

CITY COUNCIL  
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING,  
DISPOSITIONS AND  
CONCESSIONS

----- X

December 19, 2013  
Start: 1:26 p.m.  
Recess: 1:32 p.m.

HELD AT: Committee Room  
City Hall

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

COUNCIL MEMBERS:

Charles Barron  
Inez E. Dickens  
Sara M. Gonzalez  
Peter A. Koo  
Margaret Chin

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

Artie Pearson  
Department of Housing  
Preservation and Development

Kimberly Darga  
Department of Housing  
Preservation and Development

2 CHAIRMAN LEVIN: Okay. Good afternoon.  
3 Welcome to the Subcommittee on Planning  
4 Dispositions and Concessions. Council Member Steve  
5 Levin, Chair of the Subcommittee. I'm joined this  
6 afternoon by committee members Inez Dickens of  
7 Manhattan, Peter Koo of Queens, and we're also  
8 joined by Margaret Chin of Manhattan.

9 We have a single item on the -- excuse  
10 me, two items on the agenda this afternoon. The  
11 first item is Land Use No. 989 that we're laying  
12 over Land Use No. -- sorry, Application No.  
13 C130040MMK, Long Island University. That item Land  
14 Use 989 will be laid over to a future meeting.  
15 Second item that we were hearing on the agenda  
16 today is Land Use No. 1000, 1000, Application No.  
17 20145224HAM, Land's End Two a/k/a Cherry Street in  
18 Community District One in -- sorry, Community  
19 District Three in Manhattan, Community -- Council  
20 District No. 1, represented by Council Member  
21 Margaret Chin.

22 Here to testify on this item is Artie  
23 Pearson and Kim Darga of HPD. And before you  
24 testify, Council Member Chin, do you have anything  
25

1  
2 you want to say prior to their testimony? Okay.  
3 Thank you.

4 MS. ARTIE PEARSON: Good afternoon,  
5 Chair Levin and members of the subcommittee. I'm  
6 Artie Pearson from HPD's Office of Government  
7 Affairs and Research. Land Use 1000 consists of a  
8 proposed exemption area containing two multiple  
9 dwellings with 490 units of rental housing under an  
10 HAP project based Section 8 contract located at 265  
11 to 275 Cherry Street and is known as Land's End  
12 Two.

13 Under the proposed project, two  
14 bridges, Associated Limited Partnership an Article  
15 Five Redevelopment Company, is proposing to convey  
16 the premises to a new owner that will finance the  
17 acquisition and rehabilitation of the exemption  
18 area with private funds.

19 CHAIRMAN LEVIN: Speak closer to the  
20 mic, Ms. Pearson.

21 MS. ARTIE PEARSON: Okay. The new  
22 owner will enter into a regulatory agreement and  
23 operate the exemption area with a renewed HAP  
24 contract, Section 8 based contract. Therefore, HPD  
25 is before the council seeking approval to terminate

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

the current Article 5 tax exemption, approve the voluntary dissolution of the current owner and approve a new Article 11 tax exemption in order to provide affordable housing for low income families.

Council Member Chin has indicated her support for this project.

CHAIRMAN LEVIN: Great. Thank you very much. Council Member Chin, do you want to add anything? Thank you very much.

COUNCIL MEMBER CHIN: Thank you, Chair Levin. Thank you for giving me the opportunity to testify -- I mean to talk about the project. It's a very exciting project. It's -- as you know, it's 490 units. So about 490 families are going to be benefiting from that. And also the affordability is going to be for at least 40 years so that is, I think -- we met with the resident leaders and we also met with the developer, the new owner, and the meeting was really great for people to really meet each other and to understand that the building will continue to be permanently affordable, at least for a 40-year period.

I think for the families, they're very, very excited about it. Because in the past it

1  
2 always has been like every couple of years or every  
3 five years they have to worry whether the owner is  
4 going to do an extension or not. So I think this  
5 will be a good opportunity to preserve affordable  
6 housing in District I. So I do urge my colleagues  
7 to support it. Thank you very much.

