

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS,  
PUBLIC SITINGS AND DISPOSITIONS

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MAY 11, 2022  
Start: 10:03 A.M.  
Recess: 12:02 P.M.

HELD AT: REMOTE HEARING (VIRTUAL ROOM 2)

B E F O R E: FARAH N. LOUIS

COUNCIL MEMBERS: CARMEN N. DE LA ROSA  
OSWALD FELIZ  
CHRISTOPHER MARTE  
SANDY NURSE  
SANDRA UNG  
INNA VERNIKOV  
LINCOLN RESTLER  
KRISTIN RICHARDSON-JORDAN

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

CHARLIE STEWART, St. Nick's Alliance

FRANK LANE, St. Nick's Alliance

PERRIS STRAUGHER, HPD

BRIAN DENIS, HPD, Deputy Director  
Neighborhood Cooperative Affordable  
Program

ROSA KELLEY, HPD

NICOLE LOCKETT, Genesis Company

AMELIA RIDEAU, Genesis Company

XIOMARA PEDRAZA, HPD, Assistant  
Commissioner Housing Opportunity  
Preservation

SCHINAY THOMPSON

JEREMIAH SCHLOTMAN

JOHNAE FERGUSON

ALVIN FERGUSON

CHARLES HENDERSON

GIZELE TERRY

KEITH ROBINSON

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

BARRY WEINBERG

SUSAN BRYSON

SHIRLEY BURNSIDE

LUISA RODRIGUEZ

MARCUS SMITH

BEVRLEY PABON

COLLNS ELKHATOR

MICHELLE NEWBEYER

ISMEME SPELIOTIS, Supper, MHANY

SUSHMA PRAMOD, HPD

SHEIN DEL GLASGOW, RKTV Architects

RYAN MORAD, HPD

NICK SIMMONS, MHANY

MEREDITH MCNAIR, Cypress Hills Local  
Development Corporation

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SGT. HOPE: Recording to PC underway.

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SGT. PEREZ: All right folks just be  
mindful we are live. Checking on the live stream  
now.

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LINCOLN RESTLER: We are on gallery mode.  
And I'll be quiet Rafael I'm sorry.

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SGT. HOPE: Okay. The live stream get  
started?

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SGT. BIONDO: We're in gallery mode so  
just waiting to see, switching over. Thank you.

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SGT. HOPE: Are we good?

SGT. BIONDO: Good now.

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SGT. HOPE: Thank you. Good morning.  
Welcome to the New York City Council remote hearing  
on the Subcommittee on Landmarks, Public Siting and  
Dispositions. For verification purposes at this time  
would all panelists please turn on your videos. I  
repeat, please turn on your videos. Thank you. To  
minimize disruption please place all electronic  
devices to vibrate or silent mode. Thank you. If  
you wish to submit testimony you may do so at  
[landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). I repeat  
[landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Thank you for your  
kind cooperation. Chair Louis we're ready to begin.

SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITINGS AND DISPOSITIONS

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CHAIRPERSON FARAH LOUIS: Good morning.

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I'm Council Member Farah Louis, Chair of the

4

Committee on Landmarks, Public Sitings and

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Dispositions. I am joined today by my colleagues

6

Council Members De la Rosa, Ung, Restler, Richardson-

7

Jordan, Marte and Vernikov. Before we begin I

8

recognize the Subcommittee Counsel to explain today's

9

procedures.

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JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

11

Chair Louis we have also been joined by Council

12

Member Feliz and we will recognize everyone who has

13

not been recognized after I give these instructions.

14

I am Jeffery Campagna Counsel to the Subcommittee,

15

members of the public who wish to testify were asked

16

to register for today's hearing. If you registered

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to testify and are not yet signed in to zoom please

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sign in now and remain signed in until after you've

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testified. If you wish to testify and have not

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registered please go to [www.council.nyc.gov/landuse](http://www.council.nyc.gov/landuse)

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to sign up now. If you're not planning to testify on

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today's items please watch the hearing on the New

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York City Council website. All people testifying

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before the subcommittee will be on mute until they

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are recognized to testify. Please confirm that your

1 mike is unmuted before you begin speaking. Public  
2 testimony will be limited to two minutes per witness.  
3 If you have testimony that you would like the  
4 subcommittee to consider in addition to or in lieu  
5 of appearing before the subcommittee or if you  
6 require an accessible version of a presentation given  
7 at today's meeting, please email  
8 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Please indicate  
9 the LU number or project name in the subject line of  
10 the email. During the hearing, Council Members who  
11 would like to ask questions should use the Zoom Raise  
12 Hand Function. The Raise hand button should appear  
13 at the bottom of the participant panel. I will  
14 announce Council Members who have questions in the  
15 order that they raise their hands. Witnesses are  
16 reminded to remain in the meeting until they are  
17 excused by the Chair. Lastly there may be extended  
18 pauses if we encounter technical problems. We ask  
19 that you please be patient as we work through these  
20 issues. Chair Louis will now continue with today's  
21 agenda.  
22

23 CHAIRPERSON FARAH LOUIS: Thank you and  
24 we've also been joined by Council Member Nurse.  
25 Today we will begin with a public hearing and vote on

1 Pre-considered LU46 from the Broadway Triangle-  
2 Bartlett Crossing Project. After we vote we will  
3 have two more public hearings on Pre-Considered LU 45  
4 for the 34 Morningside ANCT Cluster and LU 52 for the  
5 Sutter Place NCP project. Since we've already  
6 reviewed today's hearing procedures, I now open the  
7 public hearing on -- sorry. Pre-Considered LU 46 the  
8 Broadway Triangle-Bartlett Crossing. This  
9 application submitted by HPD pursuant to article 16  
10 of the general municipal law and sections 197 C of  
11 the New York City Charter requests the designation of  
12 an urban development action area, approval of an  
13 urban development action are project for such area  
14 and an approval for the disposition of city owned  
15 property to a developer to be selected by HPD. For  
16 property located at 31 Bartlett Street Block 2269 lot  
17 52 in the Brooklyn Council District represented by  
18 Council Member Restler. Council Member Restler would  
19 you like to provide remarks.

21 LINCOLN RESTLER: Chair Louis, thank you  
22 so much and I will be brief but I just have to say  
23 this is the most joyful land use action I could have  
24 the pleasure of being a part of. I won't go into a  
25 long story but I'll just say, I don't know, 13 or 14

1  
2 years ago when I had no gray hairs I got involved  
3 with the Broadway Triangle Community Coalition. We  
4 started meeting every week on Whipple Street. This  
5 young lawyer named Shaker Krishnan was joining us  
6 every week, this young Council staffer named Antonio  
7 was joining us every week, Rob Solano, Juan Ramos and  
8 many folks who have become close allies and comrades  
9 and confidants and we fought back against corruption at  
10 HPD. Corruption by then boss Nita Lopez to  
11 unilaterally redevelop the largest open site in all  
12 of North Brooklyn and we successfully litigated. We  
13 fought in the streets and we ultimately successfully  
14 litigated. Shaker actually litigated the case and  
15 stopped that totally unacceptable development that  
16 had been planned for Broadway Triangle and under new  
17 leadership at HPD many years later following the  
18 terms of the settlement of litigation, the diversity  
19 of the Williamsburg Community came together to  
20 jointly re-develop this site. So Jewish community  
21 organizations, Latino Community Organizations, UJO,  
22 Riseboro, St. Nick's Alliance all teamed up together  
23 to say that we are going to develop the largest open  
24 site in north Brooklyn to serve the diversity of our  
25 community. And that's what this disposition is all



1  
2 about. So this disposition of city property is going  
3 to 100 percent affordable housing. It's going to  
4 mixed use development that's going to have great  
5 community facility space that meets our needs, the  
6 Broadway Triangle redevelopment is really one of the  
7 things that gives me like confidence and inspiration  
8 to be involved in public service that we can make a  
9 difference. That we can bring our communities  
10 together and I'm just so thrilled that it's moving  
11 forward. I feel lucky to have a small part in  
12 getting to support this disposition and I really want  
13 to thank all of the elected officials from the north  
14 Brooklyn community who have worked to foster this  
15 collaboration and cooperation of our diverse  
16 communities and the community based organizations who  
17 are doing great work. I especially want to thank  
18 Frank who I see on here but really all of the folks  
19 at the various community based organizations, UJO,  
20 RiseBoro and Los Sures and I want to thank HPD for  
21 having the wisdom and seeing the opportunity in  
22 supporting local non-profit affordable housing  
23 developers to re-develop our community because nobody  
24 knows our neighborhoods better than our local  
25 community based organizations, our local community

1  
2 development corporations so this is really like I  
3 don't meant to be too hyperbolic in my word choices  
4 here but this is an extraordinary thing and I'm so  
5 proud that it's moving forward and I just want to  
6 thank everybody for the opportunity to say a few  
7 words in the beginning. Especially Chair Louis. So  
8 I'll shut up but thank you very much for just the  
9 chance to just say hello and express how meaningful  
10 this project is to me.

11 CHAIRPERSON FARAH LOUIS: This is what  
12 true unity looks like. Thank you for your leadership  
13 Council Member. We are joined today by Charlie  
14 Stewart and Frank Lang from the St. Nick's Alliance  
15 and Perris Straughter from HPD. Counsel please  
16 Administer the affirmation.

17 JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
18 Please raise your right hands and respond when I call  
19 your names. Do you affirm to tell the truth, the  
20 whole truth and nothing but the truth in your  
21 testimony before this Subcommittee and in answer to  
22 all Council Member questions? Charlie Stewart?

23 CHARLIE STEWART: I do.

24 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
25 Frank Lang?

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FRANK LANG: I do.

JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Perris Straughter?

PERRIS STRAUGHTER: I do.

CHAIRPERSON FARAH LOUIS: If you have a  
PowerPoint Presentation it will be displayed upon  
your request. You may all begin.

CHARLIE STEWART: Great. I have a  
PowerPoint can I share my screen?

CHAIRPERSON FARAH LOUIS: Please do.

CHARLIE STEWART: Okay. Okay. Can  
everyone see the screen? Oh, it looks like it's  
being shared, okay. Great. So thank you everyone  
and good morning. My name is Charlie Stewart I'm the  
Assistant Director of Real Estate Development here at  
St. Nicks and I'm joined with my colleague Frank Lang  
and we're here to talk about Bartlett Crossing Site  
A-2 which is part of the overall Broadway Triangle  
Development Project. Next slide please. So we are  
seeking a disposition of a city owned site an Urban  
Development Action Area designation and a UDAAP  
approval for this project. Next slide. Our  
Development Team consists of four Brooklyn based CDCs  
including Los Sures, RiseBoro, St. Nick's and UJO.

