

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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June 2, 2015
Start: 1:29 p.m.
Recess: 2:47 p.m.

HELD AT: 250 Broadway - Committee Room
16th Floor

B E F O R E:
INEZ E. DICKENS
Chairperson

COUNCIL MEMBERS:
Darlene Mealy
Ydanis A. Rodriguez
Andrew Cohen
Mark Treyger

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

Artie Pearson
Director of Land Use
Planning Support Services
NYC Housing Preservation and Development (HPD)

Gary Sloman
Director of Operations
NYC Housing Preservation and Development (HPD)

Lisa Talma
Assistant Commissioner
Property Disposition and Finance
NYC Housing Preservation and Development (HPD)

Michael Polo
Deputy Director of New Construction
NYC Housing Preservation and Development (HPD)

Joe Lynch
Attorney
Nixon Peabody
Representing Omni New York LLC

Gene Schneur
Principal
Omni New York LLC

Christopher Illum
Vice President of Family Services
NYC Habitat for Humanity

Mr. Velazquez
JGB Management

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2 [sound check, pause, background comments]

3 [gavel]

4 CHAIRPERSON DICKENS: Good afternoon.

5 I'm Council Member Inez E. Dickens, Chair of the
6 Subcommittee on Planning, Dispositions and
7 Concessions. I would like to welcome everyone to
8 today's hearings, and I want to thank and acknowledge
9 my sergeant-of-arms. I want to acknowledge my Land
10 Use Director Raju Mann; Deputy Direct Amy Levitan,
11 and my attorneys Anne McCaughey and Dillon Casey. I
12 also want to apologize to the members of the public
13 that are here to testify, as well as my colleagues
14 and staff for my lateness, but there was something
15 that had come up in the district. There was a
16 shooting this morning in my district that I attended
17 to. So, apologize to all.

18 I want to acknowledge my esteemed
19 colleagues, who are members of the Planning Committee
20 who are here. Council Member Andrew Cohen and
21 Council Member Mark Treyger. We have eight items on
22 our calendar today. We will be hearing and voting on
23 five, and deferring three, which will be laid over to
24 a future committee. Except two will be laid over and
25 one we will be voting on at a later date. To start,

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2 we're laying over the following item: Land Use Item
3 219, West 140th Street Cluster, seeking an Article 11
4 exemption for properties located in my district in
5 Manhattan. Land Use Item 233, Small Homes Rehab,
6 NYCHA Program Single-Family Homes Phase 1, seeking a
7 UDAAP and a tax exemption for properties located in
8 Council Member Daneek Miller's district. Please note
9 that we are holding a hearing today, but not voting
10 on Land Use Item 236, the Grand and Rogers Cluster
11 seeing a UDAAP and tax exemption for properties
12 located in Speaker Melissa Mark-Viverito's and
13 Council Members Gibson and Arroyo's district in the
14 Bronx. So we will be deferring that vote. [ringing
15 cell phone]

16 I am now opening up the hearing for Land
17 Use Item No. 232, Hunts Point Peninsula Apartments.
18 This application is submitted by HPD seeking an
19 Article 11 Tax Exemption for properties located in
20 Council Member Arroyo's District in the Bronx. We
21 have to testify Artie Pearson, Director of Land Use
22 at HPD, and Gary Sloman, Director of Operations also
23 at HPD. Are there any members of the public to
24 testify on behalf of that? Please identify
25 yourselves and begin.

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2 ARTIE PEARSON: Good afternoon, Chair
3 Dickens and members of the subcommittee. I'm Artie
4 Pearson, HPD's Director of Land Use, and I'm joined
5 by my colleague Gary Sloman, Director of HPD's
6 Operations and Housing Supervision. Land Use No. 232
7 consists of proposed exemption area containing five
8 privately owned multiple dwellings known as Hunts
9 Point Peninsula Apartments located at 893 Hunts Point
10 Avenue; 887 to 97 Bryant Avenue; 890 Bryant Avenue;
11 898 Bryant Avenue; and 854 Bryant Avenue. The
12 current owner of the Hunts Point Peninsula Apartments
13 is an Article 5 Redevelopment Company that formed in
14 the early 1980s to provide rental housing for low-
15 income families. The exemption area will be acquired
16 by a new sponsor, and the building will undergo
17 significant rehabilitation that will include building
18 mechanicals, new boilers, new roofs, common area
19 upgrades, upgrades to kitchens with energy-efficient
20 appliances and water saving bathroom fixtures.
21 Additional work will include energy-efficient light
22 fixtures, new energy efficient windows, and an
23 extensive security system. There are a total of 166
24 units of rental housing for low-income families. The
25 sponsor will enter into a 20-year HAP contract with

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2 HUD that provides project-based Section 8 for all
3 units, and limits the income of new tenants to 60%
4 AMI. There is a mixture of units types including
5 one, two, three and four-bedroom apartments as well
6 as one community room at 897--excuse me--887 to 97
7 Bryant Avenue. And four occupied commercial spaces
8 at 893 Hunts Point Avenue.

9 Today, HPD is before the Planning
10 Subcommittee seeking approval to terminate the
11 Article 5 Tax-exemption, consent to the voluntary
12 dissolution of the current owner and approve the new
13 Article 11 Tax-exemption for a term of 33 years that
14 will coincide with the regulatory agreement in order
15 to maintain the affordability of the rental units.
16 And Council Member Arroyo has been briefed, and has
17 indicated her support for the project. And we can
18 answer any questions that you may have

19 CHAIRPERSON DICKENS: Thank you so much
20 to both of you for testifying. Now, you--how many
21 units is in this?

22 ARTIE PEARSON: 165.

23 CHAIRPERSON DICKENS: You said it's
24 privately owned.

25

2 ARTIE PEARSON: The buildings are
3 privately owned, yes.

4 CHAIRPERSON DICKENS: Is--is this a new
5 owner or--or is the same owner?

6 ARTIE PEARSON: This is--

7 GARY SLOMAN: [interposing] This is a--a
8 new owner. It's being acquired.

9 CHAIRPERSON DICKENS: Was it--what at
10 market price? What was the purchase price?

11 GARY SLOMAN: I don't--I don't know the
12 purchase price.

13 CHAIRPERSON DICKENS: Uh-huh, and what--
14 are there any violations currently on the building?

15 GARY SLOMAN: I--I don't know, but
16 there's going to be extensive rehab so that's--

17 CHAIRPERSON DICKENS: [interposing] I
18 understand that. I'd like to know what they are, and
19 what is happening with the--is it occupied? I'm
20 assuming that it's occupied.

21 GARY SLOMAN: Yes, yes.

22 CHAIRPERSON DICKENS: Well, I'd like to
23 know what is going on. If there are violations, how
24 are the current tenants being protected.

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2 GARY SLOMAN: I--I will get back to you,
3 Chairman.

4 ARTIE PEARSON: [interposing] I can give
5 you a breakdown of the violations. I have that with
6 me.

7 CHAIRPERSON DICKENS: Okay, go ahead.

8 ARTIE PEARSON: In building--let's see,
9 this is Block 2740. At 893 Hunts Point, there are
10 two C violations from 2005. They were for lead but
11 were cured. They just did not--have come off the--
12 the records.

13 CHAIRPERSON DICKENS: What else is new?

14 ARTIE PEARSON: In 887, there are no
15 violations. In 890, let's see, there are three C
16 violations for lead, but have been cured.

17 CHAIRPERSON DICKENS: But they haven't
18 been legally.

19 ARTIE PEARSON: That's correct.

20 CHAIRPERSON DICKENS: And the owner
21 certified that they should have been moved.

22 ARTIE PEARSON: I'm sure that the--this
23 most--request has been submitted. I can double-check
24 that for you.

25 CHAIRPERSON DICKENS: It probably was.

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2 ARTIE PEARSON: Okay.

3 CHAIRPERSON DICKENS: I'll give the owner
4 the benefit of the doubt.

5 ARTIE PEARSON: Okay, and the next
6 building which is 898, there are no violations. And
7 in 854, let's see. There was one C violation issued
8 for a window guard to be certified. It should have
9 been certified this month. It's being corrected. I
10 can double check to see if that has actually come off
11 the system, and then there were three C violations
12 for land back in 2005 that have been cured.

13 CHAIRPERSON DICKENS: Is that it?

14 ARTIE PEARSON: That's it.

15 CHAIRPERSON DICKENS: All right, and you
16 said that all 165 units will be at what? At 60% AMI?

17 ARTIE PEARSON: That's correct.

18 CHAIRPERSON DICKENS: Good. And that's
19 for a term of what, 30?

20 ARTIE PEARSON: Thirty-three years.

21 CHAIRPERSON DICKENS: Thirty-three years.
22 Do any of my colleagues have any questions? Council
23 Member Andy Cohen.

24

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2 COUNCIL MEMBER COHEN: How are you? Are
3 people going to have to be relocated while their
4 rehabilitation is going to be done?

5 ARTIE PEARSON: No.

6 COUNCIL MEMBER COHEN: And--and the
7 current ownership it was--these buildings were just
8 privately held?

9 ARTIE PEARSON: Yes, Article 5, housing
10 companies are private.

11 COUNCIL MEMBER COHEN: How--how old is
12 the building or the buildings?

13 ARTIE PEARSON: Well, they were--they
14 were--they formed in the early 1980s. The housing
15 company formed in the 1980s for these buildings.

16 COUNCIL MEMBER COHEN: Is that--were the
17 buildings new in the 1980s, or they were acquired as-

18 -

19 GARY SLOMAN: I don't know the answer to
20 that.

21 COUNCIL MEMBER COHEN: We can--

22 ARTIE PEARSON: [interposing] Okay. Hold
23 on one second. We can have the representative from
24 the owner come up to the table and answer that
25 question for you?

