

Timbale Terrace

101 East 118th Street

Application #: C240046HAM; C240047PQM

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

February 14th, 2024

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.



Project Background

EAST HARLEM RFP: Site B

- The East Harlem Neighborhood Plan, led by former NYC Council Speaker Mark-Viverito, and other local stakeholders was developed in 2016 to address key neighborhood issues
- A key recommendation of the plan was to use **public sites to advance 100% affordable projects with additional neighborhood resources**
- In 2019 HPD released a competitive RFP to redevelop the New York Police Department's 25th precinct parking lot. **This site was previously identified for redevelopment in the East Harlem Neighborhood Plan in 2016.**
- **Mega, Lantern and ALJA responded to the competitive RFP and the team was awarded the Site B RFP in 2021**

East Harlem RFP

East Harlem, Manhattan

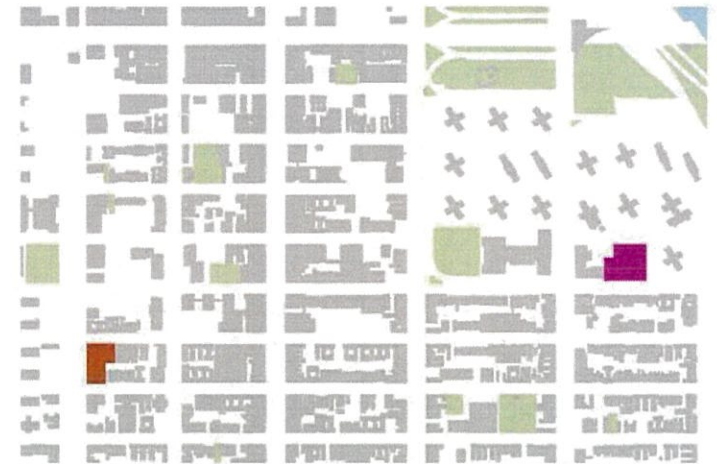
Request for Proposals

Issue Date: August 8, 2019

Pre-Submission Conference: September 5, 2019

Site Tour: September 11, 2019

Submission Deadline: November 26, 2019



Mayor, Bill de Blasio
Deputy Mayor, Housing and Economic Development, Vicki Been
Commissioner, Department of Housing Preservation and Development, Louise Carroll

Proposed Land Use Actions

Land Use Actions:

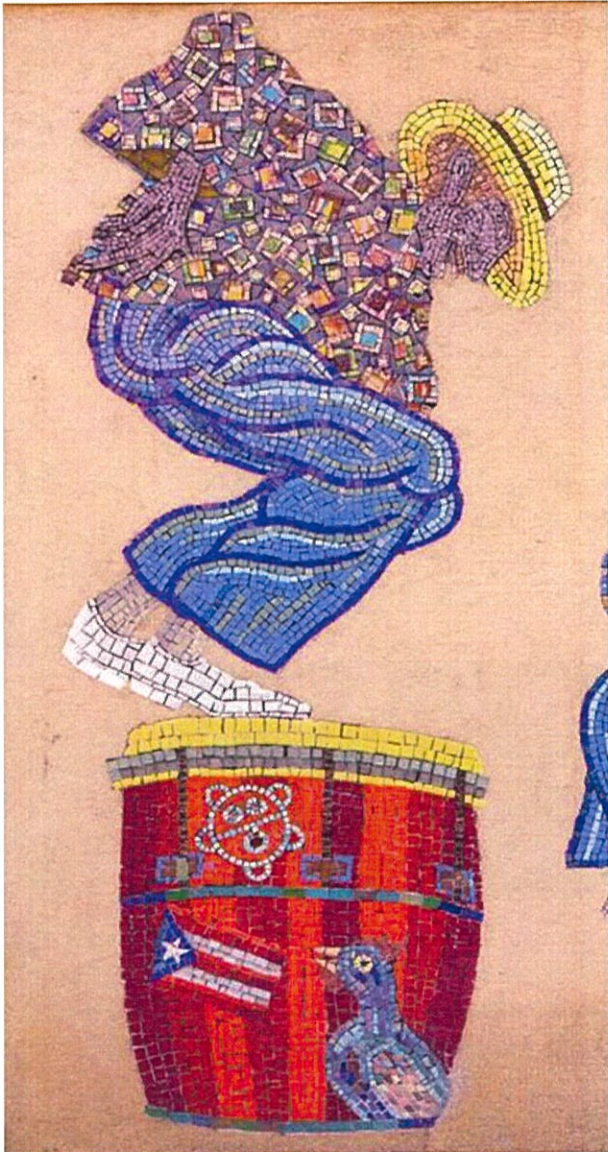
1. Urban Development Action Area designation and Urban Development Action Area Project approval and Disposition of the Development Site
2. Acquisition of 28,496 square feet of the Development Site by the City to provide space for 75 NYPD replacement parking spaces



