

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON PLANNING,
DISPOSITIONS AND CONCESSIONS

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September 30, 2014
Start: 1:13 p.m.
Recess: 2:09 p.m.

HELD AT: 250 Broadway - Committee Room
16th Floor

B E F O R E: INEZ E. DICKENS
Chairperson

COUNCIL MEMBERS:
Darlene Mealy
Ydanis A. Rodriguez
Andrew Cohen
Mark Treyger

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

Barbara Hahn, Assistant Commissioner
Government Regulations
Department of Housing Preservation and
Development, HPD

Charles Marcus, Director of Operations
Office of Neighborhood Strategies
Department of Housing Preservation and
Development, HPD

Kerry Labotz, Director
Low Income Housing and Tax Credit
Preservation Program
Department of Housing Preservation and
Development, HPD

Malcolm Punter, Executive Vice President
Harlem Congregation for Community
Improvement

COMMITTEE ON PLANNING, DISPOSITIONS,
AND CONCESSIONS

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[gavel]

SERGEANT-AT-ARMS: Quiet please.

CHAIRPERSON DICKENS: Good afternoon. I am Council Member Inez E. Dickens. As Chair on the Subcommittee on Planning, Dispositions, and Concessions, I would like to welcome everyone to today's hearing. I want to first thank and acknowledge my Sergeant-at-Arms, Rafael Perez and, of course, my Land Use Director Raju Mann, Deputy Direction Amy Leviton and, of course, my attorney, Ann McCoy, I put through-- [chuckles]. I want to acknowledge my esteemed colleagues who are member of the Planning Committee, Council Member Mark Treyger, who gets the gold star, and Council Member Andrew Cohen.

We have two items on our calendar today that we will be hearing and voting on. Land Use Item No. 119, a UDAAP Application by HPD concerning 161-79 86th Avenue in Queens located in Council Member Rory Lancman's district. And Land Use Item 123, a UDAAP Application by HPD concerning Northern Manhattan Equities located in my district.

I want to remind everyone at this point to please mark your calendars and be ready to attend

2 our next hearing, which will be held on October 20th,
3 colleagues. [chuckles] I am now going to open the
4 public hearing on Land Use Item 119, the UDAAP
5 Application by HPD concerning the 161-79 86th Avenue
6 in Queens located in Council Member Lancman's
7 district. We have here to testify Barbara Hahn,
8 Assistant Commissioner at HPD, and Charles Marcus
9 also of HPD.

10 [Pause]

11 CHAIRPERSON DICKENS: Are there any other
12 members of the public that want to testify on Land
13 Use Item 119? Please speak to my sergeant-at-arms
14 and fill out a paper. Thank you. Identify yourself,
15 please.

16 BARBARA HAHN: Good afternoon Chair
17 Dickens, I'm Barbara Hahn, Assistant Commissioner of
18 Government Regulations, HPD.

19 CHARLES MARCUS: And I'm-- Is this on?
20 And I'm Charlie Marcus. I'm the Director of
21 Operations for HPD's Office of Neighborhood
22 Strategies.

23 [background conversation]
24
25

2 CHARLES MARCUS: Okay, I'll repeat that.
3 I'm Charles Marcus, Director of Operations for HPD's
4 Office of Neighborhood Strategies.

5 BARBARA HAHN: Chair, Land Use Item 119
6 consists of the proposed disposition of a single-
7 family city owned property located at 16179 86th
8 Avenue under HPD's Asset Sales Management Program.
9 The Asset Sales Program is a competitive program,
10 which sells city owned properties. The program
11 guidelines require the sponsor to remove all Housing
12 Code violations, and retain any existing residential
13 tenants for at least two years at their current rent.
14 The ability to secure financing to satisfy the
15 purchase price and perform the needed repairs is the
16 sole responsibility of the purchaser.

