

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

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November 22, 2010

Start: 01:14 pm

Recess: 01:45 pm

HELD AT:

Committee Room

250 Broadway, 16th Floor

B E F O R E:

STEPHEN T. LEVIN

Chairperson

COUNCIL MEMBERS:

Stephen T. Levin

Inez E. Dickens

Peter A. Koo

## A P P E A R A N C E S

Carol Clark  
Assistant Commissioner  
Department of Housing Preservation and Development

2 CHAIRPERSON LEVIN: Good afternoon.  
3 Welcome to the Subcommittee on Planning,  
4 Dispositions and Concessions. I am Council Member  
5 Stephen Levin. I am joined today by my two  
6 colleagues on the committee, Council Member Peter  
7 Koo from Queens and Council Member Inez Dickens  
8 from Manhattan.

9 We have two items on the agenda  
10 today. They are both in the Council district  
11 represented by Council Member Rosie Mendez, that's  
12 Council District 2 in Manhattan Community Board 7.  
13 They are: Land Use 175, which is 535-537 East 11th  
14 Street, C 100452 HAM and Land Use 176, which is  
15 706-712 East 9th Street, in Manhattan Community  
16 Board District 7, Council District 2, C 100453  
17 HAM.

18 To testify on both of these items,  
19 and we'll do them one at a time, is Assistant  
20 Commissioner Carol Clark from HPD. I will just  
21 quickly read for Land Use 175. It's an  
22 application submitted by the Department of Housing  
23 Preservation and Development, pursuant to Article  
24 16 of the General Municipal Law for the State of  
25 New York, the designation of property located at

2 535-537 East 11th Street as an Urban Development  
3 Action Area and an Urban Development Action Area  
4 project for such area. Pursuant to Section 197-c  
5 of the New York City Charter for the disposition  
6 of such property to a developer to be selected by  
7 HPD, under the HPD Supportive Housing Loan  
8 Program. It's an eight-story building with  
9 approximately 46 units. Ms. Clark, can you please  
10 fill us in on some of the details? Thank you.

11 CAROL CLARK: Thank you, Mr.  
12 Chairman and members of the committee. As you  
13 noted, LU 175 consists of the proposed disposition  
14 of two vacant lots which are located at 535-537  
15 East 11th Street, under HPD's Supportive Housing  
16 Loan Program.

17 The sponsor is the Lower East Side  
18 People's Mutual Housing Association and their goal  
19 is to construct an eight-story building with 45  
20 residential units plus one superintendent unit. A  
21 total of 27 studio apartments will be reserved for  
22 formerly homeless individuals, with the other 18  
23 apartments restricted to low income single adults  
24 from the community. The project will also include  
25 approximately 1,800 square feet of landscaped open

2 space and a multipurpose community room. Council  
3 Member Mendez has been briefed and has indicated  
4 her strong support of the project.

5 CHAIRPERSON LEVIN: Can you tell me  
6 a little bit about the history of the site?  
7 Currently it's vacant lots, is that correct?

8 CAROL CLARK: These are two vacant  
9 lots, yes.

10 CHAIRPERSON LEVIN: Prior to them  
11 being vacant, was there housing on it in years  
12 past?

13 CAROL CLARK: I'm not certain of  
14 the answer to that question. I can get back to  
15 you if we do some research. I'm imaging from the  
16 location on the Lower East Side that at some point  
17 there were buildings on those lots, one would  
18 assume.

19 CHAIRPERSON LEVIN: HPD at some  
20 point fell into the possession of the property.  
21 Is that correct?

22 CAROL CLARK: Yes. More than like  
23 likely though an in rem transaction, but I can  
24 follow up on that and get back to you.

25 CHAIRPERSON LEVIN: With the 27

2 supportive units, is there going to be supportive  
3 services provided for the formerly homeless units?

4 CAROL CLARK: Yes. The Lower East  
5 Side Mutual Housing Association will partner with  
6 Community Access, which is a longstanding local  
7 community organization to provide the supportive  
8 services to the tenants. They'll also be active  
9 in screening the tenants who go into the property.

10 CHAIRPERSON LEVIN: That will be  
11 working with DHS or is there a coordination there  
12 in terms of the formerly homeless individuals?  
13 Are they coming out of shelter or is it that they  
14 have a history of homelessness?

15 CAROL CLARK: No, you're correct.  
16 They'll be working with the Department of Homeless  
17 Services or DHS and that's who they'll work with.  
18 Of course, the community board preference will  
19 also apply.

20 CHAIRPERSON LEVIN: Then in terms  
21 of the 18 units of low income, what is the AMI for  
22 those units?

23 CAROL CLARK: The range for the  
24 incomes for the individuals for those low income  
25 units is up to 60 percent of the AMI, which as you

2 know, for a single individual is \$33,264 per year.

3 CHAIRPERSON LEVIN: Those are all  
4 the questions that I have. Do any of my  
5 colleagues have any follow-up questions on this?  
6 Council Member Koo?

