

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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March 17, 2016
Start: 1:56 p.m.
Recess: 3:00 p.m.

HELD AT: Committee Room - City Hall

B E F O R E: DAVID G. GREENFIELD
Chairperson

COUNCIL MEMBERS: Vincent J. Gentile
Annabel Palma
Inez E. Dickens
Daniel R. Garodnick
Darlene Mealy
Rosie Mendez
Ydanis A. Rodriguez
Peter A. Koo
Brad S. Lander
Stephen T. Levin
Jumaane D. Williams
Ruben Wills
Deborah L. Rose
Donovan J. Richards
Inez D. Barron
Andrew Cohen
Ben Kallos
Antonio Reynoso
Ritchie J. Torres
Mark Treyger

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

2 [sound check]

3 CHAIRPERSON GREENFIELD: If you're a
4 council member, please be seated. Yes, Brad, I'm
5 talking to you, and quiet on the set, please. Thank
6 you very much. Good afternoon. We apologize for the
7 delay. Just for your reference, we now have printed
8 copies of the Revised Mandatory Inclusionary Housing
9 Zoning for Equality and Affordability Text right over
10 there to my right. We also have a digital copy on
11 the computer for any member or staff member who would
12 like to peruse said copy before voting on this
13 legislation. You can feel free to do so, and we also
14 handed out some other copies as well. Brad is
15 actually going to start reading the 500 pages now,
16 and will give us a summary in six minutes.

17 My name is David Greenfield. I'm the
18 Councilman from the 44th Counsel District in
19 Brooklyn. I'm privileged to serve as the Chair of
20 the Council's Land Use Committee. I want to welcome
21 my esteemed colleagues who are members of the
22 committee, Council Member Gentile, Council Member
23 Palma, Council Member Dickens, Council Member Mendez,
24 Council Member Rodriguez, Council Member Koo, Council
25 Member Lander, Council Member Levin, Council Member

2 Williams, Council Member Richards, Council Member
3 Cohen, Council Member Torres and Council Member
4 Treyger, and Council Member Barron. I want to thank
5 Chair Richards, Chair Dickens and Chair Koo for their
6 work with the Zoning, Landmarks and Planning
7 Subcommittees. We are going to do our regular
8 business first, and then we will discuss MIH and ZQA.
9 The committee is voting today on whether to approve
10 each of the resolutions before you for presentation
11 of vote by the full council. The resolutions reflect
12 the recommendations of the applicable subcommittee.
13 First, we have the following four items that we'll be
14 voting on. Once again, this is in the course of our
15 regular business. One we complete the vote on these
16 items, we will then move to the Mandatory
17 Inclusionary Housing and Zoning for Quality and
18 Affordability Text Amendments.

19 The first item on the agenda is LU No.
20 345 and 346, that's 3133--3135 Emmons Avenue. This
21 application for a zoning text amendment to create new
22 special permit mechanism within the Special
23 Sheepshead Bay District, the special permit would
24 allow qualifying lots to seek an increase in
25 commercial floor area and parking (sic) height for

2 commercial use and allow reductions in the number of
3 required parking spaces. A special permit is
4 approved with respect to the applications in Council
5 Member Chaim Deutch's district would facilitate the
6 enlargement of an existing two-story commercial
7 building to include the full segment for the floor,
8 and is expected to allow the company occupying the
9 building to hire an additional 150 employees.
10 Council Member Deutsch had indicated his support for
11 this application. The subcommittee has recommended
12 approval of this item.

13 LU No. 339 Judge Gilbert Ramirez, 443
14 East 138th Street in Bronx, New York. This is an
15 application by the Department of Housing Preservation
16 and Development to amend their previously approved
17 project and Article 11 tax exemption to facilitate
18 the affordability of one multiple dwelling located in
19 Speaker Melissa Mark-Viverito's District.

20 LU No. 340 Carmen Parson's House for the
21 Elderly, 732 Elton Avenue. This is an application
22 with the Department of Housing Preservation and
23 Development to amend a previously approved Article 11
24 tax to facilitate the continued affordability of one
25

2 multiple dwelling located in Council Member Rafael
3 Salamanca's district.

4 LU No. 347 Acacia Gardens, East 128th
5 Street. This is an application by the development of
6 the Department of Housing Preservation and
7 Development to amend the previously approved urban
8 development. Action project to facilitate
9 affordability of one multiple dwelling located in
10 Speaker Melissa Mark-Viverito's district.

