

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Pre-Considered
Rochester Suydam

Rochester Suydam I – Council District 36
Rochester Suydam II – Council District 41

February 26, 2020

{**Cornegy, Amprey-Samuel**} Pre-considered item (C 190453 HAK) consists of a ULURP application for a project known as **Rochester Suydam** that seeks Urban Development Action Area designation, project and disposition approval for 13 city-owned vacant scattered lots that will be developed in three clusters.

Located in Council District Brooklyn 36, **Rochester Suydam I** consists of Cluster No. 1 and Cluster No. 2. Cluster No. 1 is located at **421, 423 Herkimer Street** (*Block 1864, Lots 49, 48*) and **440, 444 Herkimer Street** (*Block 1871, Lots 42, 43*). Cluster No. 2 is located at **35, 37 Rochester Avenue** (*Block 1709, Lot 10, 9*), **18, 20, 22 Suydam Place** (*Block 1709, Lots 27, 28, 29*), and **816 Herkimer Street** (*Block 1710, Lot 9*).

Rochester Suydam II which consists of Cluster No. 3 is located at **329, 331, 335 Ralph Avenue** (*Block 1556, Lots 8, 7, 3*) in Brooklyn Council District 41.

The Rochester Suydam project is slated for new construction development as a Cooperative homeownership project under HPD's Open Door Program. Under Open Door, sponsors purchase City-owned or privately-owned land and construct cooperative buildings affordable to moderate and middle-income households. The

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Pre-Considered
Rochester Suydam

Rochester Suydam I – Council District 36
Rochester Suydam II – Council District 41

February 26, 2020

selected development team, BJB Development LLC, will develop the 13 vacant city-owned lots with seven new buildings containing a total of seventy-eight (78) affordable cooperative units.

Within the 3 clusters, three (3) buildings will be 5 stories, three (3) buildings will be 4 stories and one (1) building will be 7 stories in height. The project is expected to provide 33 one-bedroom and 45 two-bedroom apartments. The units specific to the Rochester Suydam project will be marketed to households with tiers at 80%, 90%, 100% and 110% of AMI. Sales prices are projected to range between \$209,352 for a one-bedroom unit at the 80% AMI tier and \$428,750 for a two-bedroom unit at the 110% AMI tier.

Once completed, the cooperative will sell the units to households who agree to owner-occupy their homes for the length of the regulatory period. As part of the Open Door program, the purchaser will be required to abide by resale restrictions. If the homeowner sells or refinances during the regulatory period, the homeowner may realize up to 2% appreciation on the original purchase price per year of owner

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
Pre-Considered
Rochester Suydam

Rochester Suydam I – Council District 36
Rochester Suydam II – Council District 41

February 26, 2020

occupancy. Additionally, the homeowner will also be required to sell to a household earning no more than the project's income limit.

In addition to approval of the ULURP application, HPD seeks approval of Article XI tax benefits for the pre-considered items related to Rochester **Suydam I (20205362 HAK)** (Block 1864, Lot 48,49); (Block 1871, Lot 42, 43); (Block 1709, Lots 9, 10, 27, 28, 29) and (Block 1710, Lot 9), and **Rochester Suydam II (20205363 HAK)** (Block 1556, Lot 3, 7, 8). The Article XI tax exemptions will help maintain affordability for these homeownership units and the term will be 40 years, which is coterminous with the Regulatory Agreement. The tax benefit is approximately \$1,918,968 with a net present value of \$24,602.

Today, HPD is before the subcommittee seeking approval of the Rochester Suydam project in order to facilitate construction of this homeownership project.

Rochester Suydam

City Council Subcommittee on Landmarks, Public Siting, and Disposition
Hearing

February 26, 2020



Department of
Housing Preservation
& Development

Land Use Actions

- **Land Use Actions:**

- Designation of an Urban Development Action Area (“UDAA”);
- Urban Development Action Area Project (“UDAAP”) approval; and,
- Disposition of City-owned property located on:
 - Block 1864, Lots 48 & 49
 - Block 1871, Lots 42 & 43
 - Block 1709, Lots 9, 10, 27, 28 & 29
 - Block 1710, Lot 9
 - Block 1556, Lots 3, 7 & 8



Cluster 1 – Proposed Building

Development Site 1: 421-423 Herkimer Street (Block 1864, Lots 48 & 49)

Development Site 2: 440-444 Herkimer Street (Block 1871, Lots 42 & 43)



Rendering - Development Site 1

Development Sites 1 & 2 will each be developed with:

- A five-story building with 10 units each
 - 2 one-bedroom units
 - 8 two-bedroom units
- Landscaped Rear Yard
- Bike Storage room



Cluster 2 – Proposed Building

Development Site 3: 35-37 Rochester Avenue (Block 1709, Lots 9 & 10)



- A Four-story building with eight units:
 - 2 one-bedroom units
 - 6 two-bedroom units
- Landscaped Rear Yard
- Bike Storage room



Cluster 2 – Proposed Building

Development Site 4: 18-22 Suydam Place (Block 1709, Lots 27, 28 & 29)