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2 Our builder partner is Mega Contracting and our  
3 architects are Magnasen [phonetic] and Marvel Design.  
4 Next slide please. So this slide shows the four  
5 development sites that are part of the overall  
6 project which are all located in the Broadway  
7 Triangle Neighborhoods of Williamsburg. Next slide  
8 please. And here we're just identifying properties  
9 located close by that were built by members of our  
10 Development Team and are currently owned and managed.  
11 Next slide please. And this slide shows an areal  
12 view of the four development sites that comprise the  
13 overall Broadway Triangle. Site C is located at the  
14 top of your screen between Gerry Street, Throop  
15 Avenue and Barlett Street and is the first pro-, uh,  
16 site that will begin construction and we are closing  
17 next month in June and starting construction in July.  
18 Site B is located between Gerry and Barlett Street  
19 and is currently in the planning phase. It will  
20 consist of two buildings one located on Gerry Street  
21 and the other on Barlett Street with a landscaped  
22 courtyard between them and sites A-1 and A-2 are  
23 located on separate blocks but will be developed as  
24 one project. Site A-2 is a smaller site in the  
25 project and is the only one requiring ULURP. Next

1  
2 slide. Our overall vision for this project is for  
3 affordability, open space, community facilities and  
4 energy efficiency. It will 390 units of affordable  
5 housing and over 20,000 square feet of landscaped  
6 open space for resident use. Community facilities  
7 include a space in the ground level of Site C that  
8 St. Nick's Workforce Development group will occupy as  
9 well as a 2,000 square foot space in Site B that will  
10 be jointly programmed by the four partner  
11 organizations and finally a 1,300 square foot space  
12 that we're designating for a none for profit coffee  
13 shop in Site A-1. All buildings will be designed to  
14 passive house standards, will 100 percent electric,  
15 flood resilient, will utilize New York State  
16 Brownfield Tax Credits and will have rooftop solar  
17 arrays. Next slide please. So narrowing our focus  
18 down from the overall project to Bartlett Crossing  
19 Site A. Site A consists of two sites, we are calling  
20 them Site A-1 and A-2. These two sites combine to  
21 provide 78 affordable housing units and one  
22 superintendent's unit and like the rest of the  
23 project, the buildings will be passive house, all  
24 electric, flood resilient and will have rooftop  
25 panels. Next slide. And so finally narrowing the

1  
2 focus down to the smallest building in the project,  
3 the site that's going through ULURP that we're here  
4 to discuss today. We're planning 29 units of  
5 affordable housing at this building with all the  
6 sustainability features as the overall project. The  
7 building will have a landscaped rear yard, a  
8 community room, a laundry room with an adjoining roof  
9 terrace and a bike level on the ground level. A bike  
10 storage on the ground level. Next slide please. And  
11 here we're showing the affordability and unit mix in  
12 the two sites that make up Barlett Crossing. The  
13 ULURP site, Site A-2 is highlighted here in yellow.  
14 Site A-2 has three formerly homeless units, 3 units  
15 at 30, 40 and 50 percent of AMI, 11 units at 60  
16 percent of AMI, and six units at 80 percent. Of the  
17 29 total units, 7 are studios, 14 are one bedrooms  
18 and eight are two bedrooms. Next slide. And this  
19 slide just shows the ranges of rent for each  
20 affordability level and the corresponding income  
21 limits. Next slide. And here is a rendering of the  
22 building from Bartlett playground facing northwest.  
23 The building structure will be block and plank and  
24 like the other sites, the facade will be a reinforced  
25 concrete panelized system that will create a unified

1 look and feel across all the buildings in this  
2 project. Next slide. And here is our anticipated  
3 timeline for ULURP. We certified in in December of  
4 2021 and hope to have approval by summer and/or fall  
5 and look to close on construction financing next  
6 year. Next slide please. And one element in this  
7 project that we also wanted to highlight is our  
8 outreach committee which will be formed to ensure  
9 broad dissemination of advertising and application  
10 opportunities across community board 3. All of the  
11 sites in this project have a 50 percent preference  
12 for Community Board 1 and 3 residents. So we have  
13 them listed. Three partner organizations in Bed-Stuy  
14 who will help ensure that we provide opportunities to  
15 all residents in this area and citywide. Next slide  
16 please. And that concludes our presentation and we  
17 look forward to any questions that you may have.

18  
19 CHAIRPERSON FARAH LOUIS: Counsel do any  
20 members have any questions?

21 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
22 Council Members who have questions should use the  
23 Raise Hand button. I see no Council Member questions  
24 on this.

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CHAIRPERSON FARAH LOUIS: All right.

Thank you so much for your testimony. They'll be no more Council Member questions for this panel but before I excuse this panel, I noticed someone from HPD is on and wanted to know if you'll be on for the remainder of the hearing?

PERRIS STRAUGHTER: Yes.

CHAIRPERSON FARAH LOUIS: Thank you.

PERRIS STRAUGHTER: Well no, no, not for the se-, for item number two I can't be, I have another call but number three yes.

CHAIRPERSON FARAH LOUIS: If you could make sure someone from HPD remains on for the record. Thank you.

PERRIS STRAUGHTER: Yeah, I thou-, I think there is but yeah, I, before I leave I'll make sure someone else is for sure. Yes. Thank you.

CHAIRPERSON FARAH LOUIS: Thank you so much this panel is excused.

CHARLIE STEWART: Thank you all very much.

FRANK LANG: Thank you.



SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITINGS AND DISPOSITIONS

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2 CHAIRPERSON FARAH LOUIS: Thank you  
3 Council. Are there any members of the public who  
4 wish to testify on this item?

5 JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
6 There are no members of the public signed up to  
7 testify for this item.

8 CHAIRPERSON FARAH LOUIS: Okay. So this  
9 is closed. Seeing no members of the public who wish  
10 to testify on pre-considered LU 46, the Broadway  
11 Triangle Barlett Crossing Project the public hearing  
12 on this item is not closed. With the support of  
13 local Council Member, Council Member Restler, we will  
14 now vote to approve, LU46 the Broadway Triangle  
15 Barlett Crossing Project. Counsel, please call roll.

16 JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
17 Louis?

18 CHAIRPERSON FARAH LOUIS: I vote aye.

19 JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
20 Feliz?

21 OSWALD FELIZ: Aye.

22 JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
23 Council Member Feliz?

24 OSWALD FELIZ: I vote aye.  
25

SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITINGS AND DISPOSITIONS

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JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:

De la Rosa?

CARMEN DE LA ROSA: Aye.

JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Council Member De la Rosa?

CARMEN DE LA ROSA: Aye. Sorry.

JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Marte?

CHRISTOPHER MARTE: I vote aye.

JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Nurse?

SANDY NURSE: Aye.

JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Ung?

SANDRA UNG: Aye.

JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Verikov?

INNA VERNIKOV: I vote aye.

JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:

By a, by a vote of seven in the affirmative, zero I  
the negative and with zero abstentions the item is  
approved and recommended to the full Land Use  
Committee.

1  
2                   CHAIRPERSON FARAH LOUIS: Thank you and  
3 congratulations Council Member Restler. We will now  
4 move on to today's other public hearings. I will now  
5 open the hearing on pre-considered LU 45 the 34  
6 Morningside Avenue ANCP cluster. This application  
7 was submitted by the Department of Housing  
8 Preservation and Development pursuant to article 16  
9 of the general municipal law and articles 10 of the  
10 private housing finance law requesting waiver of the  
11 designation requirement of section 693 of the general  
12 municipal law, waiver of the requirements of sections  
13 197 C and 197 D of the cluster. Approval of the  
14 project as an urban development action area project,  
15 an approval of an exemption from real property  
16 taxation pursuant to section 577 of the private  
17 housing law. For properties located at 494 Manhattan  
18 Avenue, 321 West 116th Street, 231 West 116th Street  
19 and 357 West 115th Street and 37 Morningside Avenue  
20 in Manhattan. These actions will facilitate the  
21 renovation of five partially occupied cityowned  
22 residential buildings and their conversation from  
23 rentals to co-ops owned by the tenants as part of  
24 HPDs affordable neighborhood cooperative program. We  
25 also know it as ANCP. The city took ownership of all

1  
2 five buildings from delinquent landlords through an  
3 in-ring foreclosure between the years of 1974 and  
4 1978 and have been part of the tenant interim lease  
5 also known as TIL program ever since. According to  
6 the information supplied by HPD together with the  
7 five buildings have 567 open HPD violations. 457 of  
8 which are categorized as hazardous or immediately  
9 hazardous rendering many of the units uninhabitable.  
10 Also according to HPD of the 67 existing units only  
11 26 remain occupied. The Council's approval is  
12 required for the city to convey the buildings to  
13 restoring communities HDFC which will oversee the  
14 rehabilitation of the buildings. The buildings will  
15 be rehabilitated by Genesis LLC. When the  
16 renovations are complete restoring communities HDFC  
17 will convey the building to a cooperative HDFC  
18 governed by the buildings tenants. According to the  
19 project summary submitted by HPD existing tenants of  
20 the building will be able to buy their units for  
21 \$2500, \$2,500. While new tenants will be able to buy  
22 in at prices that is affordable to families earning  
23 100 percent of AMI. The monthly maintenance for all  
24 units will be set to a rate affordable to families  
25 earning 40 percent of AMI. Although these would be

1 exempt from rural property taxation for 40 years.

2 The buildings are located in the Council District  
3 represented by Council Member Richardson-Jordan who  
4 are now recognized for opening remarks. Council  
5 Member Richardson-Jordan.  
6

7 KRISTIN RICHARDSON-JORDAN: So I am right  
8 now testifying in the other Committee. I am here  
9 standing with residents who are part of this general  
10 program. I and the residents have asked me to vote  
11 no on this proposal. I'll probably leave a little  
12 bit so you can clearly hear me. But what's going on  
13 with this ANCP program is our residents are getting  
14 far less than they were promised. These residents  
15 were not only guaranteed for upgrades but they were  
16 also guaranteed control of the building which is not  
17 going to happen under ASBT. In addition, the outside  
18 buyer were at 100 percent AMI, they have just  
19 recently been tweaked to 80 percent AMI. I want to  
20 be clear that the population in this district that we  
21 have a third of our population living at \$25,000 a  
22 year or less, long time Harlem-ites. We then have  
23 others living at 49 our, our average AMI is somewhere  
24 about 40 percent AMI which are people living at  
25 \$49,000 a year or less. So these, and this is for

1  
2 long-time Harlem-ites, not recent transfers. So  
3 these 80 percent AMI units to outside buyers are not  
4 for Harlem-ites and they are a real dis-service to  
5 the program. Aside from affordability there are  
6 issues with the control and management of Genesis. I  
7 have met with tenant associations for 34 Morningside  
8 and they have, they have brought up that the upgrades  
9 that they have been promised a set of upgrades only  
10 to see Genesis come up with altered and reniged  
11 plans, multiple tenants are currently residing in two  
12 bedroom apartments have been told that the new plan  
13 will transform their unit to a single bedroom  
14 apartment. Portions of the current building have  
15 been restricted. Lots changed without notice or  
16 approval. Many have been pressured into signing a  
17 petition and forms without knowing what they are  
18 signing and often fearing retaliation and worrying  
19 that they will not receive the improvements they  
20 desperately need. No person should be forced to  
21 decide out of fear, especially regarding the  
22 fundamental right of housing. In addition to the  
23 concerning information that we've received from local  
24 stakeholders it's clear that the post ideas of this  
25 project are unreasonable. There is a developer fee

1  
2 of \$3.8 million. There are at this time other  
3 development partners willing to waive the fee and  
4 more than that actually put into creating housing for  
5 these people. This is not only something but this  
6 particular project in our district but the TIL as a  
7 whole which was created in the 70s and created in the  
8 spirit of creating low income housing for residents  
9 who have been formerly in slumlord buildings. I am  
10 asking my colleagues to vote no on this proposal. I  
11 am asking for a no vote from his Subcommittee and I  
12 am asking for backup as we fight for as it was  
13 originally intended. Thank you.

14 CHAIRPERSON FARAH LOUIS: Thank you  
15 Council Member Richardson-Jordan. We are joined by  
16 Brian Dennis, Xiomara Pedraza, Rosa Kelly from HPD,  
17 and Nicole Lockett and Emilia Rideau from the Genesis  
18 companies and I'll recognize the Subcommittee Counsel  
19 to administer the affirmation.

20 JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
21 Please raise your right hands and respond when I call  
22 your names. Do you affirm to tell the truth, the  
23 whole truth and nothing but the truth in your  
24 testimony before this Subcommittee and in answer to  
25 all Council Member questions? Brian Dennis?

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BRIAN DENNIS: Yes.

JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Xiomara Pedraza?

Xiomara Pedraza: Yes.

JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Rosa Kelly.

ROSA KELLY: Yes.

JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Nicole Lockett.

NICOLE LOCKETT: Yes.

JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Amelia Rideau?

AMELIA RIDEAU: Yes.

CHAIRPERSON FARAH LOUIS: Thank you.

You're PowerPoint presentation will be loaded when  
you call for it. You may begin.

BRIAN DENNIS: Great. Thank you Chair  
Louis and hello everyone. Can you please load the  
presentation? Thank you. Again, I am Brian Dennis,  
Deputy Director of the Affordable Neighborhood  
Cooperative program and I'm joined by Xiomara Pedraza  
who is our Assistant Commissioner of Housing  
Opportunity and Preservation and members from Genesis  
Companies. Those too will help with responses,



1  
2 questions, responding to questions. Okay. Next  
3 slide. The 34 Morningside clusters part of HPDs  
4 Affordable Neighborhood Cooperative Program which is  
5 the only program available that facilitates conversion  
6 from tenants in the tenant program. ANCP was  
7 developed to incorporate policies both over time and  
8 in response to lessons learned from the development  
9 program and once that policy requirement. Buildings  
10 that need to be on ship for rehab or transfer to  
11 neighborhood restore HGFC and remain under this non-  
12 profit's ownership until cooperative conversion.  
13 Upon Coop conversion Neighborhood Restore Transfer's  
14 title of the physical buildings ownership to the  
15 newly formed cooperative HDFC which comprises of  
16 returning tenants in this project, 35 Harlem families  
17 will have the opportunity to return or to see you.  
18 On October 17, Genesis companies was designed as a  
19 sponsor for 34 Morningside. As sponsor, their  
20 primary responsibilities include having distressed  
21 building, marketing the vacant units, coordinating  
22 property management during construction and ensure  
23 Coop conversion. Under ANCP Genesis will never  
24 hold title to any of these five buildings. Recently,  
25 Genesis and Habitat for Humanity has power stations

1  
2 around partnership for 34 Morningside. Both agencies  
3 are working toward an agreement outlining  
4 responsibilities and development. Over the several  
5 years that Genesis has been with this project they  
6 develop good relationships with tenant and gaining  
7 the support for the process and have stressed to  
8 Genesis the importance of keeping this project moving  
9 forward. Next slide please. Okay. TIL entering  
10 this program. TIL was created in 1978 to assist  
11 Organized Tenant Associations and city owned  
12 buildings to develop economically self-sufficient low  
13 income cooperatives where tenant have the opportunity  
14 to purchase their apartments. Under TIL, TAs enter  
15 into a Net lease with the City and are governed by  
16 articles of association and bylaws. TAs coordinate  
17 to operate and be governed by articles of association  
18 and bylaws until the building is assigned to a  
19 sponsor and rehabilitated through ANCP. Tenants are  
20 given the opportunity to form Housing Development  
21 Fund Corporations and the original TIL Development  
22 Program was targeted to TAs that were already  
23 investing in some of their own labor in repairing the  
24 buildings. The original program provided funding but  
25 only for minor rehabs. Next slide please. Okay.

1  
2 Not for ANCP. ANCP selects qualified developers to  
3 rehab city-owned TIL properties and create affordable  
4 HCFC properties for low and moderate income  
5 household. ANCP provides low interest loans but do  
6 not require any debt payment. ANCP provides low  
7 interest loans but do not require any debt payment.  
8 In the form of City Capital Subsidy additional  
9 constructions and permanent financing sources are  
10 provided by but not limited to private institutional  
11 lenders and New York City Affordable Housing  
12 Corporation. As mentioned before, all properties are  
13 transferred to Restoring Communities upon  
14 construction loan closing and then conveyed to newly  
15 formed cooperatives on conversion. To convert to  
16 cooperatives, 80 percent of existing tenants must 1)  
17 attend at least eight provided training courses in  
18 cooperative home ownership. 2) Remain current with  
19 the rent payments and 3) Agree to purchase the unit  
20 \$2,500 or \$250 if they qualify for what we call Unit  
21 Purchase Savings Plan. Next slide. Now for some  
22 basic information on the properties and their  
23 history. 34 Morningside cluster consists of five  
24 building which all entered city ownership through in  
25 rent foreclosure between 1978 and 1989. All

1  
2 buildings entered the TIL program as I understand  
3 between 1999 and 2002. Currently there are 66 total  
4 residents at the construction and an additional two-  
5 bedroom unit will be created for a total of 67. Post  
6 Construction the project will have a unit mix that  
7 will consider of one studio, 19 bedrooms, 19 two-  
8 bedrooms, 28 three-bedrooms and 67 of the 35 will be  
9 returning tenant while the remaining 32 will be  
10 marketed to the public. Three of the five buildings  
11 have been fully vacated and two are partially vacant  
12 due to poor conditions and limited maintenance since  
13 coming into City ownership. Full relocation for the  
14 last two remaining buildings will occur before the  
15 start of construction. Next slide. The 35 existing  
16 Harlem tenants will be offered the opportunity to  
17 purchase their shares in the Cooperate for a purchase  
18 price of \$2,500 and there's no income restriction for  
19 these existing tenants. As we start on the previous  
20 file, we have a Unit Purchase Savings Plan for  
21 individuals who earn at or below 80 percent AMI.  
22 This rent to own model house ensure existing families  
23 there's no barrier to purchasing. Additionally, we  
24 see section 8 for insiders to support maintenance  
25 payments. There are four commercial spaces as part

1  
2 of this program and once occupied they will generate  
3 additional income for the respective HDFCs. The 32  
4 vacant homeowner units are anticipated to be sold to  
5 income qualifying families at a sales price of 100  
6 percent AMI. The developers responsible for marking  
7 the vacant units according to HPD marketing  
8 guidelines. Insiders and outsiders will have a  
9 proposed equalized needs of 40 percent AMI and for  
10 the last slide. So in summary HPD request a UDAP and  
11 disposition of the five buildings in the 34  
12 Morningside cluster approval of an article XI tax  
13 exemption benefit that will coincide with the term of  
14 our regulatory being of maintain affordability.  
15 Lastly just to drive this point home that Tenant  
16 Association present have executed letters of support  
17 for 34 Morningside and stressed that they do not want  
18 any delay in approval on the commencement of this  
19 project. Thank you.

20 CHAIRPERSON FARAH LOUIS: Thank you so  
21 much. Can I ask a few questions? I apologize in  
22 advance if any of the questions I ask are repetitive  
23 I just want to get it on the record. So I'll start  
24 with the TIL program. You mentioned that these  
25 buildings are in the TIL program and that they need

1  
2 to be rehabbed so I wanted to know if you could  
3 quickly explain the TIL program?

4           BRIAN DENNIS: Sure. Yes. So the TIL  
5 program was created in 1978 for buildings that were,  
6 well because New York City early on there was a lot  
7 of the properties that foreclosed on and were  
8 foreclosed on and accepted by New York City and the  
9 TIL program was one program that's created to sort of  
10 mobilize tenants and facilitate home ownership and  
11 the, as part of that process what TIL offered was  
12 some minor rehab, usually capital rehab such as  
13 fixing the room or fixing the floor and then on to  
14 home ownership but there -- but the ANCP so there's a  
15 we've learned through experience for TIL that there  
16 are parts of that process that could be better  
17 tweaked. For instance a number of the earlier HDFCs  
18 that were created through TIL do not have regulatory  
19 agreements that regulate or controlled the  
20 affordabilities an that's one change that we made to  
21 form the Neighborhoods Cooperative Program.  
22 Additionally when buildings enter the city ownership  
23 they were temporarily owned by the sponsor and that  
24 at times presented a conflict of interest so that  
25 changed to how the non-profit organization to take

1  
2 ownership during construction while a developer or  
3 sponsor does the rehab so that solves that issue that  
4 came up a few times before.

5 CHAIRPERSON FARAH LOUIS: Thank you. So  
6 what obligation does the City have to maintain these  
7 buildings for the existing tenants under the TIL  
8 program that you just shared?

9 BRIAN DENNIS: Well --

10 XIOMARA PEDRAZA: Brian if I may.

11 BRIAN DENNIS: Sure.

12 XIOMARA PEDRAZA: I'm just going to step  
13 in here. So under the TIL program of today it's not  
14 a development program but they do do annual  
15 inspection of the building and they do provide some  
16 funding for minor repairs and/or relocation if the  
17 units or building are not habitable any longer. So  
18 these are buildings that have been in city ownership  
19 for so long that many of them are deteriorated to the  
20 point where tenants are no longer able to live in the  
21 building and so TIL will relocate them if needed but  
22 they are not set up today to do substantial rehab.  
23 As Brian mentioned, they previously in the past did  
24 some moderate rehab in the original TIL Development  
25 Program was really based on this idea of flat equity

1  
2 so the original tenants were also pitching in and  
3 doing a lot of the work themselves and now these  
4 buildings are in a state where it's hard beyond that  
5 point and so we need a real substantial rehab and  
6 development program to meet the needs of the  
7 buildings.

8 CHAIRPERSON FARAH LOUIS: So Xiomara you  
9 explained that it's uninhabitable. Could you explain  
10 the current condition and what specific HPD violation  
11 that make it necessary to complete the renovation of  
12 this building?

13 XIOMARA PEDRAZA: Yeah. So I think Brian  
14 mentioned that a few of the buildings are, have been  
15 vacated. Brian do you want to expand some more?

16 BRIAN DENNIS: Yes, yes. Out of the five  
17 buildings, three have been fully vacated because of  
18 the conditions simply just you cannot live in them  
19 and they've been vacated since at least 2018. Just a  
20 few 321 West 160th Street has been vacated since  
21 2018. 357 West 115th Street has been vacated  
22 recently in 2012 and 494 Manhattan has been vacated  
23 since 2007 and a lot of the violations are pertaining  
24 to led violations or just like simply inhabitable  
25 where you really can't live there.



1  
2 CHAIRPERSON FARAH LOUIS: If you could be  
3 a little bit more explicit on the actual inhabitable  
4 component. I think we need to have this or the  
5 record.

6 BRIAN DENNIS: Right. Right. So in  
7 terms of inhabitable like structural issues with the  
8 buildings where you know either the ceiling or the  
9 foundation is not strong enough to support the weight  
10 of the people and items. So and, you know, when it  
11 gets to the point of where there is structural issues  
12 and that presents a danger where you know the two  
13 people will issue the emergency declaration to have  
14 those buildings vacated and for these buildings that  
15 the case where emergency technicians have been issued  
16 and they can involve the tenants.

17 CHAIRPERSON FARAH LOUIS: And could you  
18 please explain the role of Genesis in this project?  
19 Will Genesis ever take ownership of the building?  
20 And was Genesis awarded this contract as part of a  
21 process?

22 XIOMARA PEDRAZA: Yeah. So Genesis will  
23 never take ownership of the buildings themselves.  
24 They are just the sponsor who is responsible for  
25 making sure that construction are completed and that

1  
2 they are converting the ACFB to coop. They're  
3 involvement is just overseeing the project and never  
4 taking ownership of the buildings themselves they  
5 are just the sponsor who's responsible for making  
6 sure that construction is completed and that they are  
7 converting the ACSB to coops. There is involvement  
8 it's just overseeing the project and never taking  
9 ownership of the building themselves. And collected  
10 through -- in our acute process to answer your second  
11 question. So we have a competitive RQ that is  
12 normally anything over can submit an application to  
13 be on the RQ for the city owned sites and that  
14 ensures that there is a fair and transparent process  
15 when we are developing city owned sites. We look at  
16 developer experience in affordable housing and  
17 managing these types of projects and financial  
18 capability because we do expect developers to also  
19 put in some equity into the project themselves.

