

The West 127th Street Residence

302-314 West 127th Street, New York
Manhattan Community Board 10
Council District 9

Application

Designation of the development site as an Urban Development Action Area Project (UDAAP), disposition of 4 city-owned lots, and a zoning special permit for the allowable community facility FAR to apply to a non-profit institution with sleeping accommodations. This will allow the Center for Urban Community Services (CUCS) to build a 12-story, 117-unit affordable and supportive housing residence for families & individuals.



Description of Site

- Located on the southern side of West 127th Street between St. Nicholas Avenue and Frederick Douglass Boulevard
- Block 1953, Lots 36-41
- Lot Area: 15,087 SF
- Zoning District: R7-2/R8

Existing Site Conditions

- Lot 36 is a DCAS-owned parcel improved with a vacant 1-story building
- Lots 37, 38, and 40 are vacant HPD-owned parcels
- Lot 39 is a vacant privately owned parcel acquired by CUCS in 2016
- Lot 41 is a privately owned parcel improved with a 4-story, CUCS-operated transitional residence for street homeless individuals that will be relocated to 414 West 127th Street

Proposed Building

- 12-story development with 105,530 square feet and 117 apartments
- 45 units will be affordable to low-income individuals and families pursuant to a 60-year regulatory agreement with HPD
- 71 units will be reserved for formerly homeless individuals and families
- Unit Distribution: 57 studios, 24 1-bedrooms, 30 2-bedrooms, and 5 3-bedrooms
- On-site support including medical, mental health, and social services, provided by CUCS and available to all tenants
- 24-hour security, live-in super, computer lab, gym, bike room, teaching kitchen, playground, outdoor courtyard, and rooftop garden

Proposed ULURP Actions

- UDAAP designation and project approval for the City-owned portions of the development site and a disposition of City-owned property (Lots 36, 37, 38, & 40) and
- Zoning special permit for the allowable community facility FAR to apply to a non-profit institution with sleeping accommodations



NAACP New York State Conference
NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE

HAZEL N. DUKES
President

March 6, 2018

Bill Perkins
New York City Council Member
9th City Council District of Manhattan
Adam Clayton Powell Jr. State Office Building,
163 West 125th Street, Room 729,
New York, NY 10027

Dear Council Member Perkins,

I would like to express my support for the Center for Urban Community Services' (CUCS) plan to construct a new supportive and affordable housing development at 302-314 West 127th Street, New York, NY 10027.

CUCS is a Harlem-based nonprofit working to reduce homelessness, advance effective housing and service initiatives, and improve the quality of life of homeless and low-income individuals and families, particularly those living with special needs. It is imperative that we support organizations, such as CUCS, that are willing to create quality and affordable housing in my community.

The West 127th Street Residence will create 116 units of permanent low-income and supportive housing, with 70 units dedicated to housing homeless adults and families living with special needs and the remaining 46 units for individuals and families earning no more than 60% of the area median income.

In addition to providing permanent housing, this project will revitalize underutilized vacant lots and an abandoned building, helping to bring stability to Harlem.

CUCS conducted a thorough and thoughtful outreach effort, responded to questions and concerns from the Community Board and its relevant committees, and acted as a responsible and responsive development partner with the various community stakeholders served and affected by the proposed project.

I believe that this facility will create much-needed quality and affordable housing in Central Harlem, particularly in light of the City's current housing and homelessness crisis.

Sincerely,



Dr. Hazel Dukes

Rebuilding lives together

The West 127th Street Residence Community Engagement Timeline

Under the guidance of the Office of New York City Council Member Perkins and the New York Department of Housing Preservation and Development (HPD), CUCS has sought to inform and engage stakeholders in the Harlem Community regarding our proposed Supportive Housing Project at 302-314 West 127th Street, New York, NY.

The following is a timeline of our outreach efforts to community stakeholders throughout the Uniform Land Use Review Process.

- On 2/16/2017, CUCS made an initial presentation of the project to the Manhattan Community Board 10 Land Use Committee;
- On 5/12/2017, CUCS met with Council Member Perkins and his Chief of Staff in his district Office;
- On 5/15/2017, CUCS presented the project to the Manhattan Community Board 10, Health and Human Services Committee;
- On 6/2/2017, Councilmember Perkins visited the project site, the current CUCS Kelly Safe Haven program, and the Lenniger, an existing CUCS supportive housing program in the Bronx;
- On 6/20/2017, CUCS held a preliminary meeting regarding the project and the relocation of the Kelly Safe Haven program with the Chair of Manhattan Community Board 9;
- On 6/29/2017, CUCS made a follow-up presentation and responded to questions asked by the Manhattan Community Board 10 Land Use Committee;
- On 9/14/2017, CUCS presented the project to the Manhattan Community Board 9 Executive Board;
- On 10/16/2017, CUCS presented the project to the City Planning Commission and obtained certification of the proposed ULURP action;
- On 11/13/2017, CUCS made post-certification presentation to the Manhattan Community Board 10 Land Use Committee, receiving a unanimous vote in support of the project and a recommendation of support to the full board;
- On 11/29/2017, CUCS made a final presentation to the Manhattan Community Board 10 Executive Committee in advance of the full board vote;
- On 12/6/2017, HPD and CUCS presented the project to the Full Board of Manhattan Community Board 10 who voted to approve the proposed ULURP actions
- On 1/29/2018, the City Planning Commission held a pre-hearing review of the project;
- On 1/31/2018, HPD and CUCS presented the project at a formal hearing of the City Planning Commission;
- On 2/20/2018, CUCS met with Council Member Perkins and his Chief of Staff to update them on the status of the project and the ULURP actions;
- On 2/28/2018, the City Planning Commission voted to approve the proposed ULURP actions.

