (EHNP)⁴, which identified several planning goals including facilitating the development of affordable housing, preserving existing neighborhood character, improving the pedestrian experience, and enabling new commercial and manufacturing space to support job creation;

Whereas, the rezoning also created the Special East Harlem Corridors District (EHC)⁵;

Whereas, through the rezoning, the portion of the Development Site within 100 feet of Park Avenue (Block 1767, Lot 1, 2, 3, 4, p/o 68, 69, 71, 72, 168, 169) was rezoned from an R7-2 District with a C2-4 overlay to an R10 District with a C2-5 overlay and mapped within the newly established EHC District and MIH area;

Whereas, the portion of the Development Site beyond 100 feet of Park Avenue (p/o 68 and Lot 69) was rezoned from an R7-2 District to an R7B District;

Whereas, the Development Site was subject to HPD's East Harlem Request for Proposal (RFP), issued in August 2019, the goal of which was to facilitate much-needed affordable housing, community amenities and services, replacement parking spaces for the NYPD, and other improvements for the community through high-quality, mixed-use development;

Whereas, in August 2021, HPD announced⁶ the selection of the "Timbale Terrace" development proposal submitted by [Mega Contracting](#), [Lantern Organization](#), and the [Afro Latin Jazz Alliance](#);

Whereas, the Proposed Development will include approximately 340 residential units, a portion of which will be permanently affordable under the Mandatory Inclusionary Housing (MIH) Program⁷;

Whereas, up to approximately 99 units will be designated as supportive housing for formerly homeless households referred by New York City Human Resources Administration (HRA) and whose rent will be no higher than 30% of household income;

Whereas, the Proposed Development will participate in the NYC 15/15 Supportive Housing Program⁸ to

² <https://www.nyc.gov/assets/hpd/downloads/pdfs/services/upper-park-ave-first-amended-urp.pdf>

³ <https://www.nyc.gov/site/planning/plans/east-harlem/east-harlem.page>

⁴ https://client1114.wdamdevelopment1.com/wp/wp-content/uploads/2023/07/EHNP_FINAL_FINAL_LORES.pdf

⁵ <https://zr.planning.nyc.gov/article-xiii/chapter-8>

⁶

<https://www.nyc.gov/site/hpd/news/039-21/hpd-plans-new-afro-latin-music-arts-center-nearly-600-affordable-homes-in#/0>

⁷ <https://www.nyc.gov/site/planning/plans/mih/mandatory-inclusionary-housing.page>

⁸ <https://www.nyc.gov/assets/hpd/downloads/pdfs/services/nyc-15-15-welcome-packet.pdf>

fund on-site services for individuals with serious mental illness (SMI), substance use disorders (SUD) and/or disabling medical conditions;

Whereas, the NYC 15/15 program includes eligibility for four populations:

- Chronically homeless single adults with a serious mental illness (SMI), a substance use disorder (SUD) including those who are actively using or have started their recovery process within the past 12 months, or those who may have a co-occurring SMI and SU.
- Chronically homeless families or families at serious risk of becoming chronically homeless, in which the head of the household suffers from a SMI, SUD (including those who are actively using or have started their recovery process within the past 12 months), or those who may have a co-occurring SMI and SUD.
- Single young adults, ages 18-25, with high service utilization who are homeless or at risk of homelessness, including aging out of foster care.
- Young adults, ages 18-25, who are pregnant or the head of household with high service utilization.

Whereas, the proposed affordability distribution, unit mix, is as follows:

Type	30% AMI	50% AMI	80% AMI	Supportive Housing	Super's Unit	Total	% Units by Type
Studio	0	0	0	97	0	97	28%
1 bedroom	68	35	38	0	0	141	41%
2 bedroom	16	28	38	2	1	85	25%
3 bedroom	4	7	7	0	0	18	5%
Total Units	88	70	83	99	1	341	
% Units by AMI	26%	20%	25%	29%		100	

Whereas, the Proposed Development will contain approximately 239,200 zoning square feet (zsf) of floor area (10.31 FAR), including 228,997 zsf of residential floor area (9.88 FAR) and 10,203 zsf feet of community facility floor area (0.43 FAR). Some of this floor area will be allocated for a qualified non-profit to provide services to the formerly homeless tenants. These services will be located on the 16th floor;

