



Legislation Text

File #: Res 0985-2019, Version: \*

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 985**

**Resolution approving with modifications 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 190184 HAM, approving the disposition of city-owned property located at 199-207 Elizabeth Street, a.k.a 222-230 Mott Street (Block 493, Lot 30), Borough of Manhattan, Community District 2, to a developer selected by HPD (Preconsidered L.U. No. 410; C 190184 HAM).**

**By Council Members Salamanca and Adams**

WHEREAS, the City Planning Commission filed with the Council on April 22, 2019 its decision dated April 10, 2019 (the "Decision"), on the revised application submitted by the New York City Department of Housing Preservation and Development (“HPD”) regarding city-owned property located at 199-207 Elizabeth Street, a.k.a 222-230 Mott Street (Block 493, Lot 30), (the “Disposition Area”), approving 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 mixed-use building with 123 affordable senior housing units, office space for nonprofit organizations, and approximately 6,700 square feet of publicly accessible open space at 199-207 Elizabeth Street/222-230 Mott Street (Block 493, Lot 30) in the Special Little Italy District (Preservation Area A) in Manhattan Community District 2 (ULURP No. C 190184 HAM) (the "Application");

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 April 1, 2019 and submitted to the Council on April 2, 2019, HPD submitted its requests (the “HPD Requests”) respecting the Application, requesting that the Council approve the sale of the Disposition Area to the Sponsor pursuant to Section 576-a(2) of the Private Housing Finance Law, 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 May 2, 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 November 9<sup>th</sup>, 2018 (CEQR No. 18HPD105M), (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 190184 HAM, incorporated by reference herein, and the record before the Council, the Council approves the Decision with the modification that the disposition is restricted to require the provision of a minimum of approximately 8,400 square feet of open space which shall be accessible to the public in perpetuity, of which a minimum of approximately 1,700 square feet need not be open to the sky. Such approximately 1,700 square foot portion may be enclosed with building walls on no more than two sides and shall function as an entrance to the portion of open space that is open to the sky. Such open space need not satisfy any defined term within the New York City Zoning Resolution (ZR), however, this shall not be construed to waive any applicable requirements of the ZR as applied to the Disposition Area.

The Council approves the sale of the Disposition Area to the Sponsor pursuant to Section 576-a(2) of the Private Housing Finance Law, upon condition that the Project shall be developed in a manner consistent with the modified Project Summary, a copy of which is attached hereto and made a part hereof.

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 June 26, 2019, on file in this office.

.....  
City Clerk, Clerk of The Council

**PROJECT SUMMARY (MODIFIED BY COUNCIL)**

Matter underlined is new, to be added;  
Matter ~~struck-out~~ is to be deleted;

- 1. **PROGRAM:** SENIOR AFFORDABLE RENTAL APARTMENTS PROGRAM
- 2. **PROJECT:** Haven Green
- 3. **LOCATION:**

a. **BOROUGH:** Manhattan  
b. **COMMUNITY DISTRICT:** 2  
c. **COUNCIL DISTRICT:** 1  
d. **DISPOSITION AREA:**  

	<u>ADDRESS(ES)</u>	<u>BLOCK</u>	<u>LOT(S)</u>
	493 30		199-207 Elizabeth
	St. or		222-230 Mott St.

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.

5. **TYPE OF PROJECT:** New Construction

6. **APPROXIMATE NUMBER OF BUILDINGS:** 1

7. **APPROXIMATE NUMBER OF UNITS:** 123 dwelling units (plus one unit for a superintendent)

8. **HOUSING TYPE:** Rental

9. **ESTIMATE OF INITIAL RENTS** 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 60% of the area median income (AMI) on an annual basis.

10. **INCOME TARGETS** Up to 60% of AMI

11. **PROPOSED FACILITIES:** Approximately 6,700 square feet of open space that is open to the public in perpetuity. In addition, non-profit office space, community room, exercise room, social services space, storefront commercial space. A minimum of approximately 8,400 square feet of open space that is accessible to the public in perpetuity, of which a minimum of approximately 6,700 square feet of space shall be open to the sky and of which a minimum of approximately 1,700 square feet of such space need not be open to the sky (and may constitute community facility space under the New York City Zoning Resolution).

In addition, the project can include: non-profit office space, community room, exercise room, social services space, and/or storefront commercial space.

12. **PROPOSED CODES/ORDINANCES:** None

13. **ENVIRONMENTAL STATUS:** Negative Declaration

14. **PROPOSED TIME SCHEDULE:** Approximately 24 months from closing to completion of construction