



LINO RIOS  
CHAIR  
JAVIER LLANO  
DISTRICT MANAGER

COMMUNITY BOARD ELEVEN  
BOROUGH OF MANHATTAN  
55 EAST 115<sup>TH</sup> STREET  
NEW YORK, NEW YORK 10028-1101  
TEL: (212) 831-8828/30  
FAX: (212) 388-3571  
[www.cb11m.org](http://www.cb11m.org)

**WEB COPY**

**FOR IMMEDIATE RELEASE**

Contact Information:

Javier Llano, District Manager

Phone: (212) 831-8930

[javierllano@cb11m.org](mailto:javierllano@cb11m.org)

**MANHATTAN COMMUNITY BOARD 11'S  
AFFORDABLE HOUSING DEVELOPMENT GUIDELINES**

This letter was presented to Commissioner Shawn Donovan, Housing Preservation and Development on June 27, 2005

Dear Commissioner Donovan:

The following resolution details the Manhattan Community Board 11's Affordable Housing Development Guidelines, which were passed by our Full Board on June 21, 2005 and should be utilized by City Agencies and developers to design proposals that fit the housing needs of Manhattan Community Board 11:

Where as, the negative effects of gentrification in Manhattan Community Board 11 have created a housing crises to which City housing policy has not adequately responded, and

Where as, current and past government programs to subsidize housing construction on City-owned properties have often produced which does not meet the needs of Manhattan Community Board 11 residents, and

Where as, the need to clarify the specific housing needs of Manhattan Community Board 11 residents and encourage future housing proposals to meet those needs is paramount as the stock of City -owned land and opportunities to build truly affordable housing is diminishing.

Therefore, be it

Resolved, that Manhattan Community Board 11 will give priority to those proposals which seek Community Board approval and meet the following guidelines:

1. Income and Rent Schedule

Income requirements are based on the Area Median Income (AMI) of \$62,800 (determined by Federal, State and Local governments)

Target mixed income development should have 40% Middle Income, 40% Moderate Income and 20% Low income units.

Low income is defined as 30%-60% of AMI (\$18,840-\$37,680)- Moderate Income is defined as 60%-100% of AMI (\$37,680-\$62,800)-Middle Income is defined as 100%-130% of AMI (\$62,800-\$80,600)

2. Target Population- East Harlem Residents- Proposals should include units designed for both families and individuals.

3. Design Elements- Large windows to maximize transparency-Accessible to physically handicapped individuals that live independently-Energy efficient (utilizing Federal and State government subsidies)-Family friendly design.

4. Ownership or Rental - 4 out of 10 new housing proposals should be affordable home ownership developments- 70% community preference should be given for affordable home ownership developments.

5. Density and Zoning - Will allow proposals to seek zoning changes that increase the height of a building by a recommended 40 feet or 3 stories in exchange for more affordable housing units which meet our income guidelines-Proposals must adhere to standard setback rules.

6. Characteristics of Developer- Developer must have an excellent track record of past work-Preference will be given to those developers who most closely meet Manhattan Community Board 11's Affordable Housing Development Guidelines

7. Included Programming/Special Needs Housing- We will not entertain 100% special needs housing proposals- Special needs units must be a minority percentage of the overall housing development, and be it further

Resolved, that we request all our local elected officials support these guidelines and promote them among their colleagues and developers seeking their support to ensure future housing proposals in Manhattan Community Board 11 will serve the housing needs of the residents of Manhattan Community Board 11, and be it further

Resolved, that Manhattan Community Board 11 encourages all other New York City Community Board 's to pass similiar housing guidelines.

Sincerely,

Lino Rios

Chair

Manhattan Community Board Eleven is a New York City government agency that plans and advocates for the needs of East Harlem/Spanish Harlem. For more information, log onto [www.cb11m.org](http://www.cb11m.org).

# # #