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# CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 10

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## Resolution Manhattan Community Board 10

**RESOLUTION:** To approve the Malcolm Shabazz Harlem Plaza ULURP application for an Urban Development Action Area (UDAA) designation and Urban Development Action Area Projects (UDAAP) approval and Disposition of the Development site.

**WHEREAS**, New York City Department of Housing Preservation and Development (*hereafter known as "HPD"*) is seeking approval for application, C240301HAM, for a UDAAP and disposition of city-owned property to facilitate a residential development with approximately 109, 100% affordable units and the redevelopment of the African Vendor Market in Central Harlem, Manhattan, Community District 10; and

**WHEREAS**, the development team is Malcolm Shabazz Development Corporation (*hereafter known as "MSDC"*) and Procida, the proposed project is a mixed-use building with 108 affordable residential units, plus one building manager’s unit to be developed under HPD’s Extremely Low & Low-income Affordability Program (ELLA) and ground floor community facility space located at 52 West 116<sup>th</sup> Street; and

**WHEREAS**, the proposed program will be developed on four city-owned lots located on 115<sup>th</sup> and 116<sup>th</sup> Streets between Malcom X. Blvd. and 5<sup>th</sup> Avenue; and

**WHEREAS**, there will be two-nine story mixed-use buildings with 108 100% affordable units for formerly homeless households, households earning between 30% and 80% AMI (incomes from \$32,610 for one person at the 30% level to \$144,080 for a family size of 6 at the 80% AMI level), as well as a ground floor community facility dedicated to the Malcolm Shabazz Harlem Market; and

**WHEREAS**, the project will include sustainable designs that incorporates increased insulation, efficient construction, and solar panels on the rooftop, each residential building will have laundry and bicycle facilities, landscaped terraces, a virtual concierge, security cameras, and a multi-purpose community room; and

**WHEREAS**, the unit breakdown by apartment size and AMI levels is as follows:

- 24 studios, 45 one-bedrooms, 26 two-bedrooms, and 14 three-bedrooms.
- 10 units at 30% AMI, 34 units at 50% AMI, 47 units at 80% AMI, and 17 units for formerly homeless households. There will also be one two-bedroom unit for the superintendent.

**WHEREAS**, the monthly rents are based on 2023 AMIs that are subject to change, the rental range

for the 30% AMI units is \$544 - \$931, for the 50% AMI units is \$1010 - \$1739, and for the 80% AMI units is \$1709 - \$2950; and

**WHEREAS**, MSDC founded the Harlem Market Business Incubator Program in 1994, the current Market is occupied by 62 different vendors that are subject to the outside climate throughout the year. The new market will be an indoor community space with 49 craft stalls and 11 food vendor stalls. The new market will also have dry goods and consumer service spaces, culinary food prep and dining spaces, and special performance & and event space; and

**WHEREAS**, all existing vendors will be temporarily relocated during the construction, 36 vendors will be moved to a city-owned lot at 68 West 116<sup>th</sup> Street, while others will be relocated to storefronts located in the Harlem community; and

**WHEREAS**, MSDC's primary goal is for the current vendors to return to the new market. MSDC also included food vendor stalls in the market design to ensure that legally, certified food vendors were selling food compared to current vendors attempting to sell food to the public that was prepared in their homes; and

**WHEREAS**, MSDC explained that currently vendors are charged \$15-\$20/day, it is anticipated that the rent will increase approximately \$5/day for craft vendors. Food stall vendors will be charged a higher daily rate that has not yet been determined; and

**WHEREAS**, a minimum of 5% of the total number of dwelling units must be accessible and designated for households with a person with a mobility impairment, an additional 2% of the units must be designated for households with a person with a hearing or a vision impairment; and

**WHEREAS**, the developer is currently proposing OurSpace units for Formerly Homeless tenants which will include light touch services. These social services will assist formerly homeless households in making a successful transition to permanent housing as well as maintain tenancy in their affordable housing units. Services offered include eviction prevention, voucher assistance, benefit enrollment, financial coaches, etc. HPD requires one year of services for OurSpace units using a service provider on HPD's qualified list but anticipates ongoing social services may be provided for OurSpace units on a case-by-case basis; and

**WHEREAS**, on May 16, 2024 during a Land Use Committee public hearing, the project was reviewed and discussed. The committee and other board members voted to unanimously approve the application 11 Yes, 0 No, 0 Abstention, and 0 Recusal.

**WHEREAS**, on May 29, 2024, the Executive Committee voted 10 Yes, 0 No, 0 Abstention, and 0 Recusal to approve the application.

**NOW THEREFORE, BE IT RESOLVED**

Manhattan Community Board 10 **supports the Malcolm Shabazz Harlem Plaza ULURP application C240301HAM**. During the June 5, 2024 General Board Meeting, the board voted to approved the application 26 Yes, 1 No, 1 Abstention, and 0 Recusal.