



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Abdenour Chennoufi [REDACTED]**Date** Mon 3/9/2026 9:50 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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What exactly is considered 100% affordable. Affordable for whom? Is it open to anyone in the 5boros or locals only.

People are living doubled up in small apartments or in Rented rooms because they can't afford an apt. Kids live with their parents and can't afford to move out. For how long? What are the terms of lease? Will tenants' rents go up after a certain number of years? And the apt become destabilized? All questions you as City Council person needs to ask and make certain you aren't doing REBNY's bidding. Good luck.



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[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Ada Frasca [REDACTED]

Date Sat 3/7/2026 1:08 PM

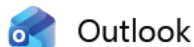
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Both my husband and I support this project to allow new low income residents.

Best,

Ada Frasca & John Wright



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Adam Robbins [REDACTED]
Date Thu 3/5/2026 6:13 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hello -

I'm a Harlem resident living on [REDACTED]

I support the development of the 1727 Amsterdam property as affordable housing.

NYC, like the rest of the country, desperately needs more affordable housing to keep working people in Manhattan.

I encourage you to proceed with plans for this and other affordable housing sites.

Thank you,
Adam Robbins



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[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From adrian lucas [REDACTED]**Date** Thu 3/5/2026 7:38 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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Good Evening,

I fully support this building on Amsterdam to be affordable housing! We should be trying to figure out how to get more affordable housing in NYC!

Thank you,

A Lucas



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Alan Champion [REDACTED]
Date Wed 3/4/2026 9:53 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Alan Champion [REDACTED]

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Food, water, an education, wellness and housing are human rights; they are the cornerstones of any society.

For too long, NYC has turned a blind eye towards those of a certain caste and income, rendering them insignificant and invisible; and while, hurting and ignoring them, we hurt and ignore the pillars/gists of a society - our compassion, consciousness, philanthropy and humanity. A society is only as good as its indigent and affluent castes.

"...Living on the streets, and facing hunger, thief and assault; prostituting to pay rent; fighting for turf in alleyways; risking police abuse and arrest for squatting in abandoned/ decrepit buildings with no heat, water and security; residing with parents at 35, because rents are too exorbitant? Sadly, this isn't just a "Third World," phenomenon, but, a ubiquitous part of the American experience.

More affordable housing for all!

Sincerely,
Alan Champion

[Yahoo Mail: Search, Organize, Conquer](#)



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM) Addendum to testimony

From Alan Zamchick [REDACTED]
Date Fri 3/6/2026 9:44 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Good morning,

The City Council member Abreu continues to misrepresent this project 1727 Amsterdam by stating 1) it is affordable housing which in fact it is primarily a behavioral health supportive housing facility serving residents with complex care needs such as those with drug addiction and severe mental health issues and 2) that the site is a long-neglected site which it wasn't not until Health and Hospitals vacated the building and made it so!

Shaun Abreu has consistently lied to his constituency about this location. One must wonder how he benefits - many of us believe that is the case. To allow yet another supportive housing facility in an area is "up to here" with as many as 15, while a place like Staten Island has few is just horrific politicking!

Alan Zamchick
[REDACTED]
NY, NY 10031



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Alexa Donaphin [REDACTED]
Date Fri 3/6/2026 11:30 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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My name is Alexa Donaphin and I have lived at [REDACTED] for over 45 years. I am the president of the West 144th Street Landmark Block Association, which has existed since the 1980's. We are adamantly OPPOSED to the proposed 1727 Amsterdam Avenue Supportive Housing Project, which will replace the existing health care center, eliminating the vital medical services currently provided there to our community and beyond. This center handled over 37,000 patient visits in 2025 alone! The proposed project was planned without taking our needs and concerns into consideration or interface with our local Community Board (MCB9).

The 1727 Amsterdam project as proposed by Bowery Residents' Committee (BRC), the private company designated by HPD to develop and manage this replacement facility, will add 120 supportive housing units explicitly designated for NYC Health + Hospitals patients struggling with mental illness and substance abuse, thereby increasing the number of supportive housing units within the immediate vicinity **by more than a third**. The Hamilton Heights/West Harlem community already has far more than its fair share of such facilities. While we support people experiencing substance abuse and mental health issues, we believe that facilities to assist them **must be equitably distributed throughout the entire city**. Hamilton Heights/West Harlem is now both under-resourced and oversaturated.

Sadly, treatment facilities for substance abusers and the mentally ill add to the serious burden faced by local residents and law enforcement, including the attraction of more illegal drug traffickers seeking to prey on this vulnerable population. The immediate vicinity of 1727 Amsterdam Avenue already has a deadly history of gun violence in the past several years alone. There are roughly 20 schools with approximately 16,000 students within a half-mile, 10-block radius of this site, and The William Lynch School (M153) and P.S. 153, which house grades K-5 as well as 3-K and pre-K programs, are co-located directly across the street. Under current DOE expansion plans, that building is expected to also accommodate middle schoolers for a total enrollment of almost 1,000 students from three to thirteen-years-old. Therefore, 1727 Amsterdam Avenue would not be a safe or appropriate location for the substance abuse and mental health supportive housing project proposed by BRC.

BRC has admitted on record that they have never developed and/or managed a project of this scope and scale. Additionally, it is extremely important to note that the New York State Comptroller's Office, Division of State Government Accountability, issued a lengthy written report in 2019 detailing inadequate management and services by BRC while under contract to provide homeless outreach services at Penn Station. CBS News summarized the report this way: "A scathing new report claims a homeless non-profit is doing next to nothing to actually help the homeless." These reasons alone should be sufficient enough to halt development and management of this project by

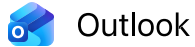
BRC. We therefore strongly and resolutely stand with MCB9 in opposing the 1727 Amsterdam Avenue project in its current form, as well as the sale of this prominent and important City-owned site to BRC or any developer for the paltry sum of \$1.00!!

Our community has expressed overwhelming opposition to this project by signing petitions, giving testimonies, attending meetings, and at public hearings. We urgently need truly affordable low-income housing for young families, seniors, and the workforce, and a sensitive and balanced development plan that will bring equitable economic opportunities, much-needed services, and necessary resources to our residents and businesses. We say NO to BRC's proposal for 1727 Amsterdam Avenue, and emphatically request that the City Council support the needs of our community regarding this project, including the involvement of MCB9 and our community in the development of an appropriate alternative plan for this site.

Respectfully,

Alexa Donaphin

The West 144th Street Landmark Block Association



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Alice Lilly [REDACTED]
Date Wed 3/4/2026 5:59 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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The plan on paper (on my computer screen) sounds great and no question is sorely needed. All that I'm reading and viewing would get my support for this project to go forward. I hope that we have built in all of the needed safeguards required to serve tenants who are mentally challenged or recovering from substance abuse. This crucial piece needs to be in place for this project to succeed over the long term, way past the ribbon-cutting and move-in of the first resident. What I don't want to happen is what I've seen happen in so many of our NYCH complexes that turns housing in "warehousing".

I'm a positive and hopeful person, so I'm offering my support with sincere hope for this residence to materialize and also thrive.

Best wishes to all those working to make this happen.

Alice Lilly



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Aliyah Elfar [REDACTED]
Date Fri 3/6/2026 9:07 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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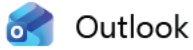
Hi,

I'm writing as a constituent to put the whole of my support toward the 1727 Amsterdam project. Too many New Yorkers have been displaced by gentrification, and about 125k black people were priced out of NYC in the last two decades—[over a 6% decline](#). Regular people deserve to live in this city, not just the rich and powerful. It also supports those recently entering the economy as adults. Life is expensive and young people don't have as many resources starting out— so this project is also an opportunity for younger community members to find a good starter apartment—something I personally struggled with a couple years ago.

Diversity and equity makes this city great, and it's more than fair to prioritize building affordable housing. It's the justice people deserve after years of landowners buying up property and displacing residents (looking at you Columbia)!

It will also [boost the local economy](#) in the area because middle class people on average spend more of their income on diverse sectors from basic needs to high value services from recreation, education, housing and save in 401ks which supports finance. They also provide the largest tax breaks in contrast to the upper class that can utilize their resources to often skirt taxes not to mention benefit from corporate loopholes that allow them to evade paying their fair share. Affordable housing keeps NYC strong, diverse, and it protects the communities who have lived here for generations!

Best,
Aliyah



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[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Amber B [REDACTED] >
Date Thu 3/5/2026 7:28 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I support turning the long-neglected public site at 1727 Amsterdam Avenue into 100% affordable housing.



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Amelia Marshall [REDACTED]
Date Wed 3/4/2026 1:08 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I support the resolution passed by CB9 at its regularly scheduled General Board Meeting on Thursday, November 20, 2025, Manhattan Community Board 9, to deny the resolution concerning the [1727 Amsterdam Avenue](#) Disposition and Designation as an Urban Development Action Area (ULURP items 2025MO424 and/or 260071HAM)

The project does not adequately utilize the planning tools available through City of Yes, the Manhattan Plan—which explicitly includes the 1727 Amsterdam site—or other Department of City Planning initiatives designed to support the creation of more housing, especially permanent, deeply affordable housing.

I will always be in favor of supportive housing units for patients struggling with mental illness and substance abuse. However, the Hamilton Heights/West Harlem community has far more than its fair share of such facilities. What it lacks is deeply affordable housing for our current residents.

As you consider this project, please bear in mind that affordable housing, including deeply affordable housing, for our current residents has a direct impact on economic development and sustainability.



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Ana Cruz [REDACTED]
Date Wed 3/4/2026 11:33 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I think this would be a good opportunity for people with low income like myself to provide a place to live right in my neighborhood were I grew up and keep living with my family

Ana Cruz
[Sent from Yahoo Mail for iPhone](#)



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Ana Polanco [REDACTED]
Date Sat 3/14/2026 6:56 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Good morning. Thank you for your email. Great news this morning am being blessed. Thank you all for working on this project that will awesome for many people of low income. Yes we need it. Rent is becoming too high and we can't afford it . Thank u all that are making this possible for us starting with council Abreu always there for the community. Let's do it all together.



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments

From Andrea Brecker [REDACTED]
Date Thu 3/5/2026 9:19 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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When I initially heard about community pushback against the proposed development, I was disappointed. I am a volunteer Board member of a nonprofit organization, Morningside Heights Community Coalition, which has one of its main objectives, sustaining and developing affordable housing in Morningside Heights. After I became a member of Manhattan's Community Board 9 and learned more about the plans for 1727 Amsterdam Avenue, I better understood why the community has opposed the project as currently designed.

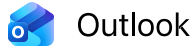
I know that Councilmember Shaun Abreu has been a hard-working elected official for the area that Community Board 9 encompasses. I know that Comptroller Mark Levine, when he was Manhattan Borough President and before that, Councilmember Abreu's predecessor, was an advocate for affordable housing. I much appreciate the work that Mr. Abreu and Mr. Levine continue to do, and they each support the development at 1727 Amsterdam Avenue.

I also know that the Community Board is an advisable body of volunteers who represent the community. The community has concerns about safety, given that the proposed development is very close to a school and children will be coming and going by the location. And the neighborhood already has other supportive housing locations, perhaps disproportionately compared to other residential neighborhoods. The community also has concerns about the displacement of the medical services currently available at the 1727 Amsterdam Avenue. My understanding is that the planned development will not have comparable space available for medical services, and plans to provide access for medical services during construction of the new space do not sound sufficient for the needs being met by the current facility.

The elected officials and the community each have valid reasons for their respective positions. I hope that the decision that is made will be respectful of the two opinions.

Sincerely,
Hon. Andrea Brecker

[REDACTED]
[REDACTED]
New York, NY 100127



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Andres Aranda [REDACTED]
Date Wed 3/4/2026 6:46 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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This area saw and bore the brunt of the crack epidemic.
Now we have a real opportunity to do something positive not only for the neighborhood, but also for its residents who survived the epidemic and for our city.
Let us unite and show how resilient, understanding and positive we are by helping create affordable housing for our neighbors who are not as blessed and fortunate as we are.
It is the right thing to do.
Regards
Andres M. Aranda

Andres Orejuela
[REDACTED]
New York, NY 10031

February 13, 2026

WRITTEN TESTIMONY OF ANDRES OREJUELA
City Planning Commission Public Hearing
ULURP No. C 260071 HAM

Dear Chair and Commissioners of the City Planning Commission:

I am remiss that I had no time to introduce myself in January. I am a lifelong New Yorker (I was raised at Waterside Plaza, Chair), have lived in West Harlem in an affordable co-op (an HDFC) for 13 years, regularly attend Community Board 9—in particular the Housing, Land Use, and Zoning committee—since 2014, and am the person who first brought news of this project to the community board. I live on the same block (2060) as the application site, receive medical services there, and am intimately familiar with the people, businesses, traffic, and needs of the local community and area. I am grateful to have delivered my testimony to you in person in January, and grateful to address your questions from that day in this written testimony. Thank you for your thoughtful questions and provocative suggestions during the hearing. Below I include my testimony from January 7, 2026 and an extensive addition.

Hearing testimony.

This application presents clear planning problems. I will not focus on the years it took us to force HPD through a legally-required ULURP; neither on the disappearance of medical services nor on the repeated dismissals and suggestions that community advocacy in West Harlem is unwelcome. Instead, I will focus on the planning problem that we understood in 2022:

this project indefensibly accepts the loss of affordable healthcare services and public space while delivering an underbuilt housing envelope. We cannot afford to get this wrong.

The proposed plan fails to mitigate public losses by declining to use the tools of this Commission. The City of Yes encourages denser affordable housing near transit, and the Manhattan Plan identifies the wide avenues in Hamilton Heights as appropriate for taller buildings. Yet none of these planning directives are applied here, despite their clear relevance. Remarkably, community members are asking developers to build higher! An upzoning would increase affordable housing and preclude loss of healthcare and community space by enabling medical services to return, in addition to the construction of new commercial spaces. HPD argues that this would take too long, but a ballot initiative approved in November hastens the process. Most importantly, the permanent consequences of approving an underbuilt project that contradicts the City of Yes far outweigh the time required to plan this project well. My Spanish-speaking Dominican neighbors lost family physicians who cared for their children for years after those doctors at Heritage learned that their future on West 145th Street at Heritage Health was uncertain. This loss has never been acknowledged, much less remedied.

The proposal before you delivers 16% family-sized units, displaces affordable family healthcare and public space, offers no improvement to the commercial corridor on West 145th Street, and defers the housing crisis to the future on a site of absolutely exceptional opportunity. I respectfully urge the Commission to deny this application. To approve it would establish a troubling precedent—that harm requires no meaningful mitigation—reinforcing precisely the planning failures that City of Yes was adopted to correct in West Harlem and across the city.

This application asks the Commission to accept permanent public losses—in healthcare, public space, and planning opportunities—in exchange for an underbuilt project that directly contradicts City of Yes. That is a precedent that this body should not set.

Addendum.

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Two separate historical narratives were each invoked twice in different testimonies to the Commission during the January public hearing. The first is the history of the site itself. As the former Chair of Community Board 9 Barry Weinberg testified, the application site (Manhattan Block 2060 Lot 1) is real property of the City of New York that requires disposition through ULURP in accordance with the City Charter. Yet between 2022—when the community first learned of the project—and 2025, Health and Hospitals Corporation (HHC), Housing, Preservation, and Development (HPD), and Bowery Residents’ Committee (BRC) insisted that the land would be disposed of through a process laid out in the HHC Act of 1969. In fact, this is an inaccurate representation of how land disposition proceeds even within the HHC statute.

To answer Commissioner Benjamin’s question to Deborah Morris, the reason why the proposal never made it past initial planning steps within HHC is because it could not. City-owned HHC properties in the original Operating Agreement of 12 hospital sites revert *back* to the City when HHC stops providing services at those sites (See B. Weinberg testimony). Mayor Rudolph Guiliani discovered this, too, when he failed to transfer ownership of a City hospital in Brooklyn to a private healthcare company in the early 1990s. The fundamental purpose of the current attempt to evade ULURP was to foreclose on community input, especially because of the unorthodox and *sui generis* history of the site and the services offered there.

HHC has *intermittently* managed the application site since the late 1970s, but has never been happy to do so. As Jeremy Berman, deputy counsel at HHC, made clear to the HHC Board in 2014, the management of the site has changed hands and HHC made numerous fruitless attempts to return the property to the City (Appendix A). Contrary to the testimonies of Melanie Rodrigo from HPD and Deborah Morris from HHC, the site has *not* always been managed by the same entity; furthermore, Deborah Morris dated the building to 1976 when, in fact, it was completed in 1973 and opened in 1979 (Appendix B). One must therefore conclude that not only did the HHC representative deliver factually incorrect testimony in January, calling into question the accuracy of the full presentation and testimonies, but much more importantly that HHC has had—and continues to have—a tenuous relationship to this site, never having offered services there or faithfully accepting its role as site steward, leading us to where we are today.

Remarkably, while HHC, HPD, and BRC have at different times adopted the well-worn language of “beyond its useful life” to describe the state of the building on the application site in order to justify its demolition, none has explained that HHC still operates similar, nearly-identical buildings in its Gotham Health Center network: same bricks; similar designs; identical

purpose of serving community health. These include nearby Belvis (545 East 142nd Street) and Morrisania (1225 Gerard Avenue) in the South Bronx. Disinvestment and neglect are why 1727 Amsterdam Avenue in the historically Black and Latino neighborhood of West Harlem has reached its current state. Not offering services at the site, HHC encouraged 1727 Amsterdam to fade and wither dismally with age over decades. It is difficult for me to conclude that HHC sees the current ULURP application as anything other than the final stroke, an opportune moment to completely remove the application site from its ledger, no matter what the consequence for others or, most significantly, for community health.

Similar to Morrisania, which opened on Gerard Avenue when Morrisania Hospital closed (around the corner) on 168th Street in 1976, 1727 Amsterdam officially opened because of the loss of nearby Logan Hospital in 1979 (Appendix B). Yet the history of 1727 is distinct and unique in that the site had since the late 1960s been under the control of a local community development organization led by the Selma-born William Hatcher, who would go on to open the site and found the providers that continue to operate in the building today as of mid-February 2026, Heritage Health and Emma Bowen (Appendixes B & C). In my personal conversations with Lawrence Fowler, currently the Chief Operating Officer at Emma Bowen and a member of the organization since it began, I learned that the organization grew to offer medical, mental health, addiction, career, counseling, and family planning services in a nearby brownstone, but quickly ran out of space and contacted the City about the empty site since construction completed in 1973 to continue to expand the desperately needed services. Frustrated, stymied, and haunted by an empty building and years of unreturned phone calls, the organization persisted, occupying the building sometime in 1975 and operating ever since. The need in the community has only grown since then, even as the City and its populations have transformed.

In 1979, the organization received support from Federal, State, and City governments. The history of 1727 Amsterdam is a victory for an organization that fought during the Civil Rights Era for greater access to healthcare, equality, and justice. The current application has the power, in retrospect, to alter that history—just as today other efforts are underway to rewrite the past and modify its significance. 1727 Amsterdam has been a success. Generations of families have relied on services ranging from healthcare to family planning, ophthalmology to dentistry, psychiatry to vaccination, WIC to podiatry, a food pantry to oncology. Local businesses—at least three pharmacies, three coffee shops, and ten restaurants within a single block in each direction—rely on site staff to contribute to the local economy. 1727 is a community anchor.

*

The second historical narrative invoked is that of the current application. As the director of a limited-equity co-op on West 145th Street I know local property owners, real estate developers, and business owners who are in frequent contact with me about local news. In August 2022 one of these owners sent me a public notice from the Housing Development Corporation (HDC) advertising a hearing for an approximately \$83,000,000.00 loan to BRC for a project at 1727 Amsterdam Avenue. By their own admission—Nicole Clare, at the hearing, stated that just 30% of their portfolio is in supportive housing—BRC predominantly operates homeless shelters. My contact told me that BRC was building a shelter at 1727 Amsterdam. It was clear to him that the City had hidden the project to avoid a battle regarding opening a homeless shelter.

It was at this point that I contacted Barry Weinberg, then chair of Manhattan Community Board 9 (CB9). Yet the responses that Barry received from HPD and HHC suggested that CB9 was not to have a part in the project, exacerbating concerns regarding the imposition of a project upon the community. My perspective was different. It is vital to recall that in the summer of 2022

life had only recently begun to revert back to a semblance of what it had been prior to the arrival of the COVID19 pandemic. For three years, amid ongoing concerns regarding infection, vaccination, mental health crisis on the sidewalk every day, and limited healthcare in my community (I had volunteered at local vaccination sites), I could scarcely believe that we would lose the healthcare center that had remained open and publicly accessible during the pandemic. This was our main point at the first CB9 meeting about the application project in September 2022, in which CB9 invited HHC, HPD, and BRC to present to the community about the project (Appendix D). *We* reached out to *them*, because we were concerned.

Joy Resor from HPD and Kyle Jeremiah from BRC suggested at the hearing that community residents were unfamiliar with supportive housing, but the facts above are central to *how* the community learned about this project. As Dr. Carolyn Brown testified during the hearing, West Harlem recently contended with the addition of yet another methadone clinic; moreover, a new shelter planned just one block away from 1727 Amsterdam had been the subject of protests in 2021 (it is now being completed at 1763 Amsterdam). Since 2022, additional homeless services have been announced. And, of course, there is the longstanding community resentment towards the waste processing plant underneath Riverbank State Park, which is on the Hudson River between 138th and 146th Streets. To respond to Commissioner Osorio's questions to Jeremiah and Resor, the reason why the community expressed and exhibited concern is that West Harlem for *decades* has borne the environmental, social, and health consequences of undesirable social and City services that, similar to redlining, concentrate in Black and Latino neighborhoods in New York City, and have a disproportionate impact on our lives, families, and livelihoods. Had either HPD, BRC or even HHC approached CB9 prior to the revelation of their surreptitious plans, the Community Board might have played a role in working towards building

trust in the community, a counterfactual scenario that might also have avoided the yearslong project delays that we are currently still in. This has been a catastrophe for everyone.

Frankly, community concerns about the environmental impact and healthcare losses have proliferated since 2022. The concerns are evident in the often-muddled discussions regarding supportive housing in this project, about which Riana Anderson, Metin Sarci, and Barry Weinberg testified so eloquently. The very mention of supportive housing now spurs irritation, confusion, and fear among members of the general public in our community. Failures to communicate, collaborate, and openly discuss the project early on are the sole cause. That local elected officials were involved in plans to execute the application project prior to its public discussion further serves to aggravate a pernicious sense that trust is not to be found in public institutions and servants. In the words of one Harlem resident in reference to the healthcare losses planned at 1727 Amsterdam, “all the good things will be taken away.”

It is at this juncture that I can cogently address the relocation of Heritage Health, a fundamental obstacle with the current application raised directly by Commissioners Osorio, Benjamin, and Mann in separate questions.¹ HPD and BRC misrepresented this entirely during the hearing by failing to acknowledge that there is *no clear plan* for relocation. Services have already been lost: physicians departed when the project was made clear; relocation itself is an undertaking that will cost millions in renovations to a landmarked building within a historic district; as of January 2026, the funds are *not available*; there is no clear path to get them. In November 2022, I attended a CB9 Health Committee meeting at which Adrienne Thomas, Chair of the Board of Directors at Heritage, gave the following timeline: by March 2023 their 1649 Amsterdam Avenue site would be renovated; they would move into 1649 by 2024. She also said,

¹ I consider Jackson Ophthalmology contained within the umbrella of Heritage, as Dr. Jackson, who holds his own lease separate from others, remains a Heritage board member.

I wrote in my contemporaneous notes, “They want us out” in reference to HHC. In January 2026 I spoke with the Chief Medical director at Heritage and was told in no uncertain terms that the funds for their renovation are not available. As Adrienne Thomas indicated during her testimony to the Commission in January, HHC is doing everything possible to force out Heritage, including an ejectment in court and harassment. Heritage is making every effort to remain a viable healthcare provider, but I see no viable means for them to do so without a location to offer their services. This application will not only ensure their services are left without a home, but it furthermore ensures the cascade of negative effects that will undoubtedly ensue for families, medical providers, and healthcare in Harlem when the services are stopped, even if temporarily.

To respond clearly to Commissioners Osorio, Benjamin, and Mann, there is no relocation plan. An application with a plan would ensure the continuity of services and no losses; a good plan would add to the services. Ironically, in preparing a move, Heritage has vacated 40 units of supportive housing at their 1649 Amsterdam Avenue site, moved to a nearby property at 152nd Street and Convent Avenue. This is supportive housing being displaced to be replaced by healthcare that is being displaced to be replaced by supportive housing. The disarray is comical. It should have been foreseen and avoided. Our community requested as early as 2022 for the application project to be built in a taller multipurpose building that would permit the return of all services currently at 1727 Amsterdam and add commercial space for the economic development of the commercial corridor, a planning feature that would have been considered essential by any planner who knows the needs of the site. The public plaza at the corner of 1727 Amsterdam Avenue, which serves as open publicly accessible space, has the virtue of inviting the community to interact with the healthcare center.

*

Why has a temporary space been provided for Emma Bowen and not Heritage as the application project has proceeded? In an October 2022 meeting with Lawrence Fowler, I learned that this was not the first time that HHC had tried to force tenants out of the building, including once when Emma Bowen herself had called the evening news to report on the eviction attempts. In his 2014 statements to the HHC Board, Jeremy Berman said “Everything about Heritage is a problem.” It seems to me today that the Emma Bowen Center has capitalized on HHC’s antipathy towards Heritage to secure the future of Emma Bowen, though it is not one they are thrilled about. In fact, Emma Bowen has a temporary local space set up for their move, but as of today’s date continue to offer services and operate their offices at 1727 Amsterdam. Local elected officials have lobbied to force HHC to pay for a part of the relocation costs for Emma Bowen, assisting HHC in picking winners and losers in a game that ends in the biggest losses for healthcare in West Harlem. The reasons for the enmity between HHC and Heritage are neither clear nor material. Yet the consequential effect of their enmity is an application that already has disrupted services and will only disrupt them further unless the project is modified.

*

The failure of the applicants HPD and BRC to cite the relocation of Heritage in the Environmental Assessment Study (EAS) submitted as part of the current application willfully ignores this disruption of services. But it is not the lone oversight in the EAS. The EAS indicates that no public space will be lost, an statement inconsistent with the facts. HPD continues to conflate a locked playground that takes up 20% of the plaza with the entire plaza. They clearly do not know the site well, or are simply duplicitous. I have watched families enjoy ice cream in the shade of summer afternoons on that plaza for over a decade. Children play baseball. They ride their bicycles. *This* is our community. Furthermore, the EAS indicates that 100 employees

will not be affected by the application, but my directory for Heritage alone lists 78 employees. Considering the employees at Emma Bowen and HHC, besides on-site contractors, the number must exceed 100. HPD and BRC had not even addressed these oversights at all until late 2025, when they hastily issued a technical memo during ULURP. But the memos do not clarify the facts. As someone interested in real estate development I never thought I would advocate for a full Environmental Impact Statement, and yet faced with this scenario I understand why an EIS is required.

*

But the most audacious omission in this application is the lack of a rezoning. In response to Vice-Chair Knuckles' question after the initial presentation, Joy Resor from HPD and Nicole Clare from BRC misrepresented that the project had been modified to include more three-bedroom units. The project has never included more than six three-bedroom apartments. Six out of 200 proposed units in an area of Upper Manhattan that has a surfeit of large families and a dearth of affordable family-sized apartments is not enough (Appendix E). The number of three-bedroom apartments alone could increase ten-fold had the application included a proper rezoning, as the community first requested in 2022. This application plan arrived in West Harlem completed and, with all due respect to the Commission, is seeking a rubber stamp.

To respond to Commissioner Osorio's question about how the Community Board landed at a rezoning to an R8A from the current R7A, there were three components that figured into the discussion. First, there was political authorization. By requesting an rezoning, CB9 would need to provide an opinion and play a legitimate role in shaping a project that held the distinctive benefits of providing affordable housing on City-owned land. A rezoning, in this instance, would allow CB9 to shape a project that would be affordable for many more CB9 residents. The second

was an evidenced-based approach that compared the tallest buildings on Convent Avenue, Amsterdam Avenue, and Broadway within a five-block radius. The tallest buildings in this radius are on Broadway and Amsterdam Avenues, reach approximately 125 feet, a difference of 20 feet from 145 feet allowed by an R8A with City of Yes additions.² It seemed perfect: 145 feet on 145th Street. Furthermore, we thought that increased development would suggest a long-term vision that promotes taller buildings when accompanied by benefits to the community, in this case retention of healthcare and economic development along the West 145th Street commercial corridor. Lastly, we considered the many benefits provided by the CPC in the City of Yes (proximity to transit, affordable, and family-sized unit preferences) and recommendations in the Manhattan Plan (broad Avenue of Amsterdam in Hamilton Heights). This Community Board has—since I have been a part of it for 12 years—attempted to resolve disputes amicably to the benefit of all parties in order to reach practical solutions—a Community Board of Yes.

*

So, how do we arrive at yes with the CPC? I would like to address Vice-Chair Knuckles’ question about the 60% supportive units in the approximately 300 units possible with a rezoning. The problem with the supportive units in this application are a direct consequence of the co-applicant BRC, an organization with an overwhelming force in shelters, and with the lack of transparency regarding the current application plan. BRC, in this plan, has decided to house solely the most challenging populations in supportive housing—adults with severe mental health illness and addiction disease—at a site where they are not offering *and* are effectively removing clinical medical services that these populations and the community all need. Should the

² It is worth noting that 3595 Broadway, one of the buildings discussed, houses three affordable HDFC co-ops, and was given a variance in order to maintain affordable housing that had been lost during the Columbia University Manhattanville expansion. Affordable housing merits zoning exceptions.

supportive housing be recomposed to include portions of veteran supportive units, family supportive units, or senior supportive units—populations that require far less intensive supportive services—then the community would have good reasons to weigh the benefits of an improved building envelope against legitimate concerns regarding oversaturation and the redlining of undesirable supportive services in West Harlem. As Commissioner Benjamin correctly stated during the hearing in January, the majority of CB9 residents think that we have more than our fair share of homeless services. But this is not a cruel or exclusionary community. I live next door to a residence of formerly-homeless tenants, one lot from the proposed project. I think that we have enough homeless services on the block. Yet I can live with additional supportive units within a larger package of community benefits: significant affordable housing for families; medical spaces; vitality added to the commercial corridor. This would be progress.

To that end, I would like to conclude my testimony by addressing Commissioner Benjamin’s proposal to split the baby. My understanding of UDAA/UDAAP is limited—and to my chagrin and shame it will likely never match the Commissioner’s library of knowledge about the subject—but I am disturbed by the language of “blight” and “slum” to characterize my community. I am further disturbed at how similar language has been used in the past to raze and destroy entire neighborhoods. And yet. And yet I would be willing to concede that a plan to redevelop the site at 1727 Amsterdam Avenue for a mixed-use building with affordable housing, new spaces for healthcare and other services currently on site to return to, and new commercial units would be worth my disturbance. My understanding here is that the project would not be granted CPC approval, but the UDAA/UDAAP designation would be. My hope in such an scenario is that HPD would then come to the table to negotiate a project that not only makes appropriate use of the many incentives afforded by this Commission to build this great City of

ours (the City of Yes and others), but furthermore, much more significantly to my community, to formulate a project that truly includes the community as a partner throughout its planning.

I thank all of the commissioners for their wisdom, their thorough, thoughtful, and respectful questions and attention during the hearing, and for their many years of public service—may those years long be remembered.

Sincerely,

Andrés

Appendix A

Complete document:

<https://drive.google.com/file/d/1HyMZFDaoE2iAOa7db3QIYDmv6Wc8pbca/view?usp=sharing>

SEE PAGES 8, 11-12



125 Worth Street ■ New York, NY ■ 10013

BOARD OF DIRECTORS MEETING
THURSDAY, APRIL 24, 2014
A-G-E-N-D-A

<p>Call to Order - 4 pm</p> <p>1. Adoption of Minutes: March 20, 2014</p> <p>Acting Chair's Report</p> <p>President's Report</p> <p>>>Action Items<<</p> <p>Corporate</p> <p>2. RESOLUTION authorizing the President of the New York City Health and Hospitals Corporation to negotiate and execute a contract with Petrone Associates LLC to provide Hospital Medical Physicist Consulting Services to all Corporation facilities on an "as needed" requirements basis. The Hospital Medical Physicist Consulting Services contract will be for a term of three years with two, one year options to renew, exercisable solely at the discretion of the Corporation, for a total cost not to exceed \$5,117,004. The contract amount includes a 12% contingency reserve of \$537,460 for additional physicist services that may be required. <i>(Med & Professional Affairs / IT Committee – 04/10/2014)</i> EEO / VENDEX: Approved</p> <p>3. RESOLUTION authorizing the President of the New York City Health and Hospitals Corporation to negotiate and execute an agreement with KPMG LLP to provide the Corporation with auditing services and other directly related services including debt issuance related services, debt compliance letter, tax services, and certification/attestation for cost reports for a term of four (4) years, for an amount not to exceed \$3,487,000 plus a 10% contingency reserve of \$340,000. <i>(Audit Committee – 4/10/2014)</i> EEO: Conditional / VENDEX: Pending</p> <p>4. RESOLUTION authorizing the President of the New York City Health and Hospitals Corporation to negotiate and execute requirements contracts with four firms; Environmental Planning & Management, Inc.; LiRo Engineers, Inc.; Warren & Panzer Engineers, PC and Woodard and Curran to provide environmental services on an as-needed basis at various facilities throughout the Corporation. The contracts shall be for a term of one year with two (2) one-year options for renewal, solely exercisable by the Corporation, for a cumulative amount not to exceed \$3,000,000 for services provided by these consultants. <i>(Capital Committee – 4/10/2014)</i> EEO: Approved / VENDEX: Pending</p> <p>Committee Reports</p> <ul style="list-style-type: none"> > Capital > Equal Employment Opportunity > Finance > Medical & Professional Affairs / Information Technology > Strategic Planning 	<p>Rev. Lacey</p> <p>Rev. Lacey</p> <p>Dr. Raju</p> <p>Dr. Calamia</p> <p>Ms. Yousseuf</p> <p>Ms. Yousseuf</p> <p>Ms. Yousseuf Rev. Lacey Mr. Rosen Dr. Calamia Mrs. Balus</p>
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Mrs. Bolus asked if there will be a sign somewhere that says the penalty for tampering with it. Mr. Schick answered yes, perhaps a one piece of signage that would identify that the works are HHC, that they are protected by HHC and that they should not be tampered with in any way.

Ms. Youssouf thanked Mr. Schick and said she appreciate it and wished him good luck. She then turned to Mr. Telano to continue with his briefing.

Mr. Telano stated that on page eight of the briefing, they did a real estate rental properties audit, which is space utilized by outside tenants at HHC facilities. He asked if the representatives could approach the table.

Ms. Youssouf asked them to introduce themselves, they did as follows: Jeremy Berman, Deputy Counsel, Office of Legal Affairs; Ms. Denise Soares, Senior Vice President, Generations Plus Network; Caswell Samms, Network CFO and Leithland Tulloch, Deputy CFO, Harlem Hospital Center.

Mr. Telano continued and said that the first issue we came across was regarding an HHC building located at 1727 Amsterdam Avenue. We found that there is a tenant there, Jackson Ophthalmology, who we could not determine if they were paying rent. There are no documents, there is no lease, there are no canceled checks regarding this tenant. Apparently, there is a history related to the building that I believe Mr. Berman can fill us in more regarding this issue.

Mr. Berman said that the history of this building has actually been discussed before the Capital Committee when a resolution was adopted to authorize one of the occupants to receive a license. This is a building which is owned by the City of New York and was built in the early 1970s and for the purpose of housing DOH programs of a community-based health care provider which has since split into two parts and now constitutes the two main occupants of the building, both over a couple of decades. The operation of these DOH programs has shifted back and forth between HHC and DOH, as different administrations come and go. In the course of that evolution and under circumstances perhaps 20 years ago, the building came to be assigned to HHC to operate. That is actually the pattern of the real estate relationship between the City of New York and HHC, that properties are given to HHC to manage, and then conversely surrendered by HHC back to the City without necessarily clear documentation. So it was not evident that this property was totally under our jurisdiction until really rather recently.

Ms. Youssouf asked if the history of the building was known when they approved the lease with the other parties. Mr. Berman responded yes, it had become known. In fact, this other party, Heritage Health stimulated this evolution because Heritage Health was very anxious to take over some space in the building that had recently been vacated by DOH. For a period of more than a year, Heritage Health had been agitating through various channels that they should receive the right to occupy this space that had been vacated by DOH. The original impulse had been to say this is a City matter, this is a City building, and the City had put DOH in place. It was not clear to us that we had the authority to enter into this relationship with Heritage Health. There had been a number of efforts by HHC, dating back to the 1980s to get the City to assert its control and jurisdiction over this building, unsuccessfully, apparently the City will not take the building back, and we should then say we will step up. We will be the administrators of this building. In doing so, we inherited a situation which is very unorthodox. Mr. Telano says that there are no documents to justify Jackson's occupancy. In fact there is no document to indicate the basis of anybody's occupancy there.

Ms. Youssouf asked who Heritage has been paying rent to. Mr. Berman answered Harlem Hospital, Heritage and the other main occupant, Upper Manhattan Mental Health has been paying on a fairly regular basis to Harlem Hospital which has been receiving the money and has been treating this as a regular income stream that they monitor. However the ophthalmologist does not appear to pay anything to Harlem Hospital.