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2 COUNCIL MEMBER COHEN: Okay.

3 CHAIRPERSON DICKENS: But Edward, would
4 you please give him a paper, please? I'm sorry for
5 pointing. I apologize.

6 [background comments, pause]

7 COUNCIL MEMBER COHEN: Good. I think I
8 want you to identify yourself.

9 JOE LYNCH: That's--that's what I planned
10 on doing right now.

11 COUNCIL MEMBER COHEN: All right.

12 JOE LYNCH: My name is Joe Lynch. I'm an
13 attorney at Nixon Peabody. I represent the owner,
14 Omni New York LLC. Gene Schneur, who is the
15 Principal at Omni is here as well. I could just give
16 a couple of follow-up answers to some of the
17 question. I can fill the rest after we're done as
18 not to hold everybody up, if that's okay. The
19 buildings were--actually, the initial Article 5 Tax
20 Exemption was--was enacted in 1977. These are gut
21 rehab buildings. So they were already existing
22 building that went through a gut rehab, and given
23 100% Section 8 HAP Contracts. And, the current
24 Article 5 exemption is still in place. That's why
25 we're here. Omni plans to acquire the properties,

2 close with HDC tax-exempt bond financing, and enter
3 into long-term HAP contracts and long-term regulatory
4 agreements where 100% of the units will be covered by
5 the HAP contracts as well as the low-income housing
6 tax credits for 60% of AMI or less.

7 COUNCIL MEMBER COHEN: But, just so I'm--
8 I mean these are typical sort of tenement buildings.
9 They were rehabbed in the '70s and '80s I guess
10 you're saying, and now it's time to do it again?

11 JOE LYNCH: Yeah, basically. Yes, that--
12 that's correct.

13 COUNCIL MEMBER COHEN: Okay.

14 JOE LYNCH: These buildings went through,
15 you know, I dare say a rehab in 1977. They've--
16 they've been repaired over time, but this is a major
17 renovation because it's--it's time for that.

18 COUNCIL MEMBER COHEN: A long time has
19 passed. Thank you very much.

20 JOE LYNCH: Thank you.

21 CHAIRPERSON DICKENS: Thank you, Mr.
22 Lynch, for coming up to--to clarify some of this.
23 Please stay. Don't--don't rush off.

24 JOE LYNCH: Okay, I wasn't running
25 anywhere.

2 CHAIRPERSON DICKENS: Now, this--this is
3 going to be major renovation. Is this going to be a
4 new HVAC system, new heating system, new roofing, new
5 electrical? If so, how are the tenants going to be
6 protected during that time or is it just a checker
7 boarding going to be done? And is this--are there
8 going to be cosmetic changes to the apartments?

9 JOE LYNCH: No, because this--because
10 this building actually is going through the tax-
11 exempt bond financing and is going to be credit
12 enhanced, it has been looked at and the scope of work
13 has been looked at by HDC and by the lenders as well.
14 There are going to be a number of capital
15 improvements as well. But a lot of the work is going
16 to be in interior apartments where it's needed
17 probably the most based on the scope of services.
18 The tenants will not be relocated. It will be a
19 checkerboard. Omni has been very successful over the
20 years working with HPD and working with City Council
21 on--on a number of these rehabs, as many of you know.
22 So it's going to follow the course as it has.

23 CHAIRPERSON DICKENS: And so, the checker
24 boarding, and then they will be ultimately returning
25 to their apartments?

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2 JOE LYNCH: No, it's actually not checker
3 boarding. Yeah, why don't you--Gene, why don't you
4 tell a little bit about that.

5 GENE SCHNEUR: [off mic] I'd rather not.
6 No, I'll let you.

7 CHAIRPERSON DICKENS: No, no, it doesn't
8 look that way. [laughs] Would you--would like him
9 to clarify that? Does he have to?

10 JOE LYNCH: [laughs] Yes, I'd like him
11 to clarify.

12 CHAIRPERSON DICKENS: Come on up.

13 [pause, background comments]

14 GENE SCHNEUR: All right.

15 CHAIRPERSON DICKENS: Would you fill out
16 the little slip of paper out--

17 GENE SCHNEUR: [interposing] Sure.

18 CHAIRPERSON DICKENS: --please? Thank
19 you.

20 GENE SCHNEUR: I'm trying to fill it out.

21 [pause]

22 GENE SCHNEUR: Good afternoon. I'm Gene
23 Schneur from Omni New York. I'm one of the
24 principals of Omni. In terms of the rehab, this is a
25 major. It's \$3.7 million rehab. We're basically

2 doing everything that you can do in one of these
3 buildings. There's boilers that are being replaced.
4 There are some boilers that have been replaced by the
5 current owner, but most of the boilers are being
6 replaced. You know, we're doing, you know, new--new
7 roofing, new windows, doing brick pointing, redoing
8 the lobbies, redoing the common areas. Inside in the
9 units it's, you know, new kitchen cabinets, new
10 appliances, redoing the flooring, repainting the
11 apartment. Putting in bath fitters, new vanities,
12 new medicine cabinets. You know, pretty much
13 everything you can do, you know, with a--with a
14 building that, you know, that was built, you know,
15 originally probably in the '30s and '40s, and then,
16 you know, gut rehabbed in the '70s and early '80s.
17 So similar to something we did in your district at
18 Madison and 131st Street.

19 CHAIRPERSON DICKENS: 131st Street, of
20 course, I remember that one.

21 GENE SCHNEUR: And then, you know, we're
22 also adding--we're adding about 150 security cameras
23 and also putting a lot of extra lights. We're trying
24 to make it safe for everyone.

2 CHAIRPERSON DICKENS: And then you said
3 new--new doors on the front?

4 GENE SCHNEUR: Yes, new--new doors, new
5 apartment building--

6 CHAIRPERSON DICKENS: [interposing] And
7 what's the intercom system that's going to be
8 utilized?

9 GENE SCHNEUR: We're going to make sure
10 it's a working intercom system.

11 CHAIRPERSON DICKENS: No, I mean is it
12 going to be one--is it going to be push button or for
13 TV or is it going to be that you just--you can talk.

14 GENE SCHNEUR: NO, no TV on the intercom
15 system.

16 CHAIRPERSON DICKENS: [interposing] Uh-
17 huh.

18 GENE SCHNEUR: Your traditional intercom.

19 CHAIRPERSON DICKENS: [interposing] Your
20 traditional intercom.

21 GENE SCHNEUR: But it will--you can talk,
22 but you can talk and listen and open the door.

23 CHAIRPERSON DICKENS: Okay. Do any of my
24 colleagues have any more questions? And we've been
25 joined, by the way, with the Land Use Chair of the

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2 Council and that's Council Member and Chair of Land
3 Use David Greenfield. Do any of my colleagues or the
4 Chair of Land Use have any questions? Thank you so
5 much.

6 GENE SCHNEUR: Thank you very much.

7 CHAIRPERSON DICKENS: Thank you for
8 coming up with the clarity. Thank you for
9 testifying.

10 JOE LYNCH: Thank you.

11 CHAIRPERSON DICKENS: I'm closing the
12 public hearing on Land Use Item No. 232. I'm opening
13 the hearing on Land Use Item 229, the Arthur Clinton
14 Cluster seeking a UDAAP and tax exemption for
15 property located in Council Member Cabrera's
16 district. Artie, just facing you and you've been
17 joined by Lisa Talma.

18 LISA TALMA: [off mic] That's right.

19 CHAIRPERSON DICKENS: All right.

20 ARTIE PEARSON: No, these are just fine.

21 CHAIRPERSON DICKENS: Property Asset
22 Disposition and Finance. Okay.

23 LISA TALMA: [off mic] That's right.

24 [background comment, pause]

25

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2 CHAIRPERSON DICKENS: Please re-identify
3 yourself for the record.

4 ARTIE PEARSON: Artie Pearson, Director
5 of Land Use and I'm joined by Lisa Talma the
6 Assistant Commissioner for Property Disposition and
7 Finance. Land Use No. 229 consists of one city-owned
8 multiple dwelling located at 62 West Tremont Avenue
9 containing 90 residential units, and is known as TBX
10 907B, Arthur Clinton Cluster. The property was
11 originally sold through one of HPD's former
12 rehabilitation programs in the mid-1990s, and was
13 subject to an enforcement mortgage. Over time, the
14 owner's failure to comply with program guidelines, as
15 well as providing essential services, which was
16 mainly heat and hot water, and make required tax
17 payments, HPD pursued a mortgage foreclosure. The
18 judgment was obtained in 2014, and HPD then entered
19 into a net lease agreement with the proposed sponsor
20 to manage the property. 62 West Tremont Avenue will
21 be added to the Arthur Clinton Cluster, which is a
22 set of three buildings previously awarded to the
23 sponsor under the Third-Party Transfer Program Round
24 IX, back in 2011. There is a mixture of studio, one,
25 two and three-bedroom apartments, and 2, 262 square

2 feet of accessory residential space in the building.
3 Once concluded, the Arthur Clinton Cluster will
4 contain 193 rental units. Building developed under
5 TPT parameter limits the AMIs to 30% of a tenant's
6 income. In addition to proposing the conveyance of
7 62 West Tremont Avenue, the sponsor, HPD is also
8 seeking tax benefits under Article XI of the Private
9 Housing Finance Law. And Council Member Cabrera has
10 indicated support for this project.

11 CHAIRPERSON DICKENS: Ms. Talma, do you
12 have additional comments or do you have something you
13 want to add?

14 ASSISTANT COMMISSIONER TALMA: No, I
15 don't have anything to add at this point in time.
16 We're happy to answer any questions.

17 CHAIRPERSON DICKENS: Thank you so much,
18 and thank you both for coming to testify. We've also
19 been joined by Council Member Ydanis Rodriguez.