Program Overview

- **100% Affordable Mixed-Use Building:** Approx. 340 units, including 99 supportive units
- **Unit mix:** >30% 2- and 3-bedroom units
 - Studios – 28%
 - 1 BR – 41%
 - 2 BR – 25%
 - 3 BR – 5%
- **Amenities:** 16th floor residential amenities, three roof top terraces, 24/7 security
- 21,043 square foot street-level arts and culture space for the **Afro-Latin Jazz Alliance (ALJA) Music and Arts Center**





Proposed Affordability Distribution

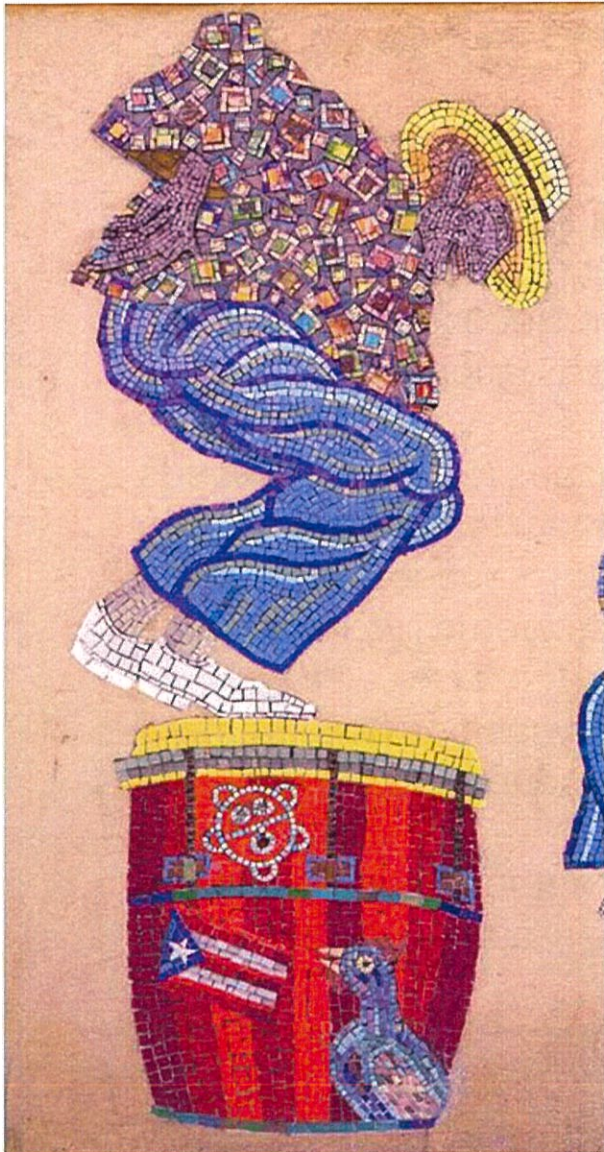
Unit Type	30% AMI	50% AMI	80% AMI	Supportive Housing/ Formerly Homeless Households	Super's Unit	Total	% Units by Unit Type
Studio	0	0	0	97	0	97	28%
1 BR	68	35	38	0	0	141	41%
2 BR	16	28	38	2	1	85	25%
3 BR	4	7	7	0	0	18	5%
Total	88	70	83	99	1	341	100%
% Units by AMI	26%	20%	25%	29%		100%	

** Exact unit mix and affordability is subject to change up until project closing. Estimated rents and income are based on 2023 AMIs and are subject to change.*

Updated Proposed Affordability Distribution - 35% Family Units, 97 Supportive Housing Units

Unit Type	30% AMI	50% AMI	80% AMI	Supportive Housing/ Formerly Homeless Households	Super's Unit	Total	% Units by Unit Type
Studio	0	0	0	97	0	97	29%
1 Bedroom	58	26	33	0	0	117	35%
2 Bedroom	17	33	42	0	1	93	28%
3 Bedroom	6	9	8	0	0	23	7%
Total Units	81	68	83	97	1	330	100%
% Units by AMI	25%	21%	25%	29%		100%	

* Decrease by 2 supportive housing units. Increase of family size units to 35% (116 units). Increase in 2-bedrooms by 8 units. Increase in 3-bedrooms by 5 units. Net loss of 11 units from the original scenario.



