



August 24, 2022/ Calendar No. 4

C 220380 HAX

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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 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16) as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and

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 six-story building containing approximately 23 affordable housing units, Borough of the Bronx, Community District 3.

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Approval of three separate matters is required:

1. The designation of property located at 1312-1314 Chisholm Steet (Block 2972, Lots 15 and 16) as an Urban Development Action Area (UDAA); and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property to a developer to be selected by HPD.

This application for UDAAP designation, project approval, and disposition of City-owned property (C 220380 HAX) was filed by the New York City Department of Housing Preservation and Development (HPD) on April 1, 2022. Approval of this application would facilitate the development of a new residential building with 23 dwelling units with approximately 20,600 square feet of residential floor area on a site located at 1312-1314 Chisholm Street in the Morrisania neighborhood of Bronx Community District 3. The proposed development will be an affordable home-ownership project.

HPD states in its application that:

“The project area consists of underutilized land that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed 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 development is therefore eligible to be an Urban Development Action Area and the proposed development is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.”

## **BACKGROUND**

HPD is seeking UDAA designation, project approval, and disposition of City-owned property of the project area located at 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16), to facilitate the development of a residential building. The proposed development would include approximately 23 affordable cooperative dwelling units in the Morrisania neighborhood of Bronx, Community District 3.

The project area, coterminous with the development site, is comprised of two adjacent City-owned lots totaling 6,000 square feet. Lot 15 is 20 feet wide and 100 feet deep with 20 feet of frontage on Chisholm Street. Lot 16, located directly north of Lot 15, is 40 feet wide and 100 feet deep with 40 feet of frontage on Chisholm Street. The project area, with a combined frontage of 60 feet, is located mid-block on the eastern side of Chisholm Street, a narrow street, between Jennings Street to the north and Freeman Street to the south. Both lots are vacant, and have been in city ownership since the 1970's.

The surrounding area consists primarily of residential uses, with pockets of commercial and community facility uses. Residential building types include one-, two-, and three-family

buildings, multi-family walkup buildings, a few multi-family elevator buildings, and mixed residential and commercial buildings. Residential uses also include multiple affordable housing developments. Additionally, Charlotte Gardens, a development of 89 single-family homes, is located two blocks northeast of the project area. Commercial uses in the surrounding area are generally clustered along Southern Boulevard and Louis Nine Boulevard, three blocks east of the project area, and Boston Road, three blocks northwest of the project area.

There are several community facilities and religious institutions in the surrounding area. Iglesia Jennings Alianza Cristian y Misionera Church and Greater Mount Hermon Baptist are located on Jennings Street, Mount Carmel Baptist Church is located on Prospect Avenue, and Caldwell AME Zion Church is located on Rev. James A. Polite Avenue. Schools in the area include Community School 134, an elementary school on Bristow Street one block east of the project area, and Junior High School 136 and P186X Damrosch School on Jennings Street one block west of the project area.

Open space includes CS 134 Community Improvement Garden, Model T Senior Citizen's Garden, and the Jennings Street Community Garden. Crotona Park, a 127-acre park, is located approximately 0.3 miles north of the project area, and provides many amenities including a pool, fishing, recreation and sport facilities, and a nature center.

Public transportation in the surrounding area includes the subway and several bus routes. The Freeman Street station, which provides service to the 2 and 5 train lines, is located approximately two blocks east of the project area. The Bx17 (Fordham Plaza - Port Morris) runs along Prospect Avenue, the Bx35 (George Washington Bridge - West Farms Road) runs along East 169th Street, and the Bx19 (New York Botanical Garden - Riverbank Park) runs along Southern Boulevard. Additionally, a Citibike station is located at the southeast corner of Freeman Street and Rev. James A. Polite Avenue.

The project area is located within an R7-1 zoning district. R7-1 districts are medium-density residential zoning districts that allow a wide range of building types. The permitted floor area ratio (FAR) in R7-1 districts ranges from 0.87 to 3.44, or up to 4.0 under Quality Housing regulations on a wide street. Within R7-1 districts, height and setback regulations are governed either by standard height and setback regulations, or by Quality Housing regulations. Under standard height and setback regulations, buildings cannot penetrate a sky exposure plane which begins at a height of 60 feet above the street line and then slopes inward over the zoning lot. Under Quality Housing regulations, a building must rise to a minimum base height of 40 feet, with a maximum base height of 75 feet on a wide street or 65 feet on a narrow street, above which a setback is required. The maximum building height is 75 feet on a narrow street and 80 feet on a wide street (85 feet with a Qualifying Ground Floor).

The site would be developed with a six-story, approximately 20,600-square-foot residential elevator building with approximately 23 affordable rental units that would be a mix of one and two- bedroom units. The proposed development would rise to a height of 59 feet without setback. The proposed rear yard will be setback a minimum of 30 feet from the rear lot line and would provide approximately 690 square feet of passive recreation space to residents via the rear of the ground floor. No off-street parking would be provided.

