

**Manhattanville in West Harlem Implementation Plan Report  
October 14, 2022 Submission**

**Declaration Reference and Key Data**

Obligation Section Number: **5.05(b)(i)**

Obligation Title: **Residential Relocation Obligations (Block 1998, Lot 38 and Block 1999, Lots 29, 30, 31, 32 and 33)**

Obligation Page Number: **50**

Obligation Trigger: **Dates the Four Lots and the HPD Lots are required for Project purposes**

Obligation Start: **April 7, 2016 (Issuance of TCO for first replacement residential building)\***

Obligation End Date: **Completion of commitment (but in no case later than December 31, 2025)**

Obligation Status: **In Compliance**

**Obligation**

By December 31, 2025, CU: (A) shall complete the construction of a minimum of 33 safe, sanitary, affordable residential dwelling units on the Replacement Sites to replace the dwelling units on Block 1998, Lot 38; and (B) shall complete the construction of a minimum of 50 safe, sanitary, affordable residential dwelling units on the Replacement Sites to replace the dwelling units on Block 1999, Lots 29, 30, 31, 32 and 33, in accordance with Section H.2 of the GPP.

Section H.2 of the GPP: Columbia would cause the construction of new housing to replace 75 residential dwelling units in the Four Lots and the HPD Lots that are required for Project purposes plus a minimum 10% additional housing units. These new housing units, a minimum of 83 total, would be completed in a timeframe acceptable to HPD, but in no case later than 2025.

\* The University negotiated successfully with the tenants of Block 1998, Lot 38 and Block 1999, Lot 33 to vacate their existing properties and move into a new building constructed by the University to the specifications and requirements of the New York City Department of Housing Preservation and Development.

While the University was under no obligation to move the tenants of Block 1998, Lot 38 or Block 1999, Lot 33 until just prior to the development on Development Sites 8 and 11, the University completed construction of the new building and worked with New York City and State agencies to finalize arrangements to move the tenants. Tenants on Block 1998, Lot 38 were successfully relocated in December 2016. Tenants on Block 1999, Lot 33 were successfully relocated in December 2018.

**Evidence of Compliance**

1. Copies of CU agreements with HPD or the owners of the Four Lots regarding the development of replacement and additional affordable housing units
2. Copies of Temporary Certificates of Occupancy upon completion of the units
3. Link to webpage with information on construction project
4. Link to webpage with copies of bi-weekly construction updates, when available
5. Copies of relevant public notifications regarding tenant relocation

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.

## Manhattanville in West Harlem Implementation Plan Report October 14, 2022 Submission

### **EOC Checklist for Obligation 5.05(b)(i):**

Please check to verify EOC items submitted for review.

- ☐ 1. Copies of CU agreements with HPD or the owners of the Four Lots regarding the development of replacement and additional affordable housing units
- ☐ 2. Copies of Temporary Certificates of Occupancy upon completion of the units
- ☐ 3. Link to webpage with information on construction project
- ☐ 4. Link to webpage with copies of bi-weekly construction updates, when available
- ☐ 5. Copies of relevant public notifications regarding tenant relocation

**Monitor's Notes / Comments:**

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface.

**Status:**

            
Please check to indicate the status of Obligation 5.05(b)(i):

- ☐ In Compliance
- ☐ In Progress
- ☐ Not In Compliance
- ☐ Not Triggered

## **Residential Relocation Obligations**

### **1. Copies of CU agreements with HPD of the owners of the Four Lots regarding the development of replacement and additional affordable housing units**


A copy of the agreement between Columbia University (CU) and the New York City Department of Housing Preservation and Development (HPD) will be made available upon request from Empire State Development.

