

Hill Top Apartments 1727 Amsterdam Ave

Application #: C260071HAM

**City Council Subcommittee of Landmarks,
Public Sitings, Resiliency, and Dispositions
Hearing**

March 3, 2026

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.



Figure 1. Ground-floor view of Emma L. Bowen Community Service Center. Think! Architecture & Design.

Location & Context

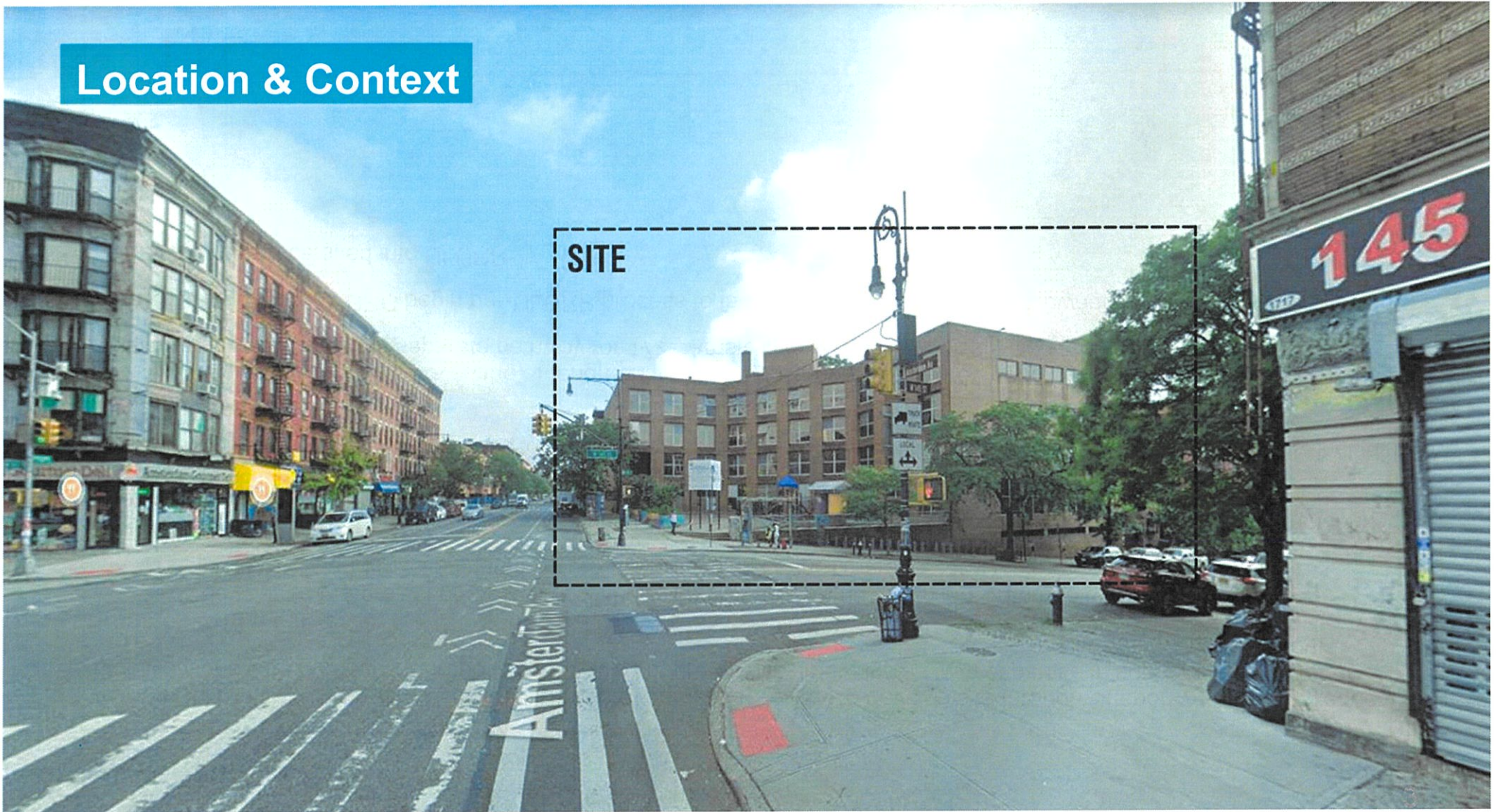


Figure 3. Street view of proposed development site. Google Maps.

