

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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October 25, 2010

Start: 1:38 pm

Recess: 3:05 pm

HELD AT: Council Chambers
City Hall

B E F O R E:
STEPHEN LEVIN
Chairperson

COUNCIL MEMBERS:
Charles Barron
Peter Koo

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

Carol Clark
Assistant Commissioner
HPD

Joseph Lynch
Nixon Peabody

Jack Hammer
Director of Land Use
NYC HPD

Sister Janet Kinney
Providence House

Dulce De La Cruz
Lincoln Road Association

Joanne Neubold
Lincoln Road Association

Barbara Rogers

Sister Pat Mahoney
Providence House

Carla Rabinowitz
Community Organizer
Community Access

Sandra Lowe
Community Access

Dynishal Gross

Linda Harriott
Lefferts Avenue Block Association

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

Dana Hebbard
Lefferts Blocks Association

Erin Kempf

Zerek Kempf

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 8
2 CONCESSIONS

3 overview.

4 CHAIRPERSON LEVIN: The current
5 tenants that are there now have affordable rents
6 because of a Section 8, is that correct? Or--

7 JOSEPH LYNCH: [Interposing]
8 Correct, correct, this is a project-based Section
9 8 HAP housing assistance payment contract where
10 the tenants pay 30% of their income towards rent
11 and the rest is covered by the project-based
12 Section 8 contract, the contract is being extended
13 for an additional 20 years.

14 CHAIRPERSON LEVIN: And so nobody's
15 rent is going to be changed as a result of the
16 rehab money coming in under those tax--

17 JOSEPH LYNCH: [Interposing] No,
18 no, sir, they will continue to pay 30% of their
19 income towards rent pursuant to the Section 8
20 guidelines.

21 CHAIRPERSON LEVIN: Thank you very
22 much. Do any of my colleagues have any questions
23 on this?

24 COUNCIL MEMBER BARRON: No, just
25 they'll be--

CHAIRPERSON LEVIN: [Interposing]

3 Council Member Barron.

4 COUNCIL MEMBER BARRON: --they'll
5 still be paying 30%, but will the rent go up?

6 JOSEPH LYNCH: Well the subsidy
7 will increase--

8 COUNCIL MEMBER BARRON:
9 [Interposing] All right, so the rent does go up.

10 JOSEPH LYNCH: --the increase will
11 be--

12 COUNCIL MEMBER BARRON: There will
13 be an increase.

14 JOSEPH LYNCH: There will be an
15 increase in what we call the contract rents--

16 COUNCIL MEMBER BARRON: Right.

17 JOSEPH LYNCH: --correct, but the
18 tenants' contribution toward that rent will not--

19 COUNCIL MEMBER BARRON: Right.

20 JOSEPH LYNCH: --increase.

21 COUNCIL MEMBER BARRON: Their 30%
22 doesn't go up, but if the rent goes up, their--if
23 they say their 30% costs them \$100, if the rent
24 goes up, their 30% can cost them \$150.

25 JOSEPH LYNCH: No, they pay--

COUNCIL MEMBER BARRON:

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CONCESSIONS

2 [Interposing] If the amount--

3 JOSEPH LYNCH: --they pay--

4 COUNCIL MEMBER BARRON: --if the
5 amount of rent--does just the government subsidies
6 cover it and theirs stay--theirs doesn't go up?
7 See I know the 30% doesn't go up.

8 JOSEPH LYNCH: Right.

9 COUNCIL MEMBER BARRON: If they're
10 paying \$500 a month rent--

11 JOSEPH LYNCH: Their contribution?

12 COUNCIL MEMBER BARRON: Yes.

13 JOSEPH LYNCH: Okay.

14 COUNCIL MEMBER BARRON: That
15 constituted 30% of whatever that rent was and the
16 government's paying the other 70.

17 JOSEPH LYNCH: It's a little
18 different--

19 [Crosstalk]

20 JOSEPH LYNCH: --if you don't mind,
21 it's income, they get recertified--

22 [Crosstalk]

23 JOSEPH LYNCH: --on an annual
24 basis.

25 COUNCIL MEMBER BARRON: Got you.

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 CONCESSIONS

2 JOSEPH LYNCH: Okay.

3 COUNCIL MEMBER BARRON: Want to
4 make sure you're only trying nothing, I got to
5 watch...

6 JOSEPH LYNCH: I understand.

7 [crosstalk]

8 COUNCIL MEMBER BARRON: ..what the
9 rules are, just got to get an explanation each
10 time.

11 JOSEPH LYNCH: Very good.

12 CAROL CLARK: Thank you.

13 CHAIRPERSON LEVIN: Actually,
14 sorry, one more question.

15 JOSEPH LYNCH: Sure.

16 CHAIRPERSON LEVIN: Are there those
17 in this development that may not be able to be
18 certified for Section 8 because of income
19 guidelines? Say they're a little bit over income
20 to qualify for Section 8, is there a situation
21 which they then will be on the hook to cover that
22 increase, is that happening in this particular--

23 [Crosstalk]

24 JOSEPH LYNCH: [Interposing] To my
25 understanding, no, this is 100% project-based and

3 nobody's at the income level where 30% of their
4 income will effect their--in other words, the
5 contract rent increase, so the Section 8 rent
6 increase that will happen will not effect the 100%
7 of the project.

8 CHAIRPERSON LEVIN: Okay. I guess
9 I've seen in other instances where individuals,
10 you know, say 10% of the building or--

11 JOSEPH LYNCH: Mm-hmm.

12 CHAIRPERSON LEVIN: --the complex
13 will not qualify at a certain point for a Section
14 8 and so that overall increase that happens to
15 everybody and it's covered for 90% of the folks--

16 JOSEPH LYNCH: Right.

17 CHAIRPERSON LEVIN: --through the
18 Section 8, 10% of them will actually find a pretty
19 steep increase.

20 JOSEPH LYNCH: Right, no, this
21 building, first of all, it's 100% Section 8, it's
22 project-based where if there's a contract rent
23 increase, it won't effect anybody that's eligible.
24 They pay 30% of their income, their 30% of the
25 household income up to the contract rent--

CHAIRPERSON LEVIN: Mm-hmm.

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2 JOSEPH LYNCH: --so they would have
3 to 30% of the overall household income, 30% of
4 that, would have to equal the contract rent and
5 it's, to my understanding, that is not the case
6 here.