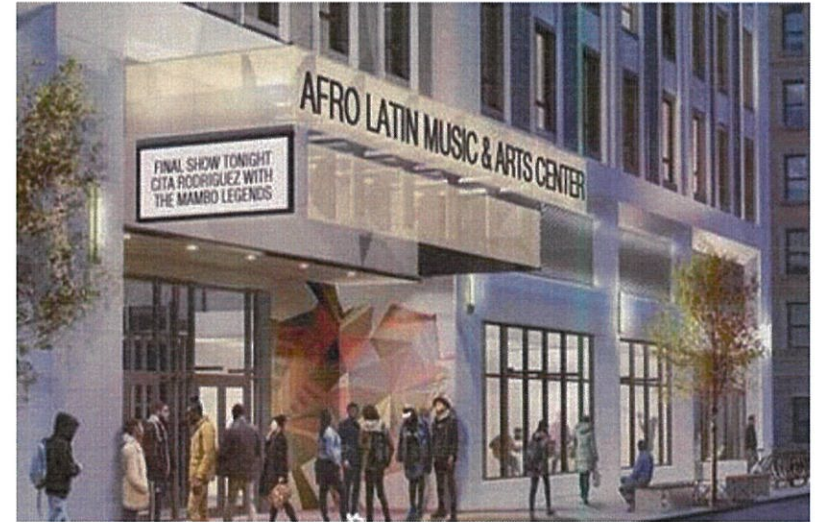
Qualifying Incomes and Monthly Rents*

AMI	Maximum Income* (1-6 Family Size)	Maximum Rent* (1-Bedroom to 3-Bedroom)	% of Units
Supportive Housing	Referred by DHS No Higher Than 30% of Income		29%
30% AMI	\$29,700 - \$49,140	\$617 - \$830	26%
50% AMI	\$49,450 - \$81,900	\$1,146 - \$1,564	20%
80% AMI	\$79,120 - \$131,040	\$1,941 - \$2,665	25%

** Exact unit mix and affordability is subject to change up until project closing. Estimated rents and income are based on 2023 AMIs and are subject to change.*

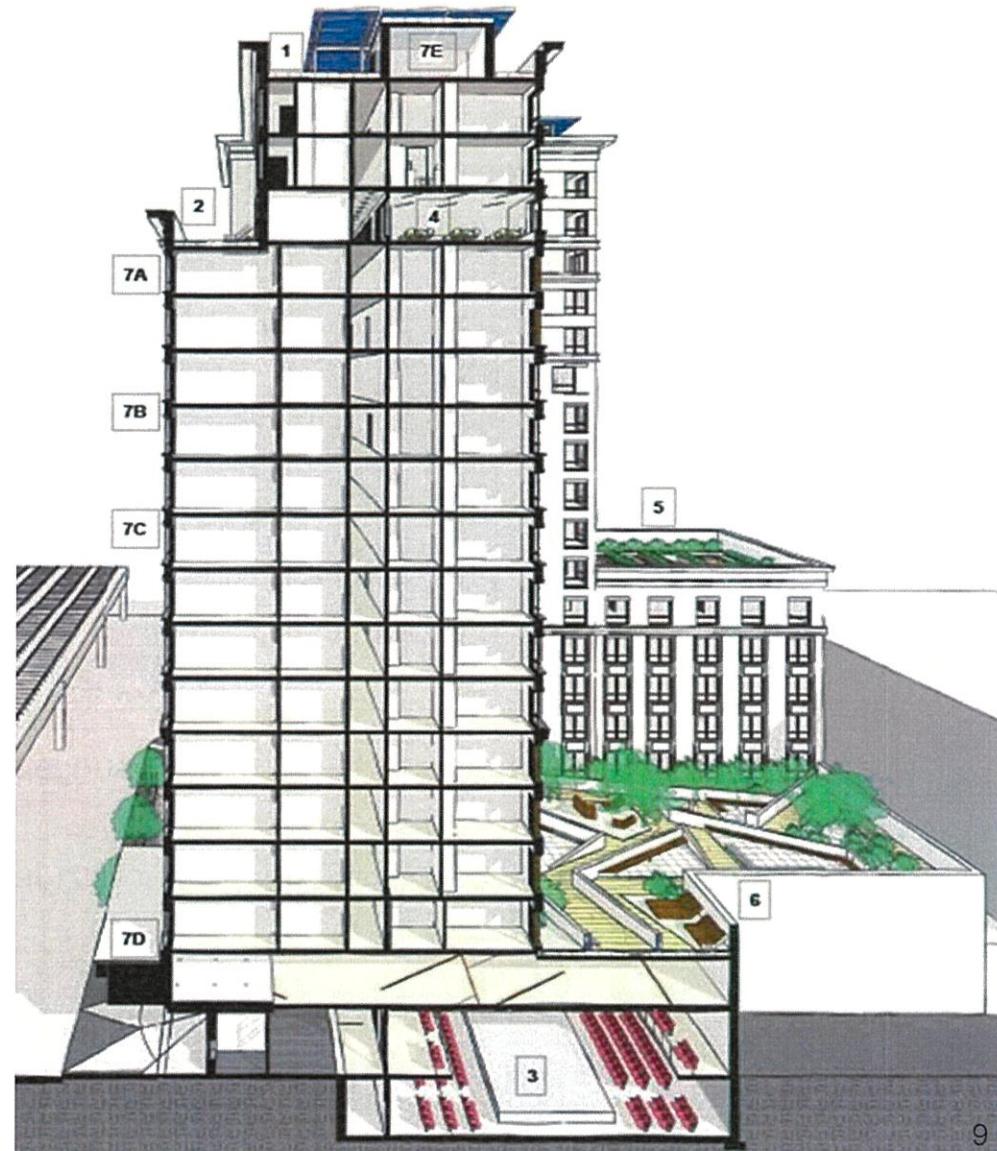
The Afro Latin Music & Arts Center

- The Afro Latin Music & Arts Center will be a permanent home for the Afro Latin Jazz Alliance
- The Center will fill gaps in intergenerational programming and services
- The Center will create spaces for events, performance spaces, rehearsal spaces, music education facilities, meeting rooms, co-working spaces, communal spaces as well as a café and shop
- Future East Harlem off-site partnerships will include in-school educational partnerships, musical events in the community, and a local concert series including in NYCHA community centers, senior centers, and schools



Building Design

- Enterprise Green Communities V2020 w/NYC Overlay
- Sustainable design incorporating passive house design elements with:
 - High performance, thermally-broken, insulated and sound-attenuating windows
 - Super insulated walls and roof
 - Airtight envelope
- Solar panels on the rooftop
- Three outdoor landscaped areas on the 3rd, 8th, and 16th floors



Economic Development – Local & M/WBE Hiring

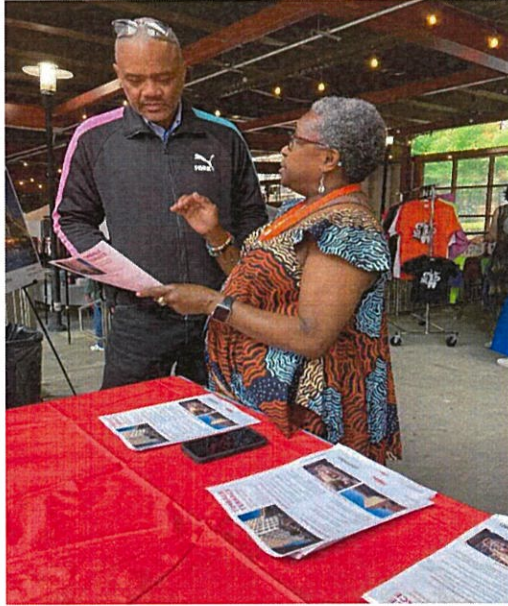
Local Recruitment & Training

- Partner and coordinate with Community-based organizations, Building Skills, & HireNYC to post new job openings and vet applicants
- Provide priority for applicants from Manhattan CB11
- Collaborate with CB11 & Community-based organizations to host OSHA training & recruitment sessions

