



IN THE MATTER OF an application submitted by New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6a:

1. eliminating from within an existing R6 District a C1-4 District bounded by Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;
2. changing from an R6 District to an R7X District property bounded by Willis Avenue, East 147th Street, a line 175 feet southeasterly of Willis Avenue, a line midway between East 147th Street and East 146th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street; and
3. establishing within the proposed R7X District a C2-4 District bounded by Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;

Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated October 15, 2018.

This application for a zoning map amendment was filed by the New York City Housing Authority (NYCHA) on October 10, 2018. Together with the related action for a zoning text amendment, it would facilitate a new 15-story, 110,354-square-foot building with 101 units of affordable housing and approximately 8,560 square feet of ground floor retail at 472 – 474 Willis Avenue in the Mott Haven neighborhood of the Bronx, Community District 1.

RELATED ACTION

In addition to the zoning map amendment (C 190143 ZMX) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 190144 ZRX Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

NYCHA proposes a zoning map amendment and a zoning text amendment to facilitate a new mixed-use, affordable housing development in the Mott Haven neighborhood of the Bronx, Community District 1. The requested actions would maximize affordable housing opportunities and permit a wider variety of commercial uses. The project site is part of the Betances VI Houses NYCHA campus. The portion of the NYCHA campus where the project is proposed (Block 2291; Lots 1 and 101) is the area proposed to be rezoned. It is bounded by East 146th Street, Willis Avenue and East 147th Street.

Lot 1 is an approximately 27,164-square-foot parcel improved with a five-story, 49-unit residential building, as well as a partially vacant one-story commercial building with three storefronts and an underground parking garage. The existing buildings were built in 1973. The floor area of the existing residential building is approximately 45,550 square feet, and the floor area of the existing commercial building is approximately 9,843 square feet, for a total floor area of 55,393 square feet and floor area ratio (FAR) of 2.02. There is a curb cut on East 146th Street that begins approximately 52 feet east of Willis Avenue and extends to the eastern end of the development site. Lot 101 is a vacant 19-inch strip that runs along Willis Avenue between 146th Street and East 147th Street.

Mott Haven was the subject of NYCHA's 2014 Make Mott Haven Transformation Plan. The Plan was the first of the agency's projects under the federally funded Choice Neighborhoods Initiative. The Choice Neighborhoods Initiative leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or United States Department of Housing and Urban Development assisted housing through a comprehensive approach to neighborhood transformation.

The Plan was the result of two years of resident and local stakeholder engagement to create a neighborhood revitalization plan that would expand affordable housing, provide economic opportunities for residents, and beautify the neighborhood. Two sites, Betances V and VI, were identified during this process as opportunities to develop additional affordable housing.

In May 2017, NYCHA and the New York City Department of Housing Preservation and Development entered negotiations with Betances VI Partners, LLC, the development team selected following a competitive Request for Proposals process.

The surrounding area is predominantly developed with multi-family residential buildings and commercial uses, with scattered institutional uses, including the South Bronx Preparatory school, offices for the New York City Human Resources Administration and the Horizon Juvenile Center. Clark Playground is three blocks to the southwest, and the renovated Roberto Clemente Plaza, one block to the north, recently opened. “The Hub” is located to the north of the project site. The Hub, located at the convergence of East 149th Street, Willis Avenue and Third Avenue East, is the borough’s largest shopping district. It is zoned C4-4, a regional commercial zoning district that allows 3.4 commercial FAR and an R7-2 residential equivalent. R7-2 permits up to 3.4 FAR of residential floor area. C1-4 and C2-4 overlay districts are located along Willis Avenue and on Brook Avenue, east of the project site. Willis Avenue is characterized by mixed use development. C1 and C2 overlays are local retail districts that permit an FAR of up to 1.0. Residential use is governed by the underlying residential district, which is R6 at this location.

R6 is a medium-density residential district that is widely mapped in the Bronx. R6 districts allow all housing types at a maximum FAR of up to 2.43 for residential uses and up to 4.8 for buildings containing community facility uses. Developments in R6 districts can use either “height factor” or Quality Housing regulations. Height factor regulations allow residential and community facility uses with no fixed height limits. Building envelopes are regulated by an open space ratio and a sky exposure plane after a maximum base height of 60 feet. Quality Housing regulations allow a maximum FAR of 3.0 and allow residential and community facility uses. The maximum base height before setback is 65 feet with a maximum building height of 75 feet with a qualifying ground floor (13 feet high). The maximum building height is 70 feet without a qualifying ground floor. On a narrow street (beyond 100 feet of a wide street), the maximum FAR is 2.2; the maximum base height before setback is 45 feet, with a maximum building height of 55 feet.