7 CHAIRPERSON LEVIN: Right, but
8 nobody in the building does not qualify for
9 Section 8--

10 [Crosstalk]

11 JOSEPH LYNCH: [Interposing] That's
12 my understanding, yes.

13 CHAIRPERSON LEVIN: Okay. Thank
14 you very much.

15 JOSEPH LYNCH: Thank you.

16 [Pause]

17 CHAIRPERSON LEVIN: Okay. We're
18 going to move on to our next item, Land Use Number
19 217, 20115198 HAX, that's 190 of Brown Place in
20 the Bronx, it's a Neighborhood Redevelopment
21 Program in Community Board District 1, that is in
22 Council District number 8, that is represented by
23 Melissa Mark-Viverito. Here to testify on behalf
24 of this project is Assistant Commissioner Carol
25 Clark and Terry Arroyo from HPD.

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2 CONCESSIONS

3 and 147, this is Providence House 1 and it's--
4 sorry, again, Land Use Numbers 146 and 147 C
5 100325 ZSK and C 100326 HAK. This is in Community
6 Board District 9 in Brooklyn, it is in Council
7 District 40, represented by Council Member Mathieu
8 Eugene. Application submitted by the Department
9 of Housing Preservation and Development pursuant
10 to Sections 197C and 201 of the New York City
11 Charter for the grant of a special permit pursuant
12 to Section 74-902 of the Zoning Resolution to
13 permit the allowable community facility floor area
14 ratio of Section 24-11 to apply to a proposed six-
15 story not-for-profit institution with sleeping
16 accommodations on property located at 329 Lincoln
17 Road in an R-6 district, that's Land Use Number
18 146.

19 Land Use Number 147 is an
20 application submitted by HPD one to the--pursuant
21 to Article 16 of the General Municipal Law of New
22 York State for, A, the designation of property
23 located at 329 Lincoln Road as an Urban
24 Development Action Area and, B, an Urban
25 Development Action Area project for such area and,
2, pursuant to Section 197C of the New York City

3 services funding through the Department of Health
4 and Mental Hygiene.

5 And, finally, just to say that the
6 screening for all these residents will be done in
7 conjunction with Community Access, both of our
8 agencies have had extensive experience working
9 with the population to be served and our staff is
10 well trained to determine who will make a good
11 tenant. In addition, we will have detailed
12 background material on all of the supportive
13 housing tenants, something which one would not
14 have in a typical rental building. And I just
15 would lastly want to mention that the City
16 Planning Commission has a detailed outline of this
17 extensive screening process, which I'd be happy to
18 provide to you as well. Thank you.

19 [Pause]

20 CHAIRPERSON LEVIN: Thank you very
21 much, Sister Kinney and [pause] I would ask the
22 panel to remain, we're going to vote on the other
23 two items that we have heard today before we get
24 into a further dialogue because we do have a
25 number of people here that are looking to testify
on this matter. Before we engage in a further

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2 dialogue with this panel, we should probably move
3 to vote on the other two items. So if I could ask
4 you guys to hang tight for a minute, that would be
5 great.

6 SISTER JANET KINNEY: No problem.

7 CHAIRPERSON LEVIN: So on Land Use
8 Numbers 217 and 239, we're going to be voting on
9 these two items, I recommend an aye vote on both
10 items and I would ask Counsel to the Committee,
11 Carol Shine, to call the roll.

12 CAROL SHINE: Chair Levin.

13 CHAIRPERSON LEVIN: Aye.

14 CAROL SHINE: Council Member
15 Barron.

16 COUNCIL MEMBER BARRON: Aye.

17 CAROL SHINE: Council Member Koo.

18 COUNCIL MEMBER KOO: Aye.

19 CAROL SHINE: By a vote of three in
20 the affirmative, none in the negative, and no
21 abstentions, the aforementioned items are approved
22 and referred to the full committee.

23 CHAIRPERSON LEVIN: Thank you very
24 much. So I'd like to kind of engage a little bit
25 on a dialogue on this particular project. As

3 you're likely aware, there's some opposition from
4 the neighborhood or from people in the
5 neighborhood, and looking kind of back through
6 this ULURP process, the Community Board itself had
7 voted in opposition, it was 28 to 7. Despite
8 maybe there being support from members of the
9 Community Board, it was voted to disapprove and
10 then when it came to the Borough President's
11 recommendations, the special permit was voted to
12 disapprove with modifications whereas the land
13 disposition was voted to approve with
14 modifications. I think that the borough president
15 had a number of recommendations that I'm sure that
16 you are aware of. Would you maybe discuss a
17 little bit about some of the borough president's
18 recommendations and the response to those?

19 CAROL CLARK: Jack Hammer will
20 answer that question.

21 [Pause]

22 JACK HAMMER: Well during the
23 public review process, there was suggestions, as
24 you mentioned, specifically by the borough
25 president concerning a change in the unit
distribution at present, the proposed unit

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2 the mentally challenged, you know, we get more
3 than our share and it puts us in a bind 'cause a
4 lot of those folk are our people and, but for God,
5 it could be any one of us. But having said that,
6 how come you don't go to other communities with
7 these projects and give them their fair share of
8 the projects? I have a lot in East New York and
9 what I do is I try to compromise, I try to work
10 out something, we don't want to say we don't
11 homeless 'cause any one of us could be homeless;
12 we don't want the mentally challenged, 'cause any
13 one of us can go off, especially the way they
14 treat me here in the City Council, I'm liable to
15 be in need of that service any moment. So I'm
16 very sensitive to that, but I just think the
17 proportion that comes our way is problematic.
18 I'll let you speak in a second, Carol, I see you
19 going for the mic 'cause I'm sure you have an
20 answer for this.

21 But the other thing is that when
22 you don't want to do something, you won't find a
23 way to make it work. When you really want
24 something to happen, you use all of your
25 subsidies, all of your ingenuity, all of your

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2 the community won't be able to have as many, but
3 at least it will be families and not SROs. And I
4 think those things should be worked out with the
5 community instead of just saying, here, this is
6 it, we can't do anything about it, it's not going
7 to make sense, if you want two or three rooms,
8 then we can't do 26 apartments, well then you
9 don't do 26 apartments, you know, do 15 or
10 whatever. But I think you should work out
11 something with our communities 'cause we always
12 get the special needs population and we try our
13 best to work with it, but it doesn't happen as
14 much in other communities.

