The following are additional sites in East Harlem that will benefit from community input and leadership in creating development recommendations that reflect community needs and priorities.

- **2017 Rezoned Public Sites**
  - Urban Assembly School
  - 123rd St. Sanitation Parking Lot
  - District 11’s 99th St. Sanitation Lot
  - 126th St. African Burial Ground

The City must continue its commitment to East Harlem residents and involve residents, local stakeholders and mission-driven developers – including NMC members and beyond – in the process of building new affordable housing developments. Local input should be included in all steps of the process from developer selection, determination of appropriate use, to project completion.

Join the conversation! Attend Manhattan Community Board 11 and related meetings to contribute your opinion about these sites and how they should be developed. Contact the members of the NMC to share your recommendations and feedback:

- **116th Street Block Association**
  - www.116blockassociation.com
  - c.vives-vasquez@116blockassociation.com
  - (212) 860 4100

- **Ascendant Neighborhood Development**
  - www.ascendant.nyc
  - info@ascendant.nyc
  - (212) 410 3153

- **El Barrio’s Operation Fightback**
  - www.ebofb.org
  - info@ebofb.org
  - (212) 410 7900

- **Hope Community, Inc.**
  - www.hopeci.org
  - (212) 860 8821

- **Youth Action Youth Build**
  - www.youthaction.nyc
  - info@yayb.org
  - (212) 860 8170

REFERENCES


Cover photo credit: Sergio Ruiz (https://www.flickr.com/photos/sirgious/14163719754/)
With the November 2017 approval of the East Harlem rezoning plan, New York City committed an unprecedented $222 million towards future neighborhood investments. A portion of this commitment will fund strategies to develop new affordable housing on four City-owned properties. Concurrently, the Metropolitan Transportation Authority (MTA) selected 14 groups of properties in East Harlem slated for redevelopment as support facilities for the second phase of the Second Avenue Subway. The MTA properties will displace nearly 300 residents and 24,000 SF of active commercial space. In the context of the city commitments and MTA plans, we (NMC) have developed a locally-informed comprehensive framework for affordable housing. With 50 years of on-the-ground experience and our collective portfolio of affordable housing and community facilities that is spread across a third of East Harlem’s blocks, we have developed a vision for leveraging the neighborhood’s affordable housing opportunities to address community-identified needs.
**NEIGHBORHOOD CONTEXT**

**EAST HARLEM**

EAST HARLEM is home to 127,300 New Yorkers living in 16 square miles of land (not including Randall’s Island). That’s 8,000 people per square mile – three times as dense as the city average. Often referred to by locals as “El Barrio,” East Harlem is one of New York City’s largest Latinx communities: 46% of residents are Latinx, nearly double the rate citywide. One in four East Harlem residents is foreign-born, continuing the neighborhood’s legacy as a rich immigrant community with residents from Puerto Rico, Latin America, Africa and China.

**127.3K** East Harlem Total Population

**25%** of East Harlem is foreign-born

**15%** have limited English proficiency

**Homeless Services, unpublished data (fiscal years 2005-2015, 2017)**
Sources: U.S. Census Bureau, 2016 and New York City Department of Puerto Rico, Latin America, Africa and China.

**Development Pressures**

East Harlem has historically been a working-class community with a high concentration of affordable housing. According to a 2016 report by the Regional Plan Association, more than 80% of residential units in the neighborhood were subsidized in some way. Nearly 30% of the housing stock is public housing. The same study also highlighted a booming risk, estimating that 4,000-6,000 housing units will fall out of subsidy within the next 20-25 years, creating an affordability crisis in an already changing neighborhood. Between 2010 and 2017, the average rent in East Harlem rose by 28%, while median household income lagged at 20% below NYC average. Almost half of households in East Harlem are rent-burdened households those which pay more than 30% of their income toward rent. In 2016, 333 East Harlem families entered homeless shelters – the 14th highest rate of 59 community districts in New York City.

**$39,775** East Harlem Average Median Income

**10.4%** East Harlem Unemployment Rate

**7.6%** New York City Unemployment Rate

**333** East Harlem families entered homeless shelters in 2016

**61%** of East Harlem households earn <$50K

**30%** of those households spend 50% or more of their income on rent

**Development Principles**

As long-standing local community developers vested in preserving East Harlem’s affordability, safety and unique character, we have prioritized three issues areas and development principles informed by NMC’s collective vision as well as community input received in the East Harlem Neighborhood Plan.

**Affordable Housing**

Prioritize development and preservation of affordable housing.

East Harlem may lose 4,000-6,000 affordable housing units within the next 20-25 years. At the same time, average rents are rising quicker than the rate of the median household income. In a neighborhood where homelessness is already prevalent, it is imperative that any major development in East Harlem include permanently affordable housing.

**Resilient Development**

Integrate resiliency and sustainability in all new developments – especially in East Harlem’s affordable housing stock.