Center for Urban Community Services
W. 127th Street Residence Community Outreach
12-Mar-18

Entity	Address	Individual(s) Reached	Title	Dates of Contact	Contact Method	Conversation Notes	Email	Telephone
		Nanney Peña	Senior Property Manager	7/19/2016 11/30/2017 12/5/2017	In-Person	Excited about the planned development. Agreed to help communicate with tenants about the project.	PenaN@richmanmgt.com	201-719-6447
The Balton	311 W 127th St	Tenant Association	n/a	3/8/2018	In-Person	CUCS presented to the full meeting, answered questions, and shared contact information. Tenants were largely supportive of the project.		
MWBE Accelerator, Harlem Commonwealth Council	361 W 125th St	Carlotta Oltan Kelvin Collins	Program Director President, CEO	11/27/2017 1/10/2018	In-Person In-Person	This is a new program of the Harlem Commonwealth Council, which is enthusiastic about collaborating with us to maximize contracting/sub-contracting opportunities with Harlem-based MWBEs and MWBEs, in general.	colton@mwbeaccelerator.com kcollins@harlemcommonwealth.org	347-708-5722 212-749-0900 ext 119
NYC Small Business Services Business Center	361 W 125th St, 2nd Floor	Lawrence Mensah	Account Manager	11/27/2017	In-Person	Was pleased to learn about CUCS and our project plan. Had no questions. Shared some materials with me so we can refer our future residents to their services.	lmensah@nycbusiness-solutions.com	212-749-1042
Maison Harlem	341 St Nicholas Ave	Daniel Solomon Gabbi Palmi Samuel Thiam and Romain Bonnans	Manager Manager Co-Owners	7/25/2017 11/20/2017 11/18/2017 11/20/2017	In-Person Phone Email	Was informed of the plan for W. 127th project. Mr. Solomon spoke with the owners about the project and reported that they felt no need to discuss it with CUCS. No questions; appreciative to be informed of our plans. They have not responded to our outreach efforts.	N/A N/A info@maisonharlem.com	212-222-9224 " " " "
BTL Wines	311 W 127th St	Lee Pappa	Manager	11/27/2017	In-Person	No questions. Reported that this store has the same ownership as Maison Harlem.	info@btlharlem.com	212-222-1099
Nabe Harlem	2367 Frederick Douglass Blvd	Larry Parker	Owner, Head Chef	11/27/2017	In-Person	Asked whether our development would be a shelter. We explained that it would not (as well as the difference between shelters and supportive housing) and he had no other questions or concerns.	nabeoffice127@gmail.com	917-596-2336
NYPD 28th Precinct	2271 Frederick Douglass Blvd	Det. Kenya Hooks	Community Affairs	12/4/2017	Email	Wrote that the 28th Precinct is supportive of CUCS's efforts and welcomes calls from the Community Board to further discuss.	kenya.hooks@nypd.org	212-678-1622

Note: All individuals contacted in-person received a one-page handout and business card

CUCS 12TH ST

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 42 + 43 Res. No. _____

in favor in opposition

Date: 3/12/18

(PLEASE PRINT)

Name: Theresa Cassano

Address: 100 Gold St, 9C-5, New York, NY 10038

I represent: HPD

Address: 100 Gold St, New York, NY 10038

CATCH: 165 W 80 ST

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 41 Res. No. _____

in favor in opposition

Date: 3/12/2018

(PLEASE PRINT)

Name: Nelson Chan

Address: 100 Gold St.

I represent: HPD

Address: 100 Gold St.

165 W 80 ST

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 41 + 40 Res. No. _____

in favor in opposition

Date: 3/12/18

(PLEASE PRINT)

Name: Artie Pearson, Dir Land Use

Address: 100 Gold St

I represent: HPD 3

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

CUCS -
W 127 St

Appearance Card

I intend to appear and speak on Int. No. 42,43 Res. No. _____

in favor in opposition

Date: 3/12/18

(PLEASE PRINT)

Name: Artie Pearson, Dir, Land Use

Address: 100 Gold St

I represent: HPD

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 3/12/2018

(PLEASE PRINT)

Name: Douglas C. James

Address: 1093 Sterling Place, Brooklyn 11213

I represent: CUCS, Inc.

Address: 302-314 W. 127th St., NYC

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 91 Res. No. _____

in favor in opposition

Date: 3/12/18

(PLEASE PRINT)

Name: KEN WRAY

Address: 121 6th Avenue NY 10011

I represent: CATCH

Address: - same -