15 CAROL CLARK: Thank you, Council
16 Member Barron. With all due respect, it is really
17 difficult to locate sites for these kinds of
18 facilities and I would like to emphasize that this
19 is permanent supportive housing for a population
20 that's really in need and I think our testimony so
21 far has also indicated that a previously city-
22 owned blighted building was on the site for nearly
23 27, 28 years, so that I'd like Sister Kinney to
24 take an opportunity to also respond, but we
25 believe that all the care has been taken to talk--

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2 COUNCIL MEMBER BARRON:

3 [Interposing] Well--

4 CAROL CLARK: --with the community
5 and--

6 COUNCIL MEMBER BARRON: --in all
7 due respect, before you just say there's no place
8 else in the entire city for this to be built, I
9 don't buy that and all due--

10 CAROL CLARK: [Interposing] Oh, I
11 don't think that's true.

12 COUNCIL MEMBER BARRON: --and all
13 due respect to you, I mean--

14 CAROL CLARK: Thank you.

15 COUNCIL MEMBER BARRON: --'cause
16 you said in all due respect, this is a blighted a-
17 -I know it's blighted, but there are blighted
18 areas in other communities as well, it's not like
19 there's nowhere else in the entire city this can
20 be built but in our community, I just don't buy
21 that one, in all due respect.

22 SISTER JANET KINNEY: The point--
23 Sister Janet Kinney--the point that I would just
24 like to addressed is specific to the population.
25 One of the things that I said before, and I want

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2 to add a little bit to that, is the fact that
3 you'd have the reputation of two excellent
4 organizations who have been around a very, very
5 long time. We were founded to serve the needs of
6 women coming out of prison.

7 COUNCIL MEMBER BARRON:

8 [Interposing] Only to cut to the chase and I don't
9 mean--

10 SISTER JANET KINNEY: Yes.

11 COUNCIL MEMBER BARRON: --to be
12 rude--got that.

13 SISTER JANET KINNEY: Okay. But--

14 COUNCIL MEMBER BARRON: That's not
15 my--

16 SISTER JANET KINNEY: --but I
17 think--

18 COUNCIL MEMBER BARRON: --that's
19 not a answer to my questions.

20 SISTER JANET KINNEY: --but, but,
21 sir, I do think what is important to note that the
22 state rate recidivism rate is over 30%, ours is
23 under 5%, last year it was 2% recidivism rate. So
24 what I'm saying to you is we are very successful
25 with helping women come back to the community and

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2 recreate their lives, that is very significant,
3 we're not the same as every other organization.

4 COUNCIL MEMBER BARRON: Well did I
5 ask you how successful have you been?

6 SISTER JANET KINNEY: But I think--
7 but, sir--

8 COUNCIL MEMBER BARRON: Okay. Then
9 what--no, no, no, no--

10 SISTER JANET KINNEY: --no, you
11 didn't, sir--

12 COUNCIL MEMBER BARRON: --no, I
13 didn't ask that--

14 SISTER JANET KINNEY: --that's
15 true.

16 COUNCIL MEMBER BARRON: --question-
17 -

18 SISTER JANET KINNEY: I'm sorry.

19 COUNCIL MEMBER BARRON: --because
20 I'm not questioning that. You didn't answer any
21 of my questions. I'm not questioning your ability
22 to integrate women and stopping the recidivism
23 rate, that's wonderful. Stop it somewhere else.
24 Stop it in other communities. I'm not asking you
25 about your credibility, I'm not questioning that.

3 individuals, this building would serve 26
4 individuals. I'm just saying that's the
5 constraint--

6 COUNCIL MEMBER BARRON: No, I
7 understand, so now that's--

8 SISTER JANET KINNEY: --that's the
9 constraint.

10 COUNCIL MEMBER BARRON: --that's in
11 a better direction of what we need to discuss more
12 and even in the context of those perimeters, we
13 need to see how we can reach agreement, a better
14 agreement with the community, even with those--
15 see, that would be a good conversation to sit down
16 and look at square footage and see what could
17 possibly happen, and maybe it can't be the ideal
18 program you want, maybe it would have to be some
19 adjustments to adjust to the community's desires
20 and needs, but that would be headed in the right
21 direction to discuss that more.

22 CAROL CLARK: Thank you, Council
23 Member.

24 COUNCIL MEMBER BARRON: Thank you.

25 CHAIRPERSON LEVIN: I just wanted
to briefly address the layout as proposed is all

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3 supportive housing projects that contain more
4 balance between the ratio of supportive units and
5 units for low income households. Such unit
6 distribution is viewed as being a better way of
7 blending in with the host community. Proposals
8 such as Fifth Avenue Committee's 575 Fifth Avenue
9 project Bowery Residence Committee's Liberty
10 Avenue project in the Kosciuszko Street Supportive
11 Housing Project in Bed-Stuy provide this more
12 traditional proportion of 60% supportive and 40%
13 low income. The borough president does not
14 believe that there is any justification that this
15 site warrants a deviation from the standard due to
16 the residential context of the block. My question
17 is, in other developments that you have done, are
18 those 60/30, is that a standard that is commonly
19 adhered to, is this a deviation from a common
20 standard?

20 JACK HAMMER: Yeah, what I
21 mentioned earlier is that HPD Supportive Housing
22 projects that are built are generally larger than
23 this one, which is 25 units plus a superintendent.
24 So given the larger nature of our typical
25 supportive housing projects, 45, 50 units, 60

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2 units, you know, even larger, so this is where the
3 challenges come into play in terms of a smaller
4 project and the funding levels having to do with
5 the operations of providing the services that are
6 needed to support the operations of this facility.
7 Because there's a smaller number of units to work
8 with, a reduction in the number of supportive
9 housing units, as Sister Janet Kinney had
10 mentioned, has a direct impact on the staffing
11 levels where we would need to find additional
12 subsidies to make it feasible to fund a 60/40
13 split.

14 Another comment that the borough
15 president's office had in their recommendations
16 was to have some, hopefully some one-bedroom
17 units, for example. So hypothetically speaking,
18 with a 60/40 split and, let's say, one-bedroom
19 units assuming [off mic] speaking that would
20 reduce--assuming the building size stays the same,
21 you would have 20 units roughly instead of 25,
22 there would be a loss of units. If my math is
23 right, you would have more like 12 supportive
24 units instead of the 25 that are proposed with
25 that assumption. So we didn't feel those numbers

3 worked for what we're trying to accomplish given
4 the program.