11 Subcommittee have recommended approval of
12 these items. Do any members have any questions or
13 remarks just on these four items? Remember, we are
14 going to discuss the Mandatory Inclusionary Housing
15 and Zoning for Quality Affordability after we vote on
16 these four items. Hearing no questions or remarks, I
17 will ask the clerk--is the clerk here? Oh, the clerk
18 is hiding in the corner today. The clerk to please
19 call the roll.

20 CLERK: Kevin Penn, Committee Clerk, roll
21 call in the Committee on Land Use Items 339, 340,
22 345, 346 and 347. Council Member Greenfield?

23 CHAIRPERSON GREENFIELD: Aye on all.

24 CLERK: Gentile.

25 COUNCIL MEMBER GENTILE: Aye on all.

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2 CLERK: Palma.

3 COUNCIL MEMBER PALMA: [off mic] Aye on
4 all.

5 CLERK: Dickens.

6 COUNCIL MEMBER DICKENS: [off mic] Aye
7 on all.

8 CLERK: Garodnick.

9 COUNCIL MEMBER GARODNICK: Aye.

10 CLERK: Mendez.

11 COUNCIL MEMBER MENDEZ: Aye.

12 CLERK: Rodriguez.

13 COUNCIL MEMBER RODRIGUEZ: Aye.

14 CLERK: Koo.

15 COUNCIL MEMBER KOO: [off mic] Aye.

16 CLERK: Lander.

17 COUNCIL MEMBER LANDER: [off mic] Aye.

18 CLERK: Levin.

19 COUNCIL MEMBER LEVIN: Aye.

20 CLERK: Rose.

21 COUNCIL MEMBER ROSE: [off mic] Aye.

22 CLERK: Williams.

23 COUNCIL MEMBER WILLIAMS: Aye on all.

24 CLERK: Richards.

25 COUNCIL MEMBER RICHARDS: Aye on all.

2 CLERK: Barron.

3 COUNCIL MEMBER BARRON: [off mic] I vote
4 aye.

5 CLERK: Cohen.

6 COUNCIL MEMBER COHEN: Aye.

7 CLERK: Torres.

8 COUNCIL MEMBER TORRES: Aye.

9 CLERK: Treyger.

10 COUNCIL MEMBER TREYGER: Aye.

11 CLERK: By a vote of 17 in the
12 affirmative, 0 in the negative and no abstentions,
13 all items have been adopted.

14 CHAIRPERSON GREENFIELD: Thank you very
15 much. We will now move on to Mandatory Inclusionary
16 Housing and Zoning for Quality Affordability. First,
17 I want to recognize that we've been joined by Council
18 Member Dan Garodnick, and I want to welcome a new
19 member of our committee, and that is Council Member
20 Debbie Rose from Staten Island. [cheers] Welcome to
21 the committee. We're happy to have you. [applause]
22 And we appreciate you wearing green in honor of luck
23 of the Irish. That's right. Thank you very much.

24 We're going to now move on to consider
25 the modifications of the two major citywide Zoning

2 Text Amendments before us. These are the Mandatory
3 Inclusionary Housing and the Zoning for Quality
4 Affordability Text Amendments. These two items
5 represent the giant step forward in zoning policy for
6 the city. The core goals of these two proposals are
7 to incentivize, and in certain areas mandate the
8 production of affordable housing and senior housing
9 in New York City. I want to thank Mayor Bill de
10 Blasio for proposing these historic changes that will
11 generate tens of thousands of units of affordable
12 including senior affordable housing, and my
13 colleagues in the Council. I especially want to
14 recognize my partner in all of this, the Zoning
15 Subcommittee Chair, Donovan Richards. Thank you
16 Donovan for your outstanding leadership and great
17 partnership. It's been a pleasure to work with you.
18 We're looking forward to working together on many
19 other fun projects. East New York here we come.
20 [laughter]

21 I want to thank our Speaker Melissa-Mark
22 Viverito for ensuring that we have the most
23 transparent, inclusive and thorough legislative
24 process that I have been part of in my six years here
25 in the New York City Council. The Speaker recognized

