



Legislation Details (With Text)

File #: Res 1447-2020 **Version:** * **Name:** LU 666 - Landmarks, Weeksville NCP at Prospect Place, Brooklyn (C 200106 HAK)
Type: Resolution **Status:** Adopted
In control: Committee on Land Use

On agenda: 10/15/2020

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 200106 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 1559-1563 Prospect Place (Block 1363, Lots 90, 91, and 92), Borough of Brooklyn, Community District 8, to a developer selected by HPD (L.U. No. 666; C 200106 HAK).

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

Indexes:

Attachments: 1. Res. No. 1447, 2. August 27, 2020 - Stated Meeting Agenda with Links to Files, 3. Hearing Transcript - Stated Meeting 8-27-20, 4. Calendar of the Subcommittee Meeting - September 10, 2020, 5. Remarks by Council Member Alicka Ampry-Samuel, 6. Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, 7. Hearing Transcript - Landmarks 9-10-20, 8. October 15, 2020 - Stated Meeting Agenda with Links to Files, 9. Hearing Transcript - Stated Meeting 10-15-20, 10. Minutes of the Stated Meeting - October 15, 2020, 11. Committee Report

Date	Ver.	Action By	Action	Result
9/29/2020	*	Committee on Land Use	Approved by Committee	
10/15/2020	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1447

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 200106 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 1559-1563 Prospect Place (Block 1363, Lots 90, 91, and 92), Borough of Brooklyn, Community District 8, to a developer selected by HPD (L.U. No. 666; C 200106 HAK).

By Council Members Salamanca and Adams

WHEREAS, the City Planning Commission filed with the Council on August 24, 2020 its decision dated August 19, 2020 (the “Decision”), on the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) regarding city-owned property located at 1559-1563 Prospect Place (Block 1363, Lots 90, 91, and 92), (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 HPD;

to facilitate the development of a new eight-story building containing approximately 44 units of affordable housing, 16 of which would be Affordable Independent Residences for Seniors (AIRS) units located at 1559-1563 Prospect Place (Block 1363, Lots 90, 91, 92) in the Weeksville neighborhood of Brooklyn, Community District 8 (ULURP No. C 200106 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 August 14, 2020 and submitted to the Council on August 17, 2020, 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 10, 2020;

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 10th, 2019 (CEQR No. 19HPD119K) (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 200106 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 200106 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 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.

PROJECT SUMMARY

1. **PROGRAM:**
NEIGHBORHOOD CONSTRUCTION PROGRAM
2. **PROJECT:** **1559-1563**
Prospect Place, Weeksville NCP
3. **LOCATION:**
 - a. **BOROUGH:** Brooklyn
 - b. **COMMUNITY DISTRICT:** 8
 - c. **COUNCIL DISTRICT:** 41
 - d. **DISPOSITION AREA:**

<u>LOTS</u>	<u>BLOCK</u>	<u>ADDRESSES</u>
	1363	
90		1563 Prospect
Place		
1363		
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:** 1
7. **APPROXIMATE NUMBER OF UNITS:** 44 dwelling units,
plus one superintendent unit

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: Declaration	Negative
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 _____, 2020, on file in this office.

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City Clerk, Clerk of The Council