



## Legislation Details (With Text)

**File #:** Res 0773-2019      **Version:** \*      **Name:** LU 327 - Planning, 461 Alabama Ave, Brooklyn (C 190038 HAK)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 2/28/2019

**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 190038 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 461 Alabama Avenue (Block 3803, Lot 6), Borough of Brooklyn, Community District 5, to a developer selected by HPD (L.U. No. 327; C 190038 HAK).

**Sponsors:** Rafael Salamanca, Jr., Ben Kallos

**Indexes:**

**Attachments:** 1. Resolution, 2. January 24, 2019 - Stated Meeting Agenda with Links to Files, 3. Land Use Calendar - Week of January 28, 2019 - February 1, 2019, 4. Hearing Testimony - Planning 1-30-19, 5. Land Use Calendar - Week of February 11, 2019 - February 15, 2019, 6. Hearing Transcript - Stated Meeting 1-24-19, 7. February 28, 2019 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 2-28-19, 9. Minutes of the Stated Meeting - February 28, 2019, 10. Committee Report

Date	Ver.	Action By	Action	Result
2/26/2019	*	Committee on Land Use	Approved by Committee	
2/28/2019	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 773

**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 190038 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 461 Alabama Avenue (Block 3803, Lot 6), Borough of Brooklyn, Community District 5, to a developer selected by HPD (L.U. No. 327; C 190038 HAK).**

**By Council Members Salamanca and Kallos**

WHEREAS, the City Planning Commission filed with the Council on January 22, 2019 its decision dated January 9, 2019 (the "Decision"), on the application submitted by HPD regarding city-owned property located at 461 Alabama Avenue (Block 3803, Lot 6), (the "Disposition Area"), approving:

- a) pursuant to Article 16 of the General Municipal Law of New York State the designation of the 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 HPD;

which in conjunction with the related actions would facilitate the development of a new seven-story building containing approximately 70 units of supportive and affordable housing and one superintendent unit at 461 Alabama Avenue in the East New York neighborhood of Brooklyn, Community District 5, (ULURP No. C 190038 HAK) (the "Application");

WHEREAS, the Application is related to applications C 190037 ZSK, (L.U. No. 326), a special permit pursuant to Zoning Resolution Section 74-903 to modify ZR Section 24-111 to allow community facility bulk regulations to be applied to a non-profit institution with sleeping accommodations and C 190039 HUK (L.U. No. 328), a fourth amendment to the East New York I Urban Renewal Plan;

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 January 22, 2019 and submitted to the Council on January 24, 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 January 30, 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 July 2, 2018 (CEQR No. 18HPD066K) (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 190038 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 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 Project Summary submitted by HPD, copy of which is attached hereto and made a part hereof.

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.

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 February 28, 2019, on file in this office.

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

**PROJECT SUMMARY**

1. **PROGRAM:** SUPPORTIVE  
HOUSING LOAN PROGRAM
2. **PROJECT:** 461 Alabama  
Avenue
3. **LOCATION:**
  - a. **BOROUGH:** Brooklyn
  - b. **COMMUNITY DISTRICT:** 5
  - c. **COUNCIL DISTRICT:** 42
  - d. **DISPOSITION AREA:**

<u>LOTS</u>	<u>BLOCKS</u>	<u>ADDRESSES</u>
	3803	
6	461 Alabama	
Avenue		
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:** One Not-For-Profit Institution With Sleeping Accommodations
7. **APPROXIMATE NUMBER OF UNITS:**

70 Rental
<u>1 Superintendent</u>
71 Total

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:** Computer Room, Multi-Purpose Room, Tenant Storage, Social Service Offices, Laundry
12. **PROPOSED CODES/ORDINANCES:** None
13. **ENVIRONMENTAL STATUS:** Negative Declaration
14. **PROPOSED TIME SCHEDULE:** 18 to 24 months for completion