Ms. Youssouf asked if they have contacted Heritage and the other entity to see if they sublease out the space to the ophthalmologist. Mr. Berman said that we have spoken to Heritage, only because Heritage pressured us. We have been hesitant to broach this whole subject with Upper Manhattan because we wanted to understand better what the community support for the programs was and the political support for the programs, before we started pressuring them to regularize their occupancy. This is something we would like to have done months ago, but we think that the reason the City has not taken this building back from us is because it is kind of a hot potato, in that the occupants of the building have kind of a proprietary sense about it, which is not based upon anything legal. Rather than stir up a hornet's nest, we wanted to proceed carefully. In fact, we thought it would probably be prudent to wait until after the election, so there was a new elected official in the Council representing that district, with which we could consult and approach this in a kind of diplomatic way. It is our goal and our obligation to get Heritage and Upper Manhattan on a lease or a license approved by this Committee at fair market value. It is not consistent with our charter to be providing space to a private ophthalmologist, that occupancy would have to be set forth.

Ms. Youssouf asked if Harlem Hospital has anything buried away anywhere, a lease or some kind of agreement. Ms. Soares answered no, we have searched and we have not found anything.

Ms. Youssouf asked if anyone at Harlem has any contact with the ophthalmologist. Mr. Tulloch responded yes, we have sent him several letters to see if we can obtain a copy of his lease, but we have not been successful. We have been in contact with his attorney, to see if they could identify if a lease exists.

Ms. Youssouf asked if they were aware that the ophthalmologist has not been paying rent to Heritage. Mr. Tulloch said correct.

Mr. Berman stated that they have a meeting scheduled with Laray Brown and Mr. Wilson and Heritage next week. To which Ms. Youssouf said that Heritage is not the problem. Mr. Berman said that everything about Heritage is a problem.

Mr. Berman said that he thought they had a clear arrangement with Heritage that was embodied in the resolution that was adopted by the Committee. Since then, for reasons that are not clear, Heritage has been unhappy with that arrangement and has complained to various elected officials that there is something not fair about the way in which they are being treated. We need to deal with these other matters, but since they are complaining and asserting themselves, we want to meet with them and understand their point of view.

Ms. Youssouf asked if they should be meeting with the others. Mr. Berman answered yes, we should. Then Ms. Youssouf said, forget the ophthalmologist – you have another big tenant there. Ms. Youssouf stated that it would make a lot of sense to have those meetings as soon as possible. Mr. Berman agreed.

Mr. Russo agreed as well and stated that Mr. Berman will work with Ms. Brown to set up a meeting with them, and then ascertain whether in fact they have been getting the rent from the ophthalmologist.

Ms. Youssouf asked if Harlem Hospital has any information about how long they have been receiving rent from these entities, and if the rent has been at the same level from day one through now. Mr. Samms stated that we have documentation to show that we have been receiving rent. Ever since Heritage and Upper Manhattan branched off from the original lessee, we have been collecting on a monthly basis \$30,000 from Upper Manhattan and over \$7,500 from Heritage. Then Ms. Youssouf asked since when. To which Mr. Samms responded that they had broken off in the 1980s.

Mr. Berman added that there was a litigation brought by HHC against Upper Manhattan for non-payment of rent. There was a court stipulation that required that certain repairs be done by HHC through Harlem Hospital and required Upper Manhattan to resume paying rent. Ms. Youssouf stated that there must have been a lease then, because how could a court decide in our favor if we had nothing indicating we owned the property, or we had a lease agreement with them. Mr. Berman commented that that is a very logical conclusion, but still in all, we do not have that lease or license and neither do they.

Mr. Russo added that it could be stipulated by the parties so that it would not be an issue, and there would be no question – so that the court would not have to see such document.

Mrs. Bolus asked what year was this. To which Mr. Berman responded that he is guessing but he would say 1990. Mrs. Bolus then asked if they have been paying rent since then. Mr. Berman said yes. Ms. Youssouf asked if it's the same rent. Ms. Soares said yes.

Ms. Youssouf asked if the rent has not increased since 1990. Mr. Berman responded that that is right, and his speculation is that the rent has not increased since 1974. Mr. Russo stated that these organizations have a lot of community support and they provide a very important community service. To which Ms. Youssouf added that nobody is questioning the organizations. What we are questioning is that this is just not appropriate business practice. We support them, but it is our obligation to maintain those properties and buildings so they are in good standing physically which is why we get rent. If people have not noticed, HHC needs to collect as much money as possible. It is not about them, what we care about is that we get leases in place that we are protected legally, and that we have everybody paying who is in our buildings.

Ms. Youssouf stated that she would like Mr. Berman to report back and let to the Committee know what happens. To which Mr. Berman responded that it would give him great pleasure to be able to come back and report that all this has been arranged – he had taken the first step by dealing with Heritage and now he finds this very disturbing. Ms. Youssouf added that she is disturbed because we approved the lease, and they signed it.

Mr. Berman stated that not only did the Committee approve the resolution, not only did the head of Heritage sit right in this seat before you, but we also prepared a letter of intent to map out what was going to happen when they signed. It is very disturbing and also although they are a very respected organization, it kind of makes you wonder how reliable a business partner they are.

Ms. Youssouf stated that she would urge him to please have a meeting with the other party as quickly as possible, and then the ophthalmologist.

Mrs. Bolus asked if Mr. Berman has spoken to the legislators. Mr. Berman responded that Ms. Brown has been in touch with both the new elected Council member from the District and with City Hall. She made it clear to them that we have an obligation both as custodians of the property and further as a healthcare provider.

Mr. Martin added that we have to be consistent also, because we have other entities that are in our facilities that are paying rent and are doing the right thing.

END OF DISCUSSION

Ronald Sullivan, "After 5 Years, Harlem Family-Care Center Is to Open," *The New York Times*, May 7, 1979.

After 5 Years, Harlem Family-Care Center Is to Open

By RONALD SULLIVAN

The building stood unused in West Harlem for five years, its gleaming glass facade unable to hide the shiny chrome-and-steel medical equipment that filled its four floors.

As the years went by, the chrome tarnished, dust settled over the equipment and the building — the Lower Washington Heights Neighborhood Family Care Center — became a daily affront to the impoverished community around it. Residents said they could not understand why the city would build and fully equip a health-care center for them and then refuse to open it.

"It was like getting kicked in the face every day," said State Senator Carl H. McCall of Harlem. "People watched it being built and then watched it sit, just sit, every day. It was like looking at one more broken promise — a reminder, if anyone needed one, that nobody really cared about poor people."

A year ago the city opened part of the center, on Amsterdam Avenue between 145th and 146th Streets, as a mental-health clinic, but the half that would provide other medical care remained closed. Harlem's elected officials and community leaders pleaded repeatedly, but in vain, that its services were desperately needed in their community, which has been designated by the Federal Government as having critical health problems.

Closing One to Open One

Now, after years of delay, it appears that the other half will open later this year. But officials involved in the decision said it took an unusual combination of events to make it happen, including the closing of the nearby Arthur C. Logan Memorial Hospital and the loss of its medical services.

Some assert it also included a political calculation by the administration of Mayor Koch that was designed, in part, to allow Haskell G. Ward, Deputy Mayor for Human Services, who has a reputation among some blacks as "Koch's black hatchet man," to give something to a black community instead of taking something away.

Mr. Ward supported the decision after initial misgivings, in a move said to have stunned some black officials who were prepared for the opposite.

The turnout came in the face of strong opposition from municipal union leaders, who saw the center as a place of employment over which they would have no job jurisdiction, and hardening resistance by city officials to any independent community group operating programs in city-owned property.

In many ways the center was a miniature "Woodhull Hospital." Woodhull, a \$200 million municipal institution in Brooklyn, remained closed because officials feared its opening would further drain the city's financial resources. The officials, however, are now planning to open Woodhull.

Like Woodhull, the West Harlem center became a monument to the health-care planning of the 1960's, when governments were optimistic about possibilities and built accordingly. It was completed in 1973 at a cost of nearly \$7 million. One year later the building was fully equipped as a medical and mental-health institution in the expectation that it would soon begin treating patients.

But the city was already feeling the first shocks of the fiscal crisis, and the Health and Hospitals Corporation, the city agency that operates municipal hospitals and neighborhood family-care centers, decided to mothball the building — at least temporarily, it told the community. The building remained completely closed for the next four years, at a cost to the city of nearly \$1 million a year in upkeep costs and debt-service payments.

The costs could have been much more,

considering that unused buildings in impoverished neighborhoods are often inviting targets for vandals. But William Hatcher, head of the community-based council that sponsored the center in 1968 and will operate its programs, recalled recently that "hardly a window was ever broken or an outside wall marked up by graffiti."

Last year the council succeeded in getting a Federal grant to open the mental-health clinic, but it failed to persuade the city to open the medical section under either municipal or community auspices. Its major break came on Feb. 2 with the closing of the Logan hospital, a bankrupt, rundown voluntary hospital on Convent Avenue, about 14 blocks south of the center.

To replace the services that were lost at Logan, the state's Office of Health Sys-

tems Management and the state's Health Planning Commission agreed to allocate \$1.3 million for a variety of primary-care programs at the center. At the same time the Federal Department of Health, Education and Welfare offered the center a \$229,000 Urban Health Initiative grant and \$384,000 more to pay for National Health Service Corps physicians and medical personnel.

On March 8, with funds from eight different programs and the support of state and Federal health aides, elected officials from the area confronted the Koch administration and demanded that the city extend a lease to the council so it could open the health clinic.

The Union Position

In granting the two-year lease, Deputy Mayor Ward won some unexpected support from blacks, but at the cost of antagonizing Victor Gotbaum and Lillian Roberts, the two leaders of District Council 37, Federation of State, County and Municipal Employees. They wanted the prospective jobs at the center to be under the jurisdiction of their municipal union.

Moreover, Health and Hospital Corporation officials did not support a community-operated clinic — even though the corporation was contending that it could not afford to open the clinic itself.

The city, in return, intends to collect a percentage of the Medicaid and Medicare revenue generated by the center. Moreover, all patients to be hospitalized are to be referred to Harlem Hospital Center, and not to any competing private hospital.

After five years of stagnation, the center's chrome equipment will be polished, and may soon be performing the function for which it was intended.

Senator McCall said of the center recently: "The tragedy is that it stayed shut for so long and for no good reason."

Rabbi Goldman Discharged From Post

By JON GRONER

Rabbi A. Bruce Goldman, who has been chaplain to Jewish students since 1967, has been notified that he will not be rehired when his appointment expires this summer.

Gerard Oestreicher, chairman of the Advisory Board to the Office of the Jewish Chaplain, said Friday that the board decided early last summer not to rehire Rabbi Goldman because it was felt that "his behavior was not in the best interests of Jewish students" and



Rabbi A. Bruce Goldman

that he had become a "political leader rather than a religious leader."

Mr. Oestreicher explained that he was referring largely to Rabbi Goldman's conduct during last spring's disorders, when the rabbi was an active supporter of student protesters.

The advisory board is a semi-official group of about 55 Jewish alumni which provides funds for the Jewish chaplaincy at Columbia and is responsible for the hiring of the Jewish chaplain.

In an interview Friday, Rabbi Goldman claimed that the decision not to rehire him was a "political and not a religious act." He said that his radical political position was the most important reason he was not retained. "Many members of the administration, and alumni, want to get the radicals out of the University so that it can be clean and pure," Rabbi Goldman said.

Mr. Oestreicher, however, said Friday that the decision was "a moral and religious" one and was not based on politics. "It's one thing to support the students, but its something else entirely to become a political leader," he said.

Rabbi Goldman raised several other issues in connection with the termination of his appointment. He claimed that the advisory board is composed largely

of "white, Anglo-Saxon Jews, people who are only concerned with the image of the Jew in the non-Jewish community."

Rabbi Goldman also claimed that the recent issue of *Columbia College Today*, "Six Weeks that Shook Morningside", contributed to the decision not to rehire him. "The issue was designed to produce a certain effect in the minds of the white, Anglo-Saxon Protestant alumni. It was designed to make them want to get rid of the 'radical rabbi' so that the University could remain free of disruption. It thus was anti-Semitic in effect though not in intention."

The issue, which is an account of the (Continued on Page 11)

Bell May Stay

Professor of Sociology Daniel Bell denied Friday that he had decided to accept a position at Harvard University next year. Professor Bell said that while he had received an offer from Harvard, he had not made up his mind to accept it and leave Columbia. He claimed that a story published last week by the *New York Times* was inaccurate, since it stated that he would definitely go to Harvard.

Class Moratorium Not Mandatory; SDS Calls Strike for Tomorrow

Strike

Moratorium

Students for a Democratic Society plan to stage a University-wide strike tomorrow to protest the University's policies on expansion, ROTC, government research, and military recruiting.

Spokesman for the radical organization yesterday stated that SDS members will mount "militant picket lines" outside eight University buildings at Columbia and Barnard from 8:30 a.m. to 2 p.m.

The spokesmen stated the individual strike committees in several divisions of the University will maintain pickets at the entrances to Hamilton, Lewisohn, Avery, Milbank, and Barnard Halls. He said the Law School and two buildings serving the Graduate Faculties will also be picketed.

"Our picket lines will be militant," an SDS leader said, "but if there is any violence it will not be initiated by us. If people on the lines are attacked they will defend themselves."

The New University Conference, a group of radical faculty members, voted last Thursday to support the SDS strike. The organization will probably mount its own picket line, an NUC spokesman said yesterday.

Acting President Andrew W. Cordier yesterday released a brief statement on the planned action, cautioning that "those who favor the so-called strike must not hinder the uninhibited use of University facilities nor disrupt the normal activities of the University."

"I intend firmly to uphold the dominant right of all of our members to pursue their educational goals without unwanted interference," President Cordier said.

The moratorium on classes scheduled for today to permit discussion of the Executive Faculty Committee's University Senate plan will not be mandatory, Professor of English Robert Gorham Davis, an executive committee member, stated Friday.

Professor Davis explained that, according to a general understanding between the executive committee and the administration, individual instructors will be allowed to decide whether or not to observe the moratorium. "No one is required to give up classes if they don't want to," Professor Davis said.

In another development related to the Senate, University Professors Jacques Barzun, Ernest Nagel and Meyer Shapiro have advised the Executive Committee that they believe it would be inappropriate for them to be seated ex officio, as the Senate plan now provides. A proposition on this week's referendum gives voters the option of redistributing their three seats to increase junior faculty by two seats and College student representation by one.

The moratorium, which was originally scheduled to run from 11 a.m. until 2 p.m., will now start at noon, Associate Professor of Sociology Immanuel Wallerstein declared Friday. Professor Wallerstein stated that faculty and students would meet in four different locations at this time to discuss the Senate proposal.

In addition to the noon meetings, members of Executive Committee and other faculty members plan to meet with students in the dormitories at 8:30 p.m. and again at 10 p.m. tonight.

P&S Center: Harlem Victory

By JOHN XENAKIS

A two-year dispute between Columbia and neighborhood residents at the College of Physicians and Surgeons ended last Tuesday, when the chairman of the department of psychiatry gave his support to a local group's efforts to plan a community health center.

The statement, which was issued by Dr. Lawrence C. Kolb—who is also slated to be a director of the new center—followed a decision last month by the New York City Community Mental Health Board to reject Columbia as the planning group for the project.

Two years ago, under the Kennedy Mental Health Act of 1963, the City Mental Health Board signed a contract with the University to build a mental health center for the Harlem community. Provisions in the federal mental health law

require all such centers to affiliate with a medical school, such as P&S.

After Columbia had submitted plans for the center, local residents attacked the proposals as inadequate and charged that the center would lead to de facto segregation.

Specifically, they contended that Columbia would fail to institute needed preventive and rehabilitative programs. The residents also feared that the University would emphasize research at the center, reducing patients to "guinea pigs."

The charges of segregation stem from the University's original proposals to maintain "separate but equal" facilities for the predominantly white Inwood area and for West Harlem. Columbia argued that this division was necessary to comply with a Federal law which prohibits a

(Continued on Page 4)

Seven University Divisions Lack Permanent Deans

By JURIS KAZA

Of the University's fourteen schools, seven now lack permanent deans. Many people are wondering whether these simultaneous vacancies are a coincidence, a result of a transitional period in the University's history, or evidence of impending decline.

Since last spring, deans at six schools have resigned or temporarily left to assume other positions. Only two of the men, Houston Merritt of the College of Physicians and Surgeons and Courtney Brown of the School of Business, have resigned in anticipation of reaching retirement age.

The other deans who have resigned are Edward Barrett, from Journalism; John Dunning, from Engineering; and Clarence Walton, from General Studies. The only dean who left before last spring was Fred Delliquadri, who resigned from the School of Social Work in June 1967.



H. Houston Merritt



Edward W. Barrett



Clarence C. Walton

The seventh school now lacking a dean is International Affairs, where Andrew Cordier has temporarily left to become Acting President of the University. President Cordier reached the retirement age of 68 this month, but the limit may be suspended by the Trustees when he leaves Low Library.

Other deans have left for different positions and one, Dean Barrett, was specifically critical of University policy at the time of his resignation last summer. Dean Walton will leave Columbia on September 1 to become president of Catholic University, a position which offers him broader responsibilities as well as a

chance to work at an institution with which he has strong academic and personal ties.

Dean Dunning resigned from his post at the Engineering School after nineteen years as dean and returned to teaching.

Of the seven schools without deans, six have formed search committees composed largely of

faculty members, with varying degrees of student participation. The schools where students play the largest role are P&S and General Studies. At the medical school four recently-elected student representatives will sit on a committee with seven faculty members. At GS, a search committee composed of three senior faculty members, two junior faculty members, and two students was formed a few weeks ago.

Upon resigning from the Journalism School, Dean Barrett proposed that the school create a committee of two students, two faculty members and two alumni under 35 to find his replacement. Acting Dean Richard T. Baker indicated that "a committee of students, faculty, and alumni" was formed just recently, but that there is only one student on the panel and that the group was not yet functioning.

At Engineering, a faculty (Continued on Page 9)

COLLEGE ELECTIONS

Petitions available Monday March 24
in

206 FBH
for CUSC, next year's class offices
Seniors: sign up for Alumni Offices

Community Group Will Plan Harlem Mental Health Clinic

(Continued from Page 3)

mental health center from servicing more than 200,000 residents. The proposed center would service over 500,000 people.

Following an investigation last December by the civil rights division of the Department of Health Education and Welfare, Columbia announced that the original division of facilities would be dropped from the plans.

During the investigation, the City Mental Health Board unanimously agreed to withhold funding for the center until a settlement satisfactory to the community could be

found. Last month, the board decided to recognize the community council as the official planning body for the center. The contract with Columbia will be allowed to expire.

The chairman of the community group, Mr. William Hatcher, said Tuesday night that the council would confer with outside medical agencies to plan the mental health center. He remarked that this group would stress mental health programs dealing with such problems as drug abuse and alcoholism. These preventive and rehabilitative programs would take into consideration specific "political and social factors of the Harlem community," he said. The community group will also introduce a program to train local residents to work in the center. According to Mr. Hatcher, treatment would then improve because the patients would be able to "identify" with the personnel. Mr. Hatcher explained that opposition to Columbia's original plans had arisen primarily because of the lack of such programs. He charged that the "University has shown itself to be insensitive to the needs of the people."

Mr. Hatcher also claimed that the needs of Harlem could only be met through community control. He stated that this control would have to extend to finances, policy-making, and program development.

"This is our fight, our council," Mr. Hatcher said. "No white man can understand our life because no white man has lived our life."

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Appendix D

Garber, Nick, "Harlem Healthcare Center to be Bulldozed," *Patch*, September 15, 2022.

Full document link: <https://patch.com/new-york/harlem/harlem-health-center-be-bulldozed-housing-surprising-neighbors>

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Harlem Health Center To Be Bulldozed For Housing, Surprising Neighbors

A prominent Harlem medical center is set to be demolished and replaced with supportive housing, sparking fears that services could be lost.

Nick Garber, Patch Staff

Posted Thu, Sep 15, 2022 at 1:54 pm ET Updated Mon, Sep 19, 2022 at 3:42 pm ET



A medical center on Amsterdam Avenue and West 145th Street, home to a mental health clinic and other practices, is set to be demolished and redeveloped as a multi-story supportive housing building. (Google Maps)

HARLEM, NY — The city's hospital system plans to demolish a prominent Hamilton Heights medical center and replace it with a supportive housing development, stunning some neighbors who fear it could cause a loss of health services.

Plans for redeveloping the health center, a brick building that spans a full block of Amsterdam Avenue between West 145th and 146th streets, were detailed during a Sept. 8 [meeting](#) by Community Board 9 — organized after the appearance of dumpsters outside the clinic sparked questions about its future.



Affordability and Programming at new 1727 Amsterdam

- 200 Unit All Residential Building (199 + 1 resident super)
- 60% of the units (120 units) set aside as supportive housing for formerly homeless, including 25 units for individuals aged 55+
- 40% of the units (80 units) available to low-income individuals & families through the NYC housing lottery. 1/2 of these (40 Units) for CB9 Residents
- All tenants will pay no more than 30% of their income towards rent & utilities.
- All tenants can access on-site services.
- Every tenant will have a rent stabilized lease.

Unit Mix:	supportive**	40% AMI***	60% AMI	Total
Studio	120	12	5	137
1 Bedroom		14	17	31
2 Bedroom*		3	22	25
3 Bedroom		1	5	6
Total	120	30	49	199

*As of 2/6/2023

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January 7th, 2026: City Planning Commission Public Meeting

Proposed Affordability & Unit Mix



The Proposed Project will include **200 residential units affordable to senior, senior supportive, support income households, earning less than 60% AMI*** developed under HPD's Supportive Housing Loan Program (SHLP). 25 of the supportive units and 23 of the 40% AMI units will be set aside for older adults (ages 62+).

Unit Type	Formerly Homeless Households	40% AMI	60% AMI	Super's Unit	Total	% of Units
Studio	120	12	5	-	137	69%
1 BR	-	14	17	-	31	15%
2 BR	-	6	19	1	26	13%
3 BR	-	2	4	-	6	3%
Total	120	34	45	1	200	100%
% Units by AMI	60%	17%	23%		100%	

** Exact unit mix and affordability is subject to change up until project closing. Estimated rents and income are based on 2025 AMIs and are subject to change.*

Andres Orejuela
[REDACTED]
New York, NY 10031

February 13, 2026

WRITTEN TESTIMONY OF ANDRES OREJUELA
City Planning Commission Public Hearing
ULURP No. C 260071 HAM

Dear Chair and Commissioners of the City Planning Commission:

I am remiss that I had no time to introduce myself in January. I am a lifelong New Yorker (I was raised at Waterside Plaza, Chair), have lived in West Harlem in an affordable co-op (an HDFC) for 13 years, regularly attend Community Board 9—in particular the Housing, Land Use, and Zoning committee—since 2014, and am the person who first brought news of this project to the community board. I live on the same block (2060) as the application site, receive medical services there, and am intimately familiar with the people, businesses, traffic, and needs of the local community and area. I am grateful to have delivered my testimony to you in person in January, and grateful to address your questions from that day in this written testimony. Thank you for your thoughtful questions and provocative suggestions during the hearing. Below I include my testimony from January 7, 2026 and an extensive addition.

Hearing testimony.

This application presents clear planning problems. I will not focus on the years it took us to force HPD through a legally-required ULURP; neither on the disappearance of medical services nor on the repeated dismissals and suggestions that community advocacy in West Harlem is unwelcome. Instead, I will focus on the planning problem that we understood in 2022:

this project indefensibly accepts the loss of affordable healthcare services and public space while delivering an underbuilt housing envelope. We cannot afford to get this wrong.

The proposed plan fails to mitigate public losses by declining to use the tools of this Commission. The City of Yes encourages denser affordable housing near transit, and the Manhattan Plan identifies the wide avenues in Hamilton Heights as appropriate for taller buildings. Yet none of these planning directives are applied here, despite their clear relevance. Remarkably, community members are asking developers to build higher! An upzoning would increase affordable housing and preclude loss of healthcare and community space by enabling medical services to return, in addition to the construction of new commercial spaces. HPD argues that this would take too long, but a ballot initiative approved in November hastens the process. Most importantly, the permanent consequences of approving an underbuilt project that contradicts the City of Yes far outweigh the time required to plan this project well. My Spanish-speaking Dominican neighbors lost family physicians who cared for their children for years after those doctors at Heritage learned that their future on West 145th Street at Heritage Health was uncertain. This loss has never been acknowledged, much less remedied.

The proposal before you delivers 16% family-sized units, displaces affordable family healthcare and public space, offers no improvement to the commercial corridor on West 145th Street, and defers the housing crisis to the future on a site of absolutely exceptional opportunity. I respectfully urge the Commission to deny this application. To approve it would establish a troubling precedent—that harm requires no meaningful mitigation—reinforcing precisely the planning failures that City of Yes was adopted to correct in West Harlem and across the city.

This application asks the Commission to accept permanent public losses—in healthcare, public space, and planning opportunities—in exchange for an underbuilt project that directly contradicts City of Yes. That is a precedent that this body should not set.

Addendum.

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Two separate historical narratives were each invoked twice in different testimonies to the Commission during the January public hearing. The first is the history of the site itself. As the former Chair of Community Board 9 Barry Weinberg testified, the application site (Manhattan Block 2060 Lot 1) is real property of the City of New York that requires disposition through ULURP in accordance with the City Charter. Yet between 2022—when the community first learned of the project—and 2025, Health and Hospitals Corporation (HHC), Housing, Preservation, and Development (HPD), and Bowery Residents’ Committee (BRC) insisted that the land would be disposed of through a process laid out in the HHC Act of 1969. In fact, this is an inaccurate representation of how land disposition proceeds even within the HHC statute.

To answer Commissioner Benjamin’s question to Deborah Morris, the reason why the proposal never made it past initial planning steps within HHC is because it could not. City-owned HHC properties in the original Operating Agreement of 12 hospital sites revert *back* to the City when HHC stops providing services at those sites (See B. Weinberg testimony). Mayor Rudolph Guiliani discovered this, too, when he failed to transfer ownership of a City hospital in Brooklyn to a private healthcare company in the early 1990s. The fundamental purpose of the current attempt to evade ULURP was to foreclose on community input, especially because of the unorthodox and *sui generis* history of the site and the services offered there.

HHC has *intermittently* managed the application site since the late 1970s, but has never been happy to do so. As Jeremy Berman, deputy counsel at HHC, made clear to the HHC Board in 2014, the management of the site has changed hands and HHC made numerous fruitless attempts to return the property to the City (Appendix A). Contrary to the testimonies of Melanie Rodrigo from HPD and Deborah Morris from HHC, the site has *not* always been managed by the same entity; furthermore, Deborah Morris dated the building to 1976 when, in fact, it was completed in 1973 and opened in 1979 (Appendix B). One must therefore conclude that not only did the HHC representative deliver factually incorrect testimony in January, calling into question the accuracy of the full presentation and testimonies, but much more importantly that HHC has had—and continues to have—a tenuous relationship to this site, never having offered services there or faithfully accepting its role as site steward, leading us to where we are today.

Remarkably, while HHC, HPD, and BRC have at different times adopted the well-worn language of “beyond its useful life” to describe the state of the building on the application site in order to justify its demolition, none has explained that HHC still operates similar, nearly-identical buildings in its Gotham Health Center network: same bricks; similar designs; identical

purpose of serving community health. These include nearby Belvis (545 East 142nd Street) and Morrisania (1225 Gerard Avenue) in the South Bronx. Disinvestment and neglect are why 1727 Amsterdam Avenue in the historically Black and Latino neighborhood of West Harlem has reached its current state. Not offering services at the site, HHC encouraged 1727 Amsterdam to fade and wither dismally with age over decades. It is difficult for me to conclude that HHC sees the current ULURP application as anything other than the final stroke, an opportune moment to completely remove the application site from its ledger, no matter what the consequence for others or, most significantly, for community health.

Similar to Morrisania, which opened on Gerard Avenue when Morrisania Hospital closed (around the corner) on 168th Street in 1976, 1727 Amsterdam officially opened because of the loss of nearby Logan Hospital in 1979 (Appendix B). Yet the history of 1727 is distinct and unique in that the site had since the late 1960s been under the control of a local community development organization led by the Selma-born William Hatcher, who would go on to open the site and found the providers that continue to operate in the building today as of mid-February 2026, Heritage Health and Emma Bowen (Appendixes B & C). In my personal conversations with Lawrence Fowler, currently the Chief Operating Officer at Emma Bowen and a member of the organization since it began, I learned that the organization grew to offer medical, mental health, addiction, career, counseling, and family planning services in a nearby brownstone, but quickly ran out of space and contacted the City about the empty site since construction completed in 1973 to continue to expand the desperately needed services. Frustrated, stymied, and haunted by an empty building and years of unreturned phone calls, the organization persisted, occupying the building sometime in 1975 and operating ever since. The need in the community has only grown since then, even as the City and its populations have transformed.

In 1979, the organization received support from Federal, State, and City governments. The history of 1727 Amsterdam is a victory for an organization that fought during the Civil Rights Era for greater access to healthcare, equality, and justice. The current application has the power, in retrospect, to alter that history—just as today other efforts are underway to rewrite the past and modify its significance. 1727 Amsterdam has been a success. Generations of families have relied on services ranging from healthcare to family planning, ophthalmology to dentistry, psychiatry to vaccination, WIC to podiatry, a food pantry to oncology. Local businesses—at least three pharmacies, three coffee shops, and ten restaurants within a single block in each direction—rely on site staff to contribute to the local economy. 1727 is a community anchor.

*

The second historical narrative invoked is that of the current application. As the director of a limited-equity co-op on West 145th Street I know local property owners, real estate developers, and business owners who are in frequent contact with me about local news. In August 2022 one of these owners sent me a public notice from the Housing Development Corporation (HDC) advertising a hearing for an approximately \$83,000,000.00 loan to BRC for a project at 1727 Amsterdam Avenue. By their own admission—Nicole Clare, at the hearing, stated that just 30% of their portfolio is in supportive housing—BRC predominantly operates homeless shelters. My contact told me that BRC was building a shelter at 1727 Amsterdam. It was clear to him that the City had hidden the project to avoid a battle regarding opening a homeless shelter.

It was at this point that I contacted Barry Weinberg, then chair of Manhattan Community Board 9 (CB9). Yet the responses that Barry received from HPD and HHC suggested that CB9 was not to have a part in the project, exacerbating concerns regarding the imposition of a project upon the community. My perspective was different. It is vital to recall that in the summer of 2022

life had only recently begun to revert back to a semblance of what it had been prior to the arrival of the COVID19 pandemic. For three years, amid ongoing concerns regarding infection, vaccination, mental health crisis on the sidewalk every day, and limited healthcare in my community (I had volunteered at local vaccination sites), I could scarcely believe that we would lose the healthcare center that had remained open and publicly accessible during the pandemic. This was our main point at the first CB9 meeting about the application project in September 2022, in which CB9 invited HHC, HPD, and BRC to present to the community about the project (Appendix D). *We* reached out to *them*, because we were concerned.

Joy Resor from HPD and Kyle Jeremiah from BRC suggested at the hearing that community residents were unfamiliar with supportive housing, but the facts above are central to *how* the community learned about this project. As Dr. Carolyn Brown testified during the hearing, West Harlem recently contended with the addition of yet another methadone clinic; moreover, a new shelter planned just one block away from 1727 Amsterdam had been the subject of protests in 2021 (it is now being completed at 1763 Amsterdam). Since 2022, additional homeless services have been announced. And, of course, there is the longstanding community resentment towards the waste processing plant underneath Riverbank State Park, which is on the Hudson River between 138th and 146th Streets. To respond to Commissioner Osorio's questions to Jeremiah and Resor, the reason why the community expressed and exhibited concern is that West Harlem for *decades* has borne the environmental, social, and health consequences of undesirable social and City services that, similar to redlining, concentrate in Black and Latino neighborhoods in New York City, and have a disproportionate impact on our lives, families, and livelihoods. Had either HPD, BRC or even HHC approached CB9 prior to the revelation of their surreptitious plans, the Community Board might have played a role in working towards building

trust in the community, a counterfactual scenario that might also have avoided the yearslong project delays that we are currently still in. This has been a catastrophe for everyone.

Frankly, community concerns about the environmental impact and healthcare losses have proliferated since 2022. The concerns are evident in the often-muddled discussions regarding supportive housing in this project, about which Riana Anderson, Metin Sarci, and Barry Weinberg testified so eloquently. The very mention of supportive housing now spurs irritation, confusion, and fear among members of the general public in our community. Failures to communicate, collaborate, and openly discuss the project early on are the sole cause. That local elected officials were involved in plans to execute the application project prior to its public discussion further serves to aggravate a pernicious sense that trust is not to be found in public institutions and servants. In the words of one Harlem resident in reference to the healthcare losses planned at 1727 Amsterdam, “all the good things will be taken away.”

It is at this juncture that I can cogently address the relocation of Heritage Health, a fundamental obstacle with the current application raised directly by Commissioners Osorio, Benjamin, and Mann in separate questions.¹ HPD and BRC misrepresented this entirely during the hearing by failing to acknowledge that there is *no clear plan* for relocation. Services have already been lost: physicians departed when the project was made clear; relocation itself is an undertaking that will cost millions in renovations to a landmarked building within a historic district; as of January 2026, the funds are *not available*; there is no clear path to get them. In November 2022, I attended a CB9 Health Committee meeting at which Adrienne Thomas, Chair of the Board of Directors at Heritage, gave the following timeline: by March 2023 their 1649 Amsterdam Avenue site would be renovated; they would move into 1649 by 2024. She also said,

¹ I consider Jackson Ophthalmology contained within the umbrella of Heritage, as Dr. Jackson, who holds his own lease separate from others, remains a Heritage board member.

I wrote in my contemporaneous notes, “They want us out” in reference to HHC. In January 2026 I spoke with the Chief Medical director at Heritage and was told in no uncertain terms that the funds for their renovation are not available. As Adrienne Thomas indicated during her testimony to the Commission in January, HHC is doing everything possible to force out Heritage, including an ejection in court and harassment. Heritage is making every effort to remain a viable healthcare provider, but I see no viable means for them to do so without a location to offer their services. This application will not only ensure their services are left without a home, but it furthermore ensures the cascade of negative effects that will undoubtedly ensue for families, medical providers, and healthcare in Harlem when the services are stopped, even if temporarily.

To respond clearly to Commissioners Osorio, Benjamin, and Mann, there is no relocation plan. An application with a plan would ensure the continuity of services and no losses; a good plan would add to the services. Ironically, in preparing a move, Heritage has vacated 40 units of supportive housing at their 1649 Amsterdam Avenue site, moved to a nearby property at 152nd Street and Convent Avenue. This is supportive housing being displaced to be replaced by healthcare that is being displaced to be replaced by supportive housing. The disarray is comical. It should have been foreseen and avoided. Our community requested as early as 2022 for the application project to be built in a taller multipurpose building that would permit the return of all services currently at 1727 Amsterdam and add commercial space for the economic development of the commercial corridor, a planning feature that would have been considered essential by any planner who knows the needs of the site. The public plaza at the corner of 1727 Amsterdam Avenue, which serves as open publicly accessible space, has the virtue of inviting the community to interact with the healthcare center.

*

Why has a temporary space been provided for Emma Bowen and not Heritage as the application project has proceeded? In an October 2022 meeting with Lawrence Fowler, I learned that this was not the first time that HHC had tried to force tenants out of the building, including once when Emma Bowen herself had called the evening news to report on the eviction attempts. In his 2014 statements to the HHC Board, Jeremy Berman said “Everything about Heritage is a problem.” It seems to me today that the Emma Bowen Center has capitalized on HHC’s antipathy towards Heritage to secure the future of Emma Bowen, though it is not one they are thrilled about. In fact, Emma Bowen has a temporary local space set up for their move, but as of today’s date continue to offer services and operate their offices at 1727 Amsterdam. Local elected officials have lobbied to force HHC to pay for a part of the relocation costs for Emma Bowen, assisting HHC in picking winners and losers in a game that ends in the biggest losses for healthcare in West Harlem. The reasons for the enmity between HHC and Heritage are neither clear nor material. Yet the consequential effect of their enmity is an application that already has disrupted services and will only disrupt them further unless the project is modified.

*

The failure of the applicants HPD and BRC to cite the relocation of Heritage in the Environmental Assessment Study (EAS) submitted as part of the current application willfully ignores this disruption of services. But it is not the lone oversight in the EAS. The EAS indicates that no public space will be lost, an statement inconsistent with the facts. HPD continues to conflate a locked playground that takes up 20% of the plaza with the entire plaza. They clearly do not know the site well, or are simply duplicitous. I have watched families enjoy ice cream in the shade of summer afternoons on that plaza for over a decade. Children play baseball. They ride their bicycles. *This* is our community. Furthermore, the EAS indicates that 100 employees

will not be affected by the application, but my directory for Heritage alone lists 78 employees. Considering the employees at Emma Bowen and HHC, besides on-site contractors, the number must exceed 100. HPD and BRC had not even addressed these oversights at all until late 2025, when they hastily issued a technical memo during ULURP. But the memos do not clarify the facts. As someone interested in real estate development I never thought I would advocate for a full Environmental Impact Statement, and yet faced with this scenario I understand why an EIS is required.

*

But the most audacious omission in this application is the lack of a rezoning. In response to Vice-Chair Knuckles' question after the initial presentation, Joy Resor from HPD and Nicole Clare from BRC misrepresented that the project had been modified to include more three-bedroom units. The project has never included more than six three-bedroom apartments. Six out of 200 proposed units in an area of Upper Manhattan that has a surfeit of large families and a dearth of affordable family-sized apartments is not enough (Appendix E). The number of three-bedroom apartments alone could increase ten-fold had the application included a proper rezoning, as the community first requested in 2022. This application plan arrived in West Harlem completed and, with all due respect to the Commission, is seeking a rubber stamp.

