

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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August 19, 2013
Start: 1:21 p.m.
Recess: 1:30 p.m.

HELD AT: Council Chambers
City Hall

B E F O R E: Stephen Levin
Council Member

COUNCIL MEMBERS:
Stephen Levin
Charles Barron
Inez E. Dickens
Sara M. Gonzales
Peter Koo

A P P E A R A N C E S

Chris Gonzales
Assistant Commissioner at HPD

Jack Hammer
Director of Brooklyn Planning Office

Anthony Richardson
Director of Multi-Family New Construction

Anne McCoy
Council to Land Use Division

[gavel]

COUNCIL MEMBER LEVIN: Good Afternoon, I welcome you to the Subcommittee on Planning, Dispositions and Concession. I am Council Member Steve Levin, Chair of the Subcommittee. I am joined this afternoon by my colleagues Sara Gonzales of Brooklyn and Peter Koo of Queens. We have four items on the agenda today: Land Use numbers 867,868, preconsidered application 20145044HAK, and Land Use number 816. We will begin with Land Use number 867, application number 20135776HAM 211 West 147th Street in Community Board District Number 10, the Council District Number Seven; Council District represented by Council Member Robert Jackson. Testifying on this item is Chris Gonzales Assistant Commissioner at HPD, Mr. Gonzales.

COMMISSIONER GONZALES: Good Afternoon. Good Afternoon Chair, Members of the Committee, my name is Chris Gonzales, Assistant Commissioner of HPD's office of Government Affairs. Land Use item 867 consists of the proposed disposition and related tax exemption for city owned property located at block 2033, lot 21, also known as 211 West 147th

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND

1 CONCESSIONS 4

2 Street. The property is currently leased to the
3 sponsor under the Tenant and Term Lease Pilot
4 Program. Apartments will be sold to existing
5 residents for 2,500. The maintenance levels are set
6 up to 60 percent of AMI. The buildings will contain
7 12 units of which six are occupied. The remaining
8 six vacant units will be offered for sale to
9 households with incomes up to 120 percent of AMI,
10 which will be used to lower the debt on the--on the
11 building. Council Member Jackson has indicated his
12 support.

13 COUNCIL MEMBER LEVIN: Thank you
14 Commissioner Gonzales. So every unit is going to
15 going into the program?

16 COMMISSIONER GONZALES: Correct.

17 COUNCIL MEMBER LEVIN: And what is
18 roughly 60 percent AMI for maintenance?

19 COMMISSIONER GONZALES: Sixty percent is
20 51,540 dollars for a family of four.

21 COUNCIL MEMBER LEVIN: Okay. SO but in
22 terms of dollar amounts for the maintenance per month
23 that's?

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SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND

1 CONCESSIONS 5

2 COMMISSIONER GONZALES: Do you have the
3 maintenance dollar amounts? It should be averaging
4 around 800.

5 COUNCIL MEMBER LEVIN: Okay, but at the
6 purchase price of 2,500--

7 COMMISSIONER GONZALES: [interposing] Yes.

8 COUNCIL MEMBER LEVIN: That's not so bad.
9 Okay, do any of my colleagues have any questions on
10 this item? Seeing none. I will close this item and
11 move onto Land Use Number 868. That's 20135773HAK,
12 640 Broadway. That is in Community District 1 of
13 Brooklyn, Council District Number 33. That's
14 represented by me. This is an application submitted
15 by HPD for an exemption real estate property taxes
16 for property located at 640 Broadway in Brooklyn.
17 Testifying on this item we have Assistant
18 Commissioner Chris Gonzales and Jack Hammer of the
19 Brooklyn Planning Office.

20 COMMISSIONER GONZALES: Good afternoon,
21 Chair Levin. I'm Chris Gonzales Assisting
22 Commissioner of HPD Office of Government Affairs. I
23 am joined by Jack Hammer, HPD's Director of Brooklyn
24 Planning, and Anthony [phonetic] Richardson, HPD's
25 Director of Multi-Family New Construction. Land Use

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND

1 CONCESSIONS 6

2 item 868 consists of an exemption of real property
3 taxes for property located at block 2270, lot 10,
4 also known as 640 Broadway. On December 10th, 2012,
5 RESO 1618, the Council approved an amended project
6 summary for the city-owned vacant lot enabling the
7 construction of a seven unit residential building
8 under the New York State Housing Trust Fund Program
9 for low income families. Currently HPD seeks
10 approval of an Article 11 tax exemption to facilitate
11 the affordability of the units throughout the term of
12 the 30 year regulatory agreement. Council Member
13 Levin has indicated his support.

