

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

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April 16, 2013
Start: 1:11 p.m.
Recess: 1:42 p.m.

HELD AT: Council Chambers
City Hall

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

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

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

Artie Pearson

New York City Department of Housing Preservation and
Development

1
2 CHAIRPERSON LEVIN: Good afternoon.
3 Welcome to the Subcommittee on Planning,
4 Dispositions and Concessions. I am Council Member
5 Stephen Levin, chair of the Subcommittee. I am
6 joined this afternoon by my colleagues, Council
7 Member Sara Gonzalez of Brooklyn, Council Member
8 Charles Barron of Brooklyn, Council Member Peter
9 Koo of Queens. Today we have two items on the
10 agenda. They are both in Manhattan, and they are
11 Land Use number 782. That is Permanence Houses,
12 Manhattan Council District represented by Council
13 Member Rosie Mendez--I believe it's Council
14 District 2, Manhattan Community Board 3. That is
15 20135421HAM. And Land Use number 800, that is
16 Bridge 145 in the Council Districts represented by
17 Inez Dickens, so committee member and Council
18 Member Robert Jackson, Manhattan Community
19 District Number 10, 20135449HAM. Here to testify
20 on these items we have Kim Darga of HPD and Artie
21 Pearson of HPD.

22 ARTIE PEARSON: Afternoon, Chair
23 Levin and members of the Subcommittee. I am Artie
24 Shea Pearson [phonetic] from HPD's office of
25 government affairs and research. Land Use 782

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2 consists of an amendment to a previously approved
3 UDAP located at block 387, lot 41, block 397, lot
4 26, and block 440, lot 34 and is known as
5 Permanent House HDFC. On February 15th, 2006, the
6 City Council approved the disposition of the
7 subject properties as part of a cluster of
8 buildings under HPD's neighborhood redevelopment
9 program. The sponsor entered into a regulatory
10 agreement on June 26th, 2006 and later amended the
11 agreement on May 29th, 2008. The project received
12 no tax exemption at the time of the execution of
13 the initial regulatory agreement. With the
14 execution of the amended agreement the project now
15 has tax exempt status under Section 420c. And -
16 - of the accrual of real property taxes, HPD is
17 requesting an Article 11 tax exemption be granted
18 to cover the period of time between the entry into
19 the original regulatory agreement and the amended
20 agreement, a two year period. The 420c exemption
21 will continue to exist from May 29th, 2008 to the
22 end of the regulatory period. Council Member
23 Mendez has indicated her support, and I can answer
24 any questions you may have.

25 CHAIRPERSON LEVIN: Thank you very

1
2 much, Ms. Pearson. Does anybody have any
3 questions on this item? Okay. Seeing none, I
4 believe you will be testifying as well on Land Use
5 number 800?

6 ARTIE PEARSON: Yes. Again,
7 afternoon, Chair and members of the Subcommittee.
8 I am Artie Pearson from HPD's office of government
9 affairs and research and I am joined by Kimberly
10 Darga, HPD's director of multi-family preservation
11 loan program. Land Use 800 consists of an
12 amendment to a previously approved UDAP located at
13 151 to 153, 155 to 57 West 145th Street and 2468 to
14 77th Avenue. On March 23rd, 2003, the Council
15 approved a disposition of the subject properties
16 as part of a cluster of buildings under HPD's
17 neighborhood entrepreneurs program. Now known as
18 Bridge 145, the sponsor is proposing to convey
19 these buildings to a new HDFC who will
20 rehabilitate the buildings creating 50 residential
21 units plus one superintendent's unit. HPD is
22 seeking approval of a tax exemption in order to
23 provide affordable rental housing for the project.
24 Council Member Dickens and Jackson have both
25 indicated their support.

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2 CHAIRPERSON LEVIN: Great. Do any
3 of my colleagues have any questions on this item?

4 COUNCIL MEMBER BARRON: Just what's
5 is the affordable - - ?

6 KIM DARGA: [off mic]

7 CHAIRPERSON LEVIN: If you could
8 speak into the microphone...

9 KIM DARGA: Yes. Good afternoon,
10 everyone. My name is Kim Darga. I am director of
11 the multi-family preservation loan program.
12 Bridge 145 has three buildings. All of the units
13 will be affordable at 90 percent AMI and below
14 with ten of the units--there are 51 total--ten at
15 65 percent AMI, 30 at 80 percent AMI and ten plus
16 one superintendent at 90 percent AMI.

17 CHAIRPERSON LEVIN: Thank you.
18 That sounds pretty good. Okay. Thank you very
19 much, Ms. Pearson, Ms. Darga for your testimony.
20 And with that, I will close the hearing on these
21 two items. I will ask counsel to the Committee to
22 call the roll. I recommend an aye vote on both
23 items.

24 COUNSEL: Chair Levin?

25 CHAIRPERSON LEVIN: I vote aye.

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COUNSEL: Council Member Barron?

COUNCIL MEMBER BARRON: Aye.

COUNSEL: Council Member Gonzalez?

COUNCIL MEMBER GONZALEZ: Aye.

COUNSEL: Council Member Koo?

COUNCIL MEMBER KOO: Aye.

CHAIRPERSON LEVIN: We are going to hold the roll open for ten minutes, and with that the Committee is in..

COUNSEL: With a count of four in the affirmative and zero in the negative all items are approved and referred to the full Land Use Committee.

CHAIRPERSON LEVIN: We will hold the roll open for ten minutes. And with that, this committee is in recess. Thank you.

COUNSEL: Council Member Dickens?

COUNCIL MEMBER DICKENS: Thank you. I want permission to explain my vote. I want to thank the Chair for the opportunity to speak on behalf of Land Use number 800, Bridge 145. As anyone who has been a regular member at Planning hearings over the past few years, you can tell that affordable housing is amongst my top priority

1 as a legislator in the New York City Council
2 Bridge 145 is on land that is currently vacant.
3 After development is complete, there will be 50
4 new units in my district with 80 percent of the
5 units set aside for low income residents. The
6 developers, Lemore Realty [phonetic], first
7 proposal included a matrix that ranged between 65
8 and 100 percent AMI. There was not a chance that
9 I would let an opportunity for new units in the
10 district to reach as high as 100 percent AMI. Now
11 the matrix is 65 percent to 90 percent AMI with
12 over 80 percent of the units deemed affordable at
13 80 percent or below AMI. Also, 68 percent of the
14 units are two bedroom family units, which will
15 cater to the many families that need affordable
16 housing. This project includes retail space that
17 will be marketed towards health oriented
18 businesses. In the end, I am pleased to lend my
19 support to this item on the agenda. Creating new
20 affordable units in the village of Harlem has been
21 accomplished once again. Thank you, and I vote
22 aye. I also vote aye on 782 and of course this
23 800.

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25 COUNSEL: Thank you, Council

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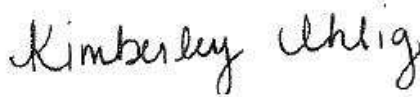
Member, and with the vote of five in the affirmative, zero in the negative and zero abstentions, all items are approved.

COUNCIL MEMBER DICKENS: This hearing of April 16th, 2013 of Planning is hereby closed. Thank you.

C E R T I F I C A T E

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

Signature

Handwritten signature of Kimberley Uhlig in cursive script, written over a horizontal line.

Date

5/4/13