



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 881 Brook Avenue (Block 2365, Lot 23), 901 Eagle Avenue (Block 2620, Lot 46), 959 Home Street (Block 2979, Lot 1) 1298 Hoe Avenue (Block 2987, Lot 14) and 1013 Home Street (Block 2993, Lot 33) as an Urban Development Action Area; and
 - b) Urban Development Action Area for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such properties to a developer to be selected by HPD;

to facilitate the development of nine buildings containing approximately 32 affordable dwelling units, Borough of Bronx, Community District 3

Approval of three separate matters is required:

1. the designation of property located at sites - 881 Brook Avenue (Block 2365, Lot 23), 901 Eagle Avenue (Block 2620, Lot 46), 959 Home Street (Block 2979, Lot 1), 1298 Hoe Avenue (Block 2987, Lot 14) and 1013 Home Street (Block 2993, Lot 33) as an Urban Development Action Area; and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property, to a developer selected by HPD.

This application (C 210156 HAX) for UDAAP designation, project approval and disposition of City-owned property was filed by HPD on November 02, 2020. This application would facilitate the development of nine residential buildings containing a total of 32 affordable residential units in the Melrose and Morrisania neighborhood of Bronx, Community District 3. This application is part of HPD's Melrose Open Door project, proposed to result in a total of approximately 60 affordable home ownership units spread across nine sites in Bronx Community Districts 1 and 3.

BACKGROUND

HPD and the project sponsor are seeking a UDAA designation, project approval, and disposition of City-owned property to facilitate the development of nine residential buildings containing a total of 32 affordable residential units in the Melrose and Morrisania neighborhood of Bronx, Community District 3. This application is part of HPD's Melrose Open Door project, proposed to result in a total of approximately 60 affordable home ownership units spread across nine sites in Bronx Community Districts 1 and 3.

The cluster of sites within Community District 3 consists of five vacant City-owned, non-contiguous sites located within the Melrose and Morrisania neighborhood in the Bronx, and is comprised of Project Area 1 and Project Area 2. Project Area 1 is located approximately one mile from Project Area 2.

Project Area 1 comprised of development sites 1 and 2. Development Site 1, 881 Brook Ave (Block 2365, Lot 23) is comprised of approximately 1,800 square feet of lot area, with approximately 18 feet of frontage on Brook Ave, which curves around into East 161st Street, and extends for a depth of 100 feet. Development Site 2, 901 Eagle Ave (Block 2620, Lot 46) is comprised of approximately 2,500 square feet of lot area, with approximately 25 feet of frontage on Eagle Avenue, and a depth of 100 feet.

Project Area 1 is primarily comprised of a variety of land uses and building types, ranging from public facility and institutions, mixed-use residential, commercial and office buildings, and manufacturing space, in zoning districts that include C4-4, M1-1, R6, R7X, R7-2, and R8.

Residential uses are predominately in multifamily buildings ranging from three to six stories, along with many single and two-family homes. Project Area 1 is in close proximity to The Hub, or the retail, theater, and restaurant heart of the South Bronx. One-story commercial uses are concentrated along Westchester Avenue, a major corridor through the Project Area.

There are several schools and community facilities within the half mile radius of Project Area 1, including Bronx Community Charter High School, The New York City Charter High School and St. Peter & Paul School on Brook Avenue, P.S. 140 the Eagle School on Eagle Avenue and East 163rd Street, and M.S. 301 Paul L Dunbar school and Girls Prep Bronx Middle Charter School on Cauldwell Avenue. Community facilities include the 42nd Precinct of the New York City Police Department, Phipps Neighborhoods Opportunity Center, Salvation Army Community Center, the Old Bronx Borough Courthouse, and St Peter & Paul Church. There are also several pockets of

open spaces, including O'Neill Triangle, Little Green Garden, Edith Garden and Yolanda García Park, which was named after a local community activist.

The Project Area 1 is served with BX21 providing service between Mott Haven and Westchester square, BX15 providing service between Fordham Plaza, Bronx and Harlem, Manhattan. Project Area 1 is located approximately 500 meters from the Melrose Metro North Station.

Project Area 2 is comprised of Development sites 3, 4 and 5. Development Site 3, 959 Home Street(Block 2979, Lot 1) – is comprised of approximately 3,100 square feet of lot area, with approximately 100.6 feet of frontage on Home Street, and a depth of 36.8 feet. Development Site 4, 1298 Hoe Ave(Block 2987, Lot 14) is comprised of approximately 2,500 square feet of lot area, with approximately 25 feet of frontage on Hoe Avenue, and a depth of 100 feet. Development Site 5, 1013 Home Street(Block 2993, Lot 33) is comprised of approximately 2,100 square feet of lot area, with approximately 25 feet of frontage on Home Street, and a depth of 84 feet.

