



# COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN  
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Nilsa Orama  
Chair

Angel D. Mescaín  
District Manager

December 17, 2019

Louise Carroll  
Commissioner  
Department of Housing Preservation & Development  
100 Gold Street  
New York, NY 10038

Dear Commissioner Carroll:

We have recently met with representatives of Hope Community Inc. regarding their interest in developing a mixed-use affordable housing building on 123<sup>rd</sup> Street between Lexington Avenue and Third Avenue (Block 1772) in Manhattan. The proposed development site would include city-owned property controlled by HPD (Lot 22) and a site currently used by the Department of Sanitation's Manhattan Lot Cleaning Unit (Lots 23, 24, 25, 26, 28, 29, 30) in addition to an adjacent property owned by Hope (Lot 20). The proposed building would include 4,100 SF of ground floor retail; 9,600 SF of community facility space and 123,000 SF of residential (approximately 130 units).

As you know, the DSNY site was identified in the 2017 East Harlem Rezoning Points of Agreement as a site to be evaluated for the development of affordable housing.

It is our expectation that City agencies and developers will utilize Community Board 11's *Affordable Housing Development Guidelines* to design proposals that fit the housing needs of Manhattan Community District 11 and that development on Publicly-Owned Sites will;

1. Target 100% rent and income restricted development with deep affordability and at a variety of low- and moderate-income rent levels in perpetuity, as follows:
  - 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); and
2. Include 50% community preference for affordable developments

Hope has requested CB11's support to engage in discussions with HPD regarding the potential for a sole source disposition of the city-owned sites to facilitate the proposed development.

Given Hope Community's long history of managing, developing and preserving affordable housing in East Harlem, as well as their ownership of adjacent property and commitment to maximizing the number of affordable housing units built on this site, we enthusiastically support their request to pursue sole source disposition with HPD and DSNY for the proposed project.

Please let us know if you have any questions.

Sincerely,

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

Nilsa Orama

cc: Walter Roberts, Hope Community Inc. (via email)  
Hon. Diana Ayala, New York City Council (via email)  
Hon. Gale A. Brewer, Manhattan Borough President (via email)  
Hon. Robert Rodriguez, New York State Assembly (via email)  
Hon. Brian Benjamin, New York State Senate (via email)  
Steven Villanueva, Community Board 11 (via email)  
Judith Febbraro, Community Board 11 (via email)