



Legislation Details (With Text)

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Title: Resolution approving the requests for findings submitted by the New York City Department of Housing Preservation and Development (“HPD”) related to the decision of the City Planning Commission, ULURP No. C 220132 HAM, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of property located at 215-225 East 45th Street (Block 1319, Lots 8 and 11), Borough of Manhattan, Community District 6, to a developer selected by HPD (Pre. Res. 142; G 220014 CCM).

Sponsors:

Indexes:

Attachments: 1. Land Use Calendar - April 27, 2022, 2. Hearing Transcript - Land Use 4-27-22, 3. April 28, 2022 - Stated Meeting Agenda, 4. Hearing Transcript - Stated Meeting 4-28-22, 5. Minutes of the Stated Meeting - April 28, 2022, 6. Res. No. 142, 7. Committee Report

Date	Ver.	Action By	Action	Result
4/27/2022	*	Committee on Land Use	Hearing on P-C Item by Comm	
4/27/2022	*	Committee on Land Use	P-C Item Approved by Comm	Pass
4/28/2022	*	City Council	Introduced by Council	
4/28/2022	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 142**

Resolution approving the requests for findings submitted by the New York City Department of Housing Preservation and Development (“HPD”) related to the decision of the City Planning Commission, ULURP No. C 220132 HAM, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of property located at 215-225 East 45th Street (Block 1319, Lots 8 and 11), Borough of Manhattan, Community District 6, to a developer selected by HPD (Pre. Res. 142; G 220014 CCM).

By Council Member Salamanca

WHEREAS, the City Planning Commission filed with the Council on February 18, 2022 its decision dated February 16, 2022 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) regarding city-owned property located at 215-225 East 45th Street (Block 1319, Lots 8 and 11), (the “Project 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;

which in conjunction with the related action would facilitate the development of a 21-story building containing approximately 130 supportive and affordable housing units and 171 shelter beds at 215-225 East 45th Street, (Block 1319, Lots 8 and 11), in the East Midtown neighborhood of Manhattan, Community District 6 (ULURP No. C 220132 HAM) (the "Application");

WHEREAS, the Application is related to application C 220131 PSM (L.U. No. 18), a site selection to remove the shelter capacity restriction of 150 beds as approved in a prior application for the site selection/acquisition of the existing shelter (Resolution No. 1452-1993);

WHEREAS, the City Planning Commission has certified its unqualified approval of the Project 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 February 10, 2022, and submitted to the Council on February 10, 2022, 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 3, 2022;

WHEREAS, Pursuant to Section 197-d of the City Charter, time limit for action by the Council on the Decision expired on April 9, 2022;

WHEREAS, pursuant to Section 197-d of the City Charter, the Decision of the City Planning Commission is deemed approved;

WHEREAS, Section 694(4) of the General Municipal Law provides that approval of the designation of an Urban Development Action Area requires the Council to make certain findings requested in the HPD Requests;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application;

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued October 29th, 2021 (CEQR No. 22HPD004M) (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 220132 HAM and incorporated by reference herein, and the record before the Council, the Council approves 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.

PROJECT SUMMARY

- 1. **PROGRAM:** SUPPORTIVE
HOUSING LOAN PROGRAM/SHELTER

- 2. **PROJECT:** New Providence
Redevelopment

- 3. **LOCATION:**
 - a. **BOROUGH:** Manhattan
 - b. **COMMUNITY DISTRICT:** 6
 - c. **COUNCIL DISTRICT:** 4
 - d. **DISPOSITION AREA:**

		<u>BLOCKS</u>
<u>LOTS</u>		<u>ADDRESSES</u>
	8	1319
	Street	215 East 45 th
		1319
	11	217-25 East 45
	th Street	

- 4. **BASIS OF DISPOSITION PRICE:** Nominal. The sponsor will pay one dollar per tax lot in cash and will deliver an enforcement 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:** One
- 7. **APPROXIMATE NUMBER OF UNITS:** 130 Rental Units,
Plus One Superintendent's Unit
171 Shelter Beds
- 8. **HOUSING TYPE:** Rental
- 9. **ESTIMATE OF INITIAL RENTS** For permanent housing units: Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent. Other tenants will pay rents set at up to 30% of 80% of the area median income (AMI) on an annual basis.
- 10. **INCOME TARGETS** For permanent housing units: Up to 80% of AMI
- 11. **PROPOSED FACILITIES:** Community Room, Social Service Offices
- 12. **PROPOSED CODES/ORDINANCES:** None
- 13. **ENVIRONMENTAL STATUS:** Negative Declaration
- 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 _____, 2022, on file in this office.

City Clerk, Clerk of The Council