

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Pre Considered

201-207 7th Avenue

July 16, 2019

(Johnson) The Pre-considered land use actions before the Subcommittee today are related to the development of a project known as **201-207 7th Avenue** in Manhattan District 3. The item related to C190253HAM consists of the proposed ULURP actions that seeks urban development action area, project approval and disposition of City-owned property for a development site consisting of four (4) City-owned multiple dwellings. The zoning district is R8A/C2-5 9 FAR (6.0) with a lot area of 3,700sf and a total developable area of 22,274 sf. Additionally, the item related to C20195731HAM consists of an Article XI tax exemption request for a term of 40 years.

Located at Block 797, Lots 80, 81, 82 and 83 in Manhattan Council District 3, the project is slated for redevelopment under HPD's Affordable Neighborhood Cooperative Program (ANCP). The site is comprised of four contiguous, City-Owned buildings containing 14 units on the corner of 7th Ave. and 22nd Street. As part of the ANCP program guidelines, city-owned multiple dwellings are conveyed to Restoring Communities HDFC for \$1.00 per tax lot and then rehabilitated by private developers selected through a competitive process to create affordable cooperatives for low and moderate-income households. The developer will sign a Site Development and Management Agreement with Restoring Communities that

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will be in effect until co-op conversion occurs and title transfers from Restoring Communities HDFC to a tenant formed HDFC cooperative. From the time of the cooperative conversion, the developer will remain the property manager for at least one year. After the first year, the Co-op will have the choice of keeping the developer as property manager or hire a new company (approved by HPD).

The four (4) buildings in the 7th Avenue cluster were taken into City ownership through an In-Rem Foreclosure Action in 1976 and in November 1997 the existing tenants entered into the Tenant Interim Lease (TIL) program. As a requirement of the TIL program, tenants form Tenant Associations to manage their buildings and collect rents under a Net Lease from the City of New York until such time as the tenants have met all the milestones and are ready for next steps. Generally, buildings in ANCP undergo substantial rehabilitation. However, in this case, the four buildings will be demolished and replaced by a single multiple dwelling building thus requiring ULURP. Three of the buildings been vacated due to structural stability issues and tenants have been temporarily relocated in nearby neighborhoods. The last remaining tenant in **207 7th Avenue** will be temporarily relocated by the end of July 2019.

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After the conveyance, construction will be undertaken by the developer who proposes to build a nine story, mixed use building with ground floor commercial space for which a use has yet to be determined. The residential portion of the project will contain nine studios, ten 1-bedroom, five 2-bedroom, and two 3-bedroom apartments. The residential amenities will include a rooftop terrace, community room, a lobby garden space, bike room, package storage area and a laundry room. The co-op interests attributable to occupied apartments will be sold to the existing tenants for \$2,500. Additionally, the maintenance is anticipated to be approximately 40% AMI for existing tenants, which is roughly \$628 for a studio, \$801 for a one-bedroom unit, \$976 for a two-bedroom unit, and \$1,122 for a three-bedroom unit. The cooperative interests attributable to vacant apartments will be sold for a price affordable to families earning no more than 165% of the area median income.

In order to facilitate development of the project and maintain long term affordability, HPD seeks approval of the pre-considered items which includes the tax Article XI tax exemption providing for a total tax benefit of approximately \$3,794,206 with a net present value of \$1,059,992.

201-207 7th Avenue
Affordable Neighborhood Cooperative Program (ANCP)
City Council Presentation



ASIAN AMERICANS FOR EQUALITY

July 16, 2019



Development Team



ASIAN AMERICANS FOR EQUALITY



Amie Gross Architects

AMIE GROSS
ARCHITECTS

Amenities and Building Features

- Rooftop Terrace
- Community Room
- Development is handicapped accessible/ADA compliant
 - All units are adaptable for accessibility
- Buildings will achieve Enterprise Green Communities standards:
 - High-efficiency building systems

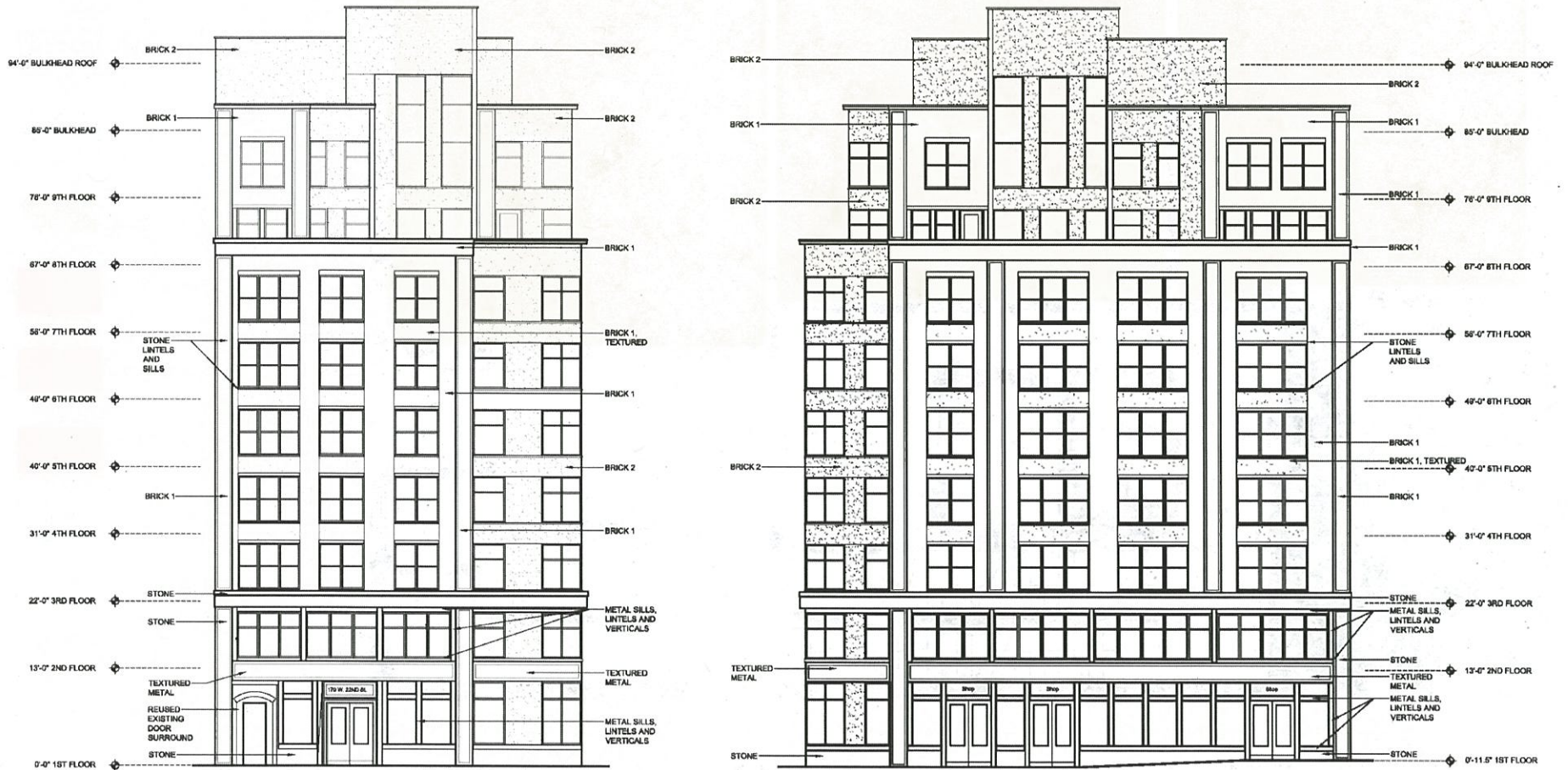




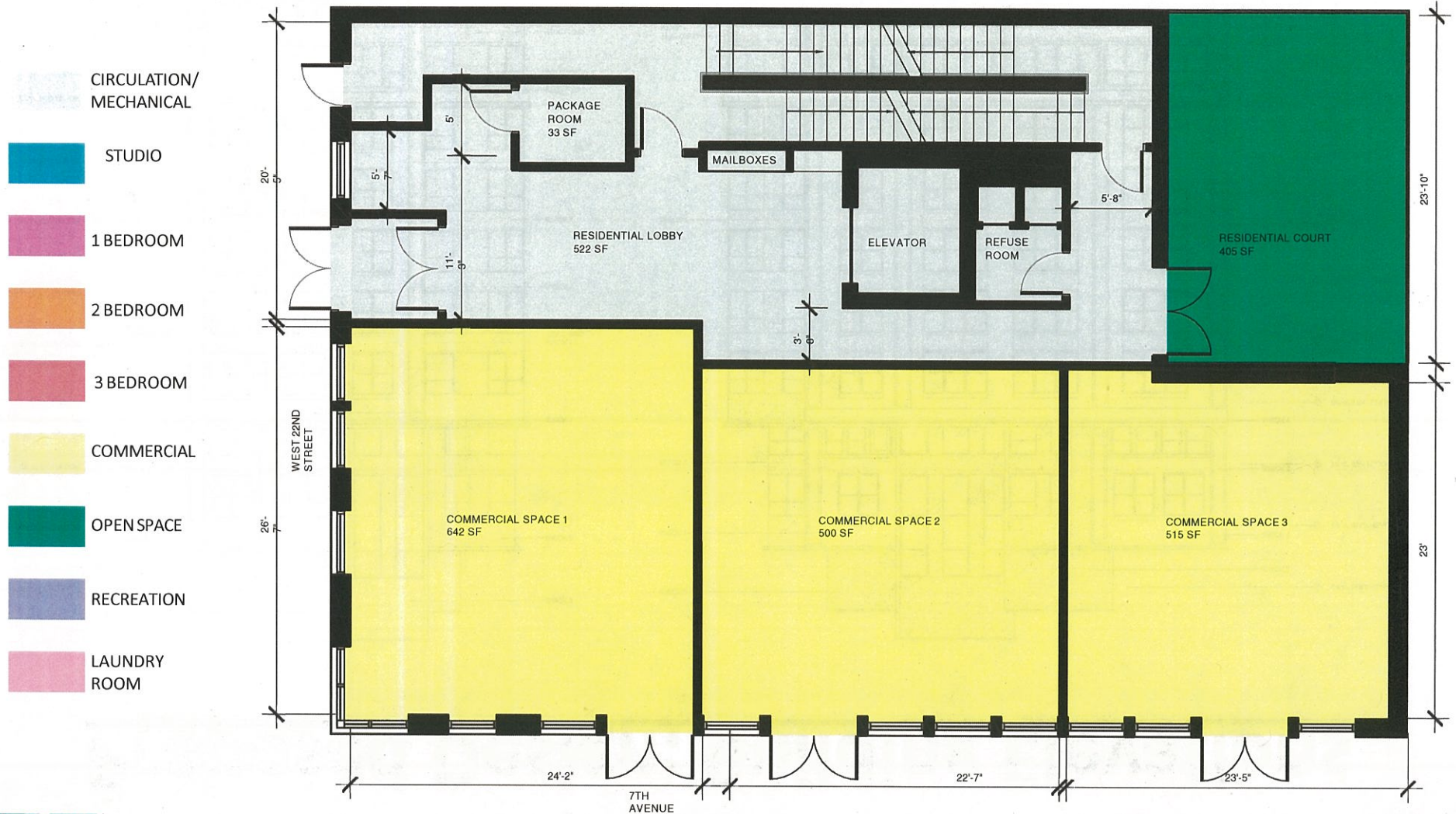
201-207 SEVENTH AVE NYC



Proposed Design: Building Elevations



Proposed Design: Ground Floor Plan



FIRST FLOOR PLAN

201-207 SEVENTH AVENUE

July 16, 2019



Proposed Design: Typical Floor Layout A



TYPICAL (2-5) FLOOR PLAN
201-207 SEVENTH AVENUE

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Proposed Design: Typical Floor Layout B



TYPICAL (6-7) FLOOR PLAN
201-207 SEVENTH AVENUE

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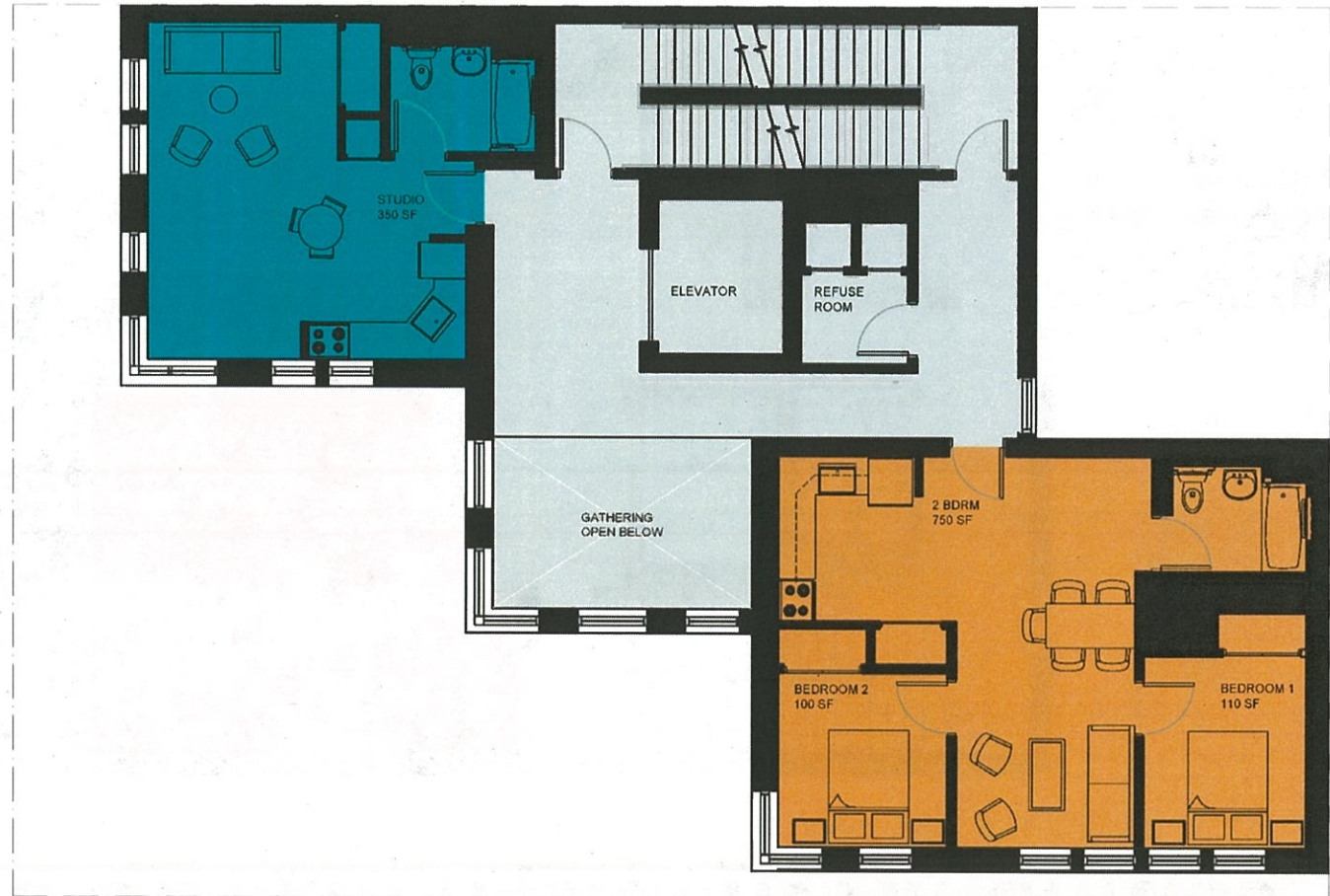
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Proposed Design: Resident Amenities



Proposed Design: 9th Floor Plan

- CIRCULATION/MECHANICAL
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- COMMERCIAL
- OPEN SPACE
- RECREATION
- LAUNDRYROOM



Thank you

Q&A



ASIAN AMERICANS FOR EQUALITY

July 16, 2019



**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: 7-16-19

(PLEASE PRINT)

Name: Andrea Alexopoulos

Address: 2 Allen St 7th Fl New York, NY 10002

I represent: Asian Americans for Equality, Inc.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 4767 Res. No. _____

in favor in opposition

Date: 7-16-19

(PLEASE PRINT)

Name: Genevieve Michel

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 4767 Res. No. _____

in favor in opposition

Date: 7-16-19

(PLEASE PRINT)

Name: Christine Rotzloff

Address: _____

I represent: HPD

Address: _____

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