



OFFICE OF THE

# MANHATTAN BOROUGH PRESIDENT

1 Centre Street, 19th Floor, New York, NY 10007  
(212) 669-8300 p (212) 669-4306 f  
431 West 125th Street, New York, NY 10027  
(212) 531-1609 p (212) 531-4615 f  
[www.manhattanbp.nyc.gov](http://www.manhattanbp.nyc.gov)  
Mark Levine, Borough President

June 7, 2023

## **Recommendation on ULURP Application Nos. C 230286 PPM and 230285PQM - 244 East 106<sup>th</sup> Street**

**By The New York City Department of Housing, Preservation and Development**

### **PROPOSED ACTIONS**

The New York City Department of Housing, Preservation and Development (“HPD” or the “Applicant”) is proposing to acquire a vacant property located at 244 East 106<sup>th</sup> Street (Block 1655, part of Lot 29, the “Site”) from Ascendant Neighborhood Development (“Ascendant”) and will subsequently transfer the property back to Ascendant. The Site is located in Manhattan Community Board 11. Additionally, the Applicant is seeking a certification pursuant to Section 95-041 of the Zoning Resolution to determine if the Site would be required to provide an easement to accommodate transit infrastructure. That determination will be made with the City Planning Commission and the Metropolitan Transportation Authority.

These actions would facilitate the development of a new 10-story building containing 32 rooming units and community-facility space.

### **BACKGROUND**

The site at 244 East 106<sup>th</sup> Street was previously owned by HPD and disposed to Ascendant in 1995 through an accelerated Urban Development Action Area Project (UDAAP) action (Reso. 1009). This action placed specific restrictions that prohibit the proposed development. By acquiring the site from Ascendant and disposing of it through a ULURP process, HPD would be able to eliminate these restrictions and allow for the construction of the proposed residential building and community facility space.

In 2019, HPD announced the selection of three sites, including 244 East 106<sup>th</sup> Street, as part of its Share NYC initiative. This program is intended to “allow HPD to expand its ability to develop and preserve high-quality, affordable housing using various models,”<sup>1</sup> including shared housing units with multiple rooming floors and shared living and kitchen spaces. Although multiple arrangements are possible in terms of shared housing layouts, all proposals for the pilot include plans for management, operations, conflict resolution between tenants, and cleaning services. Ascendant, in collaboration with the Ali Forney Center (AFC) was selected as one of three RFEI proposals for the Share NYC pilot.<sup>2</sup>

---

<sup>1</sup> <https://www.nyc.gov/site/hpd/about/projects-detail.page?project=ShareNYC>

<sup>2</sup> <https://www.nyc.gov/site/hpd/news/092-19/city-reveals-selected-shared-housing-development-proposals#/0>

## Proposed Development

If the proposed actions are approved, the site at 244 East 106<sup>th</sup> Street would include approximately 32 permanently affordable rooming units for formerly homeless individuals and 17,489 square feet of community facility space. The rooming units would be located on each of the eight residential floors, and each floor will have one kitchen. Building amenities would include office suites to accommodate supportive services for building residents, a multi-purpose room, and an outdoor open space.

Due to the property's location within coastal flood zones, the proposed building would include risk mitigation elements, such as a raised ground floor and mechanical equipment on the roof.

## Area Context

The site is located in Manhattan Community Board 11 in the East Harlem neighborhood. The surrounding area includes R7, R7-2, and R9A residential zoning with commercial overlays along the neighboring avenues. While these zoning districts allow for a range of mid-density residential buildings, the surrounding area is characterized by low- and mid-rise buildings consisting of mostly four- to 10-story multifamily walk-up and elevator buildings with ground-floor commercial uses.

The site is well-served by transit, including the 4, 5, 6, and Q subway lines and the M15, M15-SBS, and M116 buses. The Site is within the Special East Harlem Corridors and the Transit Land Use Special Purpose Districts. Established in 2017, the Special East Harlem Corridors District (EHC) "was created as part of the broader East Harlem Neighborhood Initiative to facilitate the development of affordable housing, preserve existing neighborhood character, improve the pedestrian experience, and enable new commercial and manufacturing space to support job creation," per the Department of City Planning. The purpose of the Transit Land Use District is to require developments within the district to "provide transit access or other subway amenities to be built through easements."

## COMMUNITY BOARD RESOLUTION

Ascendant, HPD, and the Ali Forney Center presented on the project to CB 11's Housing Committee on May 2, 2023. On May 23, 2023, at its Full Board meeting, CB 11 voted unanimously to recommend approval of the acquisition and deposition of 244 East 106<sup>th</sup> Street.

## BOROUGH PRESIDENT'S COMMENTS

New York City is in the midst of an unprecedented housing shortage that is the leading cause of homelessness.<sup>3</sup> In April, Manhattan's monthly rents hit a new record high, yet again: \$5,270, on average. We cannot become a city where people who grow up here cannot afford to stay in their neighborhoods. In response to this housing crisis, earlier this year, my office released *Housing Manhattanites*, a report that outlined 171 sites that can help meet this urgent need for more housing. I am excited that the first of the *Housing Manhattanites* sites to go through ULURP is

---

<sup>3</sup> <https://www.coalitionforthehomeless.org/basic-facts-about-homelessness-new-york-city/>

one that truly exemplifies the type of response that this housing crisis demands. This proposed building would offer an innovative housing model and deliver 32 new homes, along with services and community programs, and give formerly homeless individuals the opportunity to prosper. I look forward to seeing this project come to fruition.

**BOROUGH PRESIDENT'S RECOMMENDATION**

I therefore recommend **approval of ULURP applications No. 230286PPM and 230285PQM.**

Mark Levine

A handwritten signature in black ink, appearing to read "Mark Levine". The signature is fluid and cursive, with the first name "Mark" written in a larger, more prominent script than the last name "Levine".

Manhattan Borough President