The surrounding area is predominately R7-1, which reflects a medium density residential development. Although additional density is allowed, much of Project Area 2 is defined by low-density one- and two-family attached row homes, and multifamily walk-up buildings. A C1-4 and C2-4 commercial overlay is mapped Along Southern Boulevard and Freeman Street. Just southeast of Project Area 2 is an M1-1 district mapped along the Bronx River.

There are several schools and community facilities within the half mile radius of Project Area 2, including Father Smith Shelter; Unique People Services, Help on the Way, the Bronx Music Heritage Center Laboratory, The Totolese Islamic Center, the Rock of Salvation Christian Church, Christian Missionary Vision, Iglesia Pentecostal, Home Street Presbyterians Church, and Hickory Hill Baptist Church. There are also several pockets of open space, including Hoe Avenue North Tot Lot, a community garden and the Freeman Triangle, a small plaza at the intersection of West Farms Road, Longfellow Avenue, and Freeman Street.

Project Area 2 is well-served by public transit and roadways. The elevated 2 and 5 subway lines run above ground along Westchester Avenue. The nearest subway stop is Freeman Street, and Simpson Street. The BX4 and the BX27 travels along Westchester Avenue. The BX35 runs along East 167th Street. The BX19 runs north-south on Southern Boulevard and the BX11 runs along West Farms Road, all surrounding Project Area 2. Major thoroughfares include Westchester Avenue, Southern Boulevard, and West Farms Avenue. The Bruckner Expressway, a highway running north-south, is within a mile of Project Area 2.

Development Site 1 (Block 2365, Lot 23) is designated as part of Site 24 of the Melrose Commons Urban Renewal Plan (“Melrose Commons Plan”) (C 940226 HUX). The Melrose Commons Plan was adopted in 1994, and was amended in 2007, 2011, and most recently in 2015. The Melrose Commons Plan will expire in 2034. Development Site 5 was designated as part of Site 213 of the South Bronx Neighborhood Development Plan (“South Bronx Plan”) (CP-19885). Site 213 of the South Bronx Plan encompasses Brook 2993, Lots 1, 3, 5, 7, 9, 10, 11, 13, 16, 17, 19, 20, 21, 22, 23, 24, 64, 25, 26, 27, 28, 29, 32, 33, 34, 36, 37, 38, 70, 39, 40, 71, 41, 42, 43, 44, and 46. The South Bronx Plan was adopted in 1967 and expired in 2007.

The proposed development would consist of five newly constructed residential buildings at five development sites, containing a total of approximately 32 dwelling units. Development Site 1 would consist of a new four-story building containing approximately four affordable cooperative one-bedroom units. The building will have approximately 4,200 square feet of residential floor area. The building will rise to a height of approximately 42 feet.

Development Site 2 would consist of a new four-story building containing approximately eight affordable cooperative units, comprised of studios and one-bedroom units. The building will have approximately 5,400 square feet of residential floor area. The building will rise to a height of approximately 42 feet.

Development Site 3 would consist of a new four-story building with a mezzanine containing eight affordable cooperative units, comprised of three- and four-bedroom units is proposed for this site. The building will have approximately 11,400 square feet of residential floor area. The building will rise to a height of approximately 53 feet.

Development Site 4 would consist of a new four-story building with a mezzanine containing eight affordable cooperative units, comprised of a mix of studios, one-bedroom, and three-bedroom

units. The building will have approximately 6,400 square feet of residential floor area. The building will rise to a height of approximately 53 feet.

Development Site 5 would consist of a new four-story building containing approximately four affordable cooperative units, comprised of a mix of studios and one-bedroom units. The building will have approximately 5,500 square feet of residential floor area. The building will rise to a height of approximately 42 feet.

In order to facilitate the proposed development, HPD is seeking an UDAAP designation, project approval, and disposition of City-owned property(C 210156 HAX).

ENVIRONMENTAL REVIEW

This application (C 210156 HAX) 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 19HPD084X. The lead agency is the HPD.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on December 10, 2020.

UNIFORM LAND USE REVIEW

This application (C 210156 HAX) was certified as complete by the Department of City Planning on December 14, 2020 and was duly referred to Bronx Community Board 3 and the Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Bronx Community Board 3 held a public hearing on this application on February 09, 2021, and on that date, by a vote of four in favor, 16 opposed and none abstaining, recommended opposition of the application.