5 CHAIRPERSON LEVIN: Sorry, just a
6 point of clarification, it proposes 20 units of
7 supportive, right?

8 JACK HAMMER: Right, no, it's 25,
9 but I was suggesting if there's a reduction--if
10 you try to have, let's say, some one-bedroom units
11 hypothetically, that's what the borough
12 president's report has suggested, to have--

13 CHAIRPERSON LEVIN: Right.

14 JACK HAMMER: --try to have some
15 one bedroom units--

16 CHAIRPERSON LEVIN: Yeah, yeah.

17 JACK HAMMER: --in that case, you
18 would have roughly 20 units total because you
19 would have, again, based on the report the
20 thinking was have something like five one-bedroom
21 units and maybe 15 supportive units.

22 CHAIRPERSON LEVIN: Mm-hmm.

23 JACK HAMMER: So we'd have a
24 smaller number of units and with a smaller
25 percentage of supportive units, it would be
something like 12 supportive units in that

3 scenario.

4 CHAIRPERSON LEVIN: Right, right,
5 but versus what is proposed, which is 20--

6 JACK HAMMER: [Interposing] Which
7 is 25.

8 CHAIRPERSON LEVIN: No, 20--

9 [Crosstalk]

10 JACK HAMMER: [Interposing] Oh, 20,
11 I'm sorry, 20, thank you.

12 CHAIRPERSON LEVIN: Okay. And just
13 one other question, then I think Council Member
14 Barron has a question. Has HPD--have you guys run
15 the numbers in earnest here and really looked at
16 what--I mean, have you explored the idea with a
17 thoroughness, kind of, to see how it would work
18 out, what type of--you know, exactly how much less
19 in terms of the supportive housing subsidy you're
20 getting? I mean, my question is, have you done
21 like a floor plan layout of what it might look
22 like? Have you really explored the idea of the
23 60/40 split?

24 [Pause]

25 SISTER JANET KINNEY: --and the
numbers.

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2 CAROL CLARK: We have run the
3 numbers and looked at every configuration and we
4 sat with Council Member Eugene for an hour last
5 Monday and talked with him and his staff member,
6 who's in the room today, and went over those
7 numbers and why we believe that what we are
8 proposing is what makes most sense in this
9 instance.

10 CHAIRPERSON LEVIN: Council Member
11 Barron.

12 COUNCIL MEMBER BARRON: Yeah, how
13 much rent will you be receiving?

14 CAROL CLARK: The special needs
15 units, the rents with it includes the Section 8
16 voucher is approximately \$1,000 per month.

17 COUNCIL MEMBER BARRON: For all the
18 26 units--

19 [Crosstalk]

20 CAROL CLARK: [Interposing] For the
21 20 units, which are the special needs units for
22 the low-income units so-called, the proposed rent,
23 projected rent for those five other units is about
24 \$750 per month.

25 COUNCIL MEMBER BARRON: So \$1,000

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2 for the special needs and...

3 CAROL CLARK: [Interposing] Right,
4 'cause the special needs has the--

5 COUNCIL MEMBER BARRON: Studio.

6 CAROL CLARK: --Section 8 voucher.
7 Studio, right.

8 COUNCIL MEMBER BARRON: Studio,
9 you're doing pretty good for yourself.

10 CAROL CLARK: Efficiency.

11 COUNCIL MEMBER BARRON: But it's
12 \$1,000 a month for a studio. And you see, see,
13 once we start looking at some of those things and
14 the benevolency, you know, \$1,000 for a little
15 studio apartment, \$750 for, you know, the other
16 five, I just think there's some--something's not
17 right in this, I'll figure it out, but there's
18 something that's just not right, there's something
19 not right that we can't work out something better
20 than this situation that we have here. And I
21 think we need, in my opinion, go back to the
22 drawing board and see if we can do better to meet
23 the needs of the community and not just say, hey,
24 look, it has to be 80/20 and square footage, can't
25 do this and that. But what kind of subsidies are

3 try to do that because it will all be entered into
4 the record and you can submit written testimony as
5 well, so don't be afraid that, you know, we're not
6 going to catch it. But just keep your eyes on the
7 clock. But I will call up the first panel, this
8 is a panel testifying in opposition to the
9 project. The first person I would like to call up
10 is Dulce De La Cruz, Ms. De La Cruz. Joanne
11 Neubold, both representing the Lincoln Road
12 Association, and Barbara Rogers. [Pause] I would
13 encourage you all to please take up the full three
14 minutes if you can. Use it if you got it.

15 And I'll ask Ms. De La Cruz to
16 speak first, Ms. De La Cruz.

17 DULCE DE LA CRUZ: Good afternoon
18 and thank you for giving me [off mic] to speak.

19 CHAIRPERSON LEVIN: Can you please
20 turn on the microphone and identify--say your name
21 for the record.

22 DULCE DE LA CRUZ: Yeah, I'm Dulce
23 De la Cruz, I live in 318 Lincoln Road and I've
24 been living there for 20 years. And my opinion in
25 that projects, I'm against that because our
neighborhood is busy at that block, our community

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2 senior citizen, people who live in the place
3 shaken out because they don't know what could
4 happen to them and they're going to pull out from
5 their apartment where they pay low rent and we
6 need something for them also. Thank you.

7 CHAIRPERSON LEVIN: Thank you.

8 I'll next ask Ms. Neubold to speak, and again, you
9 have three minutes, Ms. Neubold.

10 MS. NEUBOLD: I'm Joanne.

11 CHAIRPERSON LEVIN: Please turn on
12 the mic, thanks.

13 JOANNE NEUBOLD: I'm sorry, I
14 thought I did. Hello, Council [off mic], I'm
15 Joanne Neubold, I also live at 318 Lincoln Road.
16 I've actually did extensive work and research on
17 all of this supportive housing, I've gone out with
18 Sister Kinney, we've actually also have spoke to
19 Mathieu Eugene saying that he's on our side of
20 where we stand. We do definitely need affordable
21 housing in the area, but we don't need SROs. I'm
22 a real estate broker in the area, we have so many
23 families needing spaces to live, to have something
24 that we can say they have more than 150 square
25 foot of livable square feet. You're taking them

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2 out of a different facility to put them into
3 another kind of jail, that's my thought. And the
4 block itself has not come to the point where it
5 can actually substain and give a nice neighborhood
6 where you want someone to recidimize into the
7 community and when you're saying that you have a
8 3% recidivism rate due to the city, the city has
9 more people that they have to recidimize, so you
10 have to understand the numbers as well. So if
11 you're going to talk about numbers, you have a
12 certain amount and the city has a certain amount,
13 so you can't compare apples to oranges, that's my
14 opinion.