Project History

- **August 2019:** HPD designated Bowery Residents' Committee (BRC) to develop site through Supportive Housing Request for Qualifications (RFQ), a call for proposals from a list of pre-qualified developers with expertise in supportive housing
- **Summer 2019 – Fall 2022:**
 - BRC developed the project proposal in collaboration with the Emma L. Bowen Community Center and HPD
 - NYC H+H, HPD, and BRC briefed the borough president, council member, and state reps
- **Fall 2022 – Summer 2025:** BRC began community outreach on the proposed project and met with CB 9 and community stakeholders eight times
- **Spring 2024:** NYC H+H began process to amend their operating agreement to include nine health care properties, including 1727 Amsterdam Avenue
- **Spring 2025:** City Council approved the amendment to NYC H+H's operating agreement for eight properties (excluding 1727 Amsterdam) necessitating a separate pathway for 1727 Amsterdam to facilitate disposition
- **Spring 2025:** HPD and BRC begin pre-ULURP process to facilitate the disposition of city-owned land for affordable housing
- **Fall 2025:** Project certified into ULURP

Bowery Residents' Committee

Bowery Residents' Committee (BRC) is a non-profit developer and social service provider with over 50 years of experience:

- Over 650 units of **supportive housing in Manhattan, Bronx, Brooklyn, and Queens & over 450 scattered-site supportive units around the City**

BRC's track record:

- BRC provided services to over 13,000 discrete individuals in over 30 programs throughout New York
- Nearly **7,000 clients successfully completed their programs in 2024** and moved forward to greater stability in health and housing
- Existing **Upper Manhattan programs** include an OMH-funded community residence at 149 West 132nd Street. In 2025, we opened a new Safe Haven at 21 East 115th Street, and opened a new women's residence at 10th Ave/212th St
- In Fall of 2024, we expanded to **1,100 units of permanent housing** (30% of BRC's programs)

Apartments at Landing Road BRC development opened in 2018



Figure 4. Apartment unit at BRC's Landing Road in the Bronx. BRC.

Hill Top Apartments Overview

- Demolition of existing 50-year-old structure **managed by Health + Hospitals** and **construction of a new nine-story mixed-use affordable housing building**
- **100% of the residential units will be affordable** to households earning **up to 60% Area Median Income ("AMI")** for **senior, senior supportive, supportive, and low-income households**
- On-site social services for housing tenants
- 24/7 staffing at front desk, well-lit exterior
- New 21,000 SF community facility space **dedicated for the Emma L. Bowen Community Service Center**
- Indoor and outdoor community spaces, including flexible multi-purpose community rooms, landscaped courtyard and terraces, and laundry facilities
- **Sustainable and resilient building**, including solar panels, generator, and highest standards of energy efficiency



Figure 5. Corner view rendering of the proposed development. Think! Architecture & Design.



Figure 6. Rendering of the proposed development as viewed from West 145th Street. Think! Architecture & Design.

Proposed Affordability & Unit Mix

The Proposed Project will include **200 residential units affordable to senior, senior supportive, supportive, and low-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.*

New Emma L. Bowen Community Service Center

Temporary Relocation

- Relocation took place in late February 2026, and cost of relocation paid by developer in a purpose-built space
- **520 West 135th Street** (CB 9 toured the temporary space)

BRC worked diligently with Emma L. Bowen Center staff for 16 months to design a purpose-built new space that will facilitate their programming

Proposed New Emma L. Bowen Community Service Center

- New three-story 21,000 SF community facility that incorporates best practices to effectively deliver services to adults, families, and children
- The Emma L. Bowen Center will **continue to offer all their current services** in a more efficiently designed space with a **comparable rental rate**
- Program highlights will include a therapeutic preschool, play and speech therapy programs, rainbow clubhouse, community food pantry, clinical support spaces, and space for administrative and board offices



Figure 7. Interior renderings of the new Emma L. Bowen Community Service Center. Think! Architecture & Design.

Community Benefits – A Project Rooted in Home

- Hill Top Apartments will deliver lasting benefits that help residents stay, thrive, and feel proud of the place they call home.
- **Permanent, affordable homes with rent stabilized leases** — not shelter or transitional housing — with **on-site support** for New Yorkers with disabilities, including seniors.
- Referrals through NYC’s coordinated entry system; Hill Top focuses on **DHS + NYC H+H clients**.
- **Services funded by the state and the city:** case management, 24/7 security, wraparound supports.
- Approximately **250 construction jobs** with a commitment to local hiring.
- **Up to 25 full-time permanent jobs on-site**, including case management, operations, and maintenance. Our standard practice includes local job fairs – targeted to CB 9 residents – and workforce development.
- Housing lottery workshops and application support for local residents.



Figure 8. Rendering of the proposed development's residential entrance. Think! Architecture & Design.

