

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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August 15, 2011
Start: 1:25 pm
Recess: 1:30 pm

HELD AT: Council Chambers
City Hall

B E F O R E: STEPHEN T. LEVIN
Chairperson

COUNCIL MEMBERS:
Inez E. Dickens
Sara M. Gonzalez
Peter A. Koo

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

Carol Clark
Assistant Commissioner
NYC Housing Preservation and Development

Jack Hammer
Director of Brooklyn Planning
NYC Housing Preservation and Development

CHAIRPERSON LEVIN: Good afternoon.

Welcome to the Subcommittee on Planning, Dispositions and Concessions. I am Council Member Stephen Levin, chair of this Subcommittee. I am joined this afternoon by my colleagues on the Subcommittee Council Member Sara Gonzalez of Brooklyn, Council Member Peter Koo of Queens and Council Member Inez Dickens of Manhattan.

Today we have one item on the agenda. This is the Noah Pointer [phonetic] Apartments that's 788 through 796 Lafayette Avenue and 123 Van Buren Street in the borough of Brooklyn, Community District No. 3, Council District No. 36. That is the council district represented by Council Member Al Vann. Testifying today on this item is Assistant Commissioner Carol Clark of HPD and Jack Hammer, Director of HPD Land Use. Mr. Hammer and Commissioner Clark?

CAROL CLARK: Thank you, Mr. Chairman and members of the Committee. As you noted, I am Carol Clark, Assistant Commissioner of Land Use and Local Government Affairs at HPD. Jack Hammer is the Director of Brooklyn Planning for the agency.

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2 This item consists of the proposed
3 modification to a previously approved Urban
4 Development Action Area Project located at 588-596
5 Lafayette Avenue and 123 Van Buren Street, and
6 known as Noah Pointer Apartments. The project was
7 approved by the Council in April of 2008, and
8 amended in May of 2011 just this past spring in
9 order to change the type of housing from co-
10 operative homeownership to rental housing. The
11 item before you today seeks a technical change to
12 correct the length of the Article 11 tax exemption
13 from 60 years as it was approved last spring to 40
14 years, which is what is permitted under the law.
15 Council Member Vann has reviewed the project and
16 indicated his support. Thank you.

17 CHAIRPERSON LEVIN: Thank you,
18 Commissioner Clark. So can you explain a little
19 bit the reason for the change from co-op to
20 rental?

21 CAROL CLARK: The reason for the
22 change from co-operative to rental that was
23 approved in the spring had to do with the
24 marketplace; there wasn't the ability to finance
25 the homeownership alternative and so it moved to

1 rental, which is a trend that is common these
2 days.

3
4 CHAIRPERSON LEVIN: And the rental
5 units will be affordable to families that have
6 income up to 60% of AMI. Is that correct?

7 JACK HAMMER: Yes, there are ranges
8 of affordability up to 50% and 60% of AMI.

9 CHAIRPERSON LEVIN: Okay. Sorry,
10 can you identify yourself for the record?

11 JACK HAMMER: Oh, Jack Hammer,
12 director of Brooklyn planning.

13 CHAIRPERSON LEVIN: What is the
14 income for a family of four at 60% of AMI just for
15 the record's sake?

16 CAROL CLARK: \$47,520 per year.

17 CHAIRPERSON LEVIN: For a family of
18 four.

19 CAROL CLARK: That's correct.

20 CHAIRPERSON LEVIN: Council Member
21 Vann has indicated his support?

22 CAROL CLARK: That is correct.

23 CHAIRPERSON LEVIN: I don't have
24 any further questions. Do any of my colleagues
25 have any questions? Seeing none, I will close the

1 hearing on this item. Being that this is the only
2 item on the agenda for today, I am going to ask
3 counsel to the Committee, Carol Shine, to call the
4 roll on this item. I recommend an aye vote, and I
5 want to thank you Assistant Commissioner and Mr.
6 Hammer for your testimony.
7

8 CAROL CLARK: Thank you.

9 JACK HAMMER: Thank you.

10 COUNSEL: Chair Levin?

11 CHAIRPERSON LEVIN: I vote aye.

12 COUNSEL: Council Member Gonzalez?

13 COUNCIL MEMBER GONZALEZ: Aye.

14 COUNSEL: Council Member Dickens?

15 COUNCIL MEMBER DICKENS: Aye.

16 COUNSEL: Council Member Koo?

17 COUNCIL MEMBER KOO: Aye.

18 COUNSEL: By a vote of four in the
19 affirmative, none in the negative and no
20 abstentions, the aforementioned item is approved
21 and referred to the full Committee.

22 CHAIRPERSON LEVIN: Thank you.

23 This hearing is adjourned.

C E R T I F I C A T E

I, Kimberley Uhlig 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 Kimberley Uhlig

Date 8/25/11