20 COUNCIL MEMBER RODRIGUEZ: [off mic]
21 Yes, I decided to join you. [sic]

22 CHAIRPERSON DICKENS: [laughter] I
23 apologize to everyone. The--the transfer of the TPT
24 that was done in 2011, this makes--combined with the
25 original Arthur Clinton Cluster makes one--what was

2 to the Clinton Avenue--to the Tremont Avenue, which
3 are 90 units. How many now will be here?

4 ARTIE PEARSON: 193 altogether.

5 CHAIRPERSON DICKENS: And they will all
6 be at 30% AMI?

7 ARTIE PEARSON: That's correct.

8 CHAIRPERSON DICKENS: And was these any
9 extensive work done at the TPT time in 2011? Was
10 there any rehab work done, as frequently happens with
11 a TPT.

12 ASSISTANT COMMISSIONER TALMA: No--no
13 rehab work has been done at this point in time. The
14 rehab work will--will be subsequent to the closing
15 for the--all four properties.

16 CHAIRPERSON DICKENS: And what--are there
17 any violations.

18 ARTIE PEARSON: At 62 West Tremont, the
19 city-owned building is currently still city-owned.
20 There are five lead violations that were cured. It
21 hasn't come off the record.

22 CHAIRPERSON DICKENS: Well, I would just
23 like to hear. Can you tell me about how they were
24 cured--

2 ARTIE PEARSON: [interposing] They were
3 cured--

4 CHAIRPERSON DICKENS: --and that you all
5 [sic] never took them off. Go ahead.

6 ARTIE PEARSON: Well, that's it. That's
7 what happens.

8 CHAIRPERSON DICKENS: Yeah, I know. I
9 know. I know what happens. Go ahead. I'm
10 listening.

11 ARTIE PEARSON: There are--the building
12 is partially occupied. So it's--I'm not sure if we
13 have the breakdown of where the violations are in the
14 occupied versus the--

15 CHAIRPERSON DICKENS: [interposing] So
16 how many--

17 ARTIE PEARSON: --vacancies.

18 CHAIRPERSON DICKENS: --units are vacant,
19 and why are there so many units vacant?

20 ASSISTANT COMMISSIONER TALMA: I think
21 there are about--let's see. The--the majority of the
22 building is vacant.

23 CHAIRPERSON DICKENS: Really?

24 ASSISTANT COMMISSIONER TALMA: Yes.

2 CHAIRPERSON DICKENS: And what--which
3 building, the Tremont Avenue Building?

4 ASSISTANT COMMISSIONER TALMA: The
5 Tremont Avenue Building.

6 CHAIRPERSON DICKENS: [interposing] Why--
7 why are there so many vacancies at a time when we've
8 got such excessive homelessness, and with AMIs as low
9 as 30%?

10 ASSISTANT COMMISSIONER TALMA: I believe
11 that the vacancies did occur over time with the prior
12 ownership. As we're preparing for rehabilitation of
13 the property, it's preferred to keep them vacant
14 until they can be fully rehabbed. So that then we
15 can occupy those.

16 CHAIRPERSON DICKENS: So the building was
17 intentionally kept vacant as people moved out in
18 order to do rehabilitation? And was it anticipated a
19 time frame, and were their apartments in that bad of
20 condition?

21 ASSISTANT COMMISSIONER TALMA: I'm not
22 certain of the time frame over which the vacancies
23 occurred. But when we're with a deal in our
24 pipeline, if there are vacancies, we--

2 CHAIRPERSON DICKENS: [interposing] You
3 try to maintain them.

4 ASSISTANT COMMISSIONER TALMA: --we
5 maintain the vacancies as opposed to--

6 CHAIRPERSON DICKENS: [interposing] I'm
7 so glad you said that.

8 ASSISTANT COMMISSIONER TALMA: --as
9 opposed to doing the rehab work in that point in time
10 because, we're preparing for the financing for the
11 rehab--for rehab.

12 CHAIRPERSON DICKENS: So then that--then
13 HPD encourage for the vacancies to remain if you know
14 that you're working on a--a UDAAP or a TPT is that
15 what you're telling me? When you know you're going
16 to do work in the building?

17 ASSISTANT COMMISSIONER TALMA: When we're
18 actively working on the underwriting for the building
19 in preparation for a full rehabilitation because of
20 the conditions.

21 CHAIRPERSON DICKENS: Okay.

22 ARTIE PEARSON: And the other thing I'd
23 like to point out for 62 West Tremont is that it was
24 still under the--a prior owners--ownership until 2014
25 so--

2 CHAIRPERSON DICKENS: [interposing]

3 You're getting that for the HPD, aren't you?

4 [laughs] All right, I hear you. Go ahead. Anything
5 else you want to add about this? So there--there--
6 there--I would assume there's many more violations
7 than five lead violations then?

8 ARTIE PEARSON: It's possible in some of
9 those vacant units.

10 CHAIRPERSON DICKENS: Uh-huh, uh-huh, uh-
11 huh. And--and so, what about--are there any
12 commercial space in those buildings?

13 ARTIE PEARSON: Well, at 62 West Tremont
14 there is some space that's going to be used just for
15 the tenants. It will not be rented out.

16 CHAIRPERSON DICKENS: What's the square
17 footage?

18 ARTIE PEARSON: 2,262.

19 CHAIRPERSON DICKENS: And what's going to
20 be put there? Is it retail space or commercial
21 space?

22 ARTIE PEARSON: [off mic] It's not
23 retail. [on mic] It's not retail or commercial.
24 It's just for the residents to use like a community
25 room.

2 CHAIRPERSON DICKENS: Uh-huh. Retail
3 means down on the first floor there abutting a
4 street?

5 ASSISTANT COMMISSIONER TALMA: I don't
6 know. I can't remember whether it is located on the
7 first floor. I don't believe it is.

8 CHAIRPERSON DICKENS: But it's not
9 abutting a--a commercial strip or abutting the street
10 entrance there? It's not on the first floor?

11 ASSISTANT COMMISSIONER TALMA: I don't
12 believe that it is--

13 CHAIRPERSON DICKENS: [interposing] Okay,
14 that's okay.

15 ASSISTANT COMMISSIONER TALMA: -- but
16 that's working from my memory.

17 CHAIRPERSON DICKENS: All right. Do any
18 of my colleagues have any questions?

19 COUNCIL MEMBER GREENFIELD: [off mic] One
20 question.

21 CHAIRPERSON DICKENS: Chair Greenfield.

22 COUNCIL MEMBER GREENFIELD: Thank you,
23 Madam Chair. I just want to follow up on something
24 you mentioned. You said that you brought an action
25

2 against the--against landlord to take over, right?

3 So there was a technically foreclosure action or--?

4 ARTIE PEARSON: It was a mortgage
5 foreclosure.

6 COUNCIL MEMBER GREENFIELD: A mortgage
7 foreclosure. Okay, and that was because of--?

8 ARTIE PEARSON: The owner did not adhere
9 to the enforcement mortgage guidelines, and--plus
10 there were some problems with providing him providing
11 heat and hot water to the tenants. So it' was a
12 combination.

13 COUNCIL MEMBER GREENFIELD: How long did
14 that take? I mean how long from the time the
15 complaints were done until the time you were actually
16 able to get it? I think you said it was 2014. You
17 were actually able to get the foreclosure? How long
18 was that process?

19 ARTIE PEARSON: Between 2008 and 2014
20 because the owner was actively to fight against the
21 foreclosure.

22 COUNCIL MEMBER GREENFIELD: Wow, six
23 years.

24 ARTIE PEARSON: Yes.

2 COUNCIL MEMBER GREENFIELD: Is that
3 standard?

4 ARTIE PEARSON: I--I honestly don't know.

5 COUNCIL MEMBER GREENFIELD: So, I
6 understand obviously for a regular--for a regular
7 individual who's losing their home that's a good
8 thing. We don't want it to be very quick. But HPD
9 it takes them six years to knock out a bad landlord
10 with multiple complaints?

11 ARTIE PEARSON: I don't know the
12 particulars of the case. I can certainly try to get
13 you some more details.

14 COUNCIL MEMBER GREENFIELD: If there's
15 any way you can--you can have the agency send us some
16 more information about that. Just in general, I'm
17 curious about how long does it take to foreclose on a
18 bad landlord. Six years seems like a very long time.

19 ARTIE PEARSON: Sure.

20 COUNCIL MEMBER GREENFIELD: Thank you.

21 CHAIRPERSON DICKENS: Foreclosures
22 generally take--going through the normal court
23 action, will generally-- And if the owner contests
24 it, a foreclosure can take--and Commissioner, you can
25 tell me if this is so--can take four years or longer.

2 ASSISTANT COMMISSIONER TALMA: Yes, my
3 understanding is that a foreclosure process can take
4 multiple years, and it does depend on different court
5 filings. Sometimes someone might file for
6 bankruptcy, and then the issue goes into bankruptcy
7 court. You have to get out of bankruptcy court to
8 order to then resume with the foreclosure process.
9 So when all of those things are combined, and I'm not
10 certain of the details of this particular situation,
11 but when all those things are combined, you can be
12 looking at multiple years.

13 CHAIRPERSON DICKENS: However, when--when
14 tenants are in occupancy, then the HPD or DOB, for
15 that matter, can go in and do emergency repairs. Is
16 that also correct? Even though you have not actually
17 gotten ownership vested back into either HPD, the
18 City or into another owner.

19 ARTIE PEARSON: That is correct, and in
20 this case, since there was a problem with the heat
21 and hot water, HPD did pick up the fuel bill and
22 provide heat to the tenants.

23 CHAIRPERSON DICKENS: Okay. Do any of my
24 colleagues have any other questions? Seeing none,
25 I'm closing the public hearing on Land Use Item 229.