7 COUNCIL MEMBER KOO: How long will  
8 it take to complete this project?

9 CAROL CLARK: We will do a closing  
10 on the project in the first quarter of the next  
11 calendar year and typically it takes from 18 to 24  
12 months to do the construction and get people moved  
13 in to the building.

14 COUNCIL MEMBER KOO: Thank you.

15 CHAIRPERSON LEVIN: Thank you. So  
16 the hearing on that item is hereby closed, seeing  
17 no other questions. Moving on to Land Use 176,  
18 I'll pass on reading the description and allow Ms.  
19 Clark to testify on the item.

20 CAROL CLARK: Thank you, Mr.  
21 Chairman. LU 176 consists of the proposed  
22 disposition of one vacant city-owned building  
23 located at 706-712 East 9th Street, again under  
24 HPD's Supportive Housing Loan Program. The  
25 sponsor, Phipps Houses, will rehabilitate the

2 four-story building and construct a one-story  
3 rooftop addition.

4 When completed, the project will  
5 net 44 residential units plus one unit for the  
6 superintendent. Thirty-two of these will be  
7 studios for formerly homeless individuals with 12  
8 one-bedroom apartments reserved for formerly homes  
9 heads of household with children. The project  
10 will include approximately 10,000 square feet of  
11 community facility space. Council Member Mendez  
12 has been briefed and has indicated her strong  
13 support of this project as well.

14 CHAIRPERSON LEVIN: Do any of my  
15 colleagues have any questions on this item? I'll  
16 share the wealth.

17 COUNCIL MEMBER DICKENS: Thank you  
18 so much, you're so fair. Thank you, Mr. Chair.  
19 On the formerly homeless heads of household, what  
20 will be the range of rents? What is the AMI?

21 CAROL CLARK: The range of rents on  
22 the formerly homeless heads of households, they  
23 pay 30 percent of their income. As you know, of  
24 the annual income with a project based Section 8  
25 voucher figured in too.



2 COUNCIL MEMBER DICKENS: But the  
3 project based Section 8, when does that contract  
4 expire?

5 CAROL CLARK: It's an ongoing  
6 contract.

7 COUNCIL MEMBER DICKENS: It won't?

8 CAROL CLARK: It's ongoing and we  
9 don't expect it to terminate. To be clear, it's  
10 at or below, for those Section 8 units, 50 percent  
11 of the AMI, which is \$27,720 a year for a single  
12 individual and \$31,680 a year for a family of two.

13 COUNCIL MEMBER DICKENS: So these  
14 will come through DHS also for those units?

15 CAROL CLARK: Yes, that's correct,  
16 the Department of Homeless Services.

17 COUNCIL MEMBER DICKENS: What about  
18 the remaining units, other than those 12 one-  
19 bedrooms?

20 CAROL CLARK: They're all dealing  
21 with supportive housing population.

22 COUNCIL MEMBER DICKENS: DHS.  
23 Okay. Thank you, that's it.

24 CHAIRPERSON LEVIN: Thank you,  
25 Council Member Dickens. Council Member Koo, do

2 you have any questions?

3 COUNCIL MEMBER KOO: No.

4 CHAIRPERSON LEVIN: All 45 units,  
5 other than the unit for the superintendent, will  
6 be involve supportive services, is that correct?

7 CAROL CLARK: That's correct.

8 CHAIRPERSON LEVIN: Just as a  
9 question for my own edification, the community has  
10 been briefed and there's been no controversy on  
11 that level?

12 CAROL CLARK: Both of these  
13 projects were unanimously voted in favor by the  
14 local community board.

15 CHAIRPERSON LEVIN: Okay. Those  
16 supportive services will be provided by Phipps, is  
17 that right?

18 CAROL CLARK: In this instance,  
19 Phipps Houses will partner with University  
20 Settlement, which is a local community  
21 organization that will provide the supportive  
22 services to the tenants and also screen them.

23 CHAIRPERSON LEVIN: Very quickly,  
24 and this would apply to both items, what type of  
25 supportive services will be provided?

2 CAROL CLARK: The necessary  
3 supportive services to assist the formerly  
4 homeless heads of households and individuals with  
5 carrying on with their lives.

6 CHAIRPERSON LEVIN: Seeing no other  
7 questions on this item, I will declare this item  
8 to be closed. I will ask Carol Shine, Counsel to  
9 the Committee, to call the roll on these two  
10 items. I recommend an aye vote on both.

11 CAROL SHINE: Chair Levin?

12 CHAIRPERSON LEVIN: Aye.

13 CAROL SHINE: Council Member  
14 Dickens?

15 COUNCIL MEMBER DICKENS: Aye.

16 CAROL SHINE: Council Member Koo?

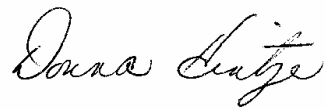
17 COUNCIL MEMBER KOO: Aye.

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

22 CHAIRPERSON LEVIN: We're going to  
23 leave the roll open for ten minutes in case our  
24 colleagues are able to make it. Other than that,  
25 this meeting will be adjourned. Thank you.

C E R T I F I C A T E

I, Donna Hintze 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.

A handwritten signature in cursive script that reads "Donna Hintze".

Signature

Date December 10, 2010