20 ROSA KELLY: And we welcome new  
21 developers, new sponsors to apply to that rolling RFQ  
22 it's available on our website. We will share that  
23 link widely so folks have it but we always encourage  
24 elected officials and local Council Members to

1  
2 recommend folks for us to consider for these  
3 projects.

4 CHAIRPERSON FARAH LOUIS: Thank you and  
5 concerns have been expressed with the City should  
6 dispose its property to community land trusts. Does  
7 HPD have a response to that?

8 XIOMARA PEDRAZA: Yeah. So any community  
9 land share can also apply to be on our RFQ and we  
10 will definitely consider them as we would any other  
11 developer or non-profit entity that wants to  
12 participate in the program.

13 CHAIRPERSON FARAH LOUIS: The price of  
14 the units for existing tenants will be \$2,500 and the  
15 prices for new tenant will be set prices affordable  
16 to families earning 100 percent or 80 percent of the  
17 AMI. Do these prices compare to the comparable  
18 cooperative and condominium units prices in the  
19 neighborhood?

20 XIOMARA PEDRAZA: That's an excellent  
21 question. We could look at the market rates in the  
22 area and the 100 percent AMI prices are 50 percent  
23 below market. And then the 80 percent AMI obviously  
24 would be even more affordable. I do just want to put  
25 out there that if we do go down to the 80 percent of

1  
2 AMI it will create a significant gap in the budget of  
3 \$1.7 million which we would need to fund through some  
4 other source and so if Council is interested in  
5 proving us a way to do that we are more than happy to  
6 have that conversation.

7 CHAIRPERSON FARAH LOUIS: What assistance  
8 will be available if an existing tenant doesn't have  
9 the \$2,500?

10 XIOMARA PEDRAZA: Yeah. So we do have  
11 the savings program that Brian mentioned. The  
12 Purchase Savings Program so tenants who participate  
13 can have their existing rent that they're paying go  
14 towards a saving account that we keep separate and  
15 then once the project is finished in the construction  
16 phase we have that account used to go toward their  
17 purchase price. So they basically continue to pay  
18 their rent that they are paying today and we save  
19 that money for them so that they can place the  
20 purchase price down and purchase their unit.

21 CHAIRPERSON FARAH LOUIS: Thank you. I  
22 want to yield to Council Member Richardson-Jordan if  
23 she has any questions and if not then I will look to  
24 the Counsel to see if any Council Members have  
25 questions.

1  
2 KRISTIN RICHARDSON-JORDAN: So I do have  
3 a series of questions but I'll defer to my fellow  
4 Council Members for now. Thank you.

5 CHAIRPERSON FARAH LOUIS: If I may,  
6 members of the committee that has any questions?

7 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
8 If there are any Council Members who have questions,  
9 please use the Raise Hand Button now. Council Member  
10 Marte has a question.

11 CHRISTOPHER MARTE: Thank you. I just  
12 heard back is Genesis the company that's affiliated  
13 with Lieutenant Governor? Is that the same  
14 organization?

15 ROSA KELLEY: Yeah. So I'll invite,  
16 either Amelia or Nicole who are representatives from  
17 Genesis to talk about that.

18 AMELIA RIDEAU: And so Genesis Company.  
19 This is Amelia was founded in 2004. We've been  
20 around for 18 years. Brian Benjamin was in our  
21 employee from 2012 to 2017. He is no longer  
22 affiliated with the firm and has been out of our  
23 employment since 2017. He has never had any  
24 ownership and currently does not have any financial  
25 interest in the firm.

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JEFFERY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Council Member Marte, do you have any other questions?

CHRISTOPHER MARTE: No more questions.

Thank you for that.

JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Council Member Feliz has a question.

OSWALD FELIZ: Good morning everyone.

Thank you to everyone who has joined this morning and provided information. So earlier I heard the word mortgage and debt so I'm just curious you talked about how much that we're talking about how our tenant is going to be affected, whether it's rent, whether a monthly maintenance fee and how much what's -- what's the total debt and how much would that cost per tenant more or less?

XIOMARA PEDRAZA: Sure. I will just. I

will let Brian talk about the specifics of the amount of debt but I just will say that most of the debt is HPD City Capital Debt and those have no debt payments. So it would not impact the affordability of the project and then there is another source which is private mortgage and then there's also AHC grant

1  
2 that we get from the state to fund the project. But  
3 Brian do you want to provide the specific numbers?

4           BRIAN DENNIS: Yeah. And I'll start by  
5 saying that first the numbers that we have here are  
6 still, it's tentative as we're still finalizing the  
7 budget but it's all based on the total development  
8 cost where the construction, the hard cost will  
9 roughly be about 63.47 percent of the total hard cost  
10 and then the soft cost which includes the like  
11 attorney fees, fees related to filing permits that  
12 around 28 percent. To pay for it we use a federal  
13 sources prior to debt and city capital debt. City  
14 Capital Debt can't cover all the total cost for  
15 instance like the fees pertaining to financing so  
16 that's why we utilize prior to debt to cover a  
17 portion of it. Prior to debt roughly amounts to  
18 about 28 percent of budget and the City Capital Debt  
19 will be about 60 percent of the budget. So the  
20 purpose for why we are underwriting or proposing 100  
21 percent of AMI is so that this vacant units sales  
22 prices can cross-subsidize the \$2500 that insiders  
23 are paying to return to the building and so with that  
24 the -- pardon me. So yeah, so it pretty much breaks  
25 down to that. The HPD portion or a City Capital

1  
2 Portion the tenants are, there are no loan payments  
3 on that for tenants so they are not paying month to  
4 month the maintenance. That tenants that are paying  
5 at 40 percent AMI this is mainly to cover the  
6 expenses of the building like to operate the building  
7 such as the heating, the common electric, et cetera,  
8 et cetera and also cover the private debt that's  
9 incurred on the properties.

10 ROSA KELLY: And I'll just confirm as  
11 well that that 40 percent AMI maintenance cost on are  
12 set for across the board for the entire building. So  
13 it's not just the existing residents who will have  
14 the low maintenance it's also the outside buyers.

15 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
16 I believe that Council Member Nurse has a question  
17 now.

18 SANDY NURSE: Thank you. Doing the  
19 double hearing thing today. So I'll be trying to be  
20 tentatively attentive to both. Um, so if I ask a  
21 duplicate question, many apologies. I just want to  
22 question in terms of how many tenants have signed off  
23 on this?

24 BRIAN DENNIS: Sure. So we have an  
25 internal system of we need 80 percent of the tenant



1  
2 body of the building to sign off on the design plans  
3 and we've achieved that for all five buildings. So -  
4 -

5 SANDY NURSE: So all the tenants are  
6 signed off?

7 BRIAN DENNIS: We have more than an 80  
8 percent of the numbers.

9 SANDY NURSE: Can you give me the  
10 numbers?

11 BRIAN DENNIS: I think we can get back to  
12 you to follow up on the exact numbers for who signed  
13 off and who --

14 SANDY NURSE: Do you have a sense from  
15 now as of this moment is it 50 percent, 60 percent,  
16 30 percent.

17 XIOMARA PEDRAZA: Over 80.

18 BRIAN DENNIS: It's more than 80 percent.

19 SANDY NURSE: Okay.

20 BRIAN DENNIS: Which is our minimum  
21 requirement to move forward with the program.

22 SANDY NURSE: Are there -- what  
23 assurances are there that the layouts of their  
24 buildings or their units won't change if they prefer  
25 their units the way they are?

1  
2           BRIAN DENNIS: So if they signed off and  
3 they prefer the units the way they are the chances  
4 that they'll change is very minimal unless there are  
5 instances during construction to -- that's required  
6 by code and to get a full sign off where they need to  
7 be changed. And in that instance we do notify tenant  
8 so it's specifically tenants who were there that  
9 would be affected.

10           XIOMARA PEDRAZA: And I will just add to  
11 that and say these buildings have not had significant  
12 rehab in a very long time and building code standards  
13 have changed greatly over the course of that time and  
14 so they may have been unit changes or may have people  
15 may not like but need to conform to building code  
16 because for instance accessibility reasons or other  
17 things that now they've, we have to incorporate into  
18 any sort of rehab that we do.

19           SANDY NURSE: I just have a final  
20 question. It's about time. On your other brief you  
21 mentioned that Section 8 would be made available.  
22 What's going to happen to folks who are not eligible?

23           XIOMARA PEDRAZA: Yeah. So the  
24 maintenance is set so that it's affordable to those  
25 who can't receive the Section 8 as well. So with

1  
2 that 40 percent of AMI, and we have received income  
3 surveys from the majority of the tenants and from  
4 those income surveys we've seen that on average they  
5 earn about 30 percent of AMI so they will be getting  
6 Section 8 vouchers.

7 SANDY NURSE: Do you have an estimate of  
8 how many tenants won't be?

9 XIOMARA PEDRAZA: So for the ones that  
10 did not submit the Tenant Income Survey we don't have  
11 information until they give us their income  
12 documents.

13 SANDY NURSE: But of those that you have  
14 are you saying that everybody has or do you know if  
15 everyone who has submitted will qualify for the  
16 voucher?

17 XIOMARA PEDRAZA: Yes. That's correct.

18 SANDY NURSE: And my last question, are  
19 you all seeking other subsidies to bring down the  
20 affordability for the -- yeah to make it more  
21 affordable?

22 SANDY NURSE: Yeah. So like we mentioned  
23 we could bring it down to 80 percent of AMI for the  
24 sales, the restricted sale prices but that would  
25 create a gap of \$1.7 million and so we have in the

1  
2 past partnered with the Council to bring in like  
3 money to where we definitely would be willing to do  
4 that here. Unfortunately because it's a home project  
5 there's not a lot of like other sort of government  
6 sources out there that you can bring into this  
7 project whereas like some other rental projects we  
8 would have like tax cuts or other sort of tools for  
9 affordability.

10 SANDY NURSE: Right and my last question  
11 and then I'll move to back to the Chair. But what  
12 does government look like after the transfer of  
13 ownership?

14 XIOMARA PEDRAZA: That's a great question  
15 so there is annual elections currently within the  
16 building and those will continue so there will be an  
17 annual election for anyone who wants to be on the  
18 Board and participate and the -- all of the  
19 shareholders will be able to vote on their  
20 representative. So people who are interested in the  
21 existing kind of continue to serve on the board if  
22 that's what they desire.

23 SANDY NURSE: Okay. Thank you. Thank  
24 you Chair.

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JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

I believe the Chair has a question.

CHAIRPERSON FARAH LOUIS: Yeah. Two

quick questions. Thank you. We understand that HPD wants to support residents that will benefit residents because this will benefit from home ownership and this is also opportunity to build intergenerational wealth. So I'd like to ask what restrictions will apply to sells of units by existing tenants?

XIOMARA PEDRAZA: That's an excellent

question. So, all of those units will have a regulatory agreement tied to the property which dictates that the, the unit cannot be sold beyond 100 percent AMI or 80 percent AMI depending on where we land there. But that is the 30 year term so that regulatory agreement will be with the property for 30 years. At the end of 30 years we stress that there's a balloon payment at the end which helps us leverage that affordability so that they can come back and then we can refinance and extend that affordability for another 30, 40 years.

1  
2                   CHAIRPERSON FARAH LOUIS:  And what's the  
3 possibility of creating intergenerational wealth for  
4 these tenants?

5                   XIOMARA PEDRAZA:  Yeah.  So, they are,  
6 the existing tenants they purchase at a really low  
7 price \$2,500 or \$250, and once they've lived in the  
8 building for a few years they are able to pass it  
9 down to people, members of their family, or sell it  
10 and purchase something else.  If this is based on  
11 purchasing something elsewhere, so they are able to  
12 resell it at the 100 percent AMI price or 80 percent  
13 AMI price so they are building intergenerational  
14 wealth in that regard.