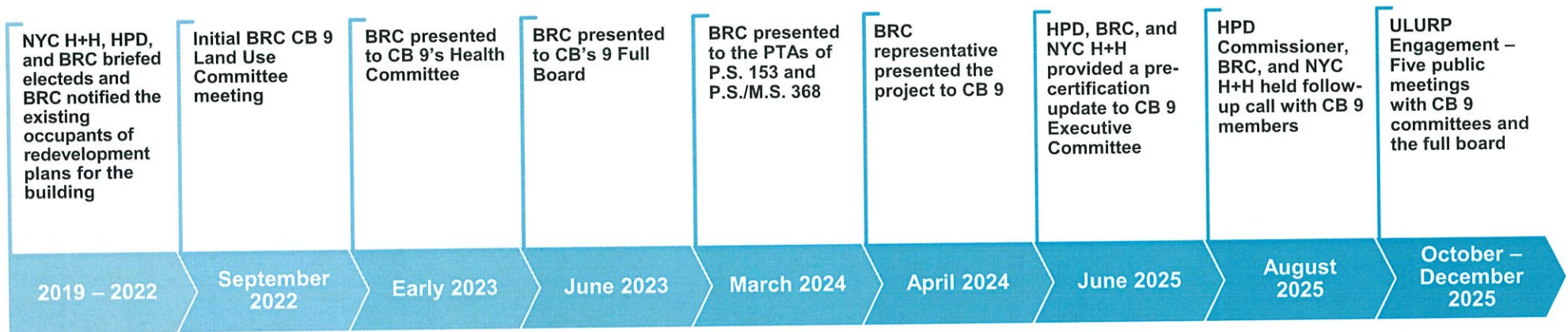


Figure 9. Rendering of the proposed development as viewed from West 145th Street. Think! Architecture & Design.

Thank you!
Questions?

Appendix

Elected & Community Outreach To-Date



- BRC has received **10 support letters** from local stakeholders and community organizations: Apex Building Group, Broadway Communities, Harlem United, Harlem Pride, Neighborhood Restore, Brotherhood Sister Sol, Callen-Lorde, SAGE, Homeward NYC, and Fortune Society.
- BRC has hosted and will continue to offer tours of existing developments to interested CB 9 and community members.
- BRC will continue ongoing engagement in keeping with BRC's Good Neighbor Policy.

Community Outreach Update

The following key comments were raised through BRC and HPD’s ULURP Engagement:

CB 9 concerns:	MBPO feedback:	CPC comments:
<ul style="list-style-type: none">• Lack of transparency in initial outreach process and designation• Too few family sized units• Need for more deeply affordable units• Ask for a rezoned, denser development with more units• Ask for more detail on supportive services• Preference for local hiring• Questions about the project's CEQR analysis	<ul style="list-style-type: none">• Ask for BRC to continue to engage and communicate with local stakeholders, including PS 153	<ul style="list-style-type: none">• Context on the community's concern about the lack of transparency• More information about relocation plans for existing healthcare facilities• Clarification about H+H's Operating Agreement• Definition of family-sized units• Proposed sustainability and resiliency measures

Community Outreach Update Cont.

