

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS

AND DISPOSITIONS

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CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITINGS AND DISPOSITIONS

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February 26, 2025  
Start: 10:08 a.m.  
Recess: 11:09 a.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 16TH  
FLOOR

B E F O R E: Kamillah M. Hanks, Chairperson

COUNCIL MEMBERS:

Oswald Feliz  
Christopher Marte  
Yusef Salaam

OTHER COUNCIL MEMBERS ATTENDING:

Pierina Ana Sanchez

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS  
AND DISPOSITIONS

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A P P E A R A N C E S

Arvind Sindhwani, Executive Director of  
Government Affairs at New York City Department  
of Housing Preservation and Development

Kerry LaBotz, Assistant Commissioner of  
Preservation Finance at New York City Department  
of Housing Preservation and Development

Christian Sanoguel, Director of Preservation  
Finance at New York City Department of Housing  
Preservation and Development

Salvatore D'Avola, Executive Director at  
Neighborhood Restore HDFC

Karen Baez, Tenant Organizer at Northwest Bronx  
Community and Clergy Coalition

Todd Baker, Project Manager at Northwest Bronx  
Community and Clergy Coalition

Edward Garcia, Organizing Co-Director at  
Northwest Bronx Community and Clergy Coalition

Maidel De La Cruz, Assistant Vice President of  
Government and Community Affairs at New York City  
Health and Hospitals

Jeremy Berman, Deputy General Counsel at New York  
City Health and Hospitals

Leora Jontef, Assistant Vice President for  
Housing and Real Estate at New York City Health  
and Hospitals

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS  
AND DISPOSITIONS

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

Douglas Blomberg, Chief Executive Officer of  
Heritage Health and Housing

Patreinnah Acosta-Pelle

Astrid Walker-Stewart, New York City Department  
of Housing Preservation and Development

Ron Schulman, Best Development Group

Winifred Campbell, New York City Department of  
Housing Preservation and Development

Derrick Lovett, MBD Community Housing

Suzanna Tharian, Principal at STAT Architecture

1  
2 SERGEANT-AT-ARMS: Good morning, good  
3 morning, testing. This is a test on the Subcommittee  
4 on Landmarks, Public Sitings and Dispositions. This  
5 is done on February 26, 2025, recorded done by  
6 Ginelle Yearwood.

7 SERGEANT-AT-ARMS: Good morning, and  
8 welcome to the Subcommittee hearing on Landmarks,  
9 Public Sitings and Disposition.

10 At this time, please silent all  
11 electronic devices.

12 If you have any questions, please raise  
13 your hand and one of us, the Sergeant-at-Arms, will  
14 kindly assist you.

15 At no time, please do not approach the  
16 dais.

17 Thank you very much for your kind  
18 cooperation.

19 Chair, we are ready to begin.

20 CHAIRPERSON HANKS: [GAVEL] Good morning.  
21 Welcome to the meeting of Subcommittee on Landmarks,  
22 Public Sitings and Dispositions. I am Council Member  
23 Kamillah Hanks, and I'm the Chair of the  
24 Subcommittee. Today, I'm joined by my Colleagues  
25 Council Member Marte and Council Member Salaam.

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2           Before we begin with today's agenda, I  
3 will remind everyone that this meeting is being held  
4 in a hybrid format.

5           For members of the public wishing to  
6 testify remotely, we ask that you first register  
7 online, and you may do so now by visiting  
8 [www.council.nyc.gov/landuse](http://www.council.nyc.gov/landuse) to sign up and then sign  
9 on to the Zoom and remain signed on until you have  
10 testified.

11           For anyone with us today in person  
12 wishing to testify, if you have not already done so,  
13 please see one of the Sergeants to fill out a  
14 speaker's card and we will call your name at the  
15 appropriate time.

16           For anyone wishing to submit written  
17 testimony on the items being heard today, we will ask  
18 that you please send it via email to  
19 [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Include the land  
20 use number and/or the project name in the subject  
21 line of your email. Video and audio testimony will  
22 not be accepted.

23           I will remind members of the public that  
24 this is a government proceeding and that decorum  
25 shall be observed at all times and as such members of

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2 the public shall remain silent unless and until  
3 called to testify.

4           The witness table is reserved for people  
5 who wish to testify. No video recording or  
6 photography is allowed from the witness table.

7 Further, members of the public may not present audio  
8 or video recordings as testimony but may submit  
9 transcripts of such recordings to the sergeant for  
10 inclusion in the hearing record.

11           On today's agenda, we have hearings for  
12 the following Land Use items. Health and Hospitals  
13 Operating Agreement and application for the transfer  
14 of nine properties from City to the New York City  
15 Health and Hospitals Corporation known as H and H;  
16 1093-1095 Jerome Avenue and application by HPD for an  
17 Urban Development Action Area Project in Council  
18 Member Stevens' District in the Bronx; 2201 Davidson  
19 Avenue and application for HPD for an Article XI Tax  
20 Exemption and Urban Development Action Area Project  
21 in Council Member Sanchez's District in the Bronx. I  
22 will note that the items related to the Brownsville  
23 NCP proposal in Council Member's Nurse and Mealy  
24 District are laid over and will be heard at a later  
25 date.

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2           So now, I will open the public hearing  
3 for the two related pre-considered land use items for  
4 2201 Davidson Avenue Project submitted by HPD for the  
5 approval of an Urban Development Action Area Project  
6 and a real estate property exemption for property  
7 located in the Bronx in Council Member Sanchez's  
8 District. Appearing today for this proposal, we have  
9 Arvind Sidhwani, Christian Sanoguel, and Kelly LaBotz  
10 from HPD.

11           Those wishing to testify must register  
12 online by visiting the Council's website at  
13 council.nyc.gov/land use.

14           Counsel, will you please administer the  
15 affirmation?

16           COMMITTEE COUNSEL: Panelists, would you  
17 please raise your right hand and state your name for  
18 the record?

19           EXECUTIVE DIRECTOR SINDHWANI: Arvind  
20 Sidhwani.

21           ASSISTANT COMMISSIONER LABOTZ: Kerry  
22 LaBotz.

23           CHRISTIAN SANOGUEL: Christian Sanoguel.

24           COMMITTEE COUNSEL: And do you affirm to  
25 tell the truth, the whole truth, and nothing but the

1  
2 truth in your testimony before this Subcommittee and  
3 in answer to all Council Member questions?

4 EXECUTIVE DIRECTOR SINDHWANI: I do.

5 ASSISTANT COMMISSIONER LABOTZ: I do.

6 CHRISTIAN SANOGUEL: I do.

7 CHAIRPERSON HANKS: Thank you, applicant  
8 panelists. Please begin.

9 For the viewing public, if you need an  
10 accessible version of this presentation, please send  
11 an email request to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).  
12 Now, the applicant team may begin. Thank you.

13 EXECUTIVE DIRECTOR SINDHWANI: Thank you,  
14 Chair Hanks and Members of the Subcommittee. Good  
15 morning. Good to see you all.

16 My name is Arvind Sindhwani, Executive  
17 Director of Government Affairs at the Department of  
18 Housing Preservation and Development. Today, we'll be  
19 presenting on 2201 Davidson in Council Member  
20 Sanchez's District, a third-party transfer  
21 application by HPD. Next slide.

