CITY COUNCIL CITY OF NEW YORK -----X TRANSCRIPT OF THE MINUTES of the SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS -----X October 25, 2010 Start: 1:38 pm Recess: 3:05 pm Council Chambers HELD AT: City Hall BEFORE: STEPHEN LEVIN Chairperson COUNCIL MEMBERS: Charles Barron Peter Koo

1

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

Carol Clark Assistant Commissioner HPD

Joseph Lynch Nixon Peabody

Jack Hammer Director of Land Use NYC HPD

Sister Janet Kinney Providence House

Dulce De La Cruz Lincoln Road Association

Joanne Neubold Lincoln Road Association

Barbara Rogers

Sister Pat Mahoney Providence House

Carla Rabinowitz Community Organizer Community Access

Sandra Lowe Community Access

Dynishal Gross

Linda Harriott Lefferts Avenue Block Association

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

Dana Hebbard Lefferts Blocks Association

Erin Kempf

Zerek Kempf

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 4 CONCESSIONS
2	CHAIRPERSON LEVIN: Good afternoon.
3	SERGEANT-AT-ARMS: Quiet, please.
4	CHAIRPERSON LEVIN: Welcome to the
5	hearing of the Subcommittee on Planning,
6	Dispositions, and Concessions, I am Stephen Levin,
7	Council Member in the 33rd District and Chair of
8	this Subcommittee. I am joined by two of my
9	colleagues on the committee today, Council Member
10	Charles Barron from Brooklyn and Council Member
11	Peter Koo of Queens. Today on the agenda we have
12	four Land Use items and we are going to begin with
13	Land Use Number 239, it's Morris Heights Mews
14	Apartment in the Bronx, it's Community District 5
15	in the Bronx and in Council District 16, that's
16	the district represented by Council Member Helen
17	Foster. It's Land Use, sorry, Number 23920115268
18	HAX, it's an application submitted by the
19	Department of Housing Preservation and Development
20	pursuant to the New York Private Housing Finance
21	law for approval of a tax exemption termination
22	with prior exemption consent to the voluntary
23	dissolution of a redevelopment company for
24	property located at Block 2866, Lots 45, 80, and
25	86, in the borough of the Bronx. Testifying on

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 5 CONCESSIONS
2	this item we have Assistant Commissioner Carol
3	Clark from HPD and Joseph Lynch from Nixon
4	Peabody. Commissioner Clark.
5	CAROL CLARK: Thank you, Mr.
6	Chairman and members of the Committee, I'm Carol
7	Clark, Assistant Commissioner, HPD.
8	LU 239 consists of three privately
9	owned multiple dwellings located at 44 West 175th
10	Street, 1695 Grand Avenue, and 47 West 175th
11	Street, and known as the Morris Mews Apartments.
12	The current owner, Morris Mews Associates, LP,
13	will convey the low-income rental housing project
14	to a new owner. The new owner, Morris Heights
15	Housing Fund Development Company, Inc., will
16	rehabilitate the building, which consists of 111
17	units. To facilitate the proposed acquisition and
18	rehabilitation, HPD seeks approval of a tax
19	exemption, termination of the prior exemption, and
20	consent to the voluntary dissolution of the
21	development company which currently owns the
22	property. Council Member Foster has reviewed the
23	project and indicated her support. Thank you.
24	CHAIRPERSON LEVIN: Thank you,
25	Commissioner Clark. Can you explain the reasons

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 6 CONCESSIONS
2	for the dissolution of the prior exemption and the
3	institution of a new one? Is there any difference
4	in the type of exemption that it is? Can you
5	maybe also go into depth a little bit about the
6	life of the old exemption and how that's going to-
7	-you know, how many more years were to exist on it
8	and kind of the make up of the new one?
9	CAROL CLARK: With your permission,
10	I'll ask Joseph Lynch, the attorney who is the
11	representative of the owner to respond to that
12	question.
13	JOSEPH LYNCH: Hi, how are you?
14	The first question, wethis is the method where
15	this is currently owned by an Article V
16	redevelopment company and in order to terminate
17	the tax exemption without any recapture of taxes,
18	you have to terminate with local legislative body
19	approval and dissolve the redeveloping company.
20	This is done in this manner so there's no
21	recapture of taxes, as I said, and this is done
22	with the support of Helen Foster, Council Member,
23	and this has been done historically in the past
24	with the City Council because this is an
25	affordable housing preservation deal. This

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 7 CONCESSIONS
2	building will remain affordable, there is a
3	Section 8 HAP contract which is project-based
4	which will be extended to the new owner and this
5	building will remain affordable for all the
6	residents with significant amount of rehab. This
7	is sort of the mechanism that we use for an
8	Article V and it's going to have a new Article XI
9	tax exemption pursuant to 577 of the Private
10	Housing Finance Law, which is my understanding is
11	consistent with a shelter rent analysis which is
12	currently on the building.
13	CHAIRPERSON LEVIN: The
14	rehabilitation, roughly how much is that we're
15	looking to be putting into the building and what
16	sources is that capital going to be coming from?
17	JOSEPH LYNCH: Sure, this is a tax
18	exempt bond transaction that bonds are issued by
19	the New York City Housing Development Corporation,
20	I believe an approximate value between 15 and \$20
21	million in bonds, plus I believe additional HPD
22	money on this transaction and it will be a very
23	substantial rehab of interior apartments,
24	kitchens, bathrooms, public areas, new security,
25	elevator upgrades. That's pretty much the general

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 8 CONCESSIONS
2	overview.
3	CHAIRPERSON LEVIN: The current
4	tenants that are there now have affordable rents
5	because of a Section 8, is that correct? Or
6	JOSEPH LYNCH: [Interposing]
7	Correct, correct, this is a project-based Section
8	8 HAP housing assistance payment contract where
9	the tenants pay 30% of their income towards rent
10	and the rest is covered by the project-based
11	Section 8 contract, the contract is being extended
12	for an additional 20 years.
13	CHAIRPERSON LEVIN: And so nobody's
14	rent is going to be changed as a result of the
15	rehab money coming in under those tax
16	JOSEPH LYNCH: [Interposing] No,
17	no, sir, they will continue to pay 30% of their
18	income towards rent pursuant to the Section 8
19	guidelines.
20	CHAIRPERSON LEVIN: Thank you very
21	much. Do any of my colleagues have any questions
22	on this?
23	COUNCIL MEMBER BARRON: No, just
24	they'll be
25	CHAIRPERSON LEVIN: [Interposing]

I

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 9 CONCESSIONS
2	Council Member Barron.
3	COUNCIL MEMBER BARRON:they'll
4	still be paying 30%, but will the rent go up?
5	JOSEPH LYNCH: Well the subsidy
6	will increase
7	COUNCIL MEMBER BARRON:
8	[Interposing] All right, so the rent does go up.
9	JOSEPH LYNCH:the increase will
10	be
11	COUNCIL MEMBER BARRON: There will
12	be an increase.
13	JOSEPH LYNCH: There will be an
14	increase in what we call the contract rents
15	COUNCIL MEMBER BARRON: Right.
16	JOSEPH LYNCH:correct, but the
17	tenants' contribution toward that rent will not
18	COUNCIL MEMBER BARRON: Right.
19	JOSEPH LYNCH:increase.
20	COUNCIL MEMBER BARRON: Their 30%
21	doesn't go up, but if the rent goes up, theirif
22	they say their 30% costs them \$100, if the rent
23	goes up, their 30% can cost them \$150.
24	JOSEPH LYNCH: No, they pay
25	COUNCIL MEMBER BARRON:

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 10 1 CONCESSIONS 2 [Interposing] If the amount--3 JOSEPH LYNCH: --they pay--4 COUNCIL MEMBER BARRON: --if the 5 amount of rent--does just the government subsidies 6 cover it and theirs stay--theirs doesn't go up? 7 See I know the 30% doesn't go up. 8 JOSEPH LYNCH: Right. 9 COUNCIL MEMBER BARRON: If they're 10 paying \$500 a month rent--JOSEPH LYNCH: Their contribution? 11 12 COUNCIL MEMBER BARRON: Yes. 13 JOSEPH LYNCH: Okay. COUNCIL MEMBER BARRON: 14 That 15 constituted 30% of whatever that rent was and the 16 government's paying the other 70. 17 JOSEPH LYNCH: It's a little different--18 19 [Crosstalk] 20 JOSEPH LYNCH: --if you don't mind, 21 it's income, they get recertifed--22 [Crosstalk] 23 JOSEPH LYNCH: --on an annual basis. 24 25 COUNCIL MEMBER BARRON: Got you.

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 11 CONCESSIONS
2	JOSEPH LYNCH: Okay.
3	COUNCIL MEMBER BARRON: Want to
4	make sure you're only trying nothing, I got to
5	watch
6	JOSEPH LYNCH: I understand.
7	[crosstalk]
8	COUNCIL MEMBER BARRON:what the
9	rules are, just got to get an explanation each
10	time.
11	JOSEPH LYNCH: Very good.
12	CAROL CLARK: Thank you.
13	CHAIRPERSON LEVIN: Actually,
14	sorry, one more question.
15	JOSEPH LYNCH: Sure.
16	CHAIRPERSON LEVIN: Are there those
17	in this development that may not be able to be
18	certified for Section 8 because of income
19	guidelines? Say they're a little bit over income
20	to qualify for Section 8, is there a situation
21	which they then will be on the hook to cover that
22	increase, is that happening in this particular
23	[Crosstalk]
24	JOSEPH LYNCH: [Interposing] To my
25	understanding, no, this is 100% project-based and

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 12 CONCESSIONS
2	nobody's at the income level where 30% of their
3	income will effect theirin other words, the
4	contract rent increase, so the Section 8 rent
5	increase that will happen will not effect the 100%
6	of the project.
7	CHAIRPERSON LEVIN: Okay. I guess
8	I've seen in other instances where individuals,
9	you know, say 10% of the building or
10	JOSEPH LYNCH: Mm-hmm.
11	CHAIRPERSON LEVIN:the complex
12	will not qualify at a certain point for a Section
13	8 and so that overall increase that happens to
14	everybody and it's covered for 90% of the folks
15	JOSEPH LYNCH: Right.
16	CHAIRPERSON LEVIN:through the
17	Section 8, 10% of them will actually find a pretty
18	steep increase.
19	JOSEPH LYNCH: Right, no, this
20	building, first of all, it's 100% Section 8, it's
21	project-based where if there's a contract rent
22	increase, it won't effect anybody that's eligible.
23	They pay 30% of their income, their 30% of the
24	household income up to the contract rent
25	CHAIRPERSON LEVIN: Mm-hmm.