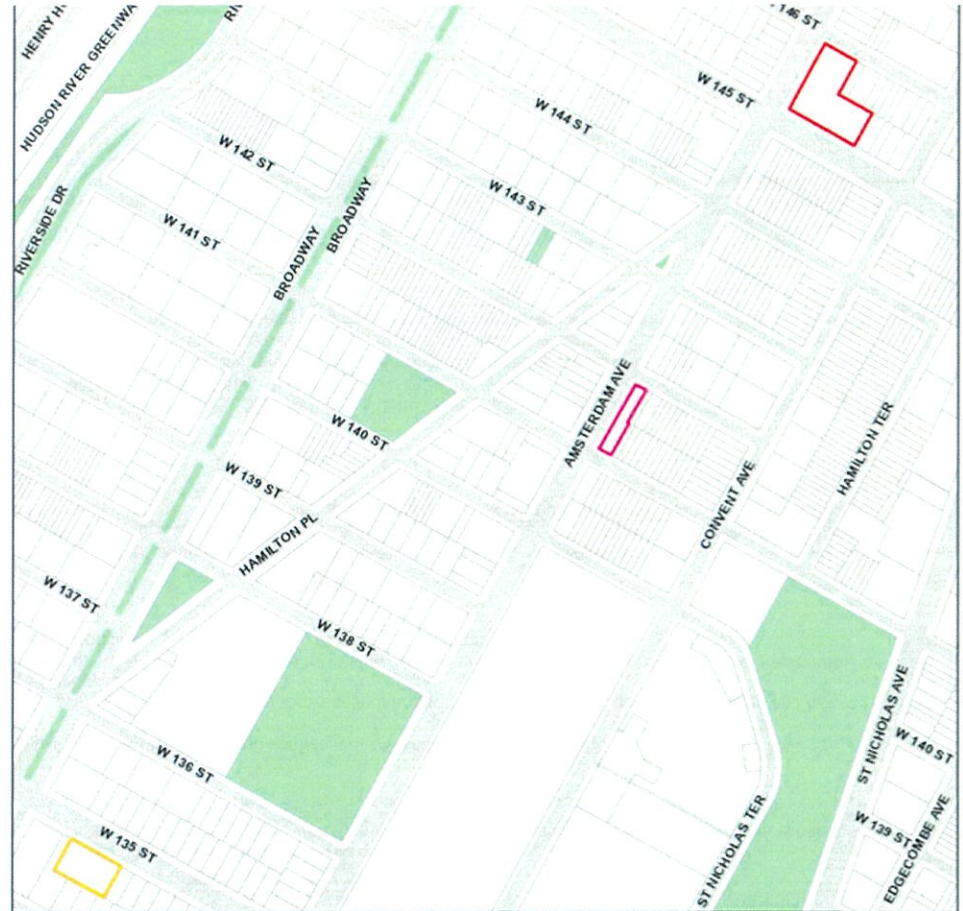
The following are actions taken already by BRC and HPD that address key comments raised during ULURP engagement:

Response to CB 9 concerns:	Response to MBPO feedback:	Response to CPC comments:
<ul style="list-style-type: none"> • Met with CB 9 eleven (11) times before and during ULURP process • Added more 40% AMI units overall by decreasing the number of 60% AMI units • Worked with CB 9 to provide clearer information about supportive services • Facilitated two tours for CB 9 members of BRC supportive housing • Committed to hosting local job fairs, in collaboration with CB 9 and CM Abreu's office • HPD issued a Tech Memo on 10/8/25 with updated environmental analysis 	<ul style="list-style-type: none"> • BRC presented to the school PTA in 2024, and has committed to presenting again to the PTA closer to construction and keeping permanent lines of communication open thereafter 	<ul style="list-style-type: none"> • HPD and BRC submitted a written response memo on 2/4/26 that addressed the Commission's questions and provided additional context




HPD and BRC **will continue to explore ways to address the community's feedback** to make this a **successful project.**

Community Facility Relocation

- **Emma L. Bowen Community Service Center:**
 - **Future Temporary Relocation:** 520 West 135th Street, approx. .5 miles from the site
 - **Future Permanent Location:** 1727 Amsterdam Avenue
- **Heritage Health Center:**
 - **Future Permanent Location:** 1649 Amsterdam Avenue, approx. .2 miles from the site



Legend

-  Development Site
-  Emma Bowen Center (Future Temporary Location)
-  Heritage Health Center (Future Permanent Location)

Social Service Plan

Medical and Behavioral Health Care Coordination:

- Case managers and healthcare navigator will assess resident medical and behavioral health; help navigate the healthcare system and liaise with health service providers to advocate for their needs
- Coordinate care to support continuity and improve health outcomes.
- Resident access to on-site direct health care services with a contracted provider to address any intensive medical needs

Benefits Enrollment:

- BRC will assist residents in obtaining SSI, nutrition assistance, Medicaid/Medicare and other government benefits and entitlements
- Entitlement assistance is basic element of each resident's case management, determining potential eligibilities and helping residents to complete all necessary documentation.
- Case managers will also help residents maintain benefits, helping ensure compliance with public assistance requirements or assisting in recertification processes.

Independent Living Skills Training:

- Key component to residents' Support services is independent living skills training to maintain self-sufficiency.
- Case managers will identify and discuss with residents all areas for life skills enhancement and set up individualized plans focusing on skills related to residential stability in housing, such as housekeeping, money management, laundry, nutrition and using public transportation.

Socialization & Support Opportunities:

- BRC will put in place regular programming to reduce isolation among residents and build a community of support among residents, tailored to preferences of the residents.
- BRC's existing housing programs activities commonly include recreational games, creative writing or art groups, movie nights, current event discussions, and health-related activities such as yoga and group exercises.
- Community meetings will be offered on a regular basis, providing residents with a venue in which they can discuss issues of concern as well as socialize with peers.

Other supportive services:

- Based on each individual's needs and goals, case managers will refer clients to other supportive services, such as medical care, mental health services, workforce development and educational opportunities. BRC maintains strong working relationships with over 100 other providers, ensuring our clients have access to extensive and individualized resources.