To respond to Commissioner Osorio's question about how the Community Board landed at a rezoning to an R8A from the current R7A, there were three components that figured into the discussion. First, there was political authorization. By requesting an rezoning, CB9 would need to provide an opinion and play a legitimate role in shaping a project that held the distinctive benefits of providing affordable housing on City-owned land. A rezoning, in this instance, would allow CB9 to shape a project that would be affordable for many more CB9 residents. The second

was an evidenced-based approach that compared the tallest buildings on Convent Avenue, Amsterdam Avenue, and Broadway within a five-block radius. The tallest buildings in this radius are on Broadway and Amsterdam Avenues, reach approximately 125 feet, a difference of 20 feet from 145 feet allowed by an R8A with City of Yes additions.² It seemed perfect: 145 feet on 145th Street. Furthermore, we thought that increased development would suggest a long-term vision that promotes taller buildings when accompanied by benefits to the community, in this case retention of healthcare and economic development along the West 145th Street commercial corridor. Lastly, we considered the many benefits provided by the CPC in the City of Yes (proximity to transit, affordable, and family-sized unit preferences) and recommendations in the Manhattan Plan (broad Avenue of Amsterdam in Hamilton Heights). This Community Board has—since I have been a part of it for 12 years—attempted to resolve disputes amicably to the benefit of all parties in order to reach practical solutions—a Community Board of Yes.

*

So, how do we arrive at yes with the CPC? I would like to address Vice-Chair Knuckles' question about the 60% supportive units in the approximately 300 units possible with a rezoning. The problem with the supportive units in this application are a direct consequence of the co-applicant BRC, an organization with an overwhelming force in shelters, and with the lack of transparency regarding the current application plan. BRC, in this plan, has decided to house solely the most challenging populations in supportive housing—adults with severe mental health illness and addiction disease—at a site where they are not offering *and* are effectively removing clinical medical services that these populations and the community all need. Should the

² It is worth noting that 3595 Broadway, one of the buildings discussed, houses three affordable HDFC co-ops, and was given a variance in order to maintain affordable housing that had been lost during the Columbia University Manhattanville expansion. Affordable housing merits zoning exceptions.

supportive housing be recomposed to include portions of veteran supportive units, family supportive units, or senior supportive units—populations that require far less intensive supportive services—then the community would have good reasons to weigh the benefits of an improved building envelope against legitimate concerns regarding oversaturation and the redlining of undesirable supportive services in West Harlem. As Commissioner Benjamin correctly stated during the hearing in January, the majority of CB9 residents think that we have more than our fair share of homeless services. But this is not a cruel or exclusionary community. I live next door to a residence of formerly-homeless tenants, one lot from the proposed project. I think that we have enough homeless services on the block. Yet I can live with additional supportive units within a larger package of community benefits: significant affordable housing for families; medical spaces; vitality added to the commercial corridor. This would be progress.

To that end, I would like to conclude my testimony by addressing Commissioner Benjamin’s proposal to split the baby. My understanding of UDAA/UDAAP is limited—and to my chagrin and shame it will likely never match the Commissioner’s library of knowledge about the subject—but I am disturbed by the language of “blight” and “slum” to characterize my community. I am further disturbed at how similar language has been used in the past to raze and destroy entire neighborhoods. And yet. And yet I would be willing to concede that a plan to redevelop the site at 1727 Amsterdam Avenue for a mixed-use building with affordable housing, new spaces for healthcare and other services currently on site to return to, and new commercial units would be worth my disturbance. My understanding here is that the project would not be granted CPC approval, but the UDAA/UDAAP designation would be. My hope in such an scenario is that HPD would then come to the table to negotiate a project that not only makes appropriate use of the many incentives afforded by this Commission to build this great City of

ours (the City of Yes and others), but furthermore, much more significantly to my community, to formulate a project that truly includes the community as a partner throughout its planning.

I thank all of the commissioners for their wisdom, their thorough, thoughtful, and respectful questions and attention during the hearing, and for their many years of public service—may those years long be remembered.

Sincerely,

Andrés

Appendix A

Complete document:

<https://drive.google.com/file/d/1HyMZFDaoE2iAOa7db3QIYDmv6Wc8pbca/view?usp=sharing>

SEE PAGES 8, 11-12



125 Worth Street ■ New York, NY ■ 10013

BOARD OF DIRECTORS MEETING
THURSDAY, APRIL 24, 2014
A-G-E-N-D-A

<p>Call to Order - 4 pm</p> <p>1. Adoption of Minutes: March 20, 2014</p> <p>Acting Chair's Report</p> <p>President's Report</p> <p>>>Action Items<<</p> <p>Corporate</p> <p>2. RESOLUTION authorizing the President of the New York City Health and Hospitals Corporation to negotiate and execute a contract with Petrone Associates LLC to provide Hospital Medical Physicist Consulting Services to all Corporation facilities on an "as needed" requirements basis. The Hospital Medical Physicist Consulting Services contract will be for a term of three years with two, one year options to renew, exercisable solely at the discretion of the Corporation, for a total cost not to exceed \$5,117,004. The contract amount includes a 12% contingency reserve of \$537,460 for additional physicist services that may be required. <i>(Med & Professional Affairs / IT Committee – 04/10/2014)</i> EEO / VENDEX: Approved</p> <p>3. RESOLUTION authorizing the President of the New York City Health and Hospitals Corporation to negotiate and execute an agreement with KPMG LLP to provide the Corporation with auditing services and other directly related services including debt issuance related services, debt compliance letter, tax services, and certification/attestation for cost reports for a term of four (4) years, for an amount not to exceed \$3,487,000 plus a 10% contingency reserve of \$340,000. <i>(Audit Committee – 4/10/2014)</i> EEO: Conditional / VENDEX: Pending</p> <p>4. RESOLUTION authorizing the President of the New York City Health and Hospitals Corporation to negotiate and execute requirements contracts with four firms; Environmental Planning & Management, Inc.; LiRo Engineers, Inc.; Warren & Panzer Engineers, PC and Woodard and Curran to provide environmental services on an as-needed basis at various facilities throughout the Corporation. The contracts shall be for a term of one year with two (2) one-year options for renewal, solely exercisable by the Corporation, for a cumulative amount not to exceed \$3,000,000 for services provided by these consultants. <i>(Capital Committee – 4/10/2014)</i> EEO: Approved / VENDEX: Pending</p> <p>Committee Reports</p> <ul style="list-style-type: none"> ➢ Capital ➢ Equal Employment Opportunity ➢ Finance ➢ Medical & Professional Affairs / Information Technology ➢ Strategic Planning 	<p>Rev. Lacey</p> <p>Rev. Lacey</p> <p>Dr. Raju</p> <p>Dr. Calamia</p> <p>Ms. Youssouf</p> <p>Ms. Youssouf</p> <p>Ms. Youssouf Rev. Lacey Mr. Rosen Dr. Calamia Mrs. Baline</p>
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Mrs. Bolus asked if there will be a sign somewhere that says the penalty for tampering with it. Mr. Schick answered yes, perhaps a one piece of signage that would identify that the works are HHC, that they are protected by HHC and that they should not be tampered with in any way.

Ms. Youssouf thanked Mr. Schick and said she appreciate it and wished him good luck. She then turned to Mr. Telano to continue with his briefing.

Mr. Telano stated that on page eight of the briefing, they did a real estate rental properties audit, which is space utilized by outside tenants at HHC facilities. He asked if the representatives could approach the table.

Ms. Youssouf asked them to introduce themselves, they did as follows: Jeremy Berman, Deputy Counsel, Office of Legal Affairs; Ms. Denise Soares, Senior Vice President, Generations Plus Network; Caswell Samms, Network CFO and Leithland Tulloch, Deputy CFO, Harlem Hospital Center.

Mr. Telano continued and said that the first issue we came across was regarding an HHC building located at 1727 Amsterdam Avenue. We found that there is a tenant there, Jackson Ophthalmology, who we could not determine if they were paying rent. There are no documents, there is no lease, there are no canceled checks regarding this tenant. Apparently, there is a history related to the building that I believe Mr. Berman can fill us in more regarding this issue.

Mr. Berman said that the history of this building has actually been discussed before the Capital Committee when a resolution was adopted to authorize one of the occupants to receive a license. This is a building which is owned by the City of New York and was built in the early 1970s and for the purpose of housing DOH programs of a community-based health care provider which has since split into two parts and now constitutes the two main occupants of the building, both over a couple of decades. The operation of these DOH programs has shifted back and forth between HHC and DOH, as different administrations come and go. In the course of that evolution and under circumstances perhaps 20 years ago, the building came to be assigned to HHC to operate. That is actually the pattern of the real estate relationship between the City of New York and HHC, that properties are given to HHC to manage, and then conversely surrendered by HHC back to the City without necessarily clear documentation. So it was not evident that this property was totally under our jurisdiction until really rather recently.

Ms. Youssouf asked if the history of the building was known when they approved the lease with the other parties. Mr. Berman responded yes, it had become known. In fact, this other party, Heritage Health stimulated this evolution because Heritage Health was very anxious to take over some space in the building that had recently been vacated by DOH. For a period of more than a year, Heritage Health had been agitating through various channels that they should receive the right to occupy this space that had been vacated by DOH. The original impulse had been to say this is a City matter, this is a City building, and the City had put DOH in place. It was not clear to us that we had the authority to enter into this relationship with Heritage Health. There had been a number of efforts by HHC, dating back to the 1980s to get the City to assert its control and jurisdiction over this building, unsuccessfully, apparently the City will not take the building back, and we should then say we will step up. We will be the administrators of this building. In doing so, we inherited a situation which is very unorthodox. Mr. Telano says that there are no documents to justify Jackson's occupancy. In fact there is no document to indicate the basis of anybody's occupancy there.

Ms. Youssouf asked who Heritage has been paying rent to. Mr. Berman answered Harlem Hospital, Heritage and the other main occupant, Upper Manhattan Mental Health has been paying on a fairly regular basis to Harlem Hospital which has been receiving the money and has been treating this as a regular income stream that they monitor. However the ophthalmologist does not appear to pay anything to Harlem Hospital.

Ms. Youssouf asked if they have contacted Heritage and the other entity to see if they sublease out the space to the ophthalmologist. Mr. Berman said that we have spoken to Heritage, only because Heritage pressured us. We have been hesitant to broach this whole subject with Upper Manhattan because we wanted to understand better what the community support for the programs was and the political support for the programs, before we started pressuring them to regularize their occupancy. This is something we would like to have done months ago, but we think that the reason the City has not taken this building back from us is because it is kind of a hot potato, in that the occupants of the building have kind of a proprietary sense about it, which is not based upon anything legal. Rather than stir up a hornet's nest, we wanted to proceed carefully. In fact, we thought it would probably be prudent to wait until after the election, so there was a new elected official in the Council representing that district, with which we could consult and approach this in a kind of diplomatic way. It is our goal and our obligation to get Heritage and Upper Manhattan on a lease or a license approved by this Committee at fair market value. It is not consistent with our charter to be providing space to a private ophthalmologist, that occupancy would have to be set forth.

Ms. Youssouf asked if Harlem Hospital has anything buried away anywhere, a lease or some kind of agreement. Ms. Soares answered no, we have searched and we have not found anything.

Ms. Youssouf asked if anyone at Harlem has any contact with the ophthalmologist. Mr. Tulloch responded yes, we have sent him several letters to see if we can obtain a copy of his lease, but we have not been successful. We have been in contact with his attorney, to see if they could identify if a lease exists.

Ms. Youssouf asked if they were aware that the ophthalmologist has not been paying rent to Heritage. Mr. Tulloch said correct.

Mr. Berman stated that they have a meeting scheduled with Laray Brown and Mr. Wilson and Heritage next week. To which Ms. Youssouf said that Heritage is not the problem. Mr. Berman said that everything about Heritage is a problem.

Mr. Berman said that he thought they had a clear arrangement with Heritage that was embodied in the resolution that was adopted by the Committee. Since then, for reasons that are not clear, Heritage has been unhappy with that arrangement and has complained to various elected officials that there is something not fair about the way in which they are being treated. We need to deal with these other matters, but since they are complaining and asserting themselves, we want to meet with them and understand their point of view.

Ms. Youssouf asked if they should be meeting with the others. Mr. Berman answered yes, we should. Then Ms. Youssouf said, forget the ophthalmologist – you have another big tenant there. Ms. Youssouf stated that it would make a lot of sense to have those meetings as soon as possible. Mr. Berman agreed.

Mr. Russo agreed as well and stated that Mr. Berman will work with Ms. Brown to set up a meeting with them, and then ascertain whether in fact they have been getting the rent from the ophthalmologist.

Ms. Youssouf asked if Harlem Hospital has any information about how long they have been receiving rent from these entities, and if the rent has been at the same level from day one through now. Mr. Samms stated that we have documentation to show that we have been receiving rent. Ever since Heritage and Upper Manhattan branched off from the original lessee, we have been collecting on a monthly basis \$30,000 from Upper Manhattan and over \$7,500 from Heritage. Then Ms. Youssouf asked since when. To which Mr. Samms responded that they had broken off in the 1980s.

Mr. Berman added that there was a litigation brought by HHC against Upper Manhattan for non-payment of rent. There was a court stipulation that required that certain repairs be done by HHC through Harlem Hospital and required Upper Manhattan to resume paying rent. Ms. Youssouf stated that there must have been a lease then, because how could a court decide in our favor if we had nothing indicating we owned the property, or we had a lease agreement with them. Mr. Berman commented that that is a very logical conclusion, but still in all, we do not have that lease or license and neither do they.

Mr. Russo added that it could be stipulated by the parties so that it would not be an issue, and there would be no question – so that the court would not have to see such document.

Mrs. Bolus asked what year was this. To which Mr. Berman responded that he is guessing but he would say 1990. Mrs. Bolus then asked if they have been paying rent since then. Mr. Berman said yes. Ms. Youssouf asked if it's the same rent. Ms. Soares said yes.

Ms. Youssouf asked if the rent has not increased since 1990. Mr. Berman responded that that is right, and his speculation is that the rent has not increased since 1974. Mr. Russo stated that these organizations have a lot of community support and they provide a very important community service. To which Ms. Youssouf added that nobody is questioning the organizations. What we are questioning is that this is just not appropriate business practice. We support them, but it is our obligation to maintain those properties and buildings so they are in good standing physically which is why we get rent. If people have not noticed, HHC needs to collect as much money as possible. It is not about them, what we care about is that we get leases in place that we are protected legally, and that we have everybody paying who is in our buildings.

Ms. Youssouf stated that she would like Mr. Berman to report back and let to the Committee know what happens. To which Mr. Berman responded that it would give him great pleasure to be able to come back and report that all this has been arranged – he had taken the first step by dealing with Heritage and now he finds this very disturbing. Ms. Youssouf added that she is disturbed because we approved the lease, and they signed it.

Mr. Berman stated that not only did the Committee approve the resolution, not only did the head of Heritage sit right in this seat before you, but we also prepared a letter of intent to map out what was going to happen when they signed. It is very disturbing and also although they are a very respected organization, it kind of makes you wonder how reliable a business partner they are.

Ms. Youssouf stated that she would urge him to please have a meeting with the other party as quickly as possible, and then the ophthalmologist.

Mrs. Bolus asked if Mr. Berman has spoken to the legislators. Mr. Berman responded that Ms. Brown has been in touch with both the new elected Council member from the District and with City Hall. She made it clear to them that we have an obligation both as custodians of the property and further as a healthcare provider.

Mr. Martin added that we have to be consistent also, because we have other entities that are in our facilities that are paying rent and are doing the right thing.

END OF DISCUSSION

Ronald Sullivan, "After 5 Years, Harlem Family-Care Center Is to Open," *The New York Times*, May 7, 1979.

After 5 Years, Harlem Family-Care Center Is to Open

By RONALD SULLIVAN

The building stood unused in West Harlem for five years, its gleaming glass facade unable to hide the shiny chrome-and-steel medical equipment that filled its four floors.

As the years went by, the chrome tarnished, dust settled over the equipment and the building — the Lower Washington Heights Neighborhood Family Care Center — became a daily affront to the impoverished community around it. Residents said they could not understand why the city would build and fully equip a health-care center for them and then refuse to open it.

"It was like getting kicked in the face every day," said State Senator Carl H. McCall of Harlem. "People watched it being built and then watched it sit, just sit, every day. It was like looking at one more broken promise — a reminder, if anyone needed one, that nobody really cared about poor people."

A year ago the city opened part of the center, on Amsterdam Avenue between 145th and 146th Streets, as a mental-health clinic, but the half that would provide other medical care remained closed. Harlem's elected officials and community leaders pleaded repeatedly, but in vain, that its services were desperately needed in their community, which has been designated by the Federal Government as having critical health problems.

Closing One to Open One

Now, after years of delay, it appears that the other half will open later this year. But officials involved in the decision said it took an unusual combination of events to make it happen, including the closing of the nearby Arthur C. Logan Memorial Hospital and the loss of its medical services.

Some assert it also included a political calculation by the administration of Mayor Koch that was designed, in part, to allow Haskell G. Ward, Deputy Mayor for Human Services, who has a reputation among some blacks as "Koch's black hatchet man," to give something to a black community instead of taking something away.

Mr. Ward supported the decision after initial misgivings, in a move said to have stunned some black officials who were prepared for the opposite.

The turnabout came in the face of strong opposition from municipal union leaders, who saw the center as a place of employment over which they would have no job jurisdiction, and hardening resistance by city officials to any independent community group operating programs in city-owned property.

In many ways the center was a miniature "Woodhull Hospital." Woodhull, a \$200 million municipal institution in Brooklyn, remained closed because officials feared its opening would further drain the city's financial resources. The officials, however, are now planning to open Woodhull.

Like Woodhull, the West Harlem center became a monument to the health-care planning of the 1960's, when governments were optimistic about possibilities and built accordingly. It was completed in 1973 at a cost of nearly \$7 million. One year later the building was fully equipped as a medical and mental-health institution in the expectation that it would soon begin treating patients.

But the city was already feeling the first shocks of the fiscal crisis, and the Health and Hospitals Corporation, the city agency that operates municipal hospitals and neighborhood family-care centers, decided to mothball the building — at least temporarily, it told the community. The building remained completely closed for the next four years, at a cost to the city of nearly \$1 million a year in upkeep costs and debt-service payments.

The costs could have been much more,

considering that unused buildings in impoverished neighborhoods are often inviting targets for vandals. But William Hatcher, head of the community-based council that sponsored the center in 1968 and will operate its programs, recalled recently that "hardly a window was ever broken or an outside wall marked up by graffiti."

Last year the council succeeded in getting a Federal grant to open the mental-health clinic, but it failed to persuade the city to open the medical section under either municipal or community auspices. Its major break came on Feb. 2 with the closing of the Logan hospital, a bankrupt, rundown voluntary hospital on Convent Avenue, about 14 blocks south of the center.

To replace the services that were lost at Logan, the state's Office of Health Sys-

tems Management and the state's Health Planning Commission agreed to allocate \$1.3 million for a variety of primary-care programs at the center. At the same time the Federal Department of Health, Education and Welfare offered the center a \$229,000 Urban Health Initiative grant and \$384,000 more to pay for National Health Service Corps physicians and medical personnel.

On March 8, with funds from eight different programs and the support of state and Federal health aides, elected officials from the area confronted the Koch administration and demanded that the city extend a lease to the council so it could open the health clinic.

The Union Position

In granting the two-year lease, Deputy Mayor Ward won some unexpected support from blacks, but at the cost of antagonizing Victor Gotbaum and Lillian Roberts, the two leaders of District Council 37, Federation of State, County and Municipal Employees. They wanted the prospective jobs at the center to be under the jurisdiction of their municipal union.

Moreover, Health and Hospital Corporation officials did not support a community-operated clinic — even though the corporation was contending that it could not afford to open the clinic itself.

The city, in return, intends to collect a percentage of the Medicaid and Medicare revenue generated by the center. Moreover, all patients to be hospitalized are to be referred to Harlem Hospital Center, and not to any competing private hospital.

After five years of stagnation, the center's chrome equipment will be polished, and may soon be performing the function for which it was intended.

Senator McCall said of the center recently: "The tragedy is that it stayed shut for so long and for no good reason."

Rabbi Goldman Discharged From Post

By JON GRONER

Rabbi A. Bruce Goldman, who has been chaplain to Jewish students since 1967, has been notified that he will not be rehired when his appointment expires this summer.

Gerard Oestreicher, chairman of the Advisory Board to the Office of the Jewish Chaplain, said Friday that the board decided early last summer not to rehire Rabbi Goldman because it was felt that "his behavior was not in the best interests of Jewish students" and



Rabbi A. Bruce Goldman

that he had become a "political leader rather than a religious leader."

Mr. Oestreicher explained that he was referring largely to Rabbi Goldman's conduct during last spring's disorders, when the rabbi was an active supporter of student protesters.

The advisory board is a semi-official group of about 55 Jewish alumni which provides funds for the Jewish chaplaincy at Columbia and is responsible for the hiring of the Jewish chaplain.

In an interview Friday, Rabbi Goldman claimed that the decision not to rehire him was a "political and not a religious act." He said that his radical political position was the most important reason he was not retained. "Many members of the administration, and alumni, want to get the radicals out of the University so that it can be clean and pure," Rabbi Goldman said.

Mr. Oestreicher, however, said Friday that the decision was "a moral and religious" one and was not based on politics. "It's one thing to support the students, but its something else entirely to become a political leader," he said.

Rabbi Goldman raised several other issues in connection with the termination of his appointment. He claimed that the advisory board is composed largely

of "white, Anglo-Saxon Jews, people who are only concerned with the image of the Jew in the non-Jewish community."

Rabbi Goldman also claimed that the recent issue of *Columbia College Today*, "Six Weeks that Shook Morningside", contributed to the decision not to rehire him. "The issue was designed to produce a certain effect in the minds of the white, Anglo-Saxon Protestant alumni. It was designed to make them want to get rid of the 'radical rabbi' so that the University could remain free of disruption. It thus was anti-Semitic in effect though not in intention."

The issue, which is an account of the (Continued on Page 11)

Bell May Stay

Professor of Sociology Daniel Bell denied Friday that he had decided to accept a position at Harvard University next year. Professor Bell said that while he had received an offer from Harvard, he had not made up his mind to accept it and leave Columbia. He claimed that a story published last week by the *New York Times* was inaccurate, since it stated that he would definitely go to Harvard.

Class Moratorium Not Mandatory; SDS Calls Strike for Tomorrow

Strike

Moratorium

Students for a Democratic Society plan to stage a University-wide strike tomorrow to protest the University's policies on expansion, ROTC, government research, and military recruiting.

Spokesman for the radical organization yesterday stated that SDS members will mount "militant picket lines" outside eight University buildings at Columbia and Barnard from 8:30 a.m. to 2 p.m.

The spokesmen stated the individual strike committees in several divisions of the University will maintain pickets at the entrances to Hamilton, Lewisohn, Avery, Milbank, and Barnard Halls. He said the Law School and two buildings serving the Graduate Faculties will also be picketed.

"Our picket lines will be militant," an SDS leader said, "but if there is any violence it will not be initiated by us. If people on the lines are attacked they will defend themselves."

The New University Conference, a group of radical faculty members, voted last Thursday to support the SDS strike. The organization will probably mount its own picket line, an NUC spokesman said yesterday.

Acting President Andrew W. Cordier yesterday released a brief statement on the planned action, cautioning that "those who favor the so-called strike must not hinder the uninhibited use of University facilities nor disrupt the normal activities of the University."

"I intend firmly to uphold the dominant right of all of our members to pursue their educational goals without unwanted interference," President Cordier said.

The moratorium on classes scheduled for today to permit discussion of the Executive Faculty Committee's University Senate plan will not be mandatory, Professor of English Robert Gorham Davis, an executive committee member, stated Friday.

Professor Davis explained that, according to a general understanding between the executive committee and the administration, individual instructors will be allowed to decide whether or not to observe the moratorium. "No one is required to give up classes if they don't want to," Professor Davis said.

In another development related to the Senate, University Professors Jacques Barzun, Ernest Nagel and Meyer Shapiro have advised the Executive Committee that they believe it would be inappropriate for them to be seated ex officio, as the Senate plan now provides. A proposition on this week's referendum gives voters the option of redistributing their three seats to increase junior faculty by two seats and College student representation by one.

The moratorium, which was originally scheduled to run from 11 a.m. until 2 p.m., will now start at noon, Associate Professor of Sociology Immanuel Wallerstein declared Friday. Professor Wallerstein stated that faculty and students would meet in four different locations at this time to discuss the Senate proposal.

In addition to the noon meetings, members of Executive Committee and other faculty members plan to meet with students in the dormitories at 8:30 p.m. and again at 10 p.m. tonight.

P&S Center: Harlem Victory

By JOHN XENAKIS

A two-year dispute between Columbia and neighborhood residents at the College of Physicians and Surgeons ended last Tuesday, when the chairman of the department of psychiatry gave his support to a local group's efforts to plan a community health center.

The statement, which was issued by Dr. Lawrence C. Kolb—who is also slated to be a director of the new center—followed a decision last month by the New York City Community Mental Health Board to reject Columbia as the planning group for the project.

Two years ago, under the Kennedy Mental Health Act of 1963, the City Mental Health Board signed a contract with the University to build a mental health center for the Harlem community. Provisions in the federal mental health law

require all such centers to affiliate with a medical school, such as P&S.

After Columbia had submitted plans for the center, local residents attacked the proposals as inadequate and charged that the center would lead to de facto segregation.

Specifically, they contended that Columbia would fail to institute needed preventive and rehabilitative programs. The residents also feared that the University would emphasize research at the center, reducing patients to "guinea pigs."

The charges of segregation stem from the University's original proposals to maintain "separate but equal" facilities for the predominantly white Inwood area and for West Harlem. Columbia argued that this division was necessary to comply with a Federal law which prohibits a

(Continued on Page 4)

Seven University Divisions Lack Permanent Deans

By JURIS KAZA

Of the University's fourteen schools, seven now lack permanent deans. Many people are wondering whether these simultaneous vacancies are a coincidence, a result of a transitional period in the University's history, or evidence of impending decline.

Since last spring, deans at six schools have resigned or temporarily left to assume other positions. Only two of the men, Houston Merritt of the College of Physicians and Surgeons and Courtney Brown of the School of Business, have resigned in anticipation of reaching retirement age.

The other deans who have resigned are Edward Barrett, from Journalism; John Dunning, from Engineering; and Clarence Walton, from General Studies. The only dean who left before last spring was Fred Delliquadri, who resigned from the School of Social Work in June 1967.



H. Houston Merritt



Edward W. Barrett



Clarence C. Walton

The seventh school now lacking a dean is International Affairs, where Andrew Cordier has temporarily left to become Acting President of the University. President Cordier reached the retirement age of 68 this month, but the limit may be suspended by the Trustees when he leaves Low Library.

Other deans have left for different positions and one, Dean Barrett, was specifically critical of University policy at the time of his resignation last summer. Dean Walton will leave Columbia on September 1 to become president of Catholic University, a position which offers him broader responsibilities as well as a

chance to work at an institution with which he has strong academic and personal ties.

Dean Dunning resigned from his post at the Engineering School after nineteen years as dean and returned to teaching.

Of the seven schools without deans, six have formed search committees composed largely of

faculty members, with varying degrees of student participation. The schools where students play the largest role are P&S and General Studies. At the medical school four recently-elected student representatives will sit on a committee with seven faculty members. At GS, a search committee composed of three senior faculty members, two junior faculty members, and two students was formed a few weeks ago.

Upon resigning from the Journalism School, Dean Barrett proposed that the school create a committee of two students, two faculty members and two alumni under 35 to find his replacement. Acting Dean Richard T. Baker indicated that "a committee of students, faculty, and alumni" was formed just recently, but that there is only one student on the panel and that the group was not yet functioning.

At Engineering, a faculty (Continued on Page 9)

COLLEGE ELECTIONS

Petitions available Monday March 24
in

206 FBH
for CUSC, next year's class offices
Seniors: sign up for Alumni Offices

Community Group Will Plan Harlem Mental Health Clinic

(Continued from Page 3)

mental health center from servicing more than 200,000 residents. The proposed center would service over 500,000 people.

Following an investigation last December by the civil rights division of the Department of Health Education and Welfare, Columbia announced that the original division of facilities would be dropped from the plans.

During the investigation, the City Mental Health Board unanimously agreed to withhold funding for the center until a settlement satisfactory to the community could be

found. Last month, the board decided to recognize the community council as the official planning body for the center. The contract with Columbia will be allowed to expire.

The chairman of the community group, Mr. William Hatcher, said Tuesday night that the council would confer with outside medical agencies to plan the mental health center. He remarked that this group would stress mental health programs dealing with such problems as drug abuse and alcoholism. These preventive and rehabilitative programs would take into consideration specific "political and social factors of the Harlem community," he said. The community group will also introduce a program to train local residents to work in the center. According to Mr. Hatcher, treatment would then improve because the patients would be able to "identify" with the personnel. Mr. Hatcher explained that opposition to Columbia's original plans had arisen primarily because of the lack of such programs. He charged that the "University has shown itself to be insensitive to the needs of the people."

Mr. Hatcher also claimed that the needs of Harlem could only be met through community control. He stated that this control would have to extend to finances, policy-making, and program development.

"This is our fight, our council," Mr. Hatcher said. "No white man can understand our life because no white man has lived our life."

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Appendix D

Garber, Nick, "Harlem Healthcare Center to be Bulldozed," *Patch*, September 15, 2022.

Full document link: <https://patch.com/new-york/harlem/harlem-health-center-be-bulldozed-housing-surprising-neighbors>

The screenshot shows the top portion of a news article on the Patch website. At the top center is the 'Patch' logo. To the right is a 'Sign up' button with a person icon. Below the logo, the location 'Harlem, NY' is displayed. A navigation bar contains four items: 'News Feed' (underlined), 'Events', 'Local Businesses', and 'Classifieds'. A 'Subscribe' button is located to the right of the navigation bar. The article title is 'Harlem Health Center To Be Bulldozed For Housing, Surprising Neighbors', with 'Real Estate' as a category tag. The lead text reads: 'A prominent Harlem medical center is set to be demolished and replaced with supportive housing, sparking fears that services could be lost.' The author is identified as 'Nick Garber, Patch Staff' with a verified badge. The post date and time are 'Posted Thu, Sep 15, 2022 at 1:54 pm ET' and the update date is 'Updated Mon, Sep 19, 2022 at 3:42 pm ET'.

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Harlem Health Center To Be Bulldozed For Housing, Surprising Neighbors

A prominent Harlem medical center is set to be demolished and replaced with supportive housing, sparking fears that services could be lost.

Nick Garber, Patch Staff

Posted Thu, Sep 15, 2022 at 1:54 pm ET Updated Mon, Sep 19, 2022 at 3:42 pm ET



A medical center on Amsterdam Avenue and West 145th Street, home to a mental health clinic and other practices, is set to be demolished and redeveloped as a multi-story supportive housing building. (Google Maps)

HARLEM, NY — The city's hospital system plans to demolish a prominent Hamilton Heights medical center and replace it with a supportive housing development, stunning some neighbors who fear it could cause a loss of health services.

Plans for redeveloping the health center, a brick building that spans a full block of Amsterdam Avenue between West 145th and 146th streets, were detailed during a Sept. 8 [meeting](#) by Community Board 9 — organized after the appearance of dumpsters outside the clinic sparked questions about its future.



Affordability and Programming at new 1727 Amsterdam

- 200 Unit All Residential Building (199 + 1 resident super)
- 60% of the units (120 units) set aside as supportive housing for formerly homeless, including 25 units for individuals aged 55+
- 40% of the units (80 units) available to low-income individuals & families through the NYC housing lottery. 1/2 of these (40 Units) for CB9 Residents
- All tenants will pay no more than 30% of their income towards rent & utilities.
- All tenants can access on-site services.
- Every tenant will have a rent stabilized lease.

Unit Mix:	supportive**	40% AMI***	60% AMI	Total
Studio	120	12	5	137
1 Bedroom		14	17	31
2 Bedroom*		3	22	25
3 Bedroom		1	5	6
Total	120	30	49	199

*As of 2/6/2023

NOT FOR PUBLIC DISTRIBUTION

January 7th, 2026: City Planning Commission Public Meeting

Proposed Affordability & Unit Mix



The Proposed Project will include **200 residential units affordable to senior, senior supportive, support income households, earning less than 60% AMI*** developed under HPD's Supportive Housing Loan Program (SHLP). 25 of the supportive units and 23 of the 40% AMI units will be set aside for older adults (ages 62+).

Unit Type	Formerly Homeless Households	40% AMI	60% AMI	Super's Unit	Total	% of Units
Studio	120	12	5	-	137	69%
1 BR	-	14	17	-	31	15%
2 BR	-	6	19	1	26	13%
3 BR	-	2	4	-	6	3%
Total	120	34	45	1	200	100%
% Units by AMI	60%	17%	23%		100%	


** Exact unit mix and affordability is subject to change up until project closing. Estimated rents and income are based on 2025 AMIs and are subject to change.*

1:47:29 / 4:26:30



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Andres Scaminaci [REDACTED]
Date Fri 3/6/2026 8:07 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

 1 attachment (194 KB)
1727 Resolution (Final) ULURP Applic 11 20 25.pdf;

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I STRONGLY oppose this proposal for the reasons laid out in the Manhattan Community Board 9 resolution of 11/20/2025 found attached:

Thank you,
C A Scaminaci
Owner





[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Andres Scaminaci [REDACTED]
Date Fri 3/6/2026 8:01 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I strongly oppose this proposal for the reasons laid out in the Manhattan Community Board 9 resolution of 11/20/2025 found here:
<https://drive.google.com/.../1b5q64MrbbdhKwH5IJh6.../view...>

Thank you,
C A Scaminaci
Owner
[REDACTED]
New York, NY 10031
[REDACTED]



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Arts in Action VAP [REDACTED]**Date** Fri 3/6/2026 9:49 AM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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Att:City Council Members:

I, as a long time member of the UWS community for 47 years have seen my community become unaffordable to live in due to the building of expensive market rate housing that offer a very small number of apartments to low/middle income families . The result, so many UWS your g people, like my adult children, had to move far away in order to fine affordable housing. I FULLY SUPPORT THE 100% AFORDABLE HOUSING PROJECT at 1727 Amstetdam Avenue.

Angela Tripi-Weiss



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Anna Lank [REDACTED]**Date** Thu 3/5/2026 12:22 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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Hello City Council:

I am a long time resident of Morningside Heights (since 2011) and a long-time resident of NYC (since 1981).

The city needs as many affordable housing units as possible. This city cannot run properly without households of varying economic levels in all neighborhoods.

I support turning this long neglected public site into affordable units.

Thank you.

Anna Lank



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Anthony Phillips [REDACTED]**Date** Fri 3/6/2026 12:48 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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I strongly oppose this proposal for the reasons laid out in the Manhattan Community Board 9 resolution of 11/20/2025, found here:

<https://drive.google.com/.../1b5q64MrbbdhKwH5IJh6.../view...>

--

Anthony R Phillips

OX STREET MEDIAwww.oxstreetmedia.com



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From arlene rodriguez [REDACTED]

Date Tue 3/10/2026 5:48 PM

To Land Use Testimony <landusetestimony@council.nyc.gov>

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Greetings Council Member Abreu,

I want to start by saying a deep thank you for picking up on this very needed subject. As an Inwooder, I can't tell you how happy I am to have received this email and support.

I was born in Inwood 40 years ago. In an on and off residency in NYC, I was fortunate to return and settle back here in 2019. Today, Inwood is not only my home, but also the place where I work serving the community, in a jazz arts education & performances non-profit organization. It is where my favorite park is hosted (forever in love with Inwood Hill Park) and where everyday life still allows me to feel connected to nature within the city.

Inwood is also where I remain connected to my Dominican roots as I speak in my native language, Spanish, in the bodegas and streets, and visiting places like La Casa del Mofongo that reflect the culture and spirit that have shaped this neighborhood for decades.

However, it has become increasingly (and ridiculously) expensive to live here. Many longtime residents, particularly Dominican families and other working-class neighbors who helped build the character of this community, are finding it harder to remain. And that's sad. We are seeing a rapid influx of residents with greater financial resources and access, while the communities that gave Inwood its unique color, culture, and life face growing pressure. But I'm hopeful that this will be worked out.

For this reason, I believe it is important for our government to help ensure that the people who built and sustained this neighborhood have the opportunity to continue living here. Creating deeply affordable housing is one meaningful way to help preserve the community fabric that makes Inwood special.

As someone who both lives and works in this neighborhood, it matters deeply to me that families, workers, artists, and elders can remain close to the place they call home and continue contributing to the life of this community.

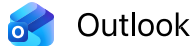
For these reasons, I support efforts to create more deeply affordable housing in Upper Manhattan.

Thank you for this initiative, and for taking the time to read my testimony, and of others.

Warmest regards,

--

Arlene Rodríguez Martínez



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Assetou Askia [REDACTED]
Date Wed 3/4/2026 6:57 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I, Assetou Sy Traore as community leader in New york I testify that our community believe in building homes that people can actually afford .

Thank you.

Assetou Sy Traore Founder & President of
USA Mali Charitable Association of NYC



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Barbara Cane [REDACTED]
Date Thu 3/5/2026 11:38 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I live in the neighborhood and I support affordable housing. Let's get this project going.

Thanks, Barbara Cane

Dear City Planning Commissioners,

I am grateful to have had the opportunity to address you during the public testimony portion of the January 7, 2026 Review Session which included Land Use Item C260071HAM concerning 1727 Amsterdam Avenue. Given the extensive questions posed by the Commissioners, I am submitting this additional written testimony to provide the City Planning Commissioners with additional details and facts related to the proposed Land Use Action regarding 1727 Amsterdam Avenue. In summary, the CPC should reject the applicants' request for a UDAAP designation and approval to dispose of City-owned property at 1727 Amsterdam Avenue, instead instructing applicants to work with the community to come up with a proposal that results in additional housing development on the site and that includes a corrected and completed EAS/EIS that accurately examines the impact of the direct effects on social services to the community's health, as required by the *CEQR Technical Manual*.

