



CITY PLANNING COMMISSION

February 7, 2007/Calendar No. 23

C 070151 HAM

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 225, 227, 229, 231-33, 235-37, 239 and 241 East 118th Street (Block 1783, Lots 12-16, 117 and 18) 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 to be selected by HPD,

to facilitate the development of a seven story mixed-use building, tentatively known as Friendly Hands Apartments, with approximately 76 residential units and community facility space to be developed under the New York City Housing Development Corporation's Low-Income Affordable Marketplace and New York City Housing Preservation and Development's Mixed-Income Rental programs., Borough of Manhattan, Community District 11.

Approval of three separate matters is required:

1. The designation of 225, 227, 229, 231-33, 235-37, 239 and 241 East 118th Street (Block 1783, Lots 12-16, 117 and 18) in the Borough of Manhattan, as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and
3. The disposition of such property to be selected by HPD.

The application for the Urban Development Action Area designation and project approval and the disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on October 6, 2006.

Approval of this application would facilitate the development of one seven-story mixed-use building, tentatively known as Friendly Hands Apartments, with approximately 76 units of affordable housing, in Manhattan Community District 11.

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

The Project Area consists of underutilized properties that tend 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, unsanitary 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 Department of Housing Preservation and Development (HPD) seeks approval of an Urban Development Action Area Project (UDAAP) designation, project approval and the disposition of city-owned property for a site located at 225, 227, 229, 231-33, 235-37, 239 and 241 East 118th Street.

The project site is located on the north side of East 118th Street, between Second and Third avenues in East Harlem, within Community District 11. It is zoned R7A and is approximately 16, 819 square feet. The building would contain 76 units of affordable housing and would be built under New York City's Housing Development Corporation's (HDC) Low-Income

Affordable Marketplace (LAMP) and Housing Preservation and Development's Mixed-Income Rental Program (MIRP). The LAMP program requires units to be affordable to families at or below 60% of the area median income. The MIRP program requires 30% of the units to be set aside for formerly homeless families. The proposed building would also be built under the Quality Housing Program and would provide 18 studio apartments, 27 one bedroom apartments, 30 two-bedroom apartments and one unit for a building superintendent. Amenities would include a laundry room, a community room and tenant storage space, in the cellar. Friendly Hands Ministry, Inc., also plans to use the community facility space to provide services specifically tailored to seniors. There will also be an on-site social worker and an established community organization to address the needs of the formerly homeless families. Expansion of the current meal program and the addition of a recreational/educational component would be geared specifically for seniors.

The project site consists of seven (7) vacant city-owned lots and is located on a block that is primarily residential. Mixed-use commercial and residential buildings can be found in some locations along Second Avenue. Third Avenue serves as the site's primary commercial corridor and is typified by low-rise commercial buildings.

This site was previously approved by the City Planning Commission for UDAAP designation and project approval and the disposition of city-owned property (C 0200591 HAM) on September 18, 2002 (Calendar No. 11). That application was subsequently disapproved by the City Council on October 23, 2002 (Resolution No. 213). The project was then known as the

Greater Emmanuel LESC Residence which would have facilitated the development of a six-story building with 72 units of housing for formerly homeless, low-income persons with disabilities.

ENVIRONMENTAL REVIEW

This application (C 070151 HAM) 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 is the Department of Housing Preservation and Development.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 070151 HAM) was certified as complete by the Department of City Planning on November 13, 2006, and was duly referred to Community Board 11 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 11 held a public hearing on this application on December 19, 2006, and on December 19, 2006, by a vote of 33 to 0 with four abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on January 10, 2007.

City Planning Commission Public Hearing

On January 10, 2007 (Calendar No. 5), the City Planning Commission scheduled January 24, 2007, for a public hearing on this application (C 070151 HAM). The hearing was duly held on January 24, 2007 (Calendar No. 13). There were six speakers in favor of the application and none in opposition.

The Director of Land Use for the Manhattan Borough President, and the representative from the designated sponsor was the third speaker. He stated that he has been working with homeless families since 1992. He also mentioned that the current location of Friendly Hands Ministry is on East 112th Street, where they have a food pantry, but the space is limited. If this project is approved Friendly Hands Ministry would relocate to the proposed site where they could serve more clients.

The project architect described the building and mentioned that the apartment distribution was

mainly one and two bedroom apartments. The project developer mentioned the track record of the development team and that they currently have a similar project in the Bronx, on Washington Avenue. The final speaker represented the homeless housing service provider that has been selected by the community sponsor to work with those selected formerly homeless families. He has provided services for the homeless and has been contracted by the Department of Homeless Services and Community Development Agency (CDA) for 26 years.

There were no other speakers and the hearing was closed.

CONSIDERATION

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

This application would facilitate the development of one mixed use seven story building with 76 units of affordable housing and a community facility on the ground floor. This project would provide services that would be geared to community residents. There would also be approximately 3,966 square feet of open space, at the rear of the building, for the tenants. Approval of this application would return these lots to private ownership and eliminate the blighting influence on the block.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 225, 227, 229, 231-33, 235-37, 239 and 241 East 118th Street (Block 1783, Lots 12-16, 117 and 18) in Community District 11, Borough of Manhattan, 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 225, 227, 229, 231-33, 235-37, 239 and 241 East 118th Street (Block 1783, Lots 12-16, 117 and 18, as an Urban Development Action Area; and
- b) An Urban Development Action Area Project for such area; and

the City Planning Commission recommends that the New York City Council find that:

- a) The present status of the area tends to impair sound development of the municipality;
- b) The financial aid in the form of tax incentives to be provided by the municipality

pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and

- c) The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act;

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 225, 227, 229, 231-33, 235-37, 239 and 241 East 118th Street (Block 1783, Lots 12-16, 117 and 18), in Community District 11, Borough of Manhattan, to a sponsor to be determined by the Department of Housing Preservation and Development, is approved (C 070151 HAM).

The above resolution (C 070151 HAM), duly adopted by the City Planning Commission on February 7, 2007 (Calendar No. 23), 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, AICP, Chair

KENNETH J. KNUCKLES, ESQ., Vice Chairman

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