Social Service Staffing Plan

- **Program Service Support and Operations:**
 - **10 Desk clerks (2 per shift) – providing 24/7 security of residents and program staff; monitors front entrance and provide emergency response and crisis intervention**
 - Residence manager / Administrative Assistant - Facilitates administrative duties for the residential/leasing component of the building
- **Program Management**
 - Administrative: Vice President for housing services - Supervises BRC's residential programs
 - Program director - responsible for the overall operation of the program including resident services, budget, staffing, scheduling, physical plant and security.
 - Assistant director - oversees day-to-day operational activities of the facility, manages facility safety and maintenance activities, and supervises the operations and facilities teams.
- **Case Management**
 - Clinical Supervisor - direct supervision for case management staff, program reporting and quality assurance.
 - 8 Case Managers - responsible for all aspects of assigned caseloads of residents including assessments, referrals and coordination of care.
 - Healthcare Navigator - Assesses medical and behavioral health needs, and coordinates care
 - Activities Specialist - Coordinates support and socialization opportunities for residents
- **Facility Management and Maintenance**
 - Facilities Manager – oversees facility management and maintenance for various BRC Locations
 - Live in Superintendent
 - 3 Maintenance Workers
 - 4 Porters; 1 Porter/Drivers

Anticipated ULURP Timeline*

June 12th, 2025	Pre-Certification CB 9 project update
September 15th, 2025	ULURP Certification
60-Day Review (Sept - Nov 2025)	Community Board
30-Day Review (Nov - Dec 2025)	Borough President
60-Day Review (Dec 2025 - Feb 2026)	City Planning Commission
50-Day Review (Feb - Apr 2026)	City Council
Spring 2026*	Anticipated ULURP Completion

**Estimated timeline (dates subject to change)*

Neighbor-Centric Homes that Work

- **Permanent, affordable homes with rent stabilized leases** — not shelter or transitional housing — with **on-site support** for New Yorkers with disabilities
- Proven stability: **94% of BRC tenants remain housed, according to data**
- Referrals through NYC's coordinated entry system; Hill Top focuses on DHS + NYC H+H clients
- **Services funded by NYC's 15/15 Program:** case management, 24/7 security, wraparound supports
- BRC track record: 1,100+ units built, 500 more in pipeline
- More than a supportive housing model — it's a commitment to community-rooted living



Income Limits and Maximum Monthly Rents*

AMI	Maximum Income 2025* (1-6 Family Size)	Maximum Rent 2025 * (Studio to 3-Bedroom)	% of Units
Formerly Homeless Households	Referred by DHS No Higher Than 30% of Income		60%
40% AMI	\$45,360 - \$75,200	\$899 - \$1,558	17%
60% AMI	\$68,040 - \$112,800	\$1,385 - \$2,401	23%

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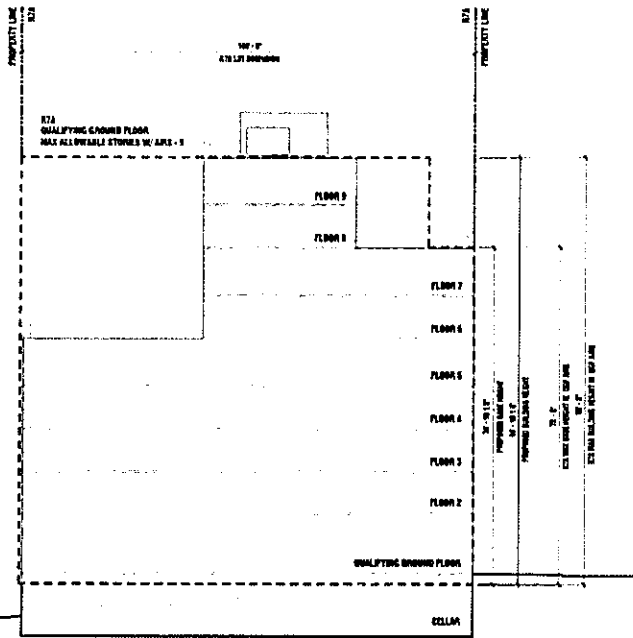
NYC's Need for Supportive Housing

- Housing Our Neighbors: A Blueprint for Housing and Homelessness (published in 2022) states **supportive housing is a city and statewide priority**
- In 2025, NYC H+H provided care to over approximately 71,000 patients experiencing homelessness, and over 50% were also Department of Homeless Services ("DHS") clients in the year. NYC H+H/Harlem Hospital provides care to over 5,000 patients experiencing homelessness.
- 1727 Amsterdam Avenue presents a unique opportunity to develop underutilized City-owned land with affordable and supportive housing along with new and improved health care space for the Emma L. Bowen Community Service Center.