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2 I'm now opening the hearing for Land Use Item 230,
3 the Mermaid West 16th Street seeking UDAAP for
4 property located in Council Member Treyger's
5 district. And we've been joined by Council Member
6 Darlene Mealy of Brooklyn.

7 [background comments, pause]

8 CHAIRPERSON DICKENS: 230 the Mermaid,
9 uh-huh. Artie Pearson again is here to testify and
10 Mike--is it Polo?

11 MICHAEL POLO: Michael Polo, yes.

12 CHAIRPERSON DICKENS: Deputy Director at
13 HPD for new construction. I'm going to first ask my
14 colleague, Council Member Treyger if he wants to say
15 something or does he want them to testify, and then
16 give his statement?

17 COUNCIL MEMBER TREYGER: [off mic] Let
18 them testify now, Madam Chair. [sic]

19 CHAIRPERSON DICKENS: Okay. Please
20 proceed.

21 ARTIE PEARSON: Okay.

22 CHAIRPERSON DICKENS: Identify
23 yourselves, please.

24 ARTIE PEARSON: Artie Pearson, Director
25 of Land Use at HPD, and I'm joined by Mike Polo,

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2 Deputy Director of New Construction. Land Use No.
3 230 known as Mermaid/West 16th Street consists of a
4 proposed amendment to a previously approved
5 disposition of five vacant city-owned parcels of land
6 located at Block 7014, Lots 52 and 53; Block 7048,
7 Lot 6; Block 7021, Lot 16; and Block 6978, Lot 22.
8 On May 28th, 2008, the Mermaid West 16th Street
9 project was approved for disposition under HPD's then
10 New Foundations Program. The sponsor selected
11 through a competitive process proposed the
12 construction of 18 units for homeownership for low-
13 income purchases plus two commercial spaces.
14 However, the project stalled given the economic
15 downturn in the homeownership market. Currently, HPD
16 is proposing to amend the project by allowing further
17 construction of seven three-family homes totaling 21
18 units under the new Infill Homeownership
19 Opportunities Program. There will be multiple
20 affordable tiers with homes marketed to households at
21 80 to 90%, 90 to 110% and 111 to 130% AMI levels.
22 The sales prices will range between \$396 and \$608,000
23 based on market conditions at the time of sale. And
24 we're available to answer any questions that you may
25 have.

2 CHAIRPERSON DICKENS: Mr. Polo, do you
3 have anything that you want to add?

4 MARCO POLO: [off mic] No. [on mic]
5 No, nothing right now, but I'm here to answer
6 questions. Thank you.

7 CHAIRPERSON DICKENS: Thank you so much.
8 I'm going to ask my colleague, Council Member
9 Treyger.

10 COUNCIL MEMBER TREYGER: Thank you,
11 Chair. So I've--I've had I would say extensive
12 conversations with HPD, and I'm very thankful as well
13 to this committee staff as well. There's no question
14 that our city, and certainly my community certainly
15 is still in need of additional housing. Certainly,
16 Mermaid Avenue, in my opinion, has been historically
17 neglected by the City of New York. And I do
18 appreciate that sum from HPD toward my district and
19 toward Mermaid Avenue. But historically, whoever
20 mapped out how you build a community forget--they
21 forgot how you have, of course, housing, but you also
22 have your retail strips. And Mermaid Avenue is a
23 mishmash of housing and--and retail, and people in my
24 district want to see Mermaid Avenue restored to its
25 days of having a commercial corridor. Having said

2 that, we're also facing an issue where you have empty
3 lots that are just sitting there for--for far too
4 long. And, I have a commitment on this project from
5 the builder that he will be working with the local
6 community on local hiring. I also have a commitment
7 with HPD to make sure that we have a plan to restore
8 the commercial strip on Mermaid Avenue. This is a
9 top priority of mine because as we certainly need to
10 build additional housing. It's not rocket science
11 that we also need to make sure that we have retail
12 because in my district, people don't even have a
13 local clothing store to go to in Coney Island right
14 now. We are in need of bakeries. We're in need of
15 basic necessities. So, it just--it has to be a
16 coordinated comprehensive plan, and I think we--we've
17 worked with some of the issues here. Certainly,
18 these are homes that can be purchased by teachers in
19 the community, by nurses in the community, transit
20 workers, nurses and so on. But, we also need to make
21 sure that we have a plan in place to restore Mermaid
22 Avenue to its glory days of--of commercial and retail
23 space. So, Chair, having said that, many of my
24 questions and issues have been heard, and addressed
25 by HPD. And I believe that this is the beginning of

2 more conversations moving forward because there are
3 more HPD owned sites in my district, and I will be
4 very much engaged in making sure my community gets
5 exactly what it deserves and needs. Thank you,
6 Chair.

7 CHAIRPERSON DICKENS: Thank you, Council
8 Member, and I want to commend you on the hard work.
9 I know that this was a difficult situation, and
10 because of the neglect that has occurred in your
11 district, in your area and particularly since Sandy,
12 I am very happy to see that the city and HPD are able
13 to work with you in order to facilitate bringing jobs
14 back to the community badly community commercial
15 space. Hopefully at an affordable price that will
16 allow them to remain open particularly after having
17 been wiped out. So I commend you, and I think you
18 for your hard work, and I'm very pleased that the
19 staff, the Land Use staff was able to work with you
20 in order to facilitate that, and that HPD was willing
21 to work with you. So I think them for that. So, now
22 this is going to be the 73 families, is that what I
23 understand? As well as the commercial

24 ARTIE PEARSON: No commercial. Just 700-
25 -just the homeownership units.

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2 CHAIRPERSON DICKENS: All right, do any
3 of my colleagues have any questions? Seeing none,
4 I'm closing the public hearing on Land Use Item 230.
5 I'm now opening up the hearing for Land Use Item 234,
6 the Small Homes Rehab NYCHA Programs Single-Family
7 Homes Phase 1 seeking a UDAAP and tax exemption for
8 properties located in Council Member's Richard's
9 district in Queens. Artie Pearson is continuing to
10 testify, and Lisa Talma. Are there any members of
11 the public wishing to testify? Okay.

12 ARTIE PEARSON: Artie Pearson, HPD's Land
13 Use Director and Lisa Talma, Assistant Commissioner
14 for Property Disposition and Finance. Land Use No.
15 234 consists of five small properties located in
16 Queens that are slated for redevelopment under HPD's
17 Small Homes Rehab/NYCHA Program. The properties are
18 located at Block 129, Lot--12934, Lot 127, Block
19 13101, Lot 32; Block 13128, Lot 4; Block 12977, Lot
20 4; and Block 12934, Lot 129. The five properties are
21 currently vacant single-family homes.

22 ASSISTANT COMMISSIONER TALMA: [off mic]
23 Is one of them occupied.

24 ARTIE PEARSON: I'm sorry. Four vacant
25 and one possibly occupied unit that were foreclosed

2 upon by FHA over 20 years and were managed and owned
3 by NYCHA. In 2013 and 2000--in 2012 and 2013, the
4 sponsored acquired the properties from NYCHA with
5 approval from HUD, and they are undergoing gut
6 rehabilitations through HPD's Small Homes Rehab
7 Program. Which is a homeownership program for one to
8 four families. Upon completion of the
9 rehabilitation, the sponsor will convey the
10 properties to low to moderate families earning
11 between 50 and 80% of AMI. HPD is currently before
12 the subcommittee seeking UDAAP findings in order to
13 allow the properties to assess--access Reso A funding
14 that will close the budget gap, and provide a tax
15 exemption for 20 years. And Council Member Richards
16 has indicated support for this project.

17 [pause]

18 CHAIRPERSON DICKENS: Thank you so much
19 for your testimony. Let me ask you. You said small
20 homes. What does that mean, one family or one to
21 fours? What are small homes ranging.

22 ARTIE PEARSON: It's a single-family
23 house.

2 CHAIRPERSON DICKENS: Single-family and
3 you said there's possibly one that is occupied? Why
4 is it possible? We don't know?

5 ARTIE PEARSON: We're--we're unclear at
6 this moment because of the homes may have their
7 occupants already residing, and I at this--I'm not
8 clear if it's this district or a different district,
9 but we'll clarify that for you shortly. There are
10 two--there are two Queens Clusters. One of the
11 clusters has some occupancies and the other one
12 doesn't.

13 CHAIRPERSON DICKENS: All right, so the
14 ones that are--well, you know which cluster has
15 occupants and which doesn't?

16 ASSISTANT COMMISSIONER TALMA: I'm
17 afraid, unfortunately, I can't remember which
18 building in particular is currently occupied. There
19 are--there are 13 buildings throughout the cluster,
20 but there are five in this particular district.

21 CHAIRPERSON DICKENS: [interposing] And
22 you don't know whether they're occupied or vacant?

23 ASSISTANT COMMISSIONER TALMA: No, all of
24 them are vacant except for one, and I just couldn't
25 remember which district.

2 CHAIRPERSON DICKENS: [interposing] And
3 what's going to happen with that family?

4 ASSISTANT COMMISSIONER TALMA: That
5 family--

6 CHAIRPERSON DICKENS: [interposing]
7 Because you said this cost over the next cost over
8 whatever cost.

9 ARTIE PEARSON: This property that's
10 occupied is being occupied by the potential purchaser
11 of the property.

12 CHAIRPERSON DICKENS: And when you said
13 purchaser, what is--what is going to be the purchase
14 price? How is it going to be determined?

15 ASSISTANT COMMISSIONER TALMA: This
16 purchase prices are going to be affordable to those
17 between the ranges of 50% to 80% AMI.

