

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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February 6, 2018
Start: 2:08 p.m.
Recess: 2:29 p.m.

HELD AT: 250 Broadway - Committee Rm.
16th Fl.

B E F O R E: CHAIM M. DEUTSCH
Acting Chairperson

COUNCIL MEMBERS: Ruben Diaz, Sr.
Vanessa L. Gibson
Andy L. King

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

Artie Pearson, Director of Land Use
Housing, Preservation and Development

Erica Benson, Deputy Director of MIHOP
Housing, Preservation and Development

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2 CONCESSIONS

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2 [sound check, pause] [gavel]

3 ACTING CHAIRPERSON DEUTSCH: Good morning
4 and welcome to the Subcommittee on Planning,
5 Dispositions and Concessions. I'm Council Member
6 Chaim Deutsch, and I'll be chairing today's hearing
7 as Chair Kallos cannot be here today. We are joined
8 today by Council Member Ruben Diaz, Sr. Today, we'll
9 be holding a hearing, the public hearing on the
10 application the Hopkinson/Park Place Tax Exemption
11 pursuant to Article XI of the Private Housing Finance
12 Law for property located in Park Place and Thomas S.
13 Boyland Street, just North of East New York Avenue,
14 and south of Eastern Parkway. The properties are
15 located in Council Member Ampry-Samuel's district in
16 Brooklyn. HPD seeks approval of a 40-year real-real
17 property tax exemption to facilitate the construction
18 of three multiple dwellings with 25 homeownership
19 units for low-income families. I will now open up to
20 the public hearing on the Hopkinson/Park Place
21 application. I'd like to call up Artie Pearson,
22 Director of the Land Use, as well as Erica Benson,
23 Deputy Director of MIHOP. I'd like to ask the
24 Committee Counsel to administer the oath.

25 LEGAL COUNSEL: Please state your names.

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2 ARTIE PEARSON: Artie Pearson.

3 ERICA BENSON: Erica Benson.

4 LEGAL COUNSEL: Do you affirm to tell the
5 truth, the whole truth, and nothing but the truth in
6 your testimony before this committee, and in response
7 to all Council Member questions?

8 ARTIE PEARSON: Yes.

9 ERICA BENSON: Yes. [pause]

10 LEGAL COUNSEL: You can begin.

11 ARTIE PEARSON: Okay. Good afternoon,
12 Chari Deutsch and members of the subcommittee. I'm
13 Artie Pearson, Director of Land Use from HPD. This
14 Preconsidered Land Use item consists of an amended
15 project located in the exemption area at 1900 A & B
16 Park Place and 416 Thomas S. Boyland Street in
17 Brooklyn Council District 41 and is known as
18 Hopkinson Park Place. On December 21, 2009, the City
19 Council approved the ULURP actions related to the
20 area designation, disposition and project approval
21 for Hopkinson/Park Place Project, and the HPD's New
22 Foundations Program. However, the project did not
23 advance beyond award to the selected development team
24 because of the downturn in the housing market until
25 earlier this year. I'm sorry. Last year. On

1
2 February 10, 2016, HPD conveyed the site to the
3 development team under HPD's new Infill Homeownership
4 Opportunities Program also called NYHOP. Under NYHOP
5 program guidelines, HPD promotes new construction of
6 homeownership opportunities targeted New York City's
7 workforce with incomes earning between 80 to 130% of
8 AMI, which is roughly \$68,211 for a family of three.
9 The development team for the Hopkinson/Park Place
10 Project is Latent Development and Habitat for
11 Humanity. Construction has commenced and once
12 completed there will be three 4-story residential
13 buildings. In total, there will be 25 cooperative
14 homeownership units with a mixture of unit types
15 including seven 1-bedrooms, 15 2-bedrooms, 3-3-
16 bedroom apartments marketed to households earning
17 between 60 to 80% of AMI and that's just for this
18 particular project, and initial sales prices are
19 underwritten at 60 to 65% of AMI. Maintenance will
20 range from \$326 to \$820. The homes will be built to
21 the city's Energy Conservation Code and Enterprise
22 Green Community Standards, and the development team
23 is committed to sponsoring information seminars in
24 the community in order to reach as many potential
25 applicants as possible. In order to facilitate

2 affordability for the potential homeowners, HPD is
3 before the Council seeking approval of Article XI tax
4 benefits, and at this point we are just looking for
5 the tax benefits as this project has been previously
6 conveyed to the developer, and Council Member Ampry-
7 Samuel has indicated support for this project and
8 both I and Erica can answer any questions that you
9 may have. [background comments]

10 ACTING CHAIRPERSON DEUTSCH: We've been
11 joined by Council Member Vanessa Gibson. Any
12 questions? [background comments, pause] Any more
13 members of the public who wish to testify? Seeing
14 none, I will now close the public hearing on
15 Preconsidered LU Hopkinson/Park Place Tax Exemption.
16 [background comments, pause]

17 ACTING CHAIRPERSON DEUTSCH: Please be
18 patient. [pause] You could send out a few Tweets if
19 you want. [pause] Yeah, we need no Salamanca.
20 [pause] Yeah, we've been joined by Council Member
21 Rafael Salamanca, and also I'd like to acknowledge
22 that the King is in the house. [laughter] Okay,
23 we'll vote on the tax exemption we just heard, which
24 has the support of Council Member Ampry-Samuel, and
25 we will also vote on the 425 Grand Course

3 Applications, which we held a hearing on previously.

4 The 425 Grand Concourse Rezoning is in Chair

5 Salamanca's District in the Bronx. It's comprised of
6 three applications:

7 (1) An Urban Development Action Area
8 Project, UDAAP designation project approval and
9 disposition of city-owned property;

10 (2) A zoning map amendment to rezone the
11 C4-4 district to a C6-3 district; and

12 (3) A zoning text amendment to introduce
13 R9-1/MIH regulations governing heights and setback to
14 change the C6-3 residential equivalence from R9 to
15 R9-1 in Bronx Community District 1 to modify Appendix
16 F to map the project area a Mandatory Inclusionary
17 Housing area utilizing option 1. There is also an
18 application for a tax exemption pursuant to Article
19 XI of the Private Housing Finance Law. These actions
20 will facilitate the redevelopment of former PS-31
21 school into a 27-story mixed-use building in which
22 100% of the apartments will be affordable. We'll be
23 voting to modify the 425 Grand Course Rezoning, LUs
24 8, 9 and 10 to clarify the towers, which will not be
25 permitted in and R9-1 district. Our modifications
will also include the applicability of the new R9-

2 1/C6-3 regulations to only this MIH area, MIH Area 4
3 of the Bronx Community Board 1. We will be voting to
4 approve the 425 Grand Concourse tax exemption LU 14.
5 I'd like to ask Chair Salamanca to give a statement.

6 COUNCIL MEMBER SALAMANCA: Definitely. I
7 will be brief. I want to thank the committee for-for
8 the-the subcommittee that we had last week in terms
9 of really dissecting this project. This is a project
10 that I am in favor of, a project that I've been
11 working on for about a year and a half now, and I'm
12 happy to see that we were able to get to a good place
13 with Trinity. One of my biggest asks was that they
14 were able to secure \$50,000 a year for-for a full-
15 time maintenance worker at a park, which literally
16 about 20 feet from the building, a park I'm-I'm
17 invested in and park that I've invested over \$1.5
18 million in capital dollars. And so, I-I was happy to
19 see that-that trinity gave a commitment of actually a
20 little over \$51,000 a year with a 3% cost of living
21 annually, and so I thank you for that. I'm not too
22 happy about the parking situation, but I do
23 understand that, you know, that this is a transit
24 rich area. I understand the-the difficulties in
25 putting parking in this particular building because

2 of just the infrastructure and just the way the
3 layout of the building is, and I understand that we
4 don't always get 100% what we ask, but I was able to
5 get what I wanted in terms of the parks, and I'm—I'm
6 comfortable enough with the application process
7 that's going to happen in terms of getting local
8 hiring, in terms of getting local residents in the
9 community access to these buildings. And something
10 if—if you—if you can just notice something that I'm
11 big on in terms of these 277 units, it's mixed-
12 income. We're targeting deep affordability, and
13 we're also targeting the working class families, and
14 again the goal to develop in my Council District is
15 to preserve units, and also to bring in new
16 developments and ensuring that families are not being
17 displaced. So, with that, I—I recommend that members
18 of this committee vote yes. Thank you.

19 ACTING CHAIRPERSON DEUTSCH: Thank you.
20 Are there any questions or remarks from the members
21 of the Subcommittee?

22 COUNCIL MEMBER KING: The end of deal.
23 (sic)

24 ACTING CHAIRPERSON DEUTSCH: I see none.
25 I will now vote—call a vote to approve with the

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2 modifications I have described LUs 8, 9, and 10 and
3 to approve LU 14 a Preconsidered LU Hopkinson/Park
4 Place Tax Exemption. Counsel, please call the roll.

5 LEGAL COUNSEL: Deutsch.

6 ACTING CHAIRPERSON DEUTSCH: Aye.

7 LEGAL COUNSEL: Gibson.

8 COUNCIL MEMBER GIBSON: With my warmest
9 congratulations to Council Member Ampry-Samuel and
10 Council Member Salamanca, I vote yes.

11 LEGAL COUNSEL: King.

12 COUNCIL MEMBER KING: I vote aye

13 LEGAL COUNSEL: Diaz.

14 COUNCIL MEMBER DIAZ: Okay, I vote yes.

15 LEGAL COUNSEL: By a vote of 4 in the
16 affirmative, 0 negative and 0 abstentions—
17 abstentions, Land Use Items 8, 9, 10 and 14—sorry—
18 Land Use Items 14 and Preconsidered LU Hopkins Place
19 are approved and Land Use Items 8, 9 and 10 are
20 approved with modifications and all items are
21 referred to the full Land Use Committee.

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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 February 22, 2018