

Proposed Development north view

Carmen Villegas Apartments – Senior Housing

East Harlem, CD11

C 250148 ZMM, N 250147 ZRM, C 250149 PPM,
C 250150 PQM

Pre-Hearing | 5 May 2025

Project Summary

Applicant(s):
Department of Housing Preservation and Development (HPD), Ascendant Neighborhood Development Corporation, Xylem Projects, and Urban Builders Collaborative (UBC)

Address:
Development Site: 100 East 111th Street (Block 1638, p/o Lot 1)
Rezoning Area: Block 1638, Lot 66, p/o Lot 1 and p/o Lot 8

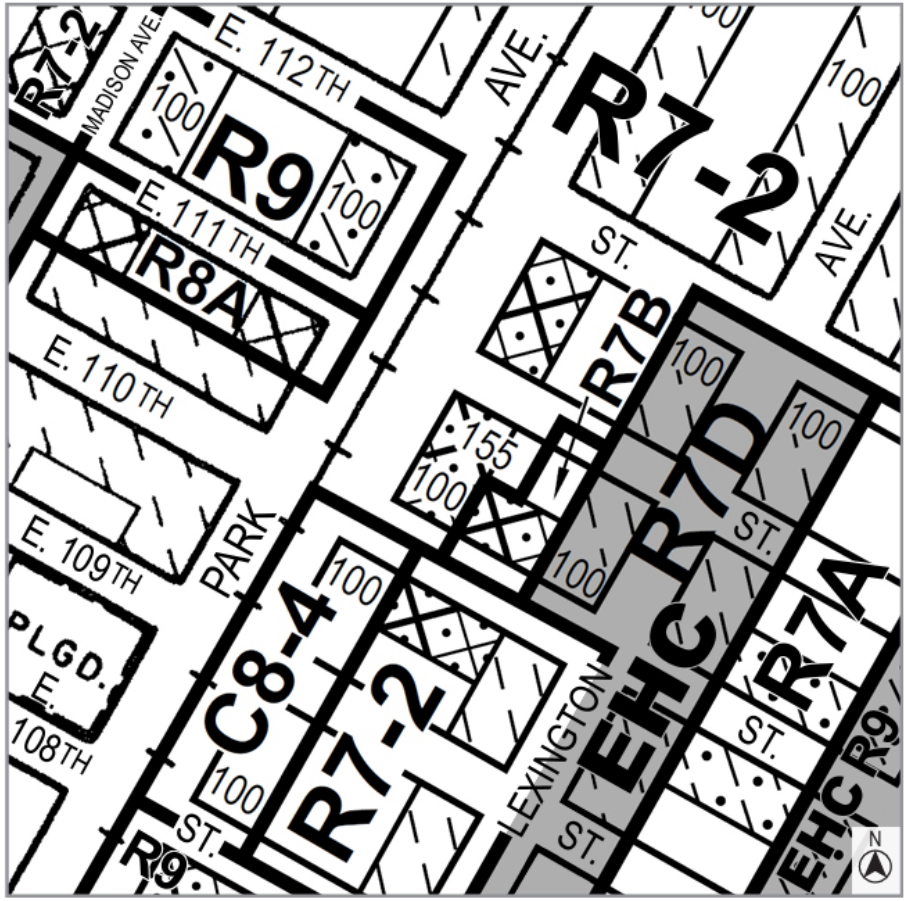
Proposed Actions:
ZM – R7-2, R7-2/C2-4, and R7B/C2-4 to R9-1 and R9-1/C2-4
ZR – Modify Appendix F to designate MIH area
PQ – Acquisition of property by the City
PP – Disposition of non-residential City-owned property

Proposed Development:
Approval of the actions would facilitate the development of a 5.42-FAR, 28-story income-restricted housing building with 210 units (including 147 AIRS units), plus one superintendent's unit, and ground floor community facility space for seniors in East Harlem, Manhattan Community District 11

