

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
ULURP

L. U. Nos. 424-427

Brook 156

June 6, 2019

{**Salamanca** } **Land Use Nos. 424-427** are related ULURP actions pertaining to disposition approval of a city-owned lot under Article XI of the Private Housing Finance Law, a Zoning Map change, a special permit and a zoning text amendment in order to establish a Mandatory Inclusionary Housing area for a project known as **Brook 156**. Located at **740 Brook Avenue** (*Block 2360, Lot 3*) in the Melrose Section of the Bronx in Council District 17, **Brook 156** will be developed by the Sponsor, Phipps Houses, who proposes to construct a residential building under HPD's Extremely Low and Low Income (ELLA) Program.

Under the ELLA program, sponsors develop multifamily buildings in order to create low income rental housing for families with a range of incomes from 30% to 60% of the Area Median Income ("AMI") and projects may include a tier of units with rents targeted to households earning up to 100% of AMI. Subject to project underwriting, up to 30% of the units may be rented to formerly homeless households referred by the Department of Homeless Housing or other public agencies.

The project site consists of the City-owned lot (Lot 3) and adjacent privately-owned lot (Lot 1). Lot 1 is a former rail right of way/inactive open cut railroad trench. Both lots were designated as part of Urban Renewal Site 404 under the

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Mott Haven North Urban Renewal Plan ("Mott Haven Plan") in 1994. It should be noted that while the Mott Haven Urban Renewal Plan will not expire until the year 2034, the land use restrictions of Site 404 did expire in 2008.

L. U. No. 424 (C190207 ZMX) is related to an amendment of the Zoning Map.

This change seeks to change the R7-2 to C6-2 in order to facilitate the construction of more affordable units than would be allowed under existing zoning and a building that is consistent with the density of the surrounding area

L.U. No. 425 (C190208PPX) will facilitate the construction of a nine (9) story building with approximately 51 affordable dwelling units plus one unit for a superintendent. The unit mixture is comprised of eleven (11) studios, nineteen (19) one-bedroom, fourteen (14) two-bedrooms and eight (8) three-bedrooms. Targeted incomes will be between up to 30% and up to 80% of the area median income (AMI), with up to 20% of the units targeted to incomes up to 110% of AMI. Rents will be affordable to families earning from 27% to 80% AMI, with up to 20% of the units affordable to families with incomes up to 90% AMI. Amenities includes approximately 1,119 sq. ft. of Community Facility space, a fitness center and laundry room.

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L. U. No. 426 (N190209 ZRX) seeks approval for an amendment of the Zoning Resolution in order to establish a Mandatory Inclusionary Housing Area mapping Option. Option 1 requires 25% of the units to be affordable to 60% of AMI, with 10% required to be 40% of AMI. Proposed affordability for the Project far exceeds the Option 1 minimum. Additionally, HPD will be requiring an additional 15% of the units to be permanently affordable for a total of at least 40% of the units.

L. U. No. 427 (C190210ZSX) seeks approval of a special permit that will allow for development over a former rail right of way.

In order to facilitate development of the Brook 156 project, HPD is before the Council seeking approval of **L. U. Nos. 424-427**

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0424-0427 Res. No. _____

in favor in opposition

Date: _____

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Name: TED WEINSTEIN

Address: _____

I represent: HPD

Address: _____

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THE CITY OF NEW YORK**

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I intend to appear and speak on Int. No. 424-27 Res. No. _____

in favor in opposition

Date: _____

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Name: Genevieve Michel

Address: _____

I represent: HPD

Address: _____

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0429-0427 Res. No. _____

in favor in opposition

Date: 6/6/2016

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Name: MICHAEL WADMAN

Address: 759 RUBY RD

I represent: PHIPPS HOUSES

Address: 902 BROADWAY