

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

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June 2, 2011
Start: 1:21 pm
Recess: 1:38 pm

HELD AT: Committee Room
250 Broadway - 14th Fl.

B E F O R E: STEPHEN T. LEVIN
Chairperson

COUNCIL MEMBERS:
Inez E. Dickens
Sara M. Gonzalez
Peter A. Koo

A P P E A R A N C E S (CONTINUED)

Carol Clark
Assistant Commissioner
NYC Department of Housing Preservation and Development

Gary Sloman
Director of Operations
NYC Department of Housing Preservation and Development

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[gavel]

CHAIRPERSON LEVIN: Good afternoon.

Welcome to the Subcommittee on Planning,
Dispositions and Concessions. I'm Council Member
Stephen Levin, Chair of the Subcommittee. I am
joined today by my colleagues on the Subcommittee
Council Member Inez Dickens from Manhattan,
Council Member Peter Koo from Queens and Council
Member Sara Gonzalez from Brooklyn.

We have a very short agenda today.
We just have one item—two items, but we'll join
them. Land Use Nos. 407 and 408. 407 is
20115753 HAM. Land Use No. 408 is 20115754 HAM.
Both are in Council District 8 of Manhattan,
Community District 7, Council District represented
by Council Member Melissa Mark-Viverito. The
program is supportive housing for low-income
seniors, Manhattan West Plan and Project.
Testifying on the project we have Assistant
Commissioner Carol Clark, who looks very nice
today--

CAROL CLARK: Thank you.

CHAIRPERSON LEVIN: --from HPD and
Gary Sloman from HPD. Welcome.

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2 CAROL CLARK: Thank you, Mr.
3 Chairman and members of the Committee. As you
4 noted, I'm Carol Clark, HPD's Assistant
5 Commissioner for Land Use and Local Governmental
6 Affairs and Gary Sloman, the director of
7 operations from HPD's Division of Housing
8 Supervision is to my left. Land Use Nos. 407 and
9 408 consist of the proposed modification of a plan
10 and project and the conveyance of a parcel of land
11 located at 135 West 106th Street in Manhattan. In
12 March of 1980, the Board of Estimate approved the
13 development of 229 units of rental housing for
14 low-income seniors and disabled citizens plus 1
15 superintendent unit. The current owner, Manhattan
16 West Associates, is an Article 5 redevelopment
17 company, which proposes to convey a portion of the
18 existing property to a new owner. They will
19 construct an eight-story multiple-dwelling that
20 will provide 63 affordable rental units under the
21 federal Section 202 Supportive Housing Program for
22 the Elderly. HPD is before the Council today to
23 seek approval of 1) the conveyance of the property
24 from the current owner to a new owner and 2) the
25 modification of the plan and project to facilitate

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2 the new development. Council Member Mark-Viverito
3 has been briefed and indicated her strong support.
4 Thank you.

5 CHAIRPERSON LEVIN: Thank you,
6 Commissioner Clark. I just have a couple of
7 questions. The new building is going to be 100%
8 affordable at 60% AMI—it caps out at 60%?

9 CAROL CLARK: That's the plan.
10 Yes. It would be a Section 202 is what we're
11 planning and that would be up to 60% of the area
12 median income, yes.

13 CHAIRPERSON LEVIN: Maybe Mr.
14 Sloman can chime in as well—maybe explain the
15 process. I know that it's very difficult to get
16 202s these days, and it hasn't been an easy—I know
17 that throughout the city, HUD has made it more
18 difficult and the financing is difficult to get,
19 so I'm curious how you guys made it happen
20 because—

21 CAROL CLARK: [Interposing] It's
22 actually—we're before the Council today for these
23 two items—the modification of the existing plan
24 and project on the site and also the conveyance to
25 a new owner of a portion of that site, and that's

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2 what's on the agenda today. The plan is for an
3 organization called Wish Fish, which has been
4 successful in operating these—to make application
5 to HUD, and in order to have a stronger
6 application--'cause you're quite correct. Indeed,
7 it's very difficult in these times to get Section
8 202 funding for senior housing. In order to have
9 the strongest possible application, we're here
10 today and we're grateful to the counsel to the
11 Committee for helping facilitating us getting here
12 in order if they will be able to go in with the
13 application, we hope we have an approved project
14 by the local government.

15 CHAIRPERSON LEVIN: Got it, so it
16 hasn't been—the application hasn't been—

17 CAROL CLARK: [Interposing] Been
18 funded yet by the federal government and the
19 intention, however, is should the federal
20 government for some reason choose not to fund it,
21 the organization, which is called Wish Fish, which
22 is represented in the audience by Stephanie Green,
23 who is their director of affordable housing, has
24 other intentions and ways of approaching the
25 matter so that indeed there will be housing for

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2 seniors that will be erected on this parcel should
3 this be approved.

4 CHAIRPERSON LEVIN: Great. 'Cause
5 that's a big challenge that we face throughout.
6 We just did some senior housing here at our last
7 Committee meeting and it's a big challenge
8 throughout the city is how we get a program
9 absent, - - Section 8 vouchers and a fully
10 operational 202 program akin to what it used to
11 look like--how we get affordable senior housing in
12 the city.

13 CAROL CLARK: In all cities where
14 rents are high and where housing costs are high.
15 Do you want to add anything, Gary?

16 GARY SLOMAN: No, I have nothing
17 further.

18 CHAIRPERSON LEVIN: I do not have
19 any further questions. Do any of my colleagues
20 have any questions on this? Thank you very much.
21 I appreciate the testimony. Best of luck with the
22 application and with moving forward. It's needed
23 throughout the city and maybe we can look towards
24 areas in Brooklyn where there is a high need as
25 well. So thank you very much. Being our only

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2 item, we'll close out and I recommend an aye vote
3 on this item. I will ask Carol Shine, counsel to
4 the Committee to call the roll.

5 COUNSEL: Chair Levin?

6 CHAIRPERSON LEVIN: Aye.

7 COUNSEL: Council Member Gonzalez?

8 COUNCIL MEMBER GONZALEZ: Aye.

9 COUNSEL: Council Member Dickens?

10 COUNCIL MEMBER DICKENS: Aye.

11 COUNSEL: Council Member Koo?

12 COUNCIL MEMBER KOO: Aye.

13 COUNSEL: By vote of four in the
14 affirmative, none in the negative and no
15 abstentions, the aforementioned items are approved
16 and referred to the full committee.

17 CAROL CLARK: Thank you.

C E R T I F I C A T E

I, Kimberley Uhlig certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature

Kimberley Uhlig

Date

June 15, 2011