Whereas, a new curb cut on East 119th Street would provide vehicular access to the proposed approximately 75 NYPD replacement parking spaces that will be distributed across the ground and second floors of the new building;

Whereas, the Proposed Development's ground-floor, along Park Avenue, will be activated by proposed community facility uses that focus on arts and culture;

Whereas, the proposed ground-floor community facility space includes a recital hall in the cellar of the building, as well as practice rooms, teaching classrooms, a recording facility, a music library on the ground floor of the building, and a lounge and a community room;

Whereas, the proposed community facility space is intended to provide free music education for children, school-based music programs, a music and dance program for older adults attending New York City senior centers and many other programs;

Whereas, other amenities in the Proposed Development include three rooftop terraces located at the third, eighth floors, and sixteenth floor that will serve as private outdoor recreation space for building tenants, a green roof on the seventh floor, a bike storage room in the building's cellar, a laundry room located on the third floor, and a fitness, cycling, and yoga rooms on the 16th floor;

Whereas, the proposed actions necessary to facilitate the Proposed Development include:

HPD proposes the following actions:

- a. Designation of an Urban Development Action Area and Approval of an Urban Development Action Area Project: The Development Site consists of underutilized property, which tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed 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 Development Site is therefore eligible to be an Urban Development Action Area and the Proposed Development is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

Disposition of City-Owned Property: The Development Site will be conveyed to a sponsor to be determined by HPD.

DCAS and the NYPD propose the following action:

- b. Acquisition of property by the City: The City proposes to acquire approximately 29,782 square feet of space in the ground floor and second floor of the Proposed Development to provide space for the 75 NYPD replacement parking spaces.

Whereas, on June 18, 2019, Community Board 11 (CB11) voted to issue recommendations for the development of two publicly-owned sites, East Harlem Multi-Service Center and the NYPD 25th Precinct parking lot, identified in the East Harlem Rezoning Points of Agreement⁹ for the development of affordable housing with the expectation that the recommendations be included with the Request for Proposals that HPD would issue for those sites;

Whereas, CB11 recommended that the development at these sites include 100% affordable housing with

⁹ <https://council.nyc.gov/land-use/wp-content/uploads/sites/53/2017/11/East-Harlem-Cover-Letter-and-POA.pdf>

deep affordability at a variety of low- and moderate-income levels following as detailed in CB11's *Affordable Housing Development Guidelines*¹⁰:

- 20% Extremely Low-Income (at or below 30% of AMI),
- 20% Very Low-Income (between 31% and 50% AMI),
- 20% Low-Income (between 51% and 80% AMI),
- 20% Moderate-Income (between 100% and 120% of AMI),
- 20% Middle-Income (from 121% up to 130% AMI)

Whereas, CB11, in its annual *Statement of District Needs & Budget Requests*¹¹, has prioritized the need to provide funding for the development of affordable housing at deeper levels of affordability targeting households living under 30% of AMI, the developmentally disabled, those living with mental illness and homeless veterans; and

Whereas, CB11 has prioritized that newly developed or rehabilitated apartment buildings must include a balance of mixed-income units that also include a percentage of units for low and extremely-low income households; now, therefore, be it

Resolved, that Manhattan Community Board 11 (CB11) recommends approval of Land Use applications C 240046 HAM and C 240047 PQM - Timbale Terrace with the following conditions, that:

1. *the developer commit, to the extent legally permissible, targeted outreach in partnership with local community service organizations serving the formerly homeless and other low income residents of Manhattan Community District 11 (CD11) to ensure broad local awareness of the housing opportunities offered by this project;*
2. *the New York City Department of Housing Preservation and Development (HPD), New York City Human Resources Administration (HRA), and the developer commit to prioritizing applicants displaced from CD11 for any residential units set aside for eligible formerly homeless households, particularly single adults with children, seniors, survivors of domestic violence, and single young adults aging out of foster care*
3. *the developer commits to CB11's local hiring preference guidelines, which sets local hiring targets of 35% for pre-construction jobs, 35% for construction jobs, 50% for post-construction hiring for residents of CD11; and 35% of the total value of all contracts being awarded to businesses located in CD11*
4. *that the developer commit to proactively establish partnerships with local workforce development organizations to source qualified residents of CD11 for employment opportunities created by all phases of the Proposed Development;*
5. *that the developer establish a Community Advisory Board for the Timbale Terrace property to be facilitated in collaboration with CB11 that will be tasked with, including but not limited to, working with local businesses, community based organizations, the NYPD, and other city agencies to assist in improving the quality of life on the street.*

Full Board Vote: In Favor: 28; Opposed: 2; Abstentions: 2; Present/Not Voting: 3

¹⁰

<https://www.cb11m.org/wp-content/uploads/2023/10/Affordable-Housing-Development-Guidelines-6-18-19-1.pdf>

¹¹ <https://www.cb11m.org/our-district/>

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 dark ink, appearing to read 'Xavier A. Santiago', with a horizontal line extending to the right.