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 13 CONCESSIONS
2	JOSEPH LYNCH:so they would have
3	to 30% of the overall household income, 30% of
4	that, would have to equal the contract rent and
5	it's, to my understanding, that is not the case
6	here.
7	CHAIRPERSON LEVIN: Right, but
8	nobody in the building does not qualify for
9	Section 8
10	[Crosstalk]
11	JOSEPH LYNCH: [Interposing] That's
12	my understanding, yes.
13	CHAIRPERSON LEVIN: Okay. Thank
14	you very much.
15	JOSEPH LYNCH: Thank you.
16	[Pause]
17	CHAIRPERSON LEVIN: Okay. We're
18	going to move on to our next item, Land Use Number
19	217, 20115198 HAX, that's 190 of Brown Place in
20	the Bronx, it's a Neighborhood Redevelopment
21	Program in Community Board District 1, that is in
22	Council District number 8, that is represented by
23	Melissa Mark-Viverito. Here to testify on behalf
24	of this project is Assistant Commissioner Carol
25	Clark and Terry Arroyo from HPD.

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 14 CONCESSIONS
2	CAROL CLARK: Thank you, Mr.
3	Chairman. LU 217 consists of the proposed
4	disposition of one occupied city-owned building
5	located at 190 Brown Place in the Bronx through
6	HPD's Neighborhood Redevelopment Program. Under
7	this program, community-based not-for-profit
8	organizations are selected through a competitive
9	process. The project sponsor, Pro Mesa Court
10	Limited Partnership proposes to purchase,
11	rehabilitate, and manage this property. Upon
12	completion, the project will consist of 21
13	residential units of rental housing, including one
14	unit for a superintendent. Council Member
15	Viverito has indicated her approval.
16	[Pause]
17	CHAIRPERSON LEVIN: I actually
18	don't have any further questions onor any
19	questions on this particular item. Do either of
20	my colleagues have any questions on this item?
21	Thank you very much.
22	CAROL CLARK: Thank you.
23	CHAIRPERSON LEVIN: We'll be moving
24	on to two Land Use items that we'll be hearing as
25	part of one hearing here. Land Use Numbers 146

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 15 CONCESSIONS
2	and 147, this is Providence House 1 and it's
3	sorry, again, Land Use Numbers 146 and 147 C
4	100325 ZSK and C 100326 HAK. This is in Community
5	Board District 9 in Brooklyn, it is in Council
6	District 40, represented by Council Member Mathieu
7	Eugene. Application submitted by the Department
8	of Housing Preservation and Development pursuant
9	to Sections 197C and 201 of the New York City
10	Charter for the grant of a special permit pursuant
11	to Section 74-902 of the Zoning Resolution to
12	permit the allowable community facility floor area
13	ratio of Section 24-11 to apply to a proposed six-
14	story not-for-profit institution with sleeping
15	accommodations on property located at 329 Lincoln
16	Road in an R-6 district, that's Land Use Number
17	146.
18	Land Use Number 147 is an
19	application submitted by HPD one to thepursuant
20	to Article 16 of the General Municipal Law of New
21	York State for, A, the designation of property
22	located at 329 Lincoln Road as an Urban
23	Development Action Area and, B, an Urban
24	Development Action Area project for such area and,
25	2, pursuant to Section 197C of the New York City

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 16 CONCESSIONS
2	Charter for the disposition of such property to a
3	developer to be selected by HPD to facilitate
4	development of a six-story building tentatively
5	known as Providence House 1 with approximately 26
6	units to be developed under the Department of
7	Housing Preservation and Development Supportive
8	Housing Loan Program.
9	Here to testify on behalf of this
10	application we have Assistant Commissioner Carol
11	Clark from HPD, director of Land Use of Brooklyn
12	for HPD Jack Hammer and Sister Janet Kinney of the
13	Providence House. Commissioner Clark.
14	CAROL CLARK: Thank you, Mr.
15	Chairman and members of the Committee. As you
16	noted, LU 146, HPD is seeking approval of a
17	special permit to allow the community facility
18	floor area ratio to apply to the proposed new
19	construction project known as Providence House 1.
20	And LU 147 consists of the proposed disposition of
21	one vacant city-owned lot located, as you noted,
22	at 329 Lincoln Road, through HPD's Supportive
23	Housing Loan Program. The sponsor of Providence
24	House proposes to construct a six-story building
25	containing 26 studio units. There will be 1,200

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 17 CONCESSIONS
2	square feet in the rear yard for a garden
3	recreation area and on the first floor and
4	basement levels there will be offices, meeting
5	rooms, and program space.
6	Council Member Eugene has been
7	briefed and has indicated to us his support.
8	Sister Janet Kinney will now describe in greater
9	detail the proposal.
10	SISTER JANET KINNEY: Good
11	afternoon and thank you, Mr. Chair and members of
12	the Committee.
13	Providence House is a non-profit
14	organization that was founded by my congregation,
15	the Sisters of St. Joseph, in 1979. We have a 31-
16	year track record as a provider of transitional
17	and permanent supportive housing in Brooklyn,
18	Queens, and Lower Westchester. We have 10
19	residential programs and have been a presence in
20	Prospect Lefferts Gardens since 1986, where we
21	operate a transitional housing program for single
22	women on parole. I'd like to mention we've never
23	had an incident or a complaint from a community
24	member or law enforcement agency or official
25	during all those almost 25 years.

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 18 CONCESSIONS
2	We were recently approved through
3	the ULURP process to build a supportive housing
4	project at 46 units in Bedford-Stuyvesant and we
5	have been in dialogue with this Community Board,
6	Community Board 9, on this building since 2005.
7	Providence House will be partnering
8	with Community Access, an organization founded in
9	1974 which helps persons with disabilities make
10	the transition from shelters and hospitals to
11	independent living and they have a 36-year track
12	record with over 800 units of supportive housing
13	in 13 locations, with another 300 units in
14	development, and Community Access would be
15	responsible for the property management, lease up
16	and marketing up the units. I do also want to add
17	that we have submitted to the Councilman's office
18	400 signatures in support of this project from the
19	community and he himself has also given us two
20	letters of support.
21	The project, as mentioned, is on
22	one city-owned building lot. Initially, when we
23	showed interest in this project there was a vacant
24	building on that lot, it was demolished this past
25	July by the Department of Buildings because it was

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 19 CONCESSIONS
2	deemed unsafe. I also like to mention that the
3	District Manager Pearl Miles, who's been the
4	district manager for 25 years, can attest to the
5	fact that this has been a blighted building that
6	has caused numerous problems for the community.
7	The building as mentioned, to talk
8	a little bit briefly to you about the project is
9	26 efficiency units, 20 of those units are the
10	supportive housing project, 5 of those units would
11	be for single, low-income females from the local
12	area and from Brooklyn.
13	This project will have onsite
14	supportive services to include three professional
15	staff, a program director, a clinical supervisor,
16	a case manager. We also will have onsite a
17	building superintendent who will have his own
18	dwelling unit, as well as 24 hour, 7 day a week
19	front desk security presence. The services we
20	will provide will include case management and life
21	skill support for each resident, as well as
22	referrals to services within the community, such
23	as assistance in finding employment, enrollment in
24	job training programs, and access to health and
25	mental health services. We have secured NY/NY III

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 20 CONCESSIONS
2	services funding through the Department of Health
3	and Mental Hygiene.
4	And, finally, just to say that the
5	screening for all these residents will be done in
6	conjunction with Community Access, both of our
7	agencies have had extensive experience working
8	with the population to be served and our staff is
9	well trained to determine who will make a good
10	tenant. In addition, we will have detailed
11	background material on all of the supportive
12	housing tenants, something which one would not
13	have in a typical rental building. And I just
14	would lastly want to mention that the City
15	Planning Commission has a detailed outline of this
16	extensive screening process, which I'd be happy to
17	provide to you as well. Thank you.
18	[Pause]
19	CHAIRPERSON LEVIN: Thank you very
20	much, Sister Kinney and [pause] I would ask the
21	panel to remain, we're going to vote on the other
22	two items that we have heard today before we get
23	into a further dialogue because we do have a
24	number of people here that are looking to testify
25	on this matter. Before we engage in a further

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 21 CONCESSIONS
2	dialogue with this panel, we should probably move
3	to vote on the other two items. So if I could ask
4	you guys to hang tight for a minute, that would be
5	great.
6	SISTER JANET KINNEY: No problem.
7	CHAIRPERSON LEVIN: So on Land Use
8	Numbers 217 and 239, we're going to be voting on
9	these two items, I recommend an aye vote on both
10	items and I would ask Counsel to the Committee,
11	Carol Shine, to call the roll.
12	CAROL SHINE: Chair Levin.
13	CHAIRPERSON LEVIN: Aye.
14	CAROL SHINE: Council Member
15	Barron.
16	COUNCIL MEMBER BARRON: Aye.
17	CAROL SHINE: Council Member Koo.
18	COUNCIL MEMBER KOO: Aye.
19	CAROL SHINE: By a vote of three in
20	the affirmative, none in the negative, and no
21	abstentions, the aforementioned items are approved
22	and referred to the full committee.
23	CHAIRPERSON LEVIN: Thank you very
24	much. So I'd like to kind of engage a little bit
25	on a dialogue on this particular project. As

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 22 CONCESSIONS
you're likely aware, there's some opposition from
the neighborhood or from people in the
neighborhood, and looking kind of back through
this ULURP process, the Community Board itself had
voted in opposition, it was 28 to 7. Despite
maybe there being support from members of the
Community Board, it was voted to disapprove and
then when it came to the Borough President's
recommendations, the special permit was voted to
disapprove with modifications whereas the land
disposition was voted to approve with
modifications. I think that the borough president
had a number of recommendations that I'm sure that
you are aware of. Would you maybe discuss a
little bit about some of the borough president's
recommendations and the response to those?
CAROL CLARK: Jack Hammer will
answer that question.
[Pause]
JACK HAMMER: Well during the
public review process, there was suggestions, as
you mentioned, specifically by the borough
president concerning a change in the unit
distribution at present, the proposed unit

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 23 CONCESSIONS
2	distribution is 80% supportive units and 20% low
3	income. There were suggestions to amend that to
4	something along the lines of a $60/40$. The first
5	thing I wanted to mention is there had been some
6	discussion about other HPD projects that have an
7	80/20or I should say 60/40 split, but those are
8	the more typical HPD supportive housing projects
9	which are significantly larger than this
10	particular project, so there's certain economies
11	of scale that do come into play as to why we
12	suggested or are recommending an 80/20 split in
13	this case. There are definitely impacts on the
14	funding of the support services that are funded
15	through sources such as the State Office of Mental
16	Health where a reduction in the number of
17	supportive units has a direct impact on the
18	staffingthe funding of the staffing for the
19	project and providing the services that are sorely
20	needed.
21	So this was something that we have
22	been responding to throughout the public review
23	process, so it came up at the City Planning
24	Commission public hearing and a lot of thought and
25	effort has gone into this arrangement and to the

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 24 CONCESSIONS
2	suggested ratio and we really think it needs to be
3	as we are proposing it in order for it to be
4	economically feasible to fund the services that
5	are needed.
6	[Pause]
7	CHAIRPERSON LEVIN: So just to kind
8	of go over what the funding for the construction
9	of the project, can you explain a little bit about
10	where the funding sources are coming from, whether
11	or not there's a difference between the funding
12	sources for the supportive units versus the low-
13	income units?
14	JACK HAMMER: The construction is
14 15	JACK HAMMER: The construction is funded through the HPD Supportive Housing Loan
15	funded through the HPD Supportive Housing Loan
15 16	funded through the HPD Supportive Housing Loan Program, as well as low-income housing tax
15 16 17	funded through the HPD Supportive Housing Loan Program, as well as low-income housing tax credits. The issues that I mentioned are not
15 16 17 18	funded through the HPD Supportive Housing Loan Program, as well as low-income housing tax credits. The issues that I mentioned are not directly impacted by the construction sources, it
15 16 17 18 19	funded through the HPD Supportive Housing Loan Program, as well as low-income housing tax credits. The issues that I mentioned are not directly impacted by the construction sources, it more has to do with the operating subsidies
15 16 17 18 19 20	funded through the HPD Supportive Housing Loan Program, as well as low-income housing tax credits. The issues that I mentioned are not directly impacted by the construction sources, it more has to do with the operating subsidies through the State Office of Mental Health and also
15 16 17 18 19 20 21	funded through the HPD Supportive Housing Loan Program, as well as low-income housing tax credits. The issues that I mentioned are not directly impacted by the construction sources, it more has to do with the operating subsidies through the State Office of Mental Health and also the Department of Homeless Services, so that's
15 16 17 18 19 20 21 22	funded through the HPD Supportive Housing Loan Program, as well as low-income housing tax credits. The issues that I mentioned are not directly impacted by the construction sources, it more has to do with the operating subsidies through the State Office of Mental Health and also the Department of Homeless Services, so that's where the real impact is in terms of the economic
15 16 17 18 19 20 21 22 23	funded through the HPD Supportive Housing Loan Program, as well as low-income housing tax credits. The issues that I mentioned are not directly impacted by the construction sources, it more has to do with the operating subsidies through the State Office of Mental Health and also the Department of Homeless Services, so that's where the real impact is in terms of the economic effects of a reduction in the number of supportive

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 25 CONCESSIONS
2	you've kind of laid it out, but could you, you
3	know, throw out two different scenarios: What
4	type of funding would the project be getting in
5	terms of operating subsidy at 80% supportive
6	versus 60% supportive?
7	JACK HAMMER: You wanted to try
8	that? Okay.
9	SISTER JANET KINNEY: The
10	CHAIRPERSON LEVIN: [Interposing]
11	If you could please state your name for the
12	record.
13	SISTER JANET KINNEY: Sure, Sister
14	Janet Kinney, and the funding sources mentioned
15	earlier, the primary funding source for the
16	support services is through the Department of
17	Mental Health and Hygiene and so the support
18	services, which would include those three
19	positions that I mentioned, as well as a portion
20	of the security services would be funded through
21	that. An additional funding source is the
22	Department of Homeless Services, their SRO subsidy
23	program, which would provide the remaining subsidy
24	needed for the security staffing. If we were to
25	change from that $80/20$ ratio, we would have to

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 26 CONCESSIONS
2	decrease, not only the services staff, which is
3	only three people, we would most definitely lose
4	one person, as well as it would decrease the
5	security staffing as well. So we would not be
6	able to provide 24/7 front desk security if we
7	were to change the number of subsidized units
8	'cause it's the subsidized units pay for the
9	social services staff and pays for the security
10	staff.
11	CHAIRPERSON LEVIN: And there's no
12	way that the number of units, if it were to be
13	60%, that that could cover 24 security
14	SISTER JANET KINNEY: [Interposing]
15	No, it could not, it could not.
16	CHAIRPERSON LEVIN: I'm going to
17	think of a couple more questions. Do any of my
18	colleagues have any questions on this?
19	COUNCIL MEMBER BARRON: Yes.
20	CHAIRPERSON LEVIN: Council Member
21	Barron.
22	COUNCIL MEMBER BARRON: First, you
23	know, I'm very sensitive to all populations, but
24	in the Black and Latino community, we get an
25	inordinate amount of the formerly incarcerated,

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 27 CONCESSIONS
2	the mentally challenged, you know, we get more
3	than our share and it puts us in a bind 'cause a
4	lot of those folk are our people and, but for God,
5	it could be any one of us. But having said that,
6	how come you don't go to other communities with
7	these projects and give them their fair share of
8	the projects? I have a lot in East New York and
9	what I do is I try to compromise, I try to work
10	out something, we don't want to say we don't
11	homeless 'cause any one of us could be homeless;
12	we don't want the mentally challenged, 'cause any
13	one of us can go off, especially the way they
14	treat me here in the City Council, I'm liable to
15	be in need of that service any moment. So I'm
16	very sensitive to that, but I just think the
17	proportion that comes our way is problematic.
18	I'll let you speak in a second, Carol, I see you
19	going for the mic 'cause I'm sure you have an
20	answer for this.
21	But the other thing is that when
22	you don't want to do something, you won't find a
23	way to make it work. When you really want
24	something to happen, you use all of your
25	subsidies, all of your ingenuity, all of your

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 28 CONCESSIONS
2	capacity to make it work. So I don't see why you
3	can't proportionately reduce services to the
4	proportional number of people that are going to be
5	there. If it's 80% and it's \$100 to service 80%,
6	then if you do 60%, knock it down to \$60 and
7	provide that amount of service; if it's three
8	staff for 80%, then you do two staff for 60%; if
9	it's, you know, two or three security people for
10	80%, then you use two security people, and if you
11	can't do 24/7 since you have a great record of
12	nothing ever happening, then you won't need, you
13	know, that kind of security. So I just think
14	there's a lack of will to cooperate, you know, I
15	think the community is open enough to say, okay,
16	we'll deal with it, so at least try to work with
17	the community to get to the 60/40 formula or
18	whatever they're proposing.
19	Then the other thing is the number
20	of units. If you're talking about single room
21	occupancy in 26 and they want families in there
22	with more, then maybe the numbers just have to
23	decrease. You know, that's challenging because
24	then if you have a family, is that two rooms or
25	three rooms and maybe have a smaller number, maybe

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 29 CONCESSIONS
2	the community won't be able to have as many, but
3	at least it will be families and not SROs. And I
4	think those things should be worked out with the
5	community instead of just saying, here, this is
6	it, we can't do anything about it, it's not going
7	to make sense, if you want two or three rooms,
8	then we can't do 26 apartments, well then you
9	don't do 26 apartments, you know, do 15 or
10	whatever. But I think you should work out
11	something with our communities 'cause we always
12	get the special needs population and we try our
13	best to work with it, but it doesn't happen as
14	much in other communities.
15	CAROL CLARK: Thank you, Council
16	Member Barron. With all due respect, it is really
17	difficult to locate sites for these kinds of
18	facilities and I would like to emphasize that this
19	is permanent supportive housing for a population
20	that's really in need and I think our testimony so
21	far has also indicated that a previously city-
22	owned blighted building was on the site for nearly
23	27, 28 years, so that I'd like Sister Kinney to
24	take an opportunity to also respond, but we
25	believe that all the care has been taken to talk

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 30 CONCESSIONS
2	COUNCIL MEMBER BARRON:
3	[Interposing] Well
4	CAROL CLARK:with the community
5	and
6	COUNCIL MEMBER BARRON:in all
7	due respect, before you just say there's no place
8	else in the entire city for this to be built, I
9	don't buy that and all due
10	CAROL CLARK: [Interposing] Oh, I
11	don't think that's true.
12	COUNCIL MEMBER BARRON:and all
13	due respect to you, I mean
14	CAROL CLARK: Thank you.
15	COUNCIL MEMBER BARRON:'cause
16	you said in all due respect, this is a blighted a-
17	-I know it's blighted, but there are blighted
18	areas in other communities as well, it's not like
19	there's nowhere else in the entire city this can
20	be built but in our community, I just don't buy
21	that one, in all due respect.
22	SISTER JANET KINNEY: The point
23	Sister Janet Kinneythe point that I would just
24	like to addressed is specific to the population.
25	One of the things that I said before, and I want

