

IN THE MATTER OF a New York City Housing Authority housing project pursuant to Section 150 of the Public Housing Law of New York State and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed New York City Housing Authority rental housing project would provide 88 units of rehabilitated housing for low income families and is located in the Bedford-Stuyvesant section of the Central Brooklyn Urban Renewal Area of the Borough of Brooklyn.

The proposed housing application was submitted by the New York City Housing Authority on November 13, 1979.

The New York City Housing Authority housing project, involves the rehabilitation of about 88 units of housing for low income families, 5% for the handicapped, in five 6 and 4 story buildings located as follows:

On the northerly side of Willoughby Avenue between Throop and Sumner Avenues; 671-673, 675-677, 701-705 Willoughby Avenue (Block 1761, Lot 63, 61, 45).

On the northeasterly corner of the intersection of Throop Avenue and Hart Street; 279-283 Throop Avenue, 213-215 Hart Street (Block 1769, Lots 1, 78)

The buildings are located in (but not designated sites of) the Bedford-Stuyvesant section of the Central Brooklyn Urban Renewal Area, Borough of Brooklyn (CPB #3).

The above properties are all City-owned. In the future, they will be proposed for disposition in a separate application by the Housing Authority and will then be the subject of a related report by the City Planning Commission.

The proposed apartment distribution of the project buildings are as follows:

APARTMENT TYPES

Buildings

Group 1 Buildings	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
671-673 Willoughby Avenue.	4	8	3	2
675-677 Willoughby Avenue	4	8	3	2
701-705 Willoughby Avenue	6	17	6	4
279-283 Throop Avenue	3	5	2	0
213-215 Hart Street	3	6	2	0
Totals	<u>20</u>	<u>44</u>	<u>16</u>	<u>8</u>
Total Proposed Apts.	<u>38</u>			

The buildings are presently unoccupied.

This project is part of an overall strategy undertaken by the Housing Authority to upgrade and stabilize this area in which the project is located. In and near to this part of Bedford-Stuyvesant, the Housing Authority owns and manages five large housing projects. Some buildings and blockfronts in the area in which the project buildings are located have declined. The Housing Authority wants to protect its investment in the existing housing projects by upgrading dilapidated but sound buildings and thereafter managing the buildings.

The project buildings are part of a Group 1 plan for this section of Bedford-Stuyvesant. The other component of the plan is the moderate rehabilitation and management of other already selected buildings that are in the vicinity of or interspersed with the buildings proposed herein for major rehabilitation.

COMMUNITY FACILITIES

Transportation

Subway. BMT, IND Tompkins Avenue and Sumner Avenue (MJ) stops
BMT, IND Myrtle Avenue (KK, M, MJ, QJ) stop
BMT, IND Flushing Avenue (GG) stop

Bus Lines. Throop Avenue bus (north)
Tompkins Avenue bus (south)
Sumner Avenue (south)
Myrtle Avenue
DeKalb Avenue
Flushing Avenue

Schools. P.S. 23, 297, 59, 148, 79, 25
J.H.S. 57, 258, I.S. 117
Boys and Girls High Schools

Health Services. St. John's Episcopal Hospital, 480 Herkimer Street;
Lyndon Baines Johnson Community Health Center

Recreation. Summer Houses Playground, Tompkins Park, P.S. 297 Playground,
P.S. 148 playground

Library. Marcy Branch Library, Tompkins Park Branch Library

Commercial. Major shopping streets include Myrtle Avenue and Broadway.

UNIFORM LAND USE REVIEW PROCEDURE

On February 11, 1980, the City Planning Commission certified this application for the housing plan and project to Brooklyn Community Board #3.

On April 7, 1980, the Board voted to recommend approval (28 in favor, 3 against, 0 abstaining) of the application.

On April 30, 1980, Calendar No. 6, the City Planning Commission scheduled May 14, 1980 as the date for a combined public hearing on the application. On May 14, 1980, Calendar No. 18, a public hearing was duly held. There were no appearances and the hearing was closed.

FINDINGS AND APPROVAL

The Commission finds that the Plan and Project of the New York City Housing Authority conforms to the general plan for the City's future growth, and to the relevant parts of the Master Plan so far as adopted.

The City Planning Commission hereby approves, pursuant to Section 150 of the New York State Public Housing Law, the Plan and Project hereinbefore described in the Borough of Brooklyn, submitted by the New York City Housing Authority on November 13, 1979.

The above resolution, duly adopted by the City Planning Commission on June 4, 1980, (Calendar # 43), is herewith filed with the Secretary of the Board of Estimate pursuant to Section 197-c of the New York City Charter.

HERBERT STURZ, Chairman
MARTIN GALLEN, Vice-Chairman
MAX BOND, SYLVIA DEUTSCH,
JOHN P. GULINO, HOWARD B. HORNSTEIN,
THEODORE E. TEAH, Commissioners