

# Carmen Villegas Apartments Senior Housing

Application #:  
C250149PPM; C250150PQM; C250148ZMM; N250147ZRM

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

June 12, 2025

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



# Introduction to Development Site

**LOCATION:** 100 East 111th Street – *Existing parking lot of the privately-owned Casita Park Housing for the Elderly*

**APPLICANT:** NYC HPD, Ascendant Neighborhood Development, Xylem Projects, Urban Builders Collaborative

**DEVELOPMENT TEAM:** Ascendant Neighborhood Development, Xylem Projects, Urban Builders Collaborative

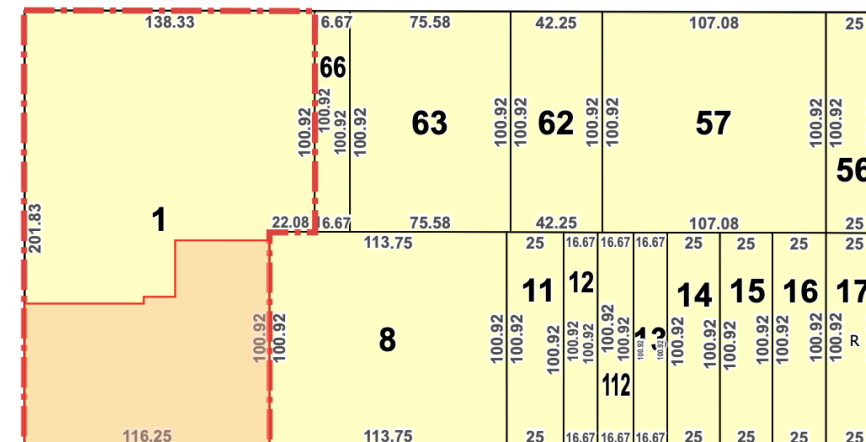
**ULURP CERTIFICATION:** 02/03/2025

## PROPOSED PROJECT:

**One new 28-story residential building** with approximately 210 affordable senior housing units, plus one superintendent's unit, to be developed under HPD's Senior Affordable Rental Apartments (SARA) Program.

CARMEN VILLEGAS APARTMENTS - SENIOR HOUSING

1639



PARK AVE

1637



# Location & Context





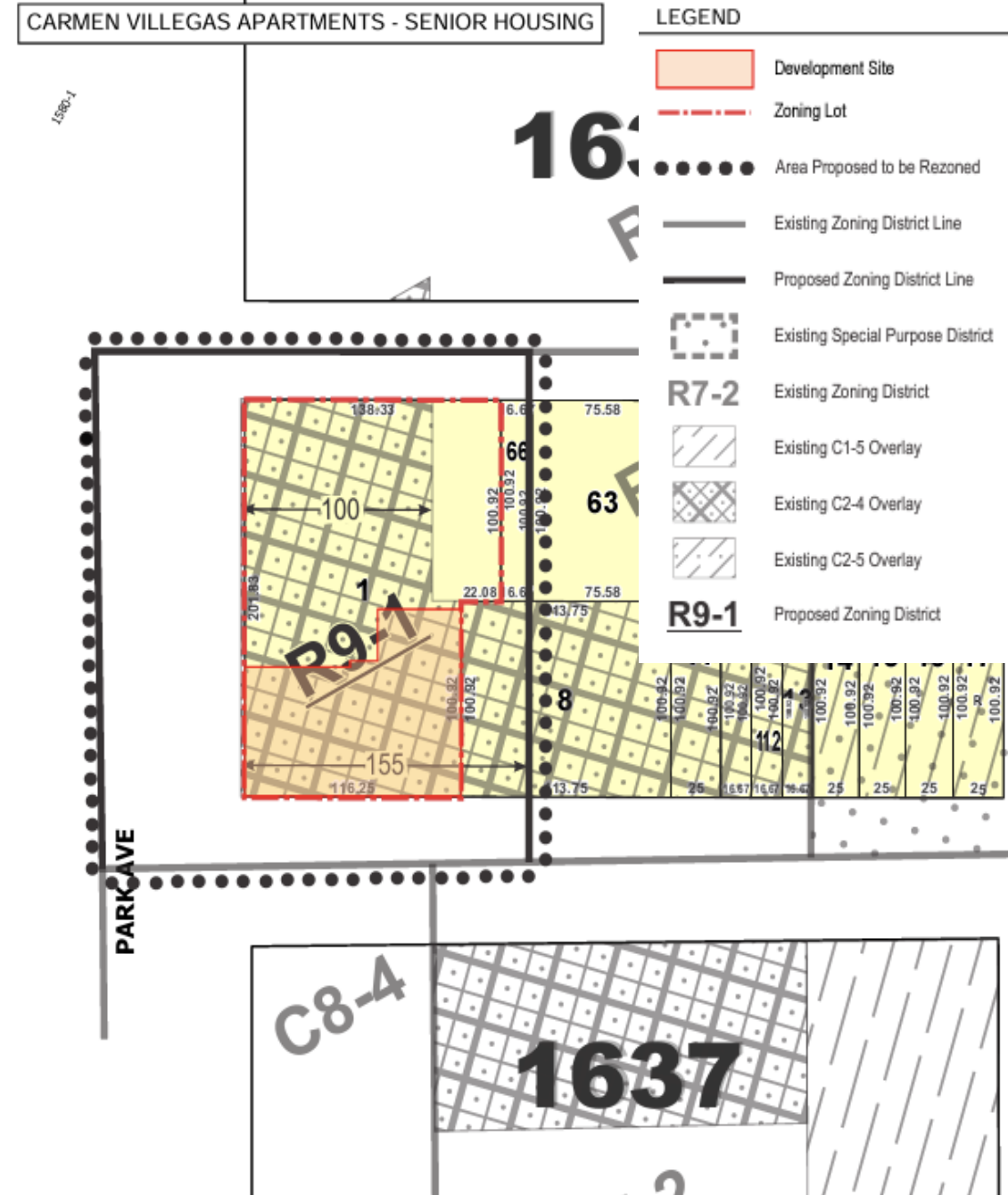
# Proposed Land Use Actions

HPD proposes the following actions:

- [Acquisition](#) of previously City-owned property by the City (Block 1638, p/o Lot 1, the "Development Site")
- [Disposition](#) of the Development Site

Ascendant Neighborhood Development, Xylem Projects, and the Urban Builders Collaborative propose:

- [Zoning Map Amendment \(ZM\)](#) to change the R7-2 and R7B districts to an **R9-1 district** in the Rezoning Area
- [Zoning Text Amendment \(ZR\)](#) to map the Rezoning Area as a Mandatory Inclusionary Housing ("MIH") Area



# Carmen Villegas: Champion of East Harlem

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## Carmen Villegas (1954 - 2012)

- Carmen Villegas was a tenacious East Harlem activist, former CB11 member, and former Ascendant Board Chairperson who tirelessly fought for her community.
- Carmen was a leader in battling issues such as displacement, gentrification, HIV/AIDS, and also worked to save her church, Our Lady Queen of Angels.
- The Carmen Villegas Apartments (CVA) project is named in her memory as a testament to the East Harlem's vibrancy and resiliency.
- The building's east facade will feature artwork that honors Carmen Villegas, ensuring her legacy continues to shine.



Photo via DNA-Info.com



# Project Overview

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**One 28-story elevator building** with approximately **210 affordable rental units for seniors** and one superintendent's unit, including the following spaces:

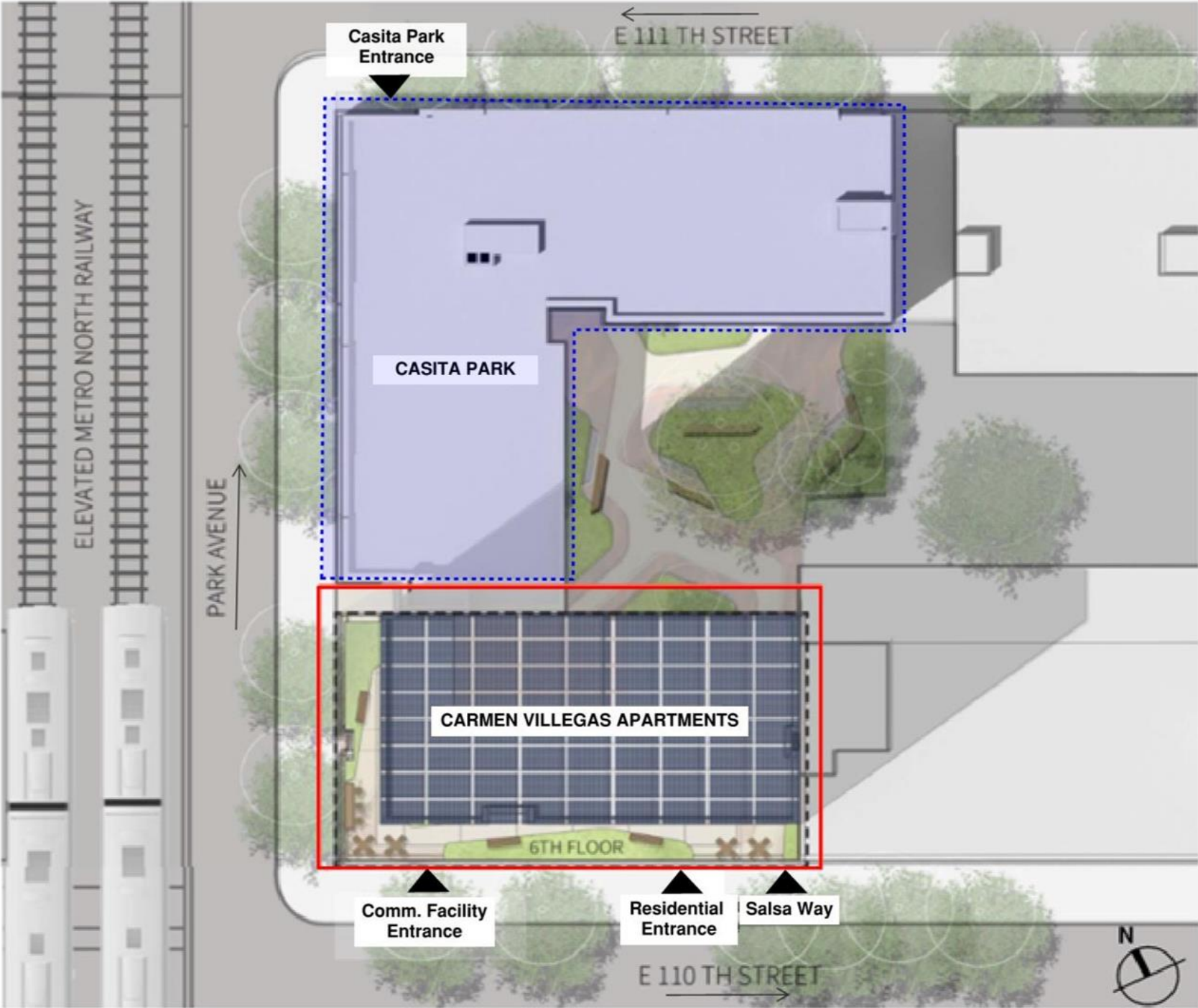
- 2,012 SF of indoor amenity space including a common laundry room, exercise room, community room, and computer room for the residents.
- 2,823 SF of outdoor amenity space, including a private courtyard and Salsa Way corridor for residents.
- 7,138 SF of community facility space proposed to be rented to SAGE, an advocacy organization for LGBTQ+ elders