15 And I also have spoke to Eugene,
16 the State Senator as well, I've spoke to--and we
17 have--you say that it's not a lot that are in this
18 neighborhood, we have a half a block away there's
19 a Providence House right half--it's a halfway
20 house, has 14 units with three supportive people
21 that stay there all the time. We need more things
22 for our community, we need something that we can
23 say our people who are looking for places that
24 they can afford to live, not studio apartments, we
25 need places that we can actually afford to live in

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3 the neighborhood that we've actually tried to
4 increase and it's--I'm sorry, I'm a little
5 nervous, but...

6 And I also understand when Sister
7 Kinney was also stating that she has petitions,
8 we've done petitions, I would like to know where
9 those people are, 'cause around our block as well
10 we have addresses, phone numbers of people who
11 actually live in the neighborhood who have vested
12 interest in the neighborhood who oppose this. I
13 don't oppose what they're doing, but actually
14 compromise with us so we can actually have
15 something what our neighborhood needs as well.
16 Thank you.

17 CHAIRPERSON LEVIN: Thank you, Ms.
18 Neubold. And next up I'll ask Barbara Rogers to
19 say a few words.

20 BARBARA ROGERS: Thank you, Council
21 Member. I am Barbara Rogers, I live on Lefferts
22 Avenue between Rogers and Nostrund, I have lived
23 in the neighborhood for nearly six years now and I
24 would first like to address one important comment
25 that was made earlier stating that an elevator is
required. An elevator is required in new

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2 able to find new affordable apartments in our
3 neighborhood. We are facing a crisis of
4 affordable housing in Prospect Lefferts Gardens,
5 we need more affordable housing. I totally
6 support the borough president's recommendation
7 that we put at least 40% affordable housing into
8 this, regardless of what it takes to get there.
9 And I agree with Council Member Barron, the money
10 is out there, it can be found.

11 Providence House has not
12 demonstrated any goodwill towards the community,
13 they have never tried to meet with any of us, we
14 have never had any discussions about the ongoing
15 saga, we have never seen the numbers they're
16 running, so I do not believe that they have in
17 good faith tried to fit in with the community.

18 Furthermore, I would just like to
19 state that I do believe the City Council owes it
20 to the people who elected them to vote against
21 this proposal. Show moderate income families what
22 the people they put in office are doing for them,
23 do not participate in this significant process of
24 pushing poor families and moderate income families
25 out of the city. Thank you very much for

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2 listening, and I do have written testimony to give
3 to you as well. Thank you.

4 CHAIRPERSON LEVIN: Thank you, Ms.
5 Rogers, and please make sure to submit--everyone
6 who has written testimony, please make sure to
7 submit that. Thank you.

8 Next up we're going to call up a
9 panel of--sorry, hold on a second. [Pause] Okay.
10 We're going to call up a panel in favor, I'm going
11 to call up four people. Sister Pat Mahoney first,
12 Sister Carla Rabinowitz--sorry, Sister Pat
13 Mahoney, representing Providence House; Carla
14 Rabinowitz representing Community Access; Sandra
15 Lowe representing Community Access; and Dynishal
16 Gross, representing neighborhood residents in
17 favor of the project. If I could ask all four to
18 come up.

19 FEMALE VOICE: [Off mic] I'll give
20 it to you later.

21 CHAIRPERSON LEVIN: And I will ask
22 you to speak in the order that you were called up.
23 So first, Sister Pat Mahoney.

24 SISTER PAT MAHONEY: Thank you.

25 CHAIRPERSON LEVIN: Sorry, please

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2 turn on the microphone and make sure to identify
3 yourself for the record.

4 SISTER PAT MAHONEY: My name is
5 Sister Pat Mahoney, I'm testifying for Providence
6 House, and I live in Providence House on Lincoln
7 Road that was alluded to before. I sat with
8 Joanne Neubold in our sunroom and had a lengthy
9 conversation about what it was we were looking to
10 do. I think there's been a lot of outreach made
11 to the community. I mean, I think there's been a
12 lot of good faith effort done. On July 17th, we
13 had a meeting in the parish hall, St. Francis of
14 Assisi's church. Providence House on Lincoln Road
15 is a convent, it's an old convent that we use and
16 we house 14 female state parolees, they live with
17 three old nuns, myself included, and there has
18 never been a tad of community trouble.

19 These women have moved on, they are
20 said, the rate of recidivism has been wonderful
21 and they have been moved on to education, to jobs,
22 they're taxpayers, and they're contributing to
23 society.

24 And we're looking for permanent
25 residents, permanent homes. This is not another

3 neighborhood-friendly than a broad open space.

4 Community access has experienced that, we have

5 experienced it in other of our sites. So I think

6 it's something that needs to be considered. Thank

7 you.

8 CHAIRPERSON LEVIN: Thank you,

9 Sister, and I would just take exception to one

10 thing you said, you may be a nun, but you're by no
11 means old, you look--

12 [laughter]

13 CHAIRPERSON LEVIN: --so I just

14 want to clarify that and go on the record in

15 exception to that. Next I'll ask Carla Rabinowitz

16 from Community Access to testify.

17 CARLA RABINOWITZ: Yes, I apologize

18 for the gum, I'm on nicotine. I am Carla

19 Rabinowitz, the community organizer for Community

20 Access. Community Access is a 36-year-old mental

21 health housing agency that provides support

22 services, including employment. This is mainly

23 what I want to tell you--whenever Community Access

24 wants to build in a neighborhood, we hear the same

25 thing: Not in this neighborhood, not in this

neighborhood, not in this neighborhood, the

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2 neighborhood is oversaturated, we're not
3 prejudiced, we have children, we have elderly,
4 there's a swimming pool. We hear this at every
5 community board I go to as an organizer.

6 The mental health recipients being
7 served, they're not monsters that portrayed in the
8 media. We mental health recipients are just
9 people who fell on hard times and need help to
10 rebuild our lives. The mental health recipients
11 being housed here have passed through the Sister's
12 transitional housing, they've already gone through
13 their rough phase. The lack of housing for mental
14 health recipients across the city is a crisis--
15 that's why they started the NY/NY III, but the
16 crisis still exists. I meet people so many times
17 in my mental health field organizing work who need
18 housing. Crisis forces people to be homeless,
19 year-long waiting list, it's just still a crisis
20 for us.

