

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. No. 102

Berean Gardens

May 30, 2018

{**Ampry-Samuel**} **Land Use No. 102** consists of an Exemption Area containing one occupied multiple dwelling located at **1481 St. Marks Avenue** (*Block 1452, Lot s 66 and 70-78*) in Brooklyn Council District 41 and is known as Berean Gardens HDFC. The Berean Gardens project is a Section 8 development approved for disposition by the City Council on August 3, 1993 (*Resolution 1554*) for low income seniors.

The project comprises 77 units of senior housing of which two apartments are vacant. Additionally, there are two community facility spaces used by the tenants for recreational activities.

The building contains a mixture of unit types including 19 studios and 58 one- bedroom apartments, including a superintendent's unit. HUD requires the project serve senior citizens with household incomes that do not exceed 50% of AMI, which is approximately \$41,750 for a two person household, according to the 2018 income limits. Tenants pay no more than 30% of their income towards rent. This transaction does not include any construction.

In 1993, in designating the project as an UDAAP area, the Council also approved the merger of the municipal lots comprising the project (Block 1452, Lot 66, and Lots 70-78) but the lot merger was not completed. Additionally, the 1993 approval provided the project with a partial tax exemption \$28,909 + 25% increases for a period of 40 years. The proposed action is requesting a new Article XI providing the project with a full tax exemption for the first three years, and a seven percent (7%) flat Gross Rent Tax for the remaining thirty- seven (37) years. Currently there are outstanding property tax liens and the Sponsor has entered into payment agreements with all lien holders. While a lot merger is proposed to occur, it cannot happen until the project is clear of all liens. In order to help preserve long term affordability of the low income senior rental units HPD is before the Planning Subcommittee seeking approval for Article XI tax benefits that will help maintain affordability of the residential units, the value of which is \$7,709,136 (NPV \$2,425,799 (\$31,504/DU)).

The tax exemption will coincide with a regulatory agreement for a term of 40 years. In addition, the owner will be required to maintain its HAP contract for the remainder of the term.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

FOR THE RECORD

L.U. No. 103

FOR THE RECORD

Hudson Piers II

May 30, 2018

{Levine} Land Use No. 103 consists of an Exemption Area containing two fully occupied multiple dwellings located at **1626 and 1640 Amsterdam Avenue (Block 2072, Lot 30; Block 2073, Lot 29)** in Manhattan Council District 7 and is known as **Hudson Piers II**. The project is a low income Section 8 development currently owned by an Article V Housing Redevelopment Company approved for disposition by the Board of Estimate on December 4, 1980 (Cal. No. 4). At the time of the disposition approval, the housing company also received a property tax exemption which is set to expire on March 31, 2024.

The two buildings that make up Hudson Piers II contains a mixture of unit types including 48 one-bedroom, 29 two-Bedrooms, 5 three-Bedrooms and 1 superintendent's unit for a total of 83 units. There is an existing Housing Assistance Program (HAP) contract with HUD and under the contract, household incomes do not exceed 50% of AMI and tenants pay no more than 30% of their income towards rent.

Under HPD's HUD Multifamily Program, the current owner will convey the project to a new entity formed under a Housing Development Fund Corporation (HDFC) and the acquisition will utilize private financing. The HDFC will enter into a new HAP contract with HUD for an additional 20 years upon expiration of the current agreement when it reaches the end of its term March 31, 2030. Eligible tenants will receive Section 8 rental assistance.

A moderate rehabilitation is planned for the project that includes making the units ADA adaptable. Additional work will be upgrades to the Kitchens and Bathrooms; new LED lighting and code compliant switches/outlets as well as replacing smoke detectors and plastering and painting. There are very few housing code violations and the rehab will address any that are outstanding.

In order to facilitate redevelopment of the project, HPD is before the Planning Subcommittee seeking approval for the housing company to voluntarily dissolve their status as an Article V, terminate their current tax exemption and enter into a new Article XI tax exemption for a term of 40 years coinciding with the regulatory agreement. The net present value of the tax exemption is approximately \$3,024,575 (Cumulative value is approximately \$8,646,149).