**Sustainably designed** with passive house principles, solar arrays, and geothermal energy to mitigate environmental impacts

**Flood resilient** to ensure seniors are protected against coastal storms or other major flood events



# Site Plan



**ASCENDANT**  
NEIGHBORHOOD DEVELOPMENT

**XYLEM**  
PROJECTS

**URBAN**  
BUILDERS  
COLLABORATIVE

**NYC** Department of  
Housing Preservation  
& Development

# Proposed Unit Mix & Affordability\*

The Proposed Project will include approximately **210 residential units\* affordable to senior households**, in which at least one person is 62 years or older\*\*, with **incomes up to 50% of AMI** developed under HPD's **Senior Affordable Rental Apartments (SARA) Program**.

Unit Type	Formerly Homeless Households	0-50% AMI	Super's Unit	Total	% Units by Unit Type
Studio	49	109		158	75%
1 BR	14	38	1	53	25%
2 BR	0	0		0	0%
3 BR	0	0		0	0%
<b>Total</b>	<b>63</b>	<b>147</b>	<b>1</b>	<b>211</b>	<b>100%</b>
<b>% Units by AMI</b>	<b>30%</b>	<b>70%</b>		<b>100%</b>	



# Income Limits and Maximum Monthly Rents

The Proposed Project will utilize **Section 8 Project-Based Vouchers (PBVs)**. Eligible tenants can apply through Housing Connect and PBVs will guarantee that **tenants' rents are capped at no higher than 30% of their income**.

AMI	Maximum Income* (1 / 2 Family Size)	Maximum Rent * (Studio to 1-Bedroom)	% of Units
Formerly Homeless Households	Referred by DHS	No Higher Than 30% of Income	30%
0-50% AMI	\$56,700 / \$64,800	No Higher Than 30% of Income	70%

*\* 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.*

# Community Facility

## SAGE Services for Senior Affordable Housing

- **On-site SAGE Center:** Offers programs and services inclusive to LGBTQ+ seniors and the wider community, fostering socialization, health & wellness, lifelong learning, and practical assistance.
- **Comprehensive Support:** Provides case management, resident services coordination, and referrals to address diverse needs, including housing stabilization and access to healthcare.
- **Strong Partnerships:** Collaborates closely with property management to ensure resident well-being and promote a safe and inclusive community.
- **Focus on Wellness:** Employs a Whole-Person Wellness Model to support residents' overall well-being.

### Key Goals:

- **Housing Stability:** Prevent evictions and support long-term housing stability.
- **Improved Well-being:** Enhance residents' quality of life and promote healthy aging.
- **Community Integration:** Foster a welcoming and inclusive environment where residents feel connected and supported

**sage** | Advocacy &  
Services for  
LGBTQ+ Elders  
**We refuse to be invisible®**





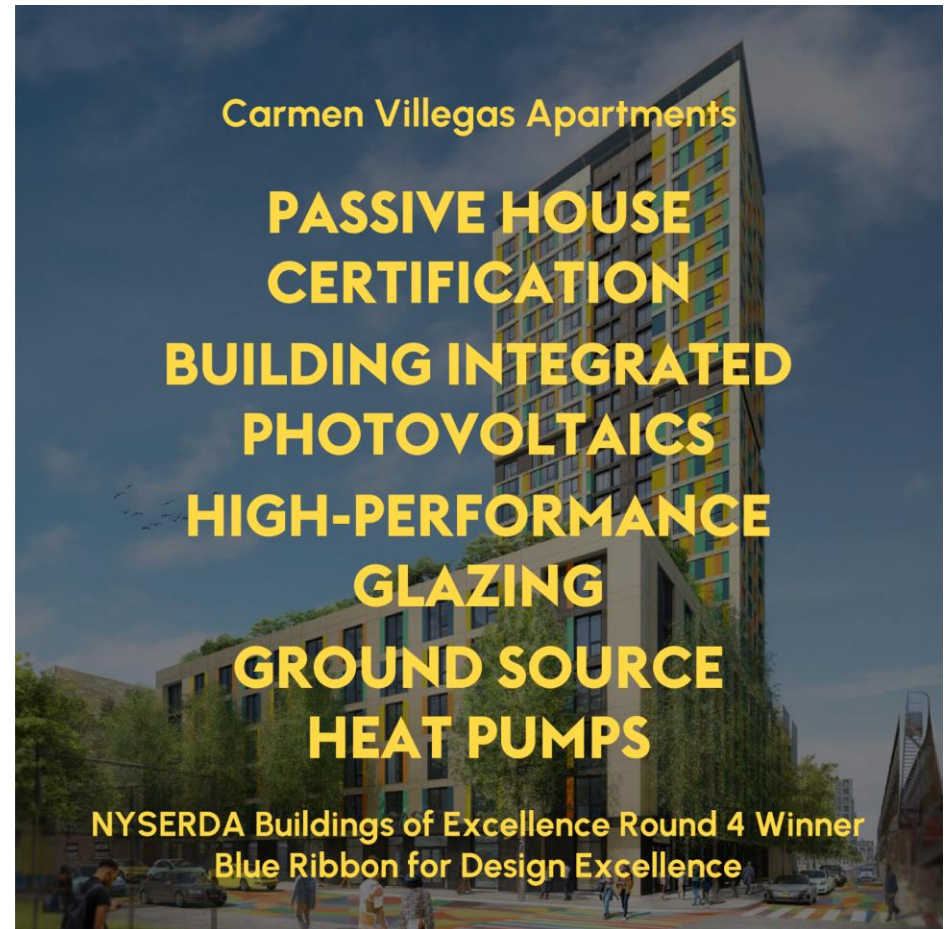
# Sustainability & Resiliency

**Sustainable Design:** To promote health and wellbeing of residents and minimize environmental impacts

- Enterprise Green Communities 2020 standards
- Pursuing Passive House certification (Phius Core 2021) with airtight construction to maintain interior temperature and air quality
- Solar arrays and geothermal energy for heating and cooling
- Received the NYSERDA 2024 Blue Ribbon for Design Excellence & the Buildings of Excellence Demonstration Award