## **ENVIRONMENTAL REVIEW**

This application (C 220380 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 lead is HPD. The designated CEQR number is 20HPD048X.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 2, 2022.

## **UNIFORM LAND USE REVIEW**

This application (C 220380 HAX) was certified as complete by the Department of City Planning on May 9, 2022 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**

On June 14, 2022, Bronx Community Board 3 held a public hearing on this application (C 220380 HAX) and on June 14, 2022, by a vote of 21 in favor, three opposed, and two abstaining, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

The Bronx Borough President held a public hearing on this application (C 220380 HAX) on July 7, 2022, and, on July 15, 2022, issued a recommendation to approve the application.

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

On July 13, 2022 (Calendar No. 1), the City Planning Commission scheduled July 27, 2022, for a public hearing on this application (C 220380 HAX). The hearing was duly held on July 27, 2022 (Calendar No. 22). There were three speakers in favor of the application and none in opposition.

A representative from HPD provided an overview of the requested land use action and discussed the application. A member of the development team discussed their history as a local development organization and their track record of affordable housing development. The architect discussed the proposed development site and building design, as well as proposed features and amenities. A member of the applicant team also discussed sales prices, anticipated down payment and mortgage amounts for the cooperative units.

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

## **CONSIDERATION**

The Commission believes that this application (C 220380 HAX) for UDAAP designation, project approval, and disposition of City-owned property is appropriate.

This application would facilitate the development of a new building containing a total of 23 new affordable cooperative units. The development will activate a vacant city owned lot with residential development, enhancing the streetscape and pedestrian experience in this area. The Commission recognizes the thoughtful design of the proposed development, including a planted buffer to support privacy for the ground-floor residential units.

The Commission welcomes the provision of a much-needed affordable homeownership housing opportunity in the Morrisania neighborhood. The Commission also recognizes the selected developer's long track record in the community as an affordable housing provider and applauds their role in supporting neighborhood stabilization. The proximity of the development site to local retail, community facilities and schools, public open space and access to mass transit make the site well-suited for transit-oriented development and provides opportune locations for affordable housing. The Commission, therefore, believes that this application (C 220380 HAX) for UDAAP designation, project approval, and 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 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16), as an Urban Development Action Area;

**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 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16) as an Urban Development Action Area; and
- b. an Urban Development Action Area Project for such area; 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 of this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16) in Community District 3, Borough of the Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 220380 HAX), duly adopted by the City Planning Commission on August 24, 2022 (Calendar No. 4), 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.

**KENNETH J. KNUCKLES, Esq., *Vice Chair***  
**DAVID J. BURNEY, ALFRED C. CERULLO, III,**  
**JOSEPH I. DOUEK, RICHARD W. EADDY, DAVID GOLD, LEAH GOODRIDGE,**  
**RASMIA KIRMANI-FRYE, ORLANDO MARIN, JUAN CAMILO OSORIO,**  
**RAJ RAMPERSHAD, *Commissioners***



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

<b>Project Name:</b> Morrisania Open Door	
<b>Applicant:</b> HPD - NYC Dept of Housing Preservation & Development	<b>Applicant's Primary Contact:</b> Winifred Campbell
<b>Application #</b> 220380HAX	<b>Borough:</b>
<b>CEQR Number:</b> 20HPD048X	<b>Validated Community Districts:</b> X03

**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 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16) 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 six-story building containing approximately 23 affordable housing units, Borough of the Bronx, Community District 3.

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

<b>RECOMMENDATION: Favorable</b>			
<b># In Favor:</b> 21	<b># Against:</b> 3	<b># Abstaining:</b> 2	<b>Total members appointed to the board:</b> 34
<b>Date of Vote:</b> 6/14/2022 4:00 AM		<b>Vote Location:</b> 1426 Boston Road	

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

<b>Date of Public Hearing:</b> 6/14/2022 10:00 PM	
<b>Was a quorum present?</b> 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>
<b>Public Hearing Location:</b>	1426 Boston Road -

<b>CONSIDERATION:</b>		
Recommendation submitted by	BX CB3	Date: 6/23/2022 9:48 PM





# BOROUGH PRESIDENT RECOMMENDATION

<b>Project Name:</b> Morrisania Open Door	
<b>Applicant:</b> HPD - NYC Dept of Housing Preservation & Development	<b>Applicant's Administrator:</b> Winifred Campbell
<b>Application #</b> 220380HAX	<b>Borough:</b> Bronx
<b>CEQR Number:</b> 20HPD048X	<b>Validated Community Districts:</b> X03

**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 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16) 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 six-story building containing approximately 23 affordable housing units, Borough of the Bronx, Community District 3.