# Certificate of Occupancy

**CO Number: 121182530T002**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b> <b>Borough:</b> Manhattan <b>Address:</b> 3595 BROADWAY <b>Building Identification Number (BIN):</b> 1083034	<b>Block Number:</b> 02094 <b>Lot Number(s):</b> 29  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 04/07/2016 <b>Expiration Date:</b> 07/06/2016
<b>This building is subject to this Building Code: 2008 Code</b>		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2008 Code) <b>Multiple Dwelling Law Classification:</b> CNL		
<b>No. of stories:</b> 12 <b>Height in feet:</b> 119 <b>No. of dwelling units:</b> 43		
<b>C.</b> <b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b> <b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b> <b>This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 22 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b> None		



Borough Commissioner




Commissioner

# Certificate of Occupancy

CO Number: 121182530T002

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	63	OG	A-3 R-2 U		4, 2	UTILITY ROOM, ACCESSORY USE FOR HOUSE OF WORSHIP, BIKE STORAGE FOR 24 BICYCLES
001	310	60	A-3		4	HOUSE OF WORSHIP.
001	44	100	M		6	RETAIL SPACE
001			R-2		2	RESIDENTIAL LOBBY
002	96	60	A-3		4	HOUSE OF WORSHIP AND ACCESSORY OFFICES.
002	14	100	M		6	RETAIL SPACE
003		40	R-2	5	2	FIVE (5) CLASS "A" APARTMENTS
004		40	R-2	5	2	FIVE (5) CLASS "A" APARTMENTS, INDOOR RECREATION ROOM
005		40	R-2	5	2	FIVE (5) CLASS "A" APARTMENTS
006		40	R-2	5	2	FIVE (5) CLASS "A" APARTMENTS
007		40	R-2	5	2	FIVE (5) CLASS "A" APARTMENTS
008		40	R-2	5	2	FIVE (5) CLASS "A" APARTMENTS
009		40	R-2	3	2	THREE (3) CLASS A APARTMENTS AND TERRACE



Borough Commissioner



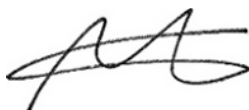
Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

# Certificate of Occupancy

CO Number: 121182530T002

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
010		40	R-2	3	2	THREE (3) CLASS "A" APARTMENTS, INDOOR RECREATION ROOM
011		40	R-2	3.5	2	THREE (3) CLASS "A" APARTMENTS AND ONE-HALF (1/2) CLASS "A" APARTMENT (LOWER PORTION)
012		40	R-2	3.5	2	THREE (3) CLASS "A" APARTMENTS AND ONE-HALF (1/2) CLASS "A" APARTMENT (UPPER PORTION)
RO F	40	40	R-2 U		2	TERRAC, BOILER ROOM
ZONING EX. II,III,IV HAVE BEEN RECORDED IN THE CITY REGISTERS OFFICE UNDER #S 2012000408202, 2012000408201, 2012000408206 & 2012000408198. EASEMENT DE CLARATION UNDER CRFN# 2012000408205						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

121182530/002 4/7/2016 4:01:44 PM

Residential Relocation Obligations

Link to webpage with information on construction project

<https://designconstruct.cufo.columbia.edu/content/3595-broadway>

COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

DESIGN AND CONSTRUCTION

CU Facilities and Operations - CUIMC Capital Projects

About Us ▾What We Do ▾Working with UsProjectsDesign RequirementsSustainability

Home3595 Broadway

3595 Broadway


View Active & Past Projects

Initiate a Project

Contact  
projx@columbia.edu

Type  
New Building

Status  
Past



As part of Columbia's commitment to provide equal or better affordable housing for residents of two buildings within the Manhattanville Campus expansion area that are part of the city's Tenant-in-Lease (TIL program), the University constructed a new 12-story building at Broadway and West 148th Street. The building was built to Enterprise Green Communities guidelines, in support of both community health and the University's Sustainability Plan. All units in the building have roof deck access, bicycle storage, meeting space, and laundry areas. The landscaped roof terraces provide residents with panoramic views of the Hudson River, the Manhattan skyline, and the George Washington Bridge. In addition to the apartment units, the Meeting with God Church has a new sanctuary, office, and educational

State Submission Date: October 14, 2022

© Columbia University

## **Residential Relocation Obligations**

### **Link to webpage with copies of bi-weekly construction updates**

Construction of the building located at 3595 Broadway was completed in early 2016. Construction updates were made available to the public for the duration of construction from October 2012 through January 2016.

