

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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January 28, 2014
Start: 1:10 p.m.
Recess: 1:54 p.m.

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

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

COUNCIL MEMBERS:

Andrew Cohen
Mark Treyger
Darlene Mealy
Ydanis A. Rodriguez
David G. Greenfield

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

Christopher Gonzalez
Assistant Commissioner
Government Affairs and Research
NYC Department of Housing
Preservation and Development

Tim Weinstein
Director of Bronx Planning
NYC Department of Housing
Preservation and Development

Monsignor Donald Sekano
President/Chair
Highbridge Community Development
Corporation

Jack Hammer
Director of Brooklyn Planning
NYC Department of Housing
Preservation and Development

2 CHAIRPERSON DICKENS: Good afternoon.
3 My name is Inez E. Dickens and I am the newly
4 appointed chair to the Planning Committee. I'm a
5 council member from the 9th Council District in
6 Manhattan and I am very pleased to chair the
7 Subcommittee on Planning, Dispositions and
8 Concessions. I have served on this committee
9 though for eight years, so I have been doing work
10 within this committee and now I chair it. I would
11 like to welcome all of you to the first meeting of
12 the Subcommittee and to introduce the other members
13 to you. Council Member Andrew Cohen of the Bronx,
14 Council Member Mark Treyger of Brooklyn and we have
15 two other member who will be joining us shortly,
16 Council Member Darlene Mealy of Brooklyn and
17 Council Member Ydanis Rodriguez from Manhattan. I
18 want to thank you all for being here. Those of you
19 that were prompt, thank you. Those of you that
20 were not, be prompt at the next one. It is
21 important to me and to all of us at the council
22 that we conduct all of our business with the utmost
23 professionalism and that we respect the public, who
24 has come here to tell us their views on the
25 applications that come before this subcommittee.

2 I'm going to ask my colleagues that if you're going
3 to be late or if you cannot make the meeting, I
4 would appreciate it if you would call me or the
5 Land Use Division so that we can make appropriate
6 plans and to ensure that we have a quorum. We want
7 to hear from all members of the public who are
8 here, so that they can voice their concerns and
9 their opinions regarding all matters that come
10 before us. Toward that end, all of us wishing to
11 speak must fill out a speaker's slip, which you can
12 obtain from the Sergeant of Arms that is seated
13 always at the door... at the desk at the door and
14 he's raised his hand. The completed forms should
15 be returned to the Sergeant of Arms, who will
16 submit them to me or to my attorney. Everyone who
17 submits a form will be called to speak. You will
18 have two to three minutes to speak depending upon
19 how many are here to speak and you can only speak
20 once on an item. If others have previously made
21 the points that you wish to make to the committee,
22 when your name is called you are welcome to cede
23 your time to speak and we will read your name into
24 the record indicating either your support or your
25 objection to the application. Decorum is critical

2 to the public hearing process. Please I ask that
3 you not call out; that you do not applaud. I ask
4 that you do not hiss nor boo. Doing so will
5 necessarily... not necessarily, but probably ask
6 that you be removed from the room. I ask that you
7 show others the same respect that you seek when you
8 are speaking. Should you need to use your cell
9 phone, I ask that you please leave the room; the
10 hearing room and go into the hall and put it on
11 vibrate when you are here. I thank you all for
12 being here and I want to also announce that the
13 Full Land Use Chair has joined us, Council Member
14 David Greenfield from Brooklyn. I want to also
15 acknowledge the Sergeant of Arms, Eddie Caruso
16 [phonetic]; my attorneys for this committee, Ann
17 Mecahi [phonetic] and Rob Miraglia and the
18 phenomenal Land Use staff; the director, Gail
19 Benjamin, Amy, Alonzo and Peter. And so I wanted
20 to acknowledge them in the beginning. I don't
21 always do so at every hearing.