Xavier A. Santiago
Chair

cc:

Deputy Inspector Raul P. Maisonet, 25th Precinct, New York City Police Department
Hon. Diana Ayala, Deputy Speaker, New York City Council
Hon. Kristin Richardson Jordan, New York City Council
Hon. Keith Powers, New York City Council
Hon. Julie Menin, New York City Council
Hon. Mark Levine, Manhattan Borough President
Hon. Cordelle Cleare, New York State Senate
Hon. Jose Serrano, New York State Senate
Hon. Eddie Gibbs, New York State Assembly
Hon. Inez Dickens, New York State Assembly
Felipe Cortes, Department of Housing Preservation and Development
Melissa Auton, Department of Housing Preservation and Development
Dan Kent, Lantern Organization
Diane Louard-Michel, Lantern Organization
Michelle Ponce, Mega Contracting Group
Emanuel Kokinakis, Mega Contracting Group
Marietta Ulacia, Afro Latin Jazz Alliance
Arturo O'Farrill, Afro Latin Jazz Alliance
Michelle Wiltshire-Clement, CB11
Jason Villanueva, CB11



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Timbale Terrace	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Administrator: Felipe Cortes
Application # 240046HAM	Borough: Manhattan
CEQR Number:	Validated Community Districts: M11

Docket Description:
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 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169) 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 a new 19-story mixed-use building containing approximately 340 affordable housing units, community facility space, and approximately 75 replacement parking spaces for NYPD, Borough of Manhattan, Community District 11.

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

RECOMMENDATION: Conditional Favorable

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

CONSIDERATION:

Recommendation submitted by	MN BP	Date: 10/31/2023 4:39 PM
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BOROUGH PRESIDENT RECOMMENDATION

Project Name: Timbale Terrace	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Administrator: Felipe Cortes
Application # 240047PQM	Borough: Manhattan
CEQR Number:	Validated Community Districts: M11

Docket Description:
IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168 and 169) for use as a replacement parking facility, Borough of Manhattan, Community District 11.

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

RECOMMENDATION: Conditional Favorable

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

CONSIDERATION:

Recommendation submitted by	MN BP	Date: 10/31/2023 4:39 PM
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OFFICE OF THE

MANHATTAN BOROUGH PRESIDENT

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(212) 669-8300 p (212) 669-4306 f
431 West 125th Street, New York, NY 10027
(212) 531-1609 p (212) 531-4615 f
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Mark Levine, Borough President

October 31, 2023

**Recommendation on ULURP Application Nos. C240046HAM and C240047PQM – 101 East 118th Street (Timbale Terrace)
By The New York City Department of Housing, Preservation and Development**

PROPOSED ACTIONS

The New York City Department of Housing, Preservation and Development (“HPD”), the Department of Citywide Administrative Services (“DCAS”), and the New York City Police Department (“NYPD”) (collectively the “Applicants”) are proposing several land use actions to facilitate the development of a 19-story mixed-use building located at 101 East 118th Street (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168, 169) in Community District 11 (the “Site”).

The Applicants propose the following actions:

Designation of the Site as an Urban Development Action Area (“UDAA”), and Urban Development Action Area Project (“UDAAP”) approval of the proposed development and disposition of the Site.

Acquisition by the City of approximately 29,782 square feet on the ground floor and second floor of the Site for use by the NYPD.

These actions would facilitate the development of Timbale Terrace, a 19-story building containing approximately 340 units of affordable housing, a ground-floor community facility space, and 75 replacement NYPD parking spots.