I have broken the testimony up into the following sections:

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Timeline of events

Given how long and convoluted a journey it has been for Manhattan Community Board 9 and the project at 1727 Amsterdam Avenue, I created a timeline below that I hope will help the Commissioners understand how events unfolded.

1. 2013- HPD issues a Request for Qualifications for organizations with experience developing and operating supportive housing to pre-qualify for the opportunity to develop supportive housing on City-owned property.
2. Late 2019- HPD selects Bowery Residents Committee to redevelop 1727 Amsterdam Avenue into the proposed project
3. March 2022- HPD briefs local elected officials on the project with Emma Bowen Center present; electeds ensure Emma Bowen Center will be temporarily relocated during construction and will have a permanent space in the new building
4. August 29th, 2022- Discovery of development by local resident Andres Orejuela, who contacts Manhattan Community Board 9
5. September 8, 2022- Manhattan Community Board 9 calls Health and Hospitals Corporation regarding 1727 Amsterdam Avenue and is told “You’re not supposed to know about that yet.”
6. September 10, 2022 Presentation by H+H and Bowery Residents Committee at MCB9 Executive Committee Meeting
7. September-November 2022 Meetings with H+H and proposal of upzoning
8. January-February 2023 Meetings with HPD’s supportive housing unit and proposal of upzoning
9. June 15, 2023- Manhattan Community Board 9 passes a formal resolution demanding the proposed project go through ULURP and recommending that the site be upzoned to R8A
10. April 29, 2024- HPD “completes” EAS with numerous falsehoods and errors
11. February 26, 2025- City Council Subcommittee on Landmarks, Public Sitings, and Dispositions holds hearing on LU 0238-2025 , which would transfer 1727 Amsterdam Avenue and other properties from the City of New York to H+H; 1727 Amsterdam is removed from the package after public outcry
12. June 12, 2025- HPD attends Manhattan CB9 Executive Committee meeting to give “Pre-ULURP Briefing” on 1727 Amsterdam Ave

13. August 21, 2025- CB9 has call with HPD team including Interim Commissioner Tigani re 1727 Amsterdam Avenue; are told it is too late to make modifications to the project
14. September 15, 2025- DCP certifies ULURP application C260071HAM
15. October 8, 2025- HPD releases second technical memo correcting some errors in the EAS; again deliberately makes false claim that no healthcare services will be affected in order to avoid EIS
16. October 8th, 2025- CB9 holds public hearing for ULURP process
17. November 20, 2025- CB9 votes to recommend disapproval of C260071HAM
18. January 7, 2026- City Planning Commission holds public hearing on C260071HAM

Correcting misrepresentation of Health and Hospitals ability to dispose of real property without going through ULURP

One of the most confusing parts of the story of 1727 Amsterdam Avenue is the fact that Health and Hospitals Corporation does not actually have any legal connection to 1727 Amsterdam Avenue. The site was condemned by the City of New York and taken via eminent domain in the early 1970s. The land was never part of the New York City Department of Hospitals, so it was not property transferred to H+H upon its creation in 1969. Moreover, the property was never included in the list of properties controlled by H+H in its operating agreement with the City of New York. Indeed, H+H Deputy Counsel Jeremy Berman briefed the H+H Board of Directors in 2014 that the building was owned by the City of New York, having been built in the 1970s for DOHMH, but that H+H had wound up managing it in practice. He also swore under oath in the case to evict Heritage that the site is and has always been owned wholly by the City of New York. So while H+H has been tasked with “managing” the building by the City of New York, it had no legal connection to the building. It is unclear why they remain involved as applicants.

In their testimony to the Commission on January 7, 2026 and in their presentation at the Manhattan Community Board 9 public hearing on the project, the applicants have repeatedly misled the audience as to how and why the project came to go through ULURP. Namely, the applicants have claimed that initially the City planned to transfer the property to the Health and Hospitals Corporation via an amendment to the City’s operating agreement with the Health and Hospitals Corporation. H+H could then lease the property to the Bowery Residents Committee solely by holding a public hearing, a vote of the H+H Board, a vote of the City Council, and approval by the Mayor without going through ULURP. This is a deliberate misapprehension of the law. Even if the City had successfully transferred the property to H+H, any sale or lease of the property by H+H to a third party would require that the disposition go through ULURP.

Let me be clear: *the New York Court of Appeals and lower courts have repeatedly and consistently ruled that any disposition by sale, lease, or sublease of real property formerly owned by the City of New York and currently held by Health and Hospitals Corporation must go through the Uniform Land Use Review Procedure.* The courts have found (and any layperson could understand) that the Health and Hospitals Corporation was created by the State Legislature to provide healthcare services. H+H was not created to be a shell corporation to allow the City to sidestep its required public reviews when disposing of or redeveloping City assets.

The history of the New York City Health and Hospitals Corporation Act of 1969 is instructive here. The legislative purpose of the statute clearly states “a public benefit corporation, to be known as the New York City health and hospital corporation, should be created to provide such health and medical services and health facilities and to otherwise carry out such purposes.” In the 1990s, then-Mayor Rudolph Giuliani attempted to privatize various H+H hospitals through outsourcing of services and sublease of several hospitals. Multiple courts ruled against the attempts, with both the New York Supreme Court and the Appellate Division ruling that subleasings of H+H facilities were subject to ULURP and that such dispositions were *ultra vires* acts beyond the powers that the State Legislature had granted H+H when it created the corporation in 1969. Eventually the cases were combined before the New York Court of Appeals in *Council of the City of New York v. Giuliani* (1999), where the Court of Appeals ruled that “the sections upon which defendants [the City and H+H] rely recognize that HHC's ability to divest itself of its assets or services is limited by HHC's corporate purpose. To read these sections to permit the wholesale transfer of administrative, operations and management control over Coney Island Hospital to a private for-profit entity would be incongruous with the statutory purpose and intent of the Legislature.” Subsequent cases reaffirmed the court’s decision and applied it to all H+H dispositions of real estate.

In its 2022-2025 assertions to CB9 and the broader community regarding its authority to dispose of 1727 Amsterdam Avenue without going through ULURP, H+H made the argument that its statute states that it shall have the power:

“To acquire, by purchase, gift, devise, lease or sublease, and to accept jurisdiction over and to hold and own, and dispose of by sale, lease or sublease, real or personal property, including but not limited to a health facility, or any interest therein for its corporate purposes; provided, however, that no health facility or other real property acquired or constructed by the corporation shall be sold, leased or otherwise transferred by the corporation without public hearing by the corporation after twenty days public notice and without the consent of the board of estimate of the city.”

Given that the Board of Estimate has not existed for over 35 years, H+H argued that the City Council and Mayor, having absorbed the powers of the Board of Estimate, were the only entities it required approval from. In this argument, it ignored several key rulings by the courts. Namely that in fact, under the City Charter, such dispositions by the Board of Estimate during its existence also had to go through the Uniform Land Use Review Procedure since ULURP’s adoption in the version of the City Charter taking effect in 1976. Even if the Board of Estimate still existed today, any disposition by H+H would still have had to go through ULURP, first passing through the Community Board and City Planning Commission.

Nowhere in the 1969 statute or anywhere in the case law is it envisioned or provided for that H+H will remove healthcare services from a site and dispose of the site via sale or lease so as to permit the construction of housing. While H+H may argue that it has already done so in other properties in its portfolio, such actions have not been legally within their powers according to both the State Legislature and courts. Even if the City had managed to successfully transfer 1727 Amsterdam Avenue to H+H in early 2025, any disposition of 1727 Amsterdam Avenue by H+H via lease or sale to BRC would have had to go through ULURP, making such a transfer moot. Even worse, H+H already admitted this in sworn affidavits filed in its court case to evict Heritage Health from 1727, and it explained its lack of connection to the site in detail in minutes from meetings of the H+H Board of Directors in 2014 (attached).

While the above explanation of the ULURP requirements may seem unnecessary to the Commission, I want to underscore that the Community Board fought for three years to force this project to go through its legally-mandated ULURP review. It is not a win we take lightly, and it is not something that we will allow HPD and H+H to lie about on the record and stand uncorrected.

Clarification on Heritage Health relocation

I also wanted to clarify questions and concerns the Commissioners had about the impact of the development on the critical primary care and specialty healthcare services provided at 1727 Amsterdam by Heritage Health and Housing, which operates a Federally Qualified Health Center at the site. FQHCs are special neighborhood-based health clinics that provide healthcare to medically-underserved populations or areas and operate as safety-net providers offering sliding fee scales to persons earning under 200% of the federal poverty line. They are overwhelmingly funded by Medicare, Medicaid, and federal Section 330 grants. In the case of Heritage Health, the clinic provides nearly 30,000 patient visits annually, offering services including primary care, ophthalmology services, dental care, OB/GYN, pediatrics, and podiatry.

Under the applicants' current proposal, Heritage Health would be removed from the site when demolition begins in the summer of 2026 and would not be welcomed back at the redeveloped site when it opens sometime around 2029. Indeed, the applicants are currently suing to evict Heritage from 1727 Amsterdam Avenue so that the site can be demolished and redeveloped. Heritage is currently fighting the eviction in New York State Supreme Court. It is clear that not only is Heritage not prepared to voluntarily leave 1727 Amsterdam Avenue, but that applicants obviously know this, since they are the ones who have taken Heritage to court.

According to Heritage, the proposal and attempted eviction have forced them to make plans to relocate their healthcare services to an existing building that they own at 1649 Amsterdam Avenue, on W 141st Street. Ironically, the building is currently used for supportive housing, and several supportive housing units will have to be removed so that the space can be repurposed for clinical care. Notably, construction to retrofit the space for clinical care provision has not begun. Indeed, funding for the renovation has not been obtained as of late January 2026. Permits for the renovations have not yet been issued by the Department of Buildings. According to Heritage's public testimony, Heritage will not be able to move into 1649 Amsterdam Avenue until mid-2027 at the very earliest. This means that, if the

applicants' proposal moves forward, Heritage will have no place to provide their healthcare services for at least an entire year. It is unclear to me how a Federally Qualified Health Clinic that serves a low-income and minority population could keep its employees and maintain provision of services without a physical location for over a year. Indeed, it would make sense that such a challenge might threaten the continued existence of the FQHC.

If Heritage is forced to leave the space in 2026 without a new location from which to provide healthcare, what happens to all of the Harlem residents who currently receive their critically-needed healthcare from Heritage? Where will they get dental care and medical care? Specifically, how will they maintain continuity of care in an environment where more and more medical practices are declining to take Medicaid or specific types of Medicaid? Several members of the public testified to the difficulty they faced in finding providers that would accept their Medicaid coverage; Heritage was one of the few providers where they could reliably get quality care.

I do not have the answers to these questions. Indeed, no one does, because these are the questions that are required to be answered in an Environmental Impact Study of projects that have direct effects on the provision of social services. However, the applicants have not conducted an EIS to examine the health impacts of this interruption of services. After initially lying in the Environmental Assessment Statement that no social services would be disrupted, they were forced to issue a hastily slapped-together Technical Memorandum (attached) when CB9 pointed out the obvious falsehood in the EAS. In it, the Technical Memorandum concludes that there will be no health impacts to examine because 1649 Amsterdam Avenue is only 4 blocks away from 1727 Amsterdam Avenue. This is a deliberate mischaracterization of the facts of the impact on the healthcare services Heritage provides. The *CEQR Technical Manual* in Chapter 6 Section 321 requires "If the proposed project would displace or alter a community facility (i.e., Direct Effect), it is expected that the affected agency may conduct its own assessment to determine the impact of the proposed project on its facility and its constituents. The CEQR analysis should be coordinated with the affected agency's assessment." The applicants did not bother to obtain an assessment from Heritage regarding the impact of their forced relocation on the community. Additionally, in Chapter 6 Section 322.4- Healthcare Facilities, the manual states,

"The Health and Hospitals Corporation (for hospitals) or the Department of Health and Mental Hygiene (for public health clinics) should be contacted for information that may be useful in assessing the future No-Action Scenario. Documentation of physical changes planned for hospitals or public health clinics expected in the future No-Action Scenario may be appropriate for the assessment. In addition, new projects and population that would be added to the service area in the future No-Action Scenario should be summarized."

Despite being asked in October 2025 to produce the request sent to DOHMH for such information and DOHMH's response, applicants have been unable to do so. This is almost certainly because they never requested the information from DOHMH as required by the manual. The same Section 322.4 of the manual also states "If the proposed project would displace or alter a hospital or public health clinic, the analysis should document the name and location of the facility, its size, and its population and/or service area." Even this basic information is not included in their EAS or Technical Memorandum.

The community and the City Planning Commission needs this information about the impacts of the interruption to healthcare services on the Harlem community in order to assess the project. HPD and H+H have refused to even examine such impacts, because they know that the conclusions would be indefensible. The Commission cannot allow this blatant disregard for the CEQR requirements to be rewarded with an approval.

Issues with Environmental Assessment Statement/Lack of an Environmental Impact Study

Indeed, the entire Environmental Assessment State submitted by the applicants is riddled with errors and deliberate falsehoods. The most glaring and shocking falsehood is the assertion on page 8 of the Full Form EAS, under 3. Community Facilities a. Direct Effects, in response to the question "Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?" the applicants simply responded "No."

This denial comes despite the very clear definition in the CEQR Manual that "Health care facilities include public, proprietary, and non-profit facilities that accept public funds (usually in the form of Medicare and Medicaid reimbursements) and that are available to any member of the community. Generally, a detailed assessment of service delivery is conducted only if a proposed project would affect the physical operations of, or access to and from, a hospital or a public health clinic (see Section 210) or where a proposed project would create a sizeable new neighborhood where none existed before." This project was clearly going to affect the physical operations of both the Emma Bowen Community Center (which it was temporarily displacing and then returning to a completely new facility) and Heritage Health (which it was permanently evicting). These effects were known to the applicants because they were intimately involved in the Emma Bowen relocation planning, and they were affirmatively suing Heritage in court to evict them.

The same chapter in the manual goes on to state that:

"The following provides guidance in determining whether a community facilities assessment is necessary.

210. DIRECT EFFECTS

If a project would physically alter a community facility, whether by displacement of the facility or other physical change, this "direct" effect triggers the need to assess the service delivery of the facility and the potential effect that the physical change may have on that service delivery.

Temporary direct effects should also be considered (for example, the temporary closing of a facility during a phase of construction). See Section 300, 'Assessment Methods and Detailed Analysis Techniques.'

The manual goes on to state that a “direct effect” on healthcare facilities requires a detailed technical analysis to determine if the direct effect creates a significant impact that would require an EIS. To my knowledge, no such detailed analysis on the effect on healthcare facilities was conducted in the EAS. There is obviously a direct impact caused by displacing Heritage Health and Housing, and this project affects the physical operations to and access to and from a public health clinic.

When this was pointed out to them in an October 3, 2025 email sent to HPD’s then-Interim Commissioner Ahmed Tigani by CB9 Chair Victor Edwards, HPD hastily threw together a so-called Technical Memorandum that purported to analyze this issue and others raised by the Community Board. As mentioned earlier, the Technical Memorandum blatantly ignores the CEQR Manual’s procedures for reviewing the impacts (and indeed, its requirement that a scoped EIS examine such impacts in detail) by saying that, because 1649 Amsterdam Avenue is only four blocks away from 1727 Amsterdam Avenue, Heritage Health would not experience any direct effects. Not only does this directly contradict the manual’s definition of “direct effects,” but it also completely ignores the fact that HPD knew its proposed development timeline would leave Heritage without any clinical space for at least a year. The EAS and its accompanying Technical Memorandum make a mockery of the environmental review requirements. The applicants must be forced to comply with the *CEQR Technical Manual* requirements and conduct the required examination of the impacts of the direct effects on the health of the Harlem community served by the existing clinic.

While the refusal to examine the impacts of the project’s effects on healthcare services is the most outrageous failing of the EAS, it is riddled with numerous other inconsistencies and errors. Indeed, from the first pages it becomes apparent the EAS was never intended to support a ULURP. How can we know this? Because on page 2 of the EAS when asked if the project requires City Planning Commission approval, the applicants check the box “No.” Notably, they also leave the boxes for Uniform Land Use Review Procedure, UDAAP, and Disposition-Real Property unchecked. They contended that the EAS was required solely to obtain public funding for construction. This confirms that the applicants never intended to comply with the City Charter and submit the project for a ULURP review, and as a result they likely never expected that the public would see or review the EAS, which is why they felt so comfortable lying throughout the document. Other issues in the EAS include the failure to examine the impact on open space by removal of the (publicly-accessible) playground in the existing plaza at 1727 Amsterdam (which in their Technical Memo they erroneously claim is not open to the public), failure to examine the shadows on the individually-landmarked Mt. Zion Church on W 145th Street, and their claim that no hazardous materials will be disturbed as a result of demolition or construction, despite the presence of asbestos in the window casings of the building.

The EAS submitted by the applicants is, in summary, a dumpster fire of lies, errors, and misrepresentations. If the public is ever to have any faith in ULURP and the environmental review process, the Commission cannot allow this project to move forward with the EAS as submitted.

Supportive Housing and other Social Services in West Harlem

During the January 7, 2026 Review Session's public testimony, the Commissioners repeatedly asked questions to attempt to understand the community's seemingly-contradictory desires for both a larger project and less supportive housing, asking questions like whether or not the community would still support a larger upzoned project if it contained more supportive housing as well as questions for context around oversaturation of supportive housing in the neighborhood. These questions are well-founded, but in fact the precise definitions of terms used by the Commissioners and many involved participants do not map neatly to the definitions and concepts used by the broader public giving the testimony. Namely, much of the concern regarding the proposed supportive housing for 1727 Amsterdam Avenue is specifically a concern that the specific and specialized supportive services required by the specific Empire State Supportive Housing Initiative target populations specified in the development's proposal (individuals with serious mental illness and/or substance use disorder) will not be present on-site and the ways it has been presented publicly to the community and CB9 (as supportive housing specifically for H+H patients with mental illness and substance use disorder).

It is important to understand that [the different target populations for ESSHI supportive housing](#) include individuals with serious mental illness (SMI), individuals with substance use disorders (SUD), persons living with HIV or AIDS, victims/survivors of domestic violence (DV), military veterans with disabilities, chronically homeless individuals as defined by HUD, chronically homeless families as defined by HUD, youth/young adults aging out of foster care or who have recently aged out of foster care, homeless young adults between 18 and 25 years old, adults or youth/young adults returning from prison or juvenile detention, seniors enrolled in Medicaid with chronic conditions or disabilities, and individuals with intellectual or developmental disabilities (I/DD).

Needless to say, the above different target populations can have significantly varied needs with regard to supportive services to keep them stably housed. Most are extremely low-income. Almost all need case management services to help maintain their connections to benefits like SNAP, Medicaid/Medicare, housing subsidies, and healthcare. Families with children may need childcare, domestic violence survivors may need connection to special legal and family supportive services, military veterans may need connections to specialized veterans support services, and seniors and individuals with I/DD may need home care aids to assist with activities of daily living. Without these supportive services, outcomes for these target populations are worse, and they benefit significantly from case management even without additional more specialized supportive services.

But individuals with SMI and SUD have a greater tendency to need specialized and intensive services in the form of mental health/psychiatric and substance abuse treatment services, and without access to these services, outcomes for both the individuals and the surrounding community can be significantly (and occasionally dangerously) worse, and case management alone is by definition not enough to prevent these worse outcomes. It is not a stigmatizing observation that serious mental illness and substance use disorder present uniquely challenging barriers to stable housing and community

integration that other categories of supportive housing target populations do not face. Notably, in the proposed project, BRC will only provide case management services on site, without clear plans for which substance abuse treatment or mental health supportive services they will be providing to their residents.

It is in this context that community concerns regarding “oversaturation” do not actually refer to supportive housing *qua* supportive housing. Rather, the concerns stem from generalized concerns regarding supportive housing as one among many of the different types of services being located in the neighborhood specifically in support of individuals with SMI/SUD which would tend to cluster larger-than-average populations with SMI/SUD in the neighborhood, a pattern not seen in more affluent neighborhoods or lower-density neighborhoods in parts of Queens, the Bronx, and Staten Island. These services include drug treatment centers like Phase Piggyback/Argus at 507 West 145th Street, the proposed redevelopment by the AIDS Foundation of two hotels across Amsterdam Avenue from 1727 Amsterdam into supportive housing, Samaritan Daytop Village one block to the east on W 145th Street, another Argus community drug treatment site on W 144th Street and Edgecombe Avenue, the existing supportive housing at 1649 Amsterdam Avenue, and existing supportive housing at 409 West 145th Street down the block from 1727 Amsterdam Avenue, in addition to various homeless shelters in a 3 block radius.

While additional public engagement and hearings would be required to validate this, I would posit that a supportive housing project with a more balanced mix of target population groups as outlined in MCB9’s November 21, 2025 resolution on the ULURP application would be far more likely to receive CB9 and broader community support. Notably, there is strong support throughout the neighborhood for low-income housing in general, including and especially affordable housing targeted at 40% of AMI (40% of HUD-defined AMI is roughly the actual median income in West Harlem). Supportive housing is almost always also extremely low-income housing, and residents from target populations whose needs for supportive services can largely be met by case management services. Focusing on the appropriateness of the on-site services to meet the needs of the residents and the development’s ability to provide truly affordable housing for a typical West Harlem resident will go a long way towards securing community support for a redevelopment of the site at 1727 Amsterdam Avenue.

Potential to Take Advantage of Upzoning and/or COYZHO

As stated earlier, on September 29, 2022, in a meeting with H+H that H+H title “ULURP with Manhattan CB9” in its calendar invitation, the Manhattan Community Board 9 representatives (including then Housing, Zoning, and Land Use Committee Co-Chairs Signe Mortensen and Liz Waytkus, and I as then Board Chair) first suggested in the meeting with Health and Hospitals Corporation and subsequent meetings with local Councilmember Shaun Abreu that any proposed redevelopment of 1727 Amsterdam Avenue ought to be accompanied by an upzoning that would take advantage of the site’s location at the intersection of a wide avenue with a wide crosstown street that sat on multiple bus lines and between both the 145th Street 1 train station on Broadway a block to the west and the 145th Street A/B/C/D station available to the east at St. Nicholas Avenue. Such upzoning would achieve the multiple

community priorities of A) providing additional affordable housing; B) allowing for the full return of the existing service providers, the Emma Bowen Community Center and Heritage Healthcare, to the redeveloped site's community facility space; and C) restoring the continuity of the street-level retail landscape that is present running crosstown on West 145th Street uptown along Amsterdam Avenue that was disrupted by the City's use of eminent domain to seize, condemn, and demolish the existing buildings and their street-level retail and redevelop the site in the 1970s. Notably, CB9 had anticipated a potential for the site to be redeveloped to include affordable housing, which is why it mapped a Voluntary Inclusionary Housing designation onto the site in its 2012 West Harlem Rezoning conducted with the aid of the Department of City Planning. Also motivating CB9's calculus in calling for an upzoning was its acute awareness of the scarcity of City-owned land in Manhattan Community District 9, a result of large institutional land ownership from higher education and hospitals and the neighborhood's relative success in avoiding City condemnation and demolition of buildings in the 1970s and 1980s compared with Central and East Harlem.

In response to their upzoning proposal, CB9 was told that the project "was a done deal," that H+H "didn't want to go through ULURP" for a rezoning (despite CB9's observation that they would have to go through a Charter-mandated ULURP anyways in order to dispose of City-owned real property), and that the plans had been submitted to the DOB to take advantage of a provision allowing them to be grandfathered in under the existing building code before an update took effect shortly after the project's submission and therefore would not be changed in any way by BRC or the applicants so as to avoid having to redo the plans to comply with the code updates.

H+H was then and is now obviously wrong about not needing to go through ULURP. In its intransigence, it has seriously delayed the project and wasted valuable time that could have been used to conduct the upzoning that CB9 proposed over three years ago. Had the site been upzoned to an R8A designation as CB9 suggested, it would have resulted in an increase from the 4.0 provided by the existing R7A designation to an FAR of 7.2, given the project's qualification for inclusionary housing bonuses. This increase in FAR would have resulted in the increase in buildable square footage from the proposed ~143,000 sqft in 5 and 9 stories to an estimated ~297,000 sqft in 10 stories. The incremental square space could have been used for approximately an additional 20,000 sqft of space for community facility space (for Heritage Healthcare), 20,000 sqft of ground floor retail (ideally for a supermarket to take advantage of the existing FRESH designation), and 237,000 sqft of residential space. Notably, this would result in a 50% increase in developable residential space, or an additional approximately 130 units of housing (likely slightly fewer units if MCB9's preference for additional family-size units of 2 bedrooms or more were taken into account). While this upzoning would require an EAS and potentially an EIS, it has already been established above that the proposed project's direct effects on social services via the disruption of the Heritage healthcare services require an EIS. The applicants should take advantage of the time required to conduct the EIS to also study the potential impacts of an R8A upzoning so as to enable them to submit a modified project with additional housing for review.

The above discussions all took place before the passage of City of Yes for Housing Opportunity zoning text amendments, which were the single biggest step towards enabling the development of more affordable housing that the City has taken in decades. Manhattan CB9 supported the passage of COYHO

and in fact testified before the CPC urging them to go further in some of their proposals for easing development for accessory dwelling units and residential units over commercial spaces. For 1727 Amsterdam Avenue, COYHO's Universal Affordability Preference would allow for a somewhat larger building (roughly 29,000 additional square feet, or 40 units of housing) as-of-right. In its meetings with HPD in the summer of 2025, CB9 suggested this path forward as a compromise to increase affordable housing without requiring a full upzoning; the City and H+H once again rejected any changes to the project that would result in changes to the plans filed and approved at the Department of Buildings back in 2022. This hell-or-high-water intransigence to any significant changes to the built form of the redevelopment gives extremely limited scope for modifications in response to community input, hollowing out the one of the most beneficial effects of ULURP and completely foreclosing on the possibility of addressing MCB9's demands for the development of additional housing on the land.

Lack of Transparency Around Selection of BRC and Conception/Procurement of Project

While my primary objection to the project is around its unacceptable removal of healthcare services from an underserved community, its completely flawed EAS, and its failure to take advantage of the full development potential of the site, many have also raised concerns or questions regarding the selection of Bowery Residents Committee to receive the property for \$1. When asked how the project came to be proposed, HPD simply points to the 2013 Request for Qualifications for supportive housing developers who could build on City-owned property. When asked how, from that list of dozens of qualified organizations, HPD selected BRC to receive 1727 Amsterdam Avenue and how it came up with the idea for the project as contained in this application, multiple HPD representatives answered that they did not know, because they did not work at HPD at the time.

At a minimum, there should be an internal selection or Request for Proposals process by which the pre-qualified developers from the RFQ can submit proposals for parcels of City property that the City decides it wants to make available for development. That way the City can see a variety of ideas for the land and choose a project that delivers the most value for the City's land.

Additionally, the selection process used by the City appears to violate the provisions of the Urban Development Action Area Act, in which the State Legislature created the Urban Development Action Area Program HPD is proposing to use to declare the site a slum or blight and transfer it to BRC. In the Act, municipalities creating a UDAAP designation are required to prepare project summaries in the procurement process that would allow minority- and women-owned businesses to bid on the project. The described RFQ process does not appear to meet that standard set out in the UDAAP Act.

Impact to Reputation of Supportive Housing in West Harlem

The negative effects on the reputation of supportive housing in West Harlem resulting from the City's and H+H's deliberate falsehoods and attempts to circumvent ULURP cannot be overstated. Previously, supportive housing was viewed by CB9 and communicated to the public in its meetings as a public good that provided much-needed housing for very low income families and individuals while serving as community assets. As an example, Broadway Housing's supportive housing developments in the district each contain art galleries and provide space for community events and meetings, frequently after having rehabilitated formerly dilapidated structures. The Fortune Society's Castle Gardens hosts many community events and similarly was an inspired adaptive reuse of an incredible piece of neighborhood architecture.

Now, however, with the attempts by the City and H+H to hide the project from public review until the DOB plans were approved, the attempts to refuse to proceed with a Charter-mandated ULURP, and the proposal to add 120 units of supportive housing solely for H+H patients with serious mental illness or substance use disorders, all while displacing vital healthcare services, the community has rightfully grown suspicious of supportive housing. After all, if supportive housing were truly a community benefit, why would the City have to attempt to develop the project in such a clandestine and underhanded manner? Why would they resist any attempts for the local community board to suggest changes to the project? What's more, rather than serving as trusted validators and educators regarding supportive housing, Manhattan Community Board 9 is forced into the position of fighting an ill-conceived development that, with the proper modifications, it might have championed. It will take significant work on the part of supportive housing providers to rebuild the well of trust and goodwill that they spent decades establishing. Community members will be suspicious that this supposed community resource is in fact an additional burden on the neighborhood, populated by people from outside Harlem needing intensive services that the neighborhood is ill-equipped to offer, at the expense of the few social services actually available to existing working-class and low-income residents.

Improper Use of UDAAP

I wish to echo Manhattan Community Board 9's objections to the use of the Urban Development Action Area Program to transfer 1727 Amsterdam Avenue to the Bowery Residents Committee for the sum of \$1. In order to be designated using UDAAP, the affected area must be found to be slum or blighted, as laid out specifically in the CB9 resolution regarding the application. Put simply, no evidence has ever been presented to support an allegation that the area is a slum or blighted, and indeed the area is not slum or blighted. The pernicious history behind the use of a legal tool crafted by the state to facilitate "slum clearance" or "urban renewal" in order to close down a healthcare clinic in a majority Black and Latino community in Harlem should not be lost on anyone. If the City wants to sell the property, it should do so in a manner that does not require unsupportable findings that the area is a slum.

Additionally, while I object to the use of UDAAP at all, the selection process used by the City appears to violate the provisions of the Urban Development Action Area Act, in which the State Legislature created the Urban Development Action Area Program HPD is proposing to use to declare the site a slum or blight and transfer it to BRC. In the Act, municipalities creating a UDAAP designation are required to prepare project summaries in the procurement process that would allow minority- and women-owned businesses to bid on the project. The described RFQ process does not appear to meet that standard set out in the UDAA Act.

How Events Should Have Unfolded

Perhaps the saddest part of this entire saga is that there exists an alternative path for this development that should have been taken by the applicants from the start and which would have resulted in a significantly larger and better project that would have seen full community support. Given its long and productive partnership with supportive housing providers such as Broadway Housing, the Fortune Society, and Goddard Riverside, Manhattan Community Board 9 has long understood the rewards to the community of well-run supportive housing developments that work hand-in-hand with the local community. In October of 2018, Manhattan Community Board 9 added a request for additional capital funding for supportive housing to its FY20 Capital budget priorities list (item 309202012C). An administration with a more serious approach to community engagement and partnership with local community boards might have taken the initiative to reach out to CB9 and invite them to discuss a potential supportive housing redevelopment opportunity at 1727 Amsterdam Avenue, rather than responding with the boilerplate reply “More information is needed from the community board before making a funding decision. The community board should contact the agency.”

Had that outreach occurred, CB9 would have had the opportunity to discuss its nuanced views on the proposal to develop supportive housing on the site, including sharing its experience that supportive housing developments serving a mixture of different ESSHI target populations, including individuals living with serious mental illness or substance use disorders, chronically homeless families, individuals with military service histories with disabilities, persons living with HIV or AIDS, homeless young adults between 18 and 25 years old, Youth/Young adults between 18 and 25 years old who are homeless or at risk of becoming homeless who left foster care within the prior five years and who were in foster care at or over age 16, and families experiencing chronic homelessness as defined by HUD (families experiencing street homelessness or long-term shelter stays). Having developments with a mixture of different target populations has served as a successful model at developments like the Dorothy Day Houses at 583 Riverside Drive and other locations, balancing individuals and families with more intensive service needs (serious mental illness and substance abuse) with residents who mainly require case management services to coordinate healthcare and social benefits (homeless families, disabled veterans, homeless youth, and people living with HIV/AIDS).

CB9 also could have underscored the essential services provided by both the Emma Bowen Center and Heritage Health and Housing, encouraging the City to seek an upzoning so that all of the healthcare services could return to the new development while giving time for temporary accommodations for continuity of said services during the construction time period and producing significantly more housing on the site. Finally and most importantly, the Community Board could have championed the resulting project as a victory in securing New York City and New York State resources for the community to provide much-needed low-income housing and homelessness reduction, proactively educating the community about the benefits of supportive housing and the positive aspects of the City's investment in the neighborhood. It could have been a shared victory.

Instead, what has transpired has been a bruising battle by the community to force the City and Health and Hospitals Corporation to provide basic transparency and follow the legally-mandated land use review procedure, shattering any faith the community might have had in or benefit of the doubt it might have given the City's efforts and intentions in the neighborhood. It has dragged Bowery Residents Committee into the middle of this battle, almost guaranteeing that any victory by BRC will be viewed as fruit from a poisonous tree of deceit and illegal maneuvers by the City and H+H. It has demonstrated a clear contempt for the community's knowledge of the land use process, its ability to articulate its neighborhood's needs, and its ability to work collaboratively to address the most difficult challenges driving the homelessness crisis. Most heartbreakingly, it has fostered a narrative that supportive housing is a burden that City agencies must foist on communities through underhanded tactics, deliberately deficient environmental reviews, and outright lies, rather than an innovative tool to help end the homelessness crisis that wracks our city. All of this was unnecessary. All of this was avoidable. And the City should absolutely be forced to attempt to repair this damage by doing what they should have done eight years ago: sitting down with the community to jointly develop a project that maximizes the housing developed on this rare City-owned plot while maintaining the vital healthcare and social services currently provided on the site.

For all of these reasons, the City Planning Commission should reject the applicants' submission.

Submitted respectfully by,

Barry Weinberg

Public Member

Manhattan Community Board 9 Housing, Zoning, and Land Use Committee

Dear City Planning Commissioners,

I am grateful to have had the opportunity to address you during the public testimony portion of the January 7, 2026 Review Session which included Land Use Item C260071HAM concerning 1727 Amsterdam Avenue. Given the extensive questions posed by the Commissioners, I am submitting this additional written testimony to provide the City Planning Commissioners with additional details and facts related to the proposed Land Use Action regarding 1727 Amsterdam Avenue. In summary, the CPC should reject the applicants' request for a UDAAP designation and approval to dispose of City-owned property at 1727 Amsterdam Avenue, instead instructing applicants to work with the community to come up with a proposal that results in additional housing development on the site and that includes a corrected and completed EAS/EIS that accurately examines the impact of the direct effects on social services to the community's health, as required by the *CEQR Technical Manual*.

I have broken the testimony up into the following sections:

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Timeline of events

Given how long and convoluted a journey it has been for Manhattan Community Board 9 and the project at 1727 Amsterdam Avenue, I created a timeline below that I hope will help the Commissioners understand how events unfolded.

1. 2013- HPD issues a Request for Qualifications for organizations with experience developing and operating supportive housing to pre-qualify for the opportunity to develop supportive housing on City-owned property.
2. Late 2019- HPD selects Bowery Residents Committee to redevelop 1727 Amsterdam Avenue into the proposed project
3. March 2022- HPD briefs local elected officials on the project with Emma Bowen Center present; electeds ensure Emma Bowen Center will be temporarily relocated during construction and will have a permanent space in the new building
4. August 29th, 2022- Discovery of development by local resident Andres Orejuela, who contacts Manhattan Community Board 9
5. September 8, 2022- Manhattan Community Board 9 calls Health and Hospitals Corporation regarding 1727 Amsterdam Avenue and is told “You’re not supposed to know about that yet.”
6. September 10, 2022 Presentation by H+H and Bowery Residents Committee at MCB9 Executive Committee Meeting
7. September-November 2022 Meetings with H+H and proposal of upzoning
8. January-February 2023 Meetings with HPD’s supportive housing unit and proposal of upzoning
9. June 15, 2023- Manhattan Community Board 9 passes a formal resolution demanding the proposed project go through ULURP and recommending that the site be upzoned to R8A
10. April 29, 2024- HPD “completes” EAS with numerous falsehoods and errors
11. February 26, 2025- City Council Subcommittee on Landmarks, Public Sitings, and Dispositions holds hearing on LU 0238-2025 , which would transfer 1727 Amsterdam Avenue and other properties from the City of New York to H+H; 1727 Amsterdam is removed from the package after public outcry
12. June 12, 2025- HPD attends Manhattan CB9 Executive Committee meeting to give “Pre-ULURP Briefing” on 1727 Amsterdam Ave

13. August 21, 2025- CB9 has call with HPD team including Interim Commissioner Tigani re 1727 Amsterdam Avenue; are told it is too late to make modifications to the project
14. September 15, 2025- DCP certifies ULURP application C260071HAM
15. October 8, 2025- HPD releases second technical memo correcting some errors in the EAS; again deliberately makes false claim that no healthcare services will be affected in order to avoid EIS
16. October 8th, 2025- CB9 holds public hearing for ULURP process
17. November 20, 2025- CB9 votes to recommend disapproval of C260071HAM
18. January 7, 2026- City Planning Commission holds public hearing on C260071HAM

Correcting misrepresentation of Health and Hospitals ability to dispose of real property without going through ULURP

One of the most confusing parts of the story of 1727 Amsterdam Avenue is the fact that Health and Hospitals Corporation does not actually have any legal connection to 1727 Amsterdam Avenue. The site was condemned by the City of New York and taken via eminent domain in the early 1970s. The land was never part of the New York City Department of Hospitals, so it was not property transferred to H+H upon its creation in 1969. Moreover, the property was never included in the list of properties controlled by H+H in its operating agreement with the City of New York. Indeed, H+H Deputy Counsel Jeremy Berman briefed the H+H Board of Directors in 2014 that the building was owned by the City of New York, having been built in the 1970s for DOHMH, but that H+H had wound up managing it in practice. He also swore under oath in the case to evict Heritage that the site is and has always been owned wholly by the City of New York. So while H+H has been tasked with “managing” the building by the City of New York, it had no legal connection to the building. It is unclear why they remain involved as applicants.

