



MULTI-SERVICE CENTER TENANT INFO SHEET

UPDATED WINTER 2024

PROJECT MISSION

We are excited to work with community stakeholders throughout all phases of this unique development that will bring more affordable housing to East Harlem and provide a reimagined, holistic, and community-centered multi-service center for neighborhood service providers. Our top priority is to create a transparent and inclusive process and encourage your input and feedback as we finalize project details and begin construction.

PROJECT OVERVIEW

Ascendant Neighborhood Development and co-developer, The Community Builders (TCB), will develop the site located at 413 East 120th Street, as a project to be known

as The Beacon. The East Harlem Multi-Service Center site will give rise to an affordable 254-home residential building, of which 75 homes or 30 percent will be set aside for households that have experienced homelessness. The new residential building will be constructed to the north of the existing East Harlem Multi-Service Center, which will be rehabilitated and expanded. The original architecture of the multi-service center will be preserved and include additional space for after-school programming, a new atrium, green space, and the “Wagner Walk” path connecting the residential building to the multi-service facility. The renovated facility will continue to host nonprofit organizations serving East Harlem.

The City selected developers and their winning proposals from the competitive East Harlem RFP released in 2019, which sought plans to redevelop two sites that would include affordable housing alongside other community services.

We are humbled to have been chosen to take on this important project. Ascendant is thrilled to be teaming up with The Community Builders to build more than 250 truly-affordable homes in East Harlem, as well as provide meaningful and needed, community-centered neighborhood services to our East Harlem community.

RELOCATION DETAILS

Per our agreement with the New York City Department of Housing Preservation and Development (HPD), the development team is committed to temporarily relocating all current MSC tenants out of the building prior to construction. Tenants will also have the option to return to the building after construction is complete. We will work closely with tenants to understand your specific spatial and programming needs in order to find you the most appropriate relocation space. The timing of the relocation will become clearer once we are farther along in the pre-construction phases of development. The development team will remain in close contact with tenants as we progress.

The development team will:

- Ensure that the redesign and renovation of the spaces in the MSC meet the tenant’s needs, if they choose to return to the building;

- Minimize relocation costs by assisting with planning and identifying spaces where tenants can relocate such that they can maintain community access to services provided;
- Facilitate planning for relocating back to 413 E 120th Street;
- Cover tenant's 2-way moving costs (out of the MSC to the tenant's temporary space; and back to tenant's permanent space at The Beacon);
- Cover the cost of rent in temporary space in excess of the tenant's base rent at the time of relocation; and
- Provide regular updates on construction and schedule.

The development team is keenly aware that moving twice within a short period of time will be disruptive. We are committed to doing all that we can to make the move out and back (or, if the tenant chooses, out to a permanent relocation space) as smooth as possible.

DEVELOPMENT TIMELINE

The development and design teams for The Beacon are working with HPD to develop an accurate timeline for development. What we do know is that this will be a multi-year project. Below is a summary of the development cycle, and an estimated timeline.

1. PRE-DEVELOPMENT

The Beacon is currently in the pre-development stage. The development team is working to:

- Identify current and future space needs for MSC tenants;
- Complete designs for the both the renovated MSC and the new residential building; and
- Identify temporary relocation sites for MSC tenants.

2. LAND USE APPROVALS

The Beacon project is subject to the Uniform Land Use Review Procedure (ULURP), which is required to secure necessary approvals for the redevelopment. ULURP is a standardized procedure whereby applications

affecting the land use of the city are publicly reviewed. This process typically takes about 6 to 9 months, but can take longer.

3. CONSTRUCTION AND RELOCATION

We anticipate construction on The Beacon to take 2–3 years. During this time, the development team will temporarily relocate current tenants of the MSC so that they can continue to carry out operations with as little disruption as possible.

4. MOVE IN

Much like with move out, the development team will work closely with tenants to coordinate a move in plan that allows your operations to continue running as smoothly as possible. We cannot wait to welcome you back to The Beacon!

**FOR THE LATEST UPDATES REGARDING MSC TENANT PROGRAMMING
DESIGN, RELOCATION DETAILS AND DEVELOPMENT TIMELINE,
VISIT [ASCENDANT.NYC/BEACON-INFO](https://ascendant.nyc/beacon-info)**