22 We are now going to open the hearing on
23 the Pre-considered Application Number C 140045 HAX,
24 Artsbridge in the district of Council Member
25 Gibson, Vanessa Gibson in the 16th. That is a

2 proposed UDAPP designation, disposition and project
3 approval of property located at 1446 through 1458
4 Plimpton Avenue to facilitate the construction of a
5 seven-story senior residence with 61 dwelling units
6 pursuant to HUD's Section 22 Supportive Housing for
7 the Elderly. We have two members here that have
8 already said that they want to testify. That's HPD
9 Assistant Deputy Commissioner Chris Gonzalez and
10 HPD Director of Bronx Planning, Ted Weinstein.
11 [background voice] We've now also been joined by
12 committee... the Council Member Darlene Mealy from
13 Brooklyn.

14 ASSISTANT COMMISSIONER GONZALEZ:

15 Great.

16 CHAIRPERSON DICKENS: And address
17 yourself even though I've introduced you.

18 ASSISTANT COMMISSIONER GONZALEZ: Good
19 afternoon, Chair Dickens, member of the
20 subcommittee. My name is Christopher Gonzalez,
21 Associate Commissioner at HPD's Office of Policy
22 and External Affairs and I am joined by Ted
23 Weinstein, Director of Bronx Planning in HPD's
24 Office of Planning, Marketing and Sustainability.

25

1 This Pre-considered Land Use Item,
2
3 known as Artsbridge, consists of proposed ULURP
4 actions for property located at 1446 to 1458
5 Plimpton Avenue. These actions include the
6 acquisition of Lot 27, designation of the project
7 areas as Urban Development Action Areas and the
8 disposition of the site to a new sponsor. In 1991,
9 the city conveyed Lot 27 for accessory parking
10 space that had gone underutilized. Lots 3, 6, 8
11 and part of Lot 10 remain city-owned. In order to
12 facilitate the redevelopment of this lot, the city
13 will acquire and dispose of the property to
14 facilitate the proposed project under HUD's Section
15 202, Senior Supportive Housing Program for the
16 Elderly. Incomes will be no more than 50 percent
17 of AMI. The new sponsor proposes to construct a
18 seven-story building with approximately 61 units of
19 affordable housing for seniors, one superintendent
20 unit and approximately 22,557 square feet of
21 community space. In addition, the new sponsor will
22 develop accessory parking and an open space for
23 performances and art exhibitions on the disposition
24 area. Council Member Gibson has been briefed and
25

2 has indicated her support. I'm happy to take any
3 questions.

4 CHAIRPERSON DICKENS: Thank you so
5 much. I'm going to ask my Land Use Chair if he has
6 any questions before I start asking questions or
7 from the committee members. Alright, the first
8 question you said Section 22, Supportive Housing.
9 How many years is that contract for? Is it 20
10 years, 30 years? Is there a tax abatement
11 attached? Was there any costs attributed to the
12 purchase of the city-owned land?

13 ASSISTANT COMMISSIONER GONZALEZ: [off
14 mic] You want to answer that?

15 TED WEINSTEIN: Yeah.

16 CHAIRPERSON DICKENS: Identify
17 yourself, please, sir.

18 TED WEINSTEIN: Sure, Ted Weinstein,
19 the director of HPD's Bronx Planning Unit. I
20 apologize. I don't exactly how many years it's
21 for, but in terms of the other questions, I'm
22 sorry, if you can... it was...

23 CHAIRPERSON DICKENS: What I had...

24 [crosstalk]

25 TED WEINSTEIN: The tax abatement.

2 [crosstalk]

3 CHAIRPERSON DICKENS: One question
4 was...

5 [crosstalk]

6 TED WEINSTEIN: I'm sorry, yes.

7 CHAIRPERSON DICKENS: What... was there
8 any cost for the purchase or to get the city-owned
9 land? That was one.

10 TED WEINSTEIN: We charged a dollar a
11 tax lot, which is our standard.

12 CHAIRPERSON DICKENS: And how many tax
13 lots is this?

14 TED WEINSTEIN: This would be...

15 ASSISTANT COMMISSIONER GONZALEZ: Three
16 and a portion of one.

17 TED WEINSTEIN: Four or five, yeah,
18 five.

19 CHAIRPERSON DICKENS: And I had asked
20 how many years was the Section 202 contract for,
21 and I asked was there any tax abatement attached to
22 the securing of it.