18 CHAIRPERSON DICKENS: [interposing] Talk
19 to me in dollar amounts.

20 ASSISTANT COMMISSIONER TALMA: In dollar
21 amounts, the purchase prices range from about
22 \$200,000 to in the \$300,000. So about the--

23 CHAIRPERSON DICKENS: [interposing] And
24 how is that going to be--and how will you determine?
25 Was that done through an assessment? Was that done

2 through an appraisal? Was--is that based upon income
3 of the family. How did you determine \$200,000 to
4 \$300,000 was appropriate?

5 ASSISTANT COMMISSIONER TALMA: That's
6 based upon the incomes that we're aiming for to be
7 affordable to. So aiming for an affordability to 50%
8 to 80% of AMI, we will look at the income and then
9 price accordingly. So that folks are paying a third
10 of their income towards housing.

11 CHAIRPERSON DICKENS: But no more than
12 one-third?

13 ASSISTANT COMMISSIONER TALMA: But no
14 more than one-third.

15 CHAIRPERSON DICKENS: And are these homes
16 in--what kind of shape are these homes in, and are
17 they buying the as is?

18 ASSISTANT COMMISSIONER TALMA: They're
19 not buying the as is. These homes are rehabilitated.
20 They primarily got rehabilitations, and so we have
21 the rehab--

22 CHAIRPERSON DICKENS: [interposing] Were
23 they gut rehabs or were they partial or moderate
24 rehabs? What would that be?

2 ASSISTANT COMMISSIONER TALMA: I believe
3 these were all gut rehabs. Either all--yes, they're
4 all gut rehabs.

5 CHAIRPERSON DICKENS: Okay, all right. So
6 they got all new roofs, et cetera?

7 ASSISTANT COMMISSIONER TALMA: I don't
8 have the details on the scopes. So I can't say for
9 sure whether they're all new roofs.

10 [pause]

11 ARTIE PEARSON: I can do that.

12 ASSISTANT COMMISSIONER TALMA: I can
13 check back on the scopes for you.

14 ARTIE PEARSON: Uh-huh. Yes.

15 CHAIRPERSON DICKENS: All right. Well,
16 thank you so very much. Do any of my colleagues--I
17 know that my Chair pointed out something to out to
18 me, but do any of my colleagues have anything to say
19 before my Chairperson.

20 COUNCIL MEMBER GREENFIELD: I have a few
21 questions.

22 CHAIRPERSON DICKENS: I know you do. I
23 want to make sure. Don't tell me. Council Member
24 Treyger. I'm sorry, Land Use Chair.

2 COUNCIL MEMBER GREENFIELD: Thank you,
3 Madam Chair. Just a quick question. Do you post or
4 do you have--can you share with us sort of the--the
5 range of AMIs and what the corresponding costs is.
6 Do you have that either on your website or are you
7 able to share that with us in terms of when you look
8 at projects that are being sol? Because I know it's
9 that that common that you are doing projects that are
10 for sale.

11 ARTIE PEARSON: I--I--I guess I'm not
12 clear about what you are asking.

13 COUNCIL MEMBER GREENFIELD: So--so we
14 understand that, you know, you're targeting 50 and
15 80%. Some of them are \$200 and \$300,000. But I know
16 posted on your website you can find information for
17 rentals, right, the equivalent at 50% how much rent
18 you're paying. At 80% how much rent you're paying and
19 30% how much rent you're paying. I'm curious if you
20 have a similar list when it comes to sales.

21 ARTIE PEARSON: You mean approximately
22 how much of a mortgage payment they will be making?
23 If--if somebody--if somebody is paying--purchasing a
24 house at \$200,000, are you asking how much their
25

2 payment would be on a monthly basis? I'm still not
3 sure.

4 COUNCIL MEMBER GREENFIELD: No, what I'm
5 asking is that HPD has--has a list that says for
6 rental that at 50%, this is how much--this is how
7 much we would pay in rent at 50% AMI. This is how
8 much we would pay at 80% AMI. I'm curious if you
9 have a comparable list for sales that says at 50% you
10 pay \$200,000; at 80% you pay \$300,000 and so on and
11 so forth?

12 ASSISTANT COMMISSIONER TALMA: We--we
13 don't have a comparable list on our website to my
14 knowledge, but we do run calculations when we're--

15 COUNCIL MEMBER GREENFIELD: [interposing]
16 Okay.

17 ASSISTANT COMMISSIONER TALMA: --we're
18 working on this list, yes.

19 COUNCIL MEMBER GREENFIELD: Well, I
20 suspect that because was looking for it the other day
21 and I couldn't find it.

22 ASSISTANT COMMISSIONER TALMA: Yeah.

23 COUNCIL MEMBER GREENFIELD: So I'm
24 curious as whether you mind sharing that with us sort
25 of the range whether it's from 30% to 130 or whatever

2 your range, traditional range is just so that we
3 would have that information. I think it would be
4 useful information for our colleagues especially
5 committee information to have because these projects
6 don't come up that frequently. But as they do, it
7 certainly would help us sort of have a bearing of
8 what these--what these apartments or homes usually
9 sell for. So would you mind getting us a copy?

10 ASSISTANT COMMISSIONER TALMA: Sure, we
11 can get that to you.

12 COUNCIL MEMBER GREENFIELD: All right,
13 thank you so much. Thank you, Madam Chair.

14 CHAIRPERSON DICKENS: Well, in fact, what
15 I'm going to ask is that--now that the Chair has
16 asked that, is that something that could be a--a web
17 page or could that be included when you're discussing
18 the possibility of sales and different programs that
19 are available. So that we could look it up or anyone
20 could look it up? No?

21 ARTIE PEARSON: I'll find out.

22 CHAIRPERSON DICKENS: All right, and
23 would you get back to us to let us know?

24 ARTIE PEARSON: Yeah, definitely. I will
25 definitely will.

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2 CHAIRPERSON DICKENS: Chair, is that okay
3 with you?

4 COUNCIL MEMBER GREENFIELD: Perfect.
5 Thank you.

6 CHAIRPERSON DICKENS: Uh-huh. Any other
7 questions? All right, I'm going to close the public
8 hearing on Land Use Item No. 234, and open it up to
9 Land Use No. 235. Again, the Small Homes Rehab-NYCHA
10 Program, Single-Family Homes Phase 1 seeking a UDAAP
11 and tax exemption for properties located in Council
12 Member Rose's district. And again, we have--

13 ARTIE PEARSON: [interposing] Yes.

14 CHAIRPERSON DICKENS: --Artie Pearson and
15 Lisa Talma.

16 ARTIE PEARSON: Yes, Artie Pearson, Land
17 Use--Director of Land Use at HPD, and I'm joined by
18 Lisa Talma again. Land Use 235 is very similar to
19 the project that we just talked about or Land Use No.
20 234. It is a single house located at Block 122, Lot
21 37 in Staten Island. It's one of the Small Homes
22 Rehab NYCHA Programs. This is a--like I said, this
23 is a single-family house, and it's--it's very similar
24 to the project that we just talked about. In 2013,
25 the house was acquired by NYCHA with the approval

2 from HUD, and it will undergo a gut rehabilitation.
3 As a matter of fact, I think this property is about
4 90% done.

5 CHAIRPERSON DICKENS: Excuse me. There's
6 a lot of conversations going on, and just as a
7 courtesy please listen to what our HPD staff and the
8 Assistant Commissioners are here to tell us.

9 ARTIE PEARSON: Thank you. Again, this
10 is a single property. It's currently vacant. It's
11 located at Block 1226, Lot 37 in Staten Island. It
12 is one of the homes in the NYCHA Small Homes Rehab
13 Program. It is going to undergo a gut
14 rehabilitation. As I was saying before, I believe
15 it's practically--the--the work is practically done.
16 And Council Member Rose has indicated her support for
17 the project.

18 CHAIRPERSON DICKENS: Now, let me ask you.
19 I note that this is Habitat for Humanity. What role
20 did they play with this, please.

21 ARTIE PEARSON: [off mic] You can take
22 that one.

23 ASSISTANT COMMISSIONER TALMA: Habitat
24 for Humanity is the owner and the developer for the
25 property. They acquired the property from NYCHA.

2 CHAIRPERSON DICKENS: Well, they were--
3 these are the ones that are actually selling the
4 properties?

5 ASSISTANT COMMISSIONER TALMA: That is
6 correct?

7 CHAIRPERSON DICKENS: In both Council
8 Member Richards and Council Member Rose's districts?

9 ARTIE PEARSON: That's correct.

10 ASSISTANT COMMISSIONER TALMA: That's
11 correct.

12 CHAIRPERSON DICKENS: Uh-huh, and are any
13 of these occupied or have these all be gut rehabbed
14 and brand new and nobody is in them?

15 ASSISTANT COMMISSIONER TALMA: Well,
16 this--

17 CHAIRPERSON DICKENS: [interposing]
18 Except the one that we don't know where it's located.

19 ASSISTANT COMMISSIONER TALMA: The--the
20 one that is occupied is in Queens. I just wasn't
21 sure which district. This one in Staten Island is
22 not occupied. It's still under construction. It is
23 going under rehabilitation, and it is approximately
24 90% complete with the rehab.

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2 CHAIRPERSON DICKENS: Okay and what--what
3 will be the AMI and the equivalent dollar amount that
4 they are being sold for?

5 ARTIE PEARSON: [off mic] It's the same.

6 ASSISTANT COMMISSIONER TALMA: It's--it's
7 in the same price range. This one is in the high
8 \$200,000s in terms of its sales price.

9 CHAIRPERSON DICKENS: In the high
10 \$200,000s, but not going into the \$300,000s?

11 ASSISTANT COMMISSIONER TALMA: Not going
12 into the \$300,000s.

13 CHAIRPERSON DICKENS: So what is the AMI
14 on this, and--and they--the purchaser will not be
15 paying any more than one-third?

16 ASSISTANT COMMISSIONER TALMA: That's
17 correct. In fact, let me just see. I think the
18 purchaser here--in--in my memory I believe the
19 purchaser here is around 53% AMI.

20 [pause]

21 ASSISTANT COMMISSIONER TALMA: I need to
22 make a--a correction to what my statement--I was just
23 corrected. The house is actually being sold at below
24 \$200,000. I was incorrect.

25 [pause]

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2 CHAIRPERSON DICKENS: Would you excuse us
3 a bit with this for just a moment, please?

4 [pause]

5 CHAIRPERSON DICKENS: I apologize. I
6 apologize. Do any of my colleagues have any
7 questions as it relates to Land Use Item No. 235?
8 Council Member Mealy.

9 COUNCIL MEMBER MEALY: [off mic] Council
10 Member Mealy.

11 CHAIRPERSON DICKENS: Council Member
12 Mealy. [coughs]

13 COUNCIL MEMBER MEALY: Yes, I want--I
14 apologize. I had to check on something else. How
15 did Habitat for Humanity get this property again. I--
16 --when I walked in here I was talking about it.

17 [background comments]

18 ASSISTANT COMMISSIONER TALMA: Well,
19 these are FHA foreclosed homes that were in the
20 ownership of NYCHA, and these are homes that NYCHA
21 had originally put through an auction that were not
22 sold through the auction. Habitat in working with
23 NYCHA was able to acquire the homes to be preserved
24 for affordable homeownership.

25

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2 COUNCIL MEMBER MEALY: So how do HPD--do
3 they give Habitat for Humanity vacant land also?

4 [background comments]

5 ARTIE PEARSON: Within this program?

6 This is--this is a small homeownership program, and
7 HPD's role here is just to seek the UDAAP findings so
8 that we--so that the--the sponsor can acquire UDAAP
9 approvals so that they can access Reso A to help fill
10 the budget gap. And then just--and to also get tax
11 exemption further that will be passed onto the
12 homeowners.

13 COUNCIL MEMBER MEALY: Well, I'd just
14 like it to go on record Habitat for Humanity is
15 saying that HPD is giving the vacant land in my
16 district. And the RFP has not went out as of yet,
17 and they are talking to my pastor saying that they
18 are getting the land. So, I would love to know how
19 this is happening. Just wondering for the record.

20 ARTIE PEARSON: Okay. I'll--I'll look
21 into it--

22 COUNCIL MEMBER MEALY: [interposing] All
23 right.

24 ARTIE PEARSON: --when I get back into
25 the office.

2 CHAIRPERSON DICKENS: I would appreciate
3 it, Artie, if you would get back to this committee as
4 well as to the council members so that we are
5 assured--

6 ARTIE PEARSON: [interposing]
7 Absolutely.

8 ARTIE PEARSON: --that she's--

9 ARTIE PEARSON: [interposing] Yes.

10 CHAIRPERSON DICKENS: --fully cognizant
11 and secure in--in what she has to do in her district.

12 ARTIE PEARSON: Will do.

13 CHAIRPERSON DICKENS: Thank you. Do any
14 of my colleagues have any--any questions? I'm
15 closing the public hearing on Land Use Item 235. At
16 the beginning of the hearing, I had indicated that we
17 were laying over Land Use 233, Small Homes Rehabs
18 NYCHA Program Single Family Homes, Phase 1 seeing a
19 UDAAP and tax exemption for properties located in
20 Council Member Miller's district. However, at the
21 council member's request and because we agree with
22 that, and my Chair has agreed with that, we are now
23 going to hear testimony. Are you prepared to give
24 testimony on that?

25 ARTIE PEARSON: Yes, I am.

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2 CHAIRPERSON DICKENS: But we will not be
3 voting on it.

4 ARTIE PEARSON: Yes.

5 CHAIRPERSON DICKENS: Proceed.

6 ARTIE PEARSON: Artie Pearson, Director
7 of Land Use, and again I'm joined by Lisa Talma,
8 HPD's Assistant Commissioner for Property
9 Disposition. Land Use No. 233 consists of a total
10 seven small properties located in Queens and is
11 slated for redevelopment on HPD's Small Homes Rehab
12 NYCHA Program. The properties are located at 11165,
13 lot 28; Block 10318, Lot 17; Block 12736, Lot 38;
14 Block 11137, Lot 146; Block 12622, Lot 29; Block
15 10848, Lot 5; and Block 11141, Lot 88. The seven
16 properties are currently vacant single-family homes
17 that were foreclosed upon by FHA over 20 years ago,
18 and have been managed and owned by NYCHA. Between
19 2012 and 2013, the sponsor acquired the properties
20 from NYCHA with approval from HUD. And each will
21 undergo a gut rehabilitation through HPD's Small
22 Homes Rehab NYCHA Program, which again is a
23 homeownership program for one to four-family homes.
24 Upon completion of the rehabilitation, the sponsor
25 will convey the properties to low and moderate-income

2 families earning between 50 and 80% of AMI. And HPD
3 is before the subcommittee seeking UDAAP findings in
4 order to allow the properties access Reso A funding
5 that will close the budget gap, and provide a tax
6 exemption for 20 years. And we can answer any
7 questions that you may have.

8 CHAIRPERSON DICKENS: Thank you so much.
9 Council Member Miller.

10 COUNCIL MEMBER MILLER: Thank you, Madam
11 Chair. Thank you for indulging us. When did Habitat
12 first request tax abatement?

13 ARTIE PEARSON: Do you know when they
14 first came to us for tax abatement?

15 ASSISTANT COMMISSIONER TALMA: With the--
16 the--are you asking about you UDAAP tax abatement?

17 COUNCIL MEMBER MILLER: What we're voting
18 on--yes, that we're voting we're voting on today.

19 ASSISTANT COMMISSIONER TALMA:
20 [interposing] That's--

21 COUNCIL MEMBER MILLER: That we're
22 hearing today?

23 ASSISTANT COMMISSIONER TALMA: That's
24 more recent. That would have been last year in the
25 later half of last year. It's--we had to have a

2 change of course in terms of how we were bringing in
3 the Reso A funds in terms of under what loan
4 authority. And the loan authority that we're looking
5 to use would involve the UDAAP process. So it's a
6 more recent development.

7 COUNCIL MEMBER MILLER: We're in--we're
8 in--we're trying to nail this down a little bit.
9 We're in month six of 2015. So it could be somewhere
10 between eight months and a year that you're talking
11 about that this request was made?

12 ASSISTANT COMMISSIONER TALMA: Yes. I
13 can't remember the specific timing. We had some time
14 in which we were determining what the appropriate
15 loan authority was, and I know that started in the
16 latter half of last year. I can't remember exactly
17 the point when we determined that this would be the
18 loan authority and that it would need a UDAAP
19 process.

20 COUNCIL MEMBER MILLER: So, from HPD's
21 perspective, at what point does communication begin
22 with the member?

23 ARTIE PEARSON: Communications should
24 begin with the sponsor when they are considering
25 seeking Council approval for any sort of action.

2 COUNCIL MEMBER MILLER: So, would you say
3 that me being informed for the first time last week
4 is appropriate?

5 ARTIE PEARSON: You should have been
6 informed much sooner than that, and I would agree.

7 COUNCIL MEMBER MILLER: And whose
8 responsibility is that to inform the members?

9 ARTIE PEARSON: Well, we always ask the
10 sponsor to reach out to the council member first.
11 It's the first thing they should do, and then let us
12 know once they have done that.

13 COUNCIL MEMBER MILLER: So, okay, when
14 HPD, when these houses were given to Habitat, were
15 there other not-for-profits involved or requesting
16 these properties?

17 ASSISTANT COMMISSIONER TALMA: I believe
18 there were. These properties were not given by HPD.
19 However, they were given--

20 COUNCIL MEMBER MILLER: [interposing]
21 Okay.

22 ASSISTANT COMMISSIONER TALMA: --given by
23 NYCHA. So, I'm not--I'm not privy to their fully
24 process. I know that it goes through a Section 18
25

2 approval process at our disposition. I believe there
3 were other non-profits, but I don't know how many.

4 COUNCIL MEMBER MILLER: And was there an
5 MOU on the--how the properties would be disbursed
6 including the AMI and the--and any other provisions
7 with HPD?

8 ASSISTANT COMMISSIONER TALMA: No,
9 there's no meeting with HPD.

10 COUNCIL MEMBER MILLER: My notice says
11 clearly that it was--that they would be seeking the
12 ten-year exemption, and that up to 120--120% of the
13 AMI is the official document that I received.

14 ARTIE PEARSON: So, just to sort of
15 clarify that for the entire program for the Small
16 Homes Program, its sale can go up to 100% AMI. But,
17 in this particular cluster, the sponsor has chosen to
18 stay within the 50 to 80% cluster. I'm sorry, AMI.

19 COUNCIL MEMBER MILLER: Okay, and so
20 again, at--at what point if--if all things being
21 perfect, at what point would the sponsor receive any
22 information pertaining to this so that we could be
23 sufficiently informed, and--and--and vote properly.

24

25

2 ARTIE PEARSON: Ideally, when we're
3 putting together the package to submit to the City
4 Council, that's the ideal time.

5 COUNCIL MEMBER MILLER: And when would
6 that occur?

7 ASSISTANT COMMISSIONER TALMA: We were--
8 we were working on that package within this calendar
9 year in the recent months. This is a more recent
10 program. So, the--the template format for producing
11 a UDAAP package for this had to be created. It took
12 a bit more time than--than it usually would.

13 COUNCIL MEMBER MILLER: So--so, you know,
14 just--so--so for transparency and we can kind of get
15 this out here. I--I had the privilege of working in
16 three of these homes in 2013, and they were pretty
17 much completed, and at the end of 2013-2014. And, I
18 now field many calls from constituents and residents
19 of these blocks wanting to know why these houses
20 remain vacant.

21 ARTIE PEARSON: Uh-huh.

22 COUNCIL MEMBER MILLER: And, you know,
23 we--we have no answer, and then on Friday I get this.
24 And so, I need some answers before we move forward.

2 So that's kind of where we are here. So anything
3 that you can contribute, would be appreciated.

4 ARTIE PEARSON: Absolutely.

5 ASSISTANT COMMISSIONER TALMA: I just
6 wanted to add on the--there are--the homes that are
7 completed at this point in time the letters of
8 completion were only received on those in the earlier
9 part of this year. So that is part of the reason
10 for--the--the--these home are not only recently
11 completed. Some of these homes. The others are
12 still in construction.

13 COUNCIL MEMBER MILLER: [off mic] I'll--
14 I'll be very specific about the property on--[on mic]
15 I'll be very specific about the property on 198th
16 Street, the two properties on 112th Road I know for a
17 matter of fact have been completed for more than a
18 year, well over a year.

19 ASSISTANT COMMISSIONER TALMA: Okay. I--
20 I have to look into this further then because the
21 records I was given indicate that the letter of
22 completion on 198th Street was received in February
23 of this year. And the letter of completion on 112th
24 Road, right, was received in April of this calendar.
25 So I need to--

2 COUNCIL MEMBER MILLER: There's two
3 properties on 112th.

4 ASSISTANT COMMISSIONER TALMA: Oh, 212, I
5 have that as letter of completion in May of this
6 year, this calendar year. So I need to--

7 COUNCIL MEMBER MILLER: [interposing]
8 And when would those--

9 ASSISTANT COMMISSIONER TALMA: --to look
10 into that further for you.

11 COUNCIL MEMBER MILLER: --and when would
12 those letters come--be generated?

13 ASSISTANT COMMISSIONER TALMA: I believe
14 these would have been from DOB, Department of
15 Buildings.

16 COUNCIL MEMBER MILLER: Okay.

17 CHAIRPERSON DICKENS: Are you done?

18 COUNCIL MEMBER MILLER: Yeah.

19 CHAIRPERSON DICKENS: When you say letter
20 of completion, are you referring to the C of O?

21 ASSISTANT COMMISSIONER TALMA: I'm--

22 CHAIRPERSON DICKENS: [interposing]
23 Because even a single-family house--

24 ASSISTANT COMMISSIONER TALMA:
25 [interposing] I think these were--

2 CHAIRPERSON DICKENS: --has to have a
3 certificate of occupancy.

4 ASSISTANT COMMISSIONER TALMA: I think
5 these were probably directed for '14 so that they
6 would result in a letter of completion. But I can
7 verify that as well.

8 CHAIRPERSON DICKENS: What are you--
9 you're shaking your head. Do you have something you
10 want to add?

11 CHRISTOPHER ILLUM: Yes, yes. Madam
12 Chair.

13 CHAIRPERSON DICKENS: Please come up and
14 identify yourself. Please just give this gentleman
15 our appearance card to fill out. Thank you so much.

16 CHRISTOPHER ILLUM: Sure.

17 [pause]

18 CHRISTOPHER ILLUM: So--so--so my name is
19 Christopher Illum. I am the Vice President at Family
20 Services at Habitat for Humanity in New York City.
21 And so though I do not work in the Construction
22 Department, I was agreeing that for these single-
23 family homes because as was mentioned that the letter
24 of completion stands at what would be equivalent to a
25

2 Certificate of Occupancy. That's all I was
3 confirming.

4 CHAIRPERSON DICKENS: All right. So then
5 I will ask the question again that Council Member
6 Miller asked and that is, is it normal for
7 construction to be completed in say the end of 2013,
8 and it takes more than a year and a half for a
9 Certificate of Occupancy to be issued? And the--the--
10 -the letter of completion comes from DOB. Is that
11 correct?

12 CHRISTOPHER ILLUM: Yes, you are correct.
13 It does come from the Department of Buildings. I
14 actually am not privy as to what would be normal and
15 not normal necessarily.

16 CHAIRPERSON DICKENS: [interposing] Well,
17 you should know. You tell me.

18 ARTIE PEARSON: I actually, don't have an
19 answer to that question, council member. I'd have to
20 get the information on how it takes between a
21 building actually finishing completion, and actually
22 getting the documentation that verifies that it's
23 complete.

24 CHAIRPERSON DICKENS: The reason I raised
25 that issue to--in support of Council Member Miller is

2 because in the private sector that would not ever be
3 allowed that you first build in 2013 and then two
4 years later you're just issuing a Certificate of
5 Occupancy unless something was wrong during
6 construction. Council Member, was there anything
7 wrong that you're aware of.

8 COUNCIL MEMBER MILLER: Not to my
9 knowledge. The--the--the homes were complete and in
10 good repair, and--and total rehabbed and ready for
11 occupancy more than a year ago.

12 CHAIRPERSON DICKENS: And the reason that
13 I assume that the council member is raising this
14 issue is because his community was left with two
15 things. One, the lack of--of affordable housing to
16 be purchased in his district, and the second thing is
17 that it's left as a blank. And--and it also invites
18 vandalism. Is that correct?

19 COUNCIL MEMBER MILLER: That is correct.
20 We also have a--a real problem with folks who assume
21 properties that aren't their own, squatters pretty
22 much and--and--and I am very, very surprised that
23 these houses have not fell under squatters at this
24 point--

2 CHAIRPERSON DICKENS: [interposing]

3 Well, I'm--

4 COUNCIL MEMBER MILLER: --considering
5 that they weren't locked up or anything.

6 CHAIRPERSON DICKENS: Well, thank you so
7 much. I'm going to ask that--that HPD please provide
8 the council member and this committee with
9 information on the--how long it usually takes to get
10 a C of O once the construction is complete. That's
11 number one. The second thing I'd like answered is
12 why did it take so long to be in touch with the
13 council member as to who was going to give--have
14 control, site control of the property? Who was going
15 to do the construction, et cetera. Because it would
16 seem that since you were going to be coming to the
17 Council seeking a UDAAP that certainly the council
18 member should be made aware of what exactly is going
19 on in her or her district. So I'm going to ask that
20 you please provide some of that information, and that
21 we begin to work together in order to change that.
22 Because this administration has--has fostered that it
23 is transparent and that it acts quickly. And this
24 was not in the spirit that his administration
25 certainly was served.

2 ARTIE PEARSON: Well, we'll certainly get
3 you the information that you look for, and we'll do a
4 better job of making sure that all council members
5 are made aware of the projects in their districts
6 long before we get to a Council meeting.

7 CHAIRPERSON DICKENS: Thank you so much
8 and I want to note also for the record, that we were
9 only hearing Council Member on this Land Use. We
10 will not be voting on it at this time.

11 COUNCIL MEMBER MILLER: That is correct.
12 Thank you.

13 CHAIRPERSON DICKENS: Thank you. Do you
14 have anything else you want to add.

15 COUNCIL MEMBER MILLER: No, I'm fine.
16 Thank you so much, Madam Chair--

17 CHAIRPERSON DICKENS: [interposing] Thank
18 you so much.

19 COUNCIL MEMBER MILLER: --and thank you
20 to our panel.

21 CHAIRPERSON DICKENS: I'm closing the
22 public hearing on Land Use Item 233, and I'm finally
23 now going to open up the hearing for Land Use No.
24 236, Grand and Rogers Cluster. This application is
25 submitted by HPD seeking a UDAAP and tax exemption

2 for property located in Speaker Melissa Mark-
3 Viverito, and Council Members Gibson and Arroyo's
4 district in the Bronx. Again, please note that we
5 will only be holding a hearing for this item, and we
6 will be deferring the vote. I'd like everyone to
7 identify themselves please.

8 ARTIE PEARSON: Artie Pearson, Director
9 of Land Use at HPD. I'm joined by Lisa Talma,
10 Assistant Commissioner and Mr. Velazquez from JGB
11 Management. Land Use No. 236 consists of an
12 amendment to a project previously approved by the
13 Council in October 2013. The amended project is
14 located at 384 Grand Concourse, 238 Rogers Place,
15 1129 Morris Avenue, 1183, 1177 and 1202 Clay Avenue
16 and known as the Grand and Rogers Cluster. These six
17 city-owned properties are proposed for development
18 under HPD's Multi-Family Preservation Loan Program.
19 In 2013, the Council approved four of the properties
20 for disposition, which were 384 Grand Concourse, 1038
21 Rogers Avenue, 1129 Morris Avenue and 1202 Clay
22 Avenue for disposition and rehabilitation. However,
23 because of funding delays, these projects were not
24 conveyed to the sponsor. Subsequently, 1171 and 1183
25 Clay Avenue, have been added to the Cluster bringing

2 it to six buildings, and together there will be 88
3 units in total. They're a mixture of unit types
4 including studios, one, two and three-bedroom
5 apartments with rents affordable to families at 60,
6 80 and 100% AMI. There are no commercial spaces
7 within the property, and the council members for this
8 particular project who are the Speaker, Council
9 Members Gibson and Arroyo have all indicated support
10 for the project. And we can answer any questions
11 that you have.

12 CHAIRPERSON DICKENS: Thank you. Mr.
13 Velazquez and Ms. Talma, do you have anything you
14 want to add?

15 ASSISTANT COMMISSIONER TALMA: I don't
16 have anything to add at this point in time, but happy
17 to answer any questions.

18 MR. VELAZQUEZ: I don't have anything to
19 add, but I'd be happy to answer any questions.

20 CHAIRPERSON DICKENS: All right, thank
21 you for your testimony. Now this is--tell me how
22 many units are we talking about, because is three
23 districts. So quite a bit.

24

25

2 ARTIE PEARSON: I'm sorry. I have to
3 make a correction to my statement. The Speaker has
4 not indicated support for this project just yet.

5 CHAIRPERSON DICKENS: Oh. What about
6 Council Members Gibson and Arroyo?

7 ARTIE PEARSON: Yes.

8 CHAIRPERSON DICKENS: They're--they're in
9 support of it?

10 ARTIE PEARSON: Yes.

11 CHAIRPERSON DICKENS: Tell me what--what--
12 -what's in each one--what's in Council Member
13 Gibson's and Council Member Arroyo's, what's in
14 Council Member Speaker Mark-Viverito's district.

15 ARTIE PEARSON: 384 Grand Concourse is in
16 the Speaker's district.

17 CHAIRPERSON DICKENS: Uh-huh. How many
18 units is that?

19 ARTIE PEARSON: Twenty-six altogether.

20 CHAIRPERSON DICKENS: And what's going to
21 be done with those? It's a UDAAP I see.

22 ARTIE PEARSON: Yes, they'll be rehabil--
23 rehabilitated, yes.

24

25

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2 CHAIRPERSON DICKENS: Uh-huh, substantial
3 rehab, gut rehab, moderate rehab? What kind of
4 rehab?

5 ARTIE PEARSON: They're all gut rehab.
6 All the units will be gut rehabbed. 1083 Rogers is
7 in Council Member Arroyo's district and she has 26
8 units. And then the other four properties, which are
9 1129 Morris Avenue, 1202 Clay, 1171 Clay and 1183
10 Clay are in Council Member Gibson's district.

11 CHAIRPERSON DICKENS: And what will be
12 the AMIs.

13 ARTIE PEARSON: These buildings are 60,
14 80 and 100% AMI.

15 CHAIRPERSON DICKENS: I got you.

16 ARTIE PEARSON: Okay

17 CHAIRPERSON DICKENS: [laughs] And are
18 there any vacancies currently in any of the units--
19 any of the buildings.

20 ARTIE PEARSON: Let's see. Vacancies.
21 Yes, there are a number of vacancies.

22 CHAIRPERSON DICKENS: This is the process
23 that HPD tries to keep them vacant. That used to be
24 called warehousing.

25 [pause]

2 ARTIE PEARSON: Yes, you could take that
3 question. [laughs]

4 ASSISTANT COMMISSIONER TALMA: Well, I
5 know that we already spoke about this, but yes the
6 vacant units are seen as an opportunity to help with
7 the rehabilitation. So some--in some cases there's
8 checker boarding of tenants so that the
9 rehabilitation can occur. It's deemed as a short-
10 term time frame. It's--it's not like--it's not as if
11 we're trying to keep the units vacant for a very long
12 term. But it, we are--we do have the aim to finance
13 the project so that we could bring those vacant units
14 online and into use for affordable housing.

15 CHAIRPERSON DICKENS: Now, this is just
16 for transparency sake, does that mean that in the
17 private sector that would be allowed to warehouse.
18 Just a question. You don't really have to answer.

19 ASSISTANT COMMISSIONER TALMA: I honestly
20 don't--

21 CHAIRPERSON DICKENS: [interposing] You
22 don't have to answer.

23 ASSISTANT COMMISSIONER TALMA: --can't
24 speak to that.

2 CHAIRPERSON DICKENS: That's okay. I
3 just thought I'd ask the question of that were going
4 to be allowed in the private sector that--that is
5 being done--warehousing being done by HPD. Just
6 though I'd ask. Now, are--are--I assume, and maybe
7 I'm correct for assuming or incorrect for assuming
8 are there any violations in these properties. That's
9 number one. The gut rehab I assume will include a
10 new roof and new heating system and an upgrade of the
11 electrical.

12 ARTIE PEARSON: As far as--as far as
13 violations are concerned, there are some violations
14 that are still on the record. They're very old and
15 at this--at this point it's very difficult to say
16 whether or not they actually know it's still there.
17 Because what happens is when a tenant calls in a
18 complaint, HPD will go in do the work and make the
19 repair. But the violation that is on the system, you
20 know, from a long time ago doesn't necessarily come
21 off. So we're talking about violations that went on
22 in like in the early '70s and the '90s. There is no
23 way for us to really tell if those violations are
24 still are there. [sic]

2 CHAIRPERSON DICKENS: [interposing]

3 Yeah, I am going to chastise you--you all about that
4 because violations are put on properties and then
5 owners assert--do the corrections and certify it and
6 then they don't get removed.

7 ARTIE PEARSON: That is correct.

8 CHAIRPERSON DICKENS: And then years
9 later someone comes in and they want to do some work
10 and they want to get a UDAAP, or they want to get a
11 tax exemption then the Council in it's--in it's--it's
12 infinite wisdom jumps on--on the owner when it was
13 really the City's fault. Hello.

14 ARTIE PEARSON: I'm not sure how to
15 address that because like I--like you said the
16 violations do--will go on the building, and
17 oftentimes they--an owner will correct them but they
18 won't request a dismissal.

19 CHAIRPERSON DICKENS: And sometimes they
20 do. Frequently they do request a dismissal.

21 ARTIE PEARSON: And sometimes they do.

22 CHAIRPERSON DICKENS: And you either
23 don't get out there and---and--and dismiss them or
24 they--you come and it is never dismissed off the
25

2 record. Thank you. Any--do any of my three
3 colleagues have any questions? No.

4 COUNCIL MEMBER MEALY: I pass.

5 CHAIRPERSON DICKENS: Thank you so much.

6 All right, thank you so much for your testimony, and
7 I will--I am closing the public hearing on Land Use
8 Item No. 236.

9 [background comments]

10 CHAIRPERSON DICKENS: Yeah, I am now
11 putting up, the items that we have today up for a
12 vote except for Land Use Item No. 236 and 233, which
13 we are deferring the vote to a later date, and laying
14 over Land Use Item No. 219. I note for the record
15 that the applications that we are voting on today
16 have the full support of the local council members
17 and I support as well. I will now call on my counsel
18 to the roll for a vote to approve.

19 [background comments, pause]

20 CHAIRPERSON DICKENS: While we're
21 waiting, I just want to note for the record that I've
22 been informed that the Speaker is holding up on
23 support of this because she has the same issue that
24 Council Member Miller has and that's in the lack of
25 transparency and notification in a timely fashion.

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2 [background comments, pause]

3 CHAIRPERSON DICKENS: Counsel.

4 LEGAL COUNSEL: Chair Dickens.

5 CHAIRPERSON DICKENS: I vote aye on all.

6 LEGAL COUNSEL: Council Member Mealy.

7 COUNCIL MEMBER MEALY: May I explain my

8 vote?

9 CHAIRPERSON DICKENS: Please.

10 COUNCIL MEMBER MEALY: I do have a
11 problem the same as the Speaker. There's not enough
12 transparency in this project. I know NYCHA is doing
13 a lot with Habit with Humanity, and HPD is doing a
14 whole lot, and everything is coming at the last
15 minute. And I really feel it's very inappropriate
16 for Habitat for Humanity to be going out to the
17 community talking to pastors in my community in
18 regards to our property of vacant land on Rouse [sic]
19 Avenue, Atlantic and Herkimer. And here it is now
20 these properties are coming up before this body, and
21 half the council members do not know of it, and lack
22 of transparency, and informing them in a timely
23 manner. And I definitely agree with our Speaker
24 transparency is not here, and they need to do better.

25

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2 So I will be voting no on 234 and Land Use Item 254
3 and aye on everything else.

4 LEGAL COUNSEL MCCAUGHEY: I'm sorry. I
5 didn't get everything you voted on. I apologize.

6 COUNCIL MEMBER MEALY: 234--

7 LEGAL COUNSEL MCCAUGHEY: [interposing]
8 [off mic] 235?

9 COUNCIL MEMBER MEALY: --235. That's it.

10 LEGAL COUNSEL MCCAUGHEY: [off mic] Sorry.

11 COUNCIL MEMBER MEALY: And I have spoke
12 to the Council Members of these lands, and let them
13 know that I will be doing it full body also.

14 LEGAL COUNSEL MCCAUGHEY: [off mic] And
15 your vote on all the others?

16 COUNCIL MEMBER MEALY: And aye on all the
17 rest.

18 LEGAL COUNSEL: Thank you.

19 LEGAL COUNSEL: Council Member Rodriguez.

20 COUNCIL MEMBER Aye.

21 LEGAL COUNSEL: Council Member Cohen.

22 COUNCIL MEMBER COHEN: Aye.

23 LEGAL COUNSEL: Council Member Treyger.

24 COUNCIL MEMBER TREYGER: [off mic] With
25 thanks to the chair and the greats, [sic] I vote aye.

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2 LEGAL COUNSEL: Land Use Nos. 229, 230,
3 232, 234 and 235 are approved and referred to the
4 full Land Use Committee.

5 LEGAL COUNSEL MCCAUGHEY: By a vote of--

6 LEGAL COUNSEL: By a vote of 5 in the
7 affirmative, 0 in the negative and 0 abstentions,
8 with the exception of Land Nos. 234 and 235, which
9 are approved by a vote of 4 in the affirmative, 1 in
10 the negative and 0 abstentions.

11 LEGAL COUNSEL MCCAUGHEY: And all items
12 are referred to the full Land Use Committee.

13 LEGAL COUNSEL: And all items are
14 referred to the full Land Use Committee.

15 CHAIRPERSON DICKENS: Thank you and I
16 would like to thank the members of the public, my
17 colleagues, counsel and all Land Use staff for
18 attending today's hearing, and for the work that you
19 do. This hearing is hereby [gavel] adjourned.

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SUBCOMMITTEE ON PLANNING, 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 June 7, 2015