8 CHAIR LEVIN: Thank you very much,  
9 Council Member Chin. We will close the hearing on  
10 Land Use No. 1000, and we will hear Land Use No.  
11 1001, that's Application 20145225HAM, the 127th  
12 Street Cluster. That is in Community Board  
13 District 11 of Manhattan and Council District No.  
14 9. The district represented by Council Member and  
15 Committee Member Inez Dickens. Here to testify on  
16 these two items Kim Darga and Artie Pearson of HPD.

17 And Council Member Dickens, do you want  
18 to say a few words or speak after. Okay.

19 MS. ARTIE PEARSON: Good afternoon,  
20 Chair and members of the subcommittee. Again, I'm  
21 Artie Pearson from HPD's Office of Government  
22 Affairs and Research and I'm joined by Kimberly  
23 Darga, Assistant Commissioner for Preservation  
24 Finance.

1  
2 Land Use 1001 consists of the proposed  
3 Article 11 tax exemption for a previously approved  
4 disposition project located at Block 1749, Lots 60  
5 and 62 -- I'm sorry, 66; Block 1750, Lots 65 and  
6 104; Block 1751, Lots 14, 57, 63, 156; Block 1752,  
7 Lots 10 and 70; Block 1755, Lot 22; and Block 1756,  
8 Lot 8, and is known as 127 Street Cluster.

9 On November 26th, 1966, the Council  
10 approved the disposition of the 127th Street  
11 Cluster under HPD's Neighborhood Entrepreneur's  
12 Program. The project received J51 benefits which  
13 have begun to expire. In October 2013, the sponsor  
14 entered into a regulatory agreement to extend  
15 affordability restrictions. Therefore, HPD is  
16 before the City Council seeking a tax exemption in  
17 order to, in short, continue the affordability of  
18 the exemption area. And Council Member Dickens has  
19 indicated her support for this project. Thank you.

20 CHAIRMAN LEVIN: Thank you. Council  
21 Member Dickens.

22 COUNCIL MEMBER DICKENS: Thank you,  
23 Chair Levin. And I absolutely agree this will  
24 enable the community to continue to reside in a  
25 community that's virtually under -- in transition

1 where affordability, which has a varying definition  
2 depending on what block you're in, but for that  
3 particular area, the 127th Street cluster, the AMI  
4 tends to be lower than in some of the other blocks  
5 within my district. This will allow those  
6 residents who stayed to create their atmosphere as  
7 Harlem being a jewel; will allow them to continue  
8 to reside there. So I strongly support it. I urge  
9 my colleagues to vote yes.  
10

11 CHAIRMAN LEVIN: Thank you very much,  
12 Council Member Dickens. We're going to close the  
13 public hearing on Land Use No. 1001. We're going  
14 to couple 1001 and 1000 on a vote. And I recommend  
15 an aye vote on both items. I will ask Counsel of  
16 the Committee Ann McCoy to call role.

17 MS. ANN MCCOY: Chair Levin.

18 CHAIRMAN LEVIN: I vote aye.

19 MS. ANN MCCOY: Council Member Dickens.

20 COUNCIL MEMBER DICKENS: Aye.

21 MS. ANN MCCOY: Council Member Koo.

22 COUNCIL MEMBER KOO: Aye.

23 MS. ANN MCCOY: By a vote of three in  
24 the affirmative, zero abstentions and zero  
25 negatives, Land Use Items 1000 and 1001 are



2 approved and referred to the full Land Use  
3 Committee.

4 CHAIRMAN LEVIN: Okay. And we'll be  
5 laying 989 aside to a future meeting. Okay. This  
6 meeting is adjourned. Sorry. We will be having  
7 another Subcommittee Meeting at 9:30 a.m. on  
8 Thursday, this Thursday, December 19th at 9:30 in  
9 City Hall Committee Room. So we'll see you there.  
10 Thanks.

11 [Gavel]

12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

C E R T I F I C A T E

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



Date 12/30/2013