17 161-70 86th Avenue is a vacant single-
18 family home that was located on a lot, which was on a
19 mapped street created by the Department of
20 Transportation in 1966 during condemnation
21 proceedings. The DOT never actually developed the
22 planned street, and because the lot had a residential
23 property under it, that property came under HPD's
24 jurisdiction for management. The property was in
25 poor condition and, therefore, in order to turn the

2 property into viable use, the HPD decided to move
3 forward with the UDAAP Application to de-map Bush
4 [sic] Street, and we did that in 2001. And the
5 Council passed Resolution 778 to demap the street.

6 In 2012, this parcel 161-79 86th Avenue
7 was included in a request for offers under the Asset
8 Sales Program. As I mentioned before, the property
9 is in poor condition and rehabilitation I imagine is
10 going to be costly. But this location the sponsor
11 will either rehabilitate the building or demolish it,
12 and may construct up to two single-family homes on
13 the lot. Are there any questions?

14 CHAIRPERSON DICKENS: Is that the end of
15 your presentation?

16 BARBARA HAHN: Yes on this item.

17 CHAIRPERSON DICKENS: With the street
18 demapped, then is that going to be a feasible way for
19 the purchaser to obtain a construction loan or a
20 rehab loan? Are the structures able to be salvaged
21 or not?

22 BARBARA HAHN: We don't imagine the
23 structures can be salvaged based on the condition of
24 the property, which Eric Charlie can talk more about
25 the condition of the property.

2 CHARLES MARCUS: Well, that's true I mean
3 because the-- Normally, in this program we would
4 require a purchaser to rehabilitate the building or
5 to remove the code violations. In this case, the
6 building is in very poor condition. So, it's up to
7 the purchaser. The purchaser happens to be the next
8 door neighbor, and they're giving him the option of
9 demolishing the building. And he would then be
10 authorized to build up to single-family houses when
11 he's able to.

12 CHAIRPERSON DICKENS: So he can build
13 two. It's one lot, or two lots?

14 BARBARA HAHN: It's one lot.

15 CHAIRPERSON DICKENS: So on one lot he
16 can build two separate or one two-family?

17 CHARLES MARCUS: It's wide enough that he
18 could build two single-family homes.

19 CHAIRPERSON DICKENS: And the demapping
20 how is that going to impact the firm financially upon
21 his obtaining the mortgage?

22 CHARLES MARCUS: Well, the demapping has
23 been completed.

24 BARBARA HAHN: We did the demapping in
25 2011. So without the demapping it would have been

2 difficult to actually dispose of the lot because it
3 was a street that was going to go through the lot.

4 CHAIRPERSON DICKENS: Well, that
5 facilitated the city disposition. But now I'm
6 talking about the bank when they do go and get title
7 search.

8 CHARLES MARCUS: The street is no longer
9 on the city map, and another thing that we did, which
10 I should mention, is we created a new tax law.

11 CHAIRPERSON DICKENS: A new--?

12 CHARLES MARCUS: A new tax law.

13 CHAIRPERSON DICKENS: Thank you.

14 Questions? I'm going to ask my colleagues. Council
15 Member Cohen.

16 COUNCIL MEMBER COHEN: Good afternoon.
17 It 's not clear that anything will get developed on
18 this lot one way or the other. I mean I don't know
19 what the mission of the Urban Development actionary
20 is, but I mean what is motivating the City to dispose
21 of the property?

22 CHARLES MARCUS: Well, I mean we've--
23 For many years, we've had jurisdiction of a building
24 that we couldn't sell, and it's been vacant for a
25 pretty long time. I'm not sure how long, and

2 deteriorating over the years. And this is a-- You
3 know, it's a lovely neighborhood, a homeownership
4 neighborhood and this building has been a blight on
5 the neighborhood. So I think whether it's a--
6 Whether there's a-- the building is rehabilitated, or
7 new homes are built, or even it becomes-- If the
8 homes aren't built right away, but they're
9 maintained-- the lot is maintained by the next door
10 neighbor, it would be a tremendous improvement to the
11 neighborhood.

