



Legislation Text

File #: Res 1810-2021, Version: *

THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1810

Resolution approving the application submitted by the Department of Housing Preservation and Development (“HPD”) and the decision of the City Planning Commission, ULURP No. C 210399 HAX, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of property located at 346 Powers Avenue (Block 2572, Lot 6), Borough of the Bronx, Community District 1, to a developer selected by HPD (L.U. No. 898; C 210399 HAX).

By Council Members Salamanca and Riley

WHEREAS, the City Planning Commission filed with the Council on October 22, 2021 its decision dated October 20, 2021 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) regarding city-owned property located at 346 Powers Avenue (Block 2572, Lot 6), (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 two new buildings containing approximately 221 supportive housing units, 95 shelter units, and community facility space in the Mott Haven neighborhood of the Bronx, Community District 1 (ULURP No. C 210399 HAX) (the "Application");

WHEREAS, the Application is related to application C 210398 ZSX (L.U. No. 897), a special permit pursuant to Zoning Resolution (ZR) Section 74-903;

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 October 19, 2021 and submitted to the Council on October 22, 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 on October 26, 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 April 30, 2021 (CEQR No. 21HPD002X).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment.

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report C 210399 HAX 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.

Pursuant to Article 16 of the General Municipal Law of the New York State, based on the environmental determination and the consideration described in the report C 210399 HAX and incorporated by reference herein, 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 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: HOUSING LOAN PROGRAM/SHELTER | SUPPORTIVE |
| 2. | PROJECT: Development | WIN-Powers |
| 3. LOCATION: | | |
| | a. BOROUGH: | Bronx |

b. **COMMUNITY DISTRICT:** 1
c. **COUNCIL DISTRICT:** 8

d. **DISPOSITION AREA:**
BLOCKS
LOTS ADDRESSES
2572 6 346 Powers Avenue

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:** Two

7. **APPROXIMATE NUMBER OF UNITS:** 221 rental units
(plus super(s) units)
95 transitional
family shelter units

8. **HOUSING TYPE:** Rental

9. **ESTIMATE OF INITIAL RENTS** For the
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 the permanent housing units: Up to 80% of AMI

11. **PROPOSED FACILITIES:** Community
Room, Administrative Office, Social Service Offices, Security Desk,
Child Care Facility Spaces

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

13. **ENVIRONMENTAL STATUS:** Negative
Declaration

14. **PROPOSED TIME SCHEDULE:** Approximately 40
months from closing to construction completion.

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 _____, 2021, on file in this office.

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