22 The proposed project is the utilization  
23 of HPD's Third-Party Transfer Program to transfer  
24 ownership and responsibility for the rehabilitation  
25 of 2201-05 Davidson Avenue to Neighborhood Restore

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2 HDFC as the interim owner. Prior to the disposition  
3 to the prospective developer, Lemle and Wolff, for  
4 the purpose of maintaining approximately 48 units of  
5 affordable housing at the property, we have two  
6 actions before the Subcommittee today. Number one,  
7 the Urban Development Action Area designation and  
8 project approval as well as an Article XI tax  
9 exemption. Next slide.

10           Just a slide for the location and context  
11 of the building. The lot area is about 10,000 square  
12 feet, close to public transit, and in Council Member  
13 Sanchez's district. Next slide.

14           So, just to walk the Subcommittee through  
15 the history of the site, the building was initially  
16 identified for the Third-Party Transfer Program Round  
17 10 back in 2015. The owner subsequently filed for  
18 bankruptcy in September later that year and was  
19 dismissed in October 2018. When the property owner  
20 filed for bankruptcy, the property was removed from  
21 the TPT round, and the property has continued to  
22 accrue arrears since. The action was restarted on  
23 October 7, 2024, after the default judgment of  
24 foreclosure was entered by the courts. The owner has  
25 not contested the filing of the notice of foreclosure

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2 nor tried to redeem the property. Since then, HPD,  
3 and for many, many years actually, HPD has completed  
4 a significant amount of emergency repairs pertaining  
5 to roof repairs, heating repairs, plumbing repairs,  
6 lead abatement, mold abatement, and the installation  
7 of window guards, I'll have some numbers to provide  
8 more specificity on those repairs later, and the  
9 building has been in the Alternative Enforcement  
10 Program for several years now. Next slide.

11           On this slide, you can see some of the  
12 current conditions. This was photographed in April  
13 and May 2024. These are a mix of vacant and occupied  
14 units. A lot of the tenants, you know, experience  
15 these conditions each and every day. Our AEP, the  
16 Alternative Enforcement Program staff, are at the  
17 building frequently. We make repairs for the most  
18 immediate health and safety issues, but, you know,  
19 it's not right for these tenants to be experiencing  
20 this in their daily lives. Next slide.

21           And here are just some other conditions  
22 that are in occupied units and in the public  
23 hallways. A lot of the tenants have banded together  
24 to provide a budget for maintenance and just to keep  
25 the building afloat. Next slide.

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2           Here are some of the numbers for the  
3 municipal reviewers in debt. As you can see, DOF  
4 arrears are 26.5 million; DEP arrears, 560,000  
5 dollars. That totals about 27 million dollars in  
6 municipal arrears. In terms of emergency repair  
7 charges, HPD has put 1.1 million dollars into the  
8 building. Again, for the most emergency repairs,  
9 that's boilers, window guards, and self-closing  
10 doors, waste disposal, things like that. The AEP fees  
11 have totaled about 80,000 dollars. Total Class B and  
12 C violations to date is 630. Most recently, we're  
13 confronted with about a 1.3-million-dollar Con-Ed  
14 arrear bill. HPD is now paying for the utilities on  
15 site. Next slide.

16           So, in terms of the existing unit mix,  
17 there's two studios, 28 one-bedrooms, 18 two-  
18 bedrooms. Under the TPT program, Neighborhood Restore  
19 will take title as the interim owner after the  
20 transfer action. The future sponsor, Lemle and Wolff,  
21 will work with HPD and the tenants to rehabilitate  
22 the building to create affordable housing units with  
23 affordability restrictions. The tenants were allowed  
24 an opportunity to indicate an interest in converting  
25 to a limited equity HTFC co-op, which over 80 percent

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2 of the tenants signed to petition. If for any reason,  
3 tenants do not meet milestones to convert to a  
4 cooperative, the building will remain a rental  
5 project at the rent and income restrictions set by  
6 the multifamily dispositions and finance programs  
7 term sheet.

8           In our last slide, the tenant relocation  
9 plan. So currently, we can't determine the depth and  
10 length of relocation given that a lot of scoping and  
11 analysis of the building's physical needs will need  
12 to be done in partnership with Neighborhood Restore  
13 and Lemle and Wolff. However, tenants may need to be  
14 temporarily relocated depending on the level of  
15 rehab. The program policy does require tenants to  
16 enter into relocation agreements with the sponsor.  
17 HPD reviews those relocation agreements. And of  
18 course, all tenants have a right to return to the  
19 building if relocated. And that concludes today's  
20 presentation. Thank you.

21           CHAIRPERSON HANKS: Thank you so much.  
22 Before we ask questions for this panel, I will pause  
23 to allow Council Member Sanchez to make a statement  
24 and, after her statement, I will return to the  
25 questions. Thank you. Council Member, you can begin.

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2 COUNCIL MEMBER SANCHEZ: All right. Can  
3 you hear me?

4 CHAIRPERSON HANKS: Yes, we can.

5 COUNCIL MEMBER SANCHEZ: Okay. Thank you  
6 so much, Madam Chair. And I just want to start by  
7 thanking HPD for all your work on this building.  
8 Arvind just said it all. But just to put this into  
9 context, because this is one of the buildings in the  
10 City of New York that makes the least sense to me.  
11 Nearly 28 million dollars in municipal arrears, 600  
12 open HPD violations, 90 DOB violations, nearly 60  
13 Department of Health violations. We're talking about  
14 mold, water damage, collapsed ceilings and structures  
15 because of that water damage, vermin. People in this  
16 building, my neighbors who live in this building,  
17 have been living in these deplorable conditions for  
18 over 10 years. This building, as Arvind has  
19 mentioned, has been through the Alternative  
20 Enforcement Program, which is one of the City's  
21 strongest enforcement programs with escalating fines,  
22 a heightened presence of all of the enforcement  
23 agencies knocking on the doors, looking at the  
24 building all the time and issuing more fines. The  
25 City has tried to take this building through TPT in

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the past and was not able to do so. This building has attempted to go through 7A. And my point is that the City's programs, which are some of the strongest in the nation, have failed this building, have failed my neighbors. And so today, after taking office and petitioning HPD to reopen a TPT process and try to take this building away from this terrible management, terrible landlord, we're here today to talk about an Article XI for the future of this building and the Urban Area Development Project approval for the future of this building.

