Human Services  
June 10, 2019, 6:00 p.m.  
Board Office  

*** Minutes ***  

Present: Jarquay Abdullah, Elsie Encarnacion, Wendy Ferreira, Lilybelle Gonzalez, Mahfuzur Rahman, Angel Mescan (staff)  

Absent: none  

Excused: Diane Collier, Jean-Pierre Kamwa, Robin Strashun, Jason Wu  

Guests: Raffaela Petrasek, Wash Sq Ptrs; Migna Taveras, ArchCare; Scott LaRue, ArchCare; Isaac Scott, CB11; Robert Gordon, HCZ; Julia X=Camagng, NYSNA; Sebastian De La Cruz; Fred Wright, NYHRE  

1. Call to Order– Meeting began at 604 pm. An adoption to the agenda was made by Mahfuzur and seconded by Wendy.  

2. Announcements  
   a. Harlem Children’s Zone  
      i. Admission Lottery in July for 2021-2022 school year for kindergarten –n Deadline June 28th, 2019 fill out application hczpromise.schoolmint.net  
      ii. Harvest – A Free Produce Market – 2nd Saturday of the Month 10 am-noon (April-November)  
   b. Pastor Isaac Scott – Student at Columbia –New Board Member- Offering Resources for individuals reentering the community  
   c. Julia Camagong from New York Nurses Association – shared date of public hearing on safe staffing Res. 396 Monday June24th at 1pm at the New York City Hall Chambers. She requested that someone from board be present to read resolution that was passed.  

3. Presentations & Discussions  
   a. Presentation of Terrence Cardinal Cooke development project. The applicant, ArchCare, seeks land use approvals to facilitate the construction of a new 33-story residential building, a new supportive housing building, a new medical facility, and the consolidation of Terence Cardinal Cooke's operations into a renovated and modernized building.
See attached presentation

a. Informational presentation from New York Harm Reduction Educators (NYHRE) on the proper, used needle disposal practices

   i. Fred Wright, NYHRE

Program’s focus is to engage individuals who use substances and connect them to services. Mobile Vans are available focusing on education on how to save lives. Needle clean up by NYRHE’s team takes place 3-4 times a week. Committee members shared areas where needles are visible and inquired on how to partner with organization to service the population in need while also taking into account the quality of life of the residents. The importance of education for all on what the organization does would be beneficial. Committee encouraged NYRHE to partner in future community events.

Contact Info - Fred Wright 646-321-5282  fwright@nyhre.org

4. New Business
   a. Mahfuzur shared the proposed closure of senior centers at Taft, Lincoln, Wagner and Washington houses. He made a motion for a letter requesting the preservation of these centers which was seconded by Wendy and passed.
   b. Lilybelle Gonzalez announced her resignation of the Community Board.

5. Old Business
   a. No updates on District Needs and Budget Request
   b. Diversion Center – First Meeting took place which concentrated on operations.
   c. Proton Center has open in East Harlem

6. Adjournment 7:29pm Motion made by Elsie, second by Mahfuzur.
Terence Cardinal Cooke
Health Care Center Rezoning
Community Board 11 Human Services Committee
June 10, 2019
• Full block bounded by Fifth Avenue, East 105th Street, Madison Avenue, and East 106th Street
• Three connected buildings and a garage
• 559-bed skilled nursing facility and 56-bed specialty hospital
• 86% of patients receive Medicaid
• 35% of patients are residents of zip code 10029
  • Additional 30% of patients are residents of East Harlem and the greater Harlem area
• Includes resident population with chronic, low-acuity health conditions who could be discharged
  • If they had access to comprehensive outpatient services (PACE program)
  • But are homeless
$100+ million of investment needed to modernize TCC and continue to serve predominantly low-income patients with complex medical needs

- Buildings constructed circa 1920s and 1930s-1960s
- Major renovations required
Federal and New York State health care policy:
- Encourages home- and community-based health care services
- Discourages long-term inpatient care where it is unnecessary

**Opportunities**
- Provide comprehensive services to predominantly low-income patients in modern, right-sized health-care facilities
- Develop permanently affordable housing with supportive services for some seniors currently living at TCC who do not require nursing home-level care
- Preserve over 450 local health-care jobs
1. Remain a health care and employment anchor in the East Harlem community
2. Serve vulnerable populations by modernizing existing facilities and expanding home- and community-based services
3. Leverage real estate assets to fund the modernization of TCC’s skilled nursing facility
To realize the project goals, TCC must develop:

1. Affordable housing with supportive services for seniors
2. A residential building that TCC can sell or lease to a third party to
   • Repay a $50 million loan borrowed in April to finance overdue renovations of the skilled nursing facility
   • Fund construction of the senior housing and additional renovation of TCC
Consolidate the skilled nursing facility, specialty hospital, and infrastructure and support functions from across the campus in the Flower Building.
Develop a 150-unit building for low-income seniors with low-acuity health conditions on the site of the garage.
Develop an outpatient Program of All-Inclusive Care for the Elderly (PACE) Center and new residential building on the site of the Annex and Cohen Building
Land Use Actions

- Rezone R7-2 and R7-2/C1-5 districts to R8 and R8/C1-5 districts
- Establish a Mandatory Inclusionary Housing area
• Proposed rezoning is consistent with the East Harlem Neighborhood Plan recommendation to upzone the west side of Madison Avenue
Effect of the Rezoning

- No increase in maximum permitted FAR (656,957 SF / 7.75 FAR)
- Increase in realizable residential floor area

<table>
<thead>
<tr>
<th></th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Residential Floor Area</td>
<td>415,124 SF (4.89 FAR)</td>
<td>555,719 SF (6.56 FAR)</td>
<td>+ 145,000 SF (1.71 FAR)</td>
</tr>
<tr>
<td>Realizable New Residential Floor Area Under Height Factor</td>
<td>186,000 SF (2.19 FAR)</td>
<td>331,000 SF (3.90 FAR)</td>
<td></td>
</tr>
<tr>
<td>Permitted Overall Floor Area</td>
<td>656,957 SF (7.75 FAR)</td>
<td>656,957 SF (7.75 FAR)</td>
<td>No Change</td>
</tr>
</tbody>
</table>
• Only 186,000 SF of realizable new residential floor area
• 20 stories (226 feet)
• 331,000 SF of realizable new residential floor area
• 32 stories (356 feet)
TCC Project: Illustrative Massing
• New buildings would be consistent with other nearby tall buildings and shorter than 1212 Fifth Avenue (42 stories, 518 feet)
• Current Application: MIH Option 2 (30% of the residential floor area must be *permanently affordable* to households with incomes at or below an average of 80% of AMI)
• No income band above 130% of AMI
• Household of one at 80 percent of AMI (2019): $59,760
• Most MIH affordable housing would be satisfied in the Senior Building
Mandatory Inclusionary Housing

- At the request of elected officials, the amended application will include MIH Option 1 and Option 2
- MIH Option 1: 25% of the residential floor area must be **permanently affordable** to households with incomes at or below an average of 60% of AMI; no income band above 130% of AMI
- Household of one at 60% of AMI (2019): $44,820
The new residential building is expected to use Affordable New York (421-a) tax incentives to further increase affordable housing.

- 421-a affordable housing
- Depending on MIH option, there may be additional permanently affordable MIH units

150 units of permanently affordable senior housing
Local Hiring

• More than 60% of TCC’s employees are from East Harlem and the greater Harlem area
• Local organizations and companies will have first notice for on-site construction jobs
• Local M/WBE contractors will be granted priority to bid on construction work
• The affordable senior building and PACE program will be operated by TCC, which draws on its existing relationships with East Harlem to hire employees
Phasing and Next Steps

• Closed on $50M private loan in April to start Flower Building renovations
• ULURP
• Demolish garage, construct Senior Building, and complete Flower Building renovations
• Demolish the Annex and Cohen Building to develop a new residential building and PACE Center
  • The Annex and Cohen Building cannot be demolished until the renovation of the Flower Building is complete
Thank You
Height Factor Regulations

• The open space ratio is the square feet of required open space as a percentage of the floor area on a zoning lot.

• E.g., an open space ratio of 20 on a zoning lot with 20,000 SF of floor area requires 4,000 SF of open space.

\[
\frac{20}{100} \times 20,000 \text{ SF} = 4,000 \text{ SF}
\]
• Potential open space is limited because of the large Flower Building footprint

**R7-2 Scenario**
• 186,000-SF residential building
  • Open space requirement: 39,990 SF (available)
• 331,000-SF residential building
  • Open space requirement: 71,165 SF (does not comply)

**R8 Scenario**
• 331,000-residential building
  • Open space requirement: 35,417 SF (available)
The proposed actions would not have a significant adverse impact on the environment.

(E) designation will require:
- Testing for any hazardous materials and remediation if necessary
- Any new fossil-fuel-fired heating and hot water systems at the Flower Building must use natural gas
- Noise attenuation for the Senior Building and new residential building

Restrictive declaration will require implementation of measures to reduce construction air emissions and noise, and protect adjacent historic resources:
- Includes a construction monitor