Residential uses in R6 districts with MIH have a maximum FAR of 7.2 and community facility uses have a maximum FAR of 6.5. The maximum height for MIH buildings with qualifying ground floors is 145 feet, or 14 stories, with a maximum base height of 105 feet. The building must set back above the maximum base height to a depth of 10 feet on a wide street and 15 feet on a narrow street. Off-street parking is required for 70 percent of the dwelling units. This requirement is lowered to 50 percent of the units if the lot area is less than 10,000 square feet, or if Quality Housing provisions are used.

The project site is located on the east side of Willis Avenue. Willis Avenue serves as a north-south corridor through Mott Haven, terminating at the Hub. The area is well-served by public transit, including the 2 and 5 subway lines via the 3rd Avenue – 149th Street Station, which is two blocks to the north. The area is also served by numerous bus lines, including the Bx15, Bx2, Bx21, Bx4, Bx19 and SBS41.

NYCHA proposes a zoning map amendment to rezone the project site from the existing R6 district to R7X, and replace the existing C1-4 commercial overlay with a C2-4 commercial overlay. Changing the zoning district from R6 to R7X would increase the allowable FAR on the project site from 3.00 to 6.00 and trigger MIH. Community facility uses under the proposed zoning would range from 4.80 to 5.00 FAR. Commercial uses would remain at an FAR of 2.00 under the proposed zoning. In R7X districts above a base height of 60 to 85 feet, the building must be set back a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 120 feet. If providing a qualifying ground floor, the maximum base height is 95 feet and the maximum height of the building is 125 feet.

The proposed actions would facilitate the construction of a new 15-story, 145-foot tall mixed-use development comprising 101 apartments, including units for formerly homeless individuals, from the 2nd to 15th floors, with commercial uses and a residential lobby on the ground floor. Community facility supportive services would be available for building residents. The cellar would include building utilities, residential laundry, storage, and commercial space accessible from the ground floor. Also included would be storage space for 51 bicycles and an outdoor 2nd

floor terrace. The gross area of the proposed development would be 110,354 square feet, including 8,560 gross square feet of commercial space.

The northern face of the ground floor of the proposed development is not facing a street and would consist of commercial uses, it has no windows, and is 41 feet from the southern face of the existing NYCHA residential building on the project site. The northern face of the six-story portion of the proposed development has windows and is 60 feet from the southern face of the existing NYCHA residential building, complying with minimum distance between building requirements for buildings on the same zoning lot.

In addition to the proposed zoning map amendment, the applicant also requests a zoning text amendment to designate the project area as an MIH area mapped with Option 2. Option 2 requires that 30 percent of residential floor area be reserved for housing units affordable to residents with household incomes averaging 80 percent of the area median income (AMI). No more than three income bands can be used to average out to 80 percent, and no income band can exceed 130 percent of the AMI.

ENVIRONMENTAL REVIEW

This application (C 190143 ZMX), in conjunction with the application for the related action (N 190144 ZRX), 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 lead agency is NYCHA. The designated CEQR number is 18CHA005X.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration signed by the applicant was issued on October 10, 2018. This Negative Declaration was prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

UNIFORM LAND USE REVIEW

This application (C 190143 ZMX) was certified as complete by the Department of City Planning on October 15, 2018 and was duly referred to Bronx Community Board 1 and the Bronx

Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the application for the related action (N 190144 ZRX), which was duly referred in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Bronx Community Board 1 held a public hearing on this application (C 190143 ZMX) on October 25, 2018, and on that date, disapproved the application by a vote of three in favor, 23 opposed, and with no abstentions, with the following conditions:

“That accurate information is provided and that the firm be more immersive with Community Board One. That the firm provide quarterly updates to the Board as to all elements of the project.

Disclosure of lease terms Lemle & Wolff will have with NYCHA.

LW Lemle & Wolff Companies confirm in writing that the stated 30 homeless persons to be housed in the project be from the Bronx Community Board One District of Mott Haven, Melrose, or Port Morris.