But Chair Hanks, I just want to take this opportunity to be very clear with New Yorkers, to be very clear with Colleagues. In New York City, there are nearly 10,000 buildings that are falling apart like this. This is not new. This is not something that happened to 2201-5 Davidson a couple years ago. They've been fighting for attention and for fixes for over a decade. And the City has not had the tools that it needs to enforce, to properly enforce the ultimate stick. And we have legislation in the City Council, it's Intro. 1063, that would give HPD the authority through HPD, the Law Department, through a fair legal process, to really finally act on these

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2 properties and take away the properties and transfer  
3 them to responsible ownership. So that's Intro. 1063,  
4 the Housing Rescue and Resident Protection Act. And  
5 so, I just want to impress upon all of us, right,  
6 that we, especially in this time where we have  
7 limited resources, dwindling resources, resources  
8 being stolen from our City from the federal  
9 government, and we're tight in terms of the State and  
10 City's budget, right, we're going to be facing  
11 pressures. Projects like this, authority like this,  
12 to give HPD the power and to give the City the power  
13 to act on behalf of residents and New Yorkers who are  
14 struggling is of the utmost importance. So, 1063  
15 offers a path forward, and it's directly responsive  
16 to the flaws that plagued the past rounds of TPT. We  
17 know that the Third-Party Transfer in the past was  
18 checkered, it was administered in ways that were  
19 problematic, but we can address all of those  
20 problems, all of those challenges, and use the tool  
21 in the right way, and the right way is to make sure  
22 that buildings like this, like 2201 Davidson, don't  
23 have residents who are living in these deplorable  
24 conditions, kids growing up and developing asthma and  
25 other health conditions because of how we are forcing

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2 them to live by not acting. So, thank you so much,  
3 Chair Hanks, for the time and opportunity, and HPD,  
4 thank you for your partnership on this building, and  
5 let's bring this to more properties across the City  
6 of New York.

7 CHAIRPERSON HANKS: Thank you so much,  
8 Council Member. I just have one question. You may  
9 have discussed this during the presentations, but  
10 would you please clarify the timeline for this  
11 project?

12 ASSISTANT COMMISSIONER LABOTZ: Good  
13 morning. Thank you for your question. This property  
14 was identified, along with other TPT Round 10  
15 properties, in 2015. The property did file for  
16 bankruptcy, which interrupted their ability to  
17 proceed with transferring via the TPT action. That  
18 bankruptcy was resolved in 2018, and we are now  
19 working with the property as well as Neighborhood  
20 Restore and the Law Department to do the transfer now  
21 to Neighborhood Restore as the interim owner.

22 CHAIRPERSON HANKS: So that timeline is?

23 ASSISTANT COMMISSIONER LABOTZ: I'm sorry.  
24 Could you elaborate? May I ask for?

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2 CHAIRPERSON HANKS: Okay. Thank you. I  
3 just didn't, just to elaborate.

4 ASSISTANT COMMISSIONER LABOTZ: That was  
5 the timeline. So now we are working to transfer the  
6 property to Neighborhood Restore in early spring.

7 CHAIRPERSON HANKS: Thank you so much.  
8 Council Member Sanchez asked me to ask a few  
9 questions. Does HPD expect that the temporary  
10 relocation of tenants will be necessary?

11 ASSISTANT COMMISSIONER LABOTZ: When the  
12 property is transferred, Lemle and Wolff, who is the  
13 sponsor for the tenants (INAUDIBLE), Lemle and Wolff  
14 is the sponsor, will do a full comprehensive scope of  
15 work that HPD will work to fund with City subsidy  
16 along with other sources. We don't know the extent of  
17 the work at this time, so are not able to speak to  
18 what type, timeline, or extent of relocation may be  
19 necessary.

20 CHAIRPERSON HANKS: Can you tell me what  
21 that process would look like, and how the Agency will  
22 guarantee that tenants can exercise their right to  
23 return?

24 ASSISTANT COMMISSIONER LABOTZ: Sure.  
25 Tenants are offered a temporary relocation agreement.

1  
2 The agency reviews that agreement. All tenants have a  
3 right to return to their units, and we'll work with  
4 Lemle and Wolff, Lemle and Wolff being the lead on  
5 the relocation to find suitable units for relocation,  
6 either within the building or externally.

7 CHAIRPERSON HANKS: How long does that  
8 typically take to relocate?

9 ASSISTANT COMMISSIONER LABOTZ: It depends  
10 on the timing of the relocation. So, if tenants are  
11 relocated after we do our transaction closing,  
12 depending on the timeline for the work. So, I would  
13 say, you know, typically it would take between one  
14 and two years to develop the scope of work. We would  
15 close on financing, and if relocation is necessary  
16 before we are able to provide financing, Lemle and  
17 Wolff will work with tenants to find units.

18 Otherwise, tenants will be relocated if necessary to  
19 complete that scope of work. So, it's very much  
20 dependent on the type of work that's needed, the  
21 conditions in the building, and whether they need to  
22 be relocated prior or post-closing.

23 CHAIRPERSON HANKS: Thank you. How will  
24 new rents be determined?

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2 ASSISTANT COMMISSIONER LABOTZ: So, our  
3 term sheet will give guidelines for the rents.  
4 Tenants in place will typically have rents set no  
5 higher than 60 percent AMI. For vacant units, we have  
6 a max of 120 percent AMI. No tenants will be rent-  
7 burdened as part of the rent setting. So, tenants are  
8 offered a preferential rent up to 30 percent of their  
9 income capped by 60 percent AMI in terms of their  
10 individual rent setting.

11 CHAIRPERSON HANKS: And that individual  
12 rent setting is based on their income?

13 ASSISTANT COMMISSIONER LABOTZ: That's  
14 right. With a maximum of 60 percent.

15 CHAIRPERSON HANKS: With a max. Okay.  
16 Thank you.

17 EXECUTIVE DIRECTOR SINDHWANI: Chair, I'm  
18 sorry to interrupt. We would also use resources like  
19 Section 8 vouchers to bridge any gaps if necessary.

20 CHAIRPERSON HANKS: So, how will the new  
21 rents be different from the existing rents?

22 ASSISTANT COMMISSIONER LABOTZ: I don't  
23 know that we have a good handle on what the existing  
24 rents are. So, we do know that typically for TPT  
25 projects and for many projects that come into HPD's

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2 preservation pipeline, we do need to increase rents  
3 because the rents are not sufficient to operate the  
4 building. We always have a focus on not rent  
5 burdening tenants. So, always ensuring that we are  
6 setting a maximum program rent, which is that 60  
7 percent AMI that I referenced, but that tenants  
8 individually, their households, will not pay more  
9 than 30 percent of their income.

10 CHAIRPERSON HANKS: Thank you. If the  
11 building successfully converts to a limited equity  
12 co-op, how would the maintenance payments compare to  
13 the post-rehabilitation rents?

14 ASSISTANT COMMISSIONER LABOTZ: I don't  
15 think I can give a good answer on that right now, not  
16 understanding what the building's operational needs  
17 are going to be or having a financing in place.

18 CHAIRPERSON HANKS: What would be  
19 reasonable?

20 ASSISTANT COMMISSIONER LABOTZ: I don't  
21 think I could answer that. We want to make sure that  
22 rents and maintenance are affordable to the tenants  
23 in place and no one is rent-burdened or burdened by  
24 the maintenance at that time.

1  
2 CHAIRPERSON HANKS: Thank you. Can  
3 Neighborhood Restore commit to regular meetings with  
4 the Council to ensure the rehabilitation and  
5 relocation is proceeding as planned, which I know  
6 that was your question, Council Member, but it's also  
7 mine.

8 EXECUTIVE DIRECTOR SINDHWANI: So, we do  
9 have Sal from Neighborhood Restore here present for  
10 that question. I think if he could be sworn in to  
11 respond.

12 CHAIRPERSON HANKS: Yes, please.

13 EXECUTIVE DIRECTOR D'AVOLA: Can I sit  
14 where I am?

15 COMMITTEE COUNSEL: Yeah, but before,  
16 you're just going to administer an affirmation. So,  
17 could you please raise your right hand and state your  
18 name for the record?