12 COUNCIL MEMBER COHEN: Thank you.

13 CHAIRPERSON DICKENS: Council Member,
14 does that answer your question? That raised another
15 issue with me about a vacant lot in that neighborhood
16 that could be open for garbage to be thrown, not by
17 the owner, but by others. I'm very concerned, and
18 considering that this Administration has also
19 indicated that they're reluctant to give lots or sell
20 lots to developers. And this would be a developer
21 even if it's a one family, and that the lot is left
22 vacant for an extended period of time. And it's been
23 bantered five years or so. Now, that hasn't been
24 enacted, but I want that to be on the recorded.
25 Because if it's put in one neighborhood, I want it

2 all neighborhoods if that's going to be enacted. And
3 I do have a serious concern about a lot because at
4 some point it sounds like we're going to hear back
5 that there's garbage going there. And the owners are
6 going to feel like, I didn't put it there, or could
7 feel that way. And so, I have a serious concern, and
8 is it going to be required that a fence be erected to
9 prevent people from going in on the lot? None of
10 that has been addressed today.

11 BARBARA HAHN: I know your concern, Chair
12 Dickens. I mean as you said because of the condition
13 of this home we thought it was in the best interest
14 to get it to someone who is interested in either
15 putting in the value of making repairs to the home,
16 or demolishing it. That is going to be an
17 affirmative obligation. And this is a little
18 different because we're selling this lot for a
19 considerable value. And so, I think that there is a
20 real interest to again rectify the existing condition
21 of the home. And address the neighborhood's needs in
22 not having a vacant residential structure that
23 someone is concerned is going to fall down. And so,
24 that's what are real interests are here in disposing
25 of this property in this particular manner.

2 CHARLES MARCUS: This is one of a number
3 of homes that were offered to the public through a
4 request for offers. So there was more than one offer
5 that we received. But in this case the offer, the
6 highest offer happened to be the next door neighbor,
7 a homeowner next door. So we feel a little bit more
8 comfortable about selling it that way.

9 CHAIRPERSON DICKENS: I've just been
10 given a photograph of the house, and I see that there
11 is a fence erected, which I assume was done by the
12 City?

13 CHARLES MARCUS: Yes.

14 CHAIRPERSON DICKENS: Uh-huh. You know,
15 I'm not a construction engineer, but it appears that
16 it is salvageable. Council Member Treyger, do you
17 have any questions?

18 COUNCIL MEMBER TREYGER: Yes. Thank you,
19 Chair. Just a point of clarification. Why was the
20 property in poor shape to begin with? If you can go
21 into the history and the background of this.

22 CHARLES MARCUS: I'm not sure that I can
23 answer that question. I'm sorry.

24 COUNCIL MEMBER TREYGER: Because I think
25 it's key to prevent it from happening again in the

2 future there and elsewhere in the city. There is no
3 background information about what did happen in the
4 first place?

5 BARBARA HAHN: No. It just came in the
6 City's portfolio in 1966, and that's the information
7 that we have in terms of that.

8 COUNCIL MEMBER TREYGER: That is ongoing
9 since 1966?

10 CHARLES MARCUS: I don't know if it's
11 been vacant.

12 BARBARA HAHN: It hasn't been vacant, but
13 it's been-- DOT demapped or mapped the street, and
14 actually this is the City's work from 1966. [sic]

15 COUNCIL MEMBER TREYGER: But as far as
16 the property being in poor shape, poor condition when
17 was that deemed? Like how long ago did we deem it
18 poor shape?

19 CHARLES MARCUS: I'm sorry. I don't have
20 that information.

21 COUNCIL MEMBER TREYGER? I just think it
22 is important to know because we want to make sure
23 that we address this issue, but we prevent it from
24 happening elsewhere in the City of New York as well.
25 Okay, thank you. Thank you, Chair.

2 CHAIRPERSON DICKENS: Do you guys have
3 any other questions? Council Member Rory Lancman, is
4 he in support of this?

5 BARBARA HAHN: Yes, he is.

6 CHAIRPERSON DICKENS: All right. Thank
7 you so much for your testimony. Are there any others
8 of the public wishing to give testimony on this Land
9 Use item? Seeing none, thank you so much for coming
10 and for your testimony. I am closing the public
11 hearing on Land Use Item 119, and I am now opening on
12 Land Use-- Opening the public hearing on Land Use
13 Item 123, a UDAAP Application by HPD concerning
14 Northern Manhattan Equities that is located in my
15 district. And we have two persons here, three.
16 Carrie, there's three. Kerry, you should have filled
17 out your own form.