In December 2021, Columbia University Facilities and Operations developed a new website for design and construction projects. Construction updates for past construction projects were not transferred over to this new site, but have been archived and are available upon request.



# THE WALL STREET JOURNAL.

## A LONG JOURNEY TO OWNERSHIP NEARS ITS GOAL

Residents being displaced by Columbia will buy affordable homes built by the university



Luisa Henriquez, left, and Hilda Muentes visit the roof deck of the new building they will occupy after being displaced by Columbia University's new campus.

PHOTO: KEVIN HAGEN FOR THE WALL STREET JOURNAL

By JOSH BARBANEL

Feb. 17, 2016 7:26 p.m. ET

<http://www.wsj.com/articles/a-long-journey-to-ownership-nears-its-goal-1455755210>

After waiting decades for a shot at home ownership, Hilda Muentes, 80 years old, a retired sample maker in the garment industry, bounded Tuesday through a new apartment in Hamilton Heights that she soon will buy for \$250.

She pulled out her cellphone and took a picture of the shiny, single-handle faucet on the tub in her new bathroom. Then she turned to the kitchen and photographed a window facing Broadway. "Look a window in the kitchen," she said.

The 12-story building, at Broadway and West 148th Street, was built by Columbia University. It fulfills a promise to build replacement affordable housing for tenants whose old building is to be razed to make way for the university's new Manhattanville campus rising along Broadway above West 125th Street.

Ms. Muentes and her friend Luisa Henriquez were part of a community of 20 neighbors who lived together in a century-old, six-story walk-up on West 132nd, just west of Broadway.

The city foreclosed on the building in 1978 because of unpaid taxes. Since then, it has promised the tenants several times that they would be able to purchase their apartments for \$250 each as part of a low-income co-op, if they showed they could manage it themselves, said Ms. Henriquez, a retired assistant preschool teacher.

Then, in 2003, Columbia began discussing plans for a new campus. In the end, Columbia agreed to put up the new building with "equal or better housing" for displaced tenants on a site it purchased in 2008. Residents are to move in this spring.



A photo of the new building hangs in the hallway of the 132nd Street structure that will be razed.

PHOTO: KEVIN HAGEN FOR THE WALL STREET JOURNAL

The building will provide 42 affordable apartments, with rooftop patios for tenants with views from the George Washington Bridge to Midtown skyscrapers. Some laundry rooms and meeting rooms have Hudson River views.

Columbia will sell 20 apartments to the tenants of West 132nd, who in turn will set up their own co-



Hilda Muentes in her new kitchen.

PHOTO: KEVIN HAGEN FOR THE WALL STREET JOURNAL

op. Seven more units will go to former tenants of a second building on Broadway also being displaced by Columbia. The rest will be filled by the city with a housing lottery, a city spokeswoman said.

The tenants at West 132nd Street named their new co-op the Exodus Housing Development Fund Corp., reflecting their long journey toward home ownership. The building will also have retail space to be retained by Columbia, and a new home for the Meeting with God Pentecostal Church displaced from West 130th Street by the Columbia project.

“We were waiting for many years, looking for a new location, and finally God opened the door through Columbia University,” said Rev. Henry Mercado, the church’s pastor, after it relocated to a temporary space in 2009.

Isabel Rodriguez, a partner at Solomon & Bernstein, represented the tenants along with partner Joel Bernstein. They credited the tenants with holding their building together during decades when many other uptown buildings deteriorated or were abandoned.

Ms. Muentes moved into the West 132nd Street building in 1968. A few years later, an uncle, Arturo, purchased it for about \$1,300 a unit. After he died in 1975, Ms. Muentes said her husband took over the building and stayed on as superintendent after the city foreclosed.

