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**Subcommittee on Landmarks Public Sitings, and Dispositions Hearing
October 6, 2022**

**Morris Heights NCP
Morriscania Open Door
ULURP No. 220380HAX, 220381HAX,**



Introduction

- **Applicant:** NYC Department of Housing Preservation and Development
- **Sponsor:** Neighborhood Infill Partners LLC (joint venture between Sandra Erickson Real Estate Inc. and JCAL Development Group LLC)
- **Land use actions:** UDAA designation, UDAAP approval, disposition of City-owned land, approval of Article XI tax exemptions

Project breakdown

ULURP sites:

- **Morris Heights NCP**— 28 new construction, affordable rental units in Council Districts 14 and 16
 - 30 West 182nd Street
 - 1647 Popham Avenue
- **Morrisania Open Door**— 23 affordable homeownership units in Council District 16
 - 1312 Chisolm Street
 - 1314 Chisolm Street

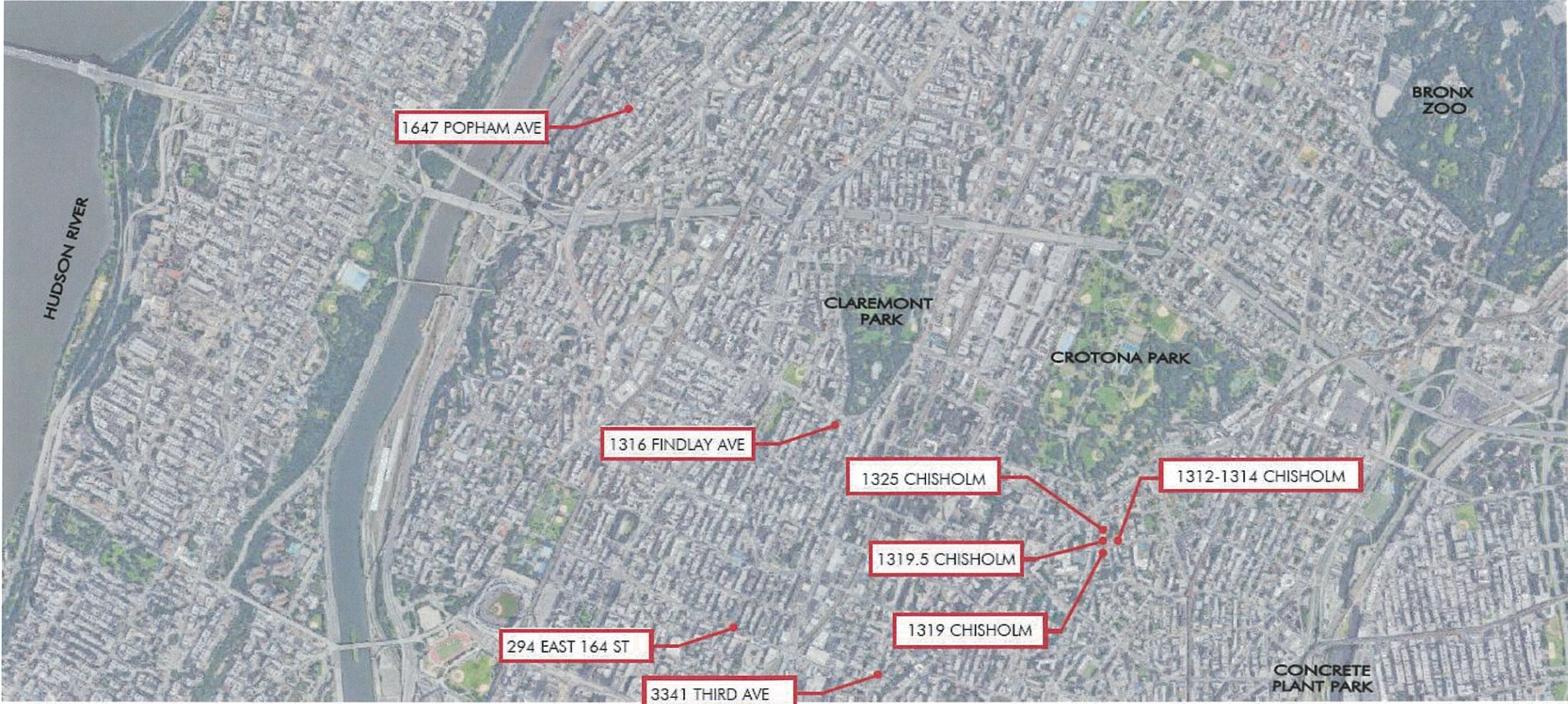
Non-ULURP sites

- **Morrisania Claremont Village Open Door sites**— seven two family homes in Council Districts 12 and 16
 - 3341 Third Avenue
 - 1325 Chisolm Street
 - 1319 Chisolm Street
 - 1319A Chisolm Street
 - 1234 East 223rd Street
 - 1316 Findlay Avenue
 - 294 East 164th Street