**Flood Resilience:** To ensure senior residents are protected against sea-level rise and coastal storms in a flood zone

- Elevating critical mechanical systems and the lobby with ramping above the sea level rise-adjusted Design Flood Elevation (DFE)
- Incorporating a subgrade stormwater detention tank







Thank You! Questions?



# Appendix

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# Project Team

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## Ascendant Neighborhood Development

- Ascendant Neighborhood Development has been dedicated to developing, rehabilitating, and preserving affordable and senior housing in East and Central Harlem for 36 years.
- The company's portfolio includes 28 buildings comprising 690 permanently-affordable rental apartments.
- Ascendant currently has 2,178 units in its development pipeline, which includes two NYCHA PACT projects.



## Xylem Projects

- Xylem Projects is a certified M/WBE with a mission-driven approach to real estate development, focused on creating thriving communities.
- The company is guided by four pillars: community enrichment, high-quality design, sustainability, and innovation.
- Xylem's founder, Nnenna Lynch, is a Harlem resident who began her development career in East Harlem.



## Urban Builders Collaborative

- UBC develops multifamily New York Tri-State area, with extensive experience in affordable housing, including LIHTC and projects with NYC's HDC and HPD.
- Structures joint ventures with other developers, specializing in public-private partnerships.
- UCB has completed 2,000+ units totaling more than \$715 million in development costs.
- Current pipeline of 770 units with total development costs exceeds \$550 million.



