



Legislation Details (With Text)

**File #:** Res 1592-2021      **Version:** \*      **Name:** LU 746 - Landmarks, Central Harlem Infill NCP, Manhattan (C 200278 HAM)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 3/25/2021

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) and the decision of the City Planning Commission, ULURP No. C 200278 HAM, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 2803 Frederick Douglass Boulevard (Block 2045, Lot 89), 136 West 137th Street (Block 1921, Lot 49), 203 West 135th Street (Block 1941, Lot 27), 61 West 130th Street (Block 1728, Lot 9), 142 West 129th Street (Block 1913, Lot 52) and 109 West 126th Street (Block 1911, Lot 26), Borough of Manhattan, Community District 10, to a developer selected by HPD (Preconsidered L.U. No. 746; C 200278 HAM).

**Sponsors:** Rafael Salamanca, Jr., Kevin C. Riley

**Indexes:**

**Attachments:** 1. Res. No. 1592, 2. Calendar of the Subcommittee Meeting - March 8, 2021, 3. Calendar of the Subcommittee Meetings - March 16 and 22, 2021, 4. March 18, 2021 - Stated Meeting Agenda with Links to Files, 5. Hearing Transcript - Stated Meeting 3-18-21, 6. Minutes of the Stated Meeting - March 18, 2021, 7. Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, 8. March 25, 2021 - Stated Meeting Agenda with Links to Files, 9. Hearing Transcript - Stated Meeting 3-25-21, 10. Minutes of the Stated Meeting - March 25, 2021, 11. Committee Report

Date	Ver.	Action By	Action	Result
3/23/2021	*	Committee on Land Use	Approved by Committee	
3/25/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1592**

**Resolution approving the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) and the decision of the City Planning Commission, ULURP No. C 200278 HAM, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 2803 Frederick Douglass Boulevard (Block 2045, Lot 89), 136 West 137th Street (Block 1921, Lot 49), 203 West 135th Street (Block 1941, Lot 27), 61 West 130th Street (Block 1728, Lot 9), 142 West 129th Street (Block 1913, Lot 52) and 109 West 126th Street (Block 1911, Lot 26), Borough of Manhattan, Community District 10, to a developer selected by HPD (Preconsidered L.U. No. 746; C 200278 HAM).**

**By Council Members Salamanca and Riley**

WHEREAS, the City Planning Commission filed with the Council on March 5, 2021 its decision dated March 3, 2021 (the "Decision"), on the application submitted by New York City Department of Housing Preservation and Development (“HPD”) regarding city-owned property located at 2803 Frederick Douglass Boulevard (Block 2045, Lot 89), 136 West 137th Street (Block 1921, Lot 49), 203 West 135th Street (Block

1941, Lot 27), 61 West 130th Street (Block 1728, Lot 9), 142 West 129th Street (Block 1913, Lot 52) and 109 West 126th Street (Block 1911, Lot 26), (the “Disposition Area”), approving:

- a) pursuant to Article 16 of the General Municipal Law of New York State the designation of Disposition Area as an Urban Development Action Area;
- b) pursuant to Article 16 of the General Municipal Law of New York State an Urban Development Action Area Project for the Disposition Area (the "Project"); and
- c) pursuant to Section 197-c of the New York City Charter the disposition of the Disposition Area to a developer to be selected by the New York City Department of Housing Preservation and Development;

to facilitate the development of five six-story buildings and one four-story building with a total of 58 affordable rental units in the Central Harlem, Manhattan Community District 10 (ULURP No. C 200278 HAM) (the “Application”);

WHEREAS, the City Planning Commission has certified its unqualified approval of UDAAP pursuant to Article 16 of the General Municipal Law;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, by letter dated March 16, 2021 and submitted to the Council on March 16, 2021, HPD submitted its requests (the “HPD Requests”) respecting the Application including the submission of the project summary for the Project (the “Project Summary”);

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision and the HPD Requests on March 8, 2021;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration issued on October 2, 2020 (CEQR No. 19HPD056M) (the “Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report C 200278 HAM and incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission and the HPD Requests.

Pursuant to Article 16 of the General Municipal Law of the New York State, based on the environmental determination and the consideration described in the report C 200278 HAM and incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission

and the HPD Requests.

The Council finds that the present status of the Area tends to impair or arrest the sound growth and development of the City of New York and that a designation of the Project as an urban development action area project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law.

The Council approves the designation of the Disposition Area as an urban development action area pursuant to Section 693 of the General Municipal Law.

The Council approves the Project as an urban development action area project pursuant to Section 694 of the General Municipal Law and subject to the terms and conditions of the Project Summary.

The Council approves the disposition of the Disposition Area pursuant to Section 197-d of the New York City Charter, to a developer to be selected by HPD for the development of the Project consistent with the Project Summary.

**PROJECT SUMMARY**

- 1. **PROGRAM:**  
NEIGHBORHOOD CONSTRUCTION PROGRAM
- 2. **PROJECT:** Central Harlem  
Infill - NCP

3. **LOCATION:**

- a. **BOROUGH:** Manhattan
- b. **COMMUNITY DISTRICT:** 10
- c. **COUNCIL DISTRICT:** 9

d. **DISPOSITION AREA 1:**  
BLOCKS  
LOTS      ADDRESSES

2045	89	2803 Frederick Douglass Blv.
1921	49	

- 4. **BASIS OF DISPOSITION PRICE:** Nominal.  
Sponsor will pay one dollar per lot and deliver a note and mortgage for the remainder of the appraised value ("Land Debt"). For a period of at least thirty (30) years following completion of construction, the Land Debt or the City's capital subsidy may be

repayable out of resale or refinancing profits. The remaining balance, if any, may be forgiven at the end of the term.

- 5. **TYPE OF PROJECT:** New Construction
- 6. **APPROXIMATE NUMBER OF BUILDINGS:** 6
- 7. **APPROXIMATE NUMBER OF UNITS:** 57, plus one unit for a superintendent
- 8. **HOUSING TYPE:** Rental
- 9. **ESTIMATE OF INITIAL RENTS** Rents will be affordable to families with incomes between 30% and 80% of area median income (AMI). Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent. All units will be subject to rent stabilization.
- 10. **INCOME TARGETS** Up to 80% of AMI.
- 11. **PROPOSED FACILITIES:** None
- 12. **PROPOSED CODES/ORDINANCES:** None
- 13. **ENVIRONMENTAL STATUS:** Negative Declaration
- 14. **PROPOSED TIME SCHEDULE:** Approximately 24 months from closing to completion of construction

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on March 25, 2021, on file in this office.

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City Clerk, Clerk of The Council