23 TED WEINSTEIN: With the projects that
24 are built through HUD's 202 Program, the Shelter
25 Rent Abatement that is where the calculation is

2 based on the rental income and then it's like a
3 pilot. It's a payment in lieu of taxes.

4 CHAIRPERSON DICKENS: Yeah, I'm
5 familiar so they will pay the Shelter Rent once a
6 year...

7 TED WEINSTEIN: Mm-hm.

8 CHAIRPERSON DICKENS: In lieu of real
9 estate taxes, but they still will have to pay water
10 and sewer?

11 TED WEINSTEIN: Yes.

12 CHAIRPERSON DICKENS: Alright, do my
13 colleagues have any other questions? [background
14 voices] Was there anyone else that wanted to
15 testify? [background voices] Well, did you fill
16 out... did you fill out a... we'll get you a form
17 and we'd be glad to have you to testify. Please
18 identify you and your agency, please.

19 MONSIGNOR SEKANO: Great. [off mic]
20 I'm Monsignor Donald Secano and I'm the... I'm
21 Monsignor Donald Secano. I'm the President and
22 Chairman of the Highbridge Community Development
23 Corporation that's a sponsor of this 202 Program.
24 Just in regards to affordability, this is the
25 venerable Section 202 Program for the elderly and

2 disabled. I think it's a 40-year contract. It's a
3 Section 8 equivalent and I don't want to call it...
4 it's called a PAC contract, but it's a long-
5 standing Section 8 rent subsidy for 40 years and
6 they've never been known to expire as long as the
7 202 Program has existed, so this is permanent
8 housing for low-income, older people, but I was
9 hoping that someone would notice the amount of
10 square footage that's in the community space. It's
11 unusually large and that's because that portion of
12 the building; it's almost 25,000 square feet; will
13 be dedicated to an afterschool program called
14 Highbridge Voices, which are young people that we
15 recruit from the neighborhood and train to sing
16 opera and as well as pop music and it's our way of
17 exposing them to excellence and getting them into
18 college. So it's funded separately from the
19 Section 202 Program, but I just wanted this
20 opportunity to tell you that that was part of this
21 program.

22 CHAIRPERSON DICKENS: Well, thank you
23 so much, Monsignor and we meant no disrespect to
24 you whatsoever. We would not want you to come
25 down... all the way down here...

2 [crosstalk]

3 MONSIGNOR SEKANO: No, you didn't.

4 CHAIRPERSON DICKENS: From the Bronx.

5 MONSIGNOR SEKANO: I didn't sign in so.

6 CHAIRPERSON DICKENS: And not... and

7 not...

8 [crosstalk]

9 MONSIGNOR SEKANO: Yeah.

10 CHAIRPERSON DICKENS: And not avail you

11 with the opportunity...

12 [crosstalk]

13 MONSIGNOR SEKANO: Thank you.

14 [crosstalk]

15 CHAIRPERSON DICKENS: To testify and

16 the community space did not go unnoticed.

17 Highbridge Voices is well-known.

18 MONSIGNOR SEKANO: Mm-hm.

19 CHAIRPERSON DICKENS: In other parts of

20 the city as well.

21 MONSIGNOR SEKANO: Good to know, thank

22 you.

23 CHAIRPERSON DICKENS: But I just wanted

24 to ask you a question because...

25 MONSIGNOR SEKANO: [imposing] Sure.

2 CHAIRPERSON DICKENS: It's a Section
3 202 Supportive Housing for Elderly; however, with
4 the Section 8 rents...

5 MONSIGNOR SEKANO: Mm-hm.

6 CHAIRPERSON DICKENS: Section 8
7 contracts do have an expiration date.

8 [crosstalk]

9 MONSIGNOR SEKANO: Yes, they do. They
10 do. I was saying it's... I think it's either 30 or
11 40 years.

12 TED WEINSTEIN: [off mic] Well, this
13 is... technically this isn't a Section 8 subsidy.

14 MONSIGNOR SEKANO: Right, right.

15 TED WEINSTEIN: It's the HUD 202
16 Program provides a rental assistance contract, so
17 it sort of works like Section 8...