19 EXECUTIVE DIRECTOR D'AVOLA: Salvatore  
20 D'Avola.

21 COMMITTEE COUNSEL: And do you affirm to  
22 tell the truth, the whole truth, and nothing but the  
23 truth in your testimony before the Subcommittee in  
24 answer to all Council Member questions?

25 EXECUTIVE DIRECTOR D'AVOLA: I do.

1  
2 COMMITTEE COUNSEL: Thank you. You may  
3 begin.

4 CHAIRPERSON HANKS: Please proceed.

5 EXECUTIVE DIRECTOR D'AVOLA: The question  
6 again, I'm sorry.

7 CHAIRPERSON HANKS: So, Neighborhood  
8 Restore, will they commit to regular meetings and,  
9 you know, updating the Council Member on the  
10 rehabilitation and the relocation proceeding as  
11 planned, meaning that are you going to follow your  
12 timeline and if the timeline is off, will you be able  
13 to reach out to the Council Member and whoever's  
14 involved to make sure that it's proceeding as  
15 planned?

16 EXECUTIVE DIRECTOR D'AVOLA: Yes, of  
17 course. We've had many conversations with the  
18 Councilwoman and her staff up to this point, and we  
19 will continue to do that. I do want to make one  
20 clarifying issue. You were talking about rents, and  
21 to make the distinction, when we take title to the  
22 buildings, we determine what the existing rents are  
23 of the existing residents, and during our interim  
24 ownership of the properties, we don't increase the  
25 rent. We keep the rent at the same level that the

1  
2 residents were paying at the time prior to the  
3 foreclosure. The changes in the rent occur when the  
4 property goes through the construction financing into  
5 the subsequent ownership, which is what Kerry was  
6 mentioning.

7 CHAIRPERSON HANKS: Thank you so much. So,  
8 I'd like to recognize any of my Colleagues if they  
9 have any questions or remarks.

10 Seeing none, thank you. This applicant  
11 panel is now excused. Thank you, Council Member.

12 Counsel, are there any members of the  
13 public who wish to testify on this item?

14 COMMITTEE COUNSEL: Yes, I have a couple  
15 of names here. If you gave a card and were intending  
16 to speak, just let me know. Todd Baker, were you  
17 intending? You can come up. Susanna Therion. And  
18 Karen Baez.

19 KAREN BAEZ: Not for this project. I  
20 apologize. I wrote the wrong one.

21 COMMITTEE COUNSEL: If anybody else needs  
22 to testify in person on this project, you both go up  
23 to the panel. Please just give a card to the  
24 Sergeant-at-Arms.

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2 CHAIRPERSON HANKS: Thank you. Just as a  
3 reminder, if I or other Council Members have  
4 questions, the witnesses are asked to remain online  
5 or stay seated at the microphone after the testimony  
6 until they are excused.

7 For those participating online, once you  
8 or your group has been excused, following any  
9 questions, participants may continue to view the live  
10 stream broadcast of this hearing on the Council's  
11 website.

12 Members of the public, you'll be given  
13 two minutes to speak. Please do not begin until the  
14 Sergeant-at-Arms has started the clock. We will now  
15 hear from the first panel.

16 KAREN BAEZ: Thank you so much for the  
17 opportunity to speak today. My name is Karen. I work  
18 at Northwest Bronx Community and Clergy Coalition.  
19 I'm a Tenant Organizer of 2205 Davidson Avenue. And  
20 the Northwest Bronx has been organizing these tenants  
21 for 10 years now. Together, we've been hosting  
22 multiple press conferences, trying to hold the  
23 landlord accountable, and these tenants have been  
24 suffering through the conditions that you guys have  
25 seen on the screen. Ceiling collapses, mold

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2 (INAUDIBLE), heat and hot water. They didn't have a  
3 working boiler during the December Christmas holiday  
4 season. And so this has been a long time coming for  
5 these tenants. We've utilized a lot of the City's  
6 mechanisms to bring the landlord accountable. And  
7 that includes multiple housing proceedings that the  
8 tenants have filed with the Legal Aid Society, and to  
9 no avail. These are landlords that kind of come in.  
10 They don't really show face. They send their lawyers  
11 in and they don't really give a proper explanation to  
12 the building's future. And last year, we've organized  
13 a cleanup where the tenants kind of invited  
14 volunteers and also banded together to clean their  
15 own building. And these are tenants that are  
16 demonstrating that they are committed to their  
17 building, committed to living in their building. And  
18 this is something that they're really excited about,  
19 the cooperative structure that they'll be coming into  
20 so thank you so much.

21 CHAIRPERSON HANKS: Thank you.

22 TODD BAKER: Good morning. My name is  
23 Todd. I'm a Project Manager at the Northwest Bronx  
24 Community and Clergy Coalition. Thank you for  
25 allowing us to speak this morning. As Karen

1  
2 mentioned, we have been in this building organizing  
3 for over a decade, trying to demand accountability  
4 from this landlord, AND we couldn't be more excited  
5 now to be a part of bringing the long, much needed  
6 renovation that the building needs, and also to offer  
7 the opportunity for these residents to become  
8 cooperative owners of their building. We think that  
9 no building really better represents the potential of  
10 a Third-Party Transfer Program than a building like  
11 this, where the tenants have taken such an active  
12 role already in operating and managing their  
13 community. This has been a really collaborative  
14 process to bring it to this point. We've worked  
15 really closely with Council Member Sanchez's office,  
16 with Legal Aid, with HPD, with Neighborhood Restore,  
17 and it was our organization that worked with the  
18 tenants to engage Lemle and Wolff. We specifically  
19 brought in Lemle and Wolff because it's a developer  
20 who has a really strong track record in the Bronx,  
21 who has mission alignment, we believe, with our focus  
22 on community ownership and resident governance. They  
23 embraced our involvement of the Bronx Community Land  
24 Trust, which would support these cooperative owners  
25 to be permanently stable and affordable. And they

1  
2 also have a strong track record and capacity  
3 specifically with relocation, which is something you  
4 mentioned, although we're not sure exactly how or if  
5 that would be necessary. In the building, as Karen  
6 mentioned, there's already a leadership group that is  
7 collecting a maintenance fee that's higher to super.  
8 This is the foundation of what could serve as a  
9 cooperative board. They have been engaged in  
10 educating their neighbors about homeownership. They  
11 would be providing feedback on the major renovation  
12 of the building, and they would be trained to really  
13 become operators and to work with all the third-party  
14 vendors and managers that would be necessary to  
15 sustain the property. Our goal is for the renovation  
16 to have, you know, really high environmental  
17 standards and for this to be an opportunity to  
18 stabilize families and seniors in our community.  
19 Thank you very much. We look forward to working with  
20 you all.

21 CHAIRPERSON HANKS: Thank you so much.  
22 Perfect.

23 So we have one person wishing to testify  
24 online. Edward Garcia, you may begin.

25

1  
2 Oh, and I'd like to recognize Council  
3 Member Feliz has joined us.

4 Edward, are you there?

5 EDWARD GARCIA: Yes, I'm here. Sorry,  
6 there's a transition in getting from a participant to  
7 a panelist. Thank you all for allowing me to.. Can you  
8 hear me?