Columbia will cover most cost increases over the next 15 years to keep maintenance and rents low, provide

reserve funds for both co-ops, and pay \$7,000 to cover relocation costs, plus \$2,000 for tenants who use their own movers.

The building was designed by Magnusson Architecture & Planning, a firm with extensive experience with cost-conscious affordable housing. Since the scaffolding came down, the building has faced some criticism.

Have something to say about an article in Greater New York? Email us, along with your contact information, at [gnyltrs@wsj.com](mailto:gnyltrs@wsj.com). Letters will be edited for brevity and clarity. Please include your city and state.

It includes yellow, beige, black, red and blue brick, and an irregular pattern of windows, that several architects and preservationists said is largely disconnected from the century-old brick buildings with terra-cotta trim that line nearby sections of Broadway.



The new building at 148th and Broadway.

PHOTO: KEVIN HAGEN FOR THE WALL STREET JOURNAL

“It is a good-faith effort by Columbia,” said Andrew Dolkart, director of the Historic Preservation Program at Columbia. “They are sticking to the deal they made.”

But he said the building looks like “affordable housing” without context. “You see that a lot in the Bronx, in neighborhoods where there isn’t that much context.”

Ms. Rodriguez disagreed. “They didn’t build Versailles but they built a beautiful building that fits with the architecture of New York,” she said. “The roof deck is gorgeous.”

Write to Josh Barbanel at [josh.barbanel@wsj.com](mailto:josh.barbanel@wsj.com)



# Facilities & Operations

[Home](#)   [News](#)   Welcome Home: 19 Local Residents Become Harlem Co-op Owners in Building Constructed by Cc  
» »

## COMMUNITY

---


### Welcome Home: 19 Local Residents Become Harlem Co-op Owners in Building Constructed by Columbia

April 26, 2018



Nineteen families that had previously resided in a New York City Housing Preservation and Development (HPD)-owned building on W. 132nd Street in Manhattanville became co-op shareholders in a newly constructed 42-unit building in Hamilton Heights. Columbia University welcomed them to their new homes with a warm celebration.

As part of Columbia's commitment to provide equal or better affordable housing for those residents of the two buildings within the Manhattanville Campus expansion area that are part of the city's Tenant-in-Lease (TIL program), the University constructed the new 12-story building at Broadway and West 148th Street. Columbia worked with the residents and other stakeholders to coordinate the relocation of the residents to the new building.

The Hamilton Heights building was built to [Enterprise Green Communities](#)  guidelines, in support of both community health and the University's Sustainability Plan. All units in the building have roof deck access, bicycle storage, meeting space, and laundry areas. The landscaped roof terraces provide residents with panoramic views of the Hudson River, the Manhattan skyline, and the George Washington Bridge.

The families moved into their new apartments in December 2016. The issuance of shares in the newly formed co-operative in April 2018 was the culmination of their transition. The new agreement Columbia helped negotiated allowed them to become homeowners sooner than they otherwise would have.

The residents of a second HPD-owned building in Manhattanville are anticipated to relocate to the building in 2018, creating what is expected to be another independent co-op within the new building.



A kitchen in one of the new apartments.

Tags: [Construction Business Initiatives](#)

---

# News

October 01, 2018

## 2018 Annual Security and Fire Safety Report Released

Tags: [Public Safety](#)

---

September 14, 2018

## Summer 2019 Capital Project Request Reminder

Tags: [Summer Projects](#)

---

September 13, 2018

## Public Safety Helps Students Stay Secure

September 11, 2018

## Summer 2018 Construction Update

Tags: [Summer Projects](#) [Planning and Capital Project Management](#) [Campus Operations](#)

---

September 10, 2018

## Lower Campus Accessibility Ramp Installation

Tags: [Planning and Capital Project Management](#) [Accessibility Improvements](#)

---