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 31 CONCESSIONS
2	to add a little bit to that, is the fact that
3	you'd have the reputation of two excellent
4	organizations who have been around a very, very
5	long time. We were founded to serve the needs of
6	women coming out of prison.
7	COUNCIL MEMBER BARRON:
8	[Interposing] Only to cut to the chase and I don't
9	mean
10	SISTER JANET KINNEY: Yes.
11	COUNCIL MEMBER BARRON:to be
12	rudegot that.
13	SISTER JANET KINNEY: Okay. But
14	COUNCIL MEMBER BARRON: That's not
15	my
16	SISTER JANET KINNEY:but I
17	think
18	COUNCIL MEMBER BARRON:that's
19	not a answer to my questions.
20	SISTER JANET KINNEY:but, but,
21	sir, I do think what is important to note that the
22	state rate recidivism rate is over 30%, ours is
23	under 5%, last year it was 2% recidivism rate. So
24	what I'm saying to you is we are very successful
25	with helping women come back to the community and

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 32 CONCESSIONS
2	recreate their lives, that is very significant,
3	we're not the same as every other organization.
4	COUNCIL MEMBER BARRON: Well did I
5	ask you how successful have you been?
б	SISTER JANET KINNEY: But I think
7	but, sir
8	COUNCIL MEMBER BARRON: Okay. Then
9	whatno, no, no, no
10	SISTER JANET KINNEY:no, you
11	didn't, sir
12	COUNCIL MEMBER BARRON:no, I
13	didn't ask that
14	SISTER JANET KINNEY:that's
15	true.
16	COUNCIL MEMBER BARRON:question-
17	_
18	SISTER JANET KINNEY: I'm sorry.
19	COUNCIL MEMBER BARRON:because
20	I'm not questioning that. You didn't answer any
21	of my questions. I'm not questioning your ability
22	to integrate women and stopping the recidivism
23	rate, that's wonderful. Stop it somewhere else.
24	Stop it in other communities. I'm not asking you
25	about your credibility, I'm not questioning that.

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 33 CONCESSIONS
2	If you have a great track record, that doesn't
3	answer any of the questions that I'm raising here
4	about how we can, one, stop putting all of these
5	facilities in our communities; two, that if you
6	do, at least work better with the community that's
7	trying to work with you to say that, well why
8	don't you integrate it and make it a more, you
9	know, family and community-oriented facility that
10	has more of a diversity or a more sharing of the
11	space with the community. So that doesn't answer
12	those questions.
13	SISTER JANET KINNEY: If I could
14	just add then, sir, one other challenge that we
15	had was this is brand new construction, so in
16	brand new construction we need two stairwells, we
17	need a central elevator, that took significantly
18	from the square footage that could be put into
19	units. So, therefore, it decreased our ability to
20	do a capacity that would make more economical
21	sense. So that was one of the things we were
22	constricted with. And if you look, the old
23	building, if you go into the Department of
24	Buildings, it was constructed with 16 apartments,
25	family apartments, that served approximately 45

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 34 1 CONCESSIONS 2 individuals, this building would serve 26 3 individuals. I'm just saying that's the 4 constraint--COUNCIL MEMBER BARRON: 5 No, I understand, so now that's--6 SISTER JANET KINNEY: --that's the 7 8 constraint. 9 COUNCIL MEMBER BARRON: --that's in 10 a better direction of what we need to discuss more 11 and even in the context of those perimeters, we 12 need to see how we can reach agreement, a better 13 agreement with the community, even with those-see, that would be a good conversation to sit down 14 15 and look at square footage and see what could 16 possibly happen, and maybe it can't be the ideal 17 program you want, maybe it would have to be some 18 adjustments to adjust to the community's desires 19 and needs, but that would be headed in the right direction to discuss that more. 20 21 Thank you, Council CAROL CLARK: 22 Member. 23 COUNCIL MEMBER BARRON: Thank you. 24 CHAIRPERSON LEVIN: I just wanted 25 to briefly address the layout as proposed is all

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 35 CONCESSIONS
2	single room occupancy, can you explain a little
3	bit further? I mean, what's the layout in terms
4	of
5	SISTER JANET KINNEY: [Interposing]
6	Studio efficiencies.
7	CHAIRPERSON LEVIN: Studio
8	efficiency.
9	SISTER JANET KINNEY: Efficiencies,
10	so every unit has its own kitchenette, has its own
11	full bath, as well as living space.
12	CHAIRPERSON LEVIN: Now the borough
13	president's recommendations speak specifically
14	about floor area as the rubric for the split in
15	terms of it wouldn't be if you were to look at
16	say, if you were to look to, say, develop more
17	affordable housing units that those wouldthose
18	could potentially be two-bedroom units or full
19	one-bedroom units that could serve a family being
20	that it could justit's the floor area that's the
21	ratio and not the number of units. They mention
22	the borough president's recommendations, they do
23	mention, they say that the borough president does-
24	-well proposalslet me read this whole paragraph
25	[off mic]. The borough president has reviewed

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 36 CONCESSIONS
2	supportive housing projects that contain more
3	balance between the ratio of supportive units and
4	units for low income households. Such unit
5	distribution is viewed as being a better way of
б	blending in with the host community. Proposals
7	such as Fifth Avenue Committee's 575 Fifth Avenue
8	project Bowery Residence Committee's Liberty
9	Avenue project in the Kosciuszko Street Supportive
10	Housing Project in Bed-Stuy provide this more
11	traditional proportion of 60% supportive and 40%
12	low income. The borough president does not
13	believe that there is any justification that this
14	site warrants a deviation from the standard due to
15	the residential context of the block. My question
16	is, in other developments that you have done, are
17	those $60/30$, is that a standard that is commonly
18	adhered to, is this a deviation from a common
19	standard?
20	JACK HAMMER: Yeah, what I
21	mentioned earlier is that HPD Supportive Housing
22	projects that are built are generally larger than
23	this one, which is 25 units plus a superintendent.
24	So given the larger nature of our typical
25	supportive housing projects, 45, 50 units, 60
1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 37 CONCESSIONS
----	--
2	units, you know, even larger, so this is where the
3	challenges come into play in terms of a smaller
4	project and the funding levels having to do with
5	the operations of providing the services that are
6	needed to support the operations of this facility.
7	Because there's a smaller number of units to work
8	with, a reduction in the number of supportive
9	housing units, as Sister Janet Kinney had
10	mentioned, has a direct impact on the staffing
11	levels where we would need to find additional
12	subsidies to make it feasible to fund a $60/40$
13	split.
14	Another comment that the borough
15	president's office had in their recommendations
16	was to have some, hopefully some one-bedroom
17	units, for example. So hypothetically speaking,
18	with a 60/40 split and, let's say, one-bedroom
19	units assuming [off mic] speaking that would
20	reduceassuming the building size stays the same,
21	you would have 20 units roughly instead of 25,
22	there would be a loss of units. If my math is
23	right, you would have more like 12 supportive
24	units instead of the 25 that are proposed with
25	that assumption. So we didn't feel those numbers

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 38 CONCESSIONS
2	worked for what we're trying to accomplish given
3	the program.
4	CHAIRPERSON LEVIN: Sorry, just a
5	point of clarification, it proposes 20 units of
6	supportive, right?
7	JACK HAMMER: Right, no, it's 25,
8	but I was suggesting if there's a reductionif
9	you try to have, let's say, some one-bedroom units
10	hypothetically, that's what the borough
11	president's report has suggested, to have
12	CHAIRPERSON LEVIN: Right.
13	JACK HAMMER:try to have some
14	one bedroom units
15	CHAIRPERSON LEVIN: Yeah, yeah.
16	JACK HAMMER:in that case, you
17	would have roughly 20 units total because you
18	would have, again, based on the report the
19	thinking was have something like five one-bedroom
20	units and maybe 15 supportive units.
21	CHAIRPERSON LEVIN: Mm-hmm.
22	JACK HAMMER: So we'd have a
23	smaller number of units and with a smaller
24	percentage of supportive units, it would be
25	something like 12 supportive units in that

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 39 CONCESSIONS
2	scenario.
3	CHAIRPERSON LEVIN: Right, right,
4	but versus what is proposed, which is 20
5	JACK HAMMER: [Interposing] Which
6	is 25.
7	CHAIRPERSON LEVIN: No, 20
8	[Crosstalk]
9	JACK HAMMER: [Interposing] Oh, 20,
10	I'm sorry, 20, thank you.
11	CHAIRPERSON LEVIN: Okay. And just
12	one other question, then I think Council Member
13	Barron has a question. Has HPDhave you guys run
14	the numbers in earnest here and really looked at
15	whatI mean, have you explored the idea with a
16	thoroughness, kind of, to see how it would work
17	out, what type ofyou know, exactly how much less
18	in terms of the supportive housing subsidy you're
19	getting? I mean, my question is, have you done
20	like a floor plan layout of what it might look
21	like? Have you really explored the idea of the
22	60/40 split?
23	[Pause]
24	SISTER JANET KINNEY:and the
25	numbers.

