Legislation Details (With Text)

File #:	Res 1106-2019	**Version:** *	**Name:**	LU 527 - Landmarks, 776-780 Myrtle Avenue, Brooklyn (C 190353 HAK)
Type:	Resolution		**Status:**	Adopted
			In control:	Committee on Land Use
On agenda:	10/17/2019			
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 190353 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 776-780 Myrtle Avenue (Block 1754, Lots 19, 20, and 22), Borough of Brooklyn, Community District 3, to a developer selected by HPD (L.U. No. 527; C 190353 HAK).

Sponsors: Rafael Salamanca, Jr., Adrienne E. Adams

Indexes:

Attachments: 1. Res. No. 1106, 2. Land Use Calendar - Week of September 16, 2019 - September 20, 2019, 3. September 12, 2019 - Stated Meeting Agenda with Links to Files, 4. Hearing Transcript - Stated Meeting 9-12-19, 5. Hearing Testimony - Landmarks 9-18-19, 6. Hearing Transcript - Landmarks 9-18-19, 7. Land Use Calendar - September 30, 2019 and October 4, 2019, 8. October 17, 2019 - Stated Meeting Agenda with Links to Files, 9. Hearing Transcript - Stated Meeting 10-17-19, 10. Minutes of the Stated Meeting - October 17, 2019, 11. Committee Report

Date	Ver.	Action By	Action	Result
10/10/2019	*	Committee on Land Use	Approved by Committee	
10/17/2019	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1106

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 190353 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 776-780 Myrtle Avenue (Block 1754, Lots 19, 20, and 22), Borough of Brooklyn, Community District 3, to a developer selected by HPD (L.U. No. 527; C 190353 HAK).

By Council Members Salamanca and Adams

WHEREAS, the City Planning Commission filed with the Council on August 30, 2019 its decision dated August 28, 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 776-780 Myrtle Avenue (Block 1754, Lots 19, 20, and 22), (the "Disposition Area"), approving:

a) pursuant to Article 16 of the General Municipal Law of New York State, the designation of the Disposition Area as an Urban Development Action Area;

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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 building containing approximately 59 units of affordable housing at 776-780 Myrtle Avenue in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3 (ULURP No. C 190353 HAK) (the "Application");

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

WHEREAS, the Application and Decision are subject to review and action by the Council pursuant to Article 16 of the General Municipal Law of New York State and Section 197-d of the City Charter;

WHEREAS, by letter dated September 9, 2019 and submitted to the Council on September 10, 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 September 18, 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 April 1, 2019 (CEQR No. 19HPD060K) (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 190353 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 New York State, based on the environmental determination and the consideration described in the report (C 190353 HAK) 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 Disposition Area as an urban development action area

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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.

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 October 17, 2019, on file in this office.

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

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PROJECT SUMMARY

1. **PROGRAM:** SUPPORTIVE HOUSING LOAN PROGRAM

2. **PROJECT:** 776 Myrtle Avenue

3. **LOCATION:**

a. **BOROUGH:** Brooklyn

b. **COMMUNITY DISTRICT:** 3

c. **COUNCIL DISTRICT:** 36

d. **DISPOSITION AREA:**

BLOCKS	LOTS	ADDRESSES
1754	19	776 Myrtle Avenue
1754	20	778 Myrtle Avenue
1754	22	780 Myrtle Avenue

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:** One Multiple Dwelling

7. **APPROXIMATE NUMBER OF UNITS:** 59 Rental
1 Superintendent
60 Total

8. **HOUSING TYPE:** Rental

9. **ESTIMATE OF INITIAL RENTS** Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent. Other tenants will pay rents set at up to 30% of up to 80% of the area median income (AMI) on an annual basis.

10. **INCOME TARGETS** Up to 80% of AMI.

11. **PROPOSED FACILITIES:** Community Room, Administrative Offices, Social Service Offices, Security

Desk, Storefront Commercial Space

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

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