# Local Hiring

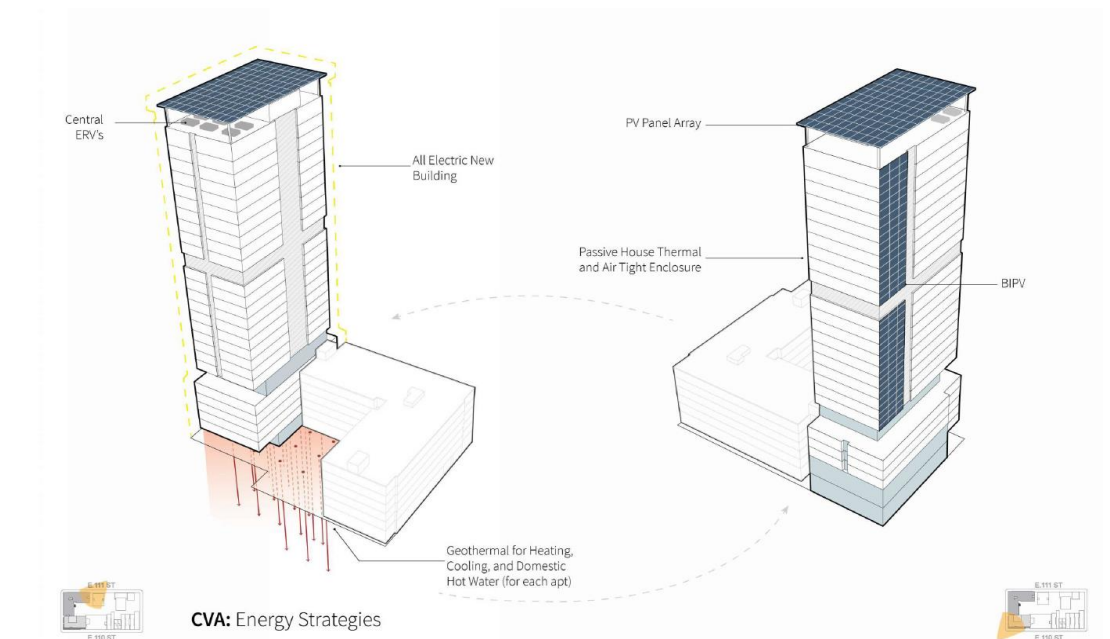
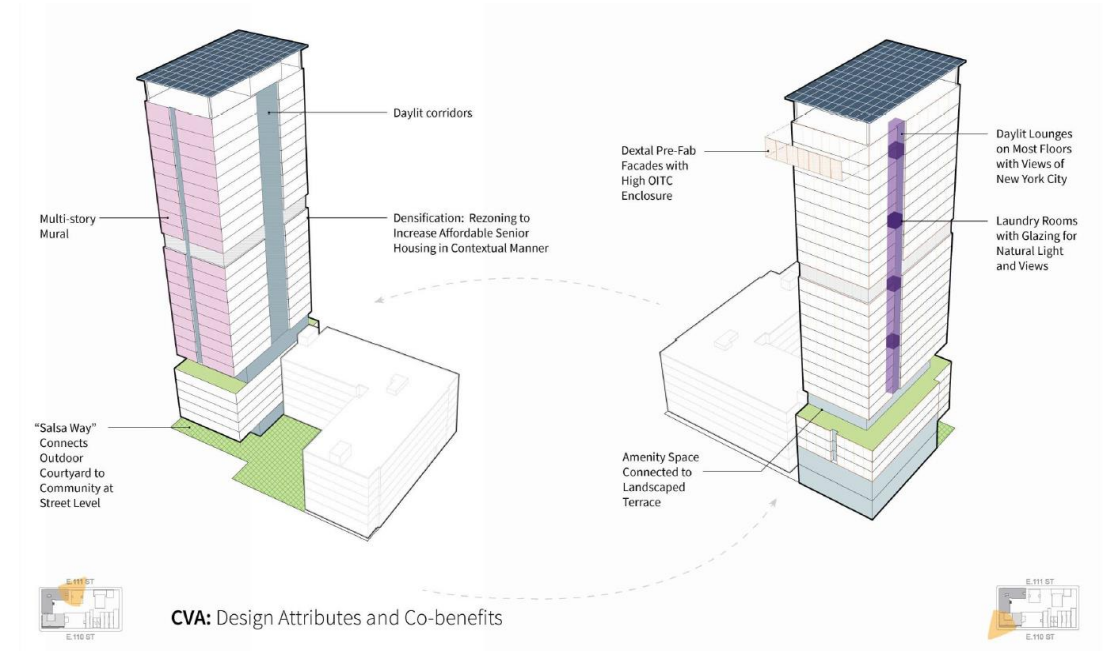
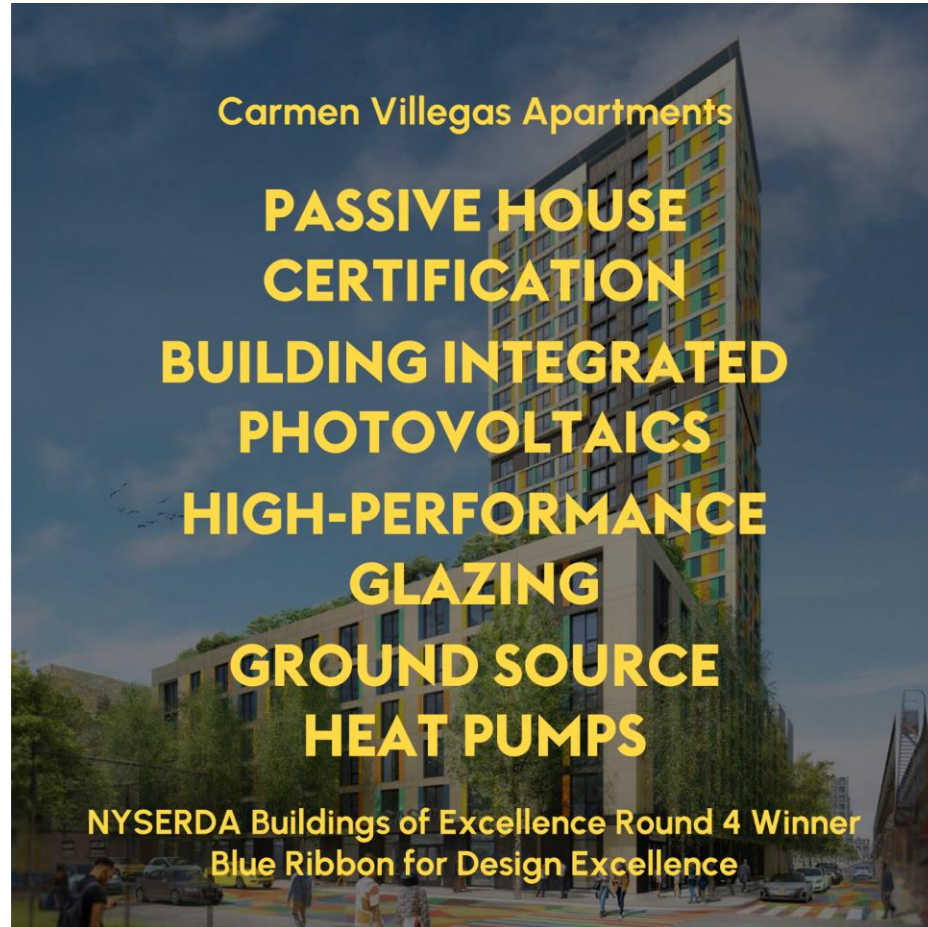
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## M/WBE COMMITMENT

- The team will require contractors and subcontractors to share job opening information and interview all qualified candidates.
- The team will participate in the M/WBE Build UP Program with the goal of exceeding the participation requirement for construction.