Borough President Recommendation

The Bronx Borough President held a public hearing on March 06, 2021 and issued a recommendation on March 15, 2021 approving the application.

City Planning Commission Public Hearing

On March 17 2021 (Calendar No. 3), the City Planning Commission scheduled April 7, 2021 for a public hearing on this application (C 210156 HAX). The hearing was duly held on April 7, 2021 (Calendar No. 21). There were seven speakers in favor, and none opposed.

Those speaking in favor included seven speakers, as part of the applicant team comprising of representatives of HPD, a representative of the developer, and the architect team. The applicant team described the existing conditions and surrounding context of the Development Sites, and provided background information related to HPD's process for developing infill lots. The team described the proposed buildings, compliance with existing zoning, unit sizes, affordability, and requested actions. A representative from HPD provided an overview of the HPD Open Door Program and explained the rationale behind the proposed tax abatement, the structure of co-operatives, the structure of a community land trust (CLT), and future management of site. They noted that the CLT would be a non-profit with tripart structure and HPD would work towards educating the public about homeownership terms in connection with a CLT. They explained that CLT buildings would have minimum 99-year propriety lease.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a UDAAP designation, project approval and disposition of City-owned property (C 210156 HAX), is appropriate. The proposed project will develop 32 affordable residential units across five vacant, City-owned development sites located in the Melrose and Morrisania neighborhood of Bronx, Community District 3

The Commission believes that the proposed developments will make productive use of vacant, underutilized property while providing much-needed affordable housing in the Melrose and Morrisania neighborhood. The Commission notes this application presentation explains the HPD program structure effectively. The Commission believes that this development will support the City's efforts to provide more affordable housing.

The Commission, therefore, believes that this application for Urban Development Action Area designation, Urban Development Action Area Project (UDAAP) and disposition of City-owned property and the disposition of City-owned property, is appropriate.

RESOLUTION

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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of properties located at sites - 881 Brook Avenue (Block 2365, Lot 23), 901 Eagle Avenue (Block 2620, Lot 46), 959 Home Street (Block 2979, Lot 1), 1298 Hoe Avenue (Block 2987, Lot 14) and 1013 Home Street (Block 2993, Lot 33) in Bronx, Community District 3; 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:

- 1. the designation of property located at sites - 881 Brook Avenue (Block 2365, Lot 23), 901 Eagle Avenue (Block 2620, Lot 46), 959 Home Street (Block 2979, Lot 1), 1298 Hoe Avenue (Block 2987, Lot 14) and 1013 Home Street (Block 2993, Lot 33) as an Urban Development Action Area; and
- 2. An Urban Development Action Area Project (UDAAP) for such area; and
- 3. The disposition of such property, to a developer selected by HPD

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 of this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 881 Brook Avenue (Block 2365, Lot 23), 901 Eagle Avenue (Block 2620, Lot 46), 959 Home Street (Block 2979, Lot 1), 1298 Hoe Avenue (Block

2987, Lot 14) and 1013 Home Street (Block 2993, Lot 33) in Community District 3, Borough of Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 210156 HAX),.

The above resolution (C 210156 HAX), duly adopted by the City Planning Commission on April 07, 2021 (Calendar No. 21), 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*

DAVID BURNEY, 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*

**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.

APPLICATION # C 210156 HAX- Melrose Open Door CB3

DOCKET DESCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 3

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

3/15/21
DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 210156 HAX
Melrose Open Door CB 3**

DOCKET DESCRIPTION

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 881 Brook Avenue (Block 2365, Lot 21), 901 Eagle Avenue (Block 2620, Lot 46), 959 Home Street (Block 2979, Lot 1), 1298 Hoe Avenue (Block 2987, Lot 14) and 1013 Home Street (Block 2993, Lot 33) as an Urban Development Action Area; and
 - b. 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 to be selected by HPD;

To facilitate construction of five buildings containing approximately 36 affordable housing units, Borough of The Bronx, Community District #3.

BACKGROUND

Approval of this application will facilitate construction of five residential buildings which will together offer 30 units of owner occupied residences within two Project Areas located in Bronx Community District #3. All proposed development is "as of right," meaning that no zoning amendments are required to accommodate the anticipated development on the identified block and lot.

These two Project Areas include:

- Project Area 1:
 - Development Site 1: 881 Brook Avenue (Block 2365, Lot 23) Zoned C4-4
 - Development Site-2: 901 Eagle Avenue (Block 2620, Lot 46) Zoned R6
- Project Area 2:
 - Development Site 3: 959 Home Street (Block 2979 Lot 1) Zoned R7-1
 - Development Site 4: 1298 Hoe Avenue (Block 2987 Lot 14) Zoned R7-1
 - Development Site 5: 1013 Home Street (Block 2993, Lot 33) Zoned R7-1

All units will be affordable co-operatives consequently perspective residents will purchase shares of stock in a corporation that will own all the residences included in this proposal.

The property on which the proposed development will be located will be owned by the Interborough Community Land Trust.

All sites are currently secured by chain-link fencing.

All future sales of cooperative shares will be affordable at the same Area Median Income (AMI) for thirty years. As such those purchasing shares will have an "investment incentive" to remain owners for thirty years.

Perspective investors are required to provide a down payment minimum of 5% of the purchase price. Amounts paid greater than the minimum of 5% will reduce monthly mortgage expenses.

All proposed buildings will be designed by the same architect and developer.

All residences will include the following amenities and/or services:

- Energy efficient heating systems
- Energy efficient windows
- Energy efficient appliances
- In-unit hook ups for washer and dryers
- Ground floor access and first floor units will be ADA compliant
- On site storage and bicycle accommodations for residents
- Roof access for passive recreation
- Heat, water and cooking gas will be paid for by the cooperative
- Electric service will be paid for the by the shareholder
- All common areas will be maintained by the cooperative

Selected Sites for Development

Within Bronx Community District #3 five “development sites” are identified for the construction of the proposed cooperative residences. These include:

Development Site 1- 881 Brook Avenue (Block 2365 Lot 23). Zone: C4-4 (R7-2). FAR: 3.44
Building Lot Area: 1,800 square feet. Site is vacant. Frontage: 18 feet. Depth: 100 feet
Scope of Development:

- 4-story building (42 feet in height) composed of 5,264 gross square feet. The build will offer 4-one bedroom units

This site is located mid-block on the west side of Brook Avenue, bounded by East 161st Street to the north, East 159th Street to the south, Third Avenue to the east and Washington Avenue to the west. Residential development of the surrounding community is typified by mid-rise prewar residences and more recently constructed high-rise buildings pursuant to the Melrose Commons Urban Renewal Plan. Commercial development is found on East 161st Street and on Third Avenue. The landmarked “old” Bronx Court House is located on the east side of Brook Avenue. Mass transit is provided by the Bx 15 and Bx 21 which operate on Third Avenue. The Bx6 and Bx6 Select Bus Service operate on East 161st Street. Metro North Commuter Railroad access is located on Park Avenue at East 162nd Street, approximately five blocks west of this site. Subway services via the “D”, “B” and #4 trains is available approximately ½ mile from the site.

Development Site 2- 901 Eagle Avenue (Block 2620, Lot 46). Zone: R6. FAR 2.20
Building Lot Area: 2,500 square feet. Site is vacant. Frontage: 25 feet. Depth: 100 feet
Scope of Development:

- 4-story building plus Mezzanine level (42 feet in height) comprised of 7,171 gross square feet. The building will offer 8-residential units including studios and one bedroom units

This site located mid-block on the west side of Eagle Avenue, bounded by East 163rd Street to the north, East 161st Street to the south, Third Avenue to the west and Trinity Avenue on the east. Residential development of the surrounding community is typified by low-rise and mid-rise prewar residences and mid-rise post-war residences. Commercial development is found on Third Avenue. Mass transit is provided by the Bx 6, Bx 6 Select Bus service operates on East 163rd Street. The Bx 15 and Bx 21 operate on Third Avenue. There is no subway or railroad access within ¾ miles of the site.

Development Site 3- 959 Home Street (Block 2979, Lot 1). Zone: R7-1/C2-4, FAR 4.00
Building Lot Area: 3,108 square feet. Site is vacant. Frontage 100.6 feet. Depth 36.8 feet.
Scope of Development:

- 4-story building plus Mezzanine level (53 feet in height) comprised of 14,176 gross square feet. The building will offer 8-residential units comprised of three and four bedroom units.

The site is located on the northeast corner of Southern Boulevard and Home Street. It is bounded by Southern to the west, Hoe Avenue to the east, Freeman Street to the north and East 169th Street to the south. Residential development on the east side of Southern Boulevard is typified by low rise, one and two family homes constructed post 1980. Residential development on the west side of Southern Boulevard is typified by mid-rise, prewar residential buildings. Commercial development is found on Southern Boulevard. Mass transit services via the Bx 19 operates on Southern Boulevard. Subway access at Freeman Street offers the #2 and #5 train service.

Development Site 4- 1298 Hoe Avenue (Block 2987, Lot 14). Zone: R7-1. FAR 3.44
Building Lot Area: 2,500 square feet. Site is used for off-street parking. Frontage 25.0 feet
Depth: 100 feet.
Scope of Development:

- 4-story building plus Mezzanine level (53 feet in height) comprised of 8,011 gross square feet. The building will offer 8-residential units comprised of studios, one-bedroom and two-bedroom units.

This site located mid-block on the east side of Hoe Avenue bounded by Jennings Street to the north, Freeman Street to the south, Southern Boulevard to the west and Vyse Avenue to the east. Residential development of the surrounding community is comprised of low-rise one and two family homes constructed post 1980, mid-rise prewar multi-unit residences and more recently constructed mid-rise multi-unit residences. Commercial development is found on Southern Boulevard. Mass transit services via the Bx19 operates on Southern Boulevard. Subway access to Freeman Street offers the #2 and #5 train service.

Development Site 5-1013 Home Street (Block 2993, Lot 33). Zone: R7-1, FAR 3.44.
Building Lot Area: 2,142 square feet. Site includes a one-story non-residential building.
Frontage: 25 feet. Depth: 87.13.

Scope of Development:

- 4-story building plus mezzanine level (42 feet in height) comprised of 7,430 gross square feet. This building will offer 4-residential units comprised of two-bedroom, three bedroom and four bedroom units.

This site is located on the north side of Home Street, approximately thirty feet east of Bryant Avenue. It is bounded by Bryant Avenue to the west, West Farms Road and Longfellow Avenue on the east, Freeman Street to the north and East 167th Street to the south. Residential development in the surrounding community is comprised of mid-rise, prewar, 5-story multiunit buildings fronting onto West Farms Road and on Longfellow Avenue. A recently constructed midrise building is located on the northwest corner of Home Street at West Farms Road. Low-rise, two family homes constructed post 1980 are found on Bryant Avenue. Adjacent to the proposed site's east boundary is a two-family wood-frame home. There is limited access to retail locations within a four block radius of the proposed development site. Mass transportation is provided by the Bx 11 operating on West Farms Road and the Bx 35 on Southern Boulevard. Subway access is available to the #2 and #5 trains at Freeman Street.

There is one additional site in Community District #3 which is not subject to ULURP. This includes:

Development Site 11: 1175 Tinton Avenue (Block 2662, Lot 27). Zone R6

Building Lot Area: 2,228 square feet. Site is vacant. Frontage: 16.5 feet. Depth: 135 feet.

Scope of Development:

- 3-story building (32 feet in height) comprised of 3,772 gross square feet. This building will offer 2-residential units comprised of 1-one bedroom unit and 1-four bedroom unit.

This site is located mid-block on the west side of Tinton Avenue, bounded by Forest Avenue to the west, Union Avenue to the east, East 168th Street to the north and Home Street to the south. Residential development in the surrounding community includes 5-story prewar multiunit buildings, low-rise, one and two family wood frame homes as well as recently constructed two and three family homes and 6-story residences constructed post 1980. Public School #212 occupies the entire east side of Tinton Avenue, opposite the proposed building site. There is limited access to retail activity which is limited to that found on Boston Road. This site was subject to the "Third Party Transfer Program." As such, this site is not under the jurisdiction of the Department of Housing Preservation and Development, (HPD) and therefore not subject to ULURP.

The following table provides a comprehensive summary of what approving this application will facilitate:

Apartment Size Breakdown, Price Range, AMI, Down Payment Minimum

Studio: 5

Square Feet: 442-554
Price Range: \$157,000-\$197,000
Annual Income Range: \$48,894-\$56,974
Area Median Income (AMI): 67%-84%
5% down payment minimum: \$7,850-\$9,850

1-Bedroom Units: 7

Square Feet: 566-738
Price Range: \$201,000-\$262,000
Annual Income Range: \$58,399-\$75,335
AMI: 68%-88%
5% down payment minimum: \$10,050-\$13,100

2-Bedroom Units: 6

Square Feet: 673-911
Price Range: \$239,000-\$323,000
Annual Income Range: \$69,708-\$93,066
AMI: 68%-91%
5% down payment minimum: \$11,950-\$16,150