18 MONSIGNOR SEKANO: [imposing] Right.

19 TED WEINSTEIN: But it's the 202
20 Program.

21 CHAIRPERSON DICKENS: Alright, so it's
22 really not...

23 MONSIGNOR SEKANO: It's not...

24 [crosstalk]

2 CHAIRPERSON DICKENS: It's not Section
3 8.

4 MONSIGNOR SEKANO: That's right.

5 CHAIRPERSON DICKENS: Because sometimes
6 202 can have Section 8 as well for certain
7 apartments.

8 TED WEINSTEIN: That someone can move
9 in who has...

10 [crosstalk]

11 CHAIRPERSON DICKENS: Yes.

12 [crosstalk]

13 TED WEINSTEIN: Section 8, right,
14 but...

15 [crosstalk]

16 CHAIRPERSON DICKENS: Yes, so that's
17 why I...

18 [crosstalk]

19 MONSIGNOR SEKANO: But this is project-
20 based actually.

21 [crosstalk]

22 CHAIRPERSON DICKENS: You know 'cause
23 so when... when...

24 [crosstalk]

25

2 MONSIGNOR SEKANO: Or a project-based
3 pro...

4 TED WEINSTEIN: The program itself...
5 [crosstalk]

6 CHAIRPERSON DICKENS: Project-based is
7 something different now. When it's project-based
8 Section 8, that's different.

9 TED WEINSTEIN: So for example, if
10 there is a average rent that is calculated in order
11 to cover the M&O, but people only pay 30 percent of
12 their income for the rent and if their 30 percent
13 is less than that projected average amount, HUD
14 will make up the difference.

15 CHAIRPERSON DICKENS: Alright well,
16 thank you so much, but yes, project-based is
17 significantly different and whether it's pre and
18 post 1981 and it's a whole lot of things
19 attributable to that, but in any case, do any of my
20 colleagues have any other questions? [background
21 voices] Alright, now there is one question I'd like
22 to ask the good Monsignor and that's about the
23 community space. Where did the funding come from
24 for that?

2 MONSIGNOR SEKANO: Largely from the
3 capital budget. The borough president set aside \$3
4 million for it. We're also contributing our
5 development fee into the project to make it work.

6 CHAIRPERSON DICKENS: Development fee,
7 which you get up front.

8 MONSIGNOR SEKANO: Yes.

9 CHAIRPERSON DICKENS: I know.

10 MONSIGNOR SEKANO: And we're plowing
11 that back into the new project.

12 CHAIRPERSON DICKENS: And the Community
13 Board I assume...

14 MONSIGNOR SEKANO: Yes.

15 CHAIRPERSON DICKENS: Is strongly
16 supportive of this?

17 MONSIGNOR SEKANO: Yes, they did.

18 CHAIRPERSON DICKENS: Okay and...
19 and...

20 MONSIGNOR SEKANO: Unanimously I
21 believe.

22 CHAIRPERSON DICKENS: Great, that's
23 great. Are there any other questions from my
24 colleagues? Alright, would you give the speaker
25 the mic there?

2 COUNCIL MEMBER MEALY: Good afternoon.
3 Will anyone else from the community be able to use
4 that facility also?

5 MONSIGNOR SEKANO: Absolutely. Right
6 now Highbridge Voices is an afterschool program and
7 so it has numerous classrooms and a performance
8 space in it and a very nice lobby, so actually we
9 mean it to be open for... create a little art
10 center there. That's why we called it Artsbridge.

11 TED WEINSTEIN: If I may, one of the
12 things that makes this project a little unusual
13 also is that there's actually a separate piece.
14 It's two noncontiguous parcels of land. The
15 building itself will be at a corner at one end of
16 the block. At the other end of the block, which is
17 where the rest of the city-owned properties are,
18 they will be having a small amount of parking, but
19 then also an open space, which will be used for
20 performance so that people from Highbridge Voices,
21 for example, there'll be an outdoor performance
22 space, which will also house art work;
23 sculptures...