15                   CHAIRPERSON FARAH LOUIS:  And Xiomara  
16 what will happen to these buildings if this action is  
17 not approved?

18                   XIOMARA PEDRAZA:  So, unfortunately if  
19 this action isn't approved the buildings will  
20 continue to sort of languish in the TIL program and  
21 we do know that the TAs are eager to get their  
22 projects renovated and become owners.  And so, we  
23 would really like to be able to do that for them and  
24 so I promised.

1  
2 CHAIRPERSON FARAH LOUIS: So I think  
3 Council Member Nurse shared some key point earlier  
4 understanding how many of the tenants want to sign on  
5 this is very important for us to know and what will  
6 happen to existing tenants and existent vacant units  
7 if it's not approved by HPD just the leave it there  
8 or could we come back to the drawing board.

9 XIOMARA PEDRAZA: Yeah. So we can  
10 definitely. I think we'll be submitting the support  
11 letters and other information after this hearing.  
12 You can definitely follow up with the exact number of  
13 tenants who sign off on their plans saying that they  
14 are interested in becoming homeowners and we can  
15 definitely follow up for further conversations on how  
16 to further refine the proposal for sure.

17 CHAIRPERSON FARAH LOUIS: Thank you. We  
18 look forward to the responses that the members asked  
19 for and I'm going to turn it back over to Counsel.  
20 Thank you.

21 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
22 And now Council Member Richardson-Jordan has  
23 questions.

24 KRISTIN RICHARDSON-JORDAN: Yeah. So, a  
25 few thing I want to clarify. The first, and I don't

1  
2 know if someone can elaborate but the process of  
3 signing the petitions was not transparent or frankly  
4 moral. I have residents who have said that they felt  
5 threatened. I have residents who said they feared  
6 retribution if they didn't sign the paper then they  
7 were going to get the worst repairs or there would be  
8 no repairs and so I really just think there could be  
9 some sort of a process with that. I want to urge my  
10 fellow Council Members to not go on that paperwork  
11 but go on the principal body that we see out here  
12 today because people did feel threatened by that  
13 process and we need to get all the information. I  
14 also want to say that there is right now a developer,  
15 a congressional black pocket city urbanism that is  
16 interested rehabbing TIL buildings in central Harlem.  
17 They're willing to do it without a deed transfer.  
18 They're willing to do it without ANCP support. They  
19 are interested in not just putting money into an AKA  
20 a long-term low-income black home ownership for these  
21 buildings. So the other thing that has not been  
22 adequately presented is the alternative. There is an  
23 alternative to this. It is not this or nothing.

24

25



1  
2                   CHAIRPERSON FARAH LOUIS: Thank you  
3 Council Member. Counsel are there any members of the  
4 public that would like to testify?

5                   JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
6 Chair, let's just make sure, are there any other  
7 Council Member questions on this project? If there  
8 are any other Council Member questions, please raise  
9 your hands now? I see no more Council Member  
10 questions.

11                   CHAIRPERSON FARAH LOUIS: Thank you. Are  
12 there any members of the public who wish to testify?

13                   JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
14 There are. So, if we have, if we want to thank the  
15 panel we can excuse them.

16                   CHAIRPERSON FARAH LOUIS: I want to thank  
17 the panel for their testimony. I wanted to know if  
18 the panel would stay on for the remainder of this  
19 conversation? I think that there are members of the  
20 public that will want to testify.

21                   ROSA KELLY: Yes. We're happy to stay.

22                   CHAIRPERSON FARAH LOUIS: Thank you so  
23 much. So this portion of, so first I want to thank  
24 you all for, for being here. I want to thank Council  
25 Members for being here and I want to now.

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JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

We do have public, we do have public witnesses.

CHAIRPERSON FARAH LOUIS: Yes. I want to

kick it over to you so that you can introduce them,  
thank you.

JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Okay. Our first panel will be Barry Weinberg,  
Schinay Thompson, Jeremiah Schlotman and Johnae  
Ferguson.

SGT. BIONDO: Starting time.

JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Uh, let's start with Barry Weinberg.

SGT. BIONDO: Starting time.

JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Is Barry Weinberg there?

BARRY WEINBERG: Hello. Can you hear me?

SGT. BIONDO: Yes. We're starting time

now.

BARRY WEINBERG: Thank you. So my name

is Barry Weinberg I am the current Chair of Manhattan  
Community Board 9 which does not cover these  
buildings but I come here with the blessing of the  
Chair of 410 which does cover them. Um, the  
Community 9 in 2017, five years ago this month

1  
2 adopted a resolution calling for a hold on transfers  
3 of TIL buildings to ANCP and for the Council to fully  
4 fund repairs to be made by the City on these  
5 properties that the City owns as was agreed when the  
6 tenants gave up their rent regulated leases all those  
7 years ago. HPD is sitting here either lying or  
8 twisting their words to the Council. The mortgages,  
9 first of all, if Genesis would never take any type of  
10 ownership in the building why would they put in  
11 equity. Equity implies ownership. Second of all,  
12 these mortgages that HPD talks about that would not  
13 have to be repaid. HPD has an internal name for  
14 that. They call them enforcement debt. It is to  
15 give HPD the right at nearly any time to foreclose on  
16 the ACFC. So they went from owning building without  
17 debt under TIL to owning building drowning in debt  
18 under ANCP that can be foreclosed on at any time.  
19 The Council really needs to stop funding ANCP and to  
20 make sure that the City directly contracts with  
21 contractors to repair these buildings in TIL that it  
22 owns so that they can be turned over to the tenants  
23 that been running them for all these years for free  
24 for the agreed upon \$250 an apartment and I urge the  
25 Council to consider additional oversight hearings in

1 detail and the process by which this is happening but  
2 I urge you please make sure that these repairs and  
3 rehabilitations are funded through TIL not ANCP. Do  
4 not approve this transfer and make sure that the  
5 promises are kept to these tenants and homeowners to  
6 be that were made when they gave up their rent  
7 stabilized leases. We have submitted this as budget  
8 request . . .  
9

10 SGT. BIONDO: Time expired.

11 BARRY WEINBERG: . . . every single year  
12 since 2017. Thank you.

13 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
14 Our next witness is Schinay Thompson.

15 SGT. BIONDO: Starting time.

16 SCHINAY THOMPSON: Hi. I am Schinay  
17 Thompson. I currently live in 34 Morningside and I  
18 am again rehabbing the building. We originally were  
19 brought into a meeting stating that our apartments  
20 would not change drastically and from the blueprint  
21 that we have, we blueprints show that our apartments  
22 are going to change drastically. I'm trying to show  
23 you a picture of that blueprint. If you would like,  
24 I don't think you guys can see it. I could probably  
25 email it but our apartment number 1 hasn't been

1 listed long. This is a 3b and we are 3c. And if you  
2 can see here, you can't see but the b line is  
3 basically the square footage at the current time is  
4 about 330 square feet where as ours is 482 square  
5 feet and they are changing ours to give to the b  
6 side. They are cutting our main bedroom practically  
7 in half and we are losing our second bedroom where  
8 our kids live. And then, for the stairs that they  
9 are saying that, because our stairs are under  
10 regulation where originally they said that the second  
11 bedroom was not in regulation with the State and  
12 which I did my own square footage and it is within a  
13 reason for the state. So, that's why I'm not  
14 agreeing with this. And I did feel, we did feel  
15 forced and pressured to sign these documents. You  
16 know it's great to want a new apartment and be a part  
17 of this but the pricing that they just showed us is  
18 way, it's not way above our means but it will put us  
19 in a tight spot paying that maintenance fee including  
20 the rent. To pay an extra \$1000.

22 SGT. BIONDO: Time expired.

23 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

24 Our next panelist will be Jeremiah Schlotman.

25 SGT. BIONDO: Starting time.

1  
2                   JEREMIAH SCHLOTMAN: Hello. Yes, I'm  
3 Jeremiah Schlotman. I'm the WB Legal Director for  
4 Harlem. I strongly urge the members of the Council  
5 on this committee to vote no on this because you know  
6 beyond the rightful scrutiny that this specific  
7 budget is receiving just as you saw from one of the  
8 residents at 34 Morningside there's questions into  
9 the propriety of the petition that will be submitted  
10 to your office for review and the promises that were  
11 made and how things were actually communicated. I  
12 think there is, so beyond this specific project I  
13 think it's parking parcel of a very important fight  
14 which Mr. Weinberg talked about during his testimony  
15 which is the slight of hands and the failure of the  
16 city to keep their promises that they made long ago  
17 to these working class and lower income communities  
18 of color which have been historically marginalized in  
19 which the city could not attract any private capital  
20 to when those neighborhoods were deemed undesirable.  
21 And now a lot of those TAs have been performing the  
22 work unpaid, have been attending classes, keeping up  
23 with all of their end of the bargain only for the  
24 City to slowly disinvest and neglect this whole  
25 program and then use that as an excuse to create the

1  
2 ANCP program which benefits a lot of these private  
3 entities and as you know you can just look at the  
4 numbers. I know there's a lot of talk about the  
5 funding but the, the costs have skyrocketed. There  
6 aren't sufficient controls to reign in costs or to  
7 scrutinize what's going on. The reliance upon the  
8 section 8 voucher, the section 8 program to keep up  
9 with these ballooning maintenance costs on the  
10 building in itself is fraud because section 8 has  
11 been defunded historically as well. And we don't  
12 know whether you'll stay and also with respect to  
13 building generational there's so much danger in the  
14 regulatory 30 years and then we just have to revisit  
15 this. We know in our political ways.

16 SGT. BIONDO: Time expired.

17 JEREMIAH SCHLOTMAN: How political whims  
18 and dynamics change and we have no idea whether we  
19 will have a Council that's willing to fight for the  
20 working class folks to whom they pander for votes and  
21 say they got their back only for the savings where we  
22 made all these promises. So I strongly urge you to  
23 vote no and to switch money from ANCP, defund it and  
24 re-fund the sale program. Thank you very much.

JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

We have one more witness on this panel. The next witness on this panel is Johnae Ferguson.

SGT. BIONDO: Starting time.

JOHNAE FERGUSON: Good morning. I am a concerned community member and I urge you to vote no. In theory what is being presented seems great but when you look at the humanity and the reality of what happens if native Harlem-ites are being outplaced or displaced and being bamboozled into signing in to these agreements it's not a good thing for the community. To me, I was born and raised in Harlem and I've seen what it has done to me and my family. We've all been outplaced. We cannot afford to live in the community that we have settlements tied to and it is just a crime to humanity to not think about the people that did not sign that agreement and why. If you're looking at generational wealth and opportunity and the people who are there saying that they're being bamboozled, pay attention to the people that are, uh, saying it. You have to pay attention to the community and do what's right for Harlem and the residents that are natives and long-time residents. Thank you.



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JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

If there are any Council Members who have questions for this panel? If there are, please use the raise hand button now. Seeing none. This panel is excused. Our next panel will be Alvin Ferguson, Charles Henderson, Gizele Terry and Keith Robinson. Alvin Ferguson when you're ready you can begin.

SGT. BIONDO: Starting time.

JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Alvin Ferguson. Alvin Ferguson. You may begin.

ALVIN FERGUSON: Yes. How are you doing?

