

DRAFT

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U.

Las Raices NCP Project

(Perkins/Ayala) **L. U. No.** (C 210428 PPM) is related to an Urban Land Use Review Process (ULURP) application seeking an Article XI disposition approval of six scattered City-owned lots located at **303 East 102nd Street** (Block 1674, Lot 104), **338 East 117th Street** (Block 1688, Lot 34), **505-507 East 118th Street** (Block 1518, Lots 5 & 6) and **1761-1763 Park Avenue** (Block 1771, Lots 1 & 2) in Manhattan Council District 8 and 9, for a project known as **Las Raices**.

505-507 East 118th Street and 1761-1763 Park Avenue contain interim GreenThumb gardens that operate under a temporary license agreement with HPD, which allows for garden-related activities until the sites are ready to be developed. Each garden is a temporary expansion of the garden groups' permanent Parks garden. The Parks portion of the gardens shall remain.

Designated through HPD's 2015 NIHOP/NCP RFQ competitive process, the project development team, Ascendant Neighborhood Development Corporation and MDG Design and Construction, LLC, proposed to develop these six scattered City-owned lots under HPD's New Construction Program ("NCP") Program.

Under the NCP Program, sponsors purchase City-owned or privately owned land

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or vacant buildings and construct multifamily buildings in order to create rental housing on infill sites.

The Las Raices project will be developed with four new construction buildings, containing approximately 81 affordable rental units, plus two superintendents' units, and approximately 10,740 gross square footage ("GSF") of community facility space. All units will be affordable to individuals or households earning up to 80% of AMI. Approximately 14% of the units will be set aside for formerly homeless individuals or households. The remaining units will be affordable to households earning between 30 and 80% of AMI and the rents will range from approximately \$410 for a studio at the lowest AMI tier to \$2,252 for a three-bedroom unit at the highest AMI tier. The project will consist of approximately 21 studios, 35 one-bedroom, 22 two-bedroom and 5 three-bedroom units.

The proposed buildings will be built to exceed Enterprise Green Community Standards and amenities will include with laundry rooms, bike storage for the four buildings, ground-level courtyards at 338 East 117th Street and 505-507 East 118th Street and a rooftop terrace at 1761-1763 Park Avenue.

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Today, HPD is before the subcommittee seeking approval of **L. U. No.** C 210428

PPM to facilitate the development of this affordable rental project called Las

Raices, to provide much-needed affordable housing for the community.