9 CHAIRPERSON HANKS: Yes, we can.

10 EDWARD GARCIA: Great, thank you. My name  
11 is Edward Garcia. I currently serve as a Co-  
12 Organizing Director of Northwest Bronx Community and  
13 Clergy Coalition, and I work with my two colleagues  
14 in person, Karen and Todd, and we are really happy  
15 that this has been brought to this Committee and hope  
16 to see the best outcome for 2205 Davidson. And I just  
17 wanted to highlight that 2205 Davidson tenants have  
18 been fighting for the last decade. I personally have  
19 been along with them for the last decade, and their  
20 commitment to building a building that is safe and  
21 affordable for them has been inspiring. I just wanted  
22 to mention that the tenants have exhausted, as  
23 Council Member Sanchez mentioned, every single  
24 enforcement mechanism available to them, from HPs, as  
25 most recent as 7A, which was not supported,

1  
2 unfortunately, in 2020. The tenants of Davidson have  
3 suffered over a decade of conditions that have been a  
4 threat to their safety, and they continue to stick  
5 together and have been organizing together while  
6 ensuring that their neighbors are safe.

7 CHAIRPERSON HANKS: Mr. Garcia, have you  
8 completed? Do we have? Mr. Garcia?

9 EDWARD GARCIA: Sorry, can you hear me?  
10 Sorry, my connections have been unstable. (TIMER  
11 (TIMER CHIME)

12 CHAIRPERSON HANKS: Now we can hear you.

13 EDWARD GARCIA: Great, thank you. I'll  
14 lastly mention that we are really excited for the  
15 opportunity to work together with residents in the  
16 second stage of this process, and have a strong  
17 (INAUDIBLE). We're hopeful that Lemle and Wolff will  
18 work with Northwest Bronx and with the tenant  
19 associations to reach the next milestone and improve  
20 living conditions for residents and for the building  
21 in general. Thank you so much.

22 CHAIRPERSON HANKS: Thank you so much. Are  
23 there any Council Members with questions for any of  
24 the folks that have spoken today?

1  
2           There being no more questions for this  
3 panel, this witness panel is now excused.

4           So, if there are any remote participants  
5 who wish to testify and have not already done so,  
6 please press the raise hand button now. If you are  
7 here with us in person, please see the Sergeant-at-  
8 Arms to first fill out a speaker card.

9           Okay. With no other members of the public  
10 who wish to testify regarding the pre-considered land  
11 use items for 2201 Davidson Avenue, this public  
12 hearing is now closed, and the items are laid over.

13           I will now open the public hearing for  
14 Land Use Number 238, an application submitted by the  
15 New York City Department of Citywide Administrative  
16 Services to facilitate the transfer by the lease of  
17 nine City-owned properties to NYC Health and  
18 Hospitals Corporation in the Districts of Council  
19 Members Hudson, Ossé, Banks, Marte, Abreu, Ayala,  
20 Stevens, and Dinowitz.

21           I will now recognize any Council Members  
22 who would like to make an opening statement. Council  
23 Member Marte?

24           COUNCIL MEMBER MARTE: Thank you. No  
25 statement.

1

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CHAIRPERSON HANKS: Okay, thank you.

3

4

Appearing today on this proposal on  
behalf of NYC Health and Hospital Corporation is  
Maidel De La Cruz, Jeremy Berman, and Leora Jontef.

6

7

Those wishing to testify remotely must  
register online by visiting the Council's website at  
council.nyc.gov/landuse.

9

10

Counsel, will you please administer the  
affirmation?

11

12

COMMITTEE COUNSEL: Panelists, would you  
please raise your right hand and state your name for  
the record?

14

15

ASSISTANT VICE PRESIDENT JONTEF: Leora  
Jontef.

16

17

ASSISTANT VICE PRESIDENT DE LA CRUZ:  
Maidel De La Cruz.

18

19

DEPUTY GENERAL COUNSEL BERMAN: Jeremy  
Berman.

20

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23

COMMITTEE COUNSEL: And do you affirm to  
tell the truth, the whole truth, and nothing but the  
truth in your testimony before this Subcommittee and  
in answer to all Council Member questions?

24

ASSISTANT VICE PRESIDENT DE LA CRUZ: Yes.

25

ASSISTANT VICE PRESIDENT JONTEF: Yes.

1

2

DEPUTY GENERAL COUNSEL BERMAN: Yes.

3

4

CHAIRPERSON HANKS: Thank you, applicant  
panelists. For the viewing public, if you need an  
accessible version of this presentation, please send  
an email request to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).  
This applicant panel team may begin.

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ASSISTANT VICE PRESIDENT DE LA CRUZ:

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Thank you. Good morning, Chairperson Hanks and  
Members of the Subcommittee on Landmarks, Public  
Sittings and Dispositions. My name is Maidel De La  
Cruz. I'm Assistant Vice President for Government and  
Community Affairs at New York City Health and  
Hospitals. As mentioned, I'm joined by my colleagues,  
Leora Jontef, Assistant Vice President for Housing  
and Real Estate, and Jeremy Berman, our Deputy  
General Counsel. We are here before you this morning  
to discuss Health and Hospitals' Operating Agreement  
under Land Use Number 0238-2025. Next slide, please.

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New York City Health and Hospitals is a  
public benefit corporation that was created by the  
New York State Statute in 1969. In 1970, the City and  
New York City Health and Hospitals entered an  
operating agreement, which it still follows to this  
day. Prior to that operating agreement, the City

1  
2 operated what we know now as New York City Health and  
3 Hospitals as the New York City Department of  
4 Hospitals. Under this operating agreement from 1970,  
5 properties owned by the City of New York and used as  
6 part of our health system are leased to New York City  
7 Health and Hospitals for as long as New York City  
8 Health and Hospitals exists. For reasons we can only  
9 guess at, properties have not been added to this  
10 lease since it was agreed to in 1970. Our closest  
11 understanding is that they were either not existent  
12 before the enabling statute or they were not  
13 considered hospitals before then. So, we are here  
14 this morning to request approval for amending this  
15 operating agreement to correct these oversights and  
16 add nine properties to our operating agreement. Not  
17 correcting the operating agreement leads to  
18 confusion. It leads Health and Hospitals unable to  
19 explain to third parties the nature of our  
20 relationship to these nine properties. Recently, this  
21 has delayed by close to two years New York City  
22 Health and Hospitals receipt of approximately 10  
23 million dollars in federal American Rescue Plan  
24 grants. Next slide, please.

1  
2                   This slide lists the nine properties that  
3 are currently not in our operating agreement. It  
4 includes two hospitals that did not start operations  
5 until the signature of the operating agreement, which  
6 are North Central Bronx and Woodhull Hospital. It  
7 also includes six clinics. In Manhattan, we have two.  
8 One is our Gotham and Post-Acute Care site,  
9 Gouverneur, and the Lower Washington Heights Health  
10 Center. In Brooklyn, we have two clinics as well,  
11 Gotham East New York and Gotham Cumberland. And  
12 finally, in the Bronx, we have three clinics, Gotham  
13 Belvis, Gotham Morrisania, and our old Lincoln  
14 Recovery Center. Next slide, please.