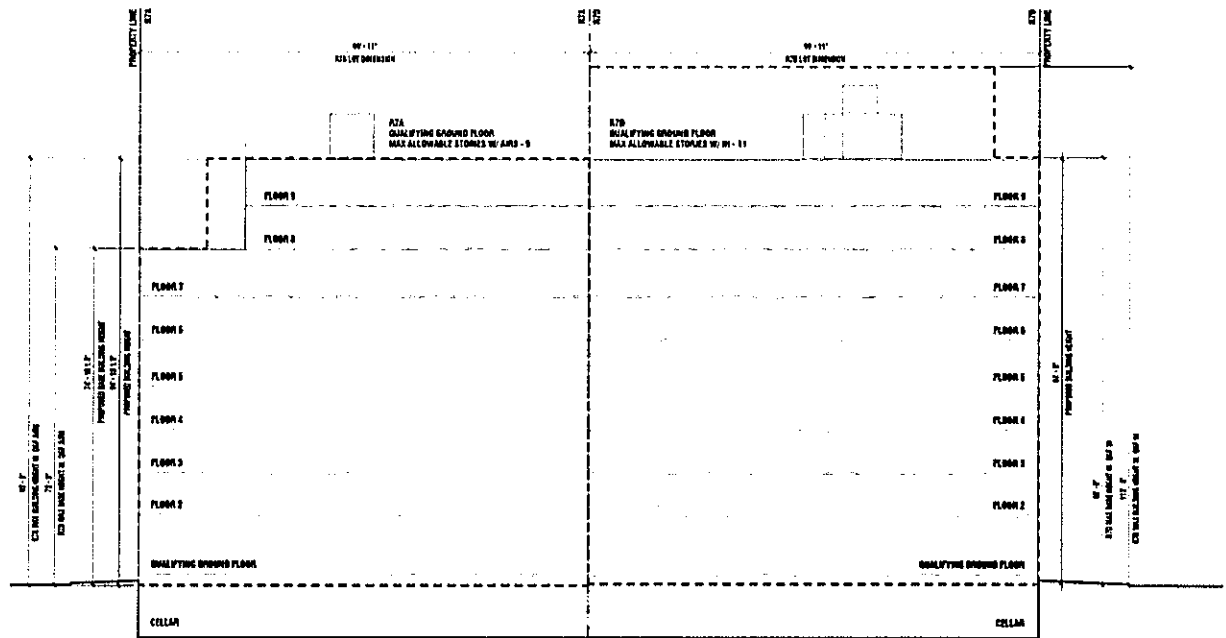








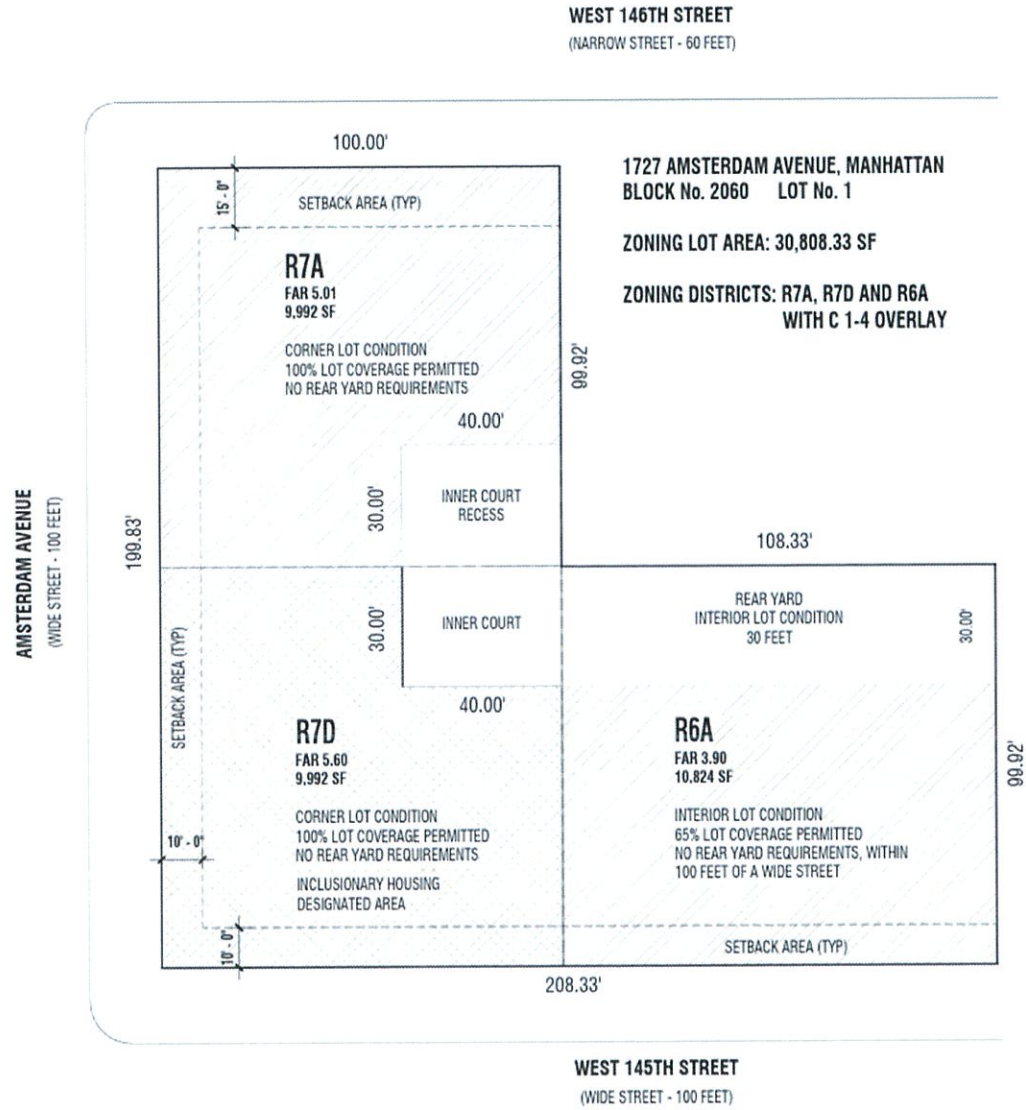
2 ZONING SECTION - NORTH / 146TH ST.
11P - 1-C