I

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 40 CONCESSIONS
2	CAROL CLARK: We have run the
3	numbers and looked at every configuration and we
4	sat with Council Member Eugene for an hour last
5	Monday and talked with him and his staff member,
6	who's in the room today, and went over those
7	numbers and why we believe that what we are
8	proposing is what makes most sense in this
9	instance.
10	CHAIRPERSON LEVIN: Council Member
11	Barron.
12	COUNCIL MEMBER BARRON: Yeah, how
13	much rent will you be receiving?
14	CAROL CLARK: The special needs
15	units, the rents with it includes the Section 8
16	voucher is approximately \$1,000 per month.
17	COUNCIL MEMBER BARRON: For all the
18	26 units
19	[Crosstalk]
20	CAROL CLARK: [Interposing] For the
21	20 units, which are the special needs units for
22	the low-income units so-called, the proposed rent,
23	projected rent for those five other units is about
24	\$750 per month.
25	COUNCIL MEMBER BARRON: So \$1,000

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 41 CONCESSIONS
2	for the special needs and
3	CAROL CLARK: [Interposing] Right,
4	'cause the special needs has the
5	COUNCIL MEMBER BARRON: Studio.
б	CAROL CLARK:Section 8 voucher.
7	Studio, right.
8	COUNCIL MEMBER BARRON: Studio,
9	you're doing pretty good for yourself.
10	CAROL CLARK: Efficiency.
11	COUNCIL MEMBER BARRON: But it's
12	\$1,000 a month for a studio. And you see, see,
13	once we start looking at some of those things and
14	the benevolency, you know, \$1,000 for a little
15	studio apartment, \$750 for, you know, the other
16	five, I just think there's somesomething's not
17	right in this, I'll figure it out, but there's
18	something that's just not right, there's something
19	not right that we can't work out something better
20	than this situation that we have here. And I
21	think we need, in my opinion, go back to the
22	drawing board and see if we can do better to meet
23	the needs of the community and not just say, hey,
24	look, it has to be 80/20 and square footage, can't
25	do this and that. But what kind of subsidies are

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 42 CONCESSIONS
2	they getting from HPD?
3	SISTER JANET KINNEY: You mean from
4	DMH?
5	COUNCIL MEMBER BARRON: DMH rather,
6	yeah.
7	SISTER JANET KINNEY: The DMH
8	subsidies. It's per dwelling unit and it's
9	roughly around \$12,000 per dwelling unit.
10	COUNCIL MEMBER BARRON: Twelve
11	thousand?
12	CAROL CLARK: Roughly.
13	COUNCIL MEMBER BARRON: So if you
14	got more subsidies
15	SISTER JANET KINNEY: If we had
16	more subsidies, certainly you could manage a
17	building of lesser numbers, the problems is there
18	aren't additional subsidies available.
19	COUNCIL MEMBER BARRON: Well I
20	don't agree with that, but they're not giving them
21	to you, not our communities, we don't get it, it's
22	there. We just don't get it when it comes to our
23	projects 'cause I don't believe there's no
24	subsidies, 'cause I've sat in front of developers
25	and the subsidies and, whether State or City,

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 43 CONCESSIONS
2	depending upon, you know, who it is and where it's
3	being built, the subsidies are higher. Anyway, I
4	think it needs more thought and more sitting down
5	with the community.
6	CHAIRPERSON LEVIN: Any other
7	questions from my colleagues? I think for the
8	time being, those are all the questions that I
9	have. I want to thank Commissioner Clark, Sister
10	Kinney, Mr. Hammer for testifying on this item.
11	And we have a number of people to hear from, both
12	in favor and opposed, so in the interest of time,
13	we're going to move on. But thank you very much
14	for your testimony.
15	COUNCIL MEMBER BARRON: Mr. Chair,
16	I have to go to another meeting, and I don't mean
17	to be rude to those who are testifying, but I'll
18	check with the chairperson and I'll get the flavor
19	of your testimony. Thank you.
20	CHAIRPERSON LEVIN: Thank you,
21	Council Member. [Long pause] Okay. We're going
22	to do panels and I'm going to ask everybody that's
23	called up to testify to limit their testimony to
24	three minutes and if that means that you have to
25	speed read or speak fast, please do your best to

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 44 CONCESSIONS
2	try to do that because it will all be entered into
3	the record and you can submit written testimony as
4	well, so don't be afraid that, you know, we're not
5	going to catch it. But just keep your eyes on the
6	clock. But I will call up the first panel, this
7	is a panel testifying in opposition to the
8	project. The first person I would like to call up
9	is Dulce De La Cruz, Ms. De La Cruz. Joanne
10	Neubold, both representing the Lincoln Road
11	Association, and Barbara Rogers. [Pause] I would
12	encourage you all to please take up the full three
13	minutes if you can. Use it if you got it.
14	And I'll ask Ms. De La Cruz to
15	speak first, Ms. De La Cruz.
16	DULCE DE LA CRUZ: Good afternoon
17	and thank you for giving me [off mic] to speak.
18	CHAIRPERSON LEVIN: Can you please
19	turn on the microphone and identifysay your name
20	for the record.
21	DULCE DE LA CRUZ: Yeah, I'm Dulce
22	De la Cruz, I live in 318 Lincoln Road and I've
23	been living there for 20 years. And my opinion in
24	that projects, I'm against that because our
25	neighborhood is busy at that block, our community

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 45 CONCESSIONS
2	is not ready for this kind of programs because we
3	have a lot of kids in the neighborhood for no [off
4	mic], we have 81 kids under 15. And I think
5	that's a very large problem when it come to us
6	with the young generations, young kids, and we had
7	these single women come into the neighborhood with
8	kids and they got them boyfriend at night, they
9	got [off mic], and nobody could say against [off
10	mic] because they're allowed to have company or
11	friends or somebody could stay over. We need a
12	lot of work to be done in our community before we
13	go to that big plan, projects they have.
14	And I know Sisters are here, they
15	mean well, they want to help people, but I know
16	and I agree with the [off mic], our neighborhood
17	is not ready for that yet, our area especially. I
18	live there for 20 year and I've been through a
19	excuse my expressionhell, my place was a drug
20	house, it was a very, very bad place. I work 16
21	hours a day working to support that property. I'm
22	against that. I have a lot offour grandchildren
23	live there, under 10 and our community needs
24	something for our kidsrecreation, something at
25	the school, something to help them out. And

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 46 CONCESSIONS
2	senior citizen, people who live in the place
3	shaken out because they don't know what could
4	happen to them and they're going to pull out from
5	their apartment where they pay low rent and we
6	need something for them also. Thank you.
7	CHAIRPERSON LEVIN: Thank you.
8	I'll next ask Ms. Neubold to speak, and again, you
9	have three minutes, Ms. Neubold.
10	MS. NEUBOLD: I'm Joanne.
11	CHAIRPERSON LEVIN: Please turn on
12	the mic, thanks.
13	JOANNE NEUBOLD: I'm sorry, I
14	thought I did. Hello, Council [off mic], I'm
15	Joanne Neubold, I also live at 318 Lincoln Road.
16	I've actually did extensive work and research on
17	all of this supportive housing, I've gone out with
18	Sister Kinney, we've actually also have spoke to
19	Mathieu Eugene saying that he's on our side of
20	where we stand. We do definitely need affordable
21	housing in the area, but we don't need SROs. I'm
22	a real estate broker in the area, we have so many
23	families needing spaces to live, to have something
24	that we can say they have more than 150 square
25	foot of livable square feet. You're taking them

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 47 CONCESSIONS
2	out of a different facility to put them into
3	another kind of jail, that's my thought. And the
4	block itself has not come to the point where it
5	can actually substain and give a nice neighborhood
6	where you want someone to recidisize into the
7	community and when you're saying that you have a
8	3% recidivism rate due to the city, the city has
9	more people that they have to recidisize, so you
10	have to understand the numbers as well. So if
11	you're going to talk about numbers, you have a
12	certain amount and the city has a certain amount,
13	so you can't compare apples to oranges, that's my
14	opinion.
15	And I also have spoke to Eugene,
16	the State Senator as well, I've spoke toand we
17	haveyou say that it's not a lot that are in this
18	neighborhood, we have a half a block away there's
19	a Providence House right halfit's a halfway
20	house, has 14 units with three supportive people
21	that stay there all the time. We need more things
22	for our community, we need something that we can
23	say our people who are looking for places that
24	they can afford to live, not studio apartments, we
25	need places that we can actually afford to live in

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 48 CONCESSIONS
2	the neighborhood that we've actually tried to
3	increase and it'sI'm sorry, I'm a little
4	nervous, but
5	And I also understand when Sister
6	Kinney was also stating that she has petitions,
7	we've done petitions, I would like to know where
8	those people are, 'cause around our block as well
9	we have addresses, phone numbers of people who
10	actually live in the neighborhood who have vested
11	interest in the neighborhood who oppose this. I
12	don't oppose what they're doing, but actually
13	compromise with us so we can actually have
14	something what our neighborhood needs as well.
15	Thank you.
16	CHAIRPERSON LEVIN: Thank you, Ms.
17	Neubold. And next up I'll ask Barbara Rogers to
18	say a few words.
19	BARBARA ROGERS: Thank you, Council
20	Member. I am Barbara Rogers, I live on Lefferts
21	Avenue between Rogers and Nostrund, I have lived
22	in the neighborhood for nearly six years now and I
23	would first like to address one important comment
24	that was made earlier stating that an elevator is
25	required. An elevator is required in new

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 49 CONCESSIONS
2	construction only if it is six stories. For
3	example, there are luxury condominiums built four
4	stories, a four-story walk-up at 476 Sterling
5	Street where two bedrooms recently sold for about
6	\$495,000. So if you go four stories, complying
7	with the existing zoning, no elevator is needed
8	certainly.
9	I'd also like to address the
10	affordable housing crisis in the Prospect Lefferts
11	Gardens neighborhood. We do not need more
12	supportive housing for new residents, we need more
13	affordable housing for our neighbors. A survey of
14	rents on Craigslist, very scientific, but the
15	sample I took today, the lowest priced studio on
16	Craigslist and Prospect Lefferts Garden is \$825;
17	the lowest priced one bedroom is \$900; the lowest
18	priced two bedroom is 1,250. We have many
19	residents whose homes are hanging by a thread. If
20	their non-rent-stabilized owner decides to sell
21	the building, they're out; if they're rent-
22	stabilized owner decides to make major capital
23	improvements, they can get increases above and
24	beyond the regulated rent; if for some reason they
25	have to leave those apartments, they will not be