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

**RECOMMENDATION:** Favorable

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

**CONSIDERATION:** Bronx Borough President's favorable recommendation

Recommendation submitted by	BX BP	Date: 7/15/2022 8:47 PM
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**BOROUGH PRESIDENT  
RECOMMENDATION**

**CITY PLANNING COMMISSION  
120 BROADWAY- 31<sup>ST</sup> FLOOR  
NEW YORK, NEW YORK 10271-0001**

**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 22380 HAX-MORRISANIA OPEN DOOR**

**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 BOROUGH PRESIDENT'S RECOMMENDATION**

  
**BOROUGH PRESIDENT**

  
**DATE**

**BRONX BOROUGH PRESIDENT’S RECOMMENDATION  
ULURP APPLICATION: C 220380 HAX-MORRISANIA OPEN DOOR**

**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 1312-1314 Chisholm street (Block 2972, Lots 15 and 16) 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 six-story building containing approximately 23 affordable housing units, Borough of The Bronx, Community District #3.

**BACKGROUND**

**Total Development Cost: \$16.2 Million**

Approval of this application will facilitate development of a site located at 1312-1314 Chisholm Street, (Block 2972, Lots 15 and 16). The site is composed of 6,000 square feet of vacant property. It offers 60 feet of frontage onto the east side of Chisholm Street and has a depth of 100 feet. It is located mid-block, between Freeman Street on the south, Jennings Street to the north and Bristow Street to the east. The site is zoned R7-1 and secured by fencing. It is within a Transit Zone.

The anticipated development of this site will include construction of a six-story residential building composed of 20,626 square feet. It will offer 23 affordable home-ownership units pursuant to HPD’s Open Door program. Highlights of this development include:

	# of Units	Square Footage	On Floors
Studios:	1	413 square feet	1
1 Bedrooms	11	576 square feet	2-6
2 Bedrooms	11	791 square feet	2-6

On site amenities include:

Exterior garden for passive recreation:	690 square feet
Bicycle room with 12 spaces	211 square feet
Fitness Area:	653 square feet
Resident's storage room:	167 square feet
Passenger elevator service is provided	
No off-street parking will be provided	

.Upon completion of construction of 1312-1214 Chisholm Street, the sponsor will sell ownership interests to qualifying applicants. This affordable home ownership opportunity will provide this opportunity to potential residents based on the following:

Area Median Income (AMI): All units are based on 80% of AMI  
The ultimate sale price is subject to change

	Sales Price	Down Payment	Mortgage Amount	Monthly Mortgage & Maintenance*
Studio Unit:	\$249,779	\$12,489 (5%)	\$237,290	\$1,761
1-Bedrooms:	\$304,466	\$15,223 (5%)	\$289,243	\$2,201
2-Bedrooms:	\$351,447	\$17,572	\$333,875	\$2,641

\*This includes real estate taxes, property insurance, utilities and common area maintenance costs.

Residential development of the surrounding area is typified by mid-rise, multi-unit buildings and low-rise wood frame, one and two family homes. Retail activity is located on Southern Boulevard, Prospect Avenue and on Boston Road. Subway service via the #2 and #5 trains is available at the Freeman Avenue station approximately 0.2 miles from the Chisholm Avenue site. Bus service on Prospect Avenue is via the Bx17. The Bx19 operates on Southern Boulevard and the Bx 35 runs on East 169<sup>th</sup> Street.

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application was reviewed pursuant to CEQR and SEQRA and received a Negative Declaration. The City Planning Commission certified this application as complete on May 9, 2022.

## **BRONX COMMUNITY BOARD PUBLIC HEARING**

A public hearing was held by Bronx Community Board #3 on June 14, 2022. A vote recommending approval of this application was 21 in favor, 3 opposed and 3 abstaining.

## **BOROUGH PRESIDENT'S PUBLIC HEARING**

A virtual public hearing was convened by the Bronx Borough President on July 7, 2022. Representatives of the applicant were present and spoke in favor of this application. No other members of the public offered comment and the hearing was closed.

## **BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

It is a fact that home ownership is one of the best ways to realize long-term financial security. Home ownership provides families with an incentive to advocate for their community's needs, creates a place that can foster and sustain friendships, and incentivizes investments that yield better paying employment opportunities. In short, when people invest in a home, it provides them an opportunity to foster a community and prosperity most often follows.

The proposed development at 1312-1314 Chisholm Street will yield 23 units in a newly constructed multi-family building. Whereas such investments typically require a minimum down payment of 15 to 20% of a cooperative unit's purchase price, HPD's Open Door program reduces this minimum to 5%. As such, a number of residents who may never have been able to afford to own their home, will now be able to do so. I am very pleased that the Open Door program exists and would like to see more Bronx developments using it.

I am also pleased at the unit distribution for this project, with nearly 48% of units being two-bedroom units, though I would have liked to see some three-bedroom units in a development with home ownership. That said, I am mindful of the limitations of this modestly sized lot that is limited to building within an R7-1 zoning.

Knowing how vital increasing home ownership in The Bronx is for our borough's future, I recommend approval of this application.