21 Community Access housing becomes a
22 pillar of a community. Police turn to our program
23 directors to find out information if there is a
24 crime in the neighborhood and that's because we
25 provide excellent support services. If you cut

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2 the number of mental health units, you won't have
3 the needed services. That's why I ask you to
4 allow Providence House with its 31 years of
5 experience to go ahead with this project, it's a
6 current 80/20 form, 80% mental health recipients,
7 20% neighborhood people without such concerns, so
8 they can afford, not only to build, but to
9 maintain this desperately needed housing. Thank
10 you.

11 CHAIRPERSON LEVIN: Thank you, Ms.
12 Rabinowitz. Next up I would ask Sandra Lowe to
13 testify.

14 SANDRA LOWE: What do I do with
15 this?

16 [Off mic]

17 SANDRA LOWE: It's on? Oh, okay.
18 I don't even need it, I'll tell you.

19 CHAIRPERSON LEVIN: But just to go
20 on the record, we need it to--

21 [Crosstalk]

22 SANDRA LOWE: [Interposing] Okay.
23 I'm not a nun, but I am old, and not only do I
24 represent Community Access, I live in this
25 neighborhood. I live on Rutland Road, which is

3 about three blocks away. I own a business in this
4 neighborhood, I have a café, which is right on
5 Lincoln Road, but it's three blocks down.

6 It's hard for me to know where to
7 begin. I go to these things all the time and it's
8 confounding how you fight the fear. These women
9 are our sisters, they are our daughters, they're
10 our cousins, they belong to the community. They
11 should not be looked at differently than anybody,
12 any other citizen who has a right to be in the
13 community.

14 It is not true that this community
15 is oversaturated, I think this will be one of two
16 supported permanent housing that HPD did in
17 Community Board 9. And it is not true that
18 Brooklyn and these areas of Brooklyn are the only
19 places. Actually, Manhattan has far more
20 supported housing units than Brooklyn or Bronx.

21 What we are talking about is 20
22 individual women who are getting their lives
23 together. Yes, I vote, probably everybody here
24 votes, but you represent people who are homeless,
25 you have responsibility for those people too--
people who are homeless, people who are on parole,

2 people who are mentally ill. All of those things,
3 we are all responsible for these people. And in
4 my community I would love to see housing that is
5 like our housing, we have beautiful housing, and
6 we treat people with dignity, and like they belong
7 here in New York in our neighborhoods. So I--

8 [bell]

9 CHAIRPERSON LEVIN: If you could
10 just summarize--

11 SANDRA LOWE: Yes.

12 CHAIRPERSON LEVIN: --from here on
13 out.

14 SANDRA LOWE: It's kind of
15 emotional, but I wanted to get emotional because I
16 think this is an emotional issue, one that can't
17 be combated with facts, 'cause no one's interested
18 in facts. And I'm going to switch--

19 CHAIRPERSON LEVIN: Thank you, Ms.
20 Lowe. Next I will ask Dynishal Gross to please--
21 did I pronounce that correctly?

22 DYNISHAL GROSS: No, but it was a
23 good try.

24 CHAIRPERSON LEVIN: Okay. Please
25 correct me.

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2 CONCESSIONS

3 DYNISHAL GROSS: Kind of a hard
4 name. I'm Dynishal.

5 CHAIRPERSON LEVIN: Dynishal.
6 Okay. Thank you very much, Ms. Gross.

7 DYNISHAL GROSS: I'm a resident of
8 40 Lincoln Road, three blocks down from the
9 proposed project, and I've been coming to hearings
10 about the project since I learned about it on a
11 local neighborhood blog in May, I don't have any
12 connection to the organizers, but I do have a
13 strong connection to the neighborhood. I do a lot
14 of community work in the neighborhood, I've lived
15 there since 2001, and I'm very much concerned
16 about affordable housing in the neighborhood.

17 So I'm shocked and disappointed to
18 hear folks argue that, you know, this project
19 should be opposed because we need affordable
20 housing, this project should be opposed because we
21 need services for seniors and services for youth--
22 it's a false dichotomy. We need all of those
23 things and we also need housing for folks
24 returning from prison, and it is in support of
25 maintaining affordable housing in the neighborhood
that this project should be opposed and I'll tell

3 you a little bit about why.

4 When there are quality-of-life
5 problems in our multi-family rental buildings in
6 the neighborhood, when there are quality-of-life
7 problems on the street, it causes turnover. It's
8 a gentrifying neighborhood, so when the new folks
9 who come into an affordable--fairly affordable
10 unit in a multi-family building are the first to
11 leave because they run into loitering in the lobby
12 or folks with mental illnesses on the street--all
13 of these are everyday problems on my block--they
14 move out and that apartment turns over and then
15 there's a vacancy increase and those apartments
16 get more--less and less affordable. And it's that
17 cycle that's causing gentrification in our
18 neighborhood and the loss of affordable housing
19 units in our neighborhood.

20 Earlier this year we had three
21 young men who were released from jail, they maxed
22 out their sentences, they weren't on parole so
23 they didn't need a stable residence to report to,
24 they just started hanging out in our lobby and
25 'cause we're in the AFTAT [phonetic] program,
because we organized our building, they got

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2 arrested for criminal trespass and they'll get
3 back into the criminal justice system. It's a
4 travesty, because people aren't housed coming out
5 of prison, that there's a revolving door.

6 Our neighborhood does need these
7 services, we need it for probably a lot more than
8 20 beds, but Providence House serves the cream of
9 the crop and they do a fabulous job doing it. And
10 I'm one of the many neighbors--400 have signed the
11 petition and I hate to see that discounted because
12 it's very hard for working people to come out to
13 these hearings during the day. When they sign a
14 petition, they do it very consciously.

15 And I think you should not believe
16 that the neighborhood is united in opposition to
17 this project, it's not the case. There's a
18 diversity of opinions about the project, the
19 opposition has very much been for the most part,
20 up until now, I don't know who all is speaking
21 today, but been very localized, folks who live on
22 the block and many folks who had an interest in
23 buying the property and were not able to do so,
24 probably most folks are just unengaged. But there
25 is a great deal of support for the work Providence

3 House does, there's a great need for these
4 services in the neighborhood and I welcome them.

5 And I hope that this body makes a
6 more informed decision than our Community Board
7 did when they voted against the recommendation of
8 their own committee because of community
9 opposition based in fear and prejudice.