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 50 CONCESSIONS
2	able to find new affordable apartments in our
3	neighborhood. We are facing a crisis of
4	affordable housing in Prospect Lefferts Gardens,
5	we need more affordable housing. I totally
6	support the borough president's recommendation
7	that we put at least 40% affordable housing into
8	this, regardless of what it takes to get there.
9	And I agree with Council Member Barron, the money
10	is out there, it can be found.
11	Providence House has not
12	demonstrated any goodwill towards the community,
13	they have never tried to meet with any of us, we
14	have never had any discussions about the ongoing
15	saga, we have never seen the numbers they're
16	running, so I do not believe that they have in
17	good faith tried to fit in with the community.
18	Furthermore, I would just like to
19	state that I do believe the City Council owes it
20	to the people who elected them to vote against
21	this proposal. Show moderate income families what
22	the people they put in office are doing for them,
23	do not participate in this significant process of
24	pushing poor families and moderate income families
25	out of the city. Thank you very much for

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 51 CONCESSIONS
2	listening, and I do have written testimony to give
3	to you as well. Thank you.
4	CHAIRPERSON LEVIN: Thank you, Ms.
5	Rogers, and please make sure to submiteveryone
6	who has written testimony, please make sure to
7	submit that. Thank you.
8	Next up we're going to call up a
9	panel ofsorry, hold on a second. [Pause] Okay.
10	We're going to call up a panel in favor, I'm going
11	to call up four people. Sister Pat Mahoney first,
12	Sister Carla Rabinowitzsorry, Sister Pat
13	Mahoney, representing Providence House; Carla
14	Rabinowitz representing Community Access; Sandra
15	Lowe representing Community Access; and Dynishal
16	Gross, representing neighborhood residents in
17	favor of the project. If I could ask all four to
18	come up.
19	FEMALE VOICE: [Off mic] I'll give
20	it to you later.
21	CHAIRPERSON LEVIN: And I will ask
22	you to speak in the order that you were called up.
23	So first, Sister Pat Mahoney.
24	SISTER PAT MAHONEY: Thank you.
25	CHAIRPERSON LEVIN: Sorry, please

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 52
2	CONCESSIONS
	turn on the microphone and make sure to identify
3	yourself for the record.
4	SISTER PAT MAHONEY: My name is
5	Sister Pat Mahoney, I'm testifying for Providence
6	House, and I live in Providence House on Lincoln
7	Road that was alluded to before. I sat with
8	Joanne Neubold in our sunroom and had a lengthy
9	conversation about what it was we were looking to
10	do. I think there's been a lot of outreach made
11	to the community. I mean, I think there's been a
12	lot of good faith effort done. On July 17th, we
13	had a meeting in the parish hall, St. Francis of
14	Assisi's church. Providence House on Lincoln Road
15	is a convent, it's an old convent that we use and
16	we house 14 female state parolees, they live with
17	three old nuns, myself included, and there has
18	never been a tad of community trouble.
19	These women have moved on, they are
20	said, the rate of recidivism has been wonderful
21	and they have been moved on to education, to jobs,
22	they're taxpayers, and they're contributing to
23	society.
24	And we're looking for permanent
25	residents, permanent homes. This is not another

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 53 CONCESSIONS
2	transitional house, this is a permanent
3	environment. Where these people have leases, pay
4	rent, and contribute to society the way the
5	community is concerned that others in the
6	neighborhood do.
7	We have met with Ms. Neubold, we've
8	met with theSister Janet Kinney has reached out
9	to everyone on the list, she has called, she has
10	had conversations with many, many people. We have
11	a supportive petition of 400 signatures that we
12	are very willing to share, I mean, they were given
13	to the Councilman, they were given to the borough
14	president, it's a dynamic that's actually
15	happened, okay.
16	And I knowI understand the
17	anxiety on the part of the community because the
18	subset of the population kind of says, there's
19	trouble. You put private housing in that building
20	and there's nothing you can do about who moves in,
21	what kind of trouble there might be. You put
22	supportive housing in that, we have 24/7 security,
23	we have case management, we have oversight of rent
24	up, we screen tenants. There's a lot more
25	possibility of this population being a

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 54 CONCESSIONS
2	neighborhood-friendly than a broad open space.
3	Community access has experienced that, we have
4	experienced it in other of our sites. So I think
5	it's something that needs to be considered. Thank
6	you.
7	CHAIRPERSON LEVIN: Thank you,
8	Sister, and I would just take exception to one
9	thing you said, you may be a nun, but you're by no
10	means old, you look
11	[laughter]
12	CHAIRPERSON LEVIN:so I just
13	want to clarify that and go on the record in
14	exception to that. Next I'll ask Carla Rabinowitz
15	from Community Access to testify.
16	CARLA RABINOWITZ: Yes, I apologize
17	for the gum, I'm on nicotine. I am Carla
18	Rabinowitz, the community organizer for Community
19	Access. Community Access is a 36-year-old mental
20	health housing agency that provides support
21	services, including employment. This is mainly
22	what I want to tell youwhenever Community Access
23	wants to build in a neighborhood, we hear the same
24	thing: Not in this neighborhood, not in this
25	neighborhood, not in this neighborhood, the

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 55 CONCESSIONS
2	neighborhood is oversaturated, we're not
3	prejudiced, we have children, we have elderly,
4	there's a swimming pool. We hear this at every
5	community board I go to as an organizer.
6	The mental health recipients being
7	served, they're not monsters that portrayed in the
8	media. We mental health recipients are just
9	people who fell on hard times and need help to
10	rebuild our lives. The mental health recipients
11	being housed here have passed through the Sister's
12	transitional housing, they've already gone through
13	their rough phase. The lack of housing for mental
14	health recipients across the city is a crisis
15	that's why they started the NY/NY III, but the
16	crisis still exists. I meet people so many times
17	in my mental health field organizing work who need
18	housing. Crisis forces people to be homeless,
19	year-long waiting list, it's just still a crisis
20	for us.
21	Community Access housing becomes a
22	pillar of a community. Police turn to our program
23	directors to find out information if there is a
24	crime in the neighborhood and that's because we
25	provide excellent support services. If you cut

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 56 CONCESSIONS
2	the number of mental health units, you won't have
3	the needed services. That's why I ask you to
4	allow Providence House with its 31 years of
5	experience to go ahead with this project, it's a
б	current 80/20 form, 80% mental health recipients,
7	20% neighborhood people without such concerns, so
8	they can afford, not only to build, but to
9	maintain this desperately needed housing. Thank
10	you.
11	CHAIRPERSON LEVIN: Thank you, Ms.
12	Rabinowitz. Next up I would ask Sandra Lowe to
13	testify.
14	SANDRA LOWE: What do I do with
15	this?
16	[Off mic]
17	SANDRA LOWE: It's on? Oh, okay.
18	I don't even need it, I'll tell you.
19	CHAIRPERSON LEVIN: But just to go
20	on the record, we need it to
21	[Crosstalk]
22	SANDRA LOWE: [Interposing] Okay.
23	I'm not a nun, but I am old, and not only do I
24	represent Community Access, I live in this
25	neighborhood. I live on Rutland Road, which is

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 57 CONCESSIONS
2	about three blocks away. I own a business in this
3	neighborhood, I have a café, which is right on
4	Lincoln Road, but it's three blocks down.
5	It's hard for me to know where to
6	begin. I go to these things all the time and it's
7	confounding how you fight the fear. These women
8	are our sisters, they are our daughters, they're
9	our cousins, they belong to the community. They
10	should not be looked at differently than anybody,
11	any other citizen who has a right to be in the
12	community.
13	It is not true that this community
14	is oversaturated, I think this will be one of two
15	supported permanent housing that HPD did in
16	Community Board 9. And it is not true that
17	Brooklyn and these areas of Brooklyn are the only
18	places. Actually, Manhattan has far more
19	supported housing units than Brooklyn or Bronx.
20	What we are talking about is 20
21	individual women who are getting their lives
22	together. Yes, I vote, probably everybody here
23	votes, but you represent people who are homeless,
24	you have responsibility for those people too
25	people who are homeless, people who are on parole,

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 58 CONCESSIONS
2	people who are mentally ill. All of those things,
3	we are all responsible for these people. And in
4	my community I would love to see housing that is
5	like our housing, we have beautiful housing, and
6	we treat people with dignity, and like they belong
7	here in New York in our neighborhoods. So I
8	[bell]
9	CHAIRPERSON LEVIN: If you could
10	just summarize
11	SANDRA LOWE: Yes.
12	CHAIRPERSON LEVIN:from here on
13	out.
14	SANDRA LOWE: It's kind of
15	emotional, but I wanted to get emotional because I
16	think this is an emotional issue, one that can't
17	be combated with facts, 'cause no one's interested
18	in facts. And I'm going to switch
19	CHAIRPERSON LEVIN: Thank you, Ms.
20	Lowe. Next I will ask Dynishal Gross to please
21	did I pronounce that correctly?
22	DYNISHAL GROSS: No, but it was a
23	good try.
24	CHAIRPERSON LEVIN: Okay. Please
25	correct me.

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 59 CONCESSIONS
2	DYNISHAL GROSS: Kind of a hard
3	name. I'm Dynishal.
4	CHAIRPERSON LEVIN: Dynishal.
5	Okay. Thank you very much, Ms. Gross.
6	DYNISHAL GROSS: I'm a resident of
7	40 Lincoln Road, three blocks down from the
8	proposed project, and I've been coming to hearings
9	about the project since I learned about it on a
10	local neighborhood blog in May, I don't have any
11	connection to the organizers, but I do have a
12	strong connection to the neighborhood. I do a lot
13	of community work in the neighborhood, I've lived
14	there since 2001, and I'm very much concerned
15	about affordable housing in the neighborhood.
16	So I'm shocked and disappointed to
17	hear folks argue that, you know, this project
18	should be opposed because we need affordable
19	housing, this project should be opposed because we
20	need services for seniors and services for youth
21	it's a false dichotomy. We need all of those
22	things and we also need housing for folks
23	returning from prison, and it is in support of
24	maintaining affordable housing in the neighborhood
25	that this project should be opposed and I'll tell

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 60 CONCESSIONS
2	you a little bit about why.
3	When there are quality-of-life
4	problems in our multi-family rental buildings in
5	the neighborhood, when there are quality-of-life
6	problems on the street, it causes turnover. It's
7	a gentrifying neighborhood, so when the new folks
8	who come into an affordablefairly affordable
9	unit in a multi-family building are the first to
10	leave because they run into loitering in the lobby
11	or folks with mental illnesses on the streetall
12	of these are everyday problems on my blockthey
13	move out and that apartment turns over and then
14	there's a vacancy increase and those apartments
15	get moreless and less affordable. And it's that
16	cycle that's causing gentrification in our
17	neighborhood and the loss of affordable housing
18	units in our neighborhood.
19	Earlier this year we had three
20	young men who were released from jail, they maxed
21	out their sentences, they weren't on parole so
22	they didn't need a stable residence to report to,
23	they just started hanging out in our lobby and
24	'cause we're in the AFTAT [phonetic] program,
25	because we organized our building, they got

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 61 CONCESSIONS
2	arrested for criminal trespass and they'll get
3	back into the criminal justice system. It's a
4	travesty, because people aren't housed coming out
5	of prison, that there's a revolving door.
6	Our neighborhood does need these
7	services, we need it for probably a lot more than
8	20 beds, but Providence House serves the cream of
9	the crop and they do a fabulous job doing it. And
10	I'm one of the many neighbors400 have signed the
11	petition and I hate to see that discounted because
12	it's very hard for working people to come out to
13	these hearings during the day. When they sign a
14	petition, they do it very consciously.
15	And I think you should not believe
16	that the neighborhood is united in opposition to
17	this project, it's not the case. There's a
18	diversity of opinions about the project, the
19	opposition has very much been for the most part,
20	up until now, I don't know who all is speaking
21	today, but been very localized, folks who live on
22	the block and many folks who had an interest in
23	buying the property and were not able to do so,
24	probably most folks are just unengaged. But there
25	is a great deal of support for the work Providence

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 62 CONCESSIONS
2	House does, there's a great need for these
3	services in the neighborhood and I welcome them.
4	And I hope that this body makes a
5	more informed decision than our Community Board
6	did when they voted against the recommendation of
7	their own committee because of community
8	opposition based in fear and prejudice.
9	CHAIRPERSON LEVIN: Thank you,
10	thank you, Ms. Gross, sorry, again, about the
11	pronunciation mistake. And, Ms. Lowe, I would
12	just also take exception to one of your
13	statements, they say that 40 is the new 30, so I
14	will say that you are by no measure old.
15	[laughter]
16	CHAIRPERSON LEVIN: Just for the
17	record.
18	SANDRA LOWE: Thank you.
19	CHAIRPERSON LEVIN: Yes. So I'm
20	going to call up one more panel. Let's see, is it
21	Lyndian Harriott? This is a panel in opposition.
22	It's one, Dana Hebbard, both representing, I
23	guess, Lefferts Block Association or themselves.
24	Zerek Kempf.
25	[Off mic]

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 63 CONCESSIONS
2	CHAIRPERSON LEVIN: And Erin Kempf.
3	[Pause]
4	[Off mic]
5	FEMALE VOICE: Oh, sorry, but thank
6	you, I appreciate it.
7	[Off mic]
8	CHAIRPERSON LEVIN: Okay. I will
9	ask Ms. Harriott to testify first and please state
10	your name for the record and make sure that the
11	microphone is on, and you have three minutes.
12	LINDA HARRIOTT: Yeah.
13	FEMALE VOICE: Yeah, that's all I
14	saw.
15	CHAIRPERSON LEVIN: You're all set,
16	yeah.
17	LINDA HARRIOTT: Yeah, good
18	afternoon, everyone, good afternoon, Councilman.
19	My name is Linda Harriott and I belong to the
20	Lefferts Avenue Block Association. That building
21	on Lincoln Road is in back of and it's been
22	terrible. Right now, there is a problem with
23	people breaking in store and stuff before the
24	building got demolished, there have been jumping
25	over the fence. And I'm very much opposed to this

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 64 CONCESSIONS
2	building because there could be like a kiddy
3	playground for the children. And right now we
4	having a big problem with breaking in houses right
5	now in my block, they take the things out from the
6	houses and carry it around to Lincoln Road and
7	storing it over there. We have the police to come
8	and arrest the individuals, and I'm very much
9	opposed to it and quite a few people that they
10	building is facing our homes and I don't
11	appreciate that. I don't want it, I see them
12	coming up the block with bottles, beers, thing and
13	here we are working to build the neighborhood down
14	and only to find that we have all these other
15	houses and homes. Where these people coming in
16	demolishing our block and I don't like that.
17	Thank you very much.
18	CHAIRPERSON LEVIN: Thank you, Ms.
19	Harriott. Next, I will ask Ms. Hebberd to please
20	testify and give us one second to reset the clock
21	here.
22	[Crosstalk]
23	LINDA HARRIOTT: I finish so
24	CHAIRPERSON LEVIN: Okay. Oh, do
25	you have more to say?

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 65 CONCESSIONS
2	LINDA HARRIOTT: Yeah, well go
3	ahead since I stopped.
4	[Crosstalk]
5	CHAIRPERSON LEVIN: We'll start you
6	atwait, hold on, we're resetting it here, we got
7	the day up there.
8	LINDA HARRIOTT: Got to put it on.
9	CHAIRPERSON LEVIN: Otherwise we'll
10	have to have somebody actually count.
11	[laughter]
12	CHAIRPERSON LEVIN: Ms. Harriott,
13	do you have more to add?
14	[Off mic]
15	CHAIRPERSON LEVIN: Okay. So I'm
16	going to have Ms. Hebbard begin now and you're
17	going to get an extra 10, 15 seconds.
18	DANA HEBBARD: Okay.
19	LINDA HARRIOTT: Yes.
20	DANA HEBBARD: Hello, my name is
21	Dana Hebbard, I thank you, Councilman and all
22	those that are present. I really don't have any
23	more than what have been said already. I am
24	opposed to the project, not because of prejudice,
25	I have nothing against anyone that needs help,

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 66 CONCESSIONS
2	because, but by the grace of God, could be me.
3	What I'm opposed to is the fact
4	that we need other services in the area. Our
5	elderly has no place to go, they're being put out
6	of their places and others are moving in; our
7	children have no outlets. Once they leave school,
8	that's it. I myself have a 33-year-old son, when
9	he was small I had to take him to Kingsborough
10	not Kingsborough, Kings
11	FEMALE VOICE: Borough?
12	DANA HEBBARD:Kingsborough
13	College for a kiddy college, I had to take him
14	downtown to the Y for swimming, because we have no
15	facilities in our neighborhood and these are
16	things that we could use.
17	I don't look at someone because of
18	their color or their economic status. That's not
19	what we're about, we are about what protecting
20	what we have. I have been living on Lefferts
21	Avenue for 54 years, I know the neighborhood, I
22	know when I couldn't walk down Lincoln Road. Now
23	it's a little better, but it still needs help.
24	And even though I'm the block over, I'm willing to
25	work with my neighbors on Lincoln Road to build

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 67 CONCESSIONS
2	them up. Just like once, no one wanted to come on
3	Lefferts Avenue, now we're like the crowned in the
4	area, but it took work, it took people working two
5	jobs, it took people coming out and patrolling
6	their neighborhood, belonging to the civilian
7	patrol to make the neighborhood what it is.
8	I know people need help and people
9	deserve help, they're human beings. But, you
10	know, not at our expense. You're taking services
11	and giving to them that I can't even afford to
12	get. I can't get \$1,000 for a studio apartment.
13	There are people that can afford to pay that. So
14	what are theyexcuse mewhat are they supposed
15	to do? We need to help our fellow man, but we
16	also need to protect what we have and preserve
17	what we have. What I have, I would like to pass
18	it on to my son like my parents passed it on to
19	me. And it's in a much better shape today than
20	when my parents have it and I hope to leave a
21	better legacy for my son. Thank you.
22	CHAIRPERSON LEVIN: Thank you, Ms.
23	Hebbard. Any more to add? You got about 10 more
24	seconds.
25	DANA HEBBARD: No, I'm finished.

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 68 CONCESSIONS
2	CHAIRPERSON LEVIN: Anything else?
3	DANA HEBBARD: [Off mic] finish.
4	CHAIRPERSON LEVIN: [Off mic] Okay.
5	Next up, I'm going to ask Erin Kempf to testify.
6	ERIN KEMPF: Good afternoon. I
7	want to first speak to just everybody that came
8	out in opposition, because we all are working
9	people and we have taken time out of our day for
10	something that matters a lot to us. It is
11	something that is really emotional for us because
12	it is our home.
13	And so we have 81 children and our
14	block under the age of 15, I know that's been
15	said, but we have a lot of needs for those
16	childrenwe need classes, we need our
17	neighborhood association to have a set place to
18	meet, we need play spaces, we need services for
19	our neighborhood. If we have a building that is
20	two stories higher than the other buildings on the
21	street, at an $80/20$ split, where the 20 becomes
22	undesirable because it's only five units that are
23	living in this building where they don't get the
24	same services in a neighborhood that is not
25	stable, it's going to really impact the

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 69 CONCESSIONS
2	neighborhood that we are working towards
3	developing.
4	Ten years agothis is information
5	that I got from a neighbor who lives a block east
6	on Lincoln Road10 years ago there was a major
7	drug bust which has improved the neighborhood's
8	east end, but there's still problems. I know
9	personally that I have called the police and that
10	they are reluctant and slow to respond when told
11	that there is drug use. If there is already still
12	a problem with that, trying to rehabilitate people
13	in that area is not in their best interest. We
14	have a lot of issues on the block. So it's just
15	not really going to help them as much as we are
16	pretending that it will.
17	If we can't do a 60/40 split, if we
18	can't do four stories, if we can't do families,
19	then maybe it's not right for our neighborhood.
20	We haven't had any kind of true desire to hear
21	what the community is saying because every time we
22	come to these meetings, the same thing is put
23	forwardwe can't make compromises, we can't do it
24	unless it's our way. That's not right for our
25	community.