# Resiliency & Sustainability





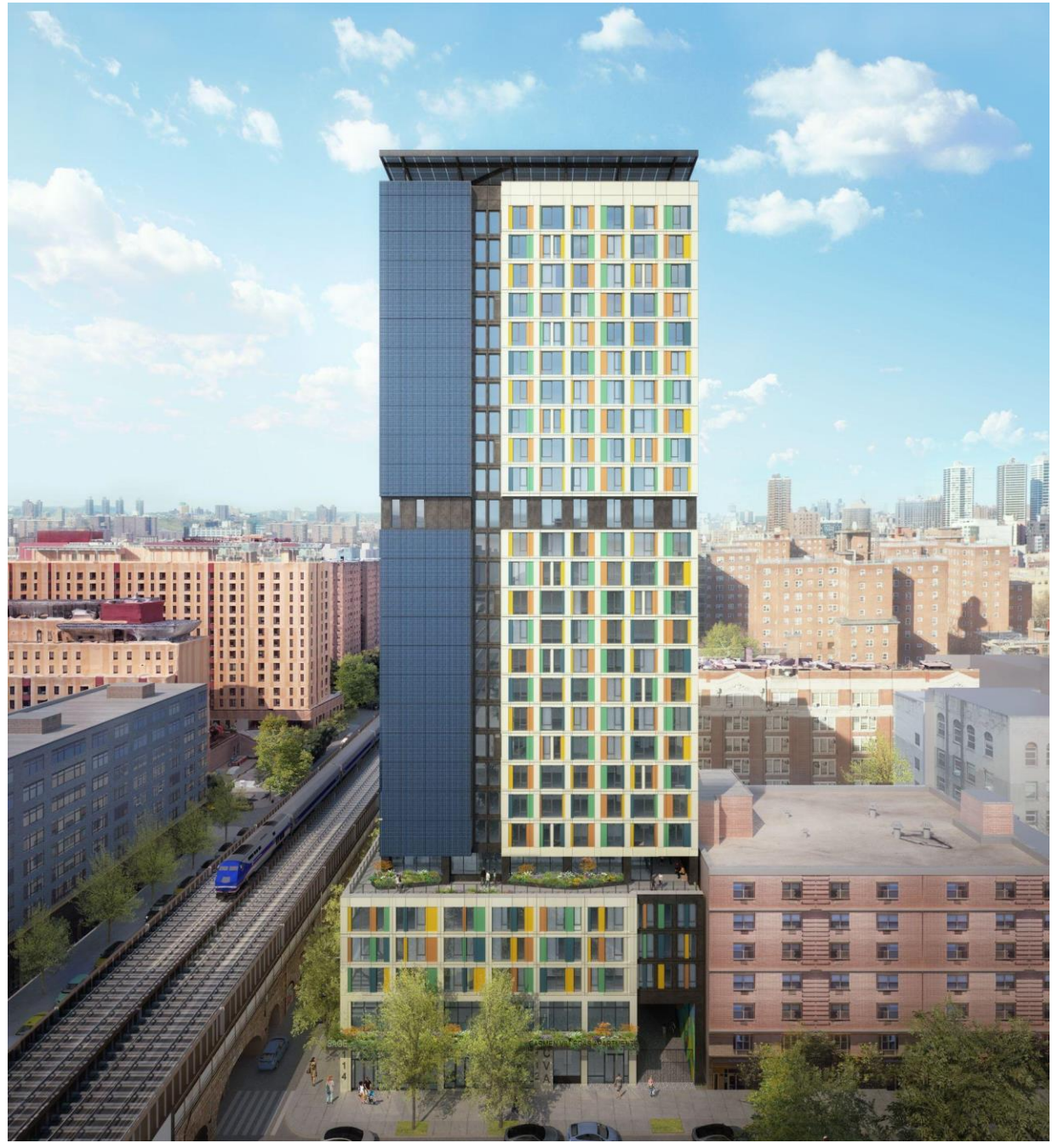
# Renderings & Floor Plans

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# Floor Plan – First Floor



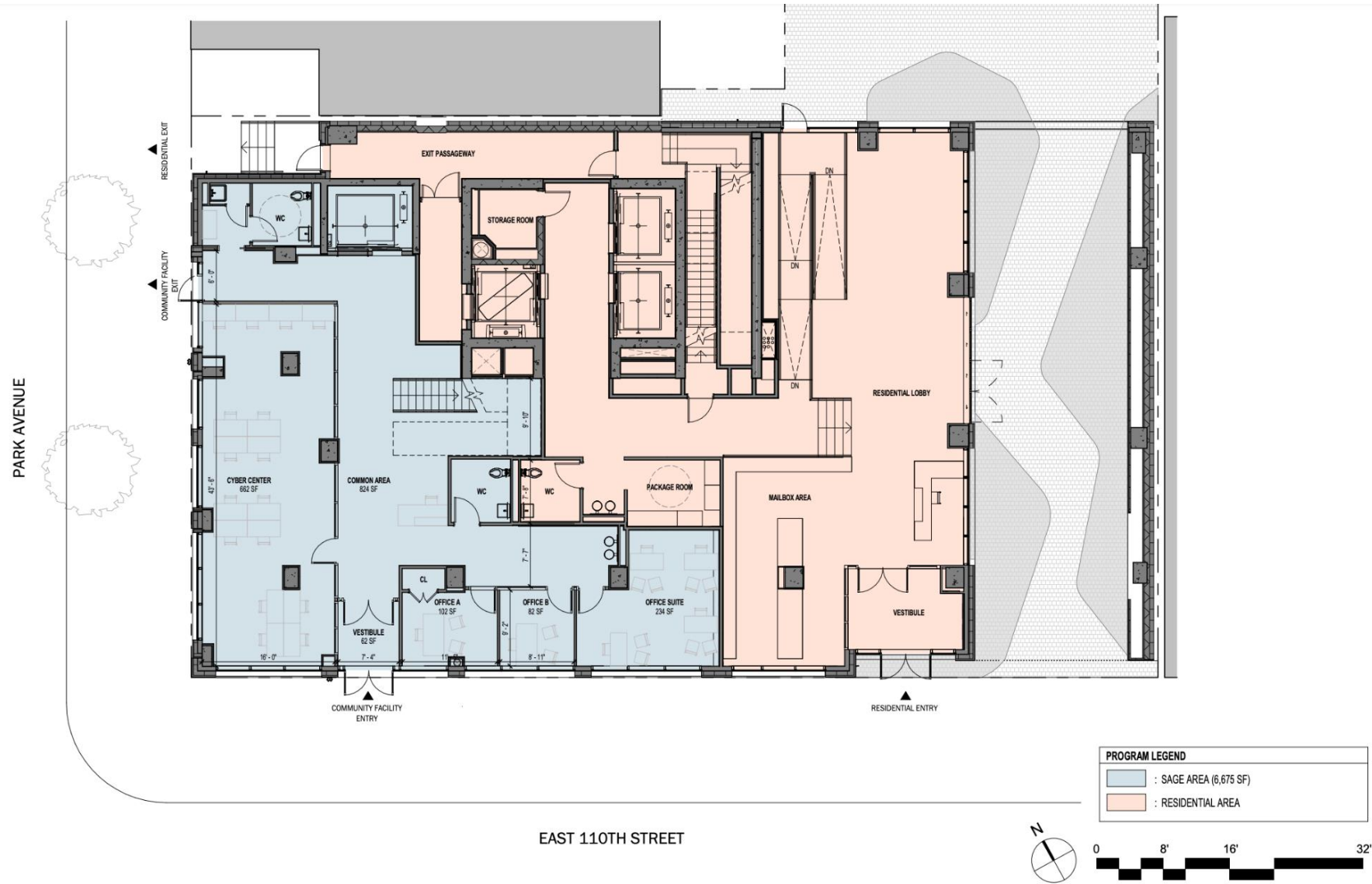