18 KERRY LABOTZ: Oh, okay. Oh, excuse me.

19 CHAIRPERSON DICKENS: That's all right.
20 I am going to ask the sergeant-at-arms when he
21 returns to give your own form. We have Barbara Hahn
22 out there, the Assistant Commissioner, and Kerry
23 Lebowitz? [sp?]

24 KERRY LABOTZ: Kerry Labotz.
25

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2 CHAIRPERSON DICKENS: Okay. What's your
3 title, Kerry?

4 KERRY LABOTZ: I'm the Director of the
5 Low Income Housing and Tax Credit Preservation
6 Program.

7 CHAIRPERSON DICKENS: All right, and
8 Malcolm Punter, I'd like you to come up, please. My
9 sergeant-at-arms would you please provider her with a
10 form, please, to fill out. Please identify
11 yourselves individually, and decide amongst
12 yourselves who will speak first.

13 BARBARA HAHN: I'm Barbara Hahn,
14 Assistant Commissioner for Governmental Relations,
15 HPD.

16 KERRY LABOTZ: Kerry Labotz, Director of
17 the Low Income Housing Tax Credit Preservation
18 Program at HPD.

19 MALCOLM PUNTER: Malcolm Punter,
20 Executive Vice President for Harlem Congregations for
21 Community Improvement.

22 KERRY LABOTZ: Chair, Land Use Item 123
23 consists of proposed amendments to the projects
24 previously approved for 19 former city owned
25 properties under HPD's Neighborhood Entrepreneurial

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2 Program: Block 20, 26, Lots 20, 22, 23, 26, 27 and
3 29. The Local Initiatives Support Corporation
4 Program for Block 17, 18, Lot 69; Block 1903, Lot 29;
5 Block 1904, Lots 33 and 59; Block 1906, Lot 64; and
6 Brathurst Redevelopment Program, Block 2031, Lot 18;
7 Block 2032, Lot 43; Block 2036, Lot 61; Block 2045,
8 Lots 96, 97, and 100; and Block 2046, Lot 7 and 63.

9 These buildings are being repositioned
10 under the Low Income Housing Tax Preservation Year
11 Program. Under the Year 15 Program HPD seeks to
12 preserve long-term affordability of city and state
13 assisted tax credit properties that are reaching the
14 end of their initial 15-year tax credit compliance
15 period. As part of the program, HPD assess the needs
16 of each project, and works with the sponsor to
17 develop a repositioning strategy that addresses the
18 project's financial and capital needs through the
19 remaining regulatory period.

20 Additionally, the buildings have J-51
21 benefits, which have begun to expire. Therefore, we
22 are seeking to have these projects, the 19 lots with
23 20 buildings consolidated to be known as an exemption
24 area called Northern Manhattan Equities. The sponsor
25 will acquire a rehabilitative exemption area, and

2 once completed approximately 400 units of rental
3 housing for low income families will be renovated.

4 Currently, HPD is before the Council
5 seeking approval of an Article 11 Tax Exemption that
6 will coincide with the regulatory agreement in order
7 to continue the affordability of the project.

8 The AMIs for this project are between 60%
9 AMI and 120% AMI, and the current rents range between
10 \$286 for a one-bedroom apartment and \$1,653 for a
11 five-bedroom apartment. Are there any questions?

