



Legislation Details (With Text)

**File #:** Res 1593-2021      **Version:** \*      **Name:** LU 747 - Landmarks, Harlem NCP Western Site, Manhattan (C 200279 HAM)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 3/25/2021

**Enactment date:**      **Enactment #:**

**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 200279 HAM, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 313 West 112th Street (Block 1847, Lot 13), Borough of Manhattan, Community District 10, to a developer selected by HPD (Preconsidered L.U. No. 747; C 200279 HAM).

**Sponsors:** Rafael Salamanca, Jr., Kevin C. Riley

**Indexes:**

**Attachments:** 1. Res. No. 1593, 2. Calendar of the Subcommittee Meeting - March 8, 2021, 3. Calendar of the Subcommittee Meetings - March 16 and 22, 2021, 4. March 18, 2021 - Stated Meeting Agenda with Links to Files, 5. Hearing Transcript - Stated Meeting 3-18-21, 6. Minutes of the Stated Meeting - March 18, 2021, 7. Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, 8. March 25, 2021 - Stated Meeting Agenda with Links to Files, 9. Hearing Transcript - Stated Meeting 3-25-21, 10. Minutes of the Stated Meeting - March 25, 2021, 11. Committee Report

| Date      | Ver. | Action By             | Action                | Result |
|-----------|------|-----------------------|-----------------------|--------|
| 3/23/2021 | *    | Committee on Land Use | Approved by Committee |        |
| 3/25/2021 | *    | City Council          | Approved, by Council  | Pass   |

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1593**

**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 200279 HAM, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 313 West 112<sup>th</sup> Street (Block 1847, Lot 13), Borough of Manhattan, Community District 10, to a developer selected by HPD (Preconsidered L.U. No. 747; C 200279 HAM).**

**By Council Members Salamanca and Riley**

WHEREAS, the City Planning Commission filed with the Council on March 5, 2021 its decision dated March 3, 2021 (the "Decision"), on the application submitted by New York City Department of Housing Preservation and Development (“HPD”) regarding city-owned property located at 313 West 112<sup>th</sup> Street (Block 1847, Lot 13), (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 six-story residential building with six affordable studio rental units in the Central Harlem neighborhood, Community District 10 (ULURP No. C 200279 HAM) (the "Application");

WHEREAS, the City Planning Commission has certified its unqualified approval of UDAAP 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 March 16, 2021 and submitted to the Council on March 16, 2021, 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 8, 2021;

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 October 2, 2020 (CEQR No. 19HPD056M) (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 Article 16 of the General Municipal Law of the New York State and Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report C 200279 HAM 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 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 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 and subject to the terms and conditions of the Project Summary.

The Council approves the disposition of the Disposition Area under Section 197-d of the New York City Charter, to a developer to be selected by the New York City Department of Housing Preservation and Development for the development of the Project consistent with the Project Summary.

**PROJECT SUMMARY**

1. **PROGRAM:**  
NEIGHBORHOOD CONSTRUCTION PROGRAM
2. **PROJECT:** Central Harlem  
Infill - NCP West
3. **LOCATION:**
  - a. **BOROUGH:** Manhattan
  - b. **COMMUNITY DISTRICT:** 10
  - c. **COUNCIL DISTRICT:** 9
  - d. **DISPOSITION AREA 1:**

|             | <u>BLOCKS</u>    |
|-------------|------------------|
| <u>LOTS</u> | <u>ADDRESSES</u> |
| 1847        | 13               |
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 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:** 1
7. **APPROXIMATE NUMBER OF UNITS:** 7 dwelling units
8. **HOUSING TYPE:** Rental
9. **ESTIMATE OF INITIAL RENTS** Rents will be affordable to families with incomes between 30% and 80% of area median income (AMI). Formerly homeless tenants referred by

DHS and other City agencies will pay up to 30% of their income as rent. All units will be subject to rent stabilization.

- 10. **INCOME TARGETS** Up to 80% of AMI.
- 11. **PROPOSED FACILITIES:** None
- 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 March 25, 2021, on file in this office.

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City Clerk, Clerk of The Council