# Floor Plan – Sixth Floor



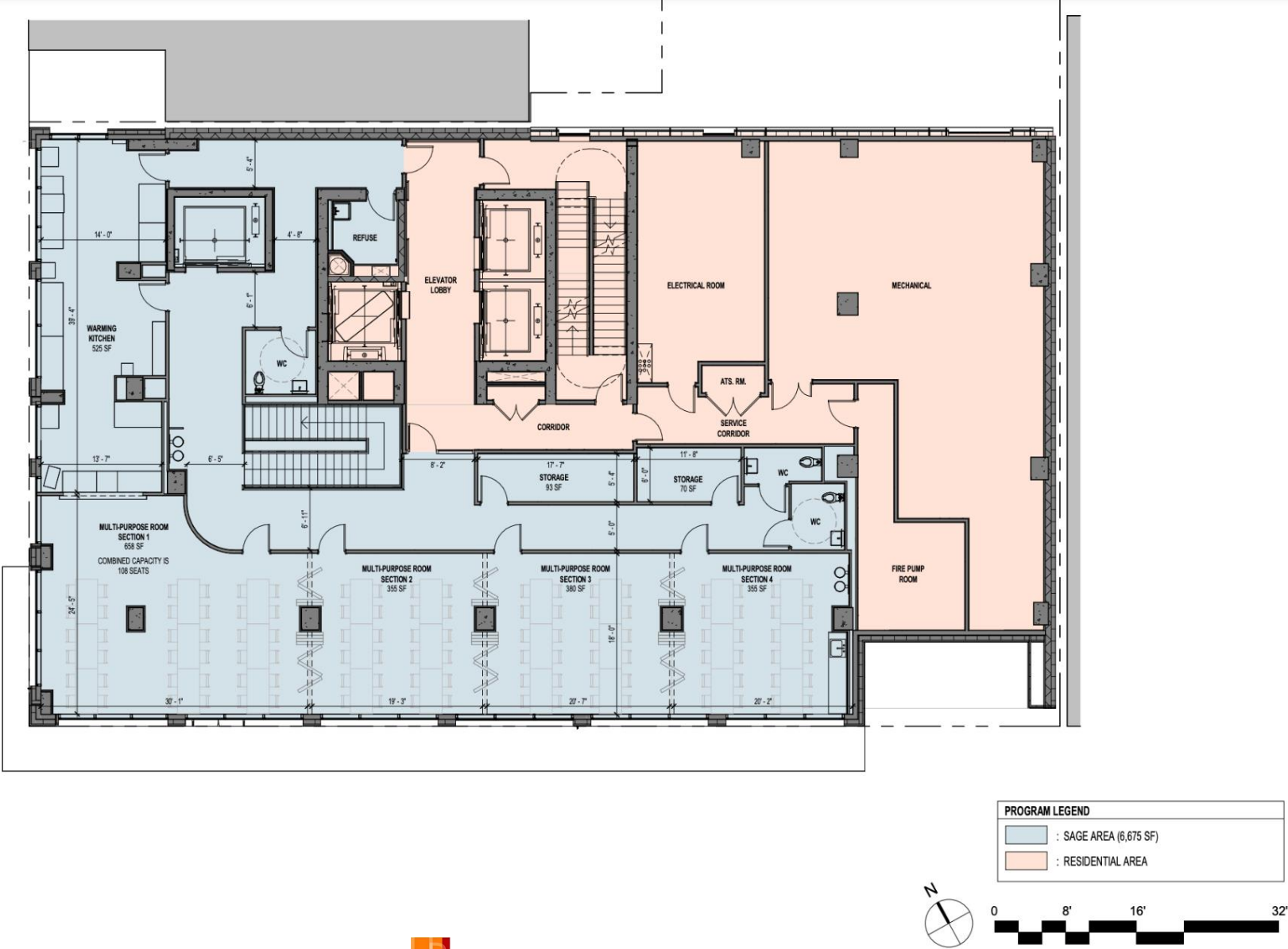
- 1. EXERCISE ROOM
- 2. LIBRARY
- 3. COMMUNITY ROOM 1
- 4. ELEVATOR LOBBY
- 5. PUBLIC CORRIDOR
- 6. STORAGE
- 7. COMMUNITY ROOM 2
- 8. LAUNDRY
- 9. W.C

