Legislation Details (With Text)

File #:	Res 0954-2019	**Version:**	*	**Name:**	LU 418 - Landmarks, Brownsville North NCP, Brooklyn (20190177 HAK)
Type:	Resolution			**Status:**	Adopted
				In control:	Committee on Land Use
On agenda:	6/13/2019				
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 190177 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 379-383 Howard Avenue (Block 1446, Lots 1 and 3) and 1297 East New York Avenue (Block 1476, Lot 34), Borough of Brooklyn, Community District 16, to a developer selected by HPD (L.U. No. 418; C 190177 HAK).

Sponsors:

Indexes:

Attachments: 1. Resolution, 2. Land Use Calendar - Week of May 13, 2019 - May 17, 2019, 3. REVISED - Land Use Calendar - Week of May 13, 2019 - May 17, 2019, 4. Land Use Calendar - Week of June 3, 2019 - June 7, 2019, 5. Hearing Testimony - Landmarks 5-14-19, 6. Hearing Transcript - Landmarks 5-14-19, 7. Hearing Transcript - Landmarks 6-6-19, 8. Hearing Transcript - Land Use 6-11-19, 9. June 13, 2019 - Stated Meeting Agenda with Links to Files, 10. Hearing Transcript - Stated Meeting 6-13-19, 11. Minutes of the Recessed Meeting of May 29, 2019 Held on June 13, 2019, 12. Minutes of the Stated Meeting - June 13, 2019, 13. Minutes of the Recessed Meeting of June 13, 2019 Held on June 18, 2019, 14. Minutes of the Recessed Meeting of June 13, 2019 Held on June 19, 2019, 15. Committee Report

Date	Ver.	Action By	Action	Result
6/11/2019	*	Committee on Land Use	Approved by Committee	
6/13/2019	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 954

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 190177 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 379-383 Howard Avenue (Block 1446, Lots 1 and 3) and 1297 East New York Avenue (Block 1476, Lot 34), Borough of Brooklyn, Community District 16, to a developer selected by HPD (L.U. No. 418; C 190177 HAK).

By Council Members Salamanca, Jr. and Adams

WHEREAS, the City Planning Commission filed with the Council on May 10, 2019 its decision dated April 10, 2019 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development ("HPD") regarding city-owned property located at 379-383 Howard Avenue (Block 1446, Lots 1 and 3) and 1297 East New York Avenue (Block 1476, Lot 34), (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 two four-story residential buildings, containing approximately 32 affordable units in the Ocean Hill neighborhood of Brooklyn, Community District 16 (ULURP No. C 190177 HAK) (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 May 3, 2019 and submitted to the Council on May 9, 2019, 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 May 14, 2019;

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 November 29, 2018 (CEQR No. 18HPD049K) (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 190177 HAK 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 190177 HAK) 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

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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, a copy of which is attached hereto.

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.

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 June 13, 2019, on file in this office.

.....
City Clerk, Clerk of The Council

PROJECT SUMMARY

1. **PROGRAM:**
NEIGHBORHOOD CONSTRUCTION PROGRAM

2. **PROJECT:** Brownsville
North/Ocean Hill NCP

3. LOCATION:

a. BOROUGH: Brooklyn

b. COMMUNITY DISTRICT: 16

c. COUNCIL DISTRICT: 41

d. DISPOSITION AREA:

BLOCK	LOT(S)

	ADDRESS(ES)
1446	3 379 Howard Avenue
1446	1 383 Howard Avenue
1476	34 1297 East New York Avenue

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 will 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:** 2

7. **APPROXIMATE NUMBER OF UNITS:** 32 dwelling units, plus one superintendent's unit

8. **HOUSING TYPE:** Rental

9. **ESTIMATE OF INITIAL RENTS** Rents will be affordable to families with incomes between up to 27% and 77% of area median income (AMI). All units will be subject to rent stabilization. Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent.

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

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