24 MONSIGNOR SEKANO: [interposing] Right.
25

2 TED WEINSTEIN: That'll be there on a
3 permanent basis.

4 CHAIRPERSON DICKENS: So even though
5 it's noncontiguous lots, the lots in between will
6 be utilized 100 percent by either the housing or...
7 and/or the Highbridge Voices. Is that correct? Is
8 that my...

9 [crosstalk]

10 TED WEINSTEIN: Well, the...

11 [crosstalk]

12 CHAIRPERSON DICKENS: Understanding?

13 TED WEINSTEIN: Well, the lots for the
14 project on the corner is the lot, which had been
15 city-owned, which is where the building itself will
16 be built. Then as you go down the block it's
17 private property, but then at the corner, the other
18 corner it is city-owned land. That's where those
19 other four tax lots are.

20 CHAIRPERSON DICKENS: Actually...

21 [crosstalk]

22 TED WEINSTEIN: And...

23 [crosstalk]

24 CHAIRPERSON DICKENS: There's another

25 202.

2 TED WEINSTEIN: That's right and they
3 had previously done another 202 in between.

4 CHAIRPERSON DICKENS: Mm-hm.

5 TED WEINSTEIN: And then...

6 [crosstalk]

7 CHAIRPERSON DICKENS: And then a
8 Seventh-Day Adventist school so...

9 TED WEINSTEIN: But then at the other
10 end of the block is where this art space and
11 performance space will be located.

12 CHAIRPERSON DICKENS: Mm-hm. But my...

13 [crosstalk]

14 TED WEINSTEIN: And so the...

15 [crosstalk]

16 CHAIRPERSON DICKENS: Question...

17 [crosstalk]

18 TED WEINSTEIN: Disposition will be for
19 both of those.

20 CHAIRPERSON DICKENS: But my question
21 really is is between the supportive housing and
22 the... say the rest of...

23 TED WEINSTEIN: [interposing] Mm-hm.

24 CHAIRPERSON DICKENS: The lots that are
25 not attributable to this is that all going... even

2 though it's not contiguous for your development, is
3 that going to be utilized by you or no? That's
4 the...

5 [crosstalk]

6 TED WEINSTEIN: No, that's where
7 there's existing buildings there.

8 CHAIRPERSON DICKENS: Okay, so it's
9 not. Okay, thank you. Council Member Treyger?

10 COUNCIL MEMBER TREYGER: Thank you,
11 Chairwoman Dickens. A quick question about just
12 timeline, so when was this idea first born for this
13 project and just explain when you think this should
14 come to fruition, just to hear your thoughts on it.

15 MONSIGNOR SEKANO: That's always a good
16 question in terms of... the... I think as far back
17 as eight years in terms of you know the timeline as
18 a concept. This would be... this is going to be
19 the fourth 202 that we have produced in our
20 neighborhood and there's three other projects
21 dedicated to older people that we've funded through
22 state programs with city-owned land.

23 COUNCIL MEMBER TREYGER: Okay.

24 TED WEINSTEIN: They were approved by
25 HUD for this 202 in 2010.

2 MONSIGNOR SEKANO: Right.

3 TED WEINSTEIN: And they've been
4 looking for it many years for permanent space for
5 Highbridge Voices so it really came together well
6 and they had also had their eye on the
7 noncontiguous city-owned lots for some use and that
8 played well into this proposal...

9 [crosstalk]

10 MONSIGNOR SEKANO: Right.

11 [crosstalk]

12 TED WEINSTEIN: As well.

13 COUNCIL MEMBER TREYGER: So this was
14 like eight years in the making?

15 MONSIGNOR SEKANO: At least.

16 COUNCIL MEMBER TREYGER: At least eight
17 years...

18 [crosstalk]

19 MONSIGNOR SEKANO: Yeah.

20 [crosstalk]

21 COUNCIL MEMBER TREYGER: In the making.

22 MONSIGNOR SEKANO: Yeah.

23 COUNCIL MEMBER TREYGER: Wow.

24 MONSIGNOR SEKANO: You know how those
25 ideas always kind of germinate and they come

2 together you know like primordial soup and all of a
3 sudden it works. [laughter]

4 COUNCIL MEMBER TREYGER: And maybe
5 Chris, could you just walk us through the... once
6 this is built the application process, how can
7 folks apply and get housing here in the building?