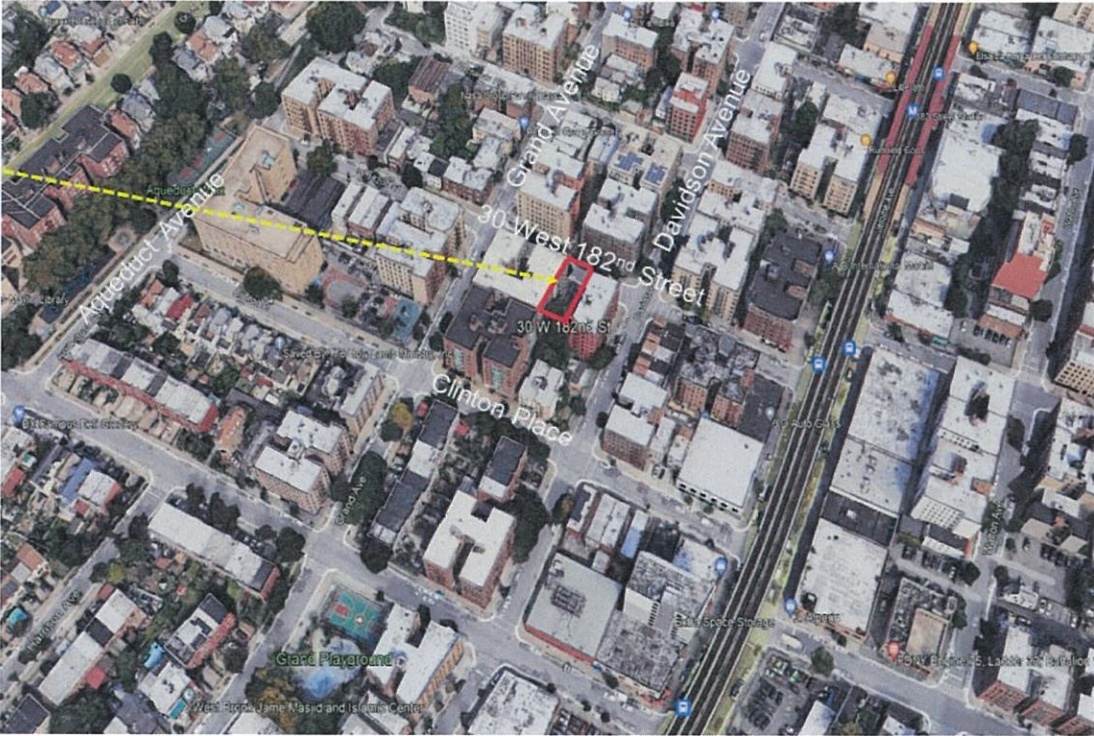
Development team



Project locations



Morris Heights NCP- 30 West 182nd Street (Development Site 1)



Morris Heights NCP- 1647 Popham Avenue (Development Site 2)



Morrisania Open Door- 1312-1314 Chisholm Street



Morrisania Claremont Village Open Door sites

- Seven two family homes in Council Districts 12 and 16

- 3341 Third Avenue (CD 16)
- 1325 Chisholm Street (CD 16)
- 1319 Chisholm Street (CD 16)
- 1319A Chisholm Street (CD 16)
- 1234 East 223rd Street (CD 12)
- 1316 Findlay Avenue (CD 16)
- 294 East 164th Street (CD 16)

- Two family homes will contain an owner-occupied three-bedroom unit and an affordable unit to generate rental income

