



COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
1664 PARK AVENUE
NEW YORK, NY 10035
TEL: 212-831-8929
FAX: 212-369-3571
www.cb11m.org

Nilsa Orama
Chair

Angel D. Mescaín
District Manager

June 18, 2019

Louise Carroll
Commissioner
Department of Housing Preservation & Development
100 Gold Street
New York, NY 10

Re: Recommendations for the development of the East Harlem Multi-Service Center and the NYPD 25th Precinct parking lot

Dear Commissioner Carroll,

On June 18, 2019, Community Board 11 voted to issue the following 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 Point of Agreement for the development of affordable housing. It is our expectation that the following recommendations will be included with the Request for Proposals that HPD will issue for these sites:

I. STATEMENT OF PRIORITIES (Goals for both POA sites)

These sites present a unique opportunity to address the housing and service needs of the East Harlem community. As such, any proposals for development of these sites must be for 100% affordable housing serving a variety of income bands and include an offer and abundance of family-sized units. The proposals must also include non-residential use components. Proposals should include affordable homeownership options on both sites.

II. GENERAL REQUIREMENTS

A. East Harlem Multi-Service Center

General requirements of this RFP must include:

Program and Design

Proposal must include the complete rehabilitation of the main portion of the Multi-Service Center building. The auditorium should be demolished. Rehabilitation should include, at a minimum, new heating and cooling systems, elevators, windows, and electrical systems, and a new design for the occupied floors that is better suited for the needs of the MSC and the organizations it serves.

Following the recommendation of the East Harlem Neighborhood Plan, the site should be rezoned to R8 MIH to maximize the number of residential units developed on the site. The height of the building should not exceed 185 feet to the roof.

The new residential building should be located behind the existing main Multi-Service Center building and have its main entrance located between the MSC and Acacia Gardens at or near the streetline of 120th Street and abut Acacia Gardens at this location. The new building should have a secondary entrance facing Wagner Houses either to the north or east. The design of the building should encourage visual and physical connections between the new building and Wagner Houses. Accordingly, no fencing, shrubs or other physical barriers should separate Wagner Houses and the new building.

Private residential open space must be provided on the roof of the new building. Designs that also provide usable open space on the roof of the MSC will be given preference. Roof designs should incorporate blue and/or green roof elements.

Designs that rely overly on glass and steel materials should be avoided in favor of stone and masonry.

There should be no parking or curb cuts to allow vehicular access on this portion of the zoning lot.

Residential Affordability Mix:

- Require 100% affordable units with deep affordability at a variety of low- and moderate-income levels. CB11 recommends this development follow its affordability guidelines, which are:
 - **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)
- 50% community preference should be given to residents of East Harlem for the affordable units.
- To ensure long-term affordability, the development should be built under a ground lease agreement, whereby the developer and/or owner is permitted to develop and operate the property during the lease period after which the land and all improvements are returned to the City, or the lease is renewed with extended affordability.

Tenant Relocation Plan:

Respondents to RFP must provide a tenant relocation plan which includes, but is not limited to:

- Funding relocation costs,
- Maintaining comparable operating square footage,
- Maintaining comparable occupancy charge aka lease agreements,
- Giving preference to the new community facility space when complete.

B. 25th Precinct Parking Lot

General requirements of this RFP must include:

Program and Design

All proposals must include, at minimum, replacement parking for the NYPD 25th Precinct in the cellar of approximately 100 spaces. Entrance to the parking must be located off of 119th Street, close to the precinct building. This will be the only curb cut on the lot.

With the exception of residential lobbies and parking access, the ground floor must be occupied by active commercial uses. These uses must occupy spaces that are at least 50% transparent as described in 37-34 of the Zoning Resolution. The primary residential lobby entrance must be off of 118th Street, at least 50 feet distant from the intersection with Park Avenue.

Proposals must include programming on the second floor for community facility uses. Preference should be given to small business incubators and local workforce development and training services.

No dwelling units should be located on the third floor facing the railroad tracks.

Private residential open space must be provided on the roof of the new building. Roof designs should incorporate blue and/or green roof elements.

Designs should provide articulation of the building's base along Park Avenue.

The new building should abut the lot eastern lot line at 118th Street to ensure a continuous streetwall.

Residential Affordability Mix:

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 - **20% Middle-Income** (from 121% up to 130% AMI)
- 50% community preference should be given to residents of East Harlem for the affordable units.
- To ensure long-term affordability, the development should be built under a ground lease agreement, whereby the developer and/or owner is permitted to develop and operate the property during the lease period after which the land and all improvements are returned to the City, or the lease is renewed with extended affordability.

III. DEVELOPER OBLIGATIONS & REGULATIONS

- A. Development Teams:** In addition to prioritizing 100% affordable housing on these sites, proposals should include a commitment by the developer and HPD to support the participation of mission-driven organizations experienced in affordable housing development and preservation as a meaningful part of the development team and subsequent residential property management.
- B. Schedule: (marketing in advance to CB11 residents)**
Follow CB11M *Affordable Housing Marketing Guidelines*.
- C. Community outreach (public hearings, community board presentations)**
Include a schedule for providing periodic progress updates to CB11M on all facets of the projects.
- D. Local Hiring Plan:** Developer must include a Local hiring plan in its response to the RFP. Plan should include outreach protocol, assistance with achieving pipeline capacity to meet training requirements, and continuity of local hiring opportunities through each layer of development down to subcontractors. CB11's local hiring guidelines should be included as the standard for local hiring. Respondents to RFP are encouraged to engage local non profit workforce development organizations to develop local hiring capacity,
- E. MWBE's, Local contractors, and suppliers:** Respondents to RFP must include a plan for the inclusion of MWBE's, local suppliers, and local contractors in the project.

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

Sincerely,



Nilsa Orama
Board Chair

Cc: Hon. Gale A. Brewer, Manhattan Borough President
Hon. Diana Ayala, New York City Council
Leila Bozorg, Deputy Commissioner for Neighborhood Strategies, Department of Housing Preservation & Development
Veanda Simmons, Department of Housing Preservation & Development
Steven Villanueva, Community Board 11
Jeremiah Schlotman, Community Board 11
Judith Febbraro, Community Board 11