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 70 CONCESSIONS
2	We have, you know, the reluctance
3	to collect it SRO, but we say there's SRO subsidy
4	funding it, I don't really understand how we can
5	have funding for SROs and then say it's studio
6	efficiency.
7	This is something that I feel very
8	strongly about, I really feel that it's not
9	supportive, it's too large, and I feel that it's
10	not the right time for our neighborhood for this
11	kind of project. And that's really all I have to
12	say, but thank you.
13	CHAIRPERSON LEVIN: Thank you, Ms.
14	Kempf, and I'm going toone more person to
15	testify is Zerek Kempf as well. Mr. Kempf.
16	ZEREK KEMPF: Hi, my name is Zerek
17	Kempf, I live at 306 Lincoln Road. First, I just
18	wanted to mentionit was mentioned in the
19	previous panel that there was a Providence House
20	on the block over from us on Lincoln Road and how
21	successful that unit is. I just wanted to say
22	that that's a completely different block dynamic,
23	it is flanked by a church and it's flanked by
24	houses across the street, whereas this proposed
25	project it's in a site where there was an

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 71 CONCESSIONS
2	abandoned building for 27 years and I think that
3	does speak to the, you know, what we're dealing
4	with.
5	And I just don't know why you would
6	want to put 20 women who are trying to seek
7	rehabilitation in a place like what we're dealing
8	with, because across the street there's major drug
9	use and beside the building, there is major drug
10	use. Yeah, that's all I have to say.
11	CHAIRPERSON LEVIN: Well thank you,
12	Mr. Kempf. So I will ask anyone else that seeks
13	to testify, please fill out a form and do so now
14	'cause otherwise we're going to be moving on. So
15	is there anybody else in the room right now that
16	seeks to submit testimony or seeks to testify
17	themselves? Okay. Thank you very much, the
18	panel.
19	I actually do have two more quick
20	questions for Ms. Clark and Sister Kinney if
21	that's possible if you wouldn't mind coming back
22	up. [Long pause] First, if I could ask Ms.
23	Kinney maybeor Sister Kinney, if you can explain
24	a little bit in depth as to what type of
25	supportive housing services are going to be

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 72 CONCESSIONS
2	provided onsite. I'm curious to how in-depth they
3	are
4	SISTER JANET KINNEY: Sure.
5	CHAIRPERSON LEVIN:or what the
6	nature of those services are.
7	SISTER JANET KINNEY: As mentioned
8	earlier, there's a program director, a clinical
9	supervisor, and a case manager that would be
10	onsite. They do complete needs assessment of
11	those individuals prior to their coming into the
12	program, we placeand I should say that the women
13	that would be placed in this building are women
14	that have already shown a degree of success
15	already in their transition from prison, these are
16	not women coming directly out of prison, they've
17	already been in a transitional housing program.
18	So I think that's a clear distinction that needs
19	to be made.
20	So when they enter the program,
21	we've already sat with them, met with them to
22	determine what are the goals that they have set
23	for themselves. In some cases, it may be that
24	they need job training; in some cases, they may
25	already be employed; in some cases, they may want

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 73 CONCESSIONS
2	to go on for further education; in some cases,
3	they might be someone who's suffering from a
4	mental health disability and so they need to be
5	connected to mental health services within the
6	community. So it's really hand-tailored to the
7	individual woman and her particular needs. We're
8	there to support them, to engage with them so that
9	they can live independently.
10	And if I could just add, someone
11	mentioned in the earlier testimony that the other
12	five single women who are low income would not
13	have those services, that's not correct, the
14	services would be open to anyone in that building.
15	CHAIRPERSON LEVIN: Sorry, with the
16	supportive population, is there a criteria of need
17	that those that would be eligible would have to
18	meet in the sense that do they have to display or
19	do they have to have a history of mental health
20	issues? Do they have to have a history of drug
21	use, or could they have, you know, been
22	incarcerated for something that in no way is
23	related to a drug problem or a
24	SISTER JANET KINNEY: [Interposing]
25	That's correct.

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 74 CONCESSIONS
2	CHAIRPERSON LEVIN:mental health
3	problem.
4	SISTER JANET KINNEY: That's
5	correct.
6	CHAIRPERSON LEVIN: Anybody's
7	eligible or is there
8	SISTER JANET KINNEY: [Interposing]
9	Yeah, our criteria
10	CHAIRPERSON LEVIN:a fundwhat
11	I'm asking is there a correlation to the funding
12	that is required there?
13	SISTER JANET KINNEY: The woman
14	that would be housed in the supportive side must
15	be homeless and must have a mental health
16	disability. In fact, she would not have to have
17	all three, all three, but in order to get the
18	mental health subsidies, she would have to have
19	some mental health need.
20	CHAIRPERSON LEVIN: That'd be
21	demonstrated over a number of years or how would
22	that be demonstrated?
23	SISTER JANET KINNEY: It would be
24	through testing and information that we would
25	have, yes, they're on a list. They actually have

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 75 CONCESSIONS
2	to apply and meet the criteria of the funding
3	source, there's a whole application process that
4	they have to meet.
5	CHAIRPERSON LEVIN: Okay.
6	SISTER JANET KINNEY: I forget the
7	number of the application, but there's a number
8	for it. 2010 they tell me.
9	[Crosstalk]
10	FEMALE VOICE: They're diagnosed.
11	SISTER JANET KINNEY: And they're
12	diagnosed, yes.
13	CHAIRPERSON LEVIN: Okay.
14	[Crosstalk]
15	FEMALE VOICE:an actual
16	[Crosstalk]
17	SISTER JANET KINNEY: [Interposing]
18	Diagnosis actual access.
19	CHAIRPERSON LEVIN: Okay.
20	SISTER JANET KINNEY: Thank you.
21	CHAIRPERSON LEVIN: But, okay, but
22	then they will then beyond that have an additional
23	standard of screening that will
24	[Crosstalk]
25	SISTER JANET KINNEY: [Interposing]

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 76 CONCESSIONS
2	By our staff, by Community Access in tandem with
3	Providence House. They need to meet a level of
4	criteria that they can live independently. Not
5	every woman that comes out of our transitional
6	housing is appropriate for this program, that's
7	why they're very carefully screened to make sure
8	that they will be successful in the program that
9	we're offering.
10	CHAIRPERSON LEVIN: And then my
11	other questionthanks, Sistermy other question
12	is for Commissioner Clark, can you explain to me
13	I mean, just instruct me, you know, 26 years or
14	however long this has been an abandoned site and
15	has been, I guess, city-owned, what's the back
16	story here? Why has it taking so long for this
17	site to be turned into anything?
18	CAROL CLARK: I think Jack is
19	probably better than I am to answer this question
20	'cause he's been with the agency for a longer
21	period of time and witnessed some of the various
22	iterations.
23	JACK HAMMER: Okay.
24	CHAIRPERSON LEVIN: Thanks, Jack.
25	JACK HAMMER: There have been

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 77 CONCESSIONS
2	several attempts to program the building over the
3	years. The more recentI can't speak to the
4	attempts from 20 years ago, but I can certainly
5	speak to the more recent ones over the last 10 to
6	12 years, which had to do with the suggestion or
7	the focus of the agency at that point was to put
8	the building into what we call the Asset Sales
9	Program, where HPD issues a request for offers, an
10	RFO, and anybody can apply to purchase the
11	building through that program through an open
12	competitive selection process and it's just really
13	a question of selecting a high bid. What happened
14	was that HPD did solicit bids, at one point even
15	selected a purchaser, the highest purchaser, but
16	that purchaser backed out. HPD then reissued
17	another RFO and at that point, Providence House
18	did express interest in the property but, because
19	it's a supportive housing proposal, it's not
20	viewed as a market rate project we were getting
21	market value as we would if it was under the true
22	asset sales formula.
23	So that's the recent history, there
24	have been attempts to put the building into a
25	program, they were not successful and, ultimately,

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 78 CONCESSIONS
2	we ended up working with Providence House. Is it
3	possible I could just one small comment on
4	saturation, if I may?
5	CHAIRPERSON LEVIN: Of course.
6	JACK HAMMER: Okay. So there was,
7	I know that concern was expressed earlier, I just
8	wanted to reiterate the point that this is one of
9	only two HPD funded supportive housing projects in
10	Community Board 9. The other one is located on
11	the campus of the Kings County Hospital straddling
12	Community Boards 9 and 17. That's the only other
13	HPD supportive housing project other than this one
14	that's in the works, there are none other in
15	Community Board 9. And, for your information, the
16	project on the Kings County Hospital campus was
17	supported by Community Boards 9 and 17.
18	There are certainly other
19	government-funded programs, which I think people
20	are referring to.
21	CHAIRPERSON LEVIN: Right, right, I
22	think that what they're saying is that the
23	supportive housing that's in the communityat
24	least this is what I'm hearing and I'm
25	paraphrasing what I'm hearing from those neighbors

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 79 CONCESSIONS
2	is that the funding sources is different, but that
3	there are in fact a number, and I don't know the
4	number, of supportive housing developments through
5	state funding or some other funding.
6	JACK HAMMER: I mean, there were a
7	few funded under the State Office of Mental Health
8	and they're very scattered throughout very
9	diversely situated within Community Board 9.
10	CHAIRPERSON LEVIN: All right,
11	thank you very much, I appreciate everyone's
12	patience and everyone's testimony, and we are
13	going to hold over the vote on this particular
14	item until we reconvene, being that I'm the only
15	member of the committee here right now.
16	[Off mic]
17	CHAIRPERSON LEVIN: It'll be at the
18	next regularly scheduled meeting, which is
19	November 10th. I want to thank the Land Use
20	staffAmy Levitan, Carol Shine, and Gail
21	Benjamineverybody involved, Peter and everyone
22	from HPD and the community for coming out and
23	speaking on this matter. Thank you very much, and
24	the hearing for today is hereby closed.
25	FEMALE VOICE: Adjourned.

1	SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND 80 CONCESSIONS
2	CHAIRPERSON LEVIN: Adjourned,
3	meeting is adjourned.

I, Tammy Wittman, certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature______

Date <u>November 9, 2010</u>