2 that on average we change our Citywide zoning once
3 every 50 years. So today's vote is truly historic,
4 and will have an impact on citywide development, and
5 the landscape for the next 50 years. I also want to
6 thank our outstanding Land Use staff. We're very
7 fortunate. There were 430--483 pages of Zoning Text
8 Amendment, and I quizzed every member of the Land Use
9 staff, and they all knew it by heart. Very
10 impressive, I will tell you, and first we--we are
11 truly fortunate. We have an outstanding leader, the
12 Director of the Land Use Division. His name is Raju
13 Mann. I don't know if he's here. Is Raju here or is
14 he hiding somewhere? [applause] Raju. [cheers] Raju
15 is so self-effacing and he's hiding in the back. You
16 can recognize him. I tell people you can recognize
17 him because when he started working for the Council
18 around a year ago, he had perfect beautiful black
19 hair, and now most of his hair is gray. [laughter]
20 I only take responsibility for the right side of the
21 gray. The rest of the Council can take
22 responsibility for the left side, but we certainly
23 appreciate your leadership. I will tell you that
24 Raju personally met with every single member of the
25 City Council to review their concerns and to get

2 feedback and input. And so, we're really incredibly-
3 -incredibly grateful. The Deputy Director Amy
4 Levitan. Where's Amy? Amy also hiding [cheers/
5 applause] in the corner. Amy is really the--the
6 institutional knowledge of this body, and she's been
7 with us for many years, and she--she literally went
8 through every facet on this proposal. I'm incredibly
9 grateful for her, and then we--we played a cute trick
10 on one of our newest staffers, and that is our
11 General Counsel Julie Lubin. We told her there
12 wasn't anything serious going on when we hired her a
13 few weeks ago, and then we just threw her into the
14 deep end. Julie, where are you? Julie. Please give
15 her a big round of applause. She was fantastic.
16 Julie is great because she worked previously for City
17 Planning so we knew all their secrets, and there's
18 actually--you know, people don't realize, you know,
19 when you leave an agency, you can't lobby another
20 agency for the year. It doesn't mean you can't
21 disclose their secrets. And so, thank you, Julie for
22 giving us the inside track--

23 JULIE LUBIN: [off mic] You're welcome.

24 (sic)

25

2 CHAIRPERSON GREENFIELD: --on
3 negotiations with City Planning. We certainly
4 appreciate that. Our Deputy Counsel Dillon Casey to
5 my right really did [cheers/applause] out--
6 outstanding work as well. I want to thank him.
7 Brian Paul. Where's Brian? Brian. [cheers/applause]
8 Brian. What can we say about Brian except Brian has
9 a lot of patience. Thank you Brian for all that
10 patience especially when we were tweaking those maps
11 at the end I at 2:00, 3 o'clock in the morning the
12 other night. So, we're very, very grateful for that.
13 The great James Lloyd. Where's James. James.
14 [cheers/applause] I'm sad to say that James will be
15 taking a leave for a year. He's going back to the
16 Navy starting this summer where he's going to be
17 continuing his service, and he's done outstanding
18 service here in the Council, and we hope to have him
19 back here, and we appreciate it. And so, thank you
20 James for your great work. Chris Rice. Where's
21 Chris.

22 CHRIS RICE: I'm doing okay. [applause]

23 CHAIRPERSON GREENFIELD: Chris, thank you
24 very much, and Liz Lee. Is Liz here? Liz, yes.
25 [cheers/applause] Thank you. Thank you, very much.

2 I--I also really want to recognize on--on my staff I
3 have some terrific folks who worked overtime with me.
4 I want to thank my Chief of Staff Danny Paulstein. I
5 don't know if I see him here, but I would like to
6 thank him. No, Danny's actually working so hard that
7 we have him at another meeting. So thank you, Danny.
8 I want to thank my Counsel Elana Sacheva (sp?).
9 Thank you so much for the great work that you did,
10 and my Communications Director Stephen Snowder (sp?)
11 who is with us today as well. I want to thank folks
12 in the Speaker's Office, Ramon Martinez. If you want
13 to negotiate anything, you want Ramon Martinez in
14 that foxhole with you, and he certainly did an
15 outstanding job for us, and Joe Toronto, who is his
16 right hand man in negotiations. I want to thank Joe
17 very much for his work, and the--the folks at City
18 Hall they were--they were very fair, and we certainly
19 acknowledge the work that they did especially on the
20 work for John Pollupo (sp?). They spent many days
21 and hours negotiating with us. I'm pleased to say
22 that I'm only missing one finger. I'm not dealing
23 (sic) with Emma, so I have 9-1/2 fingers left. So
24 that's actually--that's actually pretty good. I'm
25 told that most people walk out with just a limb or

2 two. So I'm--I--I successfully survived that, but
3 certainly the work that John Pollupo did was--was
4 incredible, and I will tell you that every member of
5 the senior team of the administration from Carl
6 Weisbrod to Vicