

Proposed Development north view

Carmen Villegas Apartments – Senior Housing

East Harlem, CD11

250148ZMM, 250147ZRM, 250149PPM, 250150PQM

Review Session| 3 February 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 MIHA
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 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



Area Map

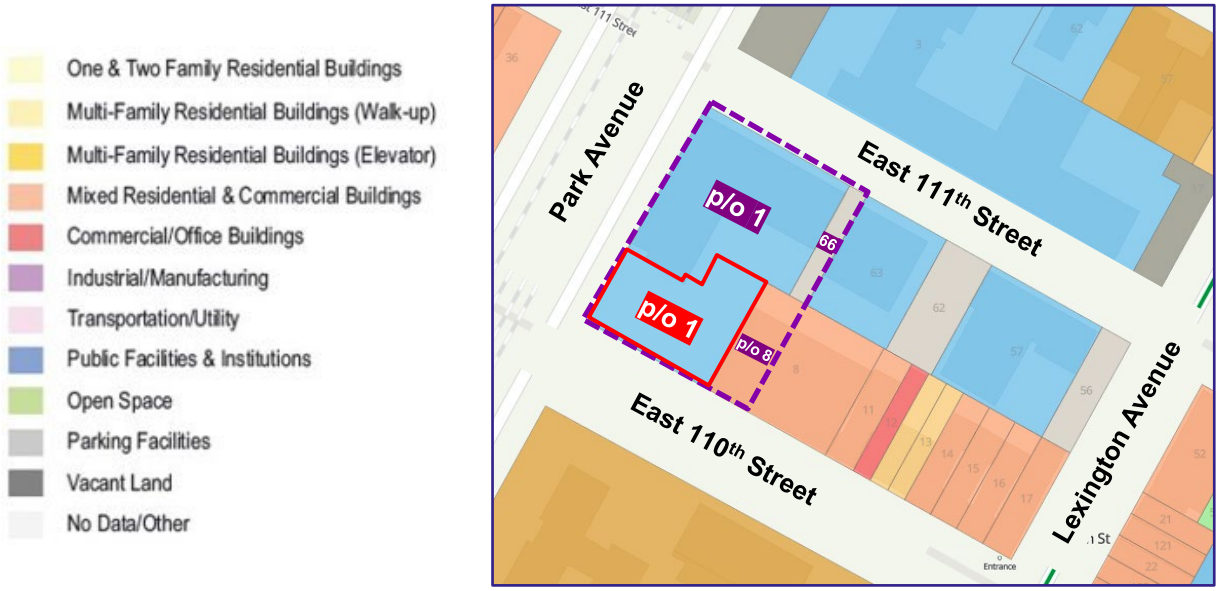
Development Site (Block 1638, p/o Lot 1)

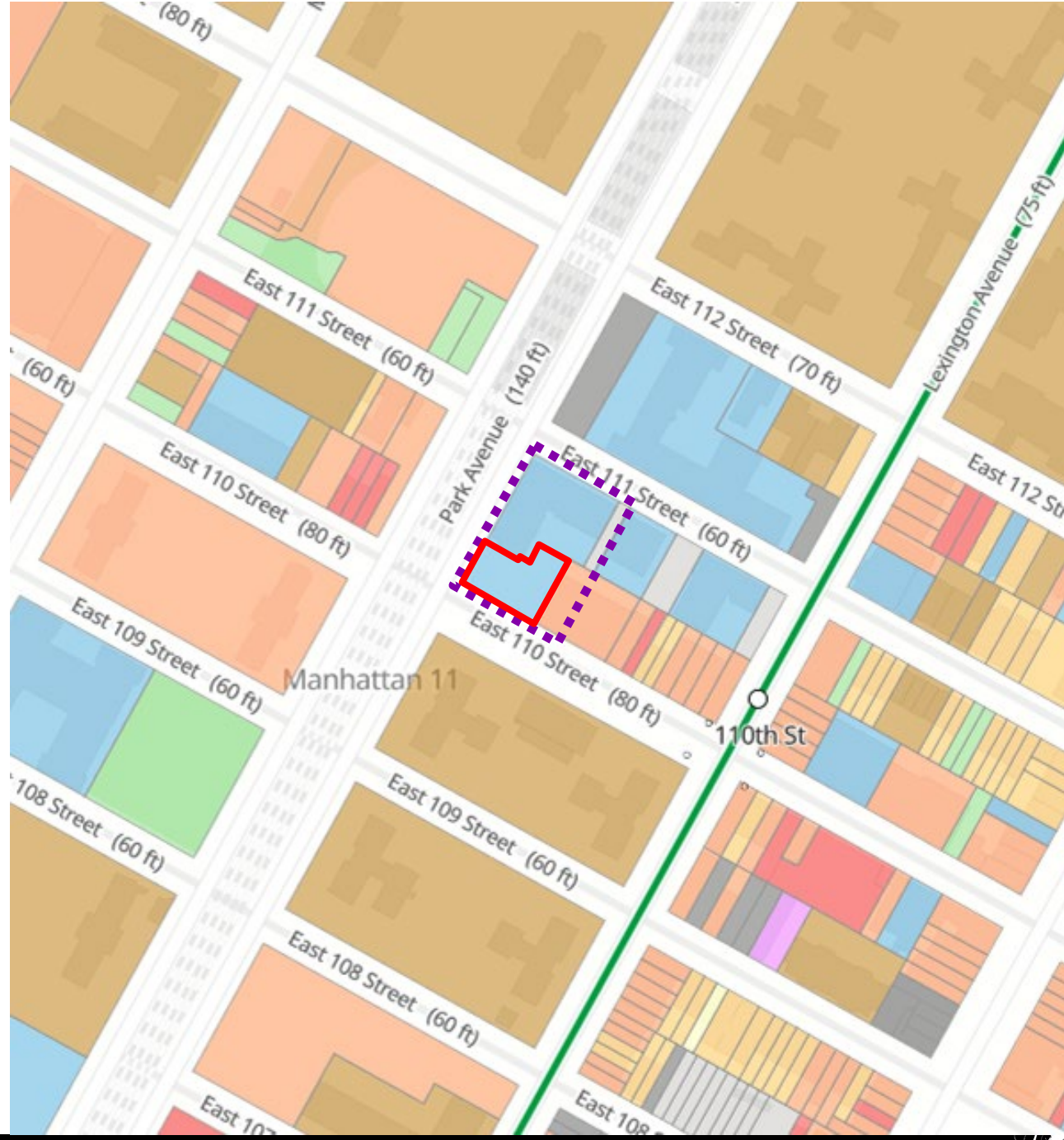
Rezoning Area (Block 1638, Lot 1, Lot 66, p/o Lot 8)

Public facilities and institutions

Four- to twenty-story multifamily walkup and elevator buildings; NYCHA campuses

Council Member Ayala - District 8





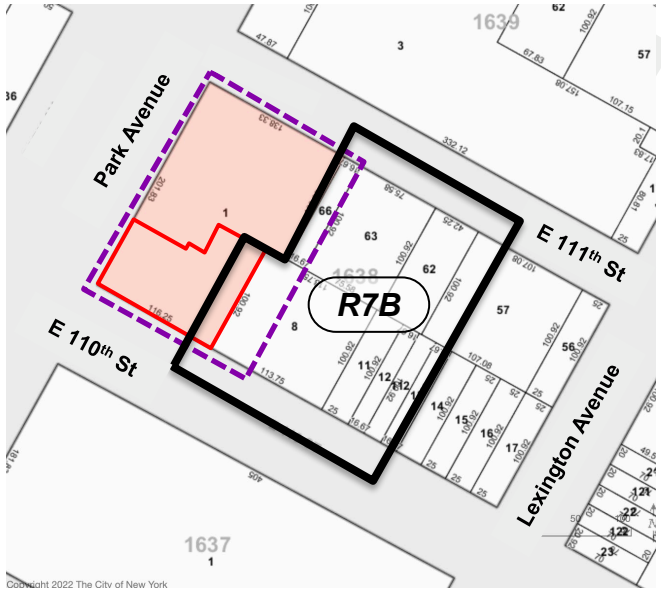
Zoning

Development Site (Block 1638, p/o Lot 1)

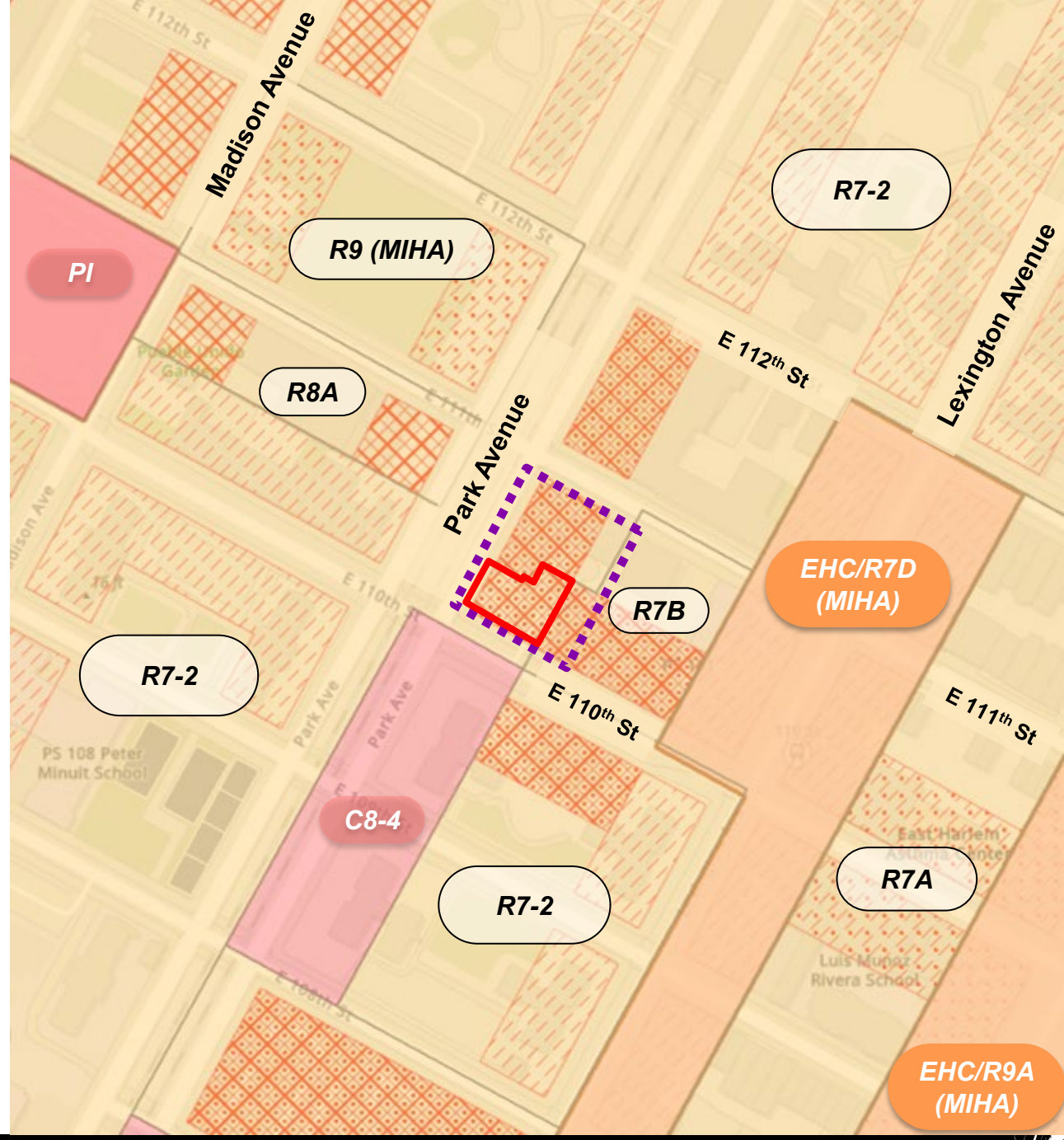
Rezoning Area (Block 1638, Lot 1, Lot 66, p/o Lot 8)

Rezoning Area: R7-2/C2-4, R7B/C2-4, R7B

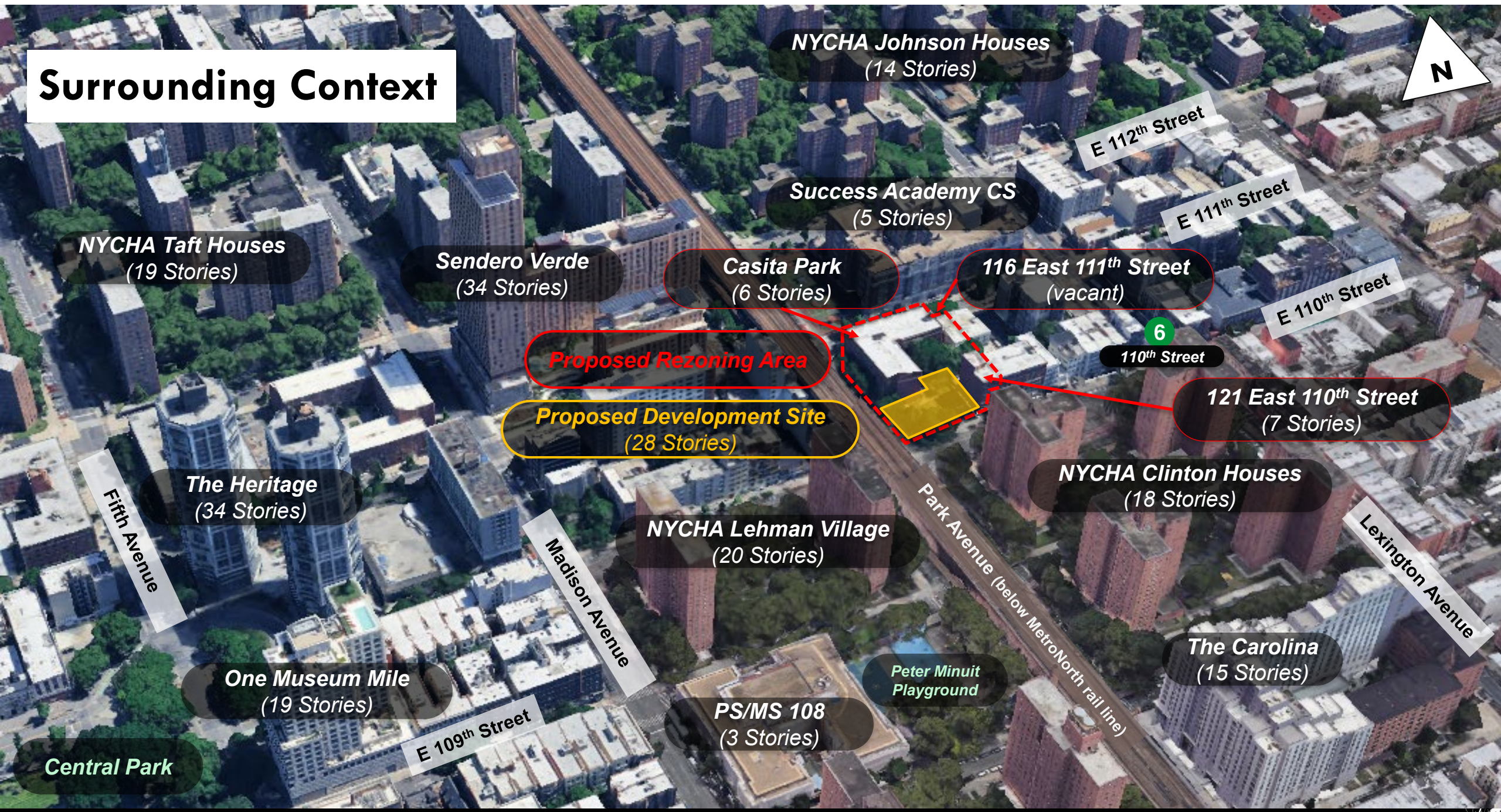
Surrounding Area: R7-2, R7B, R7D, R7A, R8A, and R9; C8-4, and C1-4, C1-5, C2-4 overlays; EHC, PI, Transit, FRESH, Coastal Zones



- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5



Surrounding Context



Existing Conditions





The Proposed Development Site, outlined above and pictured in plan at right, would replace a parking lot and portion of an open area at the existing Casita Park development.



7. View of East 110th Street facing southeast from Park Avenue (Development Site at left).



8. View of the Development Site facing east from the intersection of Park Avenue and East 110th Street.



9. View of Park Avenue facing northeast from East 110th Street (Development Site at right).



Urban Cartographics
Photographs Taken on April 7, 2023

Carmen Villegas Apartments - Senior Housing
Block 1638, Lots 1, 8 (p/o) & 66, Manhattan



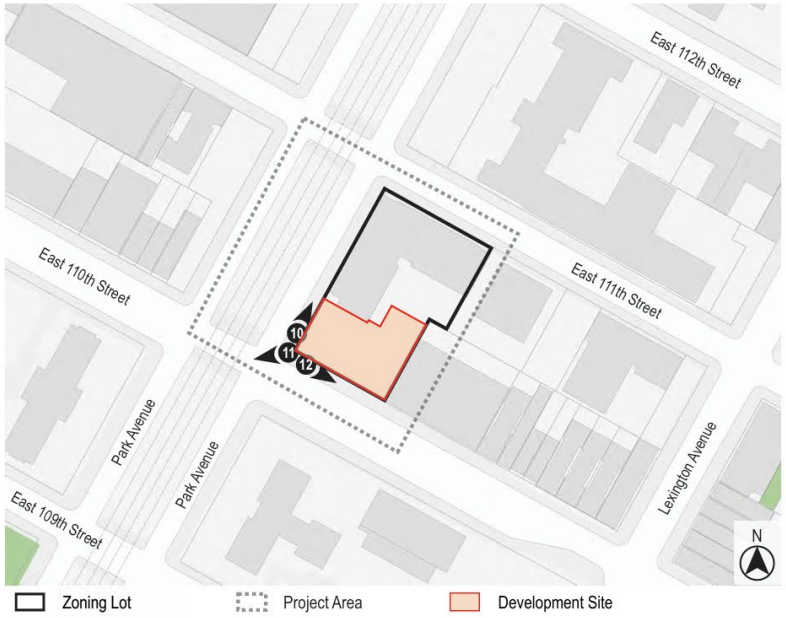
10. View of the sidewalk along the east side of Park Avenue facing northeast from East 110th Street (Development Site at right).



11. View of the intersection of Park Avenue and East 110th Street facing west from the Development Site.



12. View of the sidewalk along the north side of East 110th Street facing southeast from Park Avenue (Development Site at left).



Urban Cartographics
Photographs Taken on April 7, 2023



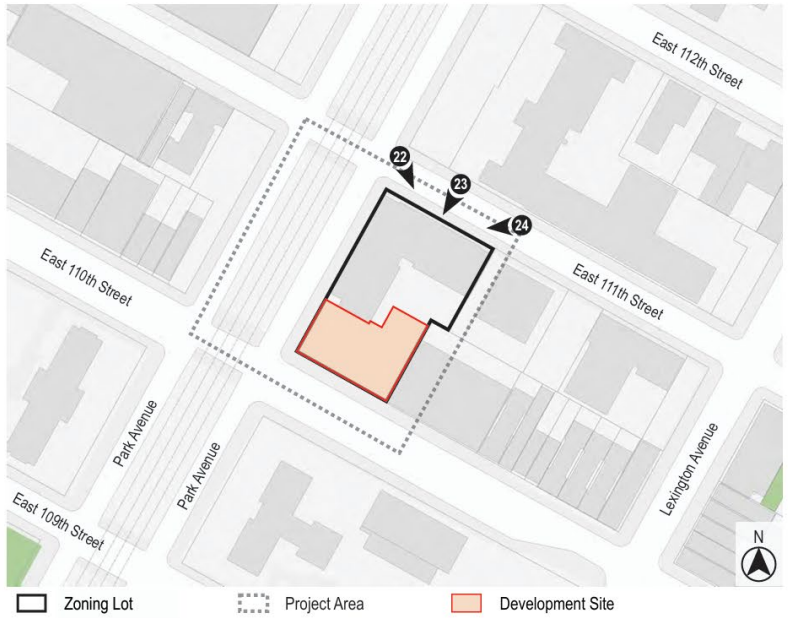
22. View of the Development Site facing southeast from East 111th Street.



23. View of the Development Site facing southwest from East 111th Street.



24. View of the Development Site facing west
from East 111th Street (Project Area at left).



Urban Cartographics
Photographs Taken on April 7, 2023

Carmen Villegas Apartments - Senior Housing
Block 1638, Lots 1, 8 (p/o) & 66, Manhattan

Proposed Development

291
Height (ft)

28
Stories

139K
ZSF

5.42
FAR (R9-1/C2-4)

63
Income-Restricted Units (MIH)

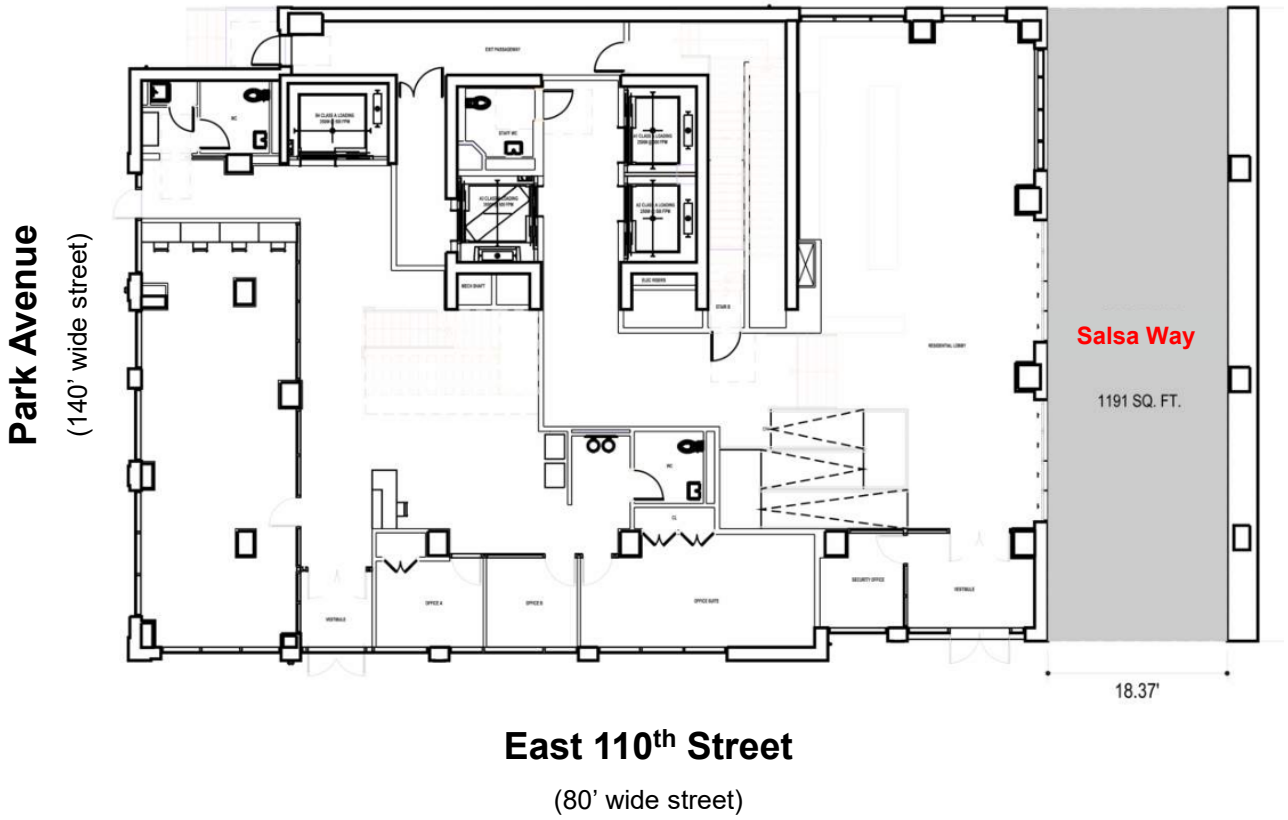
147
Income-Restricted Units (AIRS)

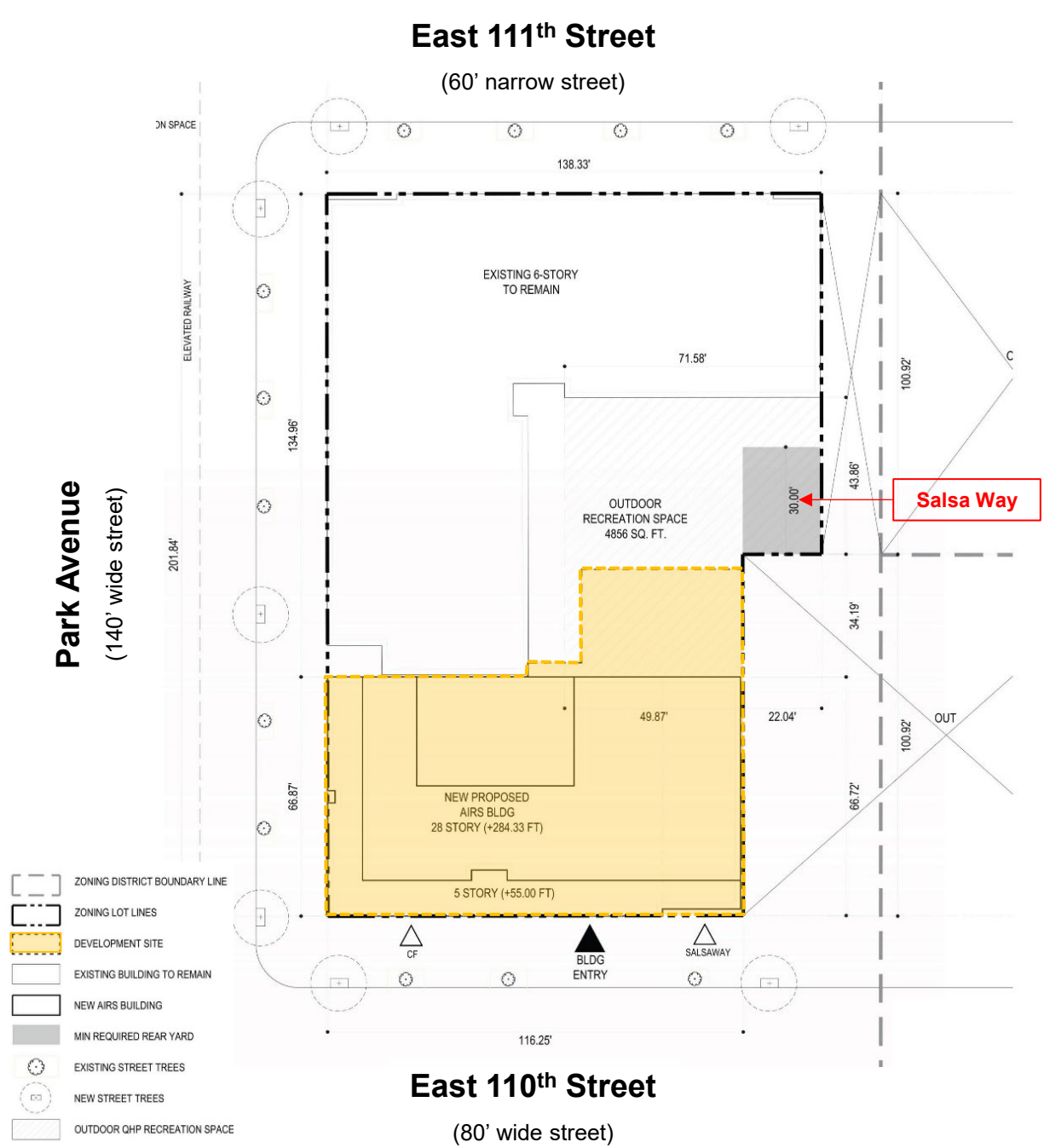
7K
CF Space

2
Outdoor Amenity Spaces


Proposed Development south view

Ground Floor Plan & Site Plan

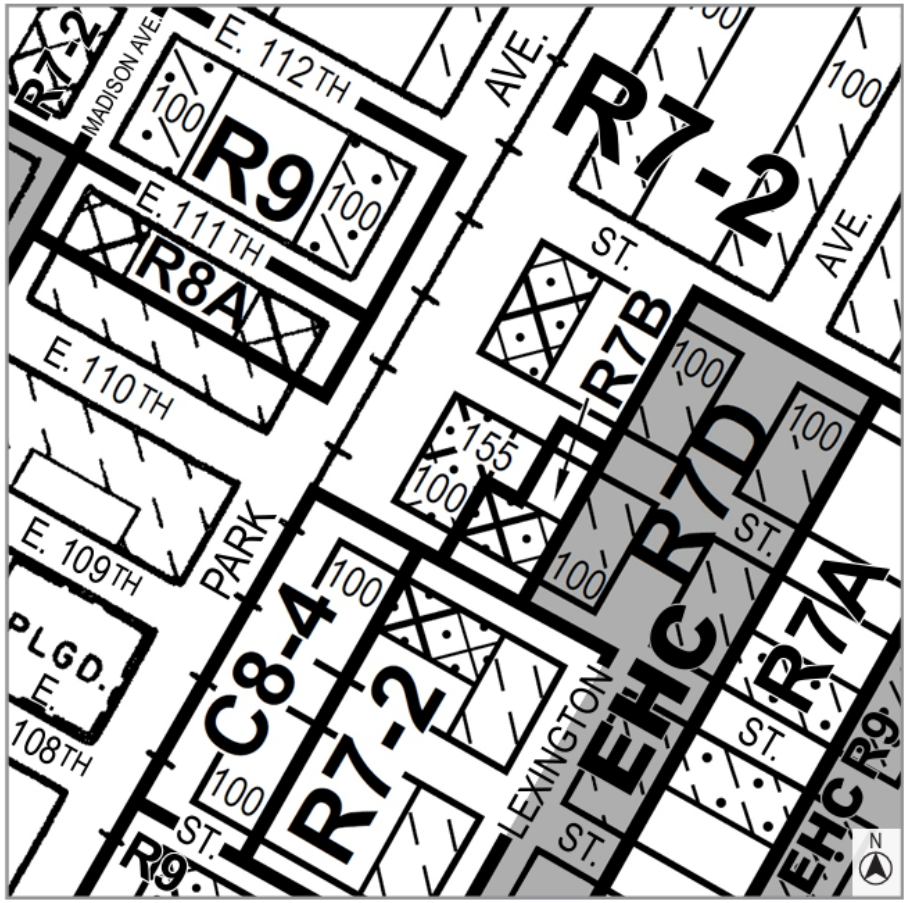




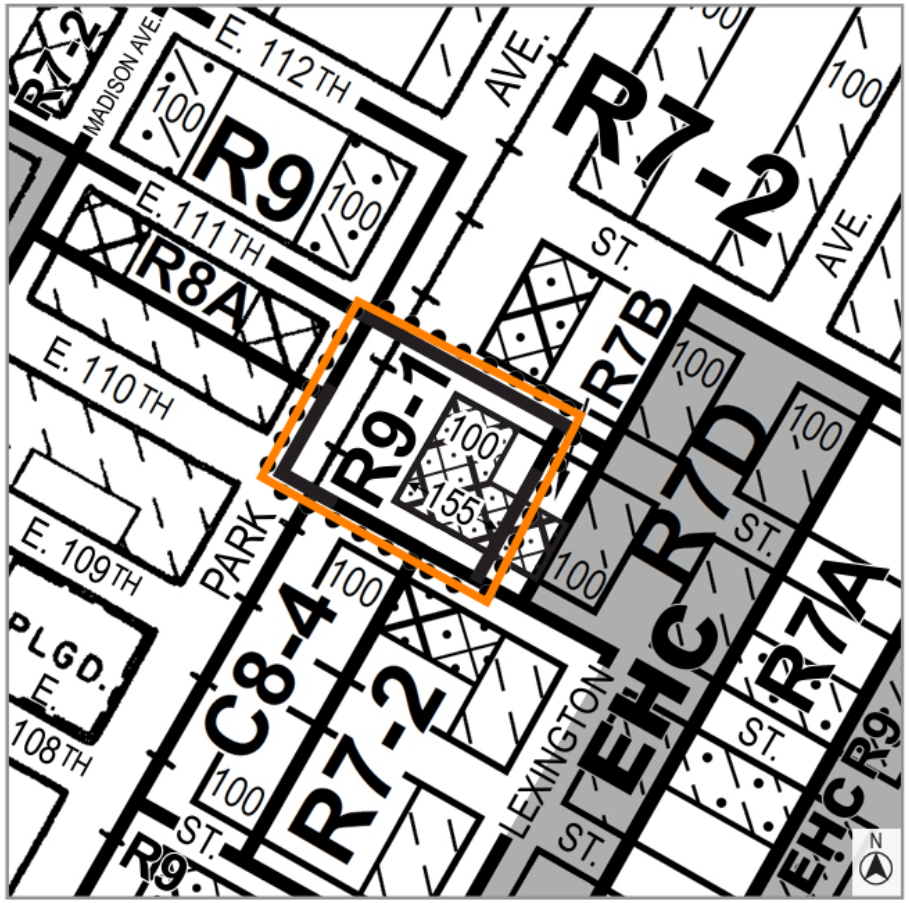
***Above**: Ground floor plan **Right**: Site plan*

Zoning Map Amendment (ZM)

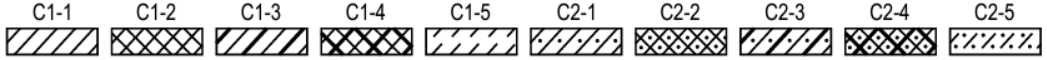
A zoning map amendment to change the Project Area from R7-2, R7-2/C2-4, and R7B/C2-4 zoning districts to R9-1 and R9-1/C2-4 zoning districts



Current Zoning Map (6b)



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

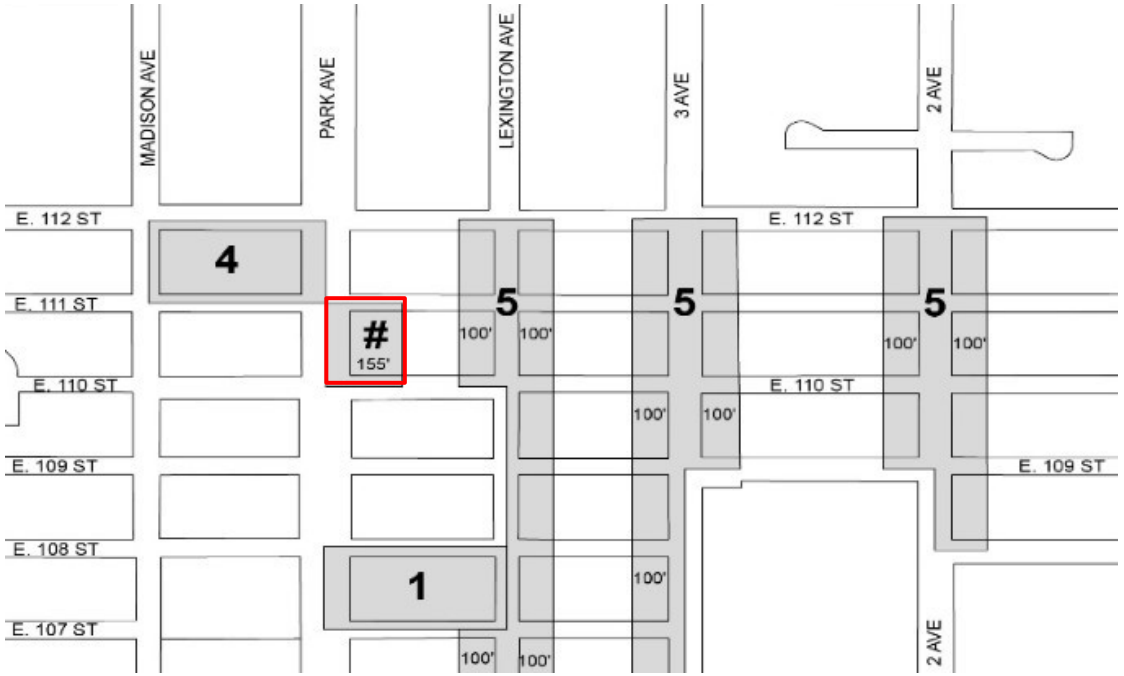


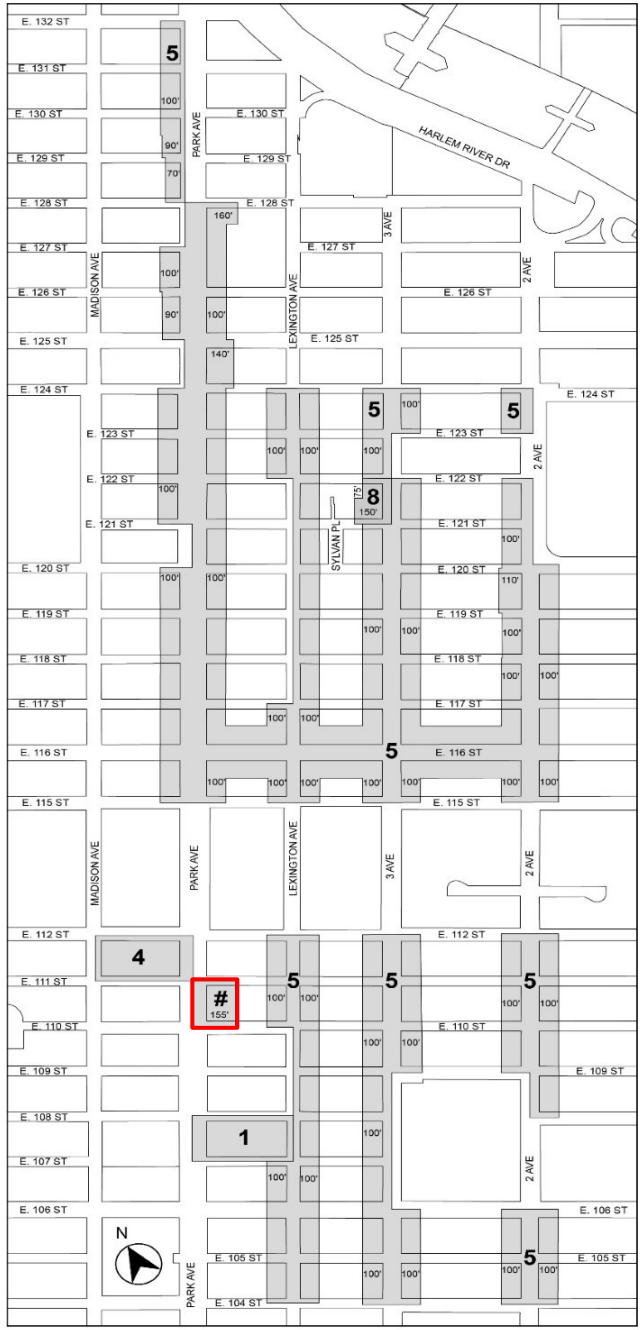
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

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

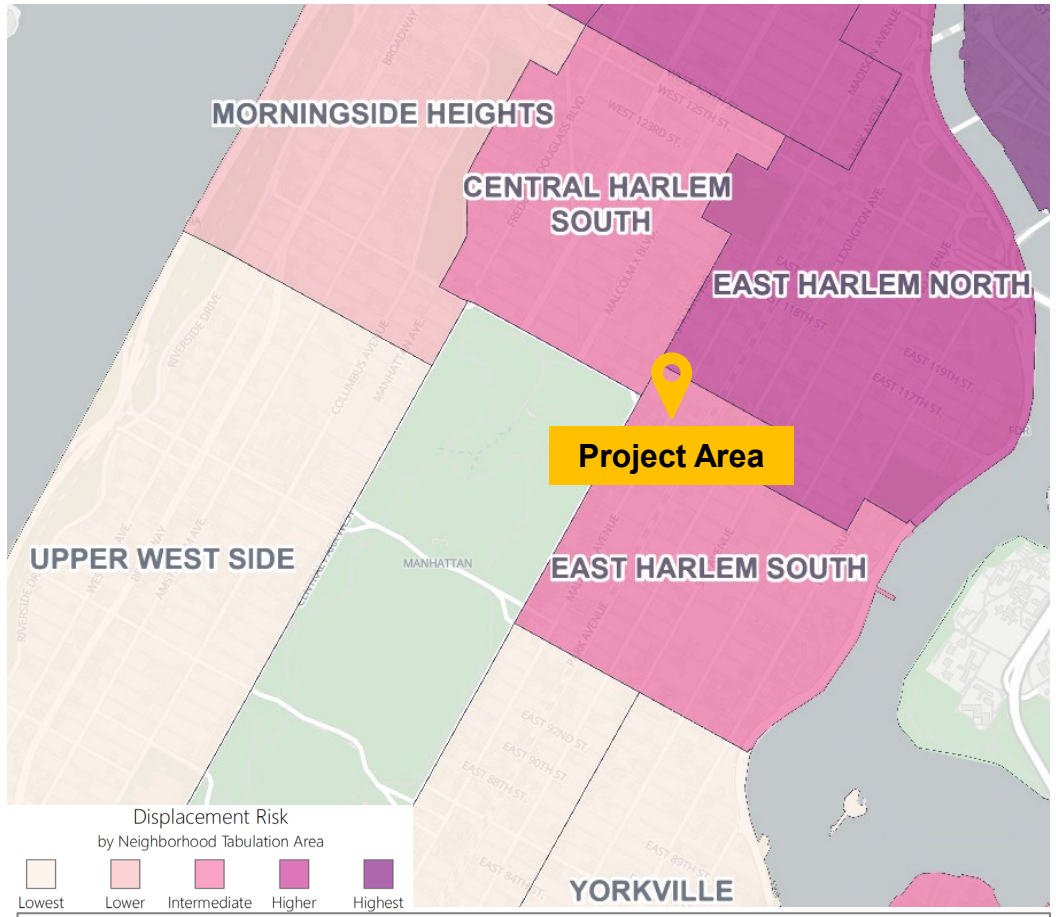
The Development Site (Block 1638, p/o Lot 1) is proposed for acquisition by HPD

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 project



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

Racial Equity Report - Housing and Opportunity



Annual Median Household Income:

$35,598

East Harlem South: Public Use Microdata Area (PUMA) 3804

Less than Manhattan and NYC

Income restriction	Units		Anticipated affordability		
			AMI	Rent (2024)*	Income Limits (2024)*
	#	%		Studio -- 1-bedroom	1-person -- 2-person household
Formerly homeless	63	30%	N/A	30% of Income	Referred by DHS
0-50% AMI *	147	70%	Up to 50%	30% of Income	Up to $54,400 Up to $62,150
Total (excluding super's unit)	**210**	**100%**			

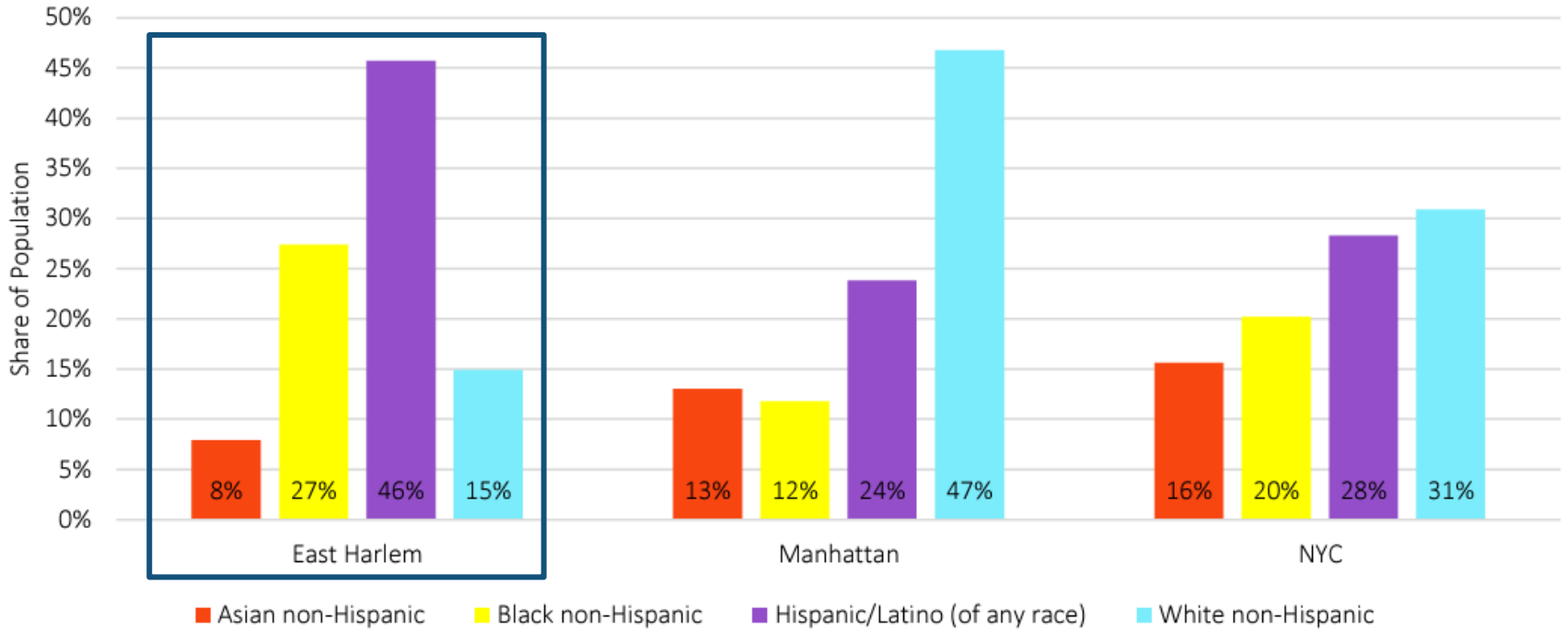
** Projects using the Senior Affordable Rental Apartments (SARA) Program serve senior households up to 60% AMI, in which at least one person is 62 years or older. Senior households will benefit from Project-Based Section 8 rental assistance, also known as the Housing Choice Voucher ("HCV"), which provides federal funding for subsidies that help eligible low-income families rent decent, safe, and affordable housing, up to 50% AMI.* ***Rents and unit mix are illustrative and subject to change***