Project	New Hiring			
	Goal	Achievement		Exceedance
405 Dumont Avenue, Brooklyn	30%	129	84.9%	183.0%
3188 Villa Avenue, Bronx	30%	33	38.8%	29.3%
Randolph Houses I, West 114th Street, New York	30%	26	38.0%	26.7%
Randolph Houses II, West 114th Street, New York	30%	15	33.0%	10.0%
7 Livonia Avenue, Brooklyn	30%	49	36.3%	21.0%
Average				54.00%

M/WBE Hiring

- Invite local subcontractors to submit their qualifications and pricing
- Assist local subcontractors in obtaining M/WBE certification
- Post invitations to bid to M/WBE and local businesses through electronic databases and construction publications, such as the Blue Book

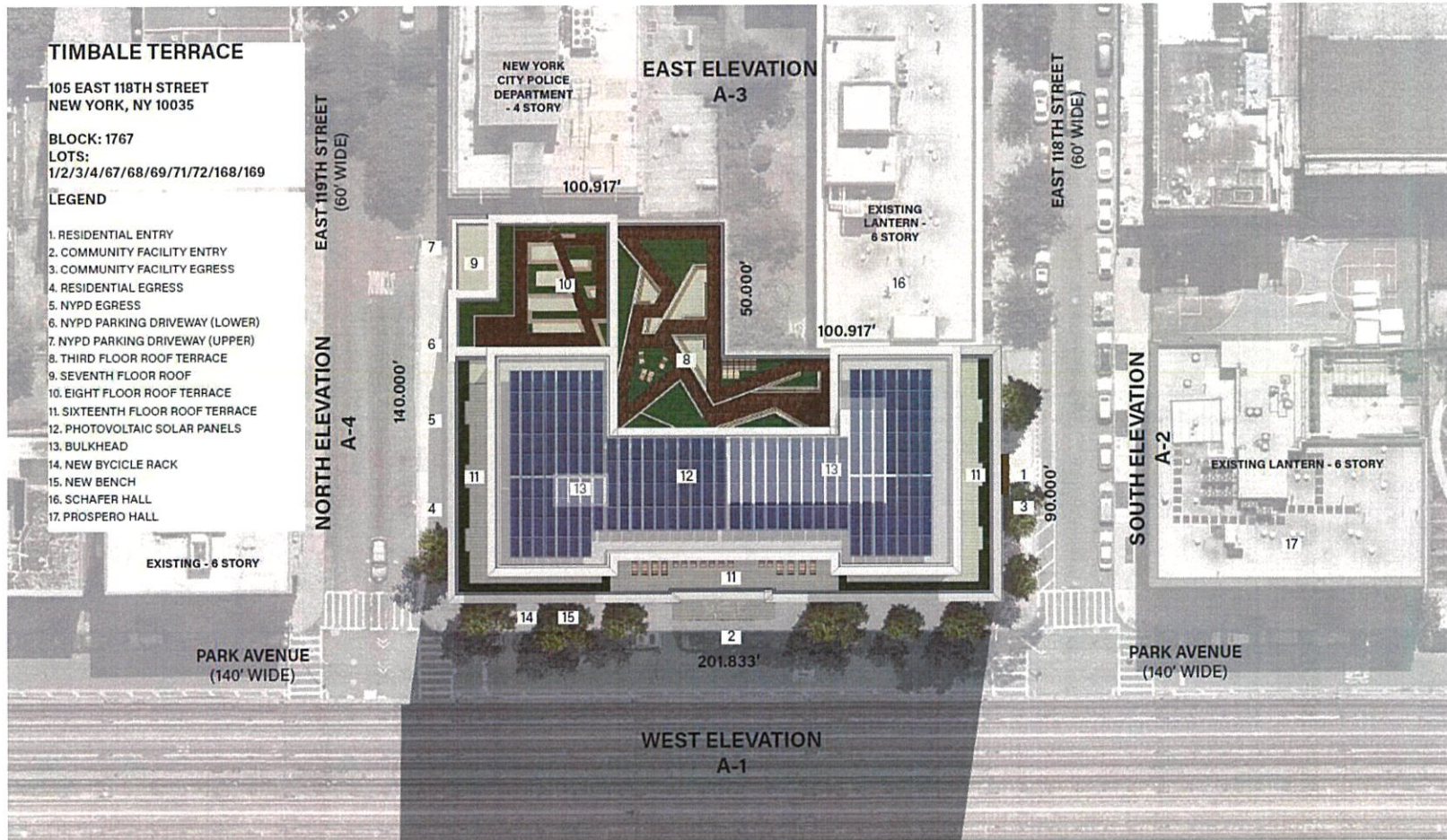


Thank you!