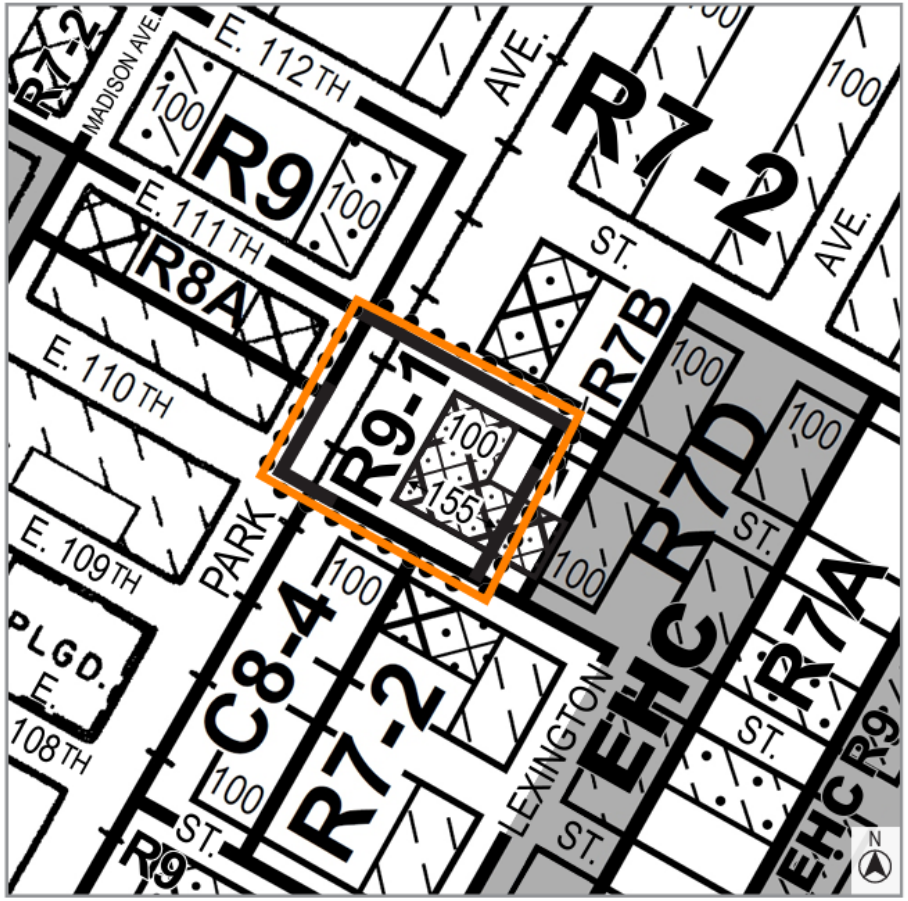


Zoning Map Amendment (ZM)

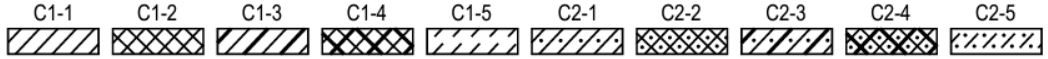
A zoning map amendment to change the Project Area from R7-2, R7-2/C2-4, and R7B/C2-4 zoning districts to R9-1 and R9-1/C2-4 zoning districts



Current Zoning Map (6b)



Proposed Zoning Map (6b) - Area being rezoned is outlined with dotted lines

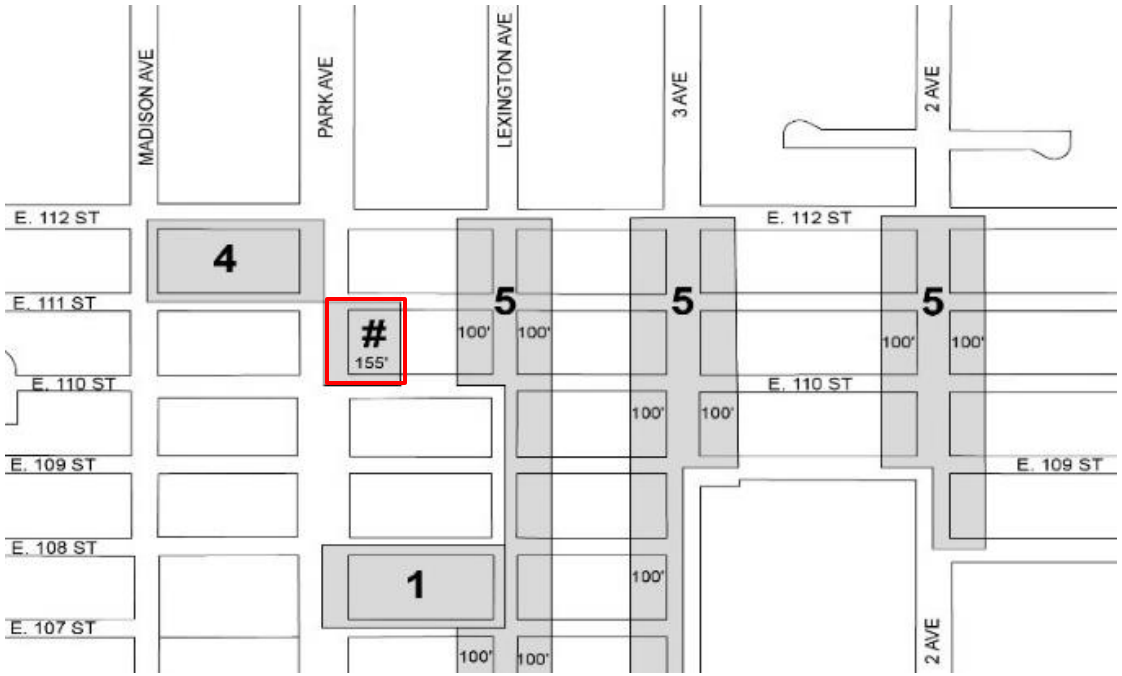


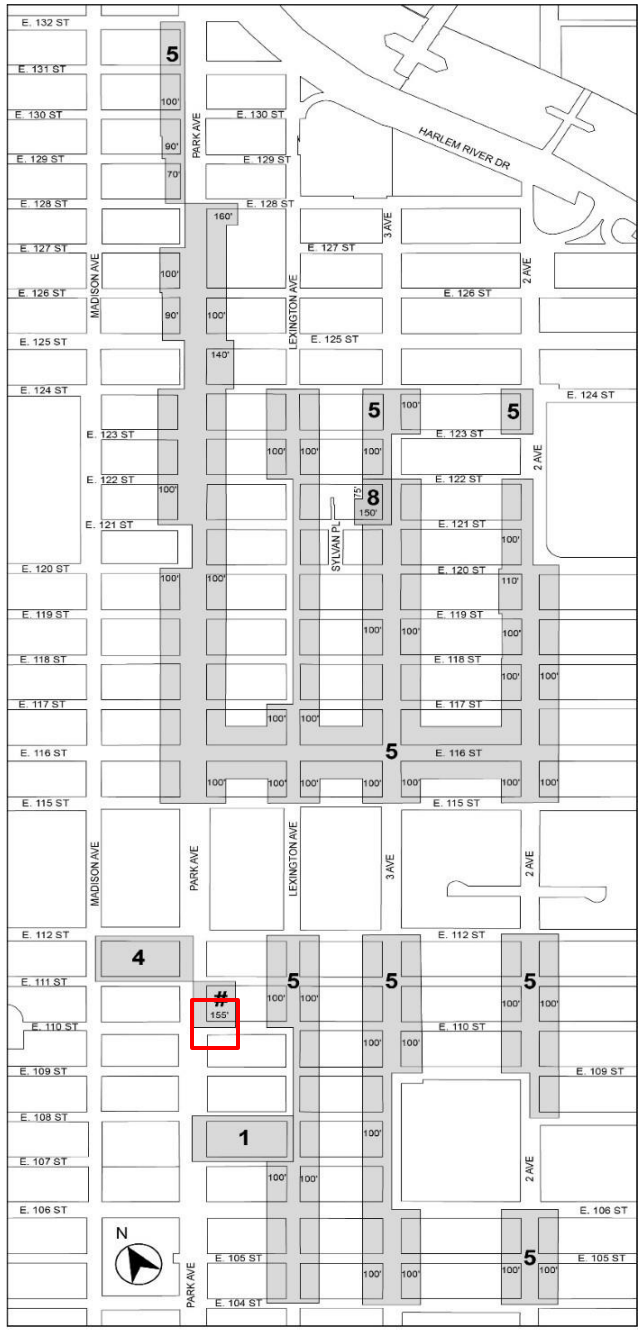
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Zoning Text Amendment (ZR)

Appendix F of the Zoning Resolution to map a Mandatory Inclusionary Housing Area (MIHA)

Proposed MIHA (**MIH Option 1**)





Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **1** – 11/29/16 MIH Program Option 1
Area **4** – 11/30/17 MIH Program Option 1 and Deep Affordability Option
Area **5** – 11/30/17 MIH Program Option 1 and Deep Affordability Option
Area **8** – 2/8/24 MIH Program Option 1 and Deep Affordability Option
Area **#** – [date of adoption] MIH Program Option 1 and Option 2

Acquisition of the Development Site by the City (PQ) & Disposition of the Development Site (PP)

Existing Lot 1 will be reapportioned into two separate tax lots for the existing Casita Park building and the Development Site

The Development Site (Block 1638, p/o Lot 1) is proposed for acquisition by HPD

The Development Site will then be conveyed to HPD-selected sponsor Ascendent Neighborhood Development Corporation, which will develop the property as a new construction income-restricted housing development



The Proposed Development, pictured in the rendering above, would replace an existing parking lot at the Casita Park development.

Manhattan Community Board 11 Recommendation

On March 25, 2025, CB11 unanimously voted to **approve the application with conditions** (C 250148 ZMM, N 250147 ZRM, C 250149 PPM, C 250150 PQM):

1. 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

2. The applicant consider fully waiving the proposed parking, but at maximum, should not include more than six spaces. The developer commits 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

Manhattan Borough President Recommendation

On March 31, 2025, the MBP recommended **approval of the application** (C 250148 ZMM, N 250147 ZRM, C 250149 PPM, C 250150 PQM)