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 104

Culver El Phase I Article XI

May 30, 2018

(Lander) **L.U. No. 104** consists of an amendment to an exemption area designated for development under HPD's New Foundations Program for a new construction project known as **Culver El Phase I**. The project is located at **Block 5295, Lots 4, 104, 105, 106, 107, 108, 111, 112 and 113** in Brooklyn Council District 39 and on February 2, 2011 (Resolution No. 656) the City Council approved ULURP actions allowing for the UDAAP area designation, disposition and project approval.

The project closed in November 2014 and the estimated development cost is \$16,831,542. Culver El Phase I comprises 36 condominium units within nine 4-story buildings with a mixture of 16 three-bedroom and 20 four-bedroom units. Targeted household income will be 80% - 110% AMI. It is anticipated that the Sponsor will complete the first group of buildings this summer.

During construction, the Department of Finance levied the "building value" on 2 of the 9 buildings resulting in annual tax liability of approximately \$60,000 per building (totaling \$120,000) while the other 7 buildings were billed at a nominal rate. Given, the Sponsor's budget does not include funds to cover this higher level of taxation, an Article XI tax exemption request is being submitted in order to seek retroactive tax benefits commencing from 2014. The Article XI tax exemption, of which the net present value is approximately \$978,151 (cumulative value \$1,100,543) will terminate when the last condominium unit is sold to the end purchaser. All end purchasers will benefit from the approved UDAAP tax exemption upon expiration of the Article XI.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. No. 105

Van Buren Greene Amendment

May 30, 2018

{**Corney**} **L. U. No. 105** consists of the proposed amended project for the disposition of seven city-owned sites located at Block 1791, Lots 17, 18, 19, Block 1814, Lot 15, Block 1852, Lots 8,9 and Block 1641, Lot 68 and is known as Van Buren/Greene in Brooklyn Council District 36.

On June 8, 2016 (Resolution No. 1109) the Council approved an Amended UDAAP for the Van Buren/ Green new construction project given the original proposal to develop the sites under the New Foundations Program stalled during the 2008 economic downturn. Therefore, the decision was made to complete the project's construction under HPD New Infill Homeownership Opportunities Program (NIHOP) term sheet. The project comprises ten (10) 2-family homes for a total of twenty (20) units; construction is anticipated to be completed for first group of homes this summer and end purchasers have been selected for nine of the ten homes.

Targeted household income for homebuyers range between 80% to 130% AMI. Each home will have a rental unit that will be affordable to families earning no more that the same AMI as the purchasing homeowner.

The estimated development cost of the project is \$7,579,083. Purchase prices for the homes range between \$407,000 to \$439,000 at the 80-90% AMI tier and \$605,000 to \$623,083 at the 110-130% tier.

Currently, the Project Summary requires further amending in order to address an unforeseen issue related to the New York State (NYS) Mansion Tax. Accordingly, when the total consideration or contract price, which includes subsidized sales price plus all subsidies and land value, exceeds \$1,000,000, it triggers a surcharge to the ordinary NYS Transfer tax of 1% of the total consideration, the minimum of which is \$10,000. This surcharge is a burden to low income end purchasers increasing down payment and closing costs. To avoid subjecting purchasers to the Mansion Tax, HPD is submitting an application to amend the current public approvals to obtain authorization to reduce land debt to lower the total consideration under \$1,000,000. Other aspects of the project will remain unchanged.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 106

501 West 51 Street

May 30, 2018

(Johnson) L.U. No 106 consists of an exemption area containing one privately owned building located at **Block 1080 part of lot 28** in Speaker Corey Johnson's Manhattan Council District 3 and is known as **501 West 51 Street**.