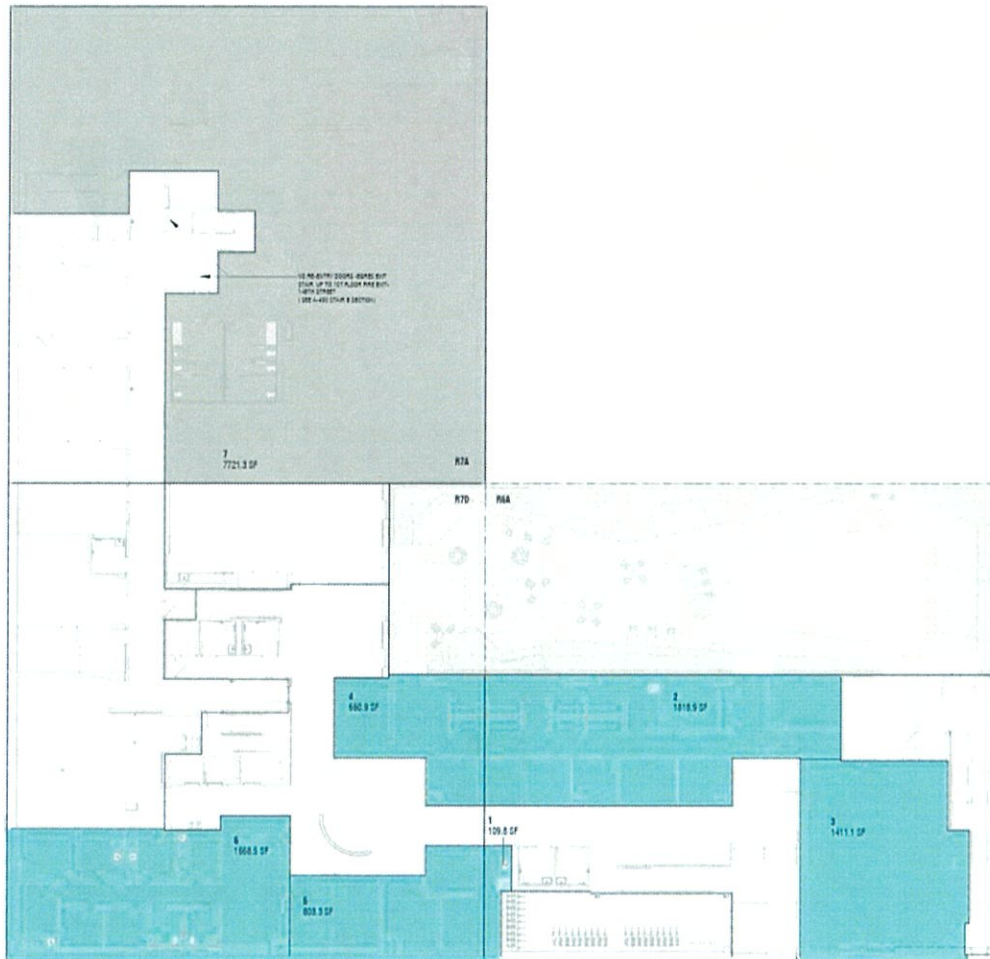
146TH STREET

4 ZONING SECTION - WEST / AMSTERDAM AVENUE
11P - 1-C

