

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS,  
PUBLIC SITING AND MARITIME USES

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December 4, 2014  
Start: 11:32 a.m.  
Recess: 11:38 a.m.

HELD AT: Committee Room - City Hall

B E F O R E: PETER A. KOO  
Chairperson

COUNCIL MEMBERS:  
Annabel Palma  
Maria del Carmen Arroyo  
Rosie Mendez  
Stephen T. Levin  
Inez D. Barron  
Ben Kallos

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



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[sound check]

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COUNCIL MEMBER LEVIN: Ben Kallos, Ben

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Kallos, will you please come to the front desk. Ben

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Kallos.

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[Pause]

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CHAIRPERSON KOO: [gavel] Good morning.

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I am Council Member Peter Koo, Chair of the

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Subcommittee on Landmarks, Public Siting, and

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Maritime Use. Joining us today the following

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members: Council Member Mendez, Council Member

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Levin, Council Member Kallos--

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[background discussion]

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CHAIRPERSON KOO: Today, we only have one

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item to go over, Land use Item 138, Draper Hall No.

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20155169 HHM. This item already has been through the

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hearing and a public hearing a couple days ago, and

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today we are going to vote for this. And before we

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call the roll, I have this statement to read.

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Draper Hall will create much needed

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affordable housing for one of our most vulnerable

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populations, low-income elderly households. There

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are many senior citizens on fixed incomes in District

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8, which is why it is important to make certain this

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project creates affordable housing opportunities

1 targeted to the local community, as well as elderly  
2 across the city. As such, the following commitments  
3 have been secured: As this project will increase--  
4 will include the use of project-based Section 8  
5 vouchers, the U.S. Department of Housing and Urban  
6 Development determines the community preferences for  
7 affordable housing. HUD has agreed to set aside 25%  
8 of the units for the local community, the highest  
9 commitment obtained from HUD on a Section 8 project  
10 to date. HUD has also committed to conducting a full  
11 demographic analysis of the community, borough and  
12 city to determine if a larger community preference  
13 can be secured for Draper Hall. The New York City  
14 Housing Authority has committed to conducting  
15 targeted outreach to all local seniors on the larger  
16 Section 8 waiting list to inform them about  
17 affordable housing opportunities at Draper Hall.

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19 The developer SKA Marin will coordinate a  
20 focused market effort in the local community, and are  
21 committed to enlisting the services of local  
22 community-based organizations to conduct outreach  
23 prior and doing marketing. We will continue to work  
24 with all parties involved in the development of this  
25 project to maximize the community preference at

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2 Draper Hall. So this project will realize its  
3 potential to share with the local community. With  
4 that, I will ask the Speaker in whose district this  
5 project is located to support this application. I  
6 call on the Council for a vote to approve LU 138,  
7 Draper Hall and the Chair recommends a yes vote.

8 LEGAL COUNSEL: Chair Koo.

9 CHAIRPERSON KOO: Yes.

10 LEGAL COUNSEL: Council Member Mendez.

11 COUNCIL MEMBER MENDEZ: Yes.

12 LEGAL COUNSEL: Council Member Levin.

13 COUNCIL MEMBER LEVIN: Aye.

14 LEGAL COUNSEL: Council Member Kallos.

15 COUNCIL MEMBER KALLOS: Aye.

16 LEGAL COUNSEL: By a vote of 4 in the  
17 affirmative and no abstentions and no negatives, Land  
18 Use 138 is approved and referred to the full Land Use  
19 Committee.

20 [Pause]

21 CHAIRPERSON KOO: The meeting is  
22 adjourned, but the vote will be open for another 20  
23 minutes.

24 LEGAL COUNSEL: On the Land Use item.

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2 CHAIRPERSON KOO: Before the Land Use  
3 stops.

4 LEGAL COUNSEL: So we will keep it open.  
5 Thank you.

6 CHAIRPERSON KOO: Thank you.

7 [Pause]

8 [background discussion]

9 SERGEANT-AT-ARMS: Quiet, please.

10 LEGAL COUNSEL: Council Member Barron.

11 COUNCIL MEMBER BARRON: Aye.

12 LEGAL COUNSEL: The total on Land Use 138  
13 now stands at 5 in the affirmative, no abstentions,  
14 and no negatives.

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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 December 8, 2014