In their testimony to the Commission on January 7, 2026 and in their presentation at the Manhattan Community Board 9 public hearing on the project, the applicants have repeatedly misled the audience as to how and why the project came to go through ULURP. Namely, the applicants have claimed that initially the City planned to transfer the property to the Health and Hospitals Corporation via an amendment to the City’s operating agreement with the Health and Hospitals Corporation. H+H could then lease the property to the Bowery Residents Committee solely by holding a public hearing, a vote of the H+H Board, a vote of the City Council, and approval by the Mayor without going through ULURP. This is a deliberate misapprehension of the law. Even if the City had successfully transferred the property to H+H, any sale or lease of the property by H+H to a third party would require that the disposition go through ULURP.

Let me be clear: *the New York Court of Appeals and lower courts have repeatedly and consistently ruled that any disposition by sale, lease, or sublease of real property formerly owned by the City of New York and currently held by Health and Hospitals Corporation must go through the Uniform Land Use Review Procedure.* The courts have found (and any layperson could understand) that the Health and Hospitals Corporation was created by the State Legislature to provide healthcare services. H+H was not created to be a shell corporation to allow the City to sidestep its required public reviews when disposing of or redeveloping City assets.

The history of the New York City Health and Hospitals Corporation Act of 1969 is instructive here. The legislative purpose of the statute clearly states “a public benefit corporation, to be known as the New York City health and hospital corporation, should be created to provide such health and medical services and health facilities and to otherwise carry out such purposes.” In the 1990s, then-Mayor Rudolph Giuliani attempted to privatize various H+H hospitals through outsourcing of services and sublease of several hospitals. Multiple courts ruled against the attempts, with both the New York Supreme Court and the Appellate Division ruling that subleasings of H+H facilities were subject to ULURP and that such dispositions were *ultra vires* acts beyond the powers that the State Legislature had granted H+H when it created the corporation in 1969. Eventually the cases were combined before the New York Court of Appeals in *Council of the City of New York v. Giuliani* (1999), where the Court of Appeals ruled that “the sections upon which defendants [the City and H+H] rely recognize that HHC's ability to divest itself of its assets or services is limited by HHC's corporate purpose. To read these sections to permit the wholesale transfer of administrative, operations and management control over Coney Island Hospital to a private for-profit entity would be incongruous with the statutory purpose and intent of the Legislature.” Subsequent cases reaffirmed the court’s decision and applied it to all H+H dispositions of real estate.

In its 2022-2025 assertions to CB9 and the broader community regarding its authority to dispose of 1727 Amsterdam Avenue without going through ULURP, H+H made the argument that its statute states that it shall have the power:

“To acquire, by purchase, gift, devise, lease or sublease, and to accept jurisdiction over and to hold and own, and dispose of by sale, lease or sublease, real or personal property, including but not limited to a health facility, or any interest therein for its corporate purposes; provided, however, that no health facility or other real property acquired or constructed by the corporation shall be sold, leased or otherwise transferred by the corporation without public hearing by the corporation after twenty days public notice and without the consent of the board of estimate of the city.”

Given that the Board of Estimate has not existed for over 35 years, H+H argued that the City Council and Mayor, having absorbed the powers of the Board of Estimate, were the only entities it required approval from. In this argument, it ignored several key rulings by the courts. Namely that in fact, under the City Charter, such dispositions by the Board of Estimate during its existence also had to go through the Uniform Land Use Review Procedure since ULURP’s adoption in the version of the City Charter taking effect in 1976. Even if the Board of Estimate still existed today, any disposition by H+H would still have had to go through ULURP, first passing through the Community Board and City Planning Commission.

Nowhere in the 1969 statute or anywhere in the case law is it envisioned or provided for that H+H will remove healthcare services from a site and dispose of the site via sale or lease so as to permit the construction of housing. While H+H may argue that it has already done so in other properties in its portfolio, such actions have not been legally within their powers according to both the State Legislature and courts. Even if the City had managed to successfully transfer 1727 Amsterdam Avenue to H+H in early 2025, any disposition of 1727 Amsterdam Avenue by H+H via lease or sale to BRC would have had to go through ULURP, making such a transfer moot. Even worse, H+H already admitted this in sworn affidavits filed in its court case to evict Heritage Health from 1727, and it explained its lack of connection to the site in detail in minutes from meetings of the H+H Board of Directors in 2014 (attached).

While the above explanation of the ULURP requirements may seem unnecessary to the Commission, I want to underscore that the Community Board fought for three years to force this project to go through its legally-mandated ULURP review. It is not a win we take lightly, and it is not something that we will allow HPD and H+H to lie about on the record and stand uncorrected.

Clarification on Heritage Health relocation

I also wanted to clarify questions and concerns the Commissioners had about the impact of the development on the critical primary care and specialty healthcare services provided at 1727 Amsterdam by Heritage Health and Housing, which operates a Federally Qualified Health Center at the site. FQHCs are special neighborhood-based health clinics that provide healthcare to medically-underserved populations or areas and operate as safety-net providers offering sliding fee scales to persons earning under 200% of the federal poverty line. They are overwhelmingly funded by Medicare, Medicaid, and federal Section 330 grants. In the case of Heritage Health, the clinic provides nearly 30,000 patient visits annually, offering services including primary care, ophthalmology services, dental care, OB/GYN, pediatrics, and podiatry.

Under the applicants' current proposal, Heritage Health would be removed from the site when demolition begins in the summer of 2026 and would not be welcomed back at the redeveloped site when it opens sometime around 2029. Indeed, the applicants are currently suing to evict Heritage from 1727 Amsterdam Avenue so that the site can be demolished and redeveloped. Heritage is currently fighting the eviction in New York State Supreme Court. It is clear that not only is Heritage not prepared to voluntarily leave 1727 Amsterdam Avenue, but that applicants obviously know this, since they are the ones who have taken Heritage to court.

According to Heritage, the proposal and attempted eviction have forced them to make plans to relocate their healthcare services to an existing building that they own at 1649 Amsterdam Avenue, on W 141st Street. Ironically, the building is currently used for supportive housing, and several supportive housing units will have to be removed so that the space can be repurposed for clinical care. Notably, construction to retrofit the space for clinical care provision has not begun. Indeed, funding for the renovation has not been obtained as of late January 2026. Permits for the renovations have not yet been issued by the Department of Buildings. According to Heritage's public testimony, Heritage will not be able to move into 1649 Amsterdam Avenue until mid-2027 at the very earliest. This means that, if the

applicants' proposal moves forward, Heritage will have no place to provide their healthcare services for at least an entire year. It is unclear to me how a Federally Qualified Health Clinic that serves a low-income and minority population could keep its employees and maintain provision of services without a physical location for over a year. Indeed, it would make sense that such a challenge might threaten the continued existence of the FQHC.

If Heritage is forced to leave the space in 2026 without a new location from which to provide healthcare, what happens to all of the Harlem residents who currently receive their critically-needed healthcare from Heritage? Where will they get dental care and medical care? Specifically, how will they maintain continuity of care in an environment where more and more medical practices are declining to take Medicaid or specific types of Medicaid? Several members of the public testified to the difficulty they faced in finding providers that would accept their Medicaid coverage; Heritage was one of the few providers where they could reliably get quality care.

I do not have the answers to these questions. Indeed, no one does, because these are the questions that are required to be answered in an Environmental Impact Study of projects that have direct effects on the provision of social services. However, the applicants have not conducted an EIS to examine the health impacts of this interruption of services. After initially lying in the Environmental Assessment Statement that no social services would be disrupted, they were forced to issue a hastily slapped-together Technical Memorandum (attached) when CB9 pointed out the obvious falsehood in the EAS. In it, the Technical Memorandum concludes that there will be no health impacts to examine because 1649 Amsterdam Avenue is only 4 blocks away from 1727 Amsterdam Avenue. This is a deliberate mischaracterization of the facts of the impact on the healthcare services Heritage provides. The *CEQR Technical Manual* in Chapter 6 Section 321 requires "If the proposed project would displace or alter a community facility (i.e., Direct Effect), it is expected that the affected agency may conduct its own assessment to determine the impact of the proposed project on its facility and its constituents. The CEQR analysis should be coordinated with the affected agency's assessment." The applicants did not bother to obtain an assessment from Heritage regarding the impact of their forced relocation on the community. Additionally, in Chapter 6 Section 322.4- Healthcare Facilities, the manual states,

"The Health and Hospitals Corporation (for hospitals) or the Department of Health and Mental Hygiene (for public health clinics) should be contacted for information that may be useful in assessing the future No-Action Scenario. Documentation of physical changes planned for hospitals or public health clinics expected in the future No-Action Scenario may be appropriate for the assessment. In addition, new projects and population that would be added to the service area in the future No-Action Scenario should be summarized."

Despite being asked in October 2025 to produce the request sent to DOHMH for such information and DOHMH's response, applicants have been unable to do so. This is almost certainly because they never requested the information from DOHMH as required by the manual. The same Section 322.4 of the manual also states "If the proposed project would displace or alter a hospital or public health clinic, the analysis should document the name and location of the facility, its size, and its population and/or service area." Even this basic information is not included in their EAS or Technical Memorandum.

The community and the City Planning Commission needs this information about the impacts of the interruption to healthcare services on the Harlem community in order to assess the project. HPD and H+H have refused to even examine such impacts, because they know that the conclusions would be indefensible. The Commission cannot allow this blatant disregard for the CEQR requirements to be rewarded with an approval.

Issues with Environmental Assessment Statement/Lack of an Environmental Impact Study

Indeed, the entire Environmental Assessment State submitted by the applicants is riddled with errors and deliberate falsehoods. The most glaring and shocking falsehood is the assertion on page 8 of the Full Form EAS, under 3. Community Facilities a. Direct Effects, in response to the question "Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?" the applicants simply responded "No."

This denial comes despite the very clear definition in the CEQR Manual that "Health care facilities include public, proprietary, and non-profit facilities that accept public funds (usually in the form of Medicare and Medicaid reimbursements) and that are available to any member of the community. Generally, a detailed assessment of service delivery is conducted only if a proposed project would affect the physical operations of, or access to and from, a hospital or a public health clinic (see Section 210) or where a proposed project would create a sizeable new neighborhood where none existed before." This project was clearly going to affect the physical operations of both the Emma Bowen Community Center (which it was temporarily displacing and then returning to a completely new facility) and Heritage Health (which it was permanently evicting). These effects were known to the applicants because they were intimately involved in the Emma Bowen relocation planning, and they were affirmatively suing Heritage in court to evict them.

The same chapter in the manual goes on to state that:

"The following provides guidance in determining whether a community facilities assessment is necessary.

210. DIRECT EFFECTS

If a project would physically alter a community facility, whether by displacement of the facility or other physical change, this "direct" effect triggers the need to assess the service delivery of the facility and the potential effect that the physical change may have on that service delivery.

Temporary direct effects should also be considered (for example, the temporary closing of a facility during a phase of construction). See Section 300, 'Assessment Methods and Detailed Analysis Techniques.'

The manual goes on to state that a “direct effect” on healthcare facilities requires a detailed technical analysis to determine if the direct effect creates a significant impact that would require an EIS. To my knowledge, no such detailed analysis on the effect on healthcare facilities was conducted in the EAS. There is obviously a direct impact caused by displacing Heritage Health and Housing, and this project affects the physical operations to and access to and from a public health clinic.

When this was pointed out to them in an October 3, 2025 email sent to HPD’s then-Interim Commissioner Ahmed Tigani by CB9 Chair Victor Edwards, HPD hastily threw together a so-called Technical Memorandum that purported to analyze this issue and others raised by the Community Board. As mentioned earlier, the Technical Memorandum blatantly ignores the CEQR Manual’s procedures for reviewing the impacts (and indeed, its requirement that a scoped EIS examine such impacts in detail) by saying that, because 1649 Amsterdam Avenue is only four blocks away from 1727 Amsterdam Avenue, Heritage Health would not experience any direct effects. Not only does this directly contradict the manual’s definition of “direct effects,” but it also completely ignores the fact that HPD knew its proposed development timeline would leave Heritage without any clinical space for at least a year. The EAS and its accompanying Technical Memorandum make a mockery of the environmental review requirements. The applicants must be forced to comply with the *CEQR Technical Manual* requirements and conduct the required examination of the impacts of the direct effects on the health of the Harlem community served by the existing clinic.

While the refusal to examine the impacts of the project’s effects on healthcare services is the most outrageous failing of the EAS, it is riddled with numerous other inconsistencies and errors. Indeed, from the first pages it becomes apparent the EAS was never intended to support a ULURP. How can we know this? Because on page 2 of the EAS when asked if the project requires City Planning Commission approval, the applicants check the box “No.” Notably, they also leave the boxes for Uniform Land Use Review Procedure, UDAAP, and Disposition-Real Property unchecked. They contended that the EAS was required solely to obtain public funding for construction. This confirms that the applicants never intended to comply with the City Charter and submit the project for a ULURP review, and as a result they likely never expected that the public would see or review the EAS, which is why they felt so comfortable lying throughout the document. Other issues in the EAS include the failure to examine the impact on open space by removal of the (publicly-accessible) playground in the existing plaza at 1727 Amsterdam (which in their Technical Memo they erroneously claim is not open to the public), failure to examine the shadows on the individually-landmarked Mt. Zion Church on W 145th Street, and their claim that no hazardous materials will be disturbed as a result of demolition or construction, despite the presence of asbestos in the window casings of the building.

The EAS submitted by the applicants is, in summary, a dumpster fire of lies, errors, and misrepresentations. If the public is ever to have any faith in ULURP and the environmental review process, the Commission cannot allow this project to move forward with the EAS as submitted.

Supportive Housing and other Social Services in West Harlem

During the January 7, 2026 Review Session's public testimony, the Commissioners repeatedly asked questions to attempt to understand the community's seemingly-contradictory desires for both a larger project and less supportive housing, asking questions like whether or not the community would still support a larger upzoned project if it contained more supportive housing as well as questions for context around oversaturation of supportive housing in the neighborhood. These questions are well-founded, but in fact the precise definitions of terms used by the Commissioners and many involved participants do not map neatly to the definitions and concepts used by the broader public giving the testimony. Namely, much of the concern regarding the proposed supportive housing for 1727 Amsterdam Avenue is specifically a concern that the specific and specialized supportive services required by the specific Empire State Supportive Housing Initiative target populations specified in the development's proposal (individuals with serious mental illness and/or substance use disorder) will not be present on-site and the ways it has been presented publicly to the community and CB9 (as supportive housing specifically for H+H patients with mental illness and substance use disorder).

It is important to understand that [the different target populations for ESSHI supportive housing](#) include individuals with serious mental illness (SMI), individuals with substance use disorders (SUD), persons living with HIV or AIDS, victims/survivors of domestic violence (DV), military veterans with disabilities, chronically homeless individuals as defined by HUD, chronically homeless families as defined by HUD, youth/young adults aging out of foster care or who have recently aged out of foster care, homeless young adults between 18 and 25 years old, adults or youth/young adults returning from prison or juvenile detention, seniors enrolled in Medicaid with chronic conditions or disabilities, and individuals with intellectual or developmental disabilities (I/DD).

Needless to say, the above different target populations can have significantly varied needs with regard to supportive services to keep them stably housed. Most are extremely low-income. Almost all need case management services to help maintain their connections to benefits like SNAP, Medicaid/Medicare, housing subsidies, and healthcare. Families with children may need childcare, domestic violence survivors may need connection to special legal and family supportive services, military veterans may need connections to specialized veterans support services, and seniors and individuals with I/DD may need home care aids to assist with activities of daily living. Without these supportive services, outcomes for these target populations are worse, and they benefit significantly from case management even without additional more specialized supportive services.

But individuals with SMI and SUD have a greater tendency to need specialized and intensive services in the form of mental health/psychiatric and substance abuse treatment services, and without access to these services, outcomes for both the individuals and the surrounding community can be significantly (and occasionally dangerously) worse, and case management alone is by definition not enough to prevent these worse outcomes. It is not a stigmatizing observation that serious mental illness and substance use disorder present uniquely challenging barriers to stable housing and community

integration that other categories of supportive housing target populations do not face. Notably, in the proposed project, BRC will only provide case management services on site, without clear plans for which substance abuse treatment or mental health supportive services they will be providing to their residents.

It is in this context that community concerns regarding “oversaturation” do not actually refer to supportive housing *qua* supportive housing. Rather, the concerns stem from generalized concerns regarding supportive housing as one among many of the different types of services being located in the neighborhood specifically in support of individuals with SMI/SUD which would tend to cluster larger-than-average populations with SMI/SUD in the neighborhood, a pattern not seen in more affluent neighborhoods or lower-density neighborhoods in parts of Queens, the Bronx, and Staten Island. These services include drug treatment centers like Phase Piggyback/Argus at 507 West 145th Street, the proposed redevelopment by the AIDS Foundation of two hotels across Amsterdam Avenue from 1727 Amsterdam into supportive housing, Samaritan Daytop Village one block to the east on W 145th Street, another Argus community drug treatment site on W 144th Street and Edgecombe Avenue, the existing supportive housing at 1649 Amsterdam Avenue, and existing supportive housing at 409 West 145th Street down the block from 1727 Amsterdam Avenue, in addition to various homeless shelters in a 3 block radius.

While additional public engagement and hearings would be required to validate this, I would posit that a supportive housing project with a more balanced mix of target population groups as outlined in MCB9’s November 21, 2025 resolution on the ULURP application would be far more likely to receive CB9 and broader community support. Notably, there is strong support throughout the neighborhood for low-income housing in general, including and especially affordable housing targeted at 40% of AMI (40% of HUD-defined AMI is roughly the actual median income in West Harlem). Supportive housing is almost always also extremely low-income housing, and residents from target populations whose needs for supportive services can largely be met by case management services. Focusing on the appropriateness of the on-site services to meet the needs of the residents and the development’s ability to provide truly affordable housing for a typical West Harlem resident will go a long way towards securing community support for a redevelopment of the site at 1727 Amsterdam Avenue.

Potential to Take Advantage of Upzoning and/or COYZHO

As stated earlier, on September 29, 2022, in a meeting with H+H that H+H title “ULURP with Manhattan CB9” in its calendar invitation, the Manhattan Community Board 9 representatives (including then Housing, Zoning, and Land Use Committee Co-Chairs Signe Mortensen and Liz Waytkus, and I as then Board Chair) first suggested in the meeting with Health and Hospitals Corporation and subsequent meetings with local Councilmember Shaun Abreu that any proposed redevelopment of 1727 Amsterdam Avenue ought to be accompanied by an upzoning that would take advantage of the site’s location at the intersection of a wide avenue with a wide crosstown street that sat on multiple bus lines and between both the 145th Street 1 train station on Broadway a block to the west and the 145th Street A/B/C/D station available to the east at St. Nicholas Avenue. Such upzoning would achieve the multiple

community priorities of A) providing additional affordable housing; B) allowing for the full return of the existing service providers, the Emma Bowen Community Center and Heritage Healthcare, to the redeveloped site's community facility space; and C) restoring the continuity of the street-level retail landscape that is present running crosstown on West 145th Street uptown along Amsterdam Avenue that was disrupted by the City's use of eminent domain to seize, condemn, and demolish the existing buildings and their street-level retail and redevelop the site in the 1970s. Notably, CB9 had anticipated a potential for the site to be redeveloped to include affordable housing, which is why it mapped a Voluntary Inclusionary Housing designation onto the site in its 2012 West Harlem Rezoning conducted with the aid of the Department of City Planning. Also motivating CB9's calculus in calling for an upzoning was its acute awareness of the scarcity of City-owned land in Manhattan Community District 9, a result of large institutional land ownership from higher education and hospitals and the neighborhood's relative success in avoiding City condemnation and demolition of buildings in the 1970s and 1980s compared with Central and East Harlem.

In response to their upzoning proposal, CB9 was told that the project "was a done deal," that H+H "didn't want to go through ULURP" for a rezoning (despite CB9's observation that they would have to go through a Charter-mandated ULURP anyways in order to dispose of City-owned real property), and that the plans had been submitted to the DOB to take advantage of a provision allowing them to be grandfathered in under the existing building code before an update took effect shortly after the project's submission and therefore would not be changed in any way by BRC or the applicants so as to avoid having to redo the plans to comply with the code updates.

H+H was then and is now obviously wrong about not needing to go through ULURP. In its intransigence, it has seriously delayed the project and wasted valuable time that could have been used to conduct the upzoning that CB9 proposed over three years ago. Had the site been upzoned to an R8A designation as CB9 suggested, it would have resulted in an increase from the 4.0 provided by the existing R7A designation to an FAR of 7.2, given the project's qualification for inclusionary housing bonuses. This increase in FAR would have resulted in the increase in buildable square footage from the proposed ~143,000 sqft in 5 and 9 stories to an estimated ~297,000 sqft in 10 stories. The incremental square space could have been used for approximately an additional 20,000 sqft of space for community facility space (for Heritage Healthcare), 20,000 sqft of ground floor retail (ideally for a supermarket to take advantage of the existing FRESH designation), and 237,000 sqft of residential space. Notably, this would result in a 50% increase in developable residential space, or an additional approximately 130 units of housing (likely slightly fewer units if MCB9's preference for additional family-size units of 2 bedrooms or more were taken into account). While this upzoning would require an EAS and potentially an EIS, it has already been established above that the proposed project's direct effects on social services via the disruption of the Heritage healthcare services require an EIS. The applicants should take advantage of the time required to conduct the EIS to also study the potential impacts of an R8A upzoning so as to enable them to submit a modified project with additional housing for review.

The above discussions all took place before the passage of City of Yes for Housing Opportunity zoning text amendments, which were the single biggest step towards enabling the development of more affordable housing that the City has taken in decades. Manhattan CB9 supported the passage of COYHO

and in fact testified before the CPC urging them to go further in some of their proposals for easing development for accessory dwelling units and residential units over commercial spaces. For 1727 Amsterdam Avenue, COYHO's Universal Affordability Preference would allow for a somewhat larger building (roughly 29,000 additional square feet, or 40 units of housing) as-of-right. In its meetings with HPD in the summer of 2025, CB9 suggested this path forward as a compromise to increase affordable housing without requiring a full upzoning; the City and H+H once again rejected any changes to the project that would result in changes to the plans filed and approved at the Department of Buildings back in 2022. This hell-or-high-water intransigence to any significant changes to the built form of the redevelopment gives extremely limited scope for modifications in response to community input, hollowing out the one of the most beneficial effects of ULURP and completely foreclosing on the possibility of addressing MCB9's demands for the development of additional housing on the land.

Lack of Transparency Around Selection of BRC and Conception/Procurement of Project

While my primary objection to the project is around its unacceptable removal of healthcare services from an underserved community, its completely flawed EAS, and its failure to take advantage of the full development potential of the site, many have also raised concerns or questions regarding the selection of Bowery Residents Committee to receive the property for \$1. When asked how the project came to be proposed, HPD simply points to the 2013 Request for Qualifications for supportive housing developers who could build on City-owned property. When asked how, from that list of dozens of qualified organizations, HPD selected BRC to receive 1727 Amsterdam Avenue and how it came up with the idea for the project as contained in this application, multiple HPD representatives answered that they did not know, because they did not work at HPD at the time.

At a minimum, there should be an internal selection or Request for Proposals process by which the pre-qualified developers from the RFQ can submit proposals for parcels of City property that the City decides it wants to make available for development. That way the City can see a variety of ideas for the land and choose a project that delivers the most value for the City's land.

Additionally, the selection process used by the City appears to violate the provisions of the Urban Development Action Area Act, in which the State Legislature created the Urban Development Action Area Program HPD is proposing to use to declare the site a slum or blight and transfer it to BRC. In the Act, municipalities creating a UDAAP designation are required to prepare project summaries in the procurement process that would allow minority- and women-owned businesses to bid on the project. The described RFQ process does not appear to meet that standard set out in the UDAAP Act.

Impact to Reputation of Supportive Housing in West Harlem

The negative effects on the reputation of supportive housing in West Harlem resulting from the City's and H+H's deliberate falsehoods and attempts to circumvent ULURP cannot be overstated. Previously, supportive housing was viewed by CB9 and communicated to the public in its meetings as a public good that provided much-needed housing for very low income families and individuals while serving as community assets. As an example, Broadway Housing's supportive housing developments in the district each contain art galleries and provide space for community events and meetings, frequently after having rehabilitated formerly dilapidated structures. The Fortune Society's Castle Gardens hosts many community events and similarly was an inspired adaptive reuse of an incredible piece of neighborhood architecture.

Now, however, with the attempts by the City and H+H to hide the project from public review until the DOB plans were approved, the attempts to refuse to proceed with a Charter-mandated ULURP, and the proposal to add 120 units of supportive housing solely for H+H patients with serious mental illness or substance use disorders, all while displacing vital healthcare services, the community has rightfully grown suspicious of supportive housing. After all, if supportive housing were truly a community benefit, why would the City have to attempt to develop the project in such a clandestine and underhanded manner? Why would they resist any attempts for the local community board to suggest changes to the project? What's more, rather than serving as trusted validators and educators regarding supportive housing, Manhattan Community Board 9 is forced into the position of fighting an ill-conceived development that, with the proper modifications, it might have championed. It will take significant work on the part of supportive housing providers to rebuild the well of trust and goodwill that they spent decades establishing. Community members will be suspicious that this supposed community resource is in fact an additional burden on the neighborhood, populated by people from outside Harlem needing intensive services that the neighborhood is ill-equipped to offer, at the expense of the few social services actually available to existing working-class and low-income residents.

Improper Use of UDAAP

I wish to echo Manhattan Community Board 9's objections to the use of the Urban Development Action Area Program to transfer 1727 Amsterdam Avenue to the Bowery Residents Committee for the sum of \$1. In order to be designated using UDAAP, the affected area must be found to be slum or blighted, as laid out specifically in the CB9 resolution regarding the application. Put simply, no evidence has ever been presented to support an allegation that the area is a slum or blighted, and indeed the area is not slum or blighted. The pernicious history behind the use of a legal tool crafted by the state to facilitate "slum clearance" or "urban renewal" in order to close down a healthcare clinic in a majority Black and Latino community in Harlem should not be lost on anyone. If the City wants to sell the property, it should do so in a manner that does not require unsupportable findings that the area is a slum.

Additionally, while I object to the use of UDAAP at all, the selection process used by the City appears to violate the provisions of the Urban Development Action Area Act, in which the State Legislature created the Urban Development Action Area Program HPD is proposing to use to declare the site a slum or blight and transfer it to BRC. In the Act, municipalities creating a UDAAP designation are required to prepare project summaries in the procurement process that would allow minority- and women-owned businesses to bid on the project. The described RFQ process does not appear to meet that standard set out in the UDAA Act.

How Events Should Have Unfolded

Perhaps the saddest part of this entire saga is that there exists an alternative path for this development that should have been taken by the applicants from the start and which would have resulted in a significantly larger and better project that would have seen full community support. Given its long and productive partnership with supportive housing providers such as Broadway Housing, the Fortune Society, and Goddard Riverside, Manhattan Community Board 9 has long understood the rewards to the community of well-run supportive housing developments that work hand-in-hand with the local community. In October of 2018, Manhattan Community Board 9 added a request for additional capital funding for supportive housing to its FY20 Capital budget priorities list (item 309202012C). An administration with a more serious approach to community engagement and partnership with local community boards might have taken the initiative to reach out to CB9 and invite them to discuss a potential supportive housing redevelopment opportunity at 1727 Amsterdam Avenue, rather than responding with the boilerplate reply “More information is needed from the community board before making a funding decision. The community board should contact the agency.”

Had that outreach occurred, CB9 would have had the opportunity to discuss its nuanced views on the proposal to develop supportive housing on the site, including sharing its experience that supportive housing developments serving a mixture of different ESSHI target populations, including individuals living with serious mental illness or substance use disorders, chronically homeless families, individuals with military service histories with disabilities, persons living with HIV or AIDS, homeless young adults between 18 and 25 years old, Youth/Young adults between 18 and 25 years old who are homeless or at risk of becoming homeless who left foster care within the prior five years and who were in foster care at or over age 16, and families experiencing chronic homelessness as defined by HUD (families experiencing street homelessness or long-term shelter stays). Having developments with a mixture of different target populations has served as a successful model at developments like the Dorothy Day Houses at 583 Riverside Drive and other locations, balancing individuals and families with more intensive service needs (serious mental illness and substance abuse) with residents who mainly require case management services to coordinate healthcare and social benefits (homeless families, disabled veterans, homeless youth, and people living with HIV/AIDS).

CB9 also could have underscored the essential services provided by both the Emma Bowen Center and Heritage Health and Housing, encouraging the City to seek an upzoning so that all of the healthcare services could return to the new development while giving time for temporary accommodations for continuity of said services during the construction time period and producing significantly more housing on the site. Finally and most importantly, the Community Board could have championed the resulting project as a victory in securing New York City and New York State resources for the community to provide much-needed low-income housing and homelessness reduction, proactively educating the community about the benefits of supportive housing and the positive aspects of the City's investment in the neighborhood. It could have been a shared victory.

Instead, what has transpired has been a bruising battle by the community to force the City and Health and Hospitals Corporation to provide basic transparency and follow the legally-mandated land use review procedure, shattering any faith the community might have had in or benefit of the doubt it might have given the City's efforts and intentions in the neighborhood. It has dragged Bowery Residents Committee into the middle of this battle, almost guaranteeing that any victory by BRC will be viewed as fruit from a poisonous tree of deceit and illegal maneuvers by the City and H+H. It has demonstrated a clear contempt for the community's knowledge of the land use process, its ability to articulate its neighborhood's needs, and its ability to work collaboratively to address the most difficult challenges driving the homelessness crisis. Most heartbreakingly, it has fostered a narrative that supportive housing is a burden that City agencies must foist on communities through underhanded tactics, deliberately deficient environmental reviews, and outright lies, rather than an innovative tool to help end the homelessness crisis that wracks our city. All of this was unnecessary. All of this was avoidable. And the City should absolutely be forced to attempt to repair this damage by doing what they should have done eight years ago: sitting down with the community to jointly develop a project that maximizes the housing developed on this rare City-owned plot while maintaining the vital healthcare and social services currently provided on the site.

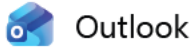
For all of these reasons, the City Planning Commission should reject the applicants' submission.

Submitted respectfully by,

Barry Weinberg

Public Member

Manhattan Community Board 9 Housing, Zoning, and Land Use Committee



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Bert Howland Kruse [REDACTED] >
Date Thu 3/5/2026 5:49 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Dear Sir or Madame,

My 23 year old son has been priced out of the neighborhood. He now lives in Yonkers in a room that he struggles to afford. I love my son but I don't think he's going to have a career in finance or entertainment etc. He works in a grocery store and spends more than half of his income on rent. He has a girlfriend and I hold my breath every time I hear about him making plans to see her because it means he won't be able to meet his rent. They are not extravagant. To just do the most minimal of activities is often beyond their reach. This room he lives in is not someplace they can go to be together. It's as though he should be ashamed of his position. He's a good guy. You would be pleased to have him servicing your needs as you shop. Do we not want people to provide a service as basic as selling food to put on our tables? Should there not be a pathway for a young man to live in our community, date a girl, have a life? We as a country have let things get grossly out of balance. You need a roof over your head, a way to stay clean and fed. These are the basics. Please do something to make it possible for a new generation of people to live in and serve our City.

Yours,
Bert Kruse

Sent from my iPad



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Betti Franceschi [REDACTED]
Date Wed 3/4/2026 8:12 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Thanks for inviting opinions and testimony toward building more affordable housing on our beloved Upper West Side.

I moved to NYC in 1969, with my then elementary-school-aged children. We were and are all in the arts: I a visual artist, my daughter a dancer and my son a musician. We barely managed during the kids' school years, and we certainly are not rich now.

Our trajectory would be impossible in this area now, with the rising cost of living, and rising rents. The arts are the heart of New York; we must make and keep it possible to keep this heart beating — here!

Thank you!

Betti Franceschi

[REDACTED]
www.bettifranceschi.com

[REDACTED]
New York NY 10025-8739



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Burnett Birthwright [REDACTED]
Date Mon 3/9/2026 2:42 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hello I am here to help so are we going to have a meeting sometime this week.



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From carlarlevy (null) [REDACTED] >
Date Thu 3/5/2026 8:47 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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To whom it may concern,

I am incredibly disappointed by the actions of the city and our neighborhood's elected officials and how they have inflicted this project on our already-overloaded neighborhood. To call this "affordable housing" is gaslighting. We all know what is happening here.

What I would like to know is why we never get actual affordable housing—you know, the kind that everyday workers can afford. I see that Inwood got a nice, big new genuinely affordable housing complex not long ago. Why there and never here? We are already getting another new, huge shelter (under construction) two blocks from 1727 that is literally across the street from an elementary school, something I didn't even know was permitted under city regulations.

You've seen the data on the oversaturation of this neighborhood. Why do you not care? Why was so little notice and input given to the area residents?

Of course there are many people in our city who are in need and they need help. Why is it that it is always the same neighborhoods that get burdened with the city's social load again and again and again? It is racist, it is classist, it is wrong and unfair and you know it.

I would like transparency on the city's part on how this project came to be and why it became so urgently necessary here.

Thank you for listening.

Carla Levy



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Carol Mancusi-Ungaro [REDACTED]
Date Thu 3/5/2026 9:34 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

I support Shaun Abreu's commitment to creating more affordable housing in our neighborhoods. New York should be a city that can accommodate people of all stages of wealth. That is what has made it thrive and sustain its character.

Thank you
CMU



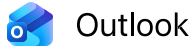
Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Carol Stokinger [REDACTED]**Date** Thu 3/5/2026 7:45 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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I am writing to support this affordable housing project. My husband and I were fortunate to be able to afford to move into the coop in which we currently live. We raised our children first at [REDACTED] and then in our current home at [REDACTED]. Our neighborhoods had (and have) residents from disparate economic backgrounds, but we are all defined by neighborhood and community. It is important to New York as a community that our neighbors can continue to afford to live here and can continue to contribute to our community. Affordable housing for all is critical to the continued success of our City. Thank you for your attention, Carol Stokinger
Sent from my iPad



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From carole weinstein [REDACTED]
Date Wed 3/4/2026 6:14 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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We need more affordable housing for New Yorkers. I have been a recipient of rent stabilized housing and it has made all the difference in my life in New York as an educator and Manhattan resident as I raised y son, and later my grandchildren.
Carole Weinstein



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Caroline Bynum [REDACTED]
Date Wed 3/4/2026 6:55 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Dear City Council,

This is a note to say that I VERY strongly support building affordable housing in our neighborhood. Shaun Abreu, our wonderful Councilman, knows how much we all rely on him and support his vision for our city. I and my neighbors here on Morningside Heights support everything that can be done to make the New York we all love more affordable for ALL who call this neighborhood home. My daughter works for a firm in Harlem that builds affordable housing and I am VERY proud of her efforts.

I wish you and Mayor Mamdani every success with your vision for the CITY. I am 85 years old and you give me real hope for the future.

Best regards,
Caroline W. Bynum

Professor emerita of Medieval European History, Institute for Advanced Study, Princeton, NJ/
University Professor emerita, Columbia University in the City of New York

Mail to: [REDACTED] New York, NY 10027
[REDACTED]



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Cathy Popkin [REDACTED]**Date** Fri 3/6/2026 11:20 AM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

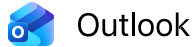
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

To the City Council:

I'm writing in strong support of the initiative to convert the public site at 1727 Amsterdam into some desperately needed and long overdue affordable housing. I trust I don't need to repeat the facts about housing costs in Manhattan outstripping the income of a huge segment of the city's residents. I want to emphasize, rather, the fact that this site is almost too good to be true, and that the city should put its very precious resources for affording housing into this project.

Many thanks,
Cathy Popkin

[REDACTED]
New York, NY 10025



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From dama de hierro [REDACTED]
Date Wed 3/4/2026 6:03 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Buenas tardes: Soy Chanel Coronado, y apoyo este excelente proyecto que beneficia a nuestra comunidad. Yo misma necesito una nueva vivienda y si este proyecto le da al público esta oportunidad, sería maravilloso y una gran ayuda. Felicito y apoyo a los concejales, al gobernador y a nuestro concejal S. Abreu, a M. Levine etc. Gracias por preocuparse por la comunidad. Bendiciones. Att: Chanel Coronado

[Sent from Yahoo Mail for iPhone](#)



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Charlie Knights [REDACTED]
Date Fri 3/6/2026 11:42 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Dear Sir or Madam,

While I recognize the need for affordable housing, I have concerns regarding the current proposal for 1727 Amsterdam Ave. As I'm sure you are aware, the Community Board previously rejected this plan based on several significant issues, including the over-saturation of supportive housing in this immediate area compared to the rest of the city and the project's close proximity to local schools. I have been unable to find any details on how these concerns were addressed.

The site is prime for adding much needed housing, but this plan is too narrowly focused and small scale. Hamilton Heights does not need more shelters, supportive housing, or dramatically subsidized lottery housing. What the neighborhood needs is more large scale moderately subsidized and market rate housing. Something akin to what was recently approved down the hill at One45 Harlem.

Thank you for your time and consideration.

Respectfully,
Charlie Knights

[REDACTED] New York, NY 10031



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Christina Mahle [REDACTED]
Date Wed 3/4/2026 8:40 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hello,

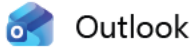
I'm writing to strongly support the above captured project for low-income housing at 1727 Amsterdam Avenue.

All of New York City is in dire need of additional affordable housing, in all boroughs and all neighborhoods of these boroughs. I've been a resident at 127 West 96th Street in Manhattan for almost 30 years, and I cannot emphasize enough how enthusiastically I support this plan.

Thank you!

Best regards,
Christine Mahle

[REDACTED]
New York, NY 10025
[REDACTED]



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Christine Martens [REDACTED]
Date Thu 3/5/2026 7:01 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I am writing in support of the construction of affordable housing on Amsterdam Avenue.

It is badly needed. I look forward to continued building.