12 [Pause]

13 KERRY LABOTZ: No, I have nothing to add.
14 Thank you.

15 MALCOLM PUNTER: The Harlem Congregations
16 for Community Improvement is pleased to petition the
17 Council as well as HPD for a repositioning of these
18 projects. The project consists of three clusters of
19 housing in Central Harlem. The first cluster is
20 centered from 118th Street up to 123rd Street. The
21 second cluster is along the 140th Street Corridor
22 between Adam Clayton Powell Boulevard and Fredrick
23 Douglass Boulevard. And the last cluster is from
24 145th Street to 154th Street. All of these areas in
25 Harlem are still in need of affordable housing. It

2 is the goal of HCCI as well as its partners that it
3 selects in repositioning those projects to maintain
4 affordability for these housing units. And in
5 addition to that, there are a significant amount of
6 commercial retail locations in our buildings. And it
7 has been HCCI's goal to maintain not only
8 affordability, but maintain an important mix of
9 retail so that they can service the community that
10 the buildings lie within. So we do ask that the
11 committee support us in this project. These
12 buildings have not been rehabilitated since the early
13 1990s. So they are in need of assistance in
14 preserving and key affordable housing in the
15 community. Thank you.

16 CHAIRPERSON DICKENS: Thank you for
17 coming down for your testimony. I now will open the
18 questions that I have. These were formerly Indian
19 properties, is that my understanding, and that now
20 they will go into a partnership between a not-for-
21 profit and a for-profit?

22 KERRY LABOTZ: That's correct.

23 CHAIRPERSON DICKENS: Kerry.

24 KERRY LABOTZ: Yes, that's correct.

2 CHAIRPERSON DICKENS: Uh-huh, and what
3 are the two entities, please? What is the not-for-
4 profit?.

5 KERRY LABOTZ: The not-for-profit-- I'll
6 just make sure I'm getting the name correct here.

7 [Pause]

8 KERRY LABOTZ: The not-for-profit--

9 CHAIRPERSON DICKENS: I'll give you a
10 hint, HCCI.

11 KERRY LABOTZ: Oh, that's the 60's, and
12 the ownership structure it's under the Housing
13 Development Fund Corporate Company. But yes, the
14 sponsor entity of that is HCCI.

15 CHAIRPERSON DICKENS: It is known for
16 having provided affordable housing in the community.
17 I'm cheating a little because it's my birthday. [sic]
18 So HCCI has provided in making this project and
19 aggressive company--

20 MALCOLM PUNTER: Sure, since 1986, HCCI
21 has been providing affordable housing. In it's 28-
22 year history it has developed over 4,500 units of
23 affordable housing, and some of which we sold to the
24 residents. Some of which we sponsored and now hold.
25 We currently hold about 22,000 units of housing in

2 the Harlem community, which are all in some
3 affordable housing program either state, local, or
4 federal.

5 CHAIRPERSON DICKENS: Now, how was HCCI
6 formed. I mean is that a housing company? What is
7 that?

8 MALCOLM PUNTER: So HCCI was formed by a
9 coalition of clergy men and women in 1986 with the
10 sole purpose of revitalizing the Harlem community in
11 terms of housing as well as commercial
12 revitalization, and I'm proud to say working with
13 HCCI for the last eight years, that throughout its
14 history I've seen that it has maintained its mission.
15 It hasn't deviated. It hasn't become starry eyed by
16 the upswing in the real estate market of Harlem. It
17 has maintained its mission, and will continue to do
18 under the current leadership. Our President Doug
19 Broomes, as well as our Chairman Dr. Charles Curtis
20 are adamant that affordable housing will be preserved
21 in this community.

22 CHAIRPERSON DICKENS: Now in this case,
23 this particular UDAAP, this Land Use item is
24 partnering with a for-profit entity?

2 MALCOLM PUNTER: And that's key. That's
3 the key point. In actuality, HCCI, and this is
4 really noteworthy to the for-profit partners who
5 maintain a 51% ownership of both the non-profit
6 entity, which will hold title to the properties, as
7 well as the for-profit entity, which will operate the
8 properties. So it's truly a not-for-profit
9 arrangement. And we trust our partners to continue
10 the mission along with us, and they have shown that
11 by giving and agreeing to a 51% ownership stake by
12 then non-profit organization, something you don't
13 usually see in these types of arrangements.

14 CHAIRPERSON DICKENS: All right. Thank
15 you so much. Barbara, please tell me about the AMI.
16 How many units will be at what. And was there going
17 to be a reduction in what had become quite
18 unaffordable in some of those developments, and that
19 will allow this to be affordable. That's one. And
20 then I want-- I have questions about the huge number
21 of violations that I see.