10 CHAIRPERSON LEVIN: Thank you,
11 thank you, Ms. Gross, sorry, again, about the
12 pronunciation mistake. And, Ms. Lowe, I would
13 just also take exception to one of your
14 statements, they say that 40 is the new 30, so I
15 will say that you are by no measure old.

16 [laughter]

17 CHAIRPERSON LEVIN: Just for the
18 record.

19 SANDRA LOWE: Thank you.

20 CHAIRPERSON LEVIN: Yes. So I'm
21 going to call up one more panel. Let's see, is it
22 Lyndian Harriott? This is a panel in opposition.
23 It's one, Dana Hebbard, both representing, I
24 guess, Lefferts Block Association or themselves.
25 Zerek Kempf.

[Off mic]

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2 CHAIRPERSON LEVIN: And Erin Kempf.

3 [Pause]

4 [Off mic]

5 FEMALE VOICE: Oh, sorry, but thank
6 you, I appreciate it.

7 [Off mic]

8 CHAIRPERSON LEVIN: Okay. I will
9 ask Ms. Harriott to testify first and please state
10 your name for the record and make sure that the
11 microphone is on, and you have three minutes.

12 LINDA HARRIOTT: Yeah.

13 FEMALE VOICE: Yeah, that's all I
14 saw.

15 CHAIRPERSON LEVIN: You're all set,
16 yeah.

17 LINDA HARRIOTT: Yeah, good
18 afternoon, everyone, good afternoon, Councilman.
19 My name is Linda Harriott and I belong to the
20 Lefferts Avenue Block Association. That building
21 on Lincoln Road is in back of and it's been
22 terrible. Right now, there is a problem with
23 people breaking in store and stuff before the
24 building got demolished, there have been jumping
25 over the fence. And I'm very much opposed to this

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2 LINDA HARRIOTT: Yeah, well go
3 ahead since I stopped.

4 [Crosstalk]

5 CHAIRPERSON LEVIN: We'll start you
6 at--wait, hold on, we're resetting it here, we got
7 the day up there.

8 LINDA HARRIOTT: Got to put it on.

9 CHAIRPERSON LEVIN: Otherwise we'll
10 have to have somebody actually count.

11 [laughter]

12 CHAIRPERSON LEVIN: Ms. Harriott,
13 do you have more to add?

14 [Off mic]

15 CHAIRPERSON LEVIN: Okay. So I'm
16 going to have Ms. Hebbard begin now and you're
17 going to get an extra 10, 15 seconds.

18 DANA HEBBARD: Okay.

19 LINDA HARRIOTT: Yes.

20 DANA HEBBARD: Hello, my name is
21 Dana Hebbard, I thank you, Councilman and all
22 those that are present. I really don't have any
23 more than what have been said already. I am
24 opposed to the project, not because of prejudice,
25 I have nothing against anyone that needs help,

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2 because, but by the grace of God, could be me.

3 What I'm opposed to is the fact
4 that we need other services in the area. Our
5 elderly has no place to go, they're being put out
6 of their places and others are moving in; our
7 children have no outlets. Once they leave school,
8 that's it. I myself have a 33-year-old son, when
9 he was small I had to take him to Kingsborough--
10 not Kingsborough, Kings--

11 FEMALE VOICE: Borough?

12 DANA HEBBARD: --Kingsborough
13 College for a kiddy college, I had to take him
14 downtown to the Y for swimming, because we have no
15 facilities in our neighborhood and these are
16 things that we could use.

17 I don't look at someone because of
18 their color or their economic status. That's not
19 what we're about, we are about what protecting
20 what we have. I have been living on Lefferts
21 Avenue for 54 years, I know the neighborhood, I
22 know when I couldn't walk down Lincoln Road. Now
23 it's a little better, but it still needs help.
24 And even though I'm the block over, I'm willing to
25 work with my neighbors on Lincoln Road to build

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2 CONCESSIONS

3 CHAIRPERSON LEVIN: Anything else?

4 DANA HEBBARD: [Off mic] finish.

5 CHAIRPERSON LEVIN: [Off mic] Okay.

6 Next up, I'm going to ask Erin Kempf to testify.

7 ERIN KEMPF: Good afternoon. I
8 want to first speak to just everybody that came
9 out in opposition, because we all are working
10 people and we have taken time out of our day for
11 something that matters a lot to us. It is
12 something that is really emotional for us because
13 it is our home.

14 And so we have 81 children and our
15 block under the age of 15, I know that's been
16 said, but we have a lot of needs for those
17 children--we need classes, we need our
18 neighborhood association to have a set place to
19 meet, we need play spaces, we need services for
20 our neighborhood. If we have a building that is
21 two stories higher than the other buildings on the
22 street, at an 80/20 split, where the 20 becomes
23 undesirable because it's only five units that are
24 living in this building where they don't get the
25 same services in a neighborhood that is not
stable, it's going to really impact the

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2 neighborhood that we are working towards
3 developing.

4 Ten years ago--this is information
5 that I got from a neighbor who lives a block east
6 on Lincoln Road--10 years ago there was a major
7 drug bust which has improved the neighborhood's
8 east end, but there's still problems. I know
9 personally that I have called the police and that
10 they are reluctant and slow to respond when told
11 that there is drug use. If there is already still
12 a problem with that, trying to rehabilitate people
13 in that area is not in their best interest. We
14 have a lot of issues on the block. So it's just
15 not really going to help them as much as we are
16 pretending that it will.

17 If we can't do a 60/40 split, if we
18 can't do four stories, if we can't do families,
19 then maybe it's not right for our neighborhood.
20 We haven't had any kind of true desire to hear
21 what the community is saying because every time we
22 come to these meetings, the same thing is put
23 forward--we can't make compromises, we can't do it
24 unless it's our way. That's not right for our
25 community.

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2 We have, you know, the reluctance
3 to collect it SRO, but we say there's SRO subsidy
4 funding it, I don't really understand how we can
5 have funding for SROs and then say it's studio
6 efficiency.

7 This is something that I feel very
8 strongly about, I really feel that it's not
9 supportive, it's too large, and I feel that it's
10 not the right time for our neighborhood for this
11 kind of project. And that's really all I have to
12 say, but thank you.

13 CHAIRPERSON LEVIN: Thank you, Ms.
14 Kempf, and I'm going to--one more person to
15 testify is Zerek Kempf as well. Mr. Kempf.