14 COUNCIL MEMBER LEVIN: Yes. I am very
15 supportive of this project. I am glad to see that it
16 is coming through for final approval here, and I
17 don't have any questions because I've already
18 discussed it with HPD at length. So, if--do any of
19 my colleagues have any questions on this item?
20 Seeing none. I thank you very much. Hearing on 868
21 is closed. Ready to move onto pre-considered
22 application 20145044HAK, Cypress Hill Senior Housing
23 in Council District 37, represented by Council Member
24 Eric Dilan in Brooklyn Community District number five
25 in Brooklyn. Testifying on this item, Chris

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND

1 CONCESSIONS 7

2 Gonzales, Assistant Commissioner at HPD and Jack
3 Hammer, Director at Brooklyn Planning.

4 COMMISSIONER GONZALES: Good Afternoon,
5 Chair Levin, members of the Subcommittee. I am Chris
6 Gonzales, Assistant Commissioner of HPD's Office of
7 Government Affairs. I am joined by Jack Hammer,
8 HPD's Director Brooklyn Planning. This pre-
9 considered Land Use item consists of the proposed
10 disposition of one city-owned property located at 137
11 Jamaica Avenue, also known as Cypress Hill Senior
12 Housing. Under the Section 202, Supportive Housing
13 Program for the elderly, the sponsor will purchase
14 the disposition area and undertake the new
15 construction of one five-story elevator building.
16 When completed the project will provide 53 units of
17 rental housing for elderly persons of low income,
18 plus one unit for a super intendant. Council Member
19 Dilan has been briefed and has indicated his support.

20 COUNCIL MEMBER LEVIN: That sounds very
21 good. So the--this is through 202, the 202 program?

22 COMMISSIONER GONZALES: Correct.

23 COUNCIL MEMBER LEVIN: And so rent for
24 the seniors will be supplemented through a--through
25 Section Eight, is that correct?

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND

1 CONCESSIONS 8

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3 COMMISSIONER GONZALES: Not through
4 Section Eight, through the Project Rental Assistance
5 Contract with HUD.

6 COUNCIL MEMBER LEVIN: Oh, okay. I--this
7 is--so this is the first step of this? This hasn't
8 been constructed in any way yet, this is just a
9 disposition of the property? Please identify
10 yourself.

11 JACK HAMMER: Jack Hammer, HPD Brooklyn
12 Planning Director. This is the first step in the
13 process before construction can start.

14 COUNCIL MEMBER LEVIN: Okay. The offer's
15 open anywhere in my District, if HPD has any land
16 that they want to see something like this happen in.
17 The 33rd District, the 38th District, Peter's
18 District; I think that we all need senior housing
19 desperately, and so I look forward to working with
20 HPD to see if we can get more of these and to explore
21 ways in which we can supplement the rents other than
22 Section Eight, because that's been a major impediment
23 over the last few years as we've see throughout the
24 City. So I'm fully supportive of this and if none of
25 my colleagues have any questions on this item, we'll

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND

1 CONCESSIONS 9

2 close--we'll close this item and move onto our final
3 item. Thank you very much, Mr. Hammer. Last is Land
4 Use Number 6816, application 20135531HAq, proposal
5 from HPD for designation and disposition as a
6 UDAP[phonetic] 142-05 Rockway Boulevard in Queens,
7 Council District Number 28 represented by Reuben
8 Wills, Community for District 12 in Queens. On this
9 item, Assistant Commissioner Chris Gonzales of HPD.

10 COMMISSIONER GONZALES: Good afternoon
11 Chair Levin, Members of the Subcommittee. I am Chris
12 Gonzales, Assistant Commissioner at HPD. Land Use
13 item 816 consists of the proposed disposition of a
14 vacant city-owned building located at block 12036,
15 lot 99, also known as 142-05 Rockway Boulevard.
16 Under HPD's Asset Sales Program, the building which
17 contains one residential unit and one commercial unit
18 will be conveyed to the designated individual that
19 submitted the highest responsible offer. Council
20 Member Wills has been briefed and has indicated his
21 support.

22 COUNCIL MEMBER LEVIN: Okay. Do any of
23 my colleagues have any questions on this item?
24 Seeing none. We will close out Land Use number 816.
25 We will move onto voting on these four items. I

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND

1 CONCESSIONS 10

2 recommend an aye vote on all four items, and I will
3 ask Anne McCoy [phonetic] of the Council to Land Use
4 Division to call the roll.

5 COUNCIL MEMBER MCCOY: Chair Levin?

6 COUNCIL MEMBER LEVIN: Aye on all.

7 COUNCIL MEMBER MCCOY: Council Member
8 Gonzales?

9 COUNCIL MEMBER GONZALES: Aye on all.

10 COUNCIL MEMBER MCCOY: Council Member

11 Koo?

12 COUNCIL MEMBER KOO: Aye on all.

13 COUNCIL MEMBER MCCOY: By a vote of three
14 in the affirmative, zero abstentions and zero
15 negatives, Land Use items 816, 867, 868, and pre-
16 considered Land Use item Cypress Hills Senior Housing
17 are approved and referred to the Full Land Use
18 Committee.

19 COUNCIL LEVIN: Thank you very much.

20 Meeting is adjourned.

21 [gavel]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify there is no relation to any of the parties to this action by blood or marriage, and that there is no interest in the outcome of this matter.



Date 08/14/2013