Put in writing that residents of Community Board One have a preference under the tenant selection process and at what percentage. For the developer to prioritize as stated to advance the selection of existing Bronx Community Board One residents who are presently on the NYCHA waiting list before placing persons through the City's lottery process for tenant selection.

That the developer have a sustainable maintenance plan for the project. Include a good active play area for the children of the tenants. Provide to the Board the number of local job opportunities available for Community Board One residents during construction and post construction by percentage of the project's total number of jobs to be created. Provide job training and financial literacy programs for the tenant population.”

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (C 190143 ZMX) on November 14, 2018, and on December 13, 2018 issued a recommendation to approve the application.

City Planning Commission Public Hearing

On December 5, 2018 (Calendar No. 3), the City Planning Commission scheduled December 19, 2018, for a public hearing on this application (C 190143 ZMX) and the related application (N 190144 ZRX). The hearing was duly held on December 19, 2018 (Calendar No. 23). An applicant team consisting of two speakers testified in favor of the application, and one speaker testified in opposition.

A representative of the applicant described the project and the actions requested. The speaker stated that the actions and the proposed development would further the goals of NYCHA's Make Mott Haven Transformation Plan. The speaker also said that the development would bring much needed affordable housing to the area, including units for homeless individuals.

A speaker from The Bridge, the non-profit organization that would be tasked with providing supportive services in the proposed development, spoke about the on-site programming they would provide to building residents.

A representative of the Service Employees International Union, Local 32BJ testified against the project, stating that the applicant has had productive conversations with the union, but has not committed to the union's desired wage and benefit levels for building staff.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning map amendment (C 190143 ZMX), in conjunction with the related modified zoning text amendment (N 190144 ZRX) is appropriate.

The proposed rezoning from an R6/C1-4 zoning district to an R7X/C2-4 district will facilitate the development of a mixed-use building containing ground floor retail and a 15-story residential component containing approximately 101 affordable dwelling units. The rezoning will require permanent affordability for a portion of the units for developments within the rezoning area. The proposed developments will facilitate new housing, including affordable housing, to help address the dire need for more housing in the Bronx and in the city overall, consistent with City objectives for promoting housing production and affordability. In addition, it will help redevelop underutilized sites with excellent transit access.

The proposed zoning district is appropriate. The permitted residential density and building height are appropriate for this location based on the higher-density areas and the residential and commercial uses that currently exist in the Mott Haven neighborhood and the Hub today. The project site is close to public transit and has frontage on Willis Avenue, a well-utilized commercial corridor in the neighborhood. The actions will support the preservation of the existing residential density and character of the midblock section between East 146th and East 147th Street, while extending the opportunity for higher density development already available in the C4-4 zoning district across the street to the north. The proposed change to the existing commercial overlay in the project area from an R6/C1-4 to an R7X/C2-4 commercial overlay will increase the permitted number of uses, enhancing the mixed-use character along the section of Willis Avenue leading into the Hub.

The proposed zoning text amendment (N 190144 ZRX) is appropriate. On January 24, 2019, in response to feedback received during the public review process, the applicant revised the proposed zoning text amendment to map both Option 1 and Option 2. Option 1 requires that at least 25 percent of the residential floor area be provided as housing permanently affordable to households with incomes at an average of 60 percent of the AMI. Within that 25 percent, at least 10 percent of the square footage must be used for units affordable to residents with household incomes at an average of 40 percent of the AMI, with no unit targeted to households with incomes exceeding 130 percent of the AMI.

Designating an MIH area is consistent with citywide objectives promoting production of affordable housing, especially in transit-accessible locations.

RESOLUTION

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

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 6a:

1. eliminating from within an existing R6 District a C1-4 District bounded by Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;
2. changing from an R6 District to an R7X District property bounded by Willis Avenue, East 147th Street, a line 175 feet southeasterly of Willis Avenue, a line midway between East 147th Street and East 146th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street; and
3. establishing within the proposed R7X District a C2-4 District bounded by Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;

Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated October 15, 2018.