Thank you,
Christine Martens

[REDACTED]
New York NY one0031



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Cindy Colter [REDACTED]**Date** Thu 3/5/2026 6:25 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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I am in complete support of building affordable housing for New Yorkers. We desperately need this housing in order to decrease the homeless population and the number of people in our shelters.

Sent from my iPhone



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Cynthia Field [REDACTED]**Date** Fri 3/6/2026 10:34 AM**To** Land Use Testimony <landusetestimony@council.nyc.gov>; District7 <District7@council.nyc.gov>

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Dear city council,

I am very much in favor of affordable housing. However, the public needs more information about the 1727 Amsterdam proposal. This is especially true in light of the proposed 9.5% tax hike for property owners in the city. We can't spend billions and then ask middle class people to pay for it through a tax hike.

Who will subsidize the 1727 Amsterdam rents? What income groups are eligible, who will pay for construction? Will the city own the project or will the developers? How long will the affordability last? Will the construction adopt energy efficient building methods? Will electric ranges be used?

I want affordable housing created all over the city but it needs to be done thoughtfully. Just because someone calls it affordable does not mean that it truly is. Please provide more info before committing NYC funds.

Cynthia Field
[REDACTED]



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Cynthia Pollack [REDACTED]
Date Fri 3/6/2026 11:45 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I support the effort to create affordable housing at 1727 Amsterdam Ave.
Cynthia Pollack



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Daniel Polin <[REDACTED]>
Date Fri 3/6/2026 8:48 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Dear City Council,

I support building 100% affordable housing at 1727 Amsterdam Avenue. I live in Morningside Heights, about thirty blocks from this site, and am familiar with the neighborhood. I believe it's a project that makes sense for the neighborhood and New York City.

Sincerely,
Daniel Polin
New York, NY 10025



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Daniella Friedman [REDACTED]
Date Fri 3/6/2026 8:32 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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We are writing to express my family's strong opposition to the proposed development project in our neighborhood.

Over the last 10 years, we have seen our community slowly transition toward a safer and more positive environment for young families like ours. However, we still face significant challenges with crime and substance abuse, and local law enforcement already struggles to keep our streets safe. We are concerned that this center will reinforce the hardships Harlem has worked so hard to overcome, rather than allowing the area to elevate into a premier residential neighborhood.

While we understand the importance of providing spaces for healing, we do not believe our neighborhood should be the site of another gathering point for troubled individuals. This project feels at odds with the progress we have worked so hard to achieve.

I urge you to listen to the residents and stop the development of this project. Instead, let's work together to develop something optimistic, safe, and beneficial for the families in this community.

Thank you,
Tasma-Friedman Family



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From David Leisner [REDACTED]
Date Thu 3/5/2026 8:40 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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To Whom It May Concern,

I am writing to support turning 1727 Amsterdam Ave. into affordable housing. We need so much more affordable housing in the City, and this long neglected building seems to be a strong candidate for this. Hope this can move forward.

Sincerely,
David Leisner

--

David Leisner website: <http://www.davidleisner.com>



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From David Lewis [REDACTED]**Date** Fri 3/6/2026 10:10 AM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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Councilmembers, I enthusiastically support 100% affordable housing at 1727 Amsterdam Avenue!

VoteforIt, David Levering Lewis

--


Dr. David Levering Lewis

[The Stained Glass Window](#)

Davidleveringlewis.com



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From David Ratner 
Date Wed 3/4/2026 12:13 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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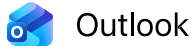
Dear Sir or Madam,

I submit this comment in opposition to the above-referenced ULURP application. As detailed in Manhattan Community Board 9’s resolution in opposition, the highly irregular, and at times, blatantly illegal process by which the City attempted, for more than a decade, to shield this project from community review renders this application – and the project -- unacceptable. As a result of the City’s determined rejection of community engagement, three blatant flaws in the application are apparent: (1) the amount and type of supportive housing in the current plan significantly overburdens a neighborhood that has already assumed more than its fair share of such facilities; (2) the new building substantially reduces space for much-needed health care providers; and (3) the proposal inadequately addresses the critical shortage of affordable family-sized apartments in West Harlem.

1727 Amsterdam Avenue is a unique and critically important site and its development will have long-term consequences for the neighborhood. The project should not move forward in the absence of meaningful input from the impacted community. It is not sufficient to say that this project has been on the table for too long. Since day one, the West Harlem community has been deliberately excluded from the planning process. The project needs to be restarted with the kind of community engagement that is necessary and required, under ULURP.

David Ratner
Manhattan Community Board 9
Co-Chair, Housing Land Use and Zoning Committee





[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Deborah Carroll [REDACTED]
Date Wed 3/4/2026 5:54 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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The affordable apartments proposed at 1727 Amsterdam-Hilltop Apartments would begin to address the affordability crisis plaguing the New York City housing market. I'm in total agreement with this important and necessary housing proposal.
Deborah Carroll



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From D C [REDACTED]
Date Fri 3/6/2026 6:25 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

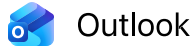
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Dear Members of the City Council,

I support efforts to provide affordable housing at 1727 Amsterdam.

Thank you,

Deborah Crowell
[REDACTED]



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Denandre [REDACTED]
Date Wed 3/4/2026 5:37 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I am in support of housing that will help lower income people and families to live in New York City. They deserve and are appreciated as part of the community and add to the neighborhood as well as the fabric of this city.



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

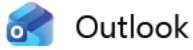
From Deyanira Martinez <[REDACTED]>
Date Thu 3/5/2026 7:20 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Good morning,

As a resident of the UWS for a significant amount of years I have seen many changes in our community. Affordable housing is a must for the UWS specially now that our neighborhoods do not look like what they were before. With the rising cost of living in our area it is absolutely necessary to build affordable housing for all.

Deyanira Martinez
UWS Resident



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Dinelda Tavares [REDACTED]
Date Thu 3/5/2026 7:24 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Yes, we need more affordable housing, for the low income people and for the homeless and mental health people.

Sent from my iPhone



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Donald Pardew [REDACTED] >
Date Thu 3/5/2026 9:35 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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To members of the City Council with respect to the housing hearing being held to discuss the proposal for using the site at 1727 Amsterdam Ave for the development of affordable housing. This City is so desperate for affordable housing that any and every opportunity to create affordable housing must be energetically pursued.

Middle income families are having to abandon their treasured City due to the unavailability of affordable housing!

Let' keep New York affordable for New Yorkers!!!!!!

Donald L. Pardew, PhD



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Eleanor Worth [REDACTED]
Date Thu 3/5/2026 7:01 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I am writing to support 100% affordable housing at 1727 Amsterdam Avenue. This city needs affordable housing badly.

Thank you for your efforts.


Sincerely,

Eleanor Worth
[REDACTED] New York, NY 10025



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Elena Gryadovkina [REDACTED]
Date Sat 3/7/2026 12:57 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

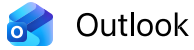
 1 attachment (194 KB)
1727 Resolution (Final) ULURP Applic 11 20 25.pdf;

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I STRONGLY oppose this proposal for the reasons laid out in the Manhattan Community Board 9 resolution of 11/20/2025 found attached:

Thank You,
E. Gryadovkina
Owner
[REDACTED]
New York, NY 10031

[REDACTED]



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Eli Yamin [REDACTED]
Date Wed 3/4/2026 6:01 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Dear Whom It May Concern,
I think building more affordable housing in Washington Heights is a great idea.
As a resident of Inwood since 1996 I welcome people of diverse backgrounds and incomes to join our beloved uptown community.
Eli Yamin



Save the Date: May 14, 2026

ELI "Dr. E" YAMIN
Managing and Artistic Director





[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Elizabeth Currier [REDACTED]
Date Wed 3/4/2026 5:48 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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NYC doesn't have to *wait* for new affordable housing. Across the city are thousands of warehoused apartments that are either ready for habitation or can easily be upgraded to be. The City should be able to identify land owners who are taking tax deductions for loss of income while sitting on empty apartments.

In my 75 unit building 7 units are fully ready and have been for months, with no attempt to put them on the market. Why? Are they waiting for the state to loosen regulations? Is the state giving them reason to hope?

Elizabeth Currier, Riverside Drive

**Statement for the Record by Lawrence Fowler, Chief Operating Officer
New York City Council Subcommittee on Landmarks, Public Sitings, Resiliency and
Dispositions Public Hearing on the Redevelopment of 1727 Amsterdam Avenue**

Tuesday, March 3, 2026

Good afternoon.

My name is Lawrence Fowler, and I serve as the Chief Operating Officer of the Emma L. Bowen Community Service Center in Harlem, where I oversee daily operations, regulatory compliance, and the continuity of care for the thousands of New Yorkers who rely on our services each year.

On behalf of our Board of Directors, staff, and children, families, adults, and seniors we serve, I thank the members of the Subcommittee for the opportunity to speak about the future of our organization at 1727 Amsterdam Avenue.

For nearly four decades, while operating as a tenant at this address, 1727 Amsterdam Avenue has represented far more than a building. It has been the anchor from which we have delivered healing, stability, recovery, and opportunity to generations of Harlem residents. Our presence there has been continuous, community-based, and deeply rooted in the evolving needs of this neighborhood.

Today, Bowen provides comprehensive mental health, addiction treatment, and supportive services across the lifespan to clients in Harlem and throughout New York City. Our work includes:

Infant and early childhood services that support families during the most critical developmental years

A **therapeutic preschool** for children with behavioral and developmental challenges, one of the few programs in New York City delivering these specialized services primarily to Black and Latino students who have historically faced barriers to accessing culturally responsive early childhood mental health care

A dynamic **school-based program**, one of only two programs within our broader wraparound continuum that operates outside of our primary facility, currently partnering with six Upper Manhattan schools to provide on-site counseling, crisis intervention, family engagement, and early identification services—supporting students' academic success and emotional well-being;

Outpatient **child and adolescent** mental health services that offer individual, family, and group therapy, psychiatric evaluation and medication management, and early intervention support to help young people manage emotional, behavioral, and developmental challenges while strengthening family stability and school success;

Outpatient **adult and senior mental health and addiction treatment programs**, delivering culturally responsive care for individuals managing depression, anxiety, addiction, and co-occurring disorders, including tailored services for LGBTQ+ individuals that address the impact of cultural stigma and discrimination, as well as trauma-informed services for veterans that

recognize their distinct lived experiences—providing affirming, comprehensive support designed to promote stability, dignity, and long-term recovery;

A **Clubhouse** program supporting individuals living with serious mental illness through workforce development, skill-building, peer support, and meaningful community integration—helping members build confidence, secure employment, and achieve greater independence and stability; care management services for families and homebound individuals, delivering coordinated support, hands-on advocacy, and direct linkage to medical, behavioral health, housing, and social service resources to help stabilize households and improve long-term well-being;

A **20-bed residential addiction recovery facility** located on the Upper East Side of Manhattan, one of offering structured, trauma-informed treatment and supportive housing in a safe environment for individuals committed to achieving long-term recovery and stability;

and a **Food Pantry** that now distributes more than 100,000 food packages annually, reflecting the increasing level of food insecurity across our community and our steadfast commitment to ensuring families do not go without.

As redevelopment plans advanced, our responsibility was clear: protect continuity of care while securing Bowen's long-term presence in Harlem.

This has not always been an easy process. Early discussions were, at times, difficult. While we recognize and support the City's urgent need for affordable and supportive housing, we have consistently maintained that expanding housing must not come at the expense of essential, community-based health services that residents depend on every day.

We also acknowledge and share the frustration voiced by members of the community regarding what many have perceived as a rushed and less-than-transparent process. As a tenant, Bowen has remained focused on solutions—ensuring the stability of our organization and steadfastly safeguarding our ability to continue serving the people of Harlem and beyond.

Our priorities throughout this process have been clear and consistent:

1. That Bowen remain in Harlem, in close proximity to our current location so the community we serve can continue to access care without disruption;
2. That our programs operate in an integrated and cohesive manner, preserving the full continuum of services our clients depend on; and
3. That our occupancy costs remain sustainable, ensuring services remain accessible to those who need them most.

Through the leadership and support of Majority Leader Shaun Abreu, State Senators Cordell Cleare and Robert Jackson, Assemblymember Al Taylor New York City Comptroller Mark Levine, then–Manhattan Borough President, and the members of Manhattan Community Board 9, a comprehensive agreement was secured that protects Bowen's mission and guaranteed our continued presence in Harlem.

Central to that progress was the direct advocacy of Majority Leader Abreu and Comptroller Levine. Their leadership, combined with our organization's determination and sustained advocacy, secured concrete commitments: support for the buildout of our temporary facility at 520 West 135th Street, just ten blocks from our longstanding home, subsidized interim occupancy costs, and a guaranteed place within the Hill Top Apartments development in a separate, purpose-built space. That future space is being intentionally designed around our clinical, operational, and programmatic needs through a thoughtful planning process with Bowery Residents Committee's architects and informed by the expertise of our staff.

This agreement ensured that Bowen will not simply remain in Harlem, but will emerge from this redevelopment, stronger, more resilient, and better positioned to meet the community's evolving needs. Our new modernized facility will enhance integrated care, expand our reach, and deepen our impact for the families we serve.

This past weekend, we initiated the first stage of our relocation and opened our temporary site to the public this morning. Services continue without interruption. The final phase of transition will take place in the coming weeks, pending remaining regulatory approvals, and we are working closely with oversight agencies to ensure the process remains orderly, compliant, and centered on client stability.

Change is never easy, but it is often necessary for growth. As we mark our 40-year anniversary this year, we are choosing to embrace this moment as a renewal of our commitment to the Harlem community we cherish and to the courageous clients we are privileged to serve. Our future home within the Hill Top Apartments development represents both preservation and progress, allowing us to honor our legacy while thoughtfully building toward the next generation of service to Harlem and to New York City.

Thank you for the opportunity to speak.



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

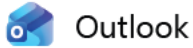
From Eric V [REDACTED]
Date Wed 3/11/2026 1:50 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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AFFORDABLE - TRULY AFFORDABLE - HOUSING DEFINITELY NEEDED IN OUR COMMUNITY. MAKE IT HAPPEN.

Eric V Tait, Jr

[REDACTED]
NYC 10031



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Erin White [REDACTED]
Date Thu 3/5/2026 6:24 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hello,

I am writing in support of converting this building into 100% affordable housing units. I have been a Hamilton Heights resident since 2013 and have seen the area become increasingly unaffordable over that time period. I really enjoy this neighborhood and want to see it prosper without forcing all the current residents out.

I also hope those units will be truly affordable. Across the street from me I watched the luxury condo Sunrose Tower be constructed with a limited number of affordable units. The “affordable” units start at \$2,350 for a studio which I strongly suspect is not truly affordable for many in our community.

Sincerely,
Erin White

[REDACTED]



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Felipe Castillo Trujillo 
Date Wed 3/4/2026 6:05 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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The building at 1727 Amsterdam Avenue (at 145th Street) is scheduled to be demolished. The proposed new building will include supportive housing apartments and a number of affordable housing units. The supportive housing apartments will also be affordable to those who will live in the units.

The Emma Bowen Health Center is expected to return to the site.

The Heritage Health Center, which provides vital health services to our community, will not be returning but will have a new location nearby.

There continues to be a need for supportive housing, shelters, and drug treatment centers since we all need a place to live and to receive medical care as a human right.

Because we live in a dense city, sites like these are even across from schools. It is important that children see that our city government demonstrates care for those who need services.

These services are important to ensure a healthy, thriving community. Please build this project and consider increasing the number of affordable housing units on the site.

Felipe Castillo,
Neighbor to 1727 Amsterdam Ave.



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From francisco reynoso [REDACTED]
Date Tue 3/10/2026 11:16 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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APOYAMOS ESA Y TODAS LAS INICIATIVAS ENCAMINADAS A MEJORAR LA VIDA DE LOS MENOS PUDIENTES, DE LOS MÁS NECESITADOS Y QUIEN MÁS QUE USTEDES PARA AYUDARNOS. QUE DIOS LES ILUMINE Y LES DÉ LA FE, LA AYUDA Y LA SABIDURÍA NECESARIA PARA QUE ESTO SE CONVIERTA EN UNA REALIDAD

Enviado desde mi iPhone

To: Whom It May Concern:

From:

Friends of 695 St. Nicholas Ave. Tenant Association: Opposition to the Proposed New Development (aka Hill Top Apartments), 1727 Amsterdam Avenue

As a concerned Hamilton Heights/West Harlem resident and voting constituent, I am OPPOSED to the proposed 1727 Amsterdam Avenue Supportive Housing Project, which will replace the existing health care center, eliminating the vital medical services currently provided there to our community and beyond. This project was planned without taking our needs and concerns into consideration or interface with our local Community Board (MCB9).

The 1727 Amsterdam project as proposed by Bowery Residents' Committee (BRC), the private company designated by HPD to develop and manage this replacement facility, will add 120 supportive housing units explicitly designated for NYC Health + Hospitals patients struggling with mental illness and substance abuse, thereby increasing the number of supportive housing units within the immediate vicinity **by more than a third**. The Hamilton Heights/West Harlem community already has far more than its fair share of such facilities. While we support people experiencing substance abuse and mental health issues, we believe that facilities to assist them must be equitably distributed throughout the entire city. Hamilton Heights/West Harlem is now both under-resourced and oversaturated.

Sadly, treatment facilities for substance abusers and the mentally ill add to the serious burden faced by local residents and law enforcement, including the attraction of more illegal drug traffickers seeking to prey on this vulnerable population. The immediate vicinity of 1727 Amsterdam Avenue already has a deadly history of gun violence in the past several years alone. There are roughly 20 schools with approximately 16,000 students within a half-mile, 10-block radius of this site, and The William Lynch School (M153) and P.S. 153, which house grades K-5 as well as 3-K and pre-K programs, are co-located directly across the street. Under current DOE expansion plans, that building is expected to also accommodate middle schoolers for a total enrollment of almost 1,000 students from three to thirteen-years-old. Therefore, 1727 Amsterdam Avenue would not be a safe or appropriate location for the substance abuse and mental health supportive housing project proposed by BRC.

Additionally, it is extremely important to note that the New York State Comptroller's Office, Division of State Government Accountability, issued a lengthy written report in 2019 detailing inadequate management and services by BRC while under contract to provide homeless outreach services at Penn Station. CBS News summarized the report this way: "A scathing new report claims a homeless non-profit is doing next to nothing to actually help the homeless." This alone is sufficient reason to halt development and management of this project by BRC. We therefore strongly request that you support MCB9's resolution opposing

the 1727 Amsterdam Avenue project that BRC has proposed, which passed by unanimous consent on June 15, 2023, with 43 members in attendance.

Our community urgently needs low-income housing for young families and seniors, as well as a sensitive and balanced development plan that will bring equitable economic opportunities, much-needed services, and necessary resources to our residents and businesses.

Enough is enough! We say NO to BRC's proposal for 1727 Amsterdam Avenue and are hereby emphatically asking you to support the needs and will of your Hamilton Heights/West Harlem constituents regarding this project, including the involvement of MCB9 and our community in the development of an alternative plan for this site.

Respectfully,

Friend of 695 St. Nicholas Avenue



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

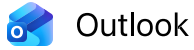
From galena B [REDACTED]
Date Thu 3/5/2026 4:53 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Great to know that someone is going to address the affordable housing problems. I believe rather than building more housing buildings in where only rich developers are benefiting from, I believe low affordability or median housing affordability is needed. How is it that NYC working class is struggling to afford their rent? How is it that housing is increasing however our working class has to deliberate on whether pay rent and putting food on their table? How is it that government, banks and corporations are profiting on affordable and low income housing as an exchange of 1% of providing a couple of apartments within new project development? I as a NYC employer, college graduate sometimes can't even afford an apartment in this city when we are serving the city. I want to hear all mayors whether the present one or any other to correct increasing rent in the city. Why is it that NON profit organizations are also milking affordable housing new projects in getting drug addicts housing and basically without no social services and stranding working class family with buildings infested with drugs and crime. There is so much that we can address but I certainly think that everyone is just looking after their own benefit. I will definitely love for someone to stop skyrocketing RENT INCREASES IN NYC. I have so much to say that just this email it's not enough to speak about NYC housing chaos.

But anyway, I am glad to stop Politicians to sell our housing spaces to big developers who don't live and will never live in our City and are just milking us New Yorkers.

My name is Evelin Baldera and I do live two blocks away from Mr. Shaun Abreu's office. I believe not enough on housing affordability to New Yorkers is or has been done. Building more housing projects won't solve the chaos. Organization coordination and the abuse of big developers and other mentions need to be stopped.



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Harriet Hoffman [REDACTED]
Date Wed 3/4/2026 5:40 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I am 85 years old and I live just south of Harlem between Broadway and Amsterdam Ave. I am fortunate enough to have had a rent stabilized apartment to live in for many years. If not for this apartment, I would not be able to remain in the city. I think creating more affordable and supportive housing is the most important issue in New York City today. We must go forward with the desperately needed Hilltop Apartments.

Harriet Hoffman





[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From harry marte [REDACTED]

Date Fri 3/6/2026 7:06 AM

To Land Use Testimony <landusetestimony@council.nyc.gov>

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Dear Members of the New York City Council,

I am writing to submit testimony regarding the proposed redevelopment of 1727 Amsterdam Avenue (Hilltop Apartments) in West Harlem.

While the need for affordable and supportive housing across New York City is real and urgent, this proposal raises serious concerns about equity, planning transparency, community health infrastructure, and the disproportionate concentration of social service facilities in specific neighborhoods such as West Harlem.

1. Overconcentration of Supportive and Social Service Facilities

Manhattan Community District 9 and surrounding Harlem districts already host a high concentration of social service facilities, including shelters, supportive housing programs, drug treatment centers, and other services. Numerous analyses of New York City’s “Fair Share” policies have repeatedly found that social service facilities are unevenly distributed across the city, with significantly higher concentrations in Harlem, Midtown, and East Harlem than in many other neighborhoods.

This concentration raises legitimate planning concerns. Supportive housing and social services are critical public resources; however, equity requires that these facilities be distributed across all neighborhoods rather than clustered in a few communities. When the same districts are repeatedly chosen for these developments, it effectively places a disproportionate burden on residents who already host a large share of the city’s social infrastructure.

The City’s own audits have highlighted failures in applying the Fair Share Criteria, the policy framework meant to prevent exactly this type of overconcentration.

Reports have noted that the city has not meaningfully updated or enforced these criteria for decades, undermining equitable planning and transparency.

A responsible citywide housing strategy must ensure that all districts contribute fairly to supportive housing efforts rather than relying on historically underserved neighborhoods.

2. Loss of Essential Community Healthcare Services

The proposed redevelopment would result in the removal of the Heritage Health Center, which currently provides vital healthcare services to the community. While the Emma Bowen Health Center may return to the site, the permanent loss of Heritage Health Center represents a significant reduction in healthcare access for local residents.

In a neighborhood already facing healthcare disparities, eliminating an established provider to replace it with a housing model that does not include equivalent medical services risks weakening the community's healthcare infrastructure. Development should strengthen neighborhood services, not displace them.

3. Lack of Community Engagement and Transparency

Equally troubling is the process through which this project has advanced. The public hearing was held without formal notice to Manhattan Community Board 9, despite years of community members requesting a more inclusive planning process.

Major land use decisions that reshape neighborhoods must be built on genuine community consultation and collaboration, not last-minute hearings that limit meaningful participation.

The current process undermines trust between residents, city agencies, and developers.

4. Structural Incentives That Encourage Misuse of Public Subsidies

Another serious concern is the development model used for many supportive housing projects. These developments frequently receive substantial public subsidies, tax credits, and financing incentives intended to produce long-term social housing.

However, across the country and within New York City, there have been numerous cases where developments initially funded with public incentives later transition, through regulatory changes or expiration of affordability requirements, into more profitable market-rate or privately controlled assets.

This dynamic raises an important policy question:

Should taxpayer dollars be used to subsidize projects that may eventually become profitable private developments after regulatory restrictions expire? Which is the

case of many developers are doing.

Without stronger safeguards, public investment risks becoming a temporary subsidy for long-term private gain, rather than a permanent public benefit.

5. Need for Balanced Housing Development

The proposed project includes approximately 120 supportive housing units and fewer affordable housing units, according to available reporting.

This imbalance raises concerns about whether the development is aligned with the broader housing needs of West Harlem residents.

What many communities need most is deeply affordable housing for working families, seniors, and longtime residents, combined with the preservation of local services such as healthcare and community facilities.

A more balanced redevelopment could include:

- A greater share of affordable and workforce housing
- Permanent community healthcare services on-site
- Mixed-income housing that supports neighborhood stability
- Transparent long-term protections for publicly funded units

6. A Call for a Revised Plan

For these reasons, I respectfully urge the City Council to reject or substantially modify the Hilltop Apartments proposal in its current form.

Specifically, the Council should require:

- A revised plan that restores or replaces the Heritage Health Center services
- A more equitable balance between supportive housing and affordable housing
- A comprehensive analysis of social service facility concentration in Community District 9
- Stronger protections ensuring that taxpayer-funded housing remains permanently dedicated to its intended public purpose
- A transparent planning process with full participation from Manhattan Community Board 9 and local residents

West Harlem has always been a community willing to support citywide solutions. However, fairness requires that every neighborhood participate equally in addressing the city's housing and social service needs.

Responsible development should strengthen communities, protect essential services, and distribute public responsibilities fairly across New York City.

Thank you for considering this testimony.

Sincerely,

Harry Marte

A concerned resident of Hamilton Heights

I write these comments to oppose the ULURP Application **C 260071HAM** in its current design as a private NYC citizen and property owner for 29 years residing in close proximity to 1727 Amsterdam Avenue (1727) in Manhattan Community Board 9 (MCB9). I am a former Co-Chair of the MCB9 Landmarks Preservation and Parks Committee and member of the Health and Environment Committee. I became aware of the impact to medical and dental services relocation from 1727 to the Harry Simmons Residence at 1649 Amsterdam Avenue (1649), also known as 477 West 141st Street, and 478 West 142nd Street which is owned by Heritage Health and Housing, Inc. in February of 2023. Jackson Ophthalmology at 1727 will be displaced, which provides important medical care in a marginalized community where historically, people of color have higher rates of diabetes that can lead to blindness.

This new medical and dental service location at 1649 is part of the Hamilton Heights Extension- Historic District with added restrictions to the façade may increase rehabilitation cost and extend the building permit approval process. However, the necessary historic character of the building will be preserved. The proposed 1649 architectural drawings demonstrate displacement of a deli and laundromat commercial businesses in exchange for a pharmacy which is a concern to residents who also rely on these services. The 1649 bottom three floors will consist of essential medical and dental services while the 4th through 7th floors will be dedicated to housing 84 Single Room Occupancies (SROs). Likewise, the 1727 façade should also be contextual, aesthetically appealing and representative of the historic fabric that complements the existing nature and character of nearby structures and streetscape.

This proposed transition also relocated 40 SRO housing units from 1649 to accommodate its new design configuration on the second and third floors that were previously sublet to NYC Housing Partner (ACMH) to manage the formerly homeless residents in those rooms and were relocated to a Convent Avenue location nearby 1727. These SRO relocation units further oversaturate supportive housing in the vicinity of 1727. For equity reasons I respectfully request a redistribution of housing mix at 1727 to increase the number of one to four bedroom permanent affordable dwelling units with an emphasis on two and three bedroom family housing units that nurtures long-term community stability instead of studio units.

I further respectfully request that prior to any up-zoning, increased site density, or building height beyond as of right, that an Environmental Impact study be completed. The CEQR (City Environmental Quality Review) must focus on issues such as the “urban heat island effect,” shadows, wind, and greenhouse gas (GHG) emissions of neighboring buildings and the impact on sunlight, circulation, nearby transit, green spaces, parks, schools and the aging infrastructure. High density and heavy weighted 1727 studio units may lead to overcrowding in residential developments and should be discouraged. I’m also concerned that sustainability improvements and alternative clean energy sources in solar for example to combat the effects of climate change to preserve our environment is missing from the 1727 proposal.

Good neighbor seminars offered by the Bowery Residents’ Committee, and open to the public must be a mandatory requirement for the 1727 site to include quality of life topics such as recycling, composting, proper trash disposal, littering, loitering, and trespassing prevention on neighboring properties, smoking cessation, and Narcan training as well as job training program elements. Additionally, the proposed exterior courtyard area must have a designated smoking and dog waste area that is easily cleaned. This community is known for recognizing the social, economic, and racial equity disparities as a result of systemic barriers, but we have our fair share of supportive housing. Open green space and community facilities that encourage healthy gatherings, promote arts, culture and proper economic development are necessary to ensure this inclusive community continues to thrive for future generations.



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Hermena Smith <[REDACTED]>
Date Thu 3/5/2026 3:05 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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We need affordable housing because there is none.

Hermena Smith



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From H Harlem [REDACTED]**Date** Fri 3/6/2026 2:22 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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To the City Council,

I'm writing in **100% full support** of the Hilltop Apartments project referenced above. We need this supportive and affordable housing in our community!

I am a homeowner, resident, parent, and physician in this community.

Thank you,

Hetty Cunnningham, MD

[REDACTED]
NY, NY 10031



475 Riverside Drive, Suite 740
New York, NY 10115
(212) 870-3360
www.homeward.nyc

Written Testimony to the Subcommittee on Landmarks, Public Sitings and Dispositions on behalf of the 1727 Amsterdam Avenue Redevelopment Project with Health and Hospitals and BRC.

To: Council Member Christopher Marte, Chair

I submit this testimony in full support of BRC's re-development of 1727 Amsterdam Avenue, Manhattan. Hill Top Apartments will relocate the Emma L. Bowen Community Center and co-locate it with a new permanent, supportive and affordable housing development. This is a unique collaboration between NYC Health and Hospitals, HPD, NYC Housing Development Corporation and the non-profit BRC. Together they will demonstrate the connection between stable housing and improved health outcomes.

In New York City the '*affordability crisis*' is not a political catch phrase. It is the real-life experience of too many city residents. Housing costs are at the heart of the crisis often consuming over 50% of someone's net income.

The new development will add 199 affordable apartments in an attractive, energy-efficient building. 120 Units will be supportive housing with comprehensive on-site support services, referred by NYC Health and Hospitals from eligible patients with complex medical and other needs creating barriers to living independently. 25 of these units will be designated for adults over 55. Supportive services will include connections to mental and physical health care, life skills training, referrals to education and employment and opportunities for socialization and support. Housing = Healthcare. *This model has been proven to address the needs of New Yorkers struggling behavioral health concerns, reducing the frequent use of the public hospital system and improving their health outcomes.* The building will offer comprehensive on-

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site services for all tenants, including a reception desk staffed 24 hours a day, seven days a week. Staff and building amenities will focus on tenants' stability and health to meet their individualized goals such as employment and education. The remaining 79 Units will serve low-income New Yorkers (40% and 60% AMI) and will be rented through the Housing Connect Lottery System. The building will include flexible multipurpose rooms for meetings and social activities, a laundry and landscaped terraces.

Notably, the building will also include 21,000 SF of space for the Emma L. Bowen Community Service Center, a community mental health provider with a long history of operating valuable programming at Amsterdam Avenue between 145th and 146th Streets.

During development approximately 250 construction jobs will be created, with a commitment to local hiring. After the building opens 25 full-time permanent jobs (case management, building operations and front desk staff) will be available and BRC will host local job fairs targeting CB9 residents for its workforce.

As a fellow supportive housing provider, we know the future starts with a place to live. Affordable housing with onsite support services has a proven track record of stabilizing residents and opening the door to greater self-sufficiency. These support systems create a safety net for all tenants because too many tenants, even in affordable housing, live close to the edge. We, like BRC, understand connections to and relationships within the local community strengthen housing stability and help a building become a good neighbor and community asset. Co-locating the new Emma L Bowen Community Service Center strengthens that connection and will benefit all residents of the neighborhood.

In ten years, this project will be shown as a successful example of how thoughtful housing models are assets to the community.

Sincerely,


Jeannette K. Ruffins
Chief Executive Officer





[EXTERNAL] SAY NO to the 1727 Amsterdam plan

From Gregory, Hugh H [REDACTED]

Date Fri 3/6/2026 3:29 PM

To Land Use Testimony <landusetestimony@council.nyc.gov>; lboldiston@council.nyc.gov <lboldiston@council.nyc.gov>; chrismarteles@gmail.com <chrismarteles@gmail.com>

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Dear Members of the City Council,

I am writing to express serious concern about the ongoing misrepresentation of the proposed project at 1727 Amsterdam Avenue by Council Member Shaun Abreu.

Council Member Abreu has repeatedly described this project as “affordable housing.” That characterization is inaccurate. The proposal is primarily a behavioral health supportive housing facility intended to serve residents with complex care needs, including individuals struggling with severe mental illness and substance use disorders. These are important issues that deserve thoughtful planning and appropriate placement, but describing the project simply as affordable housing misleads both the public and fellow policymakers about the nature and scale of what is being proposed.

Additionally, Council Member Abreu has referred to the site as a “long-neglected property.” This is also misleading. The site was not neglected until New York City Health and Hospitals vacated the building, leaving it empty. Prior to that decision, the building served the community. Characterizing the site as long abandoned distorts the facts and shifts responsibility away from the circumstances that created the vacancy in the first place.

Because the project has been inaccurately described by the very council member representing the district, letters submitted in support of the proposal from outside the immediate community must be viewed with caution. If those letters are based on the belief that the project is simply affordable housing on a neglected site, they are based on misinformation.

At a minimum, the residents of West Harlem deserve transparency and honesty about what is being proposed for their neighborhood. When a project is truly beneficial, it should be able to stand on the strength of its merits without requiring misleading descriptions to secure support.

The continued mischaracterization of this development raises troubling questions about why such inaccurate framing has been necessary. One cannot help but wonder why this project appears to be so important to Council Member Abreu that he would repeatedly mislabel it when communicating with the public.

Today’s deadline for written comments underscores the urgency of these concerns. The proposal for 1727 Amsterdam Avenue, as currently structured, does not meet the needs of the surrounding community.

For these reasons, I strongly urge the City Council to reject the 1727 Amsterdam proposal as presented.

Respectfully,

Hugh H. Gregory, Jr. MD; JD


New York, N.Y. 10031

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Message string: KqxfH=TU



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From jacquelinegerry@aol.com [REDACTED]
Date Fri 3/6/2026 11:54 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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To Whom It May Concern:

I am vehemently opposed to the proposed plan for 1727 Amsterdam Avenue. This plan for supportive housing is a repeated example of similar programs steered into our community to meet the needs of indigent populations over my forty-plus years residing in Hamilton Heights.

As many of my neighbors have expressed, we are not opposed to providing support for these programs, if there is open communication, thoughtful planning, compliance with city and state regulations, and a full assessment of the impact on our community.

We are exhausted by plans for supportive programs that are executed without consideration for the needs of our community.

This plan for 1727 DOES NOT meet the needs of the community! NO MORE SUPPORTIVE HOUSING.

Respectfully submitted,

Jacqueline G. Perry

Public Statement Opposing the 1727 Amsterdam Avenue Redevelopment

By: Jair Sanchez-Morales

My name is Jair Sanchez-Morales, and my family has called Harlem home since the late 1980s. I grew up here. I am now raising my son here. My elderly parents still live here, and I help care for them in the same neighborhood that shaped us. Harlem is not just where we live—it is where our family history, our struggles, and our hopes all exist.

Because of that, I know Harlem deeply. I know what our community has accepted, what we have sacrificed, and what we continue to carry. I have watched this neighborhood take on shelters, supportive housing, methadone programs, harm-reduction sites, and treatment centers for decades—far more than most neighborhoods in New York City will ever accept. Harlem has never turned people away. We have shown compassion over and over while others said, “Not here.”

So let me be crystal clear: **I oppose this project.** Not because Harlem doesn’t care—we always have. But because Harlem has already carried more than its fair share, and because this project is being forced on us without transparency, without balance, and without regard for the families who live here.

For years, decisions about 1727 Amsterdam Avenue were made quietly, behind closed doors. Community Board 9 was not properly informed, and residents were not given a voice. By the time the public learned what was happening, the plan was already fully shaped. That is not community engagement—that is exclusion. That is disrespect.

But my opposition goes beyond secrecy. My objection is rooted in Harlem’s reality:

1. Harlem is oversaturated with supportive housing and shelters.

We have more shelters, clinics, treatment centers, and supportive housing units than most neighborhoods in the entire city. Public data confirms it:

- CB9 and CB10 together have over 2,100 supportive housing units—one of the highest concentrations in Manhattan.

- Harlem has three times the citywide average of behavioral-health placements.

- Per square mile, Central and West Harlem contain more supportive housing units than most neighborhoods in New York City.

Harlem has always done its part—and more.

2. Harlem rarely gets investments that uplift families.

When new projects are proposed, they almost always involve placing more high-needs individuals here. Meanwhile, families are still waiting for:

- recreation and sports centers for our kids
- after-school programs offering tutoring, art, or music
- safe community spaces for teens
- culturally competent mental-health support that is accessible and local

We rarely receive the positive investments other neighborhoods take for granted.

3. Safety concerns are real—and ignored.

Our community already lives with the consequences of inadequate supervision and poor service coordination. Police response is inconsistent, especially during mental-health crises. Families like mine are the ones navigating safety concerns daily—at bus stops, on the trains, and around our homes.

Clustering 120 supportive housing units—more than 60% of this redevelopment—without robust onsite services is not safe for tenants or neighbors.

Even BRC, the proposed operator, has acknowledged that they cannot serve individuals with severe mental illnesses onsite. They are referral-based, meaning the support tenants need will not be available where they live.

4. This redevelopment removes essential healthcare services.

Harlem is losing key medical providers:

- Heritage Health
- Jackson Ophthalmology
- A significantly reduced Emma Bowen Community Services

This removes more than 66% of the healthcare access now available at this site. For families caring for aging parents or raising children here, losing healthcare services is not a benefit—it is a setback.