16 ZEREK KEMPF: Hi, my name is Zerek
17 Kempf, I live at 306 Lincoln Road. First, I just
18 wanted to mention--it was mentioned in the
19 previous panel that there was a Providence House
20 on the block over from us on Lincoln Road and how
21 successful that unit is. I just wanted to say
22 that that's a completely different block dynamic,
23 it is flanked by a church and it's flanked by
24 houses across the street, whereas this proposed
25 project it's in a site where there was an

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2 provided onsite. I'm curious to how in-depth they
3 are--

4 SISTER JANET KINNEY: Sure.

5 CHAIRPERSON LEVIN: --or what the
6 nature of those services are.

7 SISTER JANET KINNEY: As mentioned
8 earlier, there's a program director, a clinical
9 supervisor, and a case manager that would be
10 onsite. They do complete needs assessment of
11 those individuals prior to their coming into the
12 program, we place--and I should say that the women
13 that would be placed in this building are women
14 that have already shown a degree of success
15 already in their transition from prison, these are
16 not women coming directly out of prison, they've
17 already been in a transitional housing program.
18 So I think that's a clear distinction that needs
19 to be made.

20 So when they enter the program,
21 we've already sat with them, met with them to
22 determine what are the goals that they have set
23 for themselves. In some cases, it may be that
24 they need job training; in some cases, they may
25 already be employed; in some cases, they may want

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2 to go on for further education; in some cases,
3 they might be someone who's suffering from a
4 mental health disability and so they need to be
5 connected to mental health services within the
6 community. So it's really hand-tailored to the
7 individual woman and her particular needs. We're
8 there to support them, to engage with them so that
9 they can live independently.

10 And if I could just add, someone
11 mentioned in the earlier testimony that the other
12 five single women who are low income would not
13 have those services, that's not correct, the
14 services would be open to anyone in that building.

15 CHAIRPERSON LEVIN: Sorry, with the
16 supportive population, is there a criteria of need
17 that those that would be eligible would have to
18 meet in the sense that do they have to display or
19 do they have to have a history of mental health
20 issues? Do they have to have a history of drug
21 use, or could they have, you know, been
22 incarcerated for something that in no way is
23 related to a drug problem or a--

24 SISTER JANET KINNEY: [Interposing]
25 That's correct.

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2 CHAIRPERSON LEVIN: --mental health
3 problem.

4 SISTER JANET KINNEY: That's
5 correct.

6 CHAIRPERSON LEVIN: Anybody's
7 eligible or is there--

8 SISTER JANET KINNEY: [Interposing]
9 Yeah, our criteria--

10 CHAIRPERSON LEVIN: --a fund--what
11 I'm asking is there a correlation to the funding
12 that is required there?

13 SISTER JANET KINNEY: The woman
14 that would be housed in the supportive side must
15 be homeless and must have a mental health
16 disability. In fact, she would not have to have
17 all three, all three, but in order to get the
18 mental health subsidies, she would have to have
19 some mental health need.

20 CHAIRPERSON LEVIN: That'd be
21 demonstrated over a number of years or how would
22 that be demonstrated?

23 SISTER JANET KINNEY: It would be
24 through testing and information that we would
25 have, yes, they're on a list. They actually have

2 By our staff, by Community Access in tandem with
3 Providence House. They need to meet a level of
4 criteria that they can live independently. Not
5 every woman that comes out of our transitional
6 housing is appropriate for this program, that's
7 why they're very carefully screened to make sure
8 that they will be successful in the program that
9 we're offering.

10 CHAIRPERSON LEVIN: And then my
11 other question--thanks, Sister--my other question
12 is for Commissioner Clark, can you explain to me--
13 I mean, just instruct me, you know, 26 years or
14 however long this has been an abandoned site and
15 has been, I guess, city-owned, what's the back
16 story here? Why has it taking so long for this
17 site to be turned into anything?

18 CAROL CLARK: I think Jack is
19 probably better than I am to answer this question
20 'cause he's been with the agency for a longer
21 period of time and witnessed some of the various
22 iterations.

23 JACK HAMMER: Okay.

24 CHAIRPERSON LEVIN: Thanks, Jack.

25 JACK HAMMER: There have been

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2 we ended up working with Providence House. Is it
3 possible I could just one small comment on
4 saturation, if I may?

5 CHAIRPERSON LEVIN: Of course.

6 JACK HAMMER: Okay. So there was,
7 I know that concern was expressed earlier, I just
8 wanted to reiterate the point that this is one of
9 only two HPD funded supportive housing projects in
10 Community Board 9. The other one is located on
11 the campus of the Kings County Hospital straddling
12 Community Boards 9 and 17. That's the only other
13 HPD supportive housing project other than this one
14 that's in the works, there are none other in
15 Community Board 9. And, for your information, the
16 project on the Kings County Hospital campus was
17 supported by Community Boards 9 and 17.

18 There are certainly other
19 government-funded programs, which I think people
20 are referring to.

21 CHAIRPERSON LEVIN: Right, right, I
22 think that what they're saying is that the
23 supportive housing that's in the community --at
24 least this is what I'm hearing and I'm
25 paraphrasing what I'm hearing from those neighbors

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2 is that the funding sources is different, but that
3 there are in fact a number, and I don't know the
4 number, of supportive housing developments through
5 state funding or some other funding.

6 JACK HAMMER: I mean, there were a
7 few funded under the State Office of Mental Health
8 and they're very scattered throughout very
9 diversely situated within Community Board 9.

10 CHAIRPERSON LEVIN: All right,
11 thank you very much, I appreciate everyone's
12 patience and everyone's testimony, and we are
13 going to hold over the vote on this particular
14 item until we reconvene, being that I'm the only
15 member of the committee here right now.

16 [Off mic]

17 CHAIRPERSON LEVIN: It'll be at the
18 next regularly scheduled meeting, which is
19 November 10th. I want to thank the Land Use
20 staff--Amy Levitan, Carol Shine, and Gail
21 Benjamin--everybody involved, Peter and everyone
22 from HPD and the community for coming out and
23 speaking on this matter. Thank you very much, and
24 the hearing for today is hereby closed.

25 FEMALE VOICE: Adjourned.

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 80
 CONCESSIONS

2 CHAIRPERSON LEVIN: Adjourned,

3 meeting is adjourned.

C E R T I F I C A T E

I, Tammy Wittman, 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 Tammy Wittman

Date November 9, 2010