



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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CICELY HARRIS
Chairperson

ANDREW LASSALLE
District Manager

July 12, 2017

Ms. Maria Torres-Springer
Commissioner
NYC Housing Preservation & Development
100 Gold Street
New York, New York 10038

Re: 114th 115th Street (Block 1824; Lots 16 & 155 as well as City-Owned Lots 19, 20, 21)
(collectively, the “Property”).

Dear Commissioner Torres-Springer:

As Chairperson for Manhattan Community Board 10, I write in support for HPD’s Discretionary Action and Site Authorization (DASA) for the proposed new construction and preservation development project of approximately 393 affordable housing units located at the Property to support the need for housing for low to middle income households in Harlem (the “Project”). The Project is to be lead by The Seavey Organization, L&M Development Partners, and Apex Building Company.

On June 29, 2017, representatives from the Project presented preliminary plans to our Land Use Committee and members of the community. It is my understanding that the Project is being developed in conjunction with HPD to generate a mix of public and private funding sources, including affordable housing subsidy from HPD, to serve as financing for the Project. Members of Manhattan Community Board 10’s Land Use Committee voted in favor to issue a letter of support as follows: 6 in Favor; 1 Recusal; and 0 objections.

Manhattan Community Board 10 looks forward to a more in depth examination of the project, including deeper levels of affordability, plans for increased parking, and preserving the long-term affordability in the existing Canaan IV section 8 building during the pre-ULURP time period and, should certification occur, during the normal prescribed ULURP process and timeline. In the interim, members of our Land Use Committee request that leaders of the Project engage the existing tenants at 95 Lenox and community at large regarding intended plans for future development.

Regards,

Cicely Harris
Board Chairperson
Manhattan, Community Board 10