3-Bedroom Units: 9

Square Feet: 932-1,134
Price Range: \$331,000-\$402,000
Annual Income Range: \$96,037-\$115,995
AMI: 81%-91%
5% down payment minimum: \$16,550-\$20,100

4-Bedroom Units: 3

Square Feet: 1,118-1,326
Price Range: \$422,000-\$470,000
Annual Income Range: \$122,047-\$135,646
AMI: 93%-103%
5% down payment minimum: \$21,100-\$23,500

Perspective buyers will participate in the Housing Connect Lottery

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 December 14, 2020.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community District #3 held a virtual public on February 9, 2021. Community Board #3 decides that: 4 recommend this application be approved, 16 recommend this application be denied. 1 abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A virtual public hearing was convened by the Borough President on March 6, 2021. Representatives of the applicant were present and spoke in favor of this application. No other parties sought to offer comment and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

My administration has vigorously sought to encourage development of owner-occupied homes and support zoning ordinances that both protect existing homes and facilitate -the construction of additional owner occupied dwellings. Nonetheless, The Bronx still has the lowest concentration of such housing, both within the city as well as within the entire State of New York, and the second lowest homeownership rate of any county in the Nation.

The following points support my endorsement of this application:

- 1) This project helps to address concerns that I also highlighted in my Homeownership Report and aligns with the priorities and benefits that I promoted in my Community Land Trust Report. A community land trust is a nonprofit, community-based organization designed to ensure community stewardship of land. CLT's can be an invaluable tool to help support and establish healthy and sustainable community growth in The Bronx.
- 2) Those making a financial commitment to their home also make a commitment to their community;
- 3) As history will verify, an investment made today will yield financial security for the future;
- 4) All future sales of these cooperative units must retain their AMI rankings for thirty years.
- 5) For young families not looking to leave the community in which they grew up, but who also want to own rather than rent, Melrose Open Door offers this option;

- 6) All lots are situated mid-block and given their size, are considered “infill sites.” The only exception to this is Development Site #3. Further, all sites are currently vacant properties with the exception of an existing residential building on Development Site #4, which allows for minimal turnover and in fact helps provide a use to land that is currently underutilized.

- 7) By reducing the cost to 5% of the total sales price, owning property in Melrose can now be considered affordable. This benefit rectifies an insurmountable challenge for many perspective buyers who otherwise may not have enough liquid money for a down payment. Indeed, this is often a “deal breaker” for young and growing families when trying to purchase a home in the broader co-op market or when seeking to buy a home. This option does dramatically improve the affordability co-op ownership as provided through Open Door.

To fully actualize the advantages that this project can yield, I implore HPD to ensure that these units are marketed locally first and foremost. The benefits of providing more homeownership opportunities for The Bronx can only be realized if they are indeed afforded to Bronxites. Connecting these opportunities to Bronxites remains imperative to the intrinsic motivation of approving this application.

I would also be remiss if I did not acknowledge the recommendation made by Bronx Community Board #3 to deny approval of this application. I appreciate their opposition, most notably, to the question of affordability of the Open Door program for those who now reside in Community District #3. To this concern I point out that those seeking to purchase their home pursuant to Open Door must satisfy specific AMI requirements, and as heretofore noted the AMI ceilings remain in place for thirty years. So too, many cooperatives require a minimum of 20% down. In some cases even in The Bronx, a perspective buyer may be required to provide one year’s maintenance fees in an escrow account before being considered as a shareholder. This is most certainly not so here. I also believe that the demographic often overlooked are the young families whose income often exceeds the maximum AMI set by other HPD projects, but yet too modest to qualify in the broader rental or ownership market. As such, our Bronx communities lose these folks to places beyond the city, taking with them their talents and aspirations. For these families Open Door does indeed open a door and this is to the benefit of Community District #3 and our borough.

I recommend approval of this application.



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Melrose Open Door CB3	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Kay Real
Application #	Borough:
CEQR Number:	Validated Community Districts: X03

Docket Description:

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

RECOMMENDATION: Unfavorable			
# In Favor: 4	# Against: 16	# Abstaining: 1	Total members appointed to the board: 40
Date of Vote: 2/9/2021 12:00 AM		Vote Location: Cisco Webex Virtual Teleconference	

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

Date of Public Hearing: 2/9/2021 6:00 PM	
Was a quorum present? Yes	<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>
Public Hearing Location:	Cisco Webex Virtual Teleconference; email eritter@cb.nyc.gov for meeting information link

CONSIDERATION:

Recommendation submitted by	BX CB3	Date: 2/11/2021 3:23 PM
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