The project site is one of several parcels taken into city ownership through urban renewal in the 1970s as part of the Clinton Urban Renewal Project, Stage 1. The Exemption area contains multiple structures of which, one portion was conveyed by the City to the Sponsor, Clinton Housing Development Corporation in 2004 and a second portion in 2010. Therefore, 501 West 51st Street now consists of the one building completed in two phases by combining it with the adjacent building, 505 West 51 Street. The two buildings together create 22 rental apartments through the Inclusionary Housing program.

The "505" portion of the building is home to a family-owned auto body shop that has been in operation since the 1950's. Besides the auto-body shop, there are two additional commercial units of which one is a restaurant and the other a salon. The residential units include a mixture of 3 studios, 13 one-bedroom, 4 two-bedroom, and 2 three-bedroom apartments. The household income targets are up to 80%AMI and rents range from \$1,032 for a studio to \$1,575 for a three-bedroom unit.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 106

501 West 51 Street

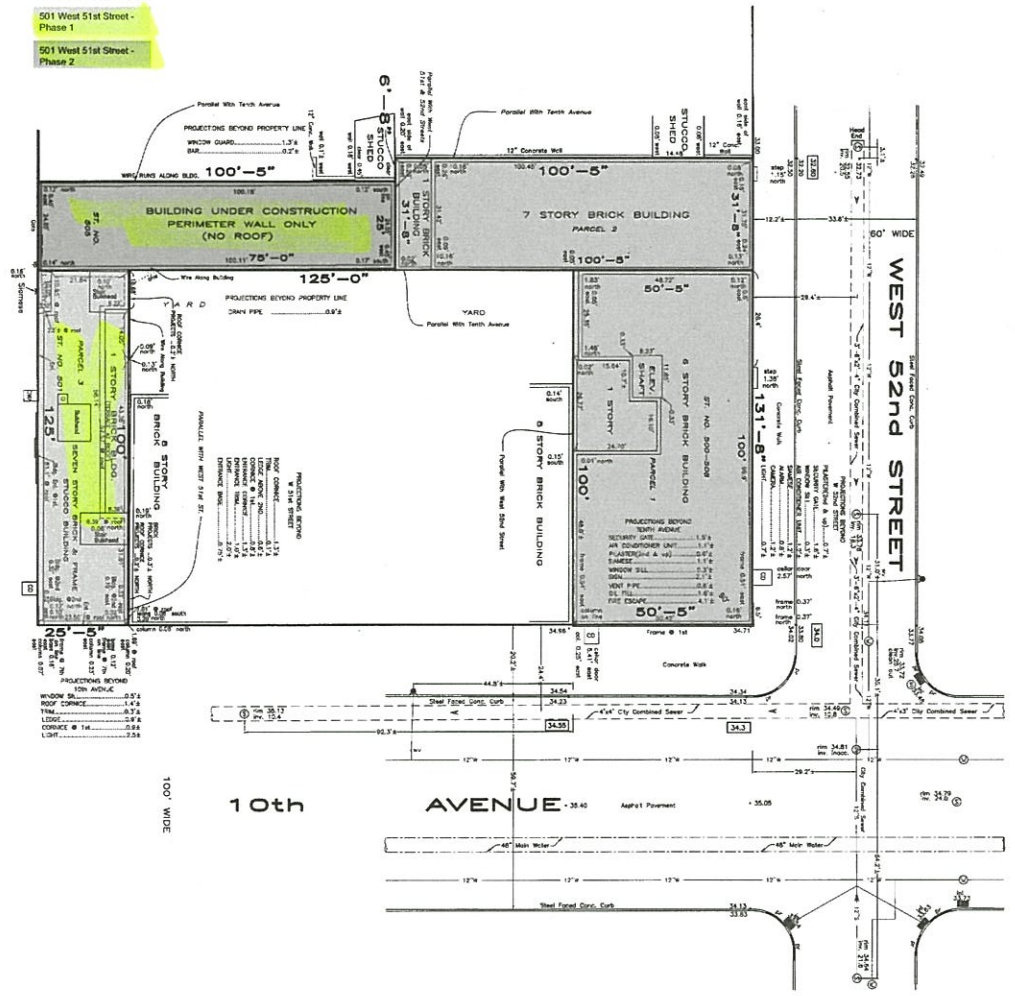
May 30, 2018

Currently, the project does not have a tax exemption. Therefore HPD is requesting full Article XI tax benefits for a period of 40 years for the portion of the lot owned by the Sponsor. It is further recommended that the tax exemption be retroactive to July 28, 2010, the date the "505" building was conveyed to the Sponsor. The Net present value of the exemption is approximately \$1,765,109 (cumulative value \$3,226,805).