I live at 231 West NE King, I get what everyone is saying but every day I have to carry my son past the rats from the abandoned building front, store front that was burned then it's abandoned now and that's like the breeding grounds for where the rats are. There is damage in my apartment. I have three kids, my wife and I have been living here since 2002. I've been living here since 2006. My daughter is 15, my son is 10 and I have another 4-year-old. We are very clean. We work very hard. We both have very good jobs and I just don't understand why we have to live in the conditions that we live in. I don't know who's responsibility it is. I've called 3-1-1

1 numerous times. I've made numerous complaints. I  
2 feel, you know, it comes to a point about safety at  
3 this point. It's hazardous because of safety issues.  
4 Like I said the floors are slanted in most apartments  
5 in New York City but here I could show you the moment  
6 I walk in my house, I have an open hole over the  
7 toilet in my bathroom. It's and this is things that  
8 you can't cover up and hide. And we've been dealing  
9 with this for years. I understand there is a lot of  
10 politics and numbers involved. I understand you know  
11 judification [sounds like] and I'm definitely against  
12 it but in the meantime like you guys discuss all of  
13 this could you just put me and my family and the rest  
14 of my neighbors in a state building where we could  
15 use know sleep at night, not have to walk past rats  
16 and be comfortable and you guys continue the  
17 discussion but I'm not here to pick sides. I'm just  
18 here to let you guys the conditions that we are  
19 currently living in. You know, we, we apparently are  
20 living in hazardous. The apartments are, happens in  
21 other apartments. Listen, I'm not taking sides. I'm  
22 here to let you know what's going on in the  
23 apartments, politics, this is beyond us. You  
24 understand, I just want people to know, how know this  
25

1  
2 is the current. You know some people are living in  
3 comfortable apartments but we're not. You know.

4 SGT. BIONDO: Time expired.

5 ALVIN FERGUSON: We have snow for six  
6 months. You know what I'm saying, the heat, don't be  
7 on all this time. I don't know who's fault that is,  
8 if that's the TIL or the City? You know what I'm  
9 saying is that junification's fault that there is a  
10 pipe that's leaking into my son's room. In his room,  
11 like, I just want to get out of the apartment to a  
12 comfortable state apartment. You know, while you  
13 guys further discuss this but walking past these dead  
14 rats is not okay for us and you know, we do want to  
15 remain in Harlem but you know not under these  
16 conditions. Thank you and, you know, thank you.

17 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

18 Our next panelist will be Charles Henderson.

19 SGT. BIONDO: Starting time.

20 CELESTE HENDERSON: Hi. I'm the wife of  
21 Charles Henderson, Celeste Henderson and then this is  
22 in reference to 494 Manhattan Avenue. We've been out  
23 of there since 2007 and I just want to say that it's  
24 a shame that it's take this long, this program, the  
25 TIL program to come to some type of resolution for

1 this and it's a shame. We would love to be back in  
2 Harlem in our original place 494 Manhattan Avenue.  
3 We are Harlem-ites and we love the area but we just  
4 hoping and praying that you know one day that we will  
5 be able to get back there before, you know, this is  
6 all over with. Thank you.

8 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
9 Thank you. Our next witness will be Gizele Terry.

10 SGT. BIONDO: Starting time.

11 GIZELE TERRY: Hello.

12 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
13 We can hear you. Gizele?

14 GIZELE TERRY: Okay. Thank you. Hi.  
15 Yes, my name is Gizele Terry. I live at 231 West  
16 Lenet [phonetic] P Street. I've been in the TIL  
17 program since 2004. I am part of the ANCP cluster.  
18 I, we were promised by the City to have these repairs  
19 done to our building. We were promised. We are  
20 affordable home ownership nothing has happened. I  
21 too am very concerned. I'm dealing with structural  
22 issues. I'm dealing with rodents in my apartment.  
23 I've made several concerns. I've hired my own  
24 company to come to take a rat out of my apartment.  
25 The other times I've opened up my door, I'm really

1  
2 concerned. Heat and hot water issues. Mold. I am  
3 dealing with health issues that are noted and I've  
4 also contacted HPD for the record and I'm asking for  
5 some answers. This has only gotten worse and I am  
6 really urging someone to look into this and I want to  
7 say Genesis has been good to us. They've been a  
8 great partner. We've had many meetings with them.  
9 They've been a part of our program so please, we are  
10 urging for some answers and I'm hoping that we can be  
11 afforded this opportunity. Thank you.

12 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
13 Thank you. Our next panelist will be Keith Robinson.

14 SGT. BIONDO: Starting time.

15 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
16 Keith Robinson, there?

17 KEITH ROBINSON: Hello. Can you hear me?

18 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
19 We can hear you Mr. Robinson.

20 KEITH ROBINSON: Yes. Good morning. My  
21 name is Keith Robinson. I am the TA President at 357  
22 West 115th Street. I listened to. I hear  
23 everything. I'm really frustrated in some of the  
24 statements made by the representative Richardson-  
25 Jordan who we've never met. But I'd like to say that

1  
2 we've been in this process over 20 years. The  
3 promise of ownership was the main focus for the  
4 tenants in my building. That we would have legacy.  
5 We've been in, my family has been in that building  
6 for over 40s, since the 1940s, rather. And we've  
7 gone through all the hardships. We've made it our  
8 own premises. We've been many of the TIL  
9 coordinators. We've answered every day. We've fo-,  
10 we've adhered to all the demands. We've been to all  
11 the classes and we suffered through the cold, the  
12 boilers going out. We've been through the rats in  
13 the basement over the last five years. A broken  
14 elevator for the past 10 years. My 87-year-old  
15 mother has to walk up four flights of stairs. So  
16 we've been, we suffered through but the thing that  
17 kept us on point was that we are looking at the  
18 ownership and at every moment we got that, you know  
19 hopes with DASH, not DASH like it was getting ready  
20 to happen, in the pipeline, it didn't happen. This  
21 time around ANCP and the Genesis, you know, we  
22 started, we start to see some movement over the last  
23 couple of years, even throughout the pandemic that  
24 state of contact with Swelva [phonetic] Edwards who  
25 was our liaison with Genesis and due to the shape of

1  
2 the building we end up with a fire in January 2021,  
3 burned up the building and we ended up in shelters.  
4 And the ANCP, not ANCP but Genesis was able to find  
5 us a spot of the tenants.

6 SGT. BIONDO: Time expired.

7 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

8 Thank you for your testimony. Are there any Council  
9 Members who have questions for this panel? Seeing  
10 none, this panel is excused. We have for our next  
11 panel, Susan Bryson, Shirley Burnside, Luisa  
12 Rodriguez and Marcus Smith. Susan Bryson, when  
13 you're ready you can begin.

14 SGT. BIONDO: Starting time.

15 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

16 Susan Bryson, you can begin when you're ready.

17 SUSAN BRYSON: Good morning everyone. My  
18 family has been in Harlem for several generations and  
19 members of the community. I understand everybody's  
20 fight but I do believe it's ridiculous to not have  
21 100 percent AMI that no members to be able to buy  
22 into the buildings or even to make the maintenance  
23 fee that high that existing members are not able to  
24 afford it. Thank you.

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JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Our next panelist will be Shirley Burnside.

SGT. BIONDO: Starting time.

SHIRLEY BURNSIDE: Hello. Can you hear  
me.

JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

We can.

SHIRLEY BURNSIDE: Okay. Good afternoon.

Good morning. Currently I'm a tenant of 497  
Manhattan Avenue and I'm also concerned. Like  
Celeste said, that we have been in our building since  
2007. We were on the TIL program. We have been  
shifted around. We have different coordinators.  
Every time that it seems that we get to one point, it  
seems like we get pushed back twice. They gave us a  
breakdown of our apartments. Our apartments were  
supposed to be a certain lift and when we got the  
breakdown it was a whole different lift. So I'm with  
Celeste that we're just wanting to get back in our  
apartment. Thank God for Genesis that came in and  
stepped in because it seemed like the TIL program,  
HPD doesn't care. And I'm saying that, it doesn't  
care and it's getting to the point where we first  
read it, we lost a couple of tenants that was living



1  
2 our building and it's like they just don't care about  
3 the little people and we are the little people and we  
4 are Harlem-ites, was in Harlem from day. I've been  
5 here 62 years and it seems like we're getting pushed  
6 out and I think it's very unfair so I'm waiting to  
7 see what's going to happen. And I thank you. I can  
8 relate because I don't even know who Ms. Richardson  
9 is but I understand that she's totally against and I  
10 just don't understand it but I'm going to keep her in  
11 prayer. Thank you.

12 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
13 Thank you. Our next panelist is Luisa Rodriguez.

14 SGT. BIONDO: Starting time.

15 LUISA RODRIGUEZ: Hi. I'm Luisa  
16 Rodriguez. A TIL tenant at 616 West 150th Street in  
17 Manhattan. I guess you want to hear the transfer of  
18 34 Morningside to the entity building. There's  
19 plenty [bad sound]. We at 34 Morningside like many  
20 other people [bad sound] when all developers want to  
21 invest to restore dilapidated building located in  
22 very depressed neighborhoods. The NYCHA procedure  
23 was very low on that side, so [bad sound] get the  
24 tenants help and through the TIL program the  
25 agreement was that in tenants could mind their

1  
2 building for a number of years, not, the city would  
3 sell them their unit for \$250 after the building had  
4 been restored entirely with government funds. Not  
5 through the [bad sound] used in third party transfers  
6 like ANCP with resolve in honor of this or the  
7 tenants we have done our part of that commitment and  
8 have patiently waited for HPD to deliver their  
9 promise, to comply with their agreement. Instead now  
10 very attractive to investors, HPD is transferring  
11 [bad sound] restoring communities HPD is  
12 transferring, transferring the property deed, the  
13 ability to broken laws and transfer the restored  
14 building operation to a selected developer who bought  
15 it.

16 SGT. BIONDO: Time expired.

17 LUISA RODRIGUEZ: Once passed, a good  
18 track record of developing small ownership. I'm  
19 wondering what? What is Genesis doing? [audio  
20 glitch] work and very supportive. We are requesting  
21 [bad audio] and all the elected officials [bad audio]  
22 ANCP and third party program that [bad audio] the  
23 building without any mortgage for the tenants. We  
24 are asking you to deliver this.  
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JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

Time is expired. If you have additional testimony  
you can send it to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

Our next panelist is Marcus Smith.

SGT. BIONDO: Starting time.

MARCUS SMITH: Hi. Hi. I'm Marcus  
Smith. Can you hear me?

JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

We can.

MARCUS SMITH: Okay. Great. All right.

I'm the Treasurer for our 34 Morningside Avenue  
Tenants Association. We've been in the program,  
we've been in TIL since '99. So we're in our 23rd  
year and yeah we've been through everything just like  
everyone else. You know, we got half of our tenants  
relocated. The other half is still in the building.  
With Genesis our deal was presented to us and you  
know we've been working with them. We went along  
with is because it was presented to us like this was  
the only deal. This was, if you don't get this then  
you're just going to stay in the same division and  
TIL isn't doing anything more. So this is what you  
have to have. But clearly I mean with the deal with  
Genesis, is it is difficult. The maintenance fees go

1  
2 up 2 percent every year. That's difficult. Your  
3 debt is too high that I have at least three mortgages  
4 on this thing and that's too high. Like I said we've  
5 been in this program and we went along with it  
6 because we thought that that was the only thing.  
7 We've met with Councilman Jordan and she has assured  
8 us that there are alternatives and we would like to  
9 see what else is out there. We know that the  
10 conditions are, the bad conditions that are all are  
11 frustrated but we can't just give us now and just  
12 accept anything that's given to him. So we, we at 34  
13 Morningside Avenue we are saying no to this bill  
14 right and we'd like to further meet with Councilman  
15 Jordan and look at some other alternatives that would  
16 be better for the building down the line. Thank you.