- A Four-story building with 15 units:
 - 14 one-bedroom units
 - 1 two-bedroom units
- Landscaped Rear Yard
- Bike Storage room



Cluster 2 – Proposed Building

Development Site 5: 816 Herkimer Street (Block 1710, Lot 9)



- A Four-story building with 12 units:
 - 9 one-bedroom units
 - 3 two-bedroom units
- Landscaped Rear Yard
- Bike Storage room



Cluster 3 – Proposed Building

Development Site 6: 329-331 Ralph Avenue (Block 1556, Lots 7 & 8)



- A five-story building with ten units:
 - 3 one-bedroom units
 - 7 two-bedroom units
- Landscaped Rear Yard
- Bike Storage room



Cluster 3 – Proposed Building

Development Site 7: 335 Ralph Avenue (Block 1556, Lot 3)



- A seven-story building with 13 units:
 - 2 one-bedroom units
 - 11 two-bedroom units
- Landscaped Rear Yard
- Bike Storage room



Proposed Income Mix

AMI	Income Range	Sale Price Range*
80% AMI	\$64,020 - \$76,824	\$209,352 - \$297,498
90% AMI	\$72,023 - \$86,427	\$252,505 - \$349,280
100% AMI	\$80,025 - \$96,030	\$295,657 - \$401,063
110% AMI	\$88,028 - \$105,633	\$338,810 - \$452,846

Unit Type	80% - 90% AMI	100% AMI	110% AMI	Total
1BR	11	8	14	33
2BR	17	13	15	45
Total	28	21	29	78
%	36%	27%	37%	100%

*The Sale Price and Unit Type mix may be subject to changes until project closing

Development Summary

- 100% affordable homeownership development
- 13 vacant and underutilized City-owned lots with seven new construction buildings resulting in approximately 78 affordable homeownership units
- Units will be affordable to households earning incomes between 80% - 110% of AMI
- Unit Mix: 33 one-bedroom units and 45 two-bedroom units
- Units will have dishwashers and washer and dryers
- Amenities for each building include bike storage, elevator, and recreational rear yard
- Proposed buildings will be developed to Enterprise Green Communities and other sustainable standards
- Project will be financed under HPD's Open Door Program

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Pre-Considered

Cooper Square MHA PHASE 1.GHPP.FY20

February 26, 2020

Space” shall mean those portions of the Exemption Area which the Regulatory Agreement requires to be devoted solely to community facility uses.

Additionally, HPD requests the language in paragraph 3 be deleted and replaced with the following:

All of the value of the property in the Exemption Area, including both the land and any improvements (excluding those portions, if any, devoted to business or commercial use other than the Community Facility Space), shall be exempt from real property taxation, other than assessments for local improvements, for a period commencing upon the Effective Date and terminating upon Expiration Date.

An affected space is being occupied by a non-profit providing workshops and guidance to minority and female photographers. Additionally, this storefront also serves as a gallery space. The Sponsor also intends to convert other commercial spaces in their portfolio to community facility spaces in the future. All other aspects of the project remain the same.

Therefore, HPD is before the Subcommittee seeking the amendment to Prior approved Resolution (No. 819).

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Pre-Considered

Cooper Square MHA PHASE 1.GHPP.FY20

February 26, 2020

(**Chin, Rivera**) This pre-considered item (20205357 HAM) consists of an exemption area containing twenty-one (21) no-equity cooperative buildings with three hundred twenty-seven (327) units and twenty-two (22) occupied commercial spaces which sit on a Community Land Trust (CLT). The buildings are located on Block 459, Lots 59, 45, 43, 42, 39, 38, 37, 36, 16, 15, and 14; Block 460, Lots 55, 54, 53, 52, 51, 50, 49, 48 and 35; and Block 426, Lot 22 in Manhattan Council Districts 1 and 2 and the project is known as Cooper Square MHA - Phase I.GHPP.FY20.

On March 28, 2019, the Council approved Resolution No. 819, which authorized a tax exemption for the Exemption Area that is applicable to all of the land and buildings, but excludes portions, if any, devoted to business, commercial, or community facility use. The Prior Resolution shall now be amended to also exempt the community facility space in the Exemption Area.

More specifically, HPD requests that the Council amend the Prior Resolution by adding the following definition j to paragraph 1, which reads: "Community Facility

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jack Heaney

Address: 153 E. 96th, NY, NY 10128

I represent: Rochester Sydam

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: DAVID CUNNINGHAM

Address: _____

I represent: ROCHESTER / SYDAM

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

(Handwritten initials)

ROCHESTER
SHERMAN

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: LIN ZENG

Address: 100 GOLD STREET

I represent: NYC HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/15/12

(PLEASE PRINT)

Name: IRA BLOOM

Address: _____

I represent: BRONX DISTRICT ATTORNEY'S OFFICE

Address: 255 WEST 111th STREET NEW YORK NY 10027

Please complete this card and return to the Sergeant-at-Arms