

The New York City Council

Legislation Details (With Text)

File #:	Res 0821 2019	1- Version: *	Name:	LU 358 - Planning, 63 Stockł 190078 HAK)	nolm St, Brooklyn (C			
Туре:	Resolutio	on	Status:	Adopted				
			In control:	Committee on Land Use				
On agenda:	3/28/201	9						
Enactment date:			Enactmen	t #:				
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 190078 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 63 Stockholm Street (Block 3243, Lot 65), Borough of Brooklyn, Community District 4, to a developer selected by HPD (L.U. No. 358; C 190078 HAK).							
Sponsors:	Rafael Sa	alamanca, Jr., Ben l	Kallos					
Indexes:								
Attachments:	1. Resolution, 2. February 28, 2019 - Stated Meeting Agenda with Links to Files, 3. Land Use Calendar - Week of March 4, 2019 - March 8, 2019, 4. Hearing Testimony - Planning 3-6-19, 5. Land Use Calendar - Week of March 18, 2019 - March 22, 2019, 6. Land Use Calendar - March 26, 2019, 7. March 28, 2019 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 3-28-19, 9. Minutes of the Stated Meeting - March 28, 2019, 10. Committee Report							
Date	Ver. Acti	ion By		Action	Result			
3/26/2019	* Cor	mmittee on Land Us	e	Approved by Committee				
3/28/2019	* City	y Council		Approved, by Council	Pass			
THE COUNCIL OF THE CITY OF NEW YORK								

RESOLUTION NO. 821

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 190078 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 63 Stockholm Street (Block 3243, Lot 65), Borough of Brooklyn, Community District 4, to a developer selected by HPD (L.U. No. 358; C 190078 HAK).

By Council Members Salamanca and Kallos

WHEREAS, the City Planning Commission filed with the Council on February 15, 2019 its decision dated February 13, 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 63 Stockholm Street (Block 3243, Lot 65), (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 the New York City Department of Housing Preservation and Development;

to facilitate the development of a new four-story building containing approximately 20 units of affordable housing at 63 Stockholm Street in the Bushwick neighborhood of Brooklyn, Community District 4, (ULURP No. C 190078 HAK) (the "Application");

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, by letter dated February 6, 2019 and submitted to the Council on February 11, 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 March 6, 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 September 21st, 2018 (CEQR No. 18HPD045K) (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 190078 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 Disposition Area tends to impair or arrest the sound growth and development of the City of New York and that the proposed 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 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, subject to the terms and conditions of the attached Project Summary.

Adopted.

Office of the City Clerk, }

File #: Res 0821-2019, Version: *

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 March 28, 2019, on file in this office.

City Clerk, Clerk of The Council

PROJECT SUMMARY

1.		PROGRAM: NEIGHBORHOOD CONSTRUCTION PROGRAM					
2.		PROJECT: Alliance - 63 Stockholm Street				Bushwick	
3.	LOCATION:						
		a.	BOROUGH:				Brooklyn
		b.	COMMUNITY DISTRICT:				4
		C.	COUNCIL DISTRICT:				34
				d.	DISPO		ION AREA:
				LOT	<u>s</u> <u>A</u>		<u>BLOCKS</u> RESSES
				Stree	65 et		3243 63 Stockholm
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 will be repayable out of resale or refinancing profits. The remaining balance, if any, may be forgiven at the end of the term.					
5.		TYP	E OF PROJECT:				New Construction
6.		APPROXIMATE NUMBER OF BUILDINGS:			:	1	
7.		APPROXIMATE NUMBER OF UNITS:				20 dwelling units	
8.		HOU	JSING TYPE:				Rental
9.		ESTIMATE OF INITIAL RENTS Rem affordable to families with incomes between up to 379 area median income (AMI). All units will be subject to stabilization. Formerly homeless tenants referred by [ect to rent	

other City agencies will pay up to 30% of their income as rent.

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: months from closing to completion of construction	Approximately 24 n