The above resolution (C 190143 ZMX), duly adopted by the City Planning Commission on January 30, 2019 (Calendar No. 15), 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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

**ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III, MICHELLE DE LA UZ,
JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD**, *Commissioners*



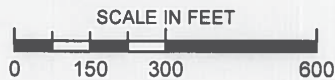
CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

6a
 BOROUGH OF
BRONX

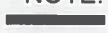




New York, Certification Date
 OCTOBER 15, 2018

S. Lenard
 for S. Lenard, Director
 Technical Review Division



NOTE:

-  Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by eliminating a C1-4 District within an existing R6 District, changing an existing R6 District to an R7X District, and establishing a C2-4 District within the proposed R7X District.

-  Indicates a C1-4 District
-  Indicates a C2-4 District



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 190143 ZMX**

Project Name: **Betances VI**

CEQR Number: 18CHA005X

Borough(s): **Bronx**
Community District Number(s): **1**

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, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 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 New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6a:

- eliminating from within an existing R6 District a C1-4 District bounded Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;
- changing from an R6 District to an R7X District property bounded by Willis Avenue, East 147th Street, a line 175 feet southeasterly of Willis Avenue, a line midway between East 147th Street and East 146th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street; and
- establishing within the proposed R7X District a C2-4 District bounded by Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;

Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated October 15, 2018.

Applicant(s): New York City Housing Authority 250 Broadway New York, NY 10007	Applicant's Representative: Takisia Whites New York City Housing Authority 250 Broadway New York, NY 10007
Recommendation submitted by: Bronx Community Board 1	
Date of public hearing: 10/25/18	Location: 463 EAST 149TH ST. BRONX N.Y.
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: OCTOBER 25, 2018	Location: 463 EAST 149TH ST. BRONX N.Y.
RECOMMENDATION	

RECOMMENDATION

Approve

Disapprove

Approve With Modifications/Conditions

Disapprove With Modifications/Conditions

Please attach any further explanation of the recommendation on additional sheets, as necessary.

Voting

In Favor: 3 # Against: 23 # Abstaining: 0

Total members appointed to the board: 47

Name of CB/BB officer completing this form

Cedric L. Loftis

Title

DISTRICT
MANAGER

Date

10/25/18



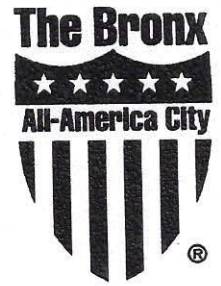
BRONX COMMUNITY BOARD #1

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RUBEN DIAZ, JR.
BOROUGH PRESIDENT

GEORGE L. RODRIQUEZ
CHAIRPERSON

CEDRIC L. LOFTIN
DISTRICT MANAGER

October 25, 2018

To: NYC Planning Department of City Planning City of New York
Fr: Bronx Community Board One, City of New York
Re: C B Recommendation pursuant to the Uniform Land Use Review Procedure
As to Betances VI Application # C 190143 ZMX CEQR number: 18CHA005X
Conditions/Modifications to the Betances VI

This recommendation reflects a vote of disapproval with modifications/conditions taken by
Bronx Community Board One as to this item on October 25th 2018.

These Conditions/ modifications voted by the Board are regarding the development plan of Next Generation
NYCHA at Betances VI.

They were made as the Board found the response from the firm to be lacking in these points and seeks confirmation
that the development team does it's best to address these concerns.

Modification/Conditions:

That accurate information is provided and that the firm be more immersive with Community Board One. That the
firm provide quarterly updates to the Board as to all elements of the project.

Disclosure of lease terms Lemle & Wolff will have with NYCHA.

LW Lemle & Wolff Companies confirm in writing that the stated 30 homeless persons to be housed in the project
be from the Bronx Community Board One District of Mott Haven, Melrose, or Port Morris.

Put in writing that residents of Community Board One have a preference under the tenant selection process and at
what percentage. For the developer to prioritize as stated to advance the selection of existing Bronx Community
Board One residents who are presently on the NYCHA waiting list before placing persons through the City's lottery
process for tenant selection.

That the developer have a sustainable maintenance plan for the project. Include a good active play area for the
children of the tenants. Provide to the Board the number of local job opportunities available for Community Board
One residents during construction and post construction by percentage of the project's total number of jobs to be
created. Provide job training and financial literacy programs for the tenant population.

Additionally, please find enclosed testimony from SEIU provided to Bronx Community 1 as to the Betances project.