While East Harlem was spared much of the impact of superstorm Sandy, it is still vulnerable to sea level rise. A 2050 500 year floodplain map project that up to 65% of East Harlem may be affected by climate change and sea level rise.

**Culture and Resources**

New development must preserve and protect East Harlem’s culture and expand its economic development resources.

East Harlem is one New York City’s largest Latinx communities. As stated in the East Harlem Neighborhood Plan, it is imperative that new housing created as result of the rezoning be paired with investments in the neighborhood’s physical and social infrastructure.

**MAP LEGEND**

- Expanding Affordability
- Storm Surge Vulnerability
- Cultural Sites + Resources
  - DOH Walking Trail
  - Designated Individual Landmarks (LPC)
  - Culturally significant sites
  - Museums • Galleries

**PLANNING INITIATIVES**

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<th>2016</th>
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**TIMELINES TO BE DETERMINED:**

- Rezoned Public Sites
  - 125th St. Sanitation Parking Lot
  - Urban Assembly School
- EHNP Public Sites
  - District 11’s 59th St. Sanitation Lot
  - 126th St. African Burial Ground
- NextGen NYCHA
  - RAD RFP released in early 2019 for two East Harlem sites
PUBLIC REALIZING SITES

In response to the East Harlem Neighborhood Plan in 2015, the de Blasio administration committed four publicly-owned sites to be developed as affordable housing, maximizing depths of affordability, namely:

- NYFD 3rd Precinct Parking Lot Site 3
- HBA Multi-Service Center Site 4
- Elmhurst Sanitation Parking Lot
- Urban Assembly School

The administration has requested Proposals for Development of Sites and it will be released in the second quarter of 2019. MTA for the two other sites will be released upon confirmation of feasibility.

The zoning and program recommendations outlined here represent efforts by the Public Sites Project of Manhattan Community Board 1 and the MHC to projectively recommend appropriate development scenarios that maximize community benefit based on the East Harlem Neighborhood Plan and Development Principles.

MTA SECOND AVENUE SUBWAY SITES

Expected to be completed by 2023, the second phase of the MTA Second Avenue Subway will extend to 147th St. In East Harlem. The MTA announced that it will acquire and develop as groups of properties along Second Avenue and 147th St. an ancillary and entrance facilities for the operation of the Second Avenue Subway. Acquisition of these sites, however, will result in the displacement of 365 residents and 20,400 SF of commercial space.

NMC proposes thoughtful development of these sites to maximize benefit to the East Harlem community. As community developers, we believe that development on scarce land in the neighborhood by a public entity can and should ensure that transit runs smoothly, while also providing affordable housing, space for local businesses, and support for local community-based organizations.

NYPD PARKING LOT

Design and Program Recommendations

Parking space: 4 vehicles (17 stalls)

NYFD PARKING INTEGRATION CASE STUDY: WALD HOUSES

Shared Space Case Study: Wald Houses

Together with the Wald Houses, the design team’s 15 private spaces maximize open space through a series of community meetings from 2016 to 2018. Tenants redesigned public space and the public space also hosts parking spaces with car lots reserved for their vehicles.

HRA MULTI-SERVICE CENTER

Development Potential

Zoning: 72-101 4/2 SD
Residential Area: 344,016 SF / 347 units
Overall height: 250 ft.
Commercial Area: 302,093 SF / 254 units
Overall height: 240 ft.

Design and Program Recommendations

- Adaptive reuse of MSC
- Non-MTA Use
- Shared and Inclusive Open Space
- Mosers Community Center

125th St STATION ANCILLARY SITE

Development Potential

Total Buildable Area: 65,269 SF
Residential Area: 39,542 SF
Commercial Area: 25,727 SF
Community Facility Area: 6,000 SF

Design and Program Recommendations

- Multi-Service Center
- Community Space
- Existing Contacts
- Renovate building interior to fit

116th St STATION ANCILLARY SITE

Development Potential

Total Buildable Area: 63,703 SF
Residential Area: 38,509 SF
Commercial Area: 25,194 SF
Community Facility Area: 9,000 SF

Design and Program Recommendations

- Multi-Service Center
- Community Space
- Existing Contacts
- Renovate building interior to fit

116th St STATION ENTRANCE SITE

Development Potential

Total Buildable Area: 63,703 SF
Residential Area: 38,509 SF
Commercial Area: 25,194 SF
Community Facility Area: 9,000 SF

Design and Program Recommendations

- Multi-Service Center
- Community Space
- Existing Contacts
- Renovate building interior to fit

106th St STATION ANCILLARY SITE

Development Potential

Total Buildable Area: 105,705 SF
Residential Area: 69,270 SF
Commercial Area: 35,538 SF
Community Facility Area: 9,900 SF

Design and Program Recommendations

- Multi-Service Center
- Community Space
- Existing Contacts
- Renovate building interior to fit