BACKGROUND

East Harlem Rezoning

The Site is located in the Special East Harlem Corridors District. When the rezoning of that area, also known as the East Harlem Rezoning, was first proposed, then-Manhattan Borough President Gale Brewer, then-City Council Speaker Melissa Mark Viverito, Manhattan Community Board 11, and Community Voices Heard, led a community engagement process to recommend community priorities for the rezoning plan. This process culminated in the release of the East Harlem Neighborhood Plan in 2016, which covered 12 priorities, including increasing the production of affordable housing. The plan recommended that all public sites in the rezoned area be 100% affordable, with at least 20% of the affordable units affordable to individuals and households at or below 30% of the Area Median Income (AMI). The plan also recommended

creating more supportive housing and requiring a community preference in all affordable housing developments¹.

The East Harlem Rezoning was enacted in 2017, drawing from the framework established by the East Harlem Neighborhood Plan. The NYPD 25th Precinct parking lot, which is the proposed location for Timbale Terrace, was included in the East Harlem Rezoning Points of Agreement as a public site to be prioritized for affordable housing development. Since that rezoning action, 1,800 affordable units have been completed or are in development on public land elsewhere within the rezoning area².

Supportive Housing

The 340 affordable units in Timbale Terrace would include 99 units of supportive housing. This section aims to provide clarity on supportive housing in the context of this project.

Supportive housing is permanent, affordable housing with on-site services for individuals or families who have experienced homelessness, with other qualifying criteria. The population served by each supportive housing project depends on the mission of the service-providing organization. The screening process for supportive housing is typically done through referrals from a case worker and includes psychosocial and psychological assessments (if needed), and interviews³. Potential residents are not selected for an apartment unless they meet all the qualifying criteria and it is determined by the housing provider that the units and on-site services are able to meet their needs.

Timbale Terrace is receiving funding from the NYC 15/15 and Extremely Low & Low-Income Affordability (“ELLA”) programs. All developments that receive funding from the City must set aside at least 15% of their units for homeless individuals and households⁴. This requirement applies to ELLA, which is an HPD funding source. However, that set-aside requirement does not include on-site services. The Timbale Terrace proposal includes a 30% supportive housing component and will include on-site services, through funding from the NYC 15/15 program.

Since 2014, HPD has financed 237,700 units of affordable housing, 5% of which were supportive housing units. In Manhattan, HPD has financed over 57,100 affordable units since 2014, of which 4% were supportive. In Community District 11, HPD has financed over 12,700 affordable units, 1% of which are supportive. While there may be other publicly funded supportive housing units in the area, those figures are not available.

Proposed Development

If the proposed actions are approved, Timbale Terrace at 101 East 118th Street would include a 19-story, 239,000 square-foot building with approximately 241 affordable housing units, 99

¹ <https://www.documentcloud.org/documents/3179091-East-Harlem-Neighborhood-Plan.html>

² [NYC Rezoning Commitments Tracker \(arcgis.com\)](https://www.arcgis.com/home/webmap/viewer.html?appid=81111111111111111111111111111111)

³ [2023-consolidated-supportive-housing-guidance.pdf \(nyc.gov\)](https://www.nyc.gov/html/hpd/html/2023-consolidated-supportive-housing-guidance.pdf)

⁴ <https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=3713966&GUID=2A26D80A-5759-445D-A16B-B0F370CA0D32&Options=&Search=>

Nos. C240046HAM and C240047PQM

supportive housing units, one superintendent’s unit, a ground-floor community facility space for the Afro Latin Jazz Alliance, and 75 replacement parking spaces for the NYPD. The developer for Timbale Terrace is Mega Contracting, and the Lantern Organization is the supportive housing provider.

	Supportive	30% AMI	50% AMI	80% AMI	Total Units	% By Unit Type
Studio	97 units	0 units	0 units	0 units	97 units	29%
One-Bedroom	0 units	68 units	35 units	38 units	141 units	41%
Two-Bedroom	2 units	16 units	28 units	38 units	84 units	25%
Three-Bedroom	0 units	4 units	7 units	7 units	18 units	5%
Total Units	99 units	88 units	70 units	83 units	340 units	100%
% By AMI	29%	26%	20%	25%	100%	

Of the 241 affordable units, 50% will have a preference for Community District 11 residents. While the supportive units cannot be formally set aside to address local need, Lantern representatives stated during their presentation to Community Board 11 that they have established relationships with area shelters and have committed to letting them know when they begin leasing their units so that case workers can potentially refer clients from the local shelters to the Timbale units.