5. Harlem deserves transparency, balance, and respect.

The City has not explained why BRC was chosen. HPD has not shown the criteria. HHC has not justified years of silence. If the agencies behind this project cannot explain themselves to the community, how can we trust the plan?

I am asking for fairness—a redevelopment that serves the entire community, not just the city's need to place more high-needs individuals here.

Harlem deserves:

- transparency

- balanced development
- safety
- maintained or expanded healthcare access
- operators with reliable records
- investment in youth and community resources
- genuine partnership with residents

Harlem deserves what other neighborhoods receive without a fight.

So no, I am not saying “no” without reason. I am saying: Harlem has done enough. Harlem has given enough. And now Harlem deserves better.

Sincerely,

Jair Sanchez-Morales

Lifelong Harlem Resident & CB9 Community Member



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Jake Eisner [REDACTED]
Date Wed 3/4/2026 8:31 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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To whom it may concern:

I'm pleased to submit my testimony in support of the new affordable housing development proposal at 1727 Amsterdam. I'm a lifelong resident of Upper Manhattan, and it along with every other corner of the city is desperately in need of new affordable housing. A project like this must be a small part of a long term strategy that will produce hundreds of thousands of units that working New Yorkers can afford.

Our city will not be able to survive and thrive in the years to come if it doesn't provide high-quality housing to residents at all income levels, including supportive housing for those who need it and would otherwise remain unsheltered.

As a deeply affordable project, Hilltop Apartments will offer a lifeline to community members who would otherwise be crushed by unsustainable rents or even forced to leave the city. In my opinion, the need for housing could easily justify making the project taller than 9 stories in order to serve even more community members.

I hope you will approve and expedite this project along with many others like it. New York's housing problems demand ambitious solutions, and generations of New Yorkers will benefit from this one.

Thank you for your consideration.

Jake Eisner



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

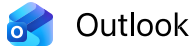
From Jake Short [REDACTED]
Date Wed 3/4/2026 5:48 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Prompted by an email from my city council representative Shaun Abreu, I am writing about the proposed affordable housing in my district. My concern has to do with one particular aspect of land use, parking for cars. I am always surprised at how much space around older public housing in the district is devoted to parking--in a city, and especially a borough, with very substantial public transportation options and far too little space devoted to affordable housing. I would not support the kind of land use that devotes space to on-site parking. How can we find out about that particular aspect of this proposed development?

Thanks.

Jake Short
[REDACTED]
New York, NY 10025



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From [REDACTED]
Date Thu 3/5/2026 10:02 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Good morning,

I am writing to support the proposal to create deeply affordable apartments and supportive housing in Hamilton Heights. The neighborhood is in desperate need of additional housing, and I would like to speak up in favor of the proposal.

Sincerely,

James McQuade



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From jamsheed siyar [REDACTED]**Date** Thu 3/5/2026 4:25 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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I support the plan to create deeply affordable housing in NYC and in Upper Manhattan in particular. I think the Hilltop Apts. plan for 1727 Amsterdam moves the goal of affordable housing forward and I strongly support it.

Sincerely,
Jamsheed Siyar
NYC District 7 resident



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Jane Arrendell [REDACTED]
Date Wed 3/4/2026 9:05 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

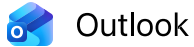
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Greetings,

I am a lifelong resident of the West Harlem community and I believe that what Hamilton Heights needs is more affordable housing for working families and seniors. That particular site has a more than average number of schools and I worry for our children's safety. Our community is being out with our neighbors relocating. Please consider adjustments to this project based on the community wellbeing.

Thank you,

Jane Arrendell



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Janet Koenig [REDACTED]
Date Wed 3/4/2026 6:49 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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As an Upper West Side long time resident, I would like to see more affordable housing built in upper Manhattan. At the same time, I would like to see small pockets of green vegetation areas to be near these new apartment buildings for the health and enjoyment of the new neighbors.

Sincerely,
Janet Koenig
[REDACTED]
New York, NY 10025



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Jean Fox [REDACTED]
Date Fri 3/6/2026 10:52 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I have not been following this project, but I celebrate it and fully, enthusiastically support it.

I am part owner and manager of a small rent-stabilized property on the UWS, and we know viscerally, for decades now, how difficult it is for people to find affordable housing anywhere in NYC. And it's gotten so much harder over the years. My son is 35, so I also watch the market from the young adults' perspective. It's ridiculous.

Thank you,
Jean Fox
10025



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Jennifer Ketay Brock [REDACTED]
Date Thu 3/5/2026 4:19 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Please, please do create more subsidized housing! Individuals and families of all ages need it desperately.

Thank you,

Jennifer Ketay Brock
[REDACTED]
New York, NY 10025



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Jenny Bennett [REDACTED]
Date Thu 3/5/2026 5:14 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Dear Councilmember Abreu & Committee,

I'm writing in support of the 1727 Amsterdam - Hilltop Apartments project, and its goals of supportive housing and affordable housing. I notice that 15% of the 199 units will be for residents of Community Board 9. I wonder how you're determining 'residency', especially for some of the supportive housing units for currently unhoused folks who may not have what constitutes an address. If an unhoused/ address-less New Yorker is living outside but generally inside the Community Board 9 area, I hope such a person would be considered a CB9 resident and get that priority. (Are we finding out what unhoused applicants consider to be their own neighborhood? If not, please ask them.) Furthermore, I hope the 15% reservation for CB9 residents can be adjusted upwards based on the applications. For example, if 40% of all the housing applications are from current CB9 residents, I think it would be appropriate that 40% of the units are awarded to CB9 folks. Can they be? I also hope every effort to mitigate the environmental impact of construction on the local blocks will be taken during the 4 years of building, always keeping in mind the families who already live on the blocks-- this building's neighbors. By this, I mean impactful sounds and debris should be kept within reasonable times and spaces. I offer this request because during construction of the fabulous Sugar Hill Project of affordable housing that includes the Museum of Art & Storytelling across the street from me, work-time variances/ extensions were granted during its construction that resulted in jackhammering 16-17 hours a day-- children in the elementary school across the street got that jarring noise and vibrations during their school day, and since most of them live in the blocks nearby, at home, too, until 11pm. This happened because of timelines with financing. I assume those deadlines were made with the excellent good intention to hurry the project along, but the impact of that intention was 16-17 hours a day of jackhammering, well beyond a healthy threshold: children who couldn't focus and get proper rest, folks who struggled to work from home, general jumpiness and negative impact. We eventually got them to stop the loud stuff at a reasonable hour after weeks of that effect, but I hope my contributing this warning can spare unintentional negative impact on the local blocks during construction of Hilltop Apartments, and improve the welcome such a great project deserves.

Thanks for your attention,
jb
Jenny Bennett (she/her)



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Jenny Bennett [REDACTED]
Date Thu 3/5/2026 5:28 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hello again,

When I sent my last letter earlier today, I did not yet realize Community Board 9 had not only rejected this proposal, but did so in the strongest possible terms and with great objection due to a lack of transparency, and a seemingly intentional choice to reduce community input. I was also not aware of the loss of health care services in the current space nor the reduction of overall space into too-few apartments. I particularly object to the project's characterization of the neighborhood as a 'slum'. I withdraw my previous letter (sent about 20 minutes ago) supporting this project, and regret that I didn't answer my emails from the bottom up. Regarding this project, please follow the deeply informed requests and advice of the Community Board.

Thanks,
jb
Jenny Bennett (she/her)

2/27/2026

Dear Council Members,

As a resident of supportive housing, I can say that having my own apartment restored my sense of dignity. Having a lease in my name and a door I can lock gives me pride and stability.

The services offered in supportive housing help residents maintain that stability while remaining part of the broader community. It is permanent housing that works.

I strongly encourage you to approve Hill Top Apartments so more people can live with the same dignity and security I now have.

Sincerely,

Jerry Mills

A handwritten signature in blue ink, appearing to read "Jerry Mills", written in a cursive style.



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Jessie Cadet Legros [REDACTED]
Date Thu 3/5/2026 8:28 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I support the idea of building affordable housing at that location. Every vacant building in the city means to be used for that purpose



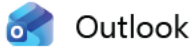
[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From JoAnn Davis [REDACTED]
Date Fri 3/6/2026 2:37 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I 100% support affordable housing which includes housing for families and supportive housing. I assume that supportive housing includes favoring those Americans with disabilities. Two thirds of the housing rental stock is market rate in nyc. We have a long way to go and we are not going to get there providing meager numbers of affordable units dominated by market rate units. The city has often provided lucrative development projects to developers which have bailed out loans from defaulting or non taxed commercial real estate in bundles but the pendulum has swung too far the other way and it is time that taxpayer dollars support families, individuals and seniors and allows rich in culture communities to develop and grow as stakeholders in the city we love.

Sincerely,
Jo-Ann Balzarini
Sent from my iPhone



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM).

From Jon Arancio <jarancio@wintecgroup.com>

Date Thu 3/5/2026 5:48 PM

To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hello,

I live and work at [REDACTED], within two blocks of 1727 Amsterdam Ave. My family and I have used the facility for years for dental care. The service is good, affordable and local. There are very few affordable options for dentists in this neighborhood. If the space needs to be reconfigured, we would expect that the Heritage Health practice would be allowed the space it needs in the new building or for the structure to remain as a healthcare facility.

Regards,

Jon Arancio
Wintec Group Inc.
[REDACTED]

<https://wintecgroup.com>

<https://calendly.com/jonarancio>

Maximizer Business Partner



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From John Marty [REDACTED]
Date Fri 3/6/2026 9:01 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Dear Members of the City Council,

I am writing to express serious concern about the ongoing misrepresentation of the proposed project at 1727 Amsterdam Avenue by Council Member Shaun Abreu.

Council Member Abreu has repeatedly described this project as “affordable housing.” That characterization is inaccurate. The proposal is primarily a behavioral health supportive housing facility intended to serve residents with complex care needs, including individuals struggling with severe mental illness and substance use disorders. These are important issues that deserve thoughtful planning and appropriate placement, but describing the project simply as affordable housing misleads both the public and fellow policymakers about the nature and scale of what is being proposed.

Additionally, Council Member Abreu has referred to the site as a “long-neglected property.” This is also misleading. The site was not neglected until New York City Health and Hospitals vacated the building, leaving it empty. Prior to that decision, the building served the community. Characterizing the site as long abandoned distorts the facts and shifts responsibility away from the circumstances that created the vacancy in the first place.

Because the project has been inaccurately described by the very council member representing the district, letters submitted in support of the proposal from outside the immediate community must be viewed with caution. If those letters are based on the belief that the project is simply affordable housing on a neglected site, they are based on misinformation.

At a minimum, the residents of West Harlem deserve transparency and honesty about what is being proposed for their neighborhood. When a project is truly beneficial, it should be able to stand on the strength of its merits without requiring misleading descriptions to secure support.

The continued mischaracterization of this development raises troubling questions about why such inaccurate framing has been necessary. One cannot help but wonder why this project appears to be so important to Council Member Abreu that he would repeatedly mislabel it when communicating with the public.

Today’s deadline for written comments underscores the urgency of these concerns. The proposal for 1727 Amsterdam Avenue, as currently structured, does not meet the needs of the surrounding community.

For these reasons, I strongly urge the City Council to reject the 1727 Amsterdam proposal as presented.

Respectfully,
John Marty

Harlem resident and community member



[EXTERNAL] Re: Your voice needed!

From Johnny Jiron [REDACTED]
Date Wed 3/4/2026 7:01 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District7 <District7@council.nyc.gov>

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Dear Council Member Abreu,

Thank you for the opportunity to submit testimony regarding the proposal to develop deeply affordable housing in Upper Manhattan.

I strongly support this and any other initiative aimed at expanding access to affordable housing. It's the best way to ensure that our neighborhoods remain inclusive and accessible to families and individuals across a wide range of incomes.

There is also another building on 147th Street near the southeast corner of Amsterdam Avenue that as far as I know belongs to the city (I believe it's 472 W 147th Street). Many years ago, a fire occurred at this location, occupants were relocated and the building has remained empty ever since. It became an open toilet, nest of rats, and many other things.

It's time for the city to finally "recover" a property like that and repair it so it can serve as affordable housing for residents who are most at risk of displacement or housing instability.

Transforming underutilized public land into homes that people in our community can truly afford is a meaningful investment in the future of our city. I appreciate the efforts of your office, the City Council, and community partners in advancing this proposal.

Thank you for your leadership on this important issue.

Sincerely,

Johnny Jiron [REDACTED]

On Mar 4, 2026, at 5:30 PM, Shaun Abreu <district7@council.nyc.gov> wrote:



Dear Johnny,

Good news! We have a rare chance to bring more deeply affordable housing to Upper Manhattan, and the City Council is now accepting public testimony.

Over the past several months, we've been working through the details with Mayor Mamdani, Comptroller Mark Levine, and trusted community partners to turn a long-neglected public site into new homes for our neighbors.

The plan would create a mix of deeply affordable apartments and supportive housing, with many units set aside for families and individuals with incomes at or below 40% of the Area Median Income. That means a family of four earning under \$64,800 a year would qualify for a low rent.

If you support creating more affordable housing in our community, we'd love for you to say a few words. All of the in-person testimony provided at the City Council's hearing yesterday was positive, but we still need to hear from more folks. Submitting testimony over email takes just a couple of minutes, and every message helps show that our community believes in building homes that people can actually afford.

We can't do it without you, and our lower-income families are counting on you to speak up. The deadline is this Friday at noon, so be sure to weigh in ASAP!

Email your comments to: landusetestimony@council.nyc.gov

Subject line: Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

Thanks for helping move this project forward!

In service,
Shaun Abreu



District Office

500 West 141st Street
New York, NY 10031
Phone: 212-928-6814

Legislative Office

250 Broadway, Suite 1833
New York, NY 10007
Phone: 212-788-7007

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[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Joseph Galloway [REDACTED]
Date Wed 3/4/2026 11:52 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hello,

I am writing to express my opposition to this project. Harlem has an oversaturation of of supportive housing facilities compared to other sections of the city. NYC has a history for placing supportive housing facilities, homeless shelters, and transitional housing in abundance in one neighborhood. This is wrong and overly burdens the citizens of one neighborhood versus another.

The density of supportive housing in this location is inappropriate. Let's switch it. 120 affordable housing units and 79 supportive housing units.

I'd like to ask - would you like to live across the street from 120 supportive housing units?

Warm Regards,

Joseph R. Galloway, LMSW
Cell: [REDACTED]

"Do your little bit of good where you are; it's those little bits of good put together that overwhelm the world." - Desmond Tutu



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM).

From Joseph A Onorato [REDACTED]
Date Fri 3/6/2026 2:51 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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To Whom It May Concern,

I am against the proposed 1727 Amsterdam Project. Our community has been fighting this for months and months. Mr. Abreu our council member knows this. We want affordable housing on this plot of land.

Thank You,
Joseph A Onorato
Owner - [REDACTED]

Joseph A Onorato
[REDACTED]
New York, NY 10031
[REDACTED]



[EXTERNAL] I am against the 1727 Amsterdam Proposal

From Joseph A Onorato [REDACTED]
Date Fri 3/6/2026 2:45 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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To Whom It May Concern:

As a Hamilton Heights/West Harlem resident and voting constituent, I am **OPPOSED** to the proposed 1727 Amsterdam Avenue Supportive Housing Project, which will replace the existing health care center, eliminating the vital medical services currently provided there to our community and beyond. This project was planned without taking our needs and concerns into consideration or interface with our local Community Board (MCB9).

The 1727 Amsterdam project as proposed by Bowery Residents' Committee (BRC), the private company designated by HPD to develop and manage this replacement facility, will add 120 supportive housing units explicitly designated for NYC Health + Hospitals patients struggling with mental illness and substance abuse, thereby increasing the number of supportive housing units within the immediate vicinity **by more than a third**. The Hamilton Heights/West Harlem community already has far more than its fair share of such facilities. While we support people experiencing substance abuse and mental health issues, we believe that facilities to assist them must be equitably distributed throughout the entire city. Hamilton Heights/West Harlem is now both under-resourced and oversaturated.

Sadly, treatment facilities for substance abusers and the mentally ill add to the serious burden faced by local residents and law enforcement, including the attraction of more illegal drug traffickers seeking to prey on this vulnerable population. The immediate vicinity of 1727 Amsterdam Avenue already has a deadly history of gun violence in the past several years alone. There are roughly 20 schools with approximately 16,000 students within a half-mile, 10-block radius of this site, and The William Lynch School (M153) and P.S. 153, which house grades K-5 as well as 3-K and pre-K programs, are co-located directly across the street. Under current DOE expansion plans, that building is expected to also accommodate middle schoolers for a total enrollment of almost 1,000 students from three to thirteen-years-old. Therefore, 1727 Amsterdam Avenue would not be a safe or appropriate location for the substance abuse and mental health supportive housing project proposed by BRC.

Additionally, it is extremely important to note that the New York State Comptroller's Office, Division of State Government Accountability, issued a lengthy written report in 2019 detailing inadequate management and services by BRC while under contract to provide

homeless outreach services at Penn Station. CBS News summarized the report this way: "A scathing new report claims a homeless non-profit is doing next to nothing to actually help the homeless." This alone is sufficient reason to halt development and management of this project by BRC. I therefore strongly request that you support MCB9's resolution opposing the 1727 Amsterdam Avenue project that BRC has proposed, which passed by unanimous consent on June 15, 2023, with 43 members in attendance.

Our community urgently needs low-income housing for young families and seniors, as well as a sensitive and balanced development plan that will bring equitable economic opportunities, much-needed services, and necessary resources to our residents and businesses.

Enough is enough! I say NO to BRC's proposal for 1727 Amsterdam Avenue and am hereby emphatically asking you to support the needs and will of your Hamilton Heights/West Harlem constituents regarding this project, including the involvement of MCB9 and our community in the development of an alternative plan for this site.

Respectfully,

Joseph A Onorato - Homeowner

[REDACTED]

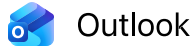
NYC 10031

Joseph A Onorato

[REDACTED]

New York, NY 10031

[REDACTED]



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

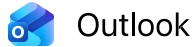
From Judi Bloch [REDACTED]
Date Wed 3/4/2026 9:32 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Our community is in desperate need of the new deeply affordable housing planned for 1727 Amsterdam Avenue.

New deeply affordable apartments should also be built on available and potential sites in other blocks in Councilman Abreu's district.

Sincerely,
Judith Rachel Bloch



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Judith Norell 
Date Wed 3/4/2026 5:59 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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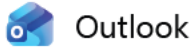
I urge the New York City Council to do everything in their power to push more affordable housing in our city. For too many years, we have left the real estate lobby price out the people who make our city function. Now we see our policeman and other city functionaries living in New Jersey because they can't afford to live here, the place where they work.

When I was growing up in the Bronx, Parkchester was a vibrant, affordable place to live. There should be so many more places like that where people can feel safe and not overwork themselves, two or three jobs, just to pay rent. In fact, it should be called "income based housing" hyphen, I heard this from a representative of one of my local nycha buildings.

Sincerely,

JudithNorell
10025

Sent from my iPhone



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Judith Tolkow [REDACTED]
Date Thu 3/5/2026 6:26 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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New York City needs more affordable housing! This is a good project and the city council should do what it can to help move it forward.

Judith Tolkow
[REDACTED]



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Judy Lasko [REDACTED]
Date Fri 3/6/2026 8:24 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Sent from my iPhone
I strongly urge you to support using that property for 100% affordable public housing.

Judith A Lasko
[REDACTED]
NY 10025



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From judy wood [REDACTED]

Date Thu 3/5/2026 4:05 PM

To Land Use Testimony <landusetestimony@council.nyc.gov>

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i support the efforts of Councilman shaun Abreu to develop and provide more affordable housing in our community.



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Karen Asner [REDACTED]

Date Thu 3/5/2026 9:21 PM

To Land Use Testimony <landusetestimony@council.nyc.gov>

Cc Speaker Menin <SpeakerMenin@council.nyc.gov>; majorityleader@council.nyc.gov <majorityleader@council.nyc.gov>; District9 <District9@council.nyc.gov>; District6 <District6@council.nyc.gov>; District1 <District1@council.nyc.gov>

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Dear City Council Subcommittee Members on Land Use:

I am a resident of Manhattan Community Board 9 and a long-time homeowner on Hamilton Terrace, and am writing to express my strong opposition and deep community concern regarding the proposed development at 1727 Amsterdam and requested UDAAP designation. This opposition is shared by most neighbors I have spoken with in Hamilton Heights.

First, the proposed development plan will cause grave harm to our community by displacing critical primary care and medical services provided by Heritage Health & Housing, the only non-school based Federally Qualified Health Center in our neighborhood. Although representatives of New York Health + Hospital Corporation (“HHC”) have recently suggested that Heritage wishes to move and will relocate in 2026, the facts plainly demonstrate otherwise: Heritage representatives have disputed this at the public hearings before the Community Board and City Planning Commission, and Heritage has been fighting the City’s attempted ejection of its occupancy in Court for at least two years. It is beyond appalling that the City has sued to eject critical medical services from our community! Nor does the October 8, 2025 Technical Memorandum filed by HPD adequately address these issues. Rather, HPD’s submission is legally deficient because the 2021 CEQR Technical Manual states that interrupting, reducing or eliminating existing services triggers a mandatory detailed analysis which has not been done. Moreover, deliberately interrupting, reducing and/or eliminating existing critical primary care and other medical services in our predominantly Black and Latino community – particularly at a time when the Trump Administration is gleefully destroying financial and government support to our low-income communities and health care generally – is unconscionable. Any proposed development should provide for continuing, uninterrupted services and return all existing medical services to any new building.

Second, given the City's acute shortage of affordable housing and the limited number of City-owned sites available for development of affordable housing, this location could and should support a materially larger number of affordable apartment units than is being proposed. The proposal is utterly contrary to everyone's goal of maximizing new affordable housing in New York City, and it is quite inexplicable that HPD is not seeking to maximize the footprint by upzoning (as proposed for years by Manhattan CB9 in its earlier resolution) or by utilizing the new Universal Affordability Preference created by the passage of the City of Yes for Housing Opportunity. Equally baffling is HPD's assertion that if changes are made to the existing proposal, the project will lose all financing and the site will not be redeveloped. That is simply not credible. The site is an extremely valuable, City-owned lot, and HPD knows full well that it can be changed and/or redeveloped in a variety of alternate ways, including as pure affordable/low-income housing.

Third, the plan to create a 120-unit facility to house homeless individuals experiencing severe mental illness and addiction is ill-conceived, is contrary to medical and social service best practices and will further exacerbate difficult existing conditions in the few blocks surrounding 1727 Amsterdam. As someone with immediate family members diagnosed with severe mental illness, I am intimately familiar with the challenges of supporting someone living with these day-to-day challenges and have no desire or intent whatsoever to stigmatize individuals who need help. This proposal however is, in essence, a psychiatric facility masquerading as supportive housing, but without the complex medical care team on site that can actually help stabilize and support such a large number of individuals needing serious help. At the Health and Environment Committee meeting of MCB9 on November 3, representatives for HPD and HHC finally for the first time acknowledged that there will not be a single licensed health care professional on site to support these proposed residents. Rather, they stated that the support model will consist of one caseworker per 15 individuals and that they would meet approximately once a month. At that meeting, HHC representatives also attempted to suggest that the 120 supportive housing units would not only house individuals with serious mental illness like bipolar disorder and schizophrenia. However, former Manhattan Borough President Mark Levine's own website makes crystal clear that this is the express purpose of this development. In addition, Captain Rose, formerly of the 30th Precinct, has explained that the existing conditions in the few blocks surrounding 1727 Amsterdam already include a concerning level of drug dealing and violence, including a number of murders in the past several years. Adding such a large, particularly vulnerable population at that particular location will make them, the other residents, the elementary school across the street and the surrounding community, all less safe as drug dealers will undoubtedly target this facility. In New York City, 8% of *all* overdose deaths in 2022 occurred in permanent supportive housing or single-room occupancies, far exceeding the share of the population in such housing. It is simply naive to believe that the same issues will not occur at this ill-conceived facility given the existing conditions.

Fourth, HPD's requested designation under the New York State Urban Development Action Area Act ("UDAA Act") is not appropriate as it is a clear misuse of the statute. As a lawyer, I have examined the legality of using the UDAA Act in this manner, and the plain language of the statute – which is intended to address blighted areas containing abandoned or foreclosed properties inherited by municipalities – makes clear that a UDAAP designation is not legal

for 1727 Amsterdam. There has been no finding by the appropriate governing body that the present status of the area “tends to impair or arrest the sound growth and development” of New York City, nor could there be. Rather, the area around the site is characterized by vibrant and well-maintained residential neighborhoods of “strongly established and varied character” as noted in the most recent rezoning plan. HPD cannot avoid this requirement by attempting to designate a single lot as a blighted area, especially when the City itself is solely responsible for the lack of maintenance on the existing building (which is only 50 years old). That should be the end of the inquiry. But in addition, HPD did not give “enterprises ... controlled by members of minorities ... a real and proper ability to participate” in this project as required. HPD chose not to have an RFP and instead selected BRC in 2019 based on a 2014 RFQ without affording any others – including those with existing ties to the Harlem community – a chance to bid on the project. Lastly, the property tax exemption afforded by the program and designation must be necessary to enable the project to be undertaken. Nothing in the materials that I have seen or heard discussed in testimony by HPD during the recent hearing demonstrates that this additional requirement has been met.

For these reasons, I respectfully request that this Subcommittee and the City Council oppose the current proposal to develop 1727 Amsterdam, oppose the requested UDAAP designation, and request that HPD develop a new proposal that addresses the serious concerns raised above.

Sincerely,

Karen M. Asner, Esq.
Resident of Hamilton Heights/MCB9



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Karlan Sick [REDACTED]

Date Thu 3/5/2026 6:16 PM

To Land Use Testimony <landusetestimony@council.nyc.gov>

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I believe it is necessary to build affordable housing if NYC is to endure.
Karlan Sick



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Kate Dwyer [REDACTED]

Date Thu 3/5/2026 2:53 PM

To Land Use Testimony <landusetestimony@council.nyc.gov>

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The residents of the West Harlem and Hamilton Heights communities are appalled and outraged at the progression of the BRC proposal to convert 1727 Amsterdam Avenue to another high profit "nonprofit" affordable housing facility catering to the low income and mentally disturbed. This proposal has been passed along from review entity to review entity with NO NOTICE TO THE COMMUNITY no notice to the Community Board, local residents groups, neighbors who will be significantly impacted by this change of use. The one community meeting which was demanded by the community resulted in a litany of problems with such facilities, and the overwhelming number of such facilities already blanketing this area.

The community needs affordable housing for working families who live here, NOT MORE behavioral health supportive housing facility serving residents with complex care needs.

Please reject this proposal and demand a better solution which balances communities' needs with the higher needs facilities citywide.

Thank you
Kate Dwyer
[REDACTED]
Manhattan



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Kathy Canto [REDACTED]
Date Wed 3/4/2026 8:36 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Good Evening

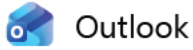
This is amazing ..much needed low-income housing..

Rentals are super expensive and not affordable. You must pay Rent maybe not have enough for food and other essential needs .S9 this is a great idea..

They should also make it easier for lower income to make it affordable to own your home. Have The American Dream .

Katherine Canto
Manhattanville houses
TA Vice President


Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From kayla@kaylaschwartz.com <[REDACTED]>
Date Thu 3/5/2026 7:38 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

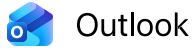
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attachment.pdf;

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I support building the affordable housing apartments at 1727 Amsterdam Avenue.

Thank you.

Michaela Schwartz
10025



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Kenneth Thomas [REDACTED]
Date Wed 3/4/2026 6:21 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I firmly support the creation of more affordable housing in the upper West Side.

Rev. Dr. Kenneth Thomas



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Kim Hamilton [REDACTED]**Date** Thu 3/5/2026 5:15 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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My name is Kim Hamilton, a 50 years resident of Manhattan Community Board 9 and stand with Board 9 in it's position to reject the 1727 Amsterdam Avenue land use changes. I was on a board with nurses and doctors and staff of City college when this facility was built and at a time when almost no healthcare facilities and supportive housing existed in my neighborhood. Now we are overrun with luxury housing and very few health facilities for an increasing number of families with low and middle income needs. This project will NOT SOLVE the needs of this neighborhood's population. I reject it!

Kim Hamilton

[REDACTED]
NYC 10031
[REDACTED]



[EXTERNAL] Support for Affordable Housing Project at 1727 Amsterdam

From Kim Whitener [REDACTED]
Date Thu 3/5/2026 1:19 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District7 <District7@council.nyc.gov>

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To Whom It May Concern:

I live in Manhattan Valley on 105th Street in an HDFC building. I work in the arts and have been blessed by the ability to afford to live here due to the vision of the City in the 1980s to turn City owned apartment buildings into affordable homes for low income owner/shareholders.

I greatly support Mayor Mamdani's vision now to build affordable housing for other New Yorkers on an expedited schedule. The need is tremendous, and the opportunity to create a mix of deeply affordable apartments and supportive housing, with units set aside for families and individuals at or below 40% AMI, absolutely cannot be passed up or delayed.

This Upper Manhattan community thrives on diversity of all kinds racial, ethnic, age, individual vs family, income status, and every other way we can think of. It is the true New York City. It also means that people of lower means have the opportunity to experience the full nature of our City in Manhattan.

This new housing complex at 1727 Amsterdam is imperative to show how it can be done and done expeditiously.

I wholeheartedly support this development.

Thank you,

Kim Whitener

Kim Whitener
[REDACTED]

New York, NY
[REDACTED]



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Kyle Sebastian [REDACTED] >
Date Fri 3/6/2026 11:59 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Consider this another endorsement for the building of affordable housing at the above -referenced address.

--

Sincerely,

Kyle Sebastian

From: [Lau Gallico](#)
To: [NYC Council Hearings](#)
Subject: [EXTERNAL] 1727 Amsterdam, NNY 10031
Date: Friday, March 6, 2026 6:31:31 AM

[REDACTED]

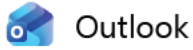
Hello hearing council,

I would like to request that there be a new hearing regarding the re-development project at 1727 Amsterdam. I would like the opportunity to attend a well advertised and organized meeting about what exactly will be build in the space. The reason I am so invested is because my daughters school is detector across the street from the proposed project and I also live very close to the site.

Please reschedule a local meeting for residents to review.

Thank you!

Lau Gallico
Sent from my iPhone



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Laura Bontrager [REDACTED]
Date Thu 3/5/2026 6:29 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

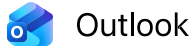
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Dear council members,

I'm writing as a long-time resident of New York City to express my support for this affordable housing proposal.

Thank you so much!

Best,
Laura Bontrager
[REDACTED]
New York, NY 10025
Sent from my iPhone



[EXTERNAL] 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

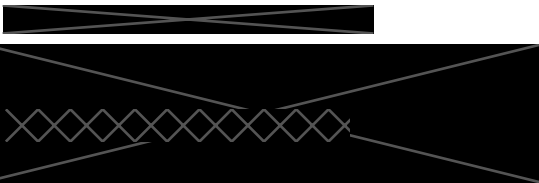
From Laura Dwight 
Date Wed 3/4/2026 7:39 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I was thrilled to hear that this project is being considered. Our neighborhood desperately needs truly affordable housing. We need to support the people that work so hard to survive in NYC. Please make 1727 Amsterdam – Hilltop Apartments (C 260071 HAM) a reality.

Laura Dwight

Laura Dwight Photography





Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Laura Koulish [REDACTED]
Date Thu 3/5/2026 10:10 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I am supporting the proposal for new affordable housing at 1727 Amsterdam Ave.
Our community need this 100% affordable housing opportunity.

Laura & Steve Koulish
[REDACTED]
New York, NY 10025
Sent from my iPhone



[EXTERNAL] Project ID: C 260071 HAM To: NYC City Council Land Use Committee / Manhattan Community Board 9

From Lawrence Fay [REDACTED]
Date Thu 3/5/2026 9:45 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Public Testimony: 1727 Amsterdam – Hilltop Apartments

Project ID: C 260071 HAM **To:** NYC City Council Land Use Committee / Manhattan Community Board 9

Introduction My name is **Lawrence Fay**, and I am a resident of the Upper West Side. I am writing to submit formal testimony regarding the Hilltop Apartments proposal (C 260071 HAM). While I have not been active in the social work field since the 1990s, my perspective on this project is deeply informed by my career as an **MSW** during a pivotal era in New York City's social history.

The Importance of Historical Context My position is shaped by my frontline experience in the late 1970s and 1980s:

- **1979–1980:** At **St. Luke's Day Treatment Center**, I worked directly with individuals living in the Upper West Side's SRO buildings during the height of the deinstitutionalization crisis.
- **Mid-1980s:** With the **Visiting Nurse Service (VNS)**, I worked within NYCHA developments, including **Queensbridge**, witnessing how high-density environments and care ratios directly impact the safety and "hospitality" of a building for its residents.

Statement of Position: Support with Conditions Based on these decades of observation, I offer my **Support with Conditions**. We must avoid the "warehousing" mistakes of the past. For Hilltop Apartments to be a sustainable, safe, and hospitable long-term living environment, the following condition must be met:

The 35% Threshold for High-Acuity Units The proportion of units dedicated to individuals with high-care mental health needs or those in drug rehabilitation **must not exceed 35% of the total building population**.

My experience has shown that when a building exceeds this concentration, the environment shifts from a "residential home" to a "quasi-facility." This over-concentration is unfair to the high-need tenants—who lose the benefit of a stable, mixed-neighbor environment—and it places an unsustainable burden on the surrounding West Harlem community. A ratio that prioritizes a 65% mix of seniors and low-income working families ensures a "natural support" system that fosters true stability.

Closing I urge the City Council to ensure that the tenant-mix for 1727 Amsterdam is codified to prevent the saturation issues I witnessed in the 1980s. Let us build housing that is designed for permanent success, not just immediate placement.

Sincerely,

Lawrence Fay, MSW



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From [REDACTED]
Date Thu 3/5/2026 9:56 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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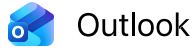
Hello,

As a resident of Upper Manhattan, I am writing regarding the plans for affordable housing at 1727 Amsterdam. I have read about this project and wanted to communicate my enthusiastic support for this plan, which helps create more affordable housing in my community. We are so in need of this project and MANY MORE like it! I think we should do our best to provide supportive housing as well, which this project aims to do.

I support the project at 1727 to move forward!

Thank you

Leila Carbonell



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From [REDACTED]
Date Thu 3/5/2026 10:49 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Please support this project in Hamilton Heights, we need more affordable housing in our city!

Leland Woodbury



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Linda Wine [REDACTED]
Date Wed 3/4/2026 6:21 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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As a resident of Morningside Heights since 1976, I have witnessed how our neighborhood, Inwood and Washington Heights have become increasingly unaffordable for most renters and for those interested in buying condo or co-op shares.

These areas have also become less diverse economically and ethnically, which is a real shame. One of the great virtues of raising our son in this neighborhood and sending him to public schools was his exposure to and friendships with kids from different social classes, home languages, and multicultural groups. This becomes harder to achieve without affordable housing.

As a result, I want to lend my voice to that of others in support of more affordable housing in our communities.

Many thanks,
Linda Wine



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From [REDACTED]
Date Wed 3/4/2026 5:51 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Dear People,

Our city desperately needs more affordable housing. My husband and I have lived in our rent-stabilized one-and-a-half bedroom apartment, where we raised our daughter, since 1987. Without the stabilized rent, we would have been forced to leave the city long ago, given the cost of market housing and child care. Now in our building at Park West Village, there are market-rate apartments with rents as high as \$7,000 a month, and this is in no way considered a luxury building. It is simply impossible mathematically for families to flourish here without policies that make it possible.

Please seriously consider the proposal to convert this public site into new homes.

Thank you,
Lisa Delisle

[REDACTED]
New York, NY 10025



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

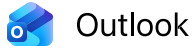
From Lisa Harrison [REDACTED]
Date Thu 3/5/2026 8:33 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I'm thrilled to hear about the project to build 100% affordable housing at 1727 Amsterdam Avenue. So often we hear developers brag about how their new building will provide affordable housing, and then discover that there are 6 affordable apts in a building of 100 apts.

We need more truly affordable buildings (i.e., 100%). I fully support the 1727 Amsterdam Ave project and hope there will be many more like it.

Thank you,
Lisa Harrison
NYC



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Lisa Vergara 
Date Thu 3/5/2026 8:50 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

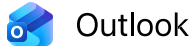
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I am writing to express my support for this plan to create affordable apartments and supportive housing. Insufficient affordable housing is one of the most important issues that NYC faces, and the sooner it starts getting solved, the better.

Respectfully submitted,

Lisa Vergara





[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Loray Hodge [REDACTED] >
Date Wed 3/4/2026 7:54 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hello, I'm an Section 8 Resident in Central Harlem, I have a transfer to move to another apartment, it's very hard to find another apartment, would be nice if developments can reach back to say something when u fill out applications, and not raise more what residents can afford.

Loray Hodge



Ny, 10030





Outlook

[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Luis Garcia [REDACTED]**Date** Thu 3/5/2026 2:24 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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Si necesitamos mas vivienda que podamos pagar las personas que estamos retirados porque ochenta por ciento de mi cheque se me va en renta y ya pensamos primero en la renta y no en comer, no es justo que despues de 45 años de trabajo que estaria mas relajado y ahora me siento mas estresado. Gracias



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From luisa ruiz [REDACTED]
Date Fri 3/6/2026 5:46 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Blessed day!

Honorable Council Member . Shon Abreu
A district7@council.nyc.gov
Luisa Ruiz supports this Proposal .