- 500-8 West 52nd Street
- 501 West 51st Street - Phase 1
- 501 West 51st Street - Phase 2

60' WIDE
WEST 51st STREET



- LEGEND**
- | | |
|---------------------------------|---------------------------------|
| ASH... ASPHALT | PR... PEDESTRIAN RAMP |
| BL... BRICK | RET... RETAINING |
| BRM... BRICKWALL | RS... RAIL FENCED SEWER MANHOLE |
| CC... CURB CUT | STC... STEEL FACED CURB ROUND |
| CR... CONCRETE CURB ROUND | STY... STYU |
| CD... CONCRETE DOOR | TR... TOP OF BANK ELEVATION |
| CLF... CHAIN LINK FENCE | TL... TRAFFIC LIGHT |
| CO... DATCH MEN CLEAN CUT | TR... TRAFFIC SIGN |
| COAL... CONCRETE | TR... TRAFFIC SIGN |
| CP... CHAIN ROPE FENCE | TR... ELEVATION AT TOP OF WALL |
| CRW... CELLULAR WINDOW AREA | UP... UTILITY POLE |
| DR... DRAIN | VAL... VALVE UNKNOWN |
| EL... ELEVATION | VALU... VALVE UNKNOWN |
| FAB... FIRE ALARM BOX | VF... VENT PIPE |
| FC... FULL CURB | WV... WATER VALVE |
| FL... FLOOR ELEVATION | 12\"/> |
| GP... GUARD POLE | 12\"/> |
| GS... GAS VALVE | 12\"/> |
| IF... IRON FENCE | 12\"/> |
| IR... IRON BENCH REST ELEVATION | 12\"/> |
| IN... INVERT SEWER ELEVATION | ⊕... ELECTRIC MANHOLE / VAULT |
| LI... LIGHT POLE | ⊙... FIRE MANHOLE |
| ME... MAIL BOX | ⊙... GAS MANHOLE |
| MU... UNKNOWN MANHOLE | ⊙... SEWER MANHOLE |
| OF... OPEN FILL | ⊙... TELEPHONE MANHOLE |
| OR... OVERHEAD WIRE | ⊙... WATER MANHOLE |
| P... POLE | ⊙... TRAFFIC VAULT |
| PAV... PAVEMENT | ⊙... TREE WITH SIZE |
| PM... PAVING METER | 17.0... ESTABLISHED/LEGAL GRADE |
| POLE... POLE MULTIPLE USAGE | |
| STAMP | |

GENERAL NOTES

- ELEVATION AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE ELEVATION OF MEAN-TIDE (MEAN-TIDE) BENCH MARK NO. 578 FIRST ABOVE MEAN SEA LEVEL AT SAND HOOK, N.Y. AS ESTABLISHED BY THE U.S. COAST AND GEODETIC SURVEY IN 1928.
- EXISTING GRADES SHOWN HEREON REFER TO TOP OF CURB, IF FORMER GRADES WERE DIFFERENTIALLY WITH EXISTING GRADES, CONTACT WITH THE HIGHWAY DEPARTMENT BEFORE BEGINNING WORK.
- LOCUS AND COORDINATES OF WATER SHOWN HEREON AS SHOWN BY THE DEPARTMENT OF WATER SUPPLY, BUREAU OF MUNICIPAL ENGINEERING, NEW YORK CITY, AND THE DEPARTMENT OF WATER SUPPLY, BUREAU OF MUNICIPAL ENGINEERING, NEW YORK STATE.
- LOCUS AND TYPES OF SEWER SHOWN HEREON AS OBTAINED FROM THE RECORDS OF MEAN-TIDE BENCH MARK NO. 578, SAND HOOK, N.Y. AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- LOCUS AND TYPES OF UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER OVEN ON THE RECORDS PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CONSIDERED AS TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE BEGINNING WORK.
- THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH THE RECORDS OF MEAN-TIDE BENCH MARK NO. 578.
- NO WORK SHALL BE DONE ON THE RECORDS OF MEAN-TIDE BENCH MARK NO. 578 UNLESS THE RECORDS OF MEAN-TIDE BENCH MARK NO. 578 ARE CORRECTED BY THE ENGINEER.

