



Legislation Details (With Text)

File #: Res 1633-2021 **Version:** * **Name:** LU 759 - Landmarks, 97 West 169th Street, Bronx (C 210195 HAX)
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In control: Committee on Land Use

On agenda: 5/12/2021

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 210195 HAX, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of property located at 97 West 169th Street (Block 2519, Lots 27 and 32), Borough of the Bronx, Community District 4, to a developer selected by HPD (Preconsidered L.U. No. 759; C 210195 HAX).

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

Indexes:

Attachments: 1. Res. No. 1633, 2. Calendar of the Subcommittee Meetings - April 20 and 21, 2021, 3. April 22, 2021 - Stated Meeting Agenda with Links to Files, 4. Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, 5. Revised Calendar of the Subcommittee Meeting - May 6, 2021, 6. Land Use Calendar - May 11, 2021, 7. REVISED - Land Use Calendar - May 11, 2021, 8. May 12, 2021 - Stated Meeting Agenda with Links to Files, 9. Hearing Transcript - Stated Meeting 5-12-21, 10. Minutes of the Stated Meeting - May 12, 2021, 11. Committee Report

Date	Ver.	Action By	Action	Result
5/11/2021	*	Committee on Land Use	Approved by Committee	
5/12/2021	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1633**

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 210195 HAX, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of property located at 97 West 169th Street (Block 2519, Lots 27 and 32), Borough of the Bronx, Community District 4, to a developer selected by HPD (Preconsidered L.U. No. 759; C 210195 HAX).

By Council Members Salamanca and Riley

WHEREAS, the City Planning Commission filed with the Council on May 3, 2021 its decision dated April 7, 2021 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) regarding city-owned and privately-owned property located at 97 West 169th Street (Block 2519, Lots 27 and 32), (the “Project 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 a new nine-story residential building containing approximately 104 Affordable Independent Residences for Seniors (AIRS) units at 97 West 169th Street in the Highbridge neighborhood of The Bronx, Community District 4 (ULURP No. C 210195 HAX) (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 April 16, 2021 and submitted to the Council on April 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 April 21, 2021 and May 6, 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 December 10, 2020, (CEQR No. 20HPD088X) (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 210195 HAX 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 210195 HAX and incorporated by reference herein, 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 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 under Section 197-d of the New York City Charter, to a developer to be selected by the New York City Department of Housing Preservation and Development for the development of the Project consistent with the Project Summary.

PROJECT SUMMARY

1. **PROGRAM:** SENIOR AFFORDABLE RENTAL APARTMENTS PROGRAM
2. **PROJECT:** 97 West 169th Street
3. **LOCATION:**
 - a. **BOROUGH:** Bronx
 - b. **COMMUNITY DISTRICT:** 4
 - c. **COUNCIL DISTRICT:** 16
 - d. **DISPOSITION AREA:**

		<u>BLOCKS</u>
		<u>ADDRESSES</u>
2519	27, 32	97 West 169 th Street
4. **BASIS OF DISPOSITION PRICE:** Nominal. The sponsor will pay one dollar per tax lot in cash and will deliver an enforcement note and mortgage for the remainder of the appraised value.
5. **TYPE OF PROJECT:** New Construction
6. **APPROXIMATE NUMBER OF BUILDINGS:** 1
7. **APPROXIMATE NUMBER OF UNITS:** 104 dwelling units, plus one superintendents unit
8. **HOUSING TYPE:** Rental
9. **ESTIMATE OF INITIAL RENTS** Tenants with rental assistance will pay up to 30% of their income as rent. Other tenants will pay rents set at up to 30% of 60% of the area median income (AMI) on an annual basis.
10. **INCOME TARGETS** Up to 60% of AMI
11. **PROPOSED FACILITIES:** Community Room

and Kitchen, Social Service Offices, Community Facility Space

- | | | |
|-----|--|-------------------|
| 12. | PROPOSED CODES/ORDINANCES: | None |
| 13. | ENVIRONMENTAL STATUS:
Declaration | Negative |
| 14. | PROPOSED TIME SCHEDULE:
months from authorization to sale. | Approximately six |

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 May 12, 2021, on file in this office.

City Clerk, Clerk of The Council