



IN THE MATTER OF an application submitted by the New York City Housing Authority, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Housing Inclusionary area, Borough of the Bronx, Community District 1.

This application for an amendment of the Zoning Resolution of the City of New York concerning modifications to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Area) was filed by the New York City Housing Authority (NYCHA) on October 10, 2008 to establish a Mandatory Inclusionary Housing (MIH) area. Together with the related zoning map amendment, it would facilitate a new 15-story, 110,354-square-foot building comprising 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 text amendment (N 190144 ZRX) 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:

C 190143 ZMX Zoning map amendment to change R6 and R6/C1-4 districts to R7X/C2-4 and R7X districts.

BACKGROUND

A full background discussion and description of this application, the surrounding area and the proposed project is included in the report for the related zoning map change (C 190143 ZMX).

ENVIRONMENTAL REVIEW

This application (N 190144 ZRX), in conjunction with the application for the related action (C 190143 ZMX), 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.

PUBLIC REVIEW

This application (N 190144 ZRX) was duly referred to Bronx Community Board 1 and the Bronx Borough President for information and review, along with the application for the related action (C 190143 ZMX), which was certified as complete by the Department of City Planning on October 15, 2018, 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 1 held a public hearing on this application (N 190144 ZRX) on October 25, 2018. A summary of the vote and recommendation of Community Board 1 appears in the report for the related zoning map amendment (C 190143 ZMX).

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (N 190144 ZRX) 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. 4), the City Planning Commission scheduled December 19, 2018, for a public hearing on this application (N 190144 ZRX). The hearing was duly held on December 19, 2018 (Calendar No 24). Two speakers testified in favor of the application, and one speaker testified in opposition, as described in the report for the related zoning map amendment (C 190143 ZMX), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 190144 ZRX), as modified, in conjunction with the related action (C 190143 ZMX), is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related action (C 190143 ZMX).

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 Section 200 of the New York City Charter, that based on the environmental determination and the 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 as follows:

Betances VI
Community District 1, The Bronx
07/10/18

* * *

Matter underlined is new, to be added;
Matter ~~struck-out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

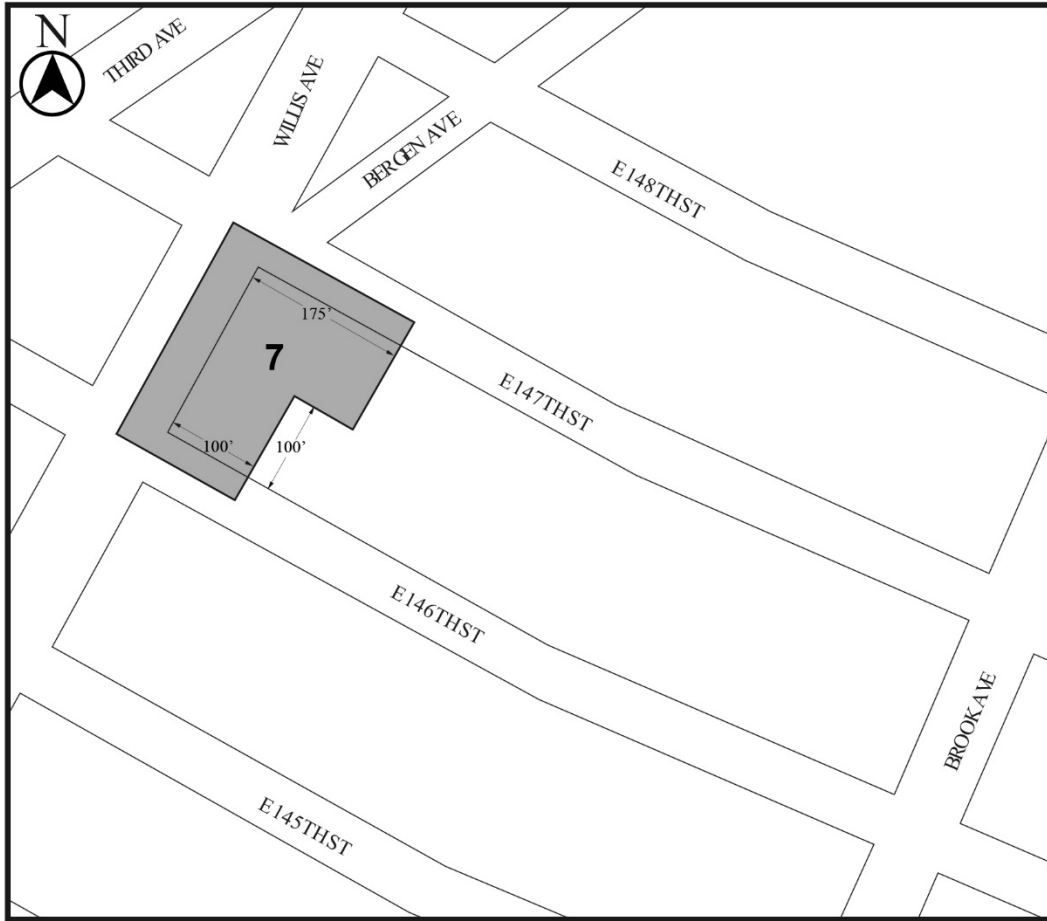
THE BRONX

* * *

The Bronx, Community District 1

* * *

Map 6 – [date of adoption]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 Area **7** — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, the Bronx

* * *

The above resolution (N 190144 ZRX), duly adopted by the City Planning Commission on January 30, 2019 (Calendar No. 16), 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

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*



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"/> <p><small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small></p>	
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	Title	Date
Cedric L. Loftis	DISTRICT MANAGER	10/25/18



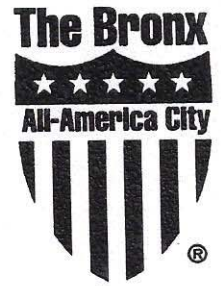
BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE

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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