



## **CITY PLANNING COMMISSION**

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February 18, 2009/Calendar No. 21

C 090071 HAM

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**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 567 West 183<sup>rd</sup> Street (Block 2154, Lot 95), as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate the rehabilitation of an existing three-story building, tentatively known as 567 West 183<sup>rd</sup> Street, with nine residential units, to be developed under the Department of Housing Preservation and Development's Division of Alternative Management Special Projects Program, Borough of Manhattan, Community District 12.

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Approval of three separate matters is required:

1. The designation of property located at 567 West 183<sup>rd</sup> Street (Block 2154, Lot 95), as an Urban Development Action Area; and
2. An Urban Development Action Area Project for such area; and
3. The disposition of such property to a developer selected by HPD.

The application for the Urban Development Action Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on August 12, 2008.

Approval of this application would facilitate the rehabilitation and disposition of an existing six-story transitional housing residence and social services facility.

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

The Project Area consists of underutilized property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Project Area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

## **BACKGROUND**

The Department of Housing Preservation and Development (HPD) seeks approval of an Urban Development Action Area designation and Project to facilitate the rehabilitation and disposition of an existing adult transitional residence and social service facility. The project site is located in Washington Heights, Manhattan Community District 12.

The facility, 567 West 183<sup>rd</sup> Street (Block 2154, Lot 95), is located on the north side of West 183<sup>rd</sup> Street between Audubon and St. Nicholas avenues. Zoned R7-2, the property is a city-owned, three-story residential building with nine units.

Although city-owned, the facility is leased from the City on a month-to-month basis and operated by FACES NY, Inc, which has operated a transitional housing facility at this location since 1989. FACES NY, Inc. - previously known as the Minority Task Force on AIDS (MTFA), manages over 100 apartments for persons with HIV/AIDS that are located in several locations throughout NY, including Harlem and the Bronx. In addition to transitional housing, FACES NY provides case management and substance abuse counseling services. The requested actions would facilitate the sale of the subject property to FACES NY.

The rest of the block and the surrounding neighborhood are predominantly residential in character, typified by five and six-story multi-family buildings and institutional uses, such as schools and churches. Local retail activity can be found on West 181<sup>st</sup> Street and portions of Broadway, St Nicholas Avenue and Audubon Avenue. Subway service is provided by the IRT

No. 1 line at West 181<sup>st</sup> Street and St. Nicholas Avenue; bus service is provided on West 181<sup>st</sup> Street and on all major avenues.

### ***Project Description***

The facility consists of nine transitional residential units for newly released individuals from prison with disabilities, including people with AIDS who are homeless at time of their release. The first floor will have administrative offices, a counselor's office and one residential unit. It would also have a reception area and communal lounge of approximately 117 square feet. The second and third floors would have four residential units each, with each floor having shared bathrooms, kitchens and storage areas. The basement would provide a recreation room of approximately 565 square feet. The project would also have approximately 1,033 square feet of rear yard open space.

The facility provides transitional housing for a period of no more than six (6) months. An array of on-site supportive services is provided, including a clinical team comprising case management, substance abuse counseling and mental health counseling specialists. Moreover, residents of the building would be hired to help the custodial staff to maintain the building. Program staff would be on-site at all times and would be managed by a senior residence manager or program director.

### **ENVIRONMENTAL REVIEW**

This application (C 090071 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 agency 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 090071 HAM) was certified as complete by the Department of City Planning on October 6, 2008, and was duly referred to Community Board 12 and the Manhattan Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Community Board 12 held a public hearing on this application on November 18, 2008, and on that date, by a vote of 29 to 1 with 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Manhattan Borough President who issued a recommendation approving the application on December 9, 2008.

### **City Planning Commission Public Hearing**

On January 7, 2009, (Calendar No. 5), the City Planning Commission scheduled January 21, 2009 for a public hearing on this application (C 090071 HAM). The hearing was duly held on January 21, 2009 (Calendar No. 24). There were two speakers in favor and none in opposition.

Those speaking in favor included the project's sponsor who gave a brief chronology and overview of the services provided at the facility. A representative for the Manhattan Borough President also spoke in favor of this application.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the proposed Urban Development Action Area designation and project (UDAAP), and disposition of city-owned property are appropriate. The requested actions would facilitate the rehabilitation and disposition of 567 West 183<sup>rd</sup> Street, an existing transitional residence and social services facility.

The facility, which is located on the north side of West 183<sup>rd</sup> Street between Audubon and St. Nicholas avenues, has nine transitional residential units for newly released individuals from prison with disabilities, including people with AIDS who are homeless at time of their release. The facility provides transitional housing for a period of no more than six (6) months, during which an array of on-site support services are provided for the residents.

The Commission notes that this facility has operated at its present location for 20 years. Most important, the requested actions would facilitate the sale of the subject property to FACES NY, thus enabling them to continue to provide transitional housing and related social services at their present location. Accordingly, the Commission believes that the requested Urban Development Action Area designation and project, and disposition of city-owned property are appropriate.

## **RESOLUTION**

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of property located at 567 West 183<sup>rd</sup> Street (Block 2154, Lot 95), as an Urban Development Action Area; and

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

**THEREFORE**, be it further **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of property located at 567 West 183<sup>rd</sup> Street (Block 2154, Lot 95), 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 or arrest 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;
- c) The project is consistent with the policy and purposes stated in the Section 691 of the Urban Development Action Area Act, and

**BE IT FURTHER RESOLVED**, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation

and Development, for the disposition of city-owned property located at 567 West 183<sup>rd</sup> Street (Block 2154, Lot 95), in Community District 12, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 090071 HAM).

The above resolution (C 090071 HAM), duly adopted by the City Planning Commission on February 18, 2009 (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.

**AMANDA M. BURDEN, FAICP, Chair**  
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