Appendix A: Floor Plans

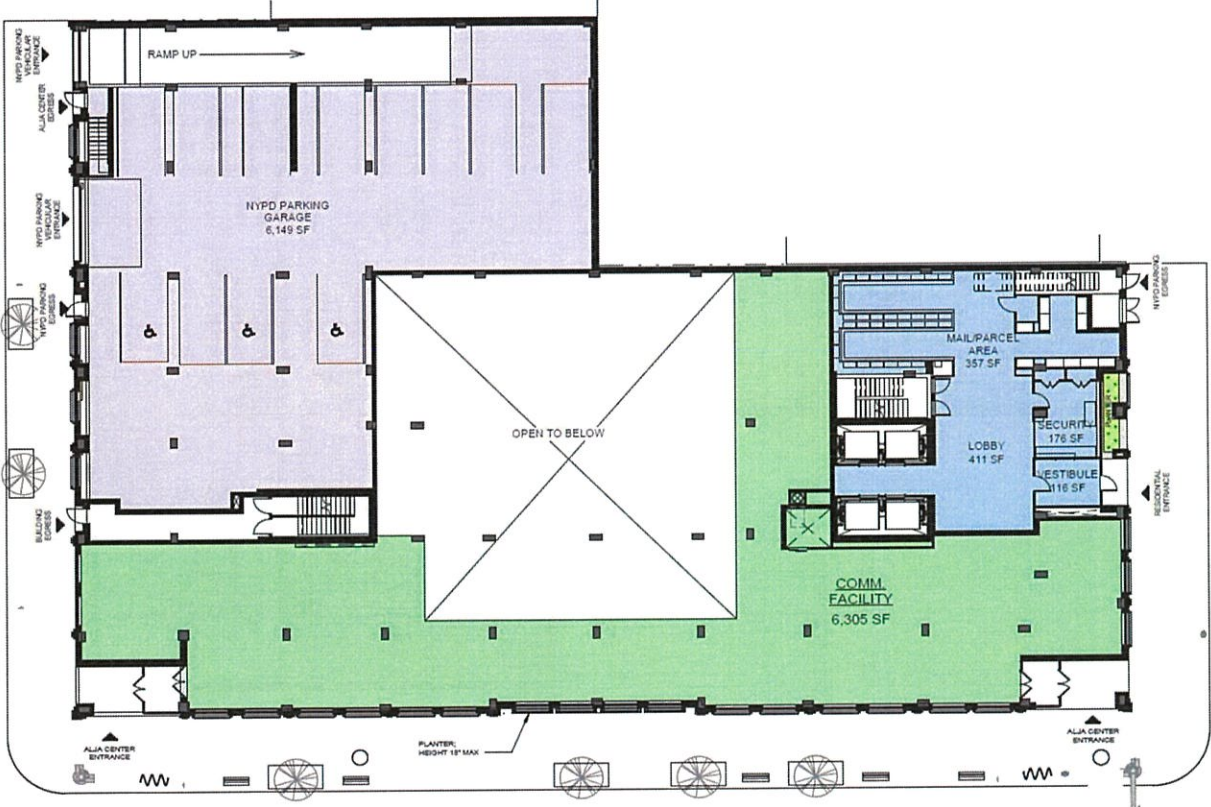
Site Plan



ALJA – Cellar



ALJA and NYPD Parking – First Floor



NYPD Parking – Second Floor



Residential – Third Floor



Residential – 16th Floor



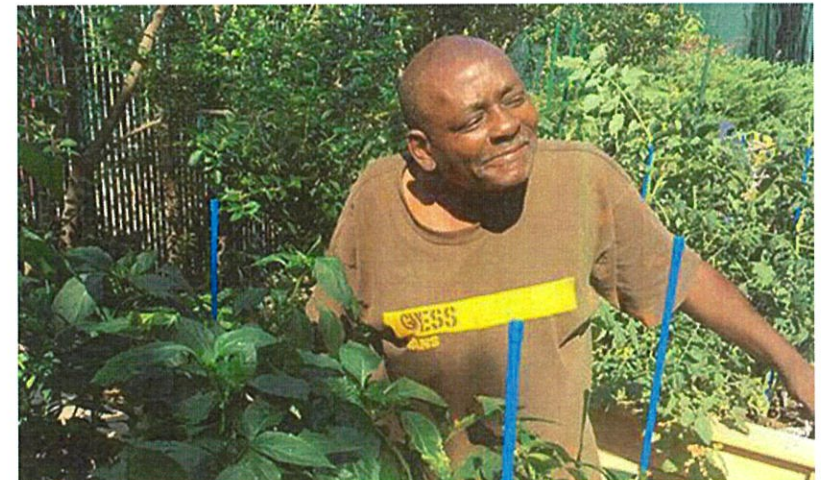
Residential – 17th – 19th Typical Floor



Appendix B

Timbale Terrace Supportive Housing

- Timbale Terrace will participate in the NYC 15/15 Program to fund on-site services for individuals with serious mental illness (SMI), substance use disorders (SUD) and/or disabling medical conditions
- The NYC 15/15 Program will fund at Timbale Terrace robust social service staffing, 24/7 security, and wrap around services including education and health programming
- Each year, 99% of Lantern residents remain stably housed
- No local preference for supportive units but Lantern will work with the HRA and with local shelters to promote Timbale Terrace to unhoused East Harlem residents



Anticipated Jobs

Construction Jobs

Job Type	Approximate Number of Jobs
Construction	~472

Permanent Jobs

Job Type	Approximate Number of Jobs
ALJA – Culture Center	~10
On- Site Property Management	~5
Social Service	~11
Security	~4
Total	~30



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Timbalto case Date: *02/14/2024*

(PLEASE PRINT)

Name: *Michelle Bonce*

Address: _____

I represent: *Mega Gap Development*

Address: *4812 25th Avenue Astoria NY 11103*

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. *240046* Res. No. _____

in favor in opposition *partly*

Date: *2/14/24*

(PLEASE PRINT)

Name: *Julius Tajiddin*

Address: *PO Box 2499, NYC 10027*

I represent: *Self & Preserve Harlems Legacy*

Address: *P.O. Box 2499, NYC 10027*

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. *240046* Res. No. _____

in favor in opposition

Date: *02/14/2024*

(PLEASE PRINT)

Name: *Alfredo Colon*

Address: *[Redacted] Saint Marks Ave Brooklyn NY 11216*

I represent: *myself*

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Dan Kent

Address: [redacted] W 39th St NY, NY

I represent: Lantern Organization

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JORGE CHANG