**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 representative as indicated on the Notice of Certification.

APPLICATIONS NO: C 190143 ZMX

DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. # 1

BOROUGH: BRONX

RECOMMENDATION

- APPROVE**
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- DISAPPROVE**

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary): PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION


BOROUGH PRESIDENT


DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: 190143 ZMX
Betances VI**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the New York City Housing Authority (NYCHA) pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6a;

1. Eliminating from within an existing R6 District a C1-4 District bounded by Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;
2. Changing from an R6 District to an R7X District property bounded by Willis Avenue, East 147th Street, a line 175 feet southeasterly of Willis Avenue, a line midway between East 147th Street and East 146th Street, a line 100 feet southeasterly of Willis Avenue and East 146th Street; and
3. establishing within the proposed R7X District a C2-4 District bounded by Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;

Borough of The Bronx, Community District #1, as shown on a diagram (for illustrative purposes only) dated October 15, 2018.

BACKGROUND

Approving this application will facilitate a Zoning Map amendment sought by the New York City Housing Authority (NYCHA), the applicant, in order to pursue construction of a 15-story residential building with commercial space accessible from the ground floor. This Development Site totals approximately 27,490 square feet of property and divided into two Lots, (Block 2991, Lot 1) and (Block 2991, Lot 101). The site is bounded by Willis Avenue on the west, East 147th Street on the north, East 146th Street on the south and Brook Avenue to the east. This proposed development is known as Betances VI.

Block 2991, Lot 1

Lot 1 approximates 27,164 square feet of property, with frontage on East 147th Street. Located on Lot 1 is 400 East 147th Street, a 5-story, 49 unit residential building owned by NYCHA. This lot also includes a 1-story commercial building the addresses of which are 472 and 474 Willis Avenue, and a playground. This playground approximates 7,093 square feet. The NYCHA building and playground will remain.

Block 2991, Lot 101

Lot 101 consists of approximately 326 square feet of vacant property fronting Willis Avenue. This parcel is approximately 1-foot, 7 inches wide, extending two hundred feet from East 146th Street to East 147th Street, forming the western edge of the Development Site.

Reapportion Lot 1 and Lot 101

The applicant is requesting that the Department of Finance reapportion Existing Tax Lot 1 and Tax Lot 101. The Department of Finance has agreed to utilize the same tax lot numbers as heretofore defined as the Development Site. Based on this agreement:

Tax Lot #1:
Currently is: 27,164 square feet
Will be: 17,490 square feet

Tax Lot #101:
Currently is: 326 square feet
Will be: 10,000 square feet

The Proposed Development

The New York City Housing Authority (NYCHA) (the applicant) is proposing to facilitate the construction of a mixed use, 15-story residential building offering approximately 101 units of housing for low-income families as well as space for retail activity. NYCHA will not be funding construction nor will it manage the building, however the site on which this proposed building will be constructed is under NYCHA’s jurisdiction. A consortium of organizations will be responsible for construction, ongoing management and on site programming. Total development cost will approximate \$60 million. A key source of this cost will be funded through the Department of Housing, Preservation and Development’s Extremely Low and Low Income Affordability (ELLA) Program.

The proposed building will approximate 110,282 gross square feet. The commercial space will offer 8,560 gross square feet. This building will be located on the northeast corner of Willis Avenue at East 146th Street. Residential access will be via East 146th Street, while retail access will be found on Willis Avenue. This development will satisfy Mandatory Inclusionary Housing (MIH) Option 2, which requires 30 percent of the residential floor area remain permanently affordable.

Unit allocations include:

	# of Units	Gross Square feet (gsf) Ranges
Studio Units:	19	430-- 465 gsf
1-Bedroom units	44	506-- 590 gsf

2-Bedroom units	24	720-- 790 gsf
3-Bedroom units	14	1,101-1,155 gsf

Amenities will include:

Green Roof (not accessible) 2 nd Floor	1,782 net square feet
Green Roof (not accessible) 7 th Floor	1,010 net square feet
Community Room:	713 net square feet
Exterior Terrace for passive recreation	1,100 net square feet
Program Offices:	547 net square feet
Laundry Room:	677 net square feet
Interior Play area for youngsters:	311 net square feet
Bicycle storage room:	768 net square feet

In addition, this proposed building will include retail space approximating:

Commercial Space #1:	1,250 net square feet
Commercial Space #2:	4,250 net square feet + 2,900 net square feet on lower level

Unit Affordability Distribution

The applicant remains in discussion with the Department of Housing Preservation and Development (HPD) and the City Council member who represents the community in which Betances VI will be constructed. Preliminary income caps include:

- 30 units will satisfy Option 2
- 5 units will be allocated at 40% of Area Median Income (AMI)
- 5 units will be allocated at 50% of AMI
- 50 units will be allocated at 60% of AMI
- 10 units will be allocated at 80% of AMI
- 1 unit for the superintendent

30 Units for the Homeless and Mentally Disabled

Betances VI will include a set-a-side of 30 units for the formally homeless (as required by Option 2) but who have also been diagnosed with mental disabilities and/or substance abuse and are in recovery. Candidates for these units will be referred by the Department of Mental Health and Hygiene and the Department of Homeless Services. Upon being accepted for residence at Betances VI, this accommodation is considered to be permanent unless the resident fails to satisfy the terms as agreed upon when assuming tenancy. A full-time staff of professional caretakers will be on site during the work week from 9:00 a.m. to 5:00 p.m. Office space composed of 547 square feet has been allocated for staff. During "off hours" the needs of these residents will be overseen by on site security.

Surrounding Development

Residential development in the surrounding community is typified by five-story residences. Retail activity is found on Willis Avenue, Third Avenue and on East 149th Street in an area referred to as The Hub. This area represents one of the busiest shopping districts in The Bronx. This community is also very well served by mass transportation. Access to the #2 and #5 trains is available on East 149th Street, two blocks north of the Betances VI site. Bus transportation operates on Willis Avenue, Third Avenue and on East 149th Street, via the Bx2, Bx4, Bx15, Bx19, Bx21 and SBS41.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on October 15, 2018.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #1 held public hearing on this application on October 25, 2018. A vote recommending Disapproval with Modifications was taken. Voting to approve this application are three, voting to disapprove this application with modifications are 23 and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on this application on November 14, 2018. Representatives of the applicant were present and spoke in favor of this application. Representatives of SEIU/32BJ submitted a written statement and offered testimony. A copy of that statement is made part of this recommendation. There being no other members of the public wishing to speak, the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Betances VI represents a unique collaboration that will bring to the Mott Haven community of The Bronx, affordable housing, new retail development, and perhaps most importantly of all, accommodations for some of our city's most needy citizens.

As proposed, this \$60 million project will facilitate development of a NYCHA site located within a two block radius of The Hub, one of our borough's most active retail communities. Consisting of 101 units, and additional retail development, Betances VI will bring to Mott Haven affordable housing ranging from 40% of Area Median Income (AMI) to as much as 80% of AMI. Beyond this however, I am especially supportive of the plan to allocate 30-units to those

who while once homeless, are now able to realize a home of their own. To be sure, these folks will require ongoing assistance as they now attain one of the most important milestones of their lives. To that end, “The Bridge” a social service organization with a proven track record of success, these residents will have access to a host of comprehensive job training programs coupled with mental health care for those with a history of substance abuse. Best of all these accommodations are permanent for those who satisfy their obligation; a financial commitment to pay the rent coupled with a determination to succeed.

I understand Community Board #1’s concerns, particularly around their desire to maintain a continuous dialogue with the partners, and to work towards accommodating area residents.

For me, however, affordable housing is vital, as too is giving people with a troubled past a chance to achieve success, no matter how modest this success may be. As Betances VI will make this possible, I recommend approval of this application.



**SEIU 32BJ Testimony
Testifying Betances VI
Bronx Community Board 1**

32BJ is submitting this statement to share our concerns regarding Lemie & Wolff Companies, The Bridges and Alembic Community Development's proposed development at 472-474 Willis Avenue.

32BJ represents more than 80,000 property service workers in New York City; our members clean and maintain buildings like the ones proposed. We believe that developers should commit to providing good building service jobs in order to build a more equitable economy in New York City. The developers have not yet made this commitment at this development.

We estimate that this development will generate three building service jobs, once completed. We believe that the role of developers is to be responsible to the community and that includes providing good jobs that pay family-sustaining wages and give local workers dignity and security. Additionally, we fully support the development of affordable housing, particularly development that is majority affordable like Betances VI. However, we believe that affordable development should not equate to low-road jobs. Working families and the broader Bronx community deserve jobs and housing that allow them to live with dignity and mobility.

For these reasons, we respectfully request that you to urge the developer to commit to providing good building service jobs as part of your recommendations for this project. Thank you