Respectfully Luisa Ruiz
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Outlook

[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From magda perez [REDACTED]**Date** Thu 3/5/2026 12:45 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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I'm supporting affordable apartments because I am an example of need. My husband hit by cancer by second time and I are retired from the city of New York, we are looking for affordable housing/apartment buildings there are too expensive for our incomes. I will appreciate any help about its. Thank in advance.
Sent from my iPhone



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Maggie Tauranac [REDACTED]
Date Fri 3/6/2026 11:21 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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To Whom It May Concern,

I am writing to express my full support for the development of affordable housing in Upper Manhattan. As a resident of this community for forty years, I have witnessed many neighbors being priced out of their homes and forced to leave.

Initiatives that enable lower-income families to remain in or return to our neighborhood are critical to sustaining the viability and spirit of our community.

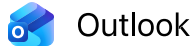
Sincerely,

Maggie Tauranac

--

Maggie Tauranac
Food Systems Strategist

[REDACTED]
she/her/they



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From [REDACTED]
Date Thu 3/5/2026 10:02 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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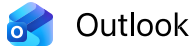
Housing in New York City is at a crisis point. A homeless man I talk to regularly and try to help by buying food, blankets, a hat, has been living on the street through the bitter cold, the snow and rain. The assistance he receives from strangers is, of course, not enough. What better way to get back stability than to have a warm room to live and sleep in. A shelter is temporary housing and many homeless will not go into a shelter. But a real apartment, no matter how small, creates home, and a chance for a new start. Permanent housing has been found to help many homeless people find connection, safety, and for many a job.

It is heartbreaking to see so many people in unhealthy, both physically and emotionally, living conditions. Especially when we have the means to provide the help that is needed.

Thanks,

Margaret Spier, Ph.D.
[REDACTED]

This message is intended only for the use of the Addressee and may contain information that is privileged and confidential. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please erase all copies of the message and its attachments and notify me immediately. Thank you.



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From mags3 [REDACTED]
Date Wed 3/4/2026 5:41 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Good evening,

I am certainly in favor of affordable housing. The cost of living in NYC is outrageous and all residents deserve a place here. This is what makes our City great!! It is my hope that a fair amount of units are provided for low income residents. The bottom line...we are all here..let's support one another!

Thank you,
Margo Hadley-Bell

Sent from my Galaxy



Outlook

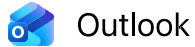
[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Maria Sanchez [REDACTED]**Date** Thu 3/5/2026 7:44 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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Hola me encanta que por fin se pueda dar ese proyecto de vivienda ya era hora habemos muchas persona con necesidad de vivienda pero el precio no podemos pagar gracia a todos por pensar en su comunidad

Enviado desde mi iPhone



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Mariel Serraty [REDACTED]
Date Thu 3/5/2026 12:13 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hi!

My name is Mariel Serraty and I am born and raised in this community over on 139th Street between Broadway and Riverside. I think it's so important for my community to have more deeply affordable housing opportunities!

I'll use myself as an example, to start off the affordable housing program has stopped being affordable at all. Before most income required was below \$70,000 and now the majority are over \$100,000 which a lot of the people searching for affordable housing do not make that amount. I personally am looking for an apartment that hopefully is near my parents (we still live here on 139th Street) and by having an affordable housing option/s in the community it would be amazing and hopefully I would be able to stay close to my parents and also have my own much needed solo space.

From experience, I know a lot of my friends from the area are in the same boat and it would be amazing to create more affordable housing for this community!

Thank you?



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Marilyn Weissman [REDACTED]**Date** Thu 3/5/2026 1:19 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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I have lived on West End Avenue in the mid 90's since 1977 and have seen very few affordable new apartments being built. I strongly support building more affordable housing in my neighborhood so that people like my children and grandchildren can live here.



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Mark Selden [REDACTED]
Date Thu 3/5/2026 7:41 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc [REDACTED]

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The 1727 Amsterdam-Hilltop Apartment (C260071 HAM) offers a superb opportunity for the City to expand 200 rent stabilized apartments. This is a prime example of what the Mamdani administration can do to assist low income households find affordable housing.

Mark Selden
[REDACTED]
NYC, NY 10025

Mark Selden

www.markselden.net

Founding Editor (2004-24), *The Asia-Pacific Journal* <http://apjjf.org>

Dying for an iPhone: Apple, Foxconn and the Lives of China's Workers. Haymarket Books 2020. Choice Academic Selection 2022.

A Chinese Rebel Beyond the Great Wall: The Cultural Revolution and Ethnic Pogrom in Inner Mongolia. University of Chicago Press 2023.



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Marlene Peralta 
Date Wed 3/4/2026 5:55 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hi,

Yes! Yes! Yes! Or neighborhood definitely needs affordable housing. My mom lived in this neighborhood since she came from the Dominican Republic, last year her rent became unbearable. As life does, shit happens and she had to stop working meanwhile raising 2 kids. After 2 years of researching and applying to multiple "affordable housing" buildings I managed to get her an apartment. But its not permanent housing. It's a program where grandparents can live with their grandchildren but only until they age out which is the age of 18. It's in the Bronx. It's a good program. Luckily we found it but my mom misses the neighborhood, the culture wishes she could come back but the rent is insane. And applying for affordable housing is a dud. They don't offer you an apartment unless you have a visible disability. My mom is raising an autistic child and that is not taken into consideration in the affordable housing application. So if this could happen that would be amazing and I can have my mom my niece and nephew close again.

Marlene Peralta





Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From mary beth kelly [REDACTED]**Date** Thu 3/5/2026 6:32 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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Yes!! To building affordable housing at 1727 Amsterdam. Our community badly needs this plan to be actualized.

Mary Beth Kelly
Constituent.



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From mary krieger [REDACTED]
Date Sat 3/7/2026 4:47 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I write in support of using the space at 1727 Amsterdam to build affordable housing. Our city badly needs such housing.

Mary Krieger
Sent from my iPhone



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From [REDACTED]
Date Thu 3/5/2026 10:12 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I am for affordable housing for all and since there is a site that has been long neglected, why not create new homes for our neighbors at a price where a family of four earning less than \$64,000 a year can qualify to live there?!!!

It is important to maintain diversity of people in neighborhoods so that we can cross cultural, economic, and racial barriers and continue to experience and learn that we humans are basically the same. This is a good reason New York is an attractive destination for people to work and live in.

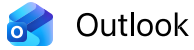
So let's pass this bill!

Sincerely,
Mei Mei Woo

Over the past several months, we've been working through the details with Mayor Mamdani, Comptroller Mark Levine, and trusted community partners to turn a long-neglected public site into new homes for our neighbors.

The plan would create a mix of deeply affordable apartments and supportive housing, with many units set aside for families and individuals with incomes at or below 40% of the Area Median Income. That means a family of four earning under \$64,800 a year would qualify for a low rent.

If you support creating more affordable housing in our community, we'd love for you to say a few words. All of the in-person testimony provided at the City Council's hearing yesterday was positive, but we still need to hear from more folks. Submitting testimony over email takes just a couple of minutes, and every message helps show that our community believes in building homes that people can actually afford.



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Mercedes German [REDACTED]
Date Wed 3/4/2026 7:20 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Los necesitamos las renta están muy cara no se puede vivir en NYC solo se trabaja para pagar renta



2/27/2026

Dear Council Members,

As a resident of Clyde Burton House supportive housing since March of 2023, I can say that having my own apartment restored my sense of dignity. Having a lease in my name and a door I can lock gives me pride and stability.

The services offered in supportive housing help residents maintain that stability while remaining part of the broader community. It is permanent housing that works.

I strongly encourage you to approve Hill Top Apartments so more people can live with the same dignity and security I now have.

Sincerely,

A handwritten signature in black ink that reads "Michael Banks". The signature is written in a cursive style.

Michael Banks
CBH Cab Representative

2/27/2026

Dear Members of the City Council,

I currently live in BRC/Sadiqua Khabir House, a supportive housing, and it has given me stability I did not have for a long time. Before moving into my apartment, I was in shelter and constantly worried about what would come next. Having a permanent lease and a place of my own changed that.

Supportive housing is not a shelter. It is real, permanent housing with services on-site to help residents stay stable and move forward. The structure and support have helped me focus on rebuilding my life.

I urge you to support Hill Top Apartments so others can have the same opportunity for stability and a true second chance.

Sincerely,

MICHAEL MITCHELL

Micheal



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Michael Termini [REDACTED]**Date** Thu 3/5/2026 6:10 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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I am a resident of the Upper west side.

I strongly support using 1727 Amsterdam Ave to affordable housing. We have an obligation to provide quality homes to the working poor, persons with disabilities, seniors, and the unhoused.

Michael Termini

127



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Milton Justice [REDACTED]**Date** Thu 3/5/2026 6:42 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>**Cc** District7 <District7@council.nyc.gov>

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There will be so many difficult decisions regarding the idea of affordable housing, but this one seems extremely logical. This is pretty much a wasted space in terms of its potential.

Please vote to turn the long-neglected public site at 1727 Amsterdam Avenue into 100% affordable housing.

Thank you.

Milton Justice



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From [REDACTED]
Date Fri 3/6/2026 5:41 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Dear Land Use Testimony Council Members,

As a longtime resident of Sugarhill (38 years), who lives around the corner at 1727 Amsterdam Avenue, I apologize for my delayed submission; I have been under the weather.

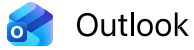
My community needs resources and many services, including affordable housing. At this location stand two major health centers Heritage Health (a FQHC) and Emma Bowen. Both of these centers provide critical services to our community. I see the lines of people who utilize these centers. As a former healthcare administrator, I have had the pleasure of partnering with both of these facilities to provide community services.

As we continue to discuss ensuring that these valuable health centers remain accessible to our residents, we also want to ensure there is more affordable housing. I know there is a concern that our community does not support "Supportive Housing." In fact, we have an abundance of supportive housing in our community. So, we are not against supportive housing. Instead, we want to ensure there is a fair distribution of supportive housing throughout the borough of Manhattan. I, along with my fellow community residents, would like to see more affordable housing. We know that stable housing leads to better health outcomes and sustainable employment.

Once again, I hope that my testimony can be included in the record. Thank you!

Sincerely,

Monique Hardin Cordero
Longtime Sugarhill resident



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Mordecai-Mark Mac Low <[REDACTED]>
Date Wed 3/4/2026 10:18 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I write in support of the position of my councilman, Shaun Abreu, in favor of the Hilltop Apartments project. Every move we can make towards increasing the housing supply yields important benefits to the city as a whole, allowing workers to help boost the economy and residents to find affordable housing.

Yours,

Mordecai-Mark Mac Low

--
Mordecai-Mark Mac Low (he/him)
[REDACTED]
New York, NY 10025





Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Nancy Villa Riggs [REDACTED]**Date** Thu 3/5/2026 11:09 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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Congressman,

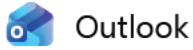
We definitely need more affordable housing.

So, yes, please make 1727 Amsterdam Hilltop Apartments affordable housing.

Thank you very much.

Nancy Villa Riggs

Sent from my iPhone



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Naomi Draper [REDACTED]
Date Thu 3/5/2026 7:10 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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To whom it may concern,

As a resident of the 7th congressional district who is fortunate enough to have secure housing, I wish to express my support for the above project which will give our lower income neighbors a much needed option for affordable housing in our community.

Sincerely,

Naomi Draper

Naomi Schaeffer Draper MSPT CFP
[REDACTED]
New York, NY 10025

[REDACTED]



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Nieveselis Herasme [REDACTED]
Date Fri 3/6/2026 9:21 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Good morning:

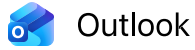
I would like to advocate for affordable housing in uptown Manhattan. I live with my kids and now my father who is a senior citizen. My rent is now \$2,090 which is more than 50% of my income. Thanks to the office of Shaw Abreu. We didn't become homeless. We struggle to pay the rent plus college tuition and medical expenses.

Thanks so much for your concern and I support Major Mamdani to advocate for the middle and low income family.

Sincerely

Nieveselis Herasme

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[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Nilbia Sencion [REDACTED]
Date Wed 3/4/2026 8:05 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Yes , I am agree with this , I need an apt just like that .thanks you



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Norman Mathews [REDACTED]**Date** Fri 3/6/2026 10:13 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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I live in Washington Heights in a rent-stabilized apartment, thus housing is not a problem for me. However, I fully support the building of affordable housing because so many are suffering in this high-rent climate.

Norman Mathews



Outlook

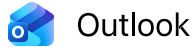
[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Oriana McGee [REDACTED]
Date Thu 3/5/2026 8:47 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hi, I am writing to support the conversion of these apartments completely to affordable housing.
Thank you.

Oriana McGee



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Paul Cremo [REDACTED]
Date Wed 3/4/2026 8:46 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I moved to NY C in 1987 when the population was more than a million fewer than it is today, and the median price of rent was \$395 a month. It was possible then for a young person just starting out to find an affordable room to rent , a sublet or a share with other young folks, whether in the East Village, or Washington Heights, or the outer boroughs. This is what enabled young dreamers—artists, writers, performers creators—who fueled NYC’a cultural life and economy, along with strivers in other fields, to live here, to “make it,” to survive and even thrive, growing and contributing in ever-larger ways to the life of the city. The housing shortage and crippling inflation have now made this nearly impossible, and the cost to our intellectual and cultural life is incalculable. We already lost one generation in the AIDS pandemic. We can’t afford to lose more talented young thinkers, creators and innovators. They need affordable housing, as do thousands of workers and families living on modest means. Support these new initiatives to bring more affordable housing to NYC, for the good of all of us.

[Sent from Yahoo Mail for iPhone](#)



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Philip feil [REDACTED]**Date** Thu 3/5/2026 8:16 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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The lack of affordable housing in NYC is an existential problem. If we don't want NYC to be a city only for the wealthy then we need to build affordable housing like the proposal for 1727 Amsterdam ave.

Sincerely,
Philip Feil

2/27/2026

Dear Council Members,

Living in BRC Home Plus supportive housing since 2006, has allowed me to feel safe and secure in my own home. I have my own apartment, and the building is professionally managed with staff available if support is needed.

This model works because it combines independence with accountability and services. It helps people remain housed, improves quality of life, and strengthens the surrounding community.

I respectfully ask you to approve the development of Hill Top Apartments so more New Yorkers can experience the safety and stability that supportive housing provides.

Respectfully,

Rachel Cummings (CAB Rep)

Rachel Cummings
A9S!



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Rafaela Espinal [REDACTED]**Date** Thu 3/5/2026 9:20 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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Las viviendas asequible son un hecho muy importante para todos los Neuyorkino que no tienen donde resguardar sus vida y la de los suyos, es lo mas importante que nuestras autoridades se ocupen de los mas necesitados y desvalidos



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Ralph Jackson MD <[REDACTED]>
Date Thu 3/5/2026 6:13 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Statement for the Record
Public Hearing on Redevelopment of 1727 Amsterdam Avenue
By Ralph K. Jackson, M.D., Board-Certified Ophthalmologist
Good evening.

My name is Ralph K. Jackson, M.D., a Board-Certified Ophthalmologist, and I have been privileged to serve the Harlem community for nearly four decades. Since 1986, my office at 1727 Amsterdam Avenue has been a trusted source of comprehensive eye care for thousands of residents in Upper Manhattan and beyond. I also had the honor of serving as a member of Community Board 9 for thirteen years, giving me a deep understanding of the needs, challenges, and priorities of this neighborhood. It is therefore especially meaningful to be here tonight, addressing a matter so closely tied to both my professional life and my years of community service. When I first opened my practice at 407 West 147th Street, it was in the lower level of a brownstone—patients entered through the basement and climbed a narrow staircase to reach the exam rooms. Among my early patients was Mrs. Emma L. Bowen, a visionary community leader whose compassion and commitment to Harlem families inspired so many. She recognized the importance of accessible medical care and personally invited me to relocate my practice to 1727 Amsterdam Avenue, where space was available on the third floor.

Following her invitation, I established the Jackson Center of Ophthalmology, investing in three fully equipped exam rooms and state-of-the-art ophthalmic instruments so Harlem residents could receive the same high-quality diagnostic and treatment technology available anywhere in the city. Over the years, I employed up to seven staff members, many from the local community, providing both medical care and meaningful employment.

When I opened my practice, the surrounding area was designated a physician-shortage area, underscoring the great need for accessible, high-quality eye care. For decades, my office has filled that gap—serving generations of families, from infants to seniors, with preventive care, vision correction, and treatment of medical and surgical eye disease.

I was also actively involved in the early discussions regarding the redevelopment of 1727 Amsterdam Avenue, participating in meetings alongside the Upper Manhattan Mental Health Center (now the Emma L. Bowen Community Service Center), Heritage Health & Housing, NYC Health + Hospitals, the Bowery Residents Committee (BRC), and Manhattan Borough President Mark Levine.

Like my colleagues at Bowen and Heritage, I understood the city's urgent housing needs but also recognized the vital importance of preserving healthcare services in Harlem.

In January 2024, Heritage Health & Housing invited me to join their organization and continue providing ophthalmologic care under their umbrella. After assessing real-estate values in the area, I realized that continuing independently would be financially unfeasible without support. I therefore accepted Heritage's offer and formally joined them in September 2024, ensuring the continuity of ophthalmology services for my long-established patient base.

As the community considers the redevelopment of 1727 Amsterdam Avenue, I strongly support Heritage's ongoing role and the continuation of healthcare services, including ophthalmology, within the new facility. This partnership ensures that the legacy of service begun by Emma Bowen—and carried forward by so many dedicated providers—will not only continue but flourish in a modern environment that meets the needs of Harlem residents for decades to come.

Thank you.

Ralph K. Jackson, M.D.

Board-Certified Ophthalmologist

Former Director, Jackson Center of Ophthalmology

Former Fellow, American College of Surgeons

Former Attending, New York Eye and Ear Infirmary

Former Attending, Harkness Eye Institute, Columbia University

Former Attending, Beth Israel Medical Center

Presently at Lenox Hill Hospital

1727 Amsterdam Avenue, New York, NY



Outlook

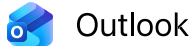
[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From 0912ramon [REDACTED]
Date Fri 3/6/2026 10:41 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I agree 100% with the project 1727 Amsterdam ave.

Enviado desde mi Galaxy



[EXTERNAL] Affordable Housing

From Randa Kirshbaum [REDACTED]
Date Wed 3/4/2026 6:07 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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As a long-time New Yorker, I know that some of the people who contribute most to the city are artists and musicians, who cannot afford to live here!

I have had my lease since 1978, and now receive the SCRIE benefit, so I'm ok, but so many others don't have these benefits.

Please, please do build more affordable housing for low-income New Yorkers!

Sincerely,
Randa Kirshbaum
freelance musician
[REDACTED]
New York NY 10025
[REDACTED] and WhatsApp



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Rhina Rodriguez [REDACTED]
Date Fri 3/6/2026 11:26 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Good morning,

As a senior, I think part of the plan to increase affordable and supportive housing specifically for seniors should be to do an inventory of existing housing and agencies. The process of serving the senior community needs to be more transparent, equitable and most importantly audited. Finding independent living for seniors in low income brackets outside of public housing is difficult. Adding inventory without addressing and updating the process and oversight will have less impact especially for local seniors who want to remain in living in their neighborhoods, The number of single seniors living below the poverty level has increased in the past decade. It will be beneficial if more centralized in person support is available.

Best

Rhina Rodriguez



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Rhonda Harrison [REDACTED]
Date Sun 3/8/2026 9:14 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Dear Land Use Committee Members:

We need affordable housing NOW! If 1727 Amsterdam Avenue has been lying vacant for years, then why not turn it into affordable housing?

I'm a person who allegedly makes "good money" in NYC, and rent is a struggle for me. I live at 3333c Broadway in NYC, and my landlord raised my rent close to 9%; and its hell trying to find a more affordable apartment in Manhattan. It simultaneously breaks my heart and makes me angry to think that I might have to leave Harlem and possibly NYC just to find an apartment. I was born and raised here. I was educated and work here.

I make too much money to be considered for 1727 Amsterdam Avenue; but I hope that my turn for rent relief is coming. Every New Yorker on EVERY level needs help. I believe that we need not just a rent freeze, but a rent rollback.

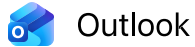
One thousand dollars should be shaved off the rent of EVERY New Yorker!

But we can start by turning 1727 Amsterdam Avenue into affordable housing.

Best,

Rhonda Harrison
[REDACTED]

NYC 10031



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Rita Legro [REDACTED]
Date Wed 3/4/2026 7:13 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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We need more affordable housing for people in NYC and subject location must serve in this advancement. It's better for societal wellbeing to ensure people are not displaced from their neighborhoods or homes and that people of all income levels can have safe and affordable housing for themselves and their family.

Rita Legro



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Rosa Martinez [REDACTED]

Date Thu 3/5/2026 6:12 PM

To Land Use Testimony <landusetestimony@council.nyc.gov>

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Can you please make 1727 Amsterdam a building for the low income people qho really need the rents to be lower ?I qould really appreciate it thankyou.



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From rosemary macmillan [REDACTED]

Date Thu 3/5/2026 7:58 AM

To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hello: My family and live on Riverside Drive and our monthly maintenance rises every year. It's an annoyance but the truth is we can afford to pay it. I cannot imagine the stress for a working family not to be able to come up with rent each month. The idea of mixed housing vis a vis income is an excellent concept and my only two cents worth would be to suggest that there be some opportunity in the plan for people to become eventual owners of their apartments. You do a good job, Sean, and I am quite satisfied that I voted for you. Rosemary MacMillan



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Daniel Pichinson [REDACTED]
Date Thu 3/5/2026 3:50 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Michael Fagan [REDACTED]

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To whom it may concern:

I am writing to express Ryan Health’s strong support for the proposed development of deeply affordable and supportive housing in Upper Manhattan and to encourage continued progress on this important initiative. We appreciate the work that has been done with key stakeholders along with Mayor Mamdani, Comptroller Mark Levine, and community partners, who have undertaken to transform a long-neglected public site into housing that will serve the needs of our neighbors. The proposed plan to create a mix of deeply affordable apartments and supportive housing—particularly units reserved for families and individuals earning at or below 40% of the Area Median Income—represents a meaningful step toward addressing one of the most significant challenges facing our community. For many families in Upper Manhattan, stable housing at an affordable rent is increasingly out of reach, yet it remains one of the most critical factors in determining long-term health and well-being.

At Ryan Health, our mission is to provide high-quality, compassionate, and comprehensive primary and preventive healthcare to the communities we serve, with a special commitment to individuals and families who have historically experienced barriers to care. Through decades of serving Upper Manhattan and surrounding neighborhoods, we have seen firsthand how housing stability is deeply intertwined with health outcomes. Patients who have safe, stable, and affordable housing are better able to manage chronic conditions, maintain consistent medical care, support their children’s development, and experience lower levels of stress and mental health strain.

Conversely, housing insecurity and overcrowding are closely linked to poorer health outcomes, including higher rates of chronic disease, increased emergency room utilization, behavioral health challenges, and barriers to preventive care. Addressing these social drivers of health is essential if we are to advance health equity and ensure that all communities—regardless of income—have the opportunity to live healthy and stable lives.

Investments in deeply affordable housing and supportive housing are therefore not only housing policy; they are health policy. By expanding access to stable homes for families earning lower income levels, this initiative will help strengthen community stability, improve health outcomes, and advance equity across Upper Manhattan.

Ryan Health strongly supports this effort and looks forward to opportunities to partner with the City, community organizations, and housing leaders in ways that integrate health and housing to better serve our shared community. Collaborative approaches that connect affordable housing with access to healthcare, supportive services, and community resources have the potential to create lasting and transformative benefits for the residents we collectively serve.

Thank you for your leadership on this important initiative and for your continued commitment to strengthening the health and well-being of our community.

Sincerely,

Daniel Pichinson

Daniel Pichinson, MBA

President & CEO

Pronouns: He, His

[REDACTED]
[REDACTED] | New York, New York 10025



Bottom of Form

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Thank you

March 3, 2026

New York City Council
Subcommittee on Landmarks, Public Sitings, Resiliency, and Dispositions
250 Broadway, 8th Floor
New York, NY 10007

Dear Council Members,

SAGE's National LGBTQ+ Elder Housing Initiative (NHI) is pleased to offer our strong support for the proposed Hill Top Apartments development at 1727 Amsterdam Ave. This project represents an important investment in permanent supportive and affordable housing that will serve New Yorkers with the greatest housing needs, including individuals exiting homelessness and those living on low incomes.

For more than 40 years, SAGE has worked to advance equity, dignity, and quality of life for LGBTQ+ older adults. Through our National Housing Initiative, established in 2015, we provide training, technical assistance, advocacy, and advise on best practices to expand affirming affordable housing opportunities for LGBTQ+ elders nationwide. We understand firsthand the barriers many older adults face in securing stable, safe, and affirming housing.

Supportive housing is not temporary shelter; it is permanent housing that provides structure, services, and community. Projects like Hill Top are essential to reduce homelessness, strengthen neighborhoods, and ensure that marginalized New Yorkers, including LGBTQ+ older adults, have access to housing where they are respected and affirmed.

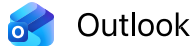
The development of 200 new apartments in an attractive, energy efficient building with comprehensive on-site services reflects a thoughtful approach to addressing these challenges. Notably, the building will also house a new dedicated space for the Emma L. Bowen Community Service Center, a community mental health provider with a long history delivering valuable programming on Amsterdam Avenue between 145th and 146th Streets.

The creation of permanent, professionally managed housing with on-site supportive services is a proven model for promoting long-term housing stability. We are encouraged by the development team's openness to fostering inclusive, affirming environments and their willingness to engage partners with expertise in serving vulnerable populations.

SAGE stands ready to serve as a resource as this development moves forward and respectfully urges the Council to approve the Hill Top Apartments proposal.

Sincerely,

Sherrill Wayland
Senior Director of Special Initiatives and Partnerships



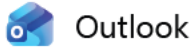
[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Santy Colon [REDACTED]
Date Wed 3/4/2026 6:13 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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It is so important to feel safe and comfortable in an apartment called your own. Having heat, hot water, and safety should not be a luxury. It should be the way that all people are supposed to live. We should all be afforded the ability to have this.
SANTY COLON

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[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From IEBG [REDACTED]
Date Thu 3/5/2026 6:48 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Hello

I'm writing in support of Hilltop Apartments (C 260071 HAM)

To me, nothing can be more important than having a safe, affordable, well run building to live in. It means most of all that a person can be free of the anxiety that they or their family will be put out on the street. I consider this a human right. The right to raise a family, build community and be able to afford decent shelter. NYC is long overdue in providing adequate affordable housing to the thousands in need. Please do the right thing and make the Hilltop Apartments a priority and shining example that NYC cares about affordable housing for all.

thank you,

Sharon Waskow

Leader

It's Easy Being Green
[REDACTED]

Twitter: @IEBGreenUWS

Instagram: @itseasybeinggreenuws

www.itseasybeinggreen.org

[Beyond Plastics](#) Affiliate

[BYO Container UWS US Reduces](#) member

Recipient 2023 Herman Sands Volunteer Award

given by [Bloomingdale Aging in Place](#)

An Upper West Side climate education and personal action group.

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." - Margaret Mead



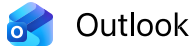
[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From S G [REDACTED]
Date Fri 3/6/2026 8:54 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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There is no greater need in this city than the need for affordable, TRULY affordable housing. I add my call to some many others for the creation of housing for my fellow citizens.

Sheila Greenberg



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Stephen Frizell [REDACTED]
Date Wed 3/4/2026 11:42 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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For me, as a longtime New York City resident who has seen how finding an affordable apartment in the City has become virtually impossible, there is no more urgent issue than to build new, affordable housing. Please move forward with the plan before the City Council to approve and start work on this vital housing project in Upper Manhattan. Let this be one step among many to bring back affordable housing to New York City.

Sincerely,

Stephen Frizell
[REDACTED]
New York, NY 10025



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From steve smith 
Date Wed 3/4/2026 7:52 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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Definitely need more affordable housing which in turn creates a need for retail, restaurants, and requires providing goods and services to sustain a community. All these create job opportunities to meet neighborhood needs. In short, housing of all kinds brings the need for community growth, jobs and increased city and state revenues. Where does one begin? With affordable housing. The rest begets itself through the daily needs of people (food, laundromats, libraries, schools, etc).

Hope this is clear!

Steve Smith



Sent from my iPhone



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Steven Kopstein 
Date Wed 3/4/2026 6:37 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District7 <District7@council.nyc.gov>

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Thank you for taking my testimony into account. I'm a neighbor, I live on 147th St. and Convent Avenue and I am highly supportive of this project. The building as it currently stands is a waste of space because it has a large unused plaza. It's also visually not good looking. There's a large parking garage in the basement which is unnecessary since you're a few blocks from major train lines and several key bus lines run right in front of this building. Cars should not be encouraged in any way in the neighborhood. I'm saying this as a car owner.

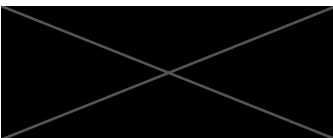
I've lived in the neighborhood since 2007 and never seen anyone in that plaza - it's just a huge waste of space. It collects garbage and debris.

The neighborhood desperately needs more affordable housing, and there are more than enough homeless people around who need social services. I would rather see them housed and having services that they need to hopefully improve their lives or at least stay off the streets.

The project as proposed will provide a large benefit to the neighborhood.

Every apartment that gets built is a step forward for New York City. Please approve this project and begin construction as soon as possible. I say "yes in my backyard".

Thank you very much,
Steven Kopstein





[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Sue Susman [REDACTED]
Date Thu 3/5/2026 3:48 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc Shaun Abreu <shaun.abreu@gmail.com>

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As president of the Central Park Gardens Tenants' Association, I submit this testimony in support of the Emma L. Bowen Community Service Center and affordable housing at 1727 Amsterdam, Hilltop Apartments (C260071 HAM).

As tenants in my building age, or find themselves struggling, the Emma L. Bowen Community Service Center has been a wonderful resource. The Bowen Center has helped several neighbors here immeasurably, including enabling them to keep their homes, stay at home, and manage difficult situations. So I strongly support the development of 1727 Amsterdam to include the Bowen Center and affordable, supportive, and senior housing. The residents of the proposed building can themselves benefit as we have from the Bowen Center's assistance.

I also strongly support it because District 7 desperately needs more affordable housing, more supportive housing, and more senior housing. My building is a former Mitchell-Lama, now primarily rent stabilized. Those of us living in this building for decades are lucky: we have affordable homes and a long-standing community. But as this neighborhood has gentrified over the past 50-plus years that I've lived here, it is clear that other long-term neighbors are not as lucky. Many of my sister seniors and many with disabilities are barely keeping their homes. I know one senior -- still working -- who just signed a lease elsewhere: she can no longer find an affordable apartment in this Council district.

We need more affordable housing of all types.

Crucially, where the land is public property, as at 1727 Amsterdam and at 150 West 100th Street (the Bloomingdale Library project), any development should be fully affordable. City-owned land is a scarce resource and should not be turned over to for-profit developers.

Sue Susman, president
Central Park Gardens Tenants' Association
[REDACTED]
New York, New York 10025



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

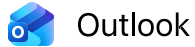
From Susan Calise [REDACTED]**Date** Thu 3/5/2026 6:10 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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As a community member and a constituent on the upper west side, I wholeheartedly support affordable housing. Housing costs within the five boroughs are out of control and unattainable for many people. Better options are needed. From personal experience, my own children who are in graduate and undergraduate programs are deeply concerned that they will not be able to afford to live in the city that they grew up in. I urge you to move forward with this project.

Susan Calise

Sent from my iPhone



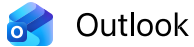
[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Susan McLaughlin [REDACTED]
Date Wed 3/4/2026 10:03 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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The lack of affordable housing in New York City is one of the biggest problems we need to solve in order to ensure we remain a functioning city in the future. Working people in NYC who do the critical jobs that support the health and welfare of all New Yorkers (ENTs, nurses and other hospital staff, fire fighters, police officers, sanitation workers, etc.) cannot afford to rent a home in the city they serve. This is not right or good for NYC. If we can't fix this problem, the city will decline over time. As a voter in Manhattan I ask that the City Council please do everything possible to support and advance the proposed creation of affordable housing at 1727 Amsterdam Avenue.

Thank you.
Susan McLaughlin



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From snt [REDACTED]
Date Wed 3/4/2026 8:50 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>
Cc District7 <District7@council.nyc.gov>

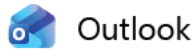
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As a resident of the Bloomingdale section of the Upper West Side, I'm writing in support of the affordable housing to be built at 1727 Amsterdam Avenue. The building seems to be exactly what we need more of in this city: a range of apartments for a range of residents, with supportive services on site. This combination not only provides housing for individuals and families too often limited by the ever-rising rental market but also helps furnish much-needed services to them and the wider community, all of which acts to stabilize and enhance the neighborhood. It will be a win for everybody!

Thank you for your attention -- and thank you in advance for your support of this much-needed project as well as the many people who will benefit from it.

Sincerely,
Sylvia Tomasch





[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Taj Siddiqi [REDACTED]
Date Thu 3/5/2026 7:31 PM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I fully support the above housing project.
Regards
Taj Siddiqi



February 27, 2026

Dear Council Members,

Living in supportive housing has allowed me to feel safe and secure in my own home. I have my own apartment, and the building is professionally managed with staff available if support is needed. This model works because it combines independence with accountability and services. It helps people remain housed, improves quality of life, and strengthens the surrounding community. I respectfully ask you to approve the development of Hill Top Apartments so more New Yorkers can experience the safety and stability that supportive housing provides.

Respectfully,

Thomas Trimm; [Signature]
CAB REPRESENTATIVE
FOR AVENUE D
GLASS FACTORY APARTMENTS

From: [Tony Dunoyer](#)
To: [NYC Council Hearings; Toro-Vaca, Omar](#)
Cc: [AskFarah; District9](#)
Subject: [EXTERNAL] Request For a New Hearing (1727 Amsterdam Ave)
Date: Friday, March 6, 2026 7:59:34 AM

Dear Councilmembers,

As one of the many homeowners in the neighborhood affected by the proposed development at **1727 Amsterdam Avenue**, I only learned (after the fact) that a hearing was held before the Zoning and Franchise Use Committee on Tuesday, March 3.

It is unfortunate, if not infuriating, that once again the constituents most directly affected by this project were effectively deprived of a voice in the process.

As a concerned constituent who has lived in my home on Convent Avenue for over 25 years, I respectfully but firmly ask that you reschedule a **NEW HEARING** on this matter so that residents of the neighborhood have a meaningful opportunity to be heard.

While this project may offer certain benefits, it also carries significant risks that must be carefully examined and responsibly mitigated. The long-term consequences of these decisions will be borne by the residents of the neighborhood, not by the developers.

Thank you for your attention and consideration.

Sincerely,

Tony Dunoyer
Owner, [REDACTED] Convent Avenue



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Torrie Byerson [REDACTED]

Date Thu 3/12/2026 1:51 PM

To Land Use Testimony <landusetestimony@council.nyc.gov>; District7 <District7@council.nyc.gov>

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[Yahoo Mail: Search, Organize, Conquer](#)



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From Tricia Chappell [REDACTED]
Date Thu 3/5/2026 5:49 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I moved here from Colorado to tach n nyc...every person here deserves decent housing. This speaks to how voters feel seen..what are we worth.. the working class, teachers, first responders pay the brunt of tax...we should bebenefiting from our money, not the wealthy that do not pay as much in tax.



[EXTERNAL] Testimony: 1727 Amsterdam – Hilltop Apartments (C 260071 HAM)

From Victor Collado [REDACTED]

Date Fri 3/6/2026 6:58 AM

To Land Use Testimony <landusetestimony@council.nyc.gov>

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GOOD MORNIG EVERYONE AND YES I THINK EVERYBODY NEED NEED HOUSING WHAT IS JUST MEANS JUSTICE HELP THE WIDOWS AND THE ORPHANS AND THOSE THAT CAN'T PAY A RENT SO SO HI THAT IS JUSTICE FOR THE POOR PAY RENTS SO HI WHY IS SOOO FREAKING HI THAT IS NOT JUSTICE THAT IS INJUSTICE SPECIAL FOR THE POOR AND I HOPE THE DEMOCRAT BECOME LIKE THE PARTY THAT WAS IN THE TIMES OF JFK FOLLOW UP ALOT OF INJUSTICE AROUND HERE SO GOOD BLESS YOU AND THE NAME OF JESUS CHRIST POWERFUL LORD AND THE ETERNAL LIFE ISAIAH CHAPTER 58 FOLLOW UP PLEASE SAVE YOU SELF AND YOUR FAMILY THANK YOU GOOD DAY BYE.



Outlook

[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartment (C 260071HAM)

From Victoria medina [REDACTED]**Date** Thu 3/5/2026 3:14 PM**To** Land Use Testimony <landusetestimony@council.nyc.gov>

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Good afternoon,

I, Victoria Medina, can see the necessity clearly that it is necessary to build housing for the community of scarce resources because we have a right to have affordable housing in the community.

Kind Regards,
Victoria Medina



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

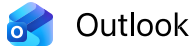
From Wanda Melendez [REDACTED]
Date Thu 3/5/2026 6:15 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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I am for low income housing being built as well as preserving Michelle Lama which is always at risk. We in the upper west side are at risk of becoming homeless after many years of living in a place we called home. As the elderly raised their children they live from check to check and unable to compete with the rising rents and maintenance fees. We need to preserve the upper west side and make it affordable again.

Thank you for your help in this matter.
Wanda Melendez

[Sent from AOL on Android](#)



[EXTERNAL] Testimony: 1727 Amsterdam - Hilltop Apartments (C 260071 HAM)

From CaLiLoV PUBG [REDACTED]
Date Thu 3/5/2026 5:03 AM
To Land Use Testimony <landusetestimony@council.nyc.gov>

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My name is Wilson Perez. I live at [REDACTED] 10031 Me as a father of three I struggle to make ends meet. I am disabled legally blind, any help with stabilize rent for our people with low income, can help. I thank Abreu for helping our community.