22 BARBARA HAHN: Kerry is going to address
23 the question about the AMI levels.

24 KERRY LABOTZ: So the current AMI levels
25 are-- And this is going to be there's two separate

2 periods of affordability. So we have the current
3 period. That's for the next 15 years, and then post
4 from year 16 through 30 that's going to run to the
5 end of the regulatory period, we have a different mix
6 of AMIs. So I will first cover the current AMIs.

7 So until 2028, 56% of the units are going
8 to be limited to 60% AMI or less, 44% of the units
9 are going to be limited to 100% AMI or less. That's
10 from closing until 2028. Post 2028, we're
11 introducing a mixed income level. So on the policy
12 side of it, HPD in Year 15 had looked to do projects
13 that are in areas exactly where these projects are to
14 try to introduce low cost ways to introduce more
15 mixed income affordability. So from 2028 to 2044--
16 Excuse me. 2044, 23% of units are going to be
17 limited to 60% AMI or less. 17% of units are going
18 to be limited to 90% AMI or less. 44% of the units
19 are going to be limited to 100% AMI or less, and 17%
20 of the units are going to be limited to 120% AMI or
21 less.

22 CHAIRPERSON DICKENS: Now, these numbers
23 you're utilizing based upon the current trend? Is
24 that what you're doing? Because I have some
25 concerns. I dare say I won't even be alive in 2044,

2 but I'm going to be concerned about my community and
3 what happens in the year 2044. So I commend you for
4 what you did up through 2028, but 2028 to 2044 I am
5 concerned about. And I understand the mixed income.
6 I also find that frequently mixed income doesn't work
7 when it goes too high. So I want to put that on the
8 record. I'm going to ask Mr. Punter as part, the
9 representative for part of the ownership with HCCI
10 that I think that needs to be revisited. Now, I
11 support this development. However, unless there's a
12 drastic change that I haven't found. I find that in
13 the trend of housing, things come around.

14 So right now, Harlem is on the upswing,
15 and I dare say it will be on the upswing. The
16 economic based is raised. Therefore, some of the
17 people coming into the community can afford a little
18 bit more. I am also concerned about those families
19 are maybe now low income. But their children are
20 returning from college, and they become middle income
21 and there's no housing for them. However, by the
22 year 2028, it may begin to do a reversal, and that's
23 where my concern is. What's going to happen with
24 that? Because that's exactly what happened in Harlem
25 and the Harlems of New York City why we eventually

2 had so many vacant buildings. Because at one point
3 with the renaissance everything went up, and then all
4 of a sudden it reversed and things went down, and
5 people no longer could take care of the properties.

6 KERRY LABOTZ: If I may just for one
7 additional note that in kind of reviewing the area
8 that the units are in the current AMI for bucket
9 rents is approximately 100% AMI. So just kind of
10 just tag the discussion, I do--

11 CHAIRPERSON DICKENS: [interposing] Yes,
12 I do question that because I lived there. So I
13 questioned the validity of that in its totality
14 because I'm acutely aware of the people that reside
15 there. And the indigenous population that has stayed
16 there that made Harlem to be the diamond that
17 everybody now wants to live in, has raised the
18 economic base, which we did want it raise. However,
19 it's a transient community that comes in also, and
20 the City needs to be acutely aware of that. Because
21 they move around. They're subject to move anywhere.
22 So I am concerned about the longevity of the
23 community surviving whether it's going up or down.

24 MALCOLM PUNTER: I think that one of the
25 individuals currently in place under 60% AMI or under

2 100% of AMI will be displaced at the second period.

3 I think they will continue to be renting at those

4 rates. I think that the 120% of AMI is still a

5 little lower than what we're seeing out there. We're

6 seeing 165% in other developments, and some of the

7 for-profits have low income limits.

