

**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 169th 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.