



CITY PLANNING COMMISSION

June 22, 2011 / Calendar No. 18

C 110250 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 21 Truxton Street (Block 1542, Lot 44) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a five story building with approximately 48 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program, Borough of Brooklyn, Community District 16.

Approval of three separate matters is required:

1. The designation of 21 Truxton Street (Block 1542, Lot 44) in the Borough of Brooklyn as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and
3. The disposition of such property to a developer selected by HPD.

The application (C 110250 HAK) for an Urban Development Action Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on March 15, 2011.

Approval of this application would facilitate the development of 48 supportive housing units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

The Department of Housing Preservation and Development states in its application that:

The project area consists of underutilized property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The project area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban

Development Action Area Project pursuant to Article 16 of the General Municipal Law.

BACKGROUND

The New York City Department of Housing Preservation and Development (HPD) is seeking the designation of 21 Truxton Street (Block 1542, Lot 44) as an Urban Development Action Area, approval as an Urban Development Action Area Project for such area, and the disposition of a City-owned vacant lot to facilitate the construction of 5-story community facility with sleeping accommodations in the Ocean Hill section of Brooklyn Community District 16. The project is to be developed under HPD's Supportive Housing Program.

The project site consists of a vacant City-owned lot on the north side of Truxton Street (Block 1542, Lot 44) between Rockaway Avenue and Mother Gaston Boulevard in an R6/C2-3 zoning district.

The area surrounding the site is largely residential, being predominantly developed with two- and three-family rowhouses, and four-story apartment buildings. Local shopping and community facilities are located on Fulton and Herkimer streets to the south, and portions of Eastern Parkway Extension and Mother Gaston Boulevard to the east. The area is served by the A, C, J, L and Z subway lines at the Broadway Junction station one block to the east. The B25 and B60 buses serve Fulton Street and Rockaway Avenue in the immediate vicinity of the site and the B12, B20, Q24, Q56, B83 buses serve the nearby Broadway Junction subway station. Callahan-Kelly Park is half a block east of the proposed building.

The proposed 24,300 square-foot building would be developed as a 5-story community facility with sleeping accommodations consisting of 48 rental studio units; 39 of the units would be made available for formerly homeless individuals with mental illness and persons with substance abuse histories; and nine units would be for low-income individuals. The building would have on-site supportive services, including recovery-oriented case management, wellness self-management and daily life skills training, employment services, social, recreation and cultural activities, integrated dual disorder treatment and substance abuse services. The building would

also have a 24/7 front desk security.

The first floor of the proposed building would have a lounge and seating area. Administrative offices, a computer lab, consumer storage, and laundry area, would be located in the cellar. The rear yard would contain a 4,700 square foot open space that would have seating and game tables for the residents. Pursuant to zoning, no parking is be required, and none would be provided. Bicycle parking for building residents would be provided in a cellar storage room.

ENVIRONMENTAL REVIEW

This application (C 110250 HAK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977.

The designated CEQR number is 11HPD009K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on January 6, 2011

UNIFORM LAND USE REVIEW

This application (C 110250 HAK) was certified as complete by the Department of City Planning on March 28, 2011, and was duly referred to Brooklyn Community Board 16 and the Brooklyn Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 16 held a public hearing on this application on April 26, 2011, and on that date, by a vote of 24 in favor, 2 against, and 1 abstention, adopted a resolution recommending approval of the application under the following conditions:

1. that priority be given to homeless adults from shelters in Community District #16 for the designated 39 units for homeless adults and priority also be given to adults from Community District #16 for the 9 units of low-income housing,

2. and on condition that residents of Community District #16 be informed of employment opportunities at 21 Truxton Street and be given an opportunity to apply for them.

Borough President Recommendation

This application was considered by the Brooklyn Borough President who issued a recommendation approving the application on May 26, 2011.

City Planning Commission Public Hearing

On May 25, 2011 (Calendar No. 1), the City Planning Commission scheduled June 7, 2011, for a public hearing on this application (C 110250 HAK). The hearing was duly held on June 7, 2011 (Calendar No. 6). There were two speakers in favor and none in opposition.

The speakers in favor of the project included the project architect and the project sponsor. The architect explained the building design and layout and the available amenities. The building sponsor explained the building's program and supportive services available to the residents and confirmed that at the Community Board's request priority would be given to residents of Community District 16 and job opportunities would be submitted to the Board.

There were no other speakers on the application and the hearing was closed.

CONSIDERATION

The Commission believes that the application (C 110250 HAK) for UDAAP designation and project approval and the disposition of city-owned property, is appropriate.

The proposed project would consist of a 5-story building with approximately 39 units for formerly homeless individuals with mental illness or a history of substance abuse and 9 units for low-income residents. The building would have on-site supportive services, front desk security, 4,700 square feet of open space for the residents and bicycle parking.

The Commission notes that this site in Ocean Hill has been vacant for many years. The

Commission believes that the proposed action would facilitate the reactivation of this site with much needed supportive housing for formerly homeless individuals with a history of mental illness or substance abuse, and low income residents. The Commission also notes that, pursuant to Community Board 16's request, HPD has stated its intention to allocate a portion of the new units for residents of the Community District.

