THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1187

Resolution approving the application submitted by the New York City Department of Housing Preservation and Development ("HPD") and the decision of the City Planning Commission, ULURP No. C 190409 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 515 Blake Avenue (Block 3766, Lot 1), Borough of Brooklyn, Community District 5, to a developer selected by HPD (L.U. No. 572; C 190409 HAK).

By Council Members Salamanca and Adams

WHEREAS, the City Planning Commission filed with the Council on October 25, 2019 its decision dated October 16, 2019 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development ("HPD") regarding city-owned property located at 515 Blake Avenue (Block 3766, Lot 1), (the "Disposition Area"), approving:

a) pursuant to Article 16 of the General Municipal Law of New York State, the designation of the Disposition Area as an Urban Development Action Area;

b) pursuant to Article 16 of the General Municipal Law of New York State, an Urban Development Action Area Project for the Disposition Area (the "Project"); and

c) pursuant to Section 197-c of the New York City Charter, the disposition of the Disposition Area to a developer to be selected by the New York City Department of Housing Preservation and Development;

which in conjunction with the related actions would facilitate the redevelopment of an existing 192-unit family homeless shelter with four new buildings providing approximately 324 affordable units, a new homeless family shelter with approximately 195 units, and commercial and community facility spaces located at 515 Blake Avenue (Block 3766, Lot 1) in the East New York neighborhood of Brooklyn, Community District 5 (ULURP No. C 190409 HAK) (the "Application");

WHEREAS, the Application is related to applications C 190410 ZMK (L.U. No. 573), a zoning map amendment to change a C4-3 district, an R6 district and an R6/C2-3 district to an R6A district, an R7D/C1-4 district and an R7D/C2-4 district on the entirety of Block 3766; N 190411 ZRK (L.U. No. 574), a zoning text amendment to designate a Mandatory Inclusionary Housing Area on the entirety of Block 3766; and C 190421 ZSK (L.U. No. 575), a Large-Scale General Development (LSGD) special permit pursuant to ZR Section 74-743 to modify bulk regulations pursuant to ZR Section 77-22 to redistribute floor area across the development site;

WHEREAS, the City Planning Commission has certified its unqualified approval of UDAAP pursuant to Article 16 of the General Municipal Law and approved the disposition of the Disposition Area;

WHEREAS, the Application and Decision are subject to review and action by the Council pursuant to Article 16 of the General Municipal Law of New York State and Section 197-d of the City Charter;

WHEREAS, by letter dated October 25, 2019 and submitted to the Council on October 28, 2019, HPD submitted its requests (the "HPD Requests") respecting the Application including the submission of the project summaries for the Project (the "Project Summaries");

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision and the HPD Requests on November 4, 2019;

WHEREAS, on December 2, 2019, HPD submitted revised Project Summaries removing the references to transitional family shelter units, as well as other changes (the "Revised Project Summaries");

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration issued on May 16, 2019 (CEQR No. 19HPD058K) (the "Negative Declaration").

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Article 16 of the General Municipal Law of the New York State and Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report C 190409 HAK and incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission and the HPD Requests.

The Council finds that the present status of the Area tends to impair or arrest the sound growth and development of the City of New York and that a designation of the Project as an urban development action area project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law.

The Council approves the designation of the Disposition Area as an urban development

action area pursuant to Section 693 of the General Municipal Law.

The Council approves the Project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law and subject to the terms and conditions of the Revised Project Summaries.

The Council approves the disposition of the Disposition Area under Section 197-d of the New York City Charter, to a developer to be selected by the New York City Department of Housing Preservation and Development for the development of the Project consistent with the Project Summary.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on December 10, 2019, on file in this office.

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City Clerk, Clerk of The Council

PROJECT SUMMARY (REVISED 12/2/19)

1.	**PROGRAM:**	EXTREMELY LOW AND LOW INCOME AFFORDABILITY PROGRAM
2.	**PROJECT:**	515 Blake Avenue
3.	**LOCATION:**	
	a. BOROUGH:	Brooklyn
	b. COMMUNITY DISTRICT:	5
	c. COUNCIL DISTRICT:	42
	d. DISPOSITION AREA:	BLOCKS: 3766 — LOTS: 1 — ADDRESSES: 515 Blake Avenue
4.	**BASIS OF DISPOSITION PRICE:**	Nominal. Sponsor will pay one dollar per lot and deliver a note and mortgage for the remainder of the appraised value ("Land Debt"). For a period of at least thirty (30) years following completion of construction, the Land Debt will be repayable out of resale or refinancing profits. The remaining balance, if any, may be forgiven at the end of the term.
5.	**TYPE OF PROJECT:**	New Construction
6.	**APPROXIMATE NUMBER OF BUILDINGS:**	2
7.	**APPROXIMATE NUMBER OF UNITS:**	254 dwelling units, plus one superintendent's unit
8.	**HOUSING TYPE:**	Rental
9.	**ESTIMATE OF INITIAL RENTS**	Rents will be affordable to families earning from 27% - 80% of the area median income ("AMI"). Formerly homeless tenants referred by DHS and

	other City agencies will pay up to 30% of their income as rent.
10. INCOME TARGETS	30% to 100% of AMI
11. PROPOSED FACILITIES:	Approximately 2,106 square feet of commercial space
12. PROPOSED CODES/ORDINANCES:	None
13. ENVIRONMENTAL STATUS:	Negative Declaration
14. PROPOSED TIME SCHEDULE:	Approximately 24 months from closing to completion of construction

PROJECT SUMMARY (REVISED 12/2/19)

1.	**PROGRAM:**	SUPPORTIVE HOUSING LOAN PROGRAM
2.	**PROJECT:**	515 Blake Avenue
3.	**LOCATION:**	
	a. BOROUGH:	Brooklyn
	b. COMMUNITY DISTRICT:	5
	c. COUNCIL DISTRICT:	42
	d. DISPOSITION AREA:	BLOCK: 3766; LOT: 1; ADDRESS: 515 Blake Avenue
4.	**BASIS OF DISPOSITION PRICE:**	Nominal. The sponsor will pay one dollar per tax lot in cash and will deliver an enforcement note and mortgage for the remainder of the appraised value.For a period of at least thirty (30) years following completion of construction, the Land Debt will be repayable out of resale or refinancing profits. The remaining balance, if any, may be forgiven at the end of the term.
5.	**TYPE OF PROJECT:**	New Construction
6.	**APPROXIMATE NUMBER OF BUILDINGS:**	1
7.	**APPROXIMATE NUMBER OF UNITS:**	249 Rental including one superintendent unit
8.	**HOUSING TYPE:**	Rental
9.	**ESTIMATE OF INITIAL RENTS:**	Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent. Other tenants will pay rents set at up to 30% of 60% of the area median income (AMI) on an annual basis.
10.	**INCOME TARGETS:**	Up to 60% of AMI
11.	**PROPOSED FACILITIES:**	Community Room, Social Service Offices, Security Desk, Commercial Space

12. PROPOSED CODES/ORDINANCES:	None
13. ENVIRONMENTAL STATUS:	Negative Declaration
14. PROPOSED TIME SCHEDULE:	Approximately 24 months from closing to completion of construction