8 CHAIRPERSON DICKENS: [interposing] Do

9 you prevent--

10 MALCOLM PUNTER: You know, we're tending

11 to leverage what we believe to be maintaining people

12 currently in 60% and 100%. But making someone albeit

13 the minority percentage of them when the operating

14 costs of the buildings arise, which we know will

15 rise. We're experiencing rises that are more than

16 what underwriting costs were. Underwriting costs

17 were 3% and we're seeing rises of close to 8 and 9%

18 in operating costs in the building. So we do need a

19 small percentage of the units during the second

20 period of this project to have some ability to

21 generate a larger income base.

22 CHAIRPERSON DICKENS: I understand what

23 you're saying.

24

25

2 MALCOLM PUNTER: So that in our view so
3 that we can preserve the affordable units for the
4 remaining Harlem base. [sic]

5 CHAIRPERSON DICKENS: I understand and I
6 appreciate that. However, with the units, the
7 properties you're talking about at 165, do you want
8 me to tell you how many of them are operating at 50%
9 occupancy? That's number one, and I've had several
10 to come back and ask me to reverse what they asked me
11 to initially pass on, which was unaffordable. So I
12 dare that there's been a lot of problems with the
13 high AMIs. Because even though those moving into the
14 community may have a higher income level, and a
15 higher ability to pay a higher AMI, they frequently
16 don't want to. And some of they can't really pay.
17 So I'm having developers coming back to me, and
18 asking me, we don't want nothing affordable. We
19 don't want nothing affordable. We just want to do
20 80/20 and then they come back and say, Hey, you've
21 got to help me out.

22 MALCOLM PUNTER: Right.

23 CHAIRPERSON DICKENS: Do any of my
24 colleagues have any questions?

25 COUNCIL MEMBER: [off mic]

2 CHAIRPERSON DICKENS: Well, thank you.
3 Thank you so much, and I do-- Just for the record, I
4 do support this, but I do ask that you, Mr. Punter,
5 particularly, please keep a handle and understand the
6 trend, and watch it. I dare say you won't be there
7 yourself in 2028, but--

8 MALCOLM PUNTER: Oh, no.

9 CHAIRPERSON DICKENS: I didn't say you
10 wouldn't be alive. I just said you may not be there.

11 MALCOLM PUNTER: [laughs] Well, I
12 haven't decided to leave Harlem yet. So I've been
13 here awhile.

14 CHAIRPERSON DICKENS: I didn't say you
15 was leaving Harlem. I meant HCCI. Are there any
16 other persons wishing to testify on this? Seeing
17 none, I'm closing the public hearing on Land Use Item
18 123, a UDAAP Application by HPD concerning Northern
19 Manhattan Equities located in my district. I am now
20 going to ask my counsel to call the role on a vote,
21 and I'm asking my colleagues to say aye to both Land
22 Use items.

23 LEGAL COUNSEL MCCOY: Chair Dickens.

24 CHAIRPERSON DICKENS: Aye.
25

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2 LEGAL COUNSEL MCCOY: Council Member
3 Cohen.

4 COUNCIL MEMBER COHEN: Aye.

5 LEGAL COUNSEL MCCOY: Council Member
6 Treyger.

7 COUNCIL MEMBER TREYGER: Aye.

8 LEGAL COUNSEL MCCOY: By a vote of 3 in
9 the affirmative and no abstentions and no negatives,
10 Land Use Items 119 and 123 are approved and referred
11 to the Full Land Use Committee.

12 [Pause]

13 CHAIRPERSON DICKENS: I'm going to leave
14 the vote open for 15 minutes awaiting any of my
15 colleagues that may join us, but at 15 minutes the
16 hearing will be closed. Thank you all. Thank you
17 all for coming, and it's adjourned. [gavel]

18 LEGAL COUNSEL MCCOY: Council Member
19 Rodriguez.

20 COUNCIL MEMBER RODRIGUEZ: Aye.

21 LEGAL COUNSEL MCCOY: The final vote of
22 the Subcommittee on Planning for Land Use Nos. 119
23 and 123 are approved 4 in the affirmative 0 negatives
24 and 0 abstentions.

25

1 COMMITTEE ON PLANNING, DISPOSITIONS,
AND CONCESSIONS

2 COUNCIL MEMBER RODRIGUEZ: And this
3 committee is adjourned.

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date October 5, 2014