# Floor Plan – Ground Floor

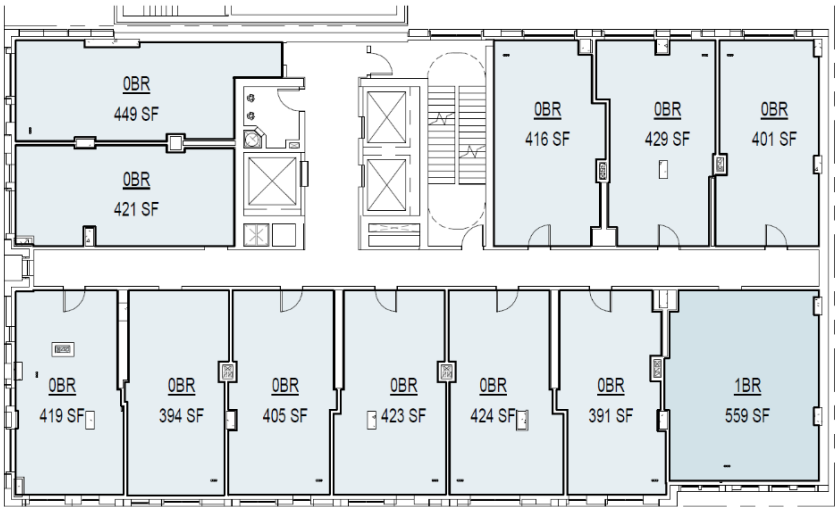




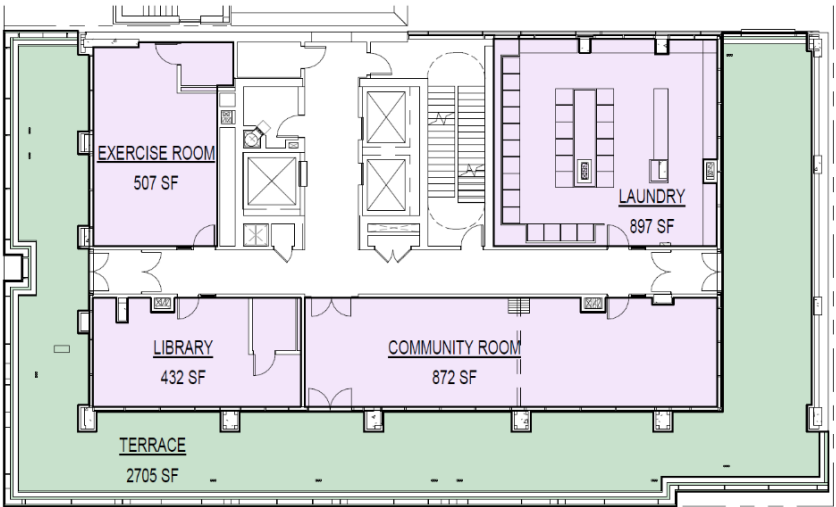
# Floor Plan – Second Floor



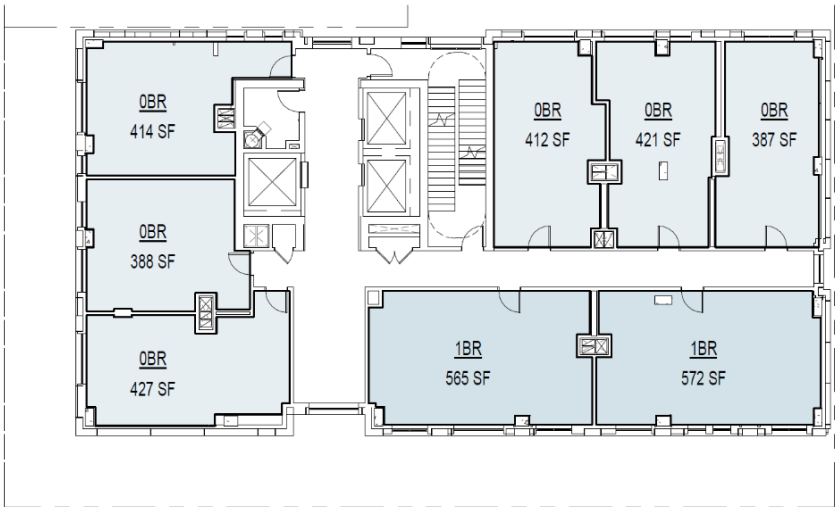
# Floor Plan – Typical Residential Floors



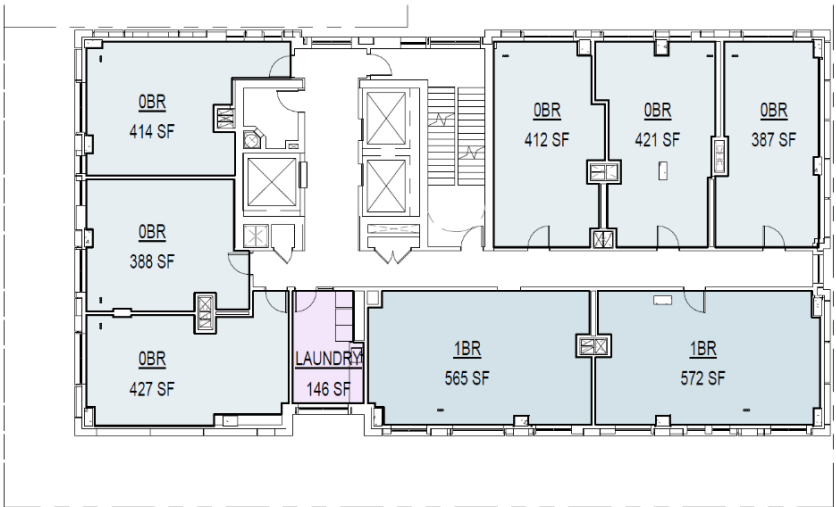
4TH-5TH FLOORS  
1/16" = 1'-0"



6TH FLOOR  
1/16" = 1'-0"



TYPICAL TOWER 7-28 FLOORS  
1/16" = 1'-0"



10TH, 15TH, 20TH, 25TH FLOORS  
1/16" = 1'-0"