8 ASSISTANT COMMISSIONER GONZALEZ: Sure.
9 Well, actually the application pro... and actually
10 it might be better for you to...

11 COUNCIL MEMBER TREYGER: Yeah, please.

12 MONSIGNOR SEKANO: Sure.

13 [crosstalk]

14 ASSISTANT COMMISSIONER GONZALEZ:
15 Answer that question.

16 [crosstalk]

17 MONSIGNOR SEKANO: It's a city-wide
18 process.

19 COUNCIL MEMBER TREYGER: Okay.

20 MONSIGNOR SEKANO: There... I think
21 there is a set aside for the Community Board...

22 ASSISTANT COMMISSIONER GONZALEZ:
23 [interposing] Right.

24 MONSIGNOR SEKANO: That might be as
25 high as 50 percent. We have a huge waiting list

2 for older people. In fact, HUD has actually
3 mandated that we close our waiting list for its
4 projects, so we're very anxious to get more units
5 online and we expect to break ground shortly within
6 the next six months.

7 ASSISTANT COMMISSIONER GONZALEZ:

8 Right, but just to follow up on that, all of our
9 affordable units go through HPD's lottery process
10 and there is a 50 percent community preference for
11 the affordable units so.

12 COUNCIL MEMBER TREYGER: Thank you.

13 CHAIRPERSON DICKENS: In addition, HUD
14 has its own set of rules as it relates to waiting
15 lists and the maintenance of the waiting lists.
16 They also have a requirement also for the lottery
17 system, whether it's utilized the way it's done
18 through HPD, a lock box is required so HUD in
19 addition has its own set of regulations as it
20 relates to lottery and as it relates to wait lists
21 and preferences in the renting of the units as
22 well. I will... seeing no other questions I
23 will... I'm going to excuse this panel and thank
24 you for coming and testifying. Thank you,

2 Monsignor Sekano, for coming down. I'm glad that
3 you raised your hand to let us know you were here.

4 MONSIGNOR SEKANO: Yes, thank you.

5 CHAIRPERSON DICKENS: And I'm now going
6 to close the hearing on Preconsidered Application C
7 140045 HAX and now open on Preconsidered
8 Application C 140115 HAK, Bergen Saratoga in the
9 district of Council Member Mealy, who sits on this
10 panel in Council District 41 in Brooklyn, and here
11 to testify is again HPD Assistant Deputy
12 Commissioner Chris Gonzalez and the HPD Director of
13 the Brooklyn Planning, Jack Hammer.

14 ASSISTANT COMMISSIONER GONZALEZ: Good
15 afternoon, Chair Dickens, members of the
16 subcommittee. I am Chris Gonzalez, Associate
17 Commissioner at HPD and I'm joined by Jack Hammer,
18 Director of Brooklyn Planning in HPD's Office of
19 Planning, Marketing and Sustainability.

20 This Preconsidered Land Use Item, known
21 as Bergen Saratoga consists of proposed ULURP
22 actions for property located at 317 to 335 Saratoga
23 Avenue and 1943 to 1963 Bergen Street. The actions
24 include the designation of the project area as an
25 Urban Development Action Area and the disposition

1 of the site. The sponsors propose to develop a
2 five-story building with approximately 80
3 residential and supportive housing units as
4 follows: 40 studios, 13 one-bedrooms and 27 two-
5 bedroom units, half of which will be supportive
6 housing units for formerly homeless households and
7 the other half will be affordable housing units for
8 households earning up to 60 percent of AMI. On-
9 site services will be provided by a Brooklyn-based
10 non-profit social service provider through a
11 contract with the New York State Office of Mental
12 Health. There will be a community room, computer
13 room, laundry room and landscaped yard, four social
14 service staff on-site and a front desk security on
15 a 24-hour basis. Council Member Mealy has been
16 briefed and has indicated her support for the
17 project.

18
19 CHAIRPERSON DICKENS: Now this is a
20 proposed UDAPP designation disposition and project
21 approval at Saratoga Avenue and the Bergen Street
22 site to facilitate the development of a five-story
23 building with approximately 83 residential units of
24 affordable and supportive housing. Is that
25 correct?

2 ASSISTANT COMMISSIONER GONZALEZ:

3 Correct.

4 CHAIRPERSON DICKENS: Alright, Council
5 Member Mealy, do you have a statement to make?

6 COUNCIL MEMBER MEALY: Yes, thank you,
7 Chair Dickens. I'd just like to give my full
8 support. I have worked with the developer numerous
9 times to make sure that it's affordable for
10 families and we do have homeless people in the
11 neighborhood and it's a collaboration with security
12 just as well and the community approves of it and I
13 must say I thank the developer, Martin Dunn, for
14 sitting down numerous times to make sure that it
15 was affordable and to maintain the character of the
16 community and to make sure that it's safe also, so
17 I approve of this project and thank you.

18 CHAIRPERSON DICKENS: Thank you,
19 Council Member Mealy, job well done. Now a
20 question, Chris. This is 100 percent at 60 percent
21 or less AMI. Is that correct?

22 ASSISTANT COMMISSIONER GONZALEZ:
23 Right, so the units are split. Half will go to...
24 will be supportive housing units for formerly
25

2 homeless individuals and the other half will be up
3 to 60 percent of AMI.

4 CHAIRPERSON DICKENS: Now when you say
5 formerly homeless, are these formerly homeless
6 individuals with psychiatric disabilities or is
7 this formerly homeless individuals period or a
8 combination?

9 JACK HAMMER: Formerly homeless
10 individuals, who may have psychiatric disabilities.
11 [background voice] Yeah.

12 CHAIRPERSON DICKENS: And in having the
13 individuals with psychiatric disabilities, is there
14 on-site supportive for them, which is... which has
15 an increase... frequently increase and most times
16 different support mechanisms needed to be in place.
17 Is that in place on-site?

18 JACK HAMMER: Yes and...

19 [crosstalk]

20 COUNCIL MEMBER MEALY: Yes.

21 JACK HAMMER: Yes, I mean the... the
22 developer... that's part of the developer's plan,
23 to work a local social service provider who would
24 provide those necessary services.

25

2 CHAIRPERSON DICKENS: And those
3 individuals with psychiatric disabilities
4 frequently require medication. Will that be
5 dispensed on-site? Will they get assistance in
6 taking it?

7 JACK HAMMER: My understanding is that
8 there would be oversight at the housing development
9 to provide those kinds of services.

10 CHAIRPERSON DICKENS: And those units
11 will be rented at 30 percent AMI or no?

12 JACK HAMMER: There would be... it
13 could be up to 30 because there is also funding
14 assistance through the State Office of Mental
15 Health, provide assistance with rental subsidy, so
16 incomes could be you know even you know essentially
17 up to or even below 30 percent of AMI.

18 CHAIRPERSON DICKENS: Now will those
19 units be individually occupied or... because
20 sometimes in supportive housing such as this for
21 homeless with psychiatric disabilities, two and
22 three are put in a two and three-bedroom unit. How
23 is this going to work at this site?

24 JACK HAMMER: Well, these will be
25 individuals in studio apartments.

2 CHAIRPERSON DICKENS: Okay, do any of
3 my colleagues have any other questions?

4 COUNCIL MEMBER MEALY: I do. I just
5 would like...

6 [crosstalk]

7 CHAIRPERSON DICKENS: Council Member
8 Mealy?

9 [crosstalk]

10 COUNCIL MEMBER MEALY: To state that
11 the contractor had done a couple of them and I went
12 to numerous developments that he had done all over
13 the city and it was very well put together. It
14 was... helped them with assisted living just as
15 well. No matter what we say, homeless we will have
16 with us and psychiatric individuals we will have
17 with us, so we have to build housing for them just
18 as well and to help them get on their own to live
19 independently also and I see all of his projects
20 make sure that the security, the counseling for
21 their medication is there just as well, so I really
22 feel this project is the best to an area where it
23 was mostly vacant lots in that whole area, so I'm
24 glad now something is there now that at least we

2 can keep an eye on and help the community, so thank
3 you.

4 CHAIRPERSON DICKENS: Thank you,
5 Council Member Mealy. Are there any other members
6 of the public who wish to testify on this? If so,
7 forever hold your peace and I want to know if any
8 of my colleagues have any questions. Chair
9 Greenfield, do you have a question or a statement
10 you want to make? Thank you. I will now close the
11 public hearing on the Bergen Saratoga Application.

12 The third item that is on our agenda is
13 the Fairmont Place Application Number 2...
14 Preconsidered and Application Number 20145276 HAX,
15 the Fairmont Place and actually it's being laid
16 over to a future hearing of the subcommittee
17 because of the redistricting and the fact that Land
18 Use became effective January 1st, 2014, it's now in
19 Council Member Arroyo's district.

20 I'm now going to call for a vote to
21 approve the two items that we heard, the Artsbridge
22 Project and the Bergen Saratoga Project. Counsel,
23 please call the roll.

24 COMMITTEE COUNSEL: Chair Dickens.

25 CHAIRPERSON DICKENS: Aye on all.

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2 COMMITTEE COUNSEL: Council Member
3 Mealy.

4 COUNCIL MEMBER MEALY: Aye on all.

5 COMMITTEE COUNSEL: Council Member
6 Cohen.

7 COUNCIL MEMBER COHEN: Aye on all.

8 COMMITTEE COUNSEL: Council Member
9 Treyger.

10 COUNCIL MEMBER TREYGER: Aye on all.

11 COMMITTEE COUNSEL: By a vote of four
12 in the affirmative, zero abstentions and zero
13 negatives, Artsbridge Project and the Bergen
14 Saratoga Project are approved and referred to the
15 Full Land Use Committee.

16 CHAIRPERSON DICKENS: Alright, I'm
17 going to just adjourn this hearing. I'm leaving it
18 open for 15 minutes. I apologize. I'm asking the
19 Land Use staff to stay in order to allow Council
20 Member Ydanis Rodriguez to come. There will be a
21 Full Land Use Committee hearing this Thursday,
22 January 30th at 10:00 a.m. at the City Hall
23 Committee Room, and I've introduced the chair.
24 Chair David Greenfield, do you have a statement you
25 would like to make?

2 CHAIRPERSON GREENFIELD: I just want
3 folks to know that we're going to start promptly at
4 10:00 a.m. and we'd appreciate it if everybody
5 could do their best to be there on time.

6 CHAIRPERSON DICKENS: Thank you so
7 much.

8 CHAIRPERSON GREENFIELD: Thank you.

9 CHAIRPERSON DICKENS: We were here. I
10 was here and the Land Use staff was here promptly
11 [background voices] and...

12 [crosstalk]

13 CHAIRPERSON GREENFIELD: And that's...

14 [crosstalk]

15 CHAIRPERSON DICKENS: And so was our
16 council members.

17 CHAIRPERSON GREENFIELD: And that's why
18 we love you, Council Member Dickens.

19 CHAIRPERSON DICKENS: So I want to
20 thank all of you for coming. I want to thank
21 everyone that came to testify and this is seeing
22 your government... your, the people's house in
23 action. Again, thank you.

24 [Pause]

25 CHAIRPERSON DICKENS: Quiet, please.

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2 COMMITTEE COUNSEL: Council Member
3 Rodriguez.
4 COUNCIL MEMBER RODRIGUEZ: Aye.
5 COMMITTEE COUNSEL: Vote now stands
6 five in the affirmative, zero abstentions, zero
7 negatives, Land Use Applications known as
8 Artsbridge and Bergen Saratoga.
9 [gavel]
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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. 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.



Date: 01/29/2014