According to Lantern representatives, the supportive units would be available for residents with severe mental illness or substance use disorder through the NYC 15/15 program. The services provided would help maintain housing stability, connect tenants with healthcare services, and advance skills and education. Other proposed programming includes cooking classes, guidance on healthy living, free fresh food, art classes, gardening, exercise classes, and trips to sporting and cultural events. Services for supportive housing residents would not include drug rehabilitation, treatment, or drug injection sites.

Timbale Terrace will have 24/7 onsite security. While the final plan for additional building security elements is still under development, the Applicant is looking into options that include interior and exterior security patrols, 24/7 remote monitoring from a command center, and access control technology.

The services for the residents of the supportive housing units would be located in community facility spaces on the sixteenth floor. There are proposed outdoor terraces open to all residents on the third, eighth, and sixteenth floors, a green roof on the seventh floor, a bike storage room in the basement, a laundry room on the third floor, and fitness rooms on the sixteenth floor. The ground-floor community facility space for the Afro Latin Jazz Alliance would be home to the Afro Latin Jazz Alliance Music & Arts Center (“ALJA”). ALJA’s space would include a recital hall, event and performance spaces, rehearsal spaces, music education facilities, meeting rooms, co-working spaces, communal spaces, a café, and a shop, along with spaces for local artists. The

organization plans to have music and dance programming for children, schools, older adults, and senior centers.

Mega Contracting has committed to MWBE and local hiring, with priority for Manhattan CB 11 residents. They also committed to collaborate with CB 11 and community-based organizations to host Occupational Safety and Health Administration (OSHA) training and recruitment sessions.

Area Context

The Site is located in Manhattan Community District 11 in the East Harlem neighborhood. The Site is zoned R10 with a C2-5 overlay along Park Avenue and R7B in the mid-block. The surrounding area is zoned R7B, R7-2, R8A, and R10, with commercial overlays on 116th Street and along the avenues. The Site is in the Special East Harlem Corridors District established by the East Harlem Rezoning.

The Site is well served by transit, including the 4, 5, 6 Subway line, the M101, M103, M1, M98, M102, and M116 buses, a Citibike dock on 118th Street and Park Avenue, and the Harlem-125th Street Metro North station on 125th Street and Park Avenue.

The Lantern Organization has two existing buildings with supportive housing units close to the Site – one on the adjacent lot and the other across 118th Street. Schafer Hall, the adjacent building, contains 36 units for formerly homeless single adults living with special needs, 25 units for young adults who have aged out of foster care, and 30 units for low-income families⁵. Prospero Hall, across the street, has 87 units for homeless veterans and low-income single adults⁶. Due to community concerns about these buildings, Lantern began monthly meetings with local stakeholders in April 2023 to discuss safety. As a result of these discussions, Lantern has also installed brighter exterior lighting, upgraded building security cameras, and secured funding for more tenant services.

According to the project's Racial Equity Report, in 2017-2021 an estimated 54% of East Harlem households were rent burdened (30% of income spent on rent), and an estimated 28% of households were severely rent burdened (spending 50% or more of their income on rent). The area's displacement risk is "Intermediate" or "Higher" compared to other NYC neighborhoods.

COMMUNITY BOARD RESOLUTION

HPD, Mega Contracting, the Lantern Organization, and the Afro Latin Jazz Alliance presented to the Land Use, Landmarks & Planning Committee of Manhattan Community Board 11 ("CB 11") on September 13, 2023. Subsequently, the full board of CB 11 conducted a public hearing on September 26, 2023. During these hearings, community members expressed their support for the project, viewing it as a viable solution to homelessness and a suitable location for 100% affordable housing. Additionally, they highlighted the value of the Afro Latin Jazz Alliance's programming, particularly for youth. Members of the community also expressed concerns about quality-of-life issues in the neighborhood, suggesting that the project's supportive housing

⁵ <https://lanterncommunity.org/about-us/buildings/schafer-hall/>

⁶ <https://lanterncommunity.org/about-us/buildings/prospero-hall/>

component could negatively affect these issues. On October 11, 2023, the CB 11 Land Use, Landmarks & Planning Committee voted unanimously to recommend approval of the proposal with conditions.