- Typical elevation



Affordability-rentals

30 West 182 nd Street		Rents/AMIs/Maximum Incomes			
Unit Size	No. Units	30% AMI	40% AMI	50% AMI	70% AMI
1 BR	10	2	0	4	4
	Maximum incomes →	\$27,027	\$37,037	\$47,047	\$67,067
	Rents →	\$577	\$827	\$1,078	\$1,578
2 BR	1	0	0	1	0
	Income ranges →	\$32,427	\$44,437	\$56,447	\$80,467
	Rents →	\$680	\$980	\$1,281	\$1,881
Total	11				

1647 Popham Avenue		Rents/AMIs/Maximum Incomes			
Unit Size	No. Units	30% AMI	40% AMI	50% AMI	70% AMI
1 BR	5	2	3	0	0
	Maximum incomes →	\$27,027	\$37,037	\$47,047	\$67,067
	Rents →	\$577	\$827		
2 BR	11	2	1	6	2
	Income ranges →	\$32,427	\$44,437	\$56,447	\$80,467
	Rents →	\$680	\$980	\$1,281	\$1,881
Total	16 + one superintendent unit				

Affordability- Co-op units

1312-1314 Chisholm Street	Number of Units	Average SF	AMI Target	Sales Prices	Down Payment	Mthly. Mort. & Housing Costs
Studio	1	413	80%	\$249,779	\$12,489	\$1,761
One-bedroom	10	576	80%	\$304,660	\$15,233	\$2,201
Two-bedroom	11	791	80%	\$348,612	\$17,431	\$2,641

HPD's HomeFirst Down Payment Assistance program is available for all first-time homebuyers with a maximum household income of up to 80% AMI and after completing a homebuyer education course taught by an HPD-approved counseling agency. More information can be found on the HPD website at: <https://www1.nyc.gov/site/hpd/services-and-information/homefirst-down-payment-assistance-program.page>.

Affordability- Two family homes

Address	# of units	Owner BR #	AMI Target	Sales Price	Down Payment	Gross Monthly Housing Costs	Rental BR #	Aprx. Rental Income	Net Monthly Housing Costs	Mortgage
1316 Findlay Avenue	2	3BR	80%	\$530,403	\$26,520	\$3,535	2BR	\$1,950	\$1,585	\$503,883
294 East 164 th Street	2	3BR	80%	\$509,708	\$25,485	\$3,399	1BR	\$1,400	\$1,999	\$484,223
1319 Chisholm Street	2	3BR	80%	\$501,398	\$25,070	\$3,498	2BR	\$1,800	\$1,698	\$476,328
1319A Chisholm Street	2	3BR	80%	\$501,398	\$25,070	\$3,498	2BR	\$1,800	\$1,698	\$476,328
1325 Chisholm Street	2	3BR	80%	\$501,398	\$25,070	\$3,498	2BR	\$1,800	\$1,698	\$476,328
1234 East 223 rd Street	2	3BR	80%	\$471,424	\$23,571	\$3,541	1BR	\$1,975	\$1,566	\$447,852
3341 Third Avenue	2	3BR	80%	\$520,948	\$26,047	\$3,510	2BR	\$1,850	\$1,660	\$494,894

Questions?

**THE COUNCIL
THE CITY OF NEW YORK**

119-124

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10/6/2022

(PLEASE PRINT)

Name: RASH Negron

Address: 150 Broadway, Suite 2101, NY 10038

I represent: Restored Homes HDPC

Address: _____

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

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Appearance Card

[Empty box]

I intend to appear and speak on Int. No. 119-124 Res. No. _____
 in favor in opposition

Date: 10/1/22

(PLEASE PRINT)

Name: Sandra Erickson

Address: 1700 Anthony Ave #1 Bronx NY 10457

I represent: Neighborhood First Partners LLC

Address: 1700 Anthony Ave #1, Bronx NY

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

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THE CITY OF NEW YORK**

119 120
121 122 123
124

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition
Date: 10/6/22

Name: Rosa Kelly (PLEASE PRINT)
Address: 100 Gold
I represent: HPD - Morrisania / Morris Heights
Address: _____

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Appearance Card

I intend to appear and speak on Int. No. 119-124 Res. No. _____
 in favor in opposition
Date: 10/06/2022

Name: MARY ELLEN COOPER (PLEASE PRINT)
Address: 136 Frost St, #13 Brooklyn NY 11211
I represent: OCV ARCHITECTS
Address: 401 Lafayette St, New York, NY 10003

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