17 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

18 Thank you. Our next witness is Beverly Pabon.

19 SGT. BIONDO: Starting time.

20 BEVERLY PABON: Good morning and thank  
21 you for allowing me to speak at this hearing  
22 regarding 34 Morningside Cluster. I'm against them  
23 going into the ANCP program because of the issues  
24 that was already stated prior to me regarding the  
25 mortgage. The TIL program was not supposed to have a

1 mortgage and that is a problem for people of low  
2 income. HPFC were primarily made so low-income  
3 families could have the opportunity to have  
4 homeownership and in doing so wear our generational  
5 wealth to be passed on. This is the only reason why  
6 my building at 2 East 127th Street on 5th Avenue got  
7 into the program so we could have something to pass  
8 on. We don't want to pass on debt to our children  
9 and then have to move out because they cannot pay  
10 this debt. We need to have the HPD and the City  
11 Council to fund the TIL program in its entirety as  
12 the original program was meant for it to. No  
13 mortgage. Self-determination. Self-reliance and we  
14 would be able to do that if our hands were not tied  
15 behind our backs. And now they're trying to, like  
16 was said earlier, new people coming in the  
17 neighborhood because they have these offenders,  
18 financial offenders to take over these buildings but  
19 put the people that it should benefit who really need  
20 it in debt. This is an unfair program. My building  
21 was not going into the ANCP program because we asked  
22 too many vital questions about payment of this debt,  
23 ownership of the apartment, having the right to be  
24 self-governed under the ANCP program. Please, to all  
25

1  
2 the City Council to stop the ANCP program, fund the  
3 TIL program and help people that asks for \$200  
4 million now which should be an annual thing and to  
5 all the TIL buildings that are in the TIL program are  
6 rehabilitated under the contract that they signed in  
7 good faith with the City of New York. Thank you so  
8 very much for letting me see and please consider all  
9 that we're speaking out regarding the ANCP program  
10 versus the TIL which the TIL is much cheaper for the  
11 City anyway. Thank you so very much and I hope to  
12 hear from you in a good way for us to be funded 100  
13 percent for the TIL. Thank you.

14 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
15 Thank you. I will now call Collins Elkhator, is he  
16 present ? Collins Elkhator is present? Collins  
17 Elkhator you can begin.

18 SGT. BIONDO: Starting time.

19 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
20 Collins can you hear us? Collins can you hear us?  
21 Collins. Please unmute. Collins.

22 COLLINS ELKHATOR: Yes.

23 SGT. BIONDO: Starting time.

24 COLLINS ELKHATOR: Can you hear me?  
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JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

We can hear you. Please stop muting yourself. There we can hear you.

COLLINS ELKHATOR: All right. Good morning. I am the President of the Gardens Avator President of 34 Morningside Tenant Association. The concerns we are having as regards how TIL program transform into ANCP. We are concerned about gentrification and totally we don't understand why we went from TIL program to ANCP. We signed up for TIL program and now like so many families have discussed it is very now that we [bad sound]. Okay. The reason I'm having my reservation is what if the Councilman having for us? Is it a better program? That's why we are holding up to see if the afforded program, talking about, are we still going to be under a mortgage or a grant like the TIL program promised us in the beginning. That is out concern. We want the building to be renovated as soon as possible but the problem is we don't know how according to ANCP like is the only program available? Or the only way to go? So we want to know more about this new program that Ms. Jordan is proposing if you've got it. It's all in the interest of the

1 tenants. Number one, number two it's all in the  
2 interest not bringing gentrification into this whole  
3 program.  
4

5 SGT. BIONDO: Time expired.

6 COLLINS ELKHATOR: Because we justly need  
7 new gentrification or at least got to be reasonable.  
8 Thank you.

9 JEFFREY CAMPGAGNA, SUBCOMMITTEE COUNSEL:  
10 Thank you. Are there any Council Member questions  
11 for this panel? Please use the raise hand button  
12 now. Seeing none. This panel is excused and that is  
13 the last panel that we have for this item.

14 CHAIRPERSON FARAH LOUIS: I just quickly  
15 want to thank Barry, Schinay, Jeremiah, Johnae,  
16 Alvin, Ms. Henderson I know you spoke for your  
17 husband, Keith, Gizele, Susan, Shirley, Marcus,  
18 Beverly and Collins for joining us and for sharing  
19 your concerns. This is completely my remarks. This  
20 doesn't represent anyone here on this panel today or  
21 the speaker but I am very disgusted that tenants are  
22 living in these conditions. And we expect them, we  
23 expect the residents of New York City cooperate and  
24 agencies on the building a fair share. That's  
25 disgusting. These residents are asking for help.



1  
2 They're reaching out. They're doing their due  
3 diligence and we must respond. So HPD is hearing and  
4 that we will do our due diligence and public servants  
5 and help these people where the need is at the  
6 current moment. This is aside from this particular  
7 project. So seeing no other members of the public  
8 wish to testify the pre-considered LU 45 at 34  
9 Morningside Avenue ANCP Cluster this item is now  
10 closed. Our last public hearing today will be on LU  
11 52 for the Sutter Place NCP project. This  
12 application was also submitted by the Department of  
13 Housing Preservation and Development pursuant to  
14 article XVI of the General Municipal Law in section  
15 of 197c of the New York Charter requesting  
16 designation of the Urban Development Action approval  
17 for an urban development action area project for such  
18 area and approval of the disposition of City owned  
19 property to a developer to be selected by HPD. This  
20 action would facilitate the development for four  
21 buildings containing approximately 46 affordable  
22 housing units and a commercial space for property  
23 located at 492-496 Glenmore Avenue that is located on  
24 3725 lot 12 and 13, 3258-3263 Avenue that is a lot,  
25 sorry for 4015 lots 22, 23, and 24. 943 Boomer

1  
2 Avenue block 4063 lot 53 and 743 Blitz avenue which  
3 is block 3775, lot 150 in the Brooklyn Council  
4 District represented by Council Members Nurse and  
5 Barron. Is Council Member Nurse still around to  
6 provide remarks?

7 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
8 Council Member Nurse is here. Council Member Nurse,  
9 the Chair has recognized you for remarks.

10 SANDY NURSE: Sorry I'm doing the double  
11 thing again, is this for the piece that we just heard  
12 on?

13 CHAIRPERSON FARAH LOUIS: Southern  
14 Avenue.

15 SANDY NURSE: Oh, for Southern Avenue.  
16 Yes. Just want to say quickly the Sutter Place NCP  
17 project has been months in the making, if not years.  
18 And we've been working hard with the applicants MANY  
19 and Cypress Hills to deepen the affordability. We've  
20 been able to do following the lead of Council Member  
21 Barron, truly we've been in hopes of bringing the  
22 remaining units that were 70 percent AMI into 60  
23 percent and so nothing in the building will be higher  
24 than 60 percent AMI. And we are supportive of this  
25 project.

1  
2 CHAIRPERSON FARAH LOUIS: Thank you  
3 Council Member Nurse. We are joined by Sushma  
4 Pramod, Perris Strother and Ryan Morad from HPD. And  
5 forgive me if I'm butchering your name. Ismeme  
6 Speliotis and Nick Simmons from MHANY. Shein Del  
7 Glasgow from RKTV Architects and Meredith McNair and  
8 Michelle Newbeyer from Cypress Hills Local  
9 Development Corporation. Counsel, please administer  
10 the affirmation?

11 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
12 Okay. I'm going to just wait until all the  
13 applicants are in because there are quite a few.  
14 Missing a couple, if everyone will just standby for a  
15 moment. All right. Please raise your right hands and  
16 respond when I call your name. Do you affirm to tell  
17 the truth, the whole truth and nothing but the truth  
18 in your testimony before the subcommittee and in  
19 answer to all Council Member questions? Sushma  
20 Pramod? Please unmute the panelists.

21 SUSHMA PRAMOD: I do.

22 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
23 Perris Strother?

24 PERRIS STROTHER: I do.  
25

1  
2 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

3 Ryan Morad?

4 RYAN MORAD: I do.

5 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

6 Ismeme Speliotis:

7 ISMEME SPELIOTIS: I do.

8 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

9 Nick Simmons? Nick Simmons?

10 ISMEME SPELIOTIS: I think it's not  
11 unmuted. Hold on. Okay. You can't see him because  
12 he don't have, um. Do you just want to say here on  
13 my phone, Nick?

14 NICK SIMMONS: I do.

15 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

16 Thank you.

17 ISMEME SPELIOTIS: Thank you.

18 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

19 Shein Del Glasgow?

20 SHEIN DEL GLASGOW: I do.

21 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

22 Meredith McNair?

23 MEREDITH MCNAIR: I do.

24 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:

25 Michelle Newberger? Or Newbeyer. Michelle?

1  
2                   MEREDITH MCNAIR: I don't think Michelle  
3 was able to make it to this.

4                   JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
5 All right. So the witnesses have been sworn in.

6                   CHAIRPERSON FARAH LOUIS: If you have any  
7 PowerPoint presentations and it will be displayed  
8 when you request it. You all may begin. Whenever  
9 you are ready you may begin. Let us know if you have  
10 a PowerPoint presentation.

11                   JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
12 Please unmute the panelists. I bel-, who is  
13 presenting?

14                   SUSHMA PRAMOD: I'll be presenting as  
15 well as Shein del and Ismeme. If you could unmute  
16 all of us. Thank you. And, could we pull up the  
17 presentation as well. Thank you. Good morning  
18 everyone. Chair Louis, Council Members my name is  
19 Sushma Pramod. And I'm a senior partner at the  
20 Department of Housing Preservation and I'm here to  
21 present the Cypress Hills NCP development project.  
22 I'm joined today by my HPD colleagues Perris Strother  
23 and Assistant Commissioner Pollyanne Crudella  
24 [phonetic] and Ryan Morad, Project Manager and by  
25 members of the HPD and Trendera Basso RKTV architects.

1  
2 Next slide please. I'm trying to wait for that to  
3 come back up. Thank you. The proposed project  
4 application which will facilitate the development of  
5 four new construction buildings with approximately 46  
6 affordable rental units and approximately 1,783  
7 square feet commercial space at one of the buildings.  
8 All of the units will be affordable to very low  
9 income and low income families and individuals and  
10 will be dealt out under HPDs Neighborhood  
11 Construction Program or NCP but ULURP application was  
12 certified on December 13th of last year and is  
13 seeking approvals for Urban Development and Action  
14 Area designation project approval and for the  
15 disposition of city owned land. Next slide please.  
16 The project is being developed as a joint venture but  
17 we need to make sure Housing Association of New York  
18 MHANY and Cypress Hills Local Development  
19 Corporation, RSVSLDC both of which have been, which  
20 have experienced for nearly four decades now. CHLDC  
21 has been serving the neighborhoods of Cypress Hills  
22 and East New York as a community development  
23 organization and serving them with a wide range of  
24 services and MHANY is similarly rooted in this  
25 neighborhood and has a long track record of

1  
2 affordable housing development and is a home buyer  
3 and foreclosure prevention counselor. Next slide  
4 please. The proposed project consists of four  
5 development sites located at 492 Glenmore Avenue and  
6 2358 Pitkin Avenue towards the north of this map  
7 within Council District 37 and 743 Blake Avenue and  
8 943 Dumont Avenue toward the south of map located  
9 within Council District 42. All of the development  
10 sites are located within a few blocks of each other  
11 and close to the Bronx at Clint Avenue East Station.  
12 Next slide please. Shein Del.