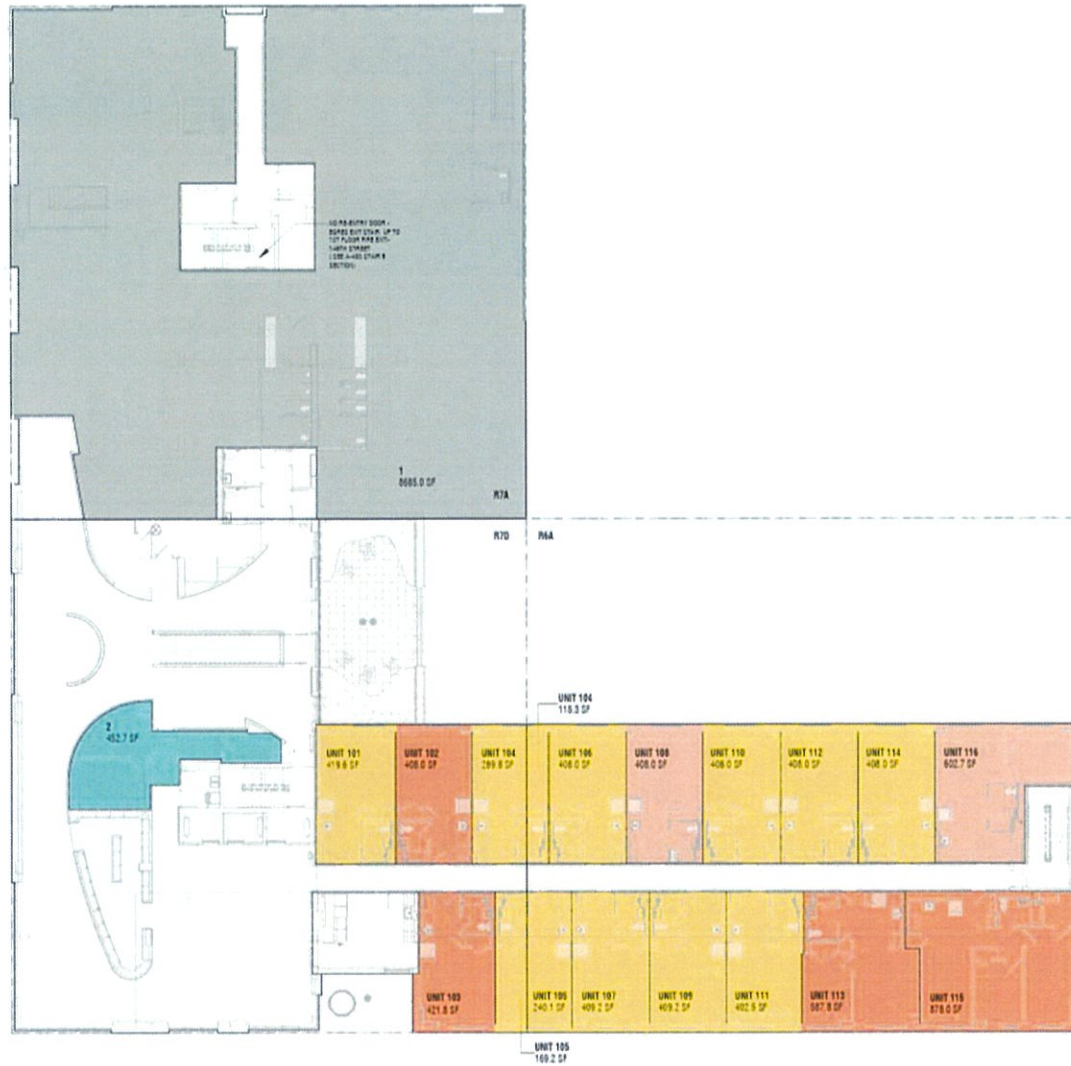
Site Plan



Cellar



1st Floor



Typical Floor 3rd Floor