Address: 233 BROADWAY STE 2150

I represent: URBAN ARCHITECTURAL INITIATIVES

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 2/14/24

(PLEASE PRINT)

Name: Agata Naklicka

Address: [redacted] Brooklyn, NY 11222

I represent: HPD

Address: 100 Gold St. Manhattan, NY

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 24064 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Arend Sathwan

Address: 100 Gold / HPD

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 240046 Res. No. 36

in favor in opposition

Date: 2/14/24

(PLEASE PRINT)

Name: Melissa Anton

Address: 100 Gold St

I represent: HPD

Address: 100 Gold St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 2/14/24

(PLEASE PRINT)

Name: CYNTHIA STUART

Address: _____

I represent: SUPPORTIVE HOUSING NETWORK

Address: 297 W. 37th

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 2-14-24

(PLEASE PRINT)

Name: DAVID GILLERIST

Address: [REDACTED] E 104TH ST [REDACTED] NYC 10029

I represent: MYSELF

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Zachary O'Farrell

Address: 508 Willoughby Ave

I represent: Bebop/ Afro Latin jazz Alliance

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 2/14/24

(PLEASE PRINT)

Name: Kate Lemos McHale

Address: _____

I represent: LPC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 2/14/24

(PLEASE PRINT)

Name: STEVEN THOMSON

Address: 91

I represent: LPC

Address: 1 CENTRE, 9TH FL

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Alexander Kauding

Address: [redacted] Prospect Place, [redacted] Bk

I represent: NYC HPD

Address: 100 Gold Street, NY

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 2/14/24

(PLEASE PRINT)

Name: Diane Louard Michel

Address: [redacted] W 117th St, 10026 (home)

I represent: Lantern Community Services

Address: E 118th St - Schofer/Prospero Halls

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

Timbale Terrace

I intend to appear and speak on Int. No. 240046 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Shams DaBaron

Address: [redacted] 26th St

I represent: Da Housing Hero

Address: _____

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