FLOOD HAZARD NOTE

THE PARCEL SHOWN IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.5% CHANCE OF FLOODING) FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP CONSULT: FIRM NO. 15015, DATE: 08/08/07 EFFECTIVE DATE: 10/15/07

ESTABLISHED 1878 • SUCCESSOR TO:
 88 W. MONROE STREET, PHOENIX, ARIZONA
 100 W. MONROE STREET, PHOENIX, ARIZONA
 100 W. MONROE STREET, PHOENIX, ARIZONA
 100 W. MONROE STREET, PHOENIX, ARIZONA

REV. DATE	DESCRIPTION	BY	REV. DATE	DESCRIPTION	BY
			06-24-10	TITLE SURVEY	
				SUB-DIVISION AMENDED	
			02-14-11	SCHEM & WATER INFORMATION ADDED	

148 28 VICTORIAN AVE. • PHOENIX, AZ 85018 • (602) 498-0000

MONTROSE SURVEYING CO., L.L.P.
 CITY & LAND SURVEYORS

148 28 VICTORIAN AVE. • PHOENIX, AZ 85018 • (602) 498-0000

CITY OF NEW YORK
 COUNTY NEW YORK
 TAX BLOCK 1080
 TAX LOT 28

SCALE: 1" = 16'

501 W 51

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

106

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: LACEY TAUBER

Address: _____

I represent: HPD

Address: _____

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

105

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Larry Hirschfield

Address: 16 Court St. Brooklyn, NY

I represent: Developer

Address: Game

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 0102 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Peggie Waddel

Address: 2090 ACP Blvd St. 203 NY NY 10027

I represent: Berean HDPC

Address: 1481 St Mark Ave Bklyn NY 11233

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. 0102 Res. No. _____

in favor in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: Peggie Waddell
Nicholas Simmons

Address: 1 metro tech C N 77th FL Brooklyn, NY 11201

I represent: Berean HDPC Gardens

Address: 1481 St. Marks Ave, Brooklyn NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 102 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Carolyn Williams

Address: 100 Gold St

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 103 Res. No. _____

in favor in opposition

Date: 5-30-18

(PLEASE PRINT)

Name: Carolyn Williams

Address: 100 Gold St

I represent: HPD

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1

I intend to appear and speak on Int. No. 104 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lenny Seif

Address: NYC HPD

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 105 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lenny Seif

Address: NYC HPD

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 81 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lacey Tauber

Address: HPD

I represent: _____

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. 102 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 103 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1003 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 105 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 104 Res. No. _____

in favor in opposition

Date: 5/30/18

(PLEASE PRINT)

Name: RABBI ARNON JAFFE

Address: 524 PRINCETON AVE LACKAWANNA NJ 07174

I represent: SOUTHERN BROOKLYN COMMUNITY OLC

Address: 4006 18th AVE BROOKLYN N.Y. 11218

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0103 Res. No. _____

in favor in opposition

Date: May 30, 2018

(PLEASE PRINT)

Name: MARY BRUCH

Address: NIXON PEABODY LLP, 55 W 46th ST, NYC

I represent: OWNER OF HUDSON PIERS

Address: 1626 AMSTERDAM AVE, NYC