13           SHEIN DEL GLASGOW: Hi. I'm Shein Del  
14 RKTV Architects, I'll be presenting the sites. This  
15 is site number one, 492-496 Glenmore. 5,000 square  
16 foot site, empty lot combining two lots in R5B Zoning  
17 District. Next slide please. You can see the empty  
18 lot here on the street view and the schematic  
19 rendering of the building. It will be all the  
20 buildings will have masonry fascades. Shared rear  
21 yards for all tenants. All the smaller buildings  
22 will have in-unit laundries. This building is a  
23 three-story walk up building with six affordable one  
24 and two bedroom units. Next slide please. Here you  
25 can see the site plan on the left which shows a

1  
2 setback of the building at the ground floor to afford  
3 privacy measures by planters and then the same in the  
4 rear yard and you can see the landscaped rear yard  
5 with raised bed planters some paving and trees and  
6 landscaping. On the right you can see the typical  
7 floor plans for the units. They are large open  
8 kitchen and living room units with large bedrooms.  
9 All of these units are at or exceed HPD minimums and  
10 maximums for unit sizes. Next slide please. This is  
11 the second site the combination off three lots,  
12 totaling 5,378 square feet on Pitkin Avenue. This  
13 has a much higher zoning area R7A with C2-4 overlay.  
14 Next slide please. Here you can see the empty site  
15 imagine in the left and then on the right you can see  
16 the scomatic rendering of the building. It is an  
17 eight-story elevator building with 26 affordable one  
18 and two bedroom units as a ground floor retail space.  
19 This is a busy area, Pitkin Avenue but most likely it  
20 will be two neighborhood retail tenants and the  
21 ground floor commercial space. It has a landscape  
22 rear yard accessible to all tenants with a rec room,  
23 bicycle parking and a common lau. entry and terrace  
24 on the room with a shared outdoor terrace space.  
25 Next slide please. Here you can see the site plan of



1  
2 the building with the setback, 7th floor and the  
3 landscaped rear yard. Next slide please. Here you  
4 can see the ground floor on the left hand image with  
5 the rec space and the retail space, elevator, stairs,  
6 and trash building. The right slide shows you  
7 typical floor plan with two one bedroom and two two  
8 bedroom units. Next slide please. All right. Here  
9 is a third site which is 943 Dumont Avenue, 5,400  
10 square foot corner site in an R5 zoning district so  
11 still relatively low zoning. Next slide please.  
12 This is a schematic rendering of the building on the  
13 right which shows the masonry facade, slightly  
14 raised ground floor for privacy, set back along one  
15 of the avenues and an open circulating central stair.  
16 It is six three bedroom units that are three bedroom,  
17 two baths. Next slide please. As for all the  
18 buildings landscaped share yard with some raised  
19 beds, some trees, and some hard scaped area and then  
20 a, in this particular site we have continuous  
21 plantering strips along the, both streets and then on  
22 the right you can see the typical unit layouts with  
23 the circulating, open circulating stair in the middle  
24 of the glass to the exterior defining sort of a semi-  
25 private safe space for circulation and then the units

1  
2 which have an open living room and kitchen on the  
3 corner and then three bedrooms, two baths in each  
4 unit. Next slide please. This is our last site 743  
5 Blake Avenue 4,000 square foot site in a slightly  
6 higher R6 zoning district. Again a corner lot. Next  
7 slide please. You can see the empty lot there on the  
8 left in the picture and rendering of building. It is  
9 similar to the last. It's a four-story building with  
10 8 affordable three bedroom two bath family units with  
11 a central walk up stairs. Next slide please. I can  
12 see the site plan here. It is, the building is set  
13 back to match the adjacent building and then it has a  
14 rear or side yard that is shared. By the tenants  
15 that is landscaped and paved and has trees. On the  
16 right you can see the typical unit layout similar to  
17 the last. Next slide please. Ismeme.

18 SUSHMA PRAMOD: I think Ismeme is on mute  
19 again.

20 ISMEME SPELIOTIS: Thank you. Thank you  
21 for unmuting me. Thank you Chair gentleman and  
22 Council Members and staff for allowing us to present.  
23 So I wanted to lay out for the Council as we have  
24 done with Councilman Barron and Councilwoman Louis,  
25 the affordability that we are working to achieve

1  
2 through this project and just really comment on its  
3 been a struggle. It's really hard to get to the deep  
4 affordability that the neighborhood deserves and the  
5 Council people are requesting. And we really are  
6 mission driven and would prefer also. I also want to  
7 mention that these income levels and the unit mixes  
8 are actually an earlier draft that we were not able  
9 to change on the slide in the presentation prior to  
10 presenting but we have presented a different mix to  
11 the Council Member who's district they're in and I  
12 will go over for the record just did not have the  
13 ability to do that prior to the hearing. Facet  
14 emptying is that in the course of the ULURP action  
15 over the last several months as with every spring the  
16 HUD area median incomes are issued sometime between  
17 late March and late April of each year and so the  
18 2022 AMIs recently were issued and I believe when  
19 that happens the City Housing Department requires us  
20 to underwrite to them they are not reflected here but  
21 for the record they are very high and in fact the  
22 AMIs increased for a family four from \$119,400 to  
23 \$133,400. And so I can, I don't want to speak for  
24 Councilwoman Nurse or Councilman Barron but we as  
25 MHANY and Cypress Hills are extremely concerned at

1  
2 the jump in median income citywide that will then  
3 kind of reflect underwriting but we can probably say  
4 100 percent not reflect the reality of the income  
5 levels in Community Board 5 and District 37 and  
6 District 42 so what we are, so we have changed the  
7 mix at the request of Councilman Barron and  
8 Councilwoman Nurse to eliminate all of the 70 percent  
9 AMIs unit. So there will be no 70 percent AMI unit  
10 and we worked very hard to eliminate all of the 60  
11 percent units at the request of Councilman Barron.  
12 We are unable to do that within the parameters of the  
13 current term sheets and the underwriting but we were  
14 able to reduce the 60 percent units from 7 to 4. And  
15 Councilman Barron wanted no 60 percent units in his  
16 district and so the four 50 percent units are infact  
17 in the two buildings that are in Councilwoman Nurse's  
18 District. So that, those 14 units at 60 and 70  
19 percent AMI have been reduced to four at 60. We  
20 eliminated the others. In order to do that and still  
21 be able to finance the program, we made some  
22 additional changes. One is that there are no units  
23 actually at 30 percent AMI; however, there are eight  
24 project based factors in the project. And what means  
25 is that for the eight project based vouchers, people

1  
2 can be at a fixed income, they can be at a \$1. They  
3 can be, you know, so the way we countered the removal  
4 of the 30 percent AMI units to accommodate the  
5 underwriting was by applying the project based  
6 section in vouchers which are for extremely low  
7 income people to this development and they are set  
8 aside in two buildings, 743 Blake and 943 Dumont,  
9 five at 743 Blake and three at 943 Dumont. Then,  
10 what you see at the request again of the Council  
11 people is that the 40 and 50 percent unit numbers go,  
12 change, and we now have 10 units at 40 percent AMI  
13 and 24 units at 50 percent AMI and so the spread is  
14 different but in general and I apologize for not  
15 having a visual for you. But basically eliminating  
16 the 70 percent, substituting the 30 percent for  
17 project based vouchers, reducing the number of 50  
18 percent and then really kind of putting the units are  
19 in smaller section of AMI and will be working with  
20 the City to find a way to maintain if you look to the  
21 slide to maintain these rents. So these rents are 30  
22 percent of the 2021 incomes you saw on the previous  
23 page, so you can imagine if the income now is at  
24 \$133,000 and you know then that changes by a family  
25 of five, you could imagine that the rents are higher.

1  
2 So we are actually working with the Council to both,  
3 and the City right now to try to maintain these rents  
4 and so then the affordabilities that I just talked  
5 about in the previous, with the previous slide as  
6 referenced would really be still making units  
7 available to income that reflect District 37 and  
8 District 42. So I know that's a lot. You probably  
9 have questions but and I apologize again for not  
10 having a visual. But we can circle back to the  
11 Council after the hearing also. So that's the big  
12 story on the affordability income levels and family  
13 sizes. I just, if you go back to the previous slide  
14 I just want to mention one other thing. We are also  
15 really kind of intent on sizing the units to meet the  
16 needs of the families in residence in District 37 and  
17 42 and so what you can see here is that you have an  
18 inordinate number or two entry bedroom units. So you  
19 have 13 one bedrooms, 17 two bedrooms and 16 bedrooms  
20 unit to comprise of 46. No studio apartments so are  
21 very proud of the fact that we are able to provide  
22 this mix with a real majority of the unit to two and  
23 three bedroom category. I think if you go to, skip  
24 to the next slide and then the next one. Yeah, so  
25 this is just the presenting the timeline to today.

1  
2 And we're here with you and we are hoping that once  
3 ULURP is completed, hopefully positively then we will  
4 actually be working to close on the construction loan  
5 and by the end of 2022 start construction in early  
6 2023 and have the units available for occupancy  
7 sometime in mid 2024. A year to a year and a half  
8 later. Thank you.

9 CHAIRPERSON FARAH LOUIS: Thank you for  
10 your testimony. Counsel, are there any Council  
11 Members with questions?

12 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
13 If there are any Council Members with questions,  
14 please raise your hand now. Use the Raise Hand  
15 Button rather. I see no Council Member questions on  
16 this item.

17 CHAIRPERSON FARAH LOUIS: All right. I  
18 just have two quick questions for the panel. Thank  
19 you for being here. Thank you for your testimony. I  
20 wanted to know what kind of businesses are being  
21 considered for the retail space on your presentation.

22 ISMEME SPELIOTIS: I think we have not,  
23 so basically we have not decided and we are working  
24 with both the borough president, the Council folks  
25 and of course our scouts are extremely interested in

1  
2 making sure that it's a business that respond to the  
3 needs of the community and activate that launch in a  
4 really positive way. And the rents will be  
5 affordable for the Commercial spaces to allow for  
6 small businesses to be able to move in there and  
7 survive and thrive. So it has not been determined  
8 yet given that it is kind of acute.

9 CHAIRPERSON FARAH LOUIS: The borough  
10 president made a recommendation for a daycare or  
11 something in the retail space. Have you all  
12 considered this and had a conversation about it?

13 ISMEME SPELIOTIS: Yes. We've absolutely  
14 had a conversation about it and we're looking into  
15 it. The child care I'm not sure that it will work  
16 given that it's a C space but it's not that big and  
17 there is a lot of rules related to childcare but we  
18 are absolutely looking at it and there is a sister  
19 project to this as 3285 Fulton that the Council had  
20 voted on last week and that one is actually, has  
21 affordable housing and childcare. Now it's not  
22 really quite childcare is so important like location  
23 matters with childcare when you're dropping your kids  
24 of right. So, you know, having something at 3285  
25 doesn't necessarily work for, you know, for folks at



1 Pitkin but I think we're absolutely looking in to it  
2 to see if we can or to even consider an expansion.  
3 Cypress Hills has a demoninal a home based child care  
4 center with a huge amount of training and support for  
5 the providers and so that could be something that we  
6 could actually place in the space. That would be a  
7 compromise between a placed based childcare center  
8 and expanding childcare services.

9  
10 CHAIRPERSON FARAH LOUIS: Thank you so  
11 much being. Being that there are no more Council  
12 Member questions. This panel is excused. I wanted  
13 to ask Counsel if there are any members of the public  
14 wishing to testify?

15 JEFFREY CAMPAGNA, SUBCOMMITTEE COUNSEL:  
16 There are no members of the public signed up to  
17 testify for this item.

18 CHAIRPERSON FARAH LOUIS: Thank you.  
19 Seeing no other members of the public who wish to  
20 testify on LU52, the Sutter place NCP public hearing  
21 on this item is now closed. Thank you.

22 ISMEME SPELIOTIS: Thank you.

23 SUSHMA PRAMOD: Thank you so much.

24 CHAIRPERSON FARAH LOUIS: I appreciate  
25 you all. That concludes today's business. I want to

1  
2 remind everyone that if you have written testimony on  
3 today's items you may submit it at  
4 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Please indicate  
5 the LU number or the project name in the subject  
6 heading. I would like to thank all the applicants,  
7 members of the public, my colleagues, the  
8 subcommittee counsel, land use staff and sergeant at  
9 arms for participating in today's hearing. This  
10 meeting is now hereby adjourned. Thank you.

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SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITINGS AND DISPOSITIONS

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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 that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date July 21, 2022