Racial Equity Report - Housing and Opportunity

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

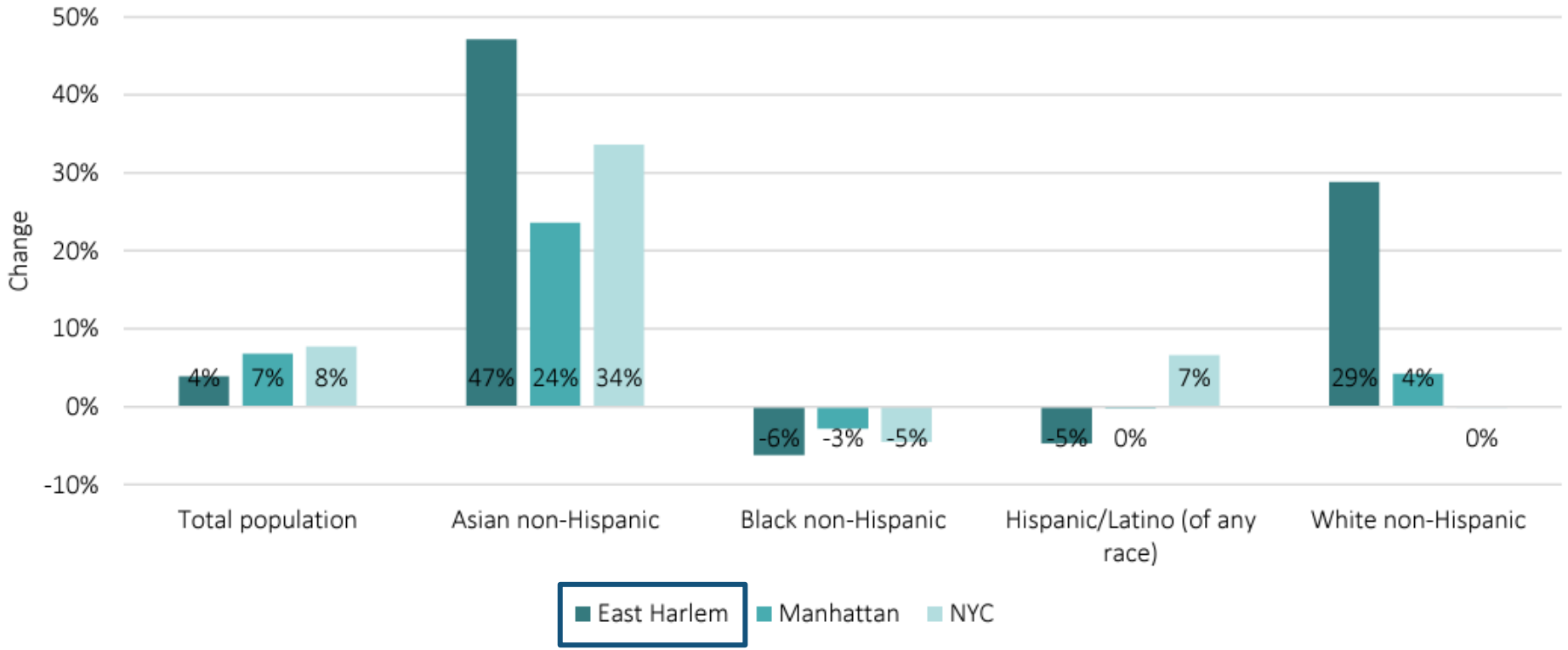


Source: Census 2020; Community Profile Table 1.01

Racial Equity Report - Housing and Opportunity

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.



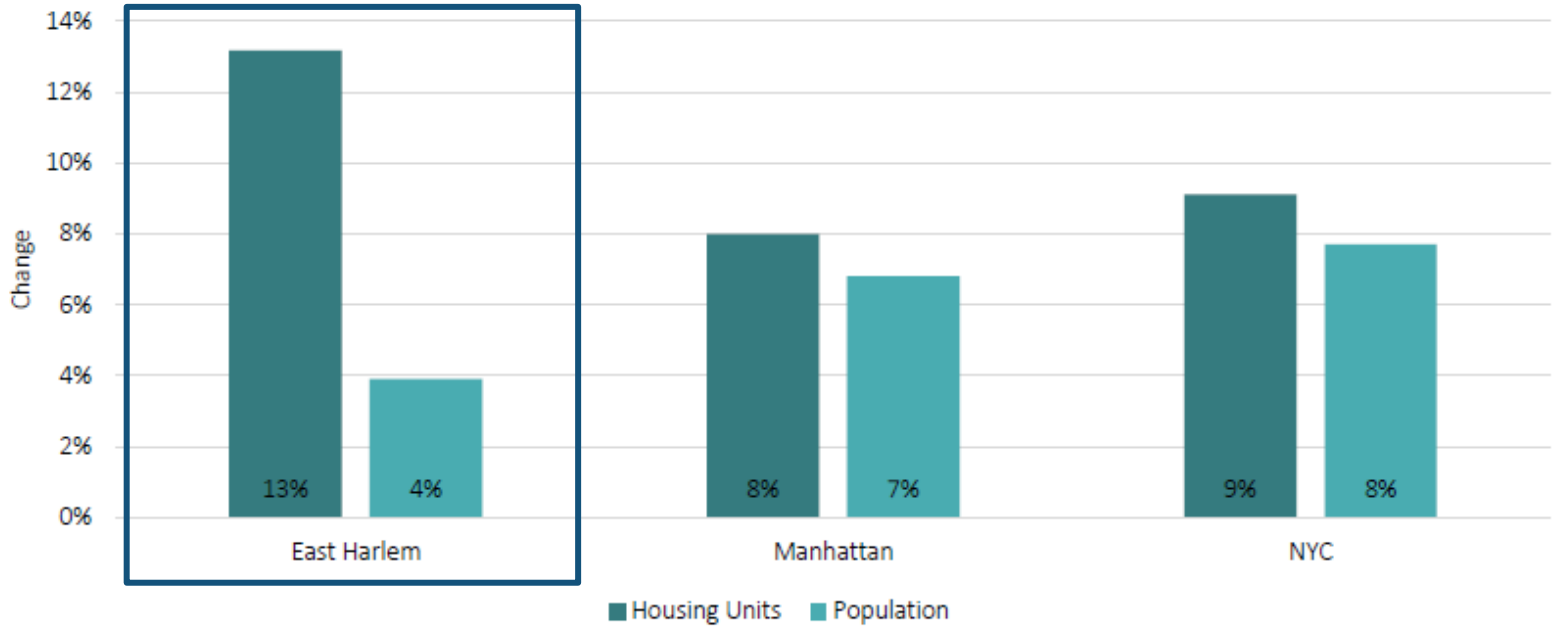
Source: Census 2010, 2020; Community Profile Table 1.01

Racial Equity Report - Housing and Opportunity

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2023

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.



Source: NYC Department of City Planning Housing Database 2023 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Summary

Proposed Actions:
ZM – R7-2, R7-2/C2-4 & R7B/C2-4 → R9-1 & R9-1/C2-4
ZR – Modify Appendix F to designate MIH area
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Proposed Development:
Approval of the actions would facilitate the development of a 28-story income-restricted housing building with 210 units (including 147 AIRS units) and ground floor community facility space for seniors in East Harlem, Manhattan Community District 11



East 110th Street (main) entrance to Proposed Development