The DCity Planning Commission believes that the redevelopment of this vacant site with a housing resource that would serve the needs of Brooklyn's Community District 16 and the City of New York. The Commission therefore finds that the proposed Urban Development Action Area designation and project approval, and related disposition of City-owned property, are appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 21 Truxton Street (Block 1542, Lot 44) as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, BE IT FURTHER RESOLVED, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act;

- a. the designation of property located at 21 Truxton Street (Block 1542, Lot 44) as an Urban Development Action Area; and
- b. an Urban Development Action Area Project for such area; and

BE IT FURTHER RESOLVED by the City Planning Commission, pursuant to Section 197-c

of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 21 Truxton Street (Block 1542, Lot 44), Community District 16, Borough of Brooklyn, to a developer selected by HPD, is approved.

The above resolution, (C 110250 HAK) duly adopted by the City Planning Commission on June 22, 2011 (Calendar No. 18) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER,
IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL,
ANNA HAYES LEVIN, SHIRLEY A. MCRAE,
KAREN A. PHILLIPS, Commissioners

Application #: C 110250 HAK	Project Name: Truxton Residence
CEQR Number: 11HPD009K	Borough(s): Brooklyn Community District Number(s) 16

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for:

- the designation of property located at 21 Truxton Street (Block 1542, Lot 44), as an Urban Development Action Area; and**
 - an Urban Development Action Area Project for such area; and**
- pursuant to Section 197-c of the New York City Charter for the disposition of such property to a Developer to be selected by HPD;**

to facilitate development of a five-story building with approximately 48 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

<u>Applicant(s):</u> NYC Dept. of Housing Preservation and Development 100 Gold Street New York, New York 10038	<u>Applicant's Representative:</u> Jack Hammer NYC Dept. of Housing Preservation and Development 100 Gold Street New York, New York 10038
<u>Recommendation submitted by:</u> Brooklyn Community Board 16	
Date of public hearing: April 26, 2011	Location: 444 Thomas S. Boyland Street, Brooklyn, NY
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>
Date of Vote: April 26, 2011	Location: 444 Thomas S. Boyland Street, Brooklyn, NY
<u>RECOMMENDATION</u>	
<input type="checkbox"/> Approve	<input checked="" type="checkbox"/> Approve With Modifications/Conditions
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions
<u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u>	
Voting	
# In Favor: 24	# Against: 2
# Abstaining: 1	Total members appointed to the board: 45
Name Hazel A. Younger	Title: Chairperson
Date: April 27, 2011	

Application: #C110250 HAK
Project Name: Truxton Residence

Community Board #16 approves this project:

- 1) because it will create 48 units of permanent affordable housing on what is now a vacant city-owned lot at 21 Truxton Street, and
- 2) on condition that priority be given to homeless adults from shelters in Community District #16 for the designated 39 units for homeless adults and priority also be given to adults from Community District #16 for the 9 units of low-income housing, and
- 3) on condition that residents of Community District #16 be informed of employment opportunities at 21 Truxton Street and be given an opportunity to apply for them.

Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION #: 110250 HAK

Truxton Residence

In the matter of an application submitted by the Department of Housing Preservation and Development pursuant to: a) Article 16 of the General Municipal Law of New York State for the designation of property located at 21 Truxton Street as an Urban Development Action Area; and an Urban Development Action Area for such area; and, b) Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD to facilitate development of a five-story building with approximately 48 rental studio units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

COMMUNITY DISTRICT NO.

16

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE

DISAPPROVE

APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

CONSIDERATION

The proposed Truxton Residence will provide supportive permanent housing opportunities for those who are formerly homeless and are of low income. It will provide on-site supportive and referral services to assist residents of the building with disabilities and other special needs, to integrate into the community.

Community Board 16 (CB 16) conditionally approved the application on April 26, 2011. The condition made was for priority to be given to community residents for the low-income housing and to formerly homeless residents for the proposed units to be built to house the homeless population. CB 16 also requested that adequate notification of any job opportunities related to this project be given to the residents within the community.

The borough president supports the disposition of city property that increases the supply of affordable housing options for Brooklyn residents. There is a great demand for affordable housing in Brooklyn, especially among the low-income population. Along with this demand, the borough president believes that there is a need for supportive housing options for individuals that are circumstantially homeless.

The Truxton Residence demonstrates the appropriate way in which to handle the need through permanent housing with supportive services for the homeless. It has been clearly demonstrated that the most cost effective means to address the needs of the formerly homeless is to provide permanent, supportive housing. Unfortunately, there are several projects nearby in CD 16, CD 3, CD 8, and CD 5 attempting to address homelessness through transitional units that require no community or City

review and are often not in the community's best interest. The borough president supports addressing homelessness primarily through increasing the supply of permanent supportive housing opportunities such as this application.

RECOMMENDATION

Be it resolved that the Borough President of Brooklyn, pursuant to section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve the UDAAP designation and disposition of city-owned land for the proposed Truxton Residence application.



BOROUGH PRESIDENT

May 26, 2011

DATE