On October 24, 2023, the full board of CB 11 voted to recommended approval of the Timbale Terrace project with the following conditions:

1. Commit to outreach to local community service organizations serving the formerly homeless and other low-income residents of Community District 11 (“CD 11”) to ensure local residents are aware of the project’s units when they become available;
2. Along with HPD and Human Resources Administration, commit to prioritizing applicants displaced from CD 11 for the units dedicated to formerly homeless households, particularly single adults with children, seniors, survivors of domestic violence, and single young adults aging out of foster care;
3. Commit to CB 11’s local hiring preference guidelines, with local hiring targets of 35% for pre-construction jobs, 35% for construction jobs, 50% for post-construction hiring, and 35% of the total value of all contracts being awarded to businesses located in CD 11;
4. Commit to establishing partnerships with local workforce development organizations to source qualified residents of CD 11 for employment opportunities at all phases of development; and
5. Establish a Community Advisory Board for Timbale Terrace to be facilitated in collaboration with CB 11 and tasked with working with stakeholders including local businesses, community-based organizations, the NYPD, and other city agencies to assist in improving quality of life on the street.

BOROUGH PRESIDENT’S COMMENTS

In the midst of the worst affordability crisis in New York City history, a lot is sitting vacant at East 118th Street and Park Avenue. The site is currently being used for parking by the local precinct.

East Harlem deserves better than this.

Fully one half of families in East Harlem are rent burdened. Countless local residents are living doubled up or are barely fending off eviction. Too many are living unsheltered on the street.

When East Harlemites try to rent market-rate apartments, they face the highest rents in our city’s history – averaging a stunning \$5,500 per month in Manhattan. In the face of such rents even working-class families are now being pushed out of our borough. Some, tragically, are joining the ranks of the more than 66,000 New Yorkers in our shelter system.

There is no getting around it: We have a desperate shortage of affordable housing in East Harlem, in Manhattan, and in New York City. Supportive housing is in even shorter supply. Only about 1 in 5 single adults determined to be eligible for a supportive unit were successfully placed last year. Many of the rest remain in shelters or on the street.

We have a chance to address this crisis on East 118th Street and Park Avenue. The Timbale Terrace development would deliver 241 affordable units for families in need, with 26% of the apartments reserved for extremely low-income households earning 30% AMI, and the rest at 50% and 80% AMIs. 103 of the apartments are currently set to be two- and three-bedrooms.

The project would also include 99 units of much-needed supportive housing, with a full menu of services in the building to ensure residents have the resources they need to lead healthy, stable lives.

What once was a vacant lot would also gain a vibrant cultural institution: a new theater and performing arts center for the beloved Afro Latin Jazz Alliance, drawing thousands of patrons to the block each year. The block would also benefit from 24/7 security in the building.

The community engagement process on this project has been robust and at times contentious. I firmly believe that the input from the East Harlem community has made this project better in important ways. I recognize that outstanding concerns remain surrounding the overall impact of Timbale Terrace on public safety in the neighborhood. For that reason I have listed several conditions in our recommendation that would improve security and guarantee long-term community engagement.

On balance this project would be a major win for East Harlem: creating a welcoming new home for hundreds of families and adults in need, with a wonderful new cultural institution to boot. Let's not let this lot sit vacant for another few decades.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, I recommend **approval** of ULURP Application Nos. C240046HAM and C240047PQM **with the following conditions**:

1. That the Applicants work to develop a bedroom mix that better balances the needs of single-person and family-sized households;
2. That the Applicants form a Community Advisory Board in collaboration with CB 11 to address community concerns regarding the development and work with local stakeholders to improve quality of life in the area;
3. That in addition to 24/7 security in the building, the Applicants explore and implement additional security elements within and outside the proposed building, taking into account guidance from the aforementioned Community Advisory Board;
4. That throughout the development process the Applicants continue their communication with local service organizations in CD 11, including area shelters, to ensure local awareness of housing units from the project;
5. That the Applicants prioritize applicants previously displaced from CD11 for units they are eligible for when possible;
6. That hiring for the project adheres to CB 11's local hiring targets, including hiring CD 11 residents for 35% of pre-construction jobs, 35% of construction jobs, 50% of post-

construction jobs, and 35% of the total value of all contracts being awarded to local CD 11 businesses; and

7. That the Applicants work with local workforce development organizations to find qualified CD 11 residents for all available employment opportunities.

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

Mark Levine
Manhattan Borough President