15                   Starting with Manhattan, we have  
16 Gouverneur, which operates both as a post-acute care  
17 center and an outpatient center. It has been  
18 operating since 1972, and services offered here  
19 include primary care, rehabilitation services,  
20 hospice care, and palliative care. It also has a 295-  
21 bed skilled nursing facility. Next slide, please.

22                   Next in Manhattan is the Lower Washington  
23 Heights Health Center. New York City Health and  
24 Hospitals currently does not occupy this space, but  
25

1  
2 it has been in the New York City Health and Hospitals  
3 portfolio since 1974. Next slide, please.

4           Moving to Brooklyn, we have the Gotham  
5 Cumberland site. It's been in operation since 1962.  
6 Services offered here include adult medicine,  
7 pediatrics, women's health, behavioral health. We  
8 also have a pharmacy at this site. And this property  
9 also includes FDNY, EMS station, and a DHS shelter.  
10 Next slide, please.

11           Also in Brooklyn is our Woodhull  
12 Hospital, which many, if not all, of you may be  
13 familiar with, at least in name. Woodhull Hospital  
14 has been in operation since 1982. Services offered  
15 include our emergency department, comprehensive  
16 psychiatric emergency, ambulatory surgery, mental  
17 health services, outpatient, rehabilitation for  
18 chemical dependents, also outpatient, dental,  
19 magnetic resonance imaging, maternity care, and  
20 primary care. Next slide.

21           Finally, in Brooklyn, we have our  
22 outpatient site, Gotham East New York. East New York  
23 has been in operation since at least 1976. Services  
24 offered include pediatrics and adolescent care,  
25 immunizations, women's health, prenatal and

1  
2 postpartum care, family planning and reproductive  
3 health, asthma care, diabetes care, mental health  
4 screening, foot care, social services, and vision and  
5 eye care. Next slide.

6           To conclude, here are our Bronx sites.  
7 Beginning with another hospital you all may know,  
8 North Central Bronx. North Central Bronx has been in  
9 operation since 1976. Services offered include the  
10 emergency department, ambulatory surgery, and mental  
11 health and chemical dependent services via  
12 outpatient. Next slide.

13           Next is our outpatient site at Gotham  
14 Morrisania. Morrisania has been in operation since  
15 1973. Services there offered include pediatrics and  
16 adolescent care, immunizations, women's health,  
17 prenatal and postpartum care, family planning, asthma  
18 care, and similar to all of our other Gotham sites.  
19 Next slide.

20           Next is the Lincoln Recovery Center,  
21 formerly known as the Mott Haven Health Center. This  
22 property was in operation from 1931 to 2012 and is  
23 currently vacant. Next slide.

24           And finally, we end with our outpatient  
25 site, Gotham Belvis. Belvis has been in operation

1  
2 since 1974. Services offered include pediatrics and  
3 adolescent care, immunizations, diabetes care, social  
4 services, asthma care, family planning and  
5 reproductive health, and many others listed here.

6 So, this concludes our presentation.

7 Thank you for allowing us to present before you on  
8 this important matter to our system, and we're happy  
9 to answer any questions.

10 CHAIRPERSON HANKS: Thank you, applicant  
11 panelists.

12 Do any of my Colleagues have any  
13 questions on this? Council Member Marte.

14 COUNCIL MEMBER MARTE: Thank you for being  
15 here. And just to confirm, this is just procedural,  
16 none of the services are going to change or be  
17 eliminated from any of these facilities.

18 ASSISTANT VICE PRESIDENT DE LA CRUZ: Yes,  
19 that is correct. This would not change the  
20 operations. Everything will remain as is, except a  
21 very technical cleanup and paperwork.

22 COUNCIL MEMBER MARTE: Great. And for the  
23 vacant lots that you've shown previously in the  
24 previous slides, would this make it easier to  
25 potentially construct new facilities because the way

1  
2 funding works, it would be able to go directly to H  
3 and H?

4 ASSISTANT VICE PRESIDENT DE LA CRUZ:

5 Yeah.

6 DEPUTY GENERAL COUNSEL BERMAN: I would  
7 say that it makes it clearer how it happens, not  
8 necessarily easier, but currently it's somewhat  
9 unclear what is the appropriate procedure to follow.

10 COUNCIL MEMBER MARTE: Okay. Thank you.

11 That's all the questions I have.

12 CHAIRPERSON HANKS: Thank you, Council

13 Member.

14 Thank you. This applicant panel is now  
15 excused.

16 Counsel, are there any members of the  
17 public who wish to testify on this item?

18 COMMITTEE COUNSEL: Yes, there's two  
19 online.

20 ASSISTANT VICE PRESIDENT DE LA CRUZ:

21 Okay. So, I'd like to call Ms. Acosta-Pelle and  
22 Douglas Blomberg. Just as a reminder, hold on one  
23 second.

24 As a reminder, if I or the Council  
25 Members have questions, witnesses are asked to remain

1  
2 online or to stay seated here at the microphone after  
3 their testimony until they are excused. For those  
4 participating online, once you or your group have  
5 been excused from any following questions,  
6 participants may continue to view the livestream  
7 broadcast of this hearing on the Council website.

8           The members of the public will be given  
9 two minutes to speak, and please do not begin until  
10 the Sergeant-at-Arms has started the clock. And so  
11 now we can hear from the first panel, Mr. Douglas  
12 Blomberg.

13           DOUGLAS BLOMBERG: Good morning. Thank you  
14 for allowing me to speak this morning. I'm speaking  
15 on behalf of Heritage Health and Housing, a not-for-  
16 profit corporation that's been providing Harlem  
17 residents with quality health, dental, vision, and  
18 mental health services for more than 50 years, and  
19 we've been doing this at our long-term home at 1727  
20 Amsterdam Avenue, one of the properties that's being  
21 discussed today. Heritage has been in the process of  
22 relocating to a new location, which it owns four  
23 blocks down the street, and working with the City in  
24 order to make sure we make a smooth transition to our  
25 new location, but this building will not be ready

1  
2 until towards the end of 2026. So, we're asking the  
3 Subcommittee's support for its stay in its current  
4 home through no later than the end of 2026, or until  
5 such time as the new space is ready under Department  
6 of Buildings as well as approved by the Department of  
7 Health. Heritage Health and Housing Center is a  
8 federally qualified health center, 50 years'  
9 experience in providing innovative, high-quality,  
10 comprehensive care, including internal medicine,  
11 pediatrics, dentistry, vision, podiatry, women's  
12 health, psychiatric, social work, care coordination,  
13 cardiology to our neighbors in Harlem, Bronx, and  
14 Upper Manhattan through a patient-based care system  
15 that we use, multiply-disciplinary care, and serve  
16 all the populations on an equal manner. In addition  
17 to that, we also do housing, and the building that  
18 we're relocating to does have an agreement with New  
19 York City HPD to provide housing for individuals that  
20 have been recently been homeless, with assistance and  
21 support programs to become better community members.  
22 So, the building that we're moving into is a building  
23 that we own, and it will be divided between a health  
24 center and continuing to offer 84 units. (TIMER

1  
2 CHIME) I know it is the City's desire to redevelop  
3 the site on 17th and 27th Avenue.

4 SERGEANT-AT-ARMS: Your time has expired.

5 CHAIRPERSON HANKS: Your time is expired,  
6 Mr. Blomberg. Thank you.

7 DOUGLAS BLOMBERG: Thank you.

8 CHAIRPERSON HANKS: You can submit your  
9 testimony via written comments to  
10 landusetestimony@council.nyc.gov.

11 Next, we will hear from Patreinnah  
12 Acosta-Pelle.

13 SERGEANT-AT-ARMS: You may begin.

14 PATREINNAH ACOSTA-PELLE: Hello. Can you  
15 hear me? I can't hear you, though, and I had my  
16 Bluetooth on.

17 CHAIRPERSON HANKS: Well, we can hear you.

18 PATREINNAH ACOSTA-PELLE: Oh, I can hear  
19 you now. Okay. So, I would just like to yield my time  
20 to Mr. Douglas Blomberg for his testimony.

21 CHAIRPERSON HANKS: I'm sorry. It's not  
22 possible.

23 PATREINNAH ACOSTA-PELLE: Okay. Thank you.

24 CHAIRPERSON HANKS: Please proceed.  
25

1  
2 PATREINNAH ACOSTA-PELLE: That's what I  
3 wanted to do, but you're saying that I'm not able to  
4 do that, so I would just... I'm not going to testify.

5 CHAIRPERSON HANKS: Thank you so much.  
6 Thank you for your testimony. If there are any  
7 Council Members with questions for this panel?

8 There being no more questions for this  
9 panel, this witness panel is now excused.

10 Counsel, call up the next panel.

11 COMMITTEE COUNSEL: I don't believe  
12 there's anybody else signed up to testify.

13 CHAIRPERSON HANKS: Okay. If there are not  
14 any further public participants who wish to testify,  
15 if you've not already done so, please press the raise  
16 hand button now, and if you are here with us in  
17 person, please see one of the Sergeant-at-Arms to  
18 fill out a speaker card.

19 With there being no other members of the  
20 public who wish to testify on Land Use 238 regarding  
21 the Health and Hospitals Operating Agreement, this  
22 public hearing is now closed, and the item is now  
23 laid over. Thank you.

24 I will now open the hearing for Land Use  
25 Number 237 for a project at 1093-1095 Jerome Avenue,

1 submitted by HPD, for the approval of an urban  
2 development action area and an urban development  
3 action area project and related disposition of City-  
4 owned property to facilitate the development of an  
5 11-story mixed-use building in the Bronx in Council  
6 Members Stevens' District. Appearing today in this  
7 proposal is Astrid Walker-Stewart for HPD and Ron  
8 Schulman of Best Development Group.

9  
10 Those who wish to testify remotely must  
11 register online by visiting the Council's website at  
12 [council.nyc.gov/landuse](http://council.nyc.gov/landuse).

13 Counsel, will you please administer the  
14 affirmation?

15 COMMITTEE COUNSEL: Panelists, would you  
16 please raise your right hand and state your name for  
17 the record?

18 ASTRID WALKER-STEWART: Astrid Walker-  
19 Stewart.

20 RONALD SCHULMAN: Ron Schulman.

21 WINIFRED CAMPBELL: Winifred Campbell.

22 COMMITTEE COUNSEL: Do you affirm to tell  
23 the truth, the whole truth, and nothing but the truth  
24 in your testimony before the Subcommittee and in  
25 answer to all Council Member questions?

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ASTRID WALKER-STEWART: I do.

3

RONALD SCHULMAN: Yes.

4

WINIFRED CAMPBELL: I do.

5

CHAIRPERSON HANKS: Thank you, applicant  
panelists. Please begin.

7

And for the viewing public, if you need  
an accessible version of this presentation, please  
send an email request to

10

landusetestimony@council.nyc.gov. The applicant team  
may now begin.

12

ASTRID WALKER-STEWART: Good morning,  
Chair Hanks and Subcommittee Members. Thank you for  
your time. My name is Astrid Walker-Stewart  
representing HPD. I'm joined by Ron Schulman  
representing the development team. Winnie Campbell  
from HPD, Susanna Therian, and Derek Lovett from the  
development team are also present to answer questions  
after the presentation. Next slide, please.

20

1093-1095 Jerome Avenue is a 59-unit, 100  
percent affordable new construction project, 18 units  
of which are affordable independent residences for  
seniors, also known as AIRS units, with a super's  
unit using HPD's new Neighborhood Construction  
Program, NCP for short. NCP is a program that

25

1 facilitates small-scale affordable mixed income  
2 developments. The project is located in the  
3 Highbridge neighborhood of Community District 4 in  
4 the Bronx and would be developed as per zoning. The  
5 site currently contains two identical three-story  
6 buildings comprising a total of 16 vacant studio  
7 units and two vacant commercial units. The land use  
8 actions being for this project are the disposition of  
9 City-owned land to a developer to be selected by HPD  
10 and the designation and approval of an urban  
11 development action area and project. Next slide,  
12 please.

14           The ULURP application was unanimously  
15 approved by Community Board 4. After the BP hearing,  
16 Bronx Borough President Gibson issued a  
17 recommendation to approve this project, and lastly,  
18 the City Planning Commission unanimously approved the  
19 project as well. Next slide, please.

20           The project is located directly across  
21 from Reverend Wendell Foster Park, a 16-acre public  
22 park. The surrounding neighborhood features a dense  
23 mix of residential, commercial, institutional, and  
24 open space uses. It is characterized by multi-story,  
25 multi-family buildings, neighborhood convenience

1  
2 stores, and public spaces. It's also within the  
3 vicinity of Yankee Stadium and the Bronx Civic  
4 Center. The site is also just a few blocks away from  
5 transit options, including the 4 and D train and  
6 extensive bus network. Next slide, please.

7 I will now turn over to Ron to provide  
8 further detail on the project.

9 ASTRID WALKER-STEWART: Thank you, Astrid.  
10 Madam Chair, good morning. I'm Ron Schulman, Best  
11 Development Group. We're representing this team,  
12 which is anchored by MBD Community Development and  
13 also Lemoore Development. STAT Architecture is the  
14 architect. We can go to the next slide, please.

15 The site is, as you can see on the left  
16 side, a vacant two-and-a-half-story building, which  
17 is dilapidated and not livable. All tenants have been  
18 vacated. The picture on the right is the rendering of  
19 the new building, which will be an 11-story, 60-unit  
20 new construction building taking its place. And there  
21 will be a mix of studios, ones, two, and three, and  
22 actually one four-bedroom apartment as well. And  
23 we'll go through that mix in a second. It's an 11-  
24 story building just shy of 50,000 square feet, and it  
25 will be built under the NCP program, HPD, and a 9

1  
2 percent tax credit award, which is a competitive  
3 award. Next slide, please.

4                   This is a picture of the site plan with  
5 setbacks. It's an 11-story building with several  
6 setbacks, and the backyard is typical of West Bronx  
7 geography. It's kind of unusable, so it's slanted,  
8 and we can't use it, but the building offers a lot of  
9 recreation inside the building. Next slide, please.

10                   Site plan of the lobby is a central lobby  
11 and two recreation areas, one to the right, one to  
12 the left, and mail and package delivery, of course,  
13 and a central core for the elevator for the building.  
14 Next slide.

15                   So, here we have the mix and types of  
16 units and incomes. As Astrid said, this is all  
17 affordable. This is affordable to people in, I think  
18 a very nice mix, hybrid mix, of affordability. We  
19 have studios, ones, twos, threes, and one four-  
20 bedroom apartment. There will be a resident  
21 superintendent. The breakdown of the units, you can  
22 see, we try to give the community and the community  
23 board and Council Members as many large apartments as  
24 possible, and we have 37 percent apartments are two-,  
25 three-, or four-bedroom. The mix of incomes, of

1  
2 course, is to capture a wide audience in the Bronx,  
3 people making all different types of incomes, and as  
4 Astrid said, there's 18 senior apartments in this  
5 building, which will be on the upper floors. Those  
6 will be the six studios and 12 one-bedroom  
7 apartments. The rest will be for families. So, this  
8 is an intergenerational building as well as a mixed  
9 income building. The size of the apartments, of  
10 course, meet HPD or exceed HPD specifications, and we  
11 think it's a very handsome presentation, as Astrid  
12 said, to be a beautiful building on the Wendell  
13 Foster Park across the street. Next slide.

14           So, that concludes our presentation. We  
15 have architectural plans. We have our architect here  
16 if there's any questions or any other matters you  
17 want to discuss. Thank you very much.

18           CHAIRPERSON HANKS: Thank you so much. I  
19 have a few questions for the applicant team. Can you  
20 briefly detail the current building on this site and  
21 how it fell into disrepair, and what was the process  
22 for working with those past tenants, both in  
23 relocation and providing the opportunity for them to  
24 move back into this new building, if they so choose?  
25

1

2

DERRICK LOVETT: Thank you. My name is  
Derrick Lovett. I work for MBD Community Housing.

3

4

COMMITTEE COUNSEL: Okay, we're going to  
have to...

5

6

CHAIRPERSON HANKS: We're going to have to  
swear you in.

7

8

DERRICK LOVETT: Oh, I'm sorry.

9

CHAIRPERSON HANKS: That's okay.

10

COMMITTEE COUNSEL: It's fine.

11

CHAIRPERSON HANKS: No problem.

12

COMMITTEE COUNSEL: Could you raise your  
right hand and state your name?

13

14

DERRICK LOVETT: Derrick Lovett.

15

COMMITTEE COUNSEL: And do you affirm to  
tell the truth, the whole truth, and nothing but the  
truth, in your testimony before this Subcommittee,  
and in answer to all Council Member questions?

16

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19

DERRICK LOVETT: Yes.

20

CHAIRPERSON HANKS: Thank you.

21

DERRICK LOVETT: Okay, so this was a  
three-part question, right? So, you're asking how did  
it come to be?

22

23

24

25

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2                   CHAIRPERSON HANKS: Yes. Can you briefly  
3 detail how the current building on this site fell  
4 into disrepair?

5                   DERRICK LOVETT: Okay. No, I cannot. But  
6 what I can tell you is, when it came to MBD, we were  
7 asked to rehab the building. I took a look at the  
8 building, spoke to my architect, and said, wow, this  
9 is pretty bad, and it's structurally unstable. It  
10 would cost millions of dollars to rehab this  
11 building, that each building has eight very small  
12 studios. And as a taxpaying citizen, I couldn't  
13 justify putting a nickel into it, let alone millions  
14 of dollars. So, we brought it to HPD and said, hey,  
15 listen, instead of us rehabbing this, it doesn't make  
16 economic sense. Why don't we take it down and put  
17 something? Because right now, it's an under-  
18 improvement. As you can see on both sides, there are  
19 eight-story buildings. So, this is only a two-story  
20 building. So, right off the bat, it's an under-  
21 improvement, and it's dilapidated. So, they thought  
22 favorably with us. It took us two years or more to go  
23 from the rehab department at HPD to the new  
24 construction department. So, that's how we got here.

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2                   CHAIRPERSON HANKS: Okay. Thank you. The  
3 average household income in the Concourse/Hybrid  
4 community is 38,340, which equates to about 30  
5 percent of the AMI. So, while this building will be  
6 fully affordable, the vast majority of the units will  
7 theoretically be out of reach for the people  
8 currently residing there. Can you speak to the  
9 affordability program chosen for this development and  
10 how, if at all, you've confronted that challenge of  
11 providing units that are affordable to the existing  
12 community?

13                   WINIFRED CAMPBELL: So, within Community  
14 Board 4, as you mentioned, there is a wide variety of  
15 income bands. And this building, again, it's a small  
16 building, so it's 60 units. It's not going to meet  
17 the needs of everyone, but there's enough of a range  
18 that it meets the needs of various household incomes  
19 within the Community Board. The Community Board  
20 actually has, like, I believe it's the American  
21 Community Survey, if you look at it for this  
22 Community Board, 25 percent of the households within  
23 Community Board 4 make the incomes that would support  
24 a household at the higher end, which this building  
25 allows. So, this building actually has 25 percent of

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2 the units meeting that income mix. And again, this  
3 building is in a very marketable area across the  
4 street from the Wendell Foster Park. So, it makes  
5 sense that this particular development would reach  
6 this wide range of households within the Community  
7 Board.

8 CHAIRPERSON HANKS: Thank you. I  
9 appreciate your answer. So, Council Member Stevens  
10 has also noted that this area along Jerome Avenue  
11 continues to be very dark at night without adequate  
12 street lighting. Can you describe the lighting and  
13 the overall public safety measures that we're going  
14 to include with around your building site? So, the  
15 architect can step forward and we can swear you in.  
16 No worries.

17 COMMITTEE COUNSEL: Could you please raise  
18 your right hand and state your name for the record?

19 SUZANNA THARIAN: Suzanna Tharian,  
20 Principal, STAT Architecture.

21 COMMITTEE COUNSEL: Okay, thank you. And  
22 do you affirm to tell the truth, the whole truth, and  
23 nothing but the truth in your testimony before the  
24 Subcommittee and in answer to all Council Member  
25 questions?

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SUZANNA THARIAN: I do.

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COMMITTEE COUNSEL: Thank you.

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CHAIRPERSON HANKS: You may begin.

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SUZANNA THARIAN: So, we have kept the entire ground floor with large storefront windows as opposed to a blank wall, and we have lights on every, I would say, eight to ten feet on the façade so that lights up the sidewalk and keeps it with communication with the building. So, a lot of buildings along Jerome Avenue have flat façades because of the rock behind, but we have recreation spaces with large windows.

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CHAIRPERSON HANKS: Thank you so much.

That concludes my questions.

I don't have any Colleagues here, so this applicant panel is now excused. Thank you.

RONALD SCHULMAN: Thank you.

CHAIRPERSON HANKS: Counsel, are there any members of the public who wish to testify on this item?

COMMITTEE COUNSEL: I don't think so. I'm just checking.

CHAIRPERSON HANKS: Okay. Thank you.

COMMITTEE COUNSEL: No one is online.

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CHAIRPERSON HANKS: Okay. So, no Council Members have any questions. With there being no members of the public who wish to testify regarding land use item 237 for 1093-1095 Jerome Avenue, this public hearing is now closed and this item is laid over.

Okay. That concludes today's business. I would like to thank the members of the public, my Colleagues, Subcommittee Counsel, and Land Use Staff, and the Sergeant-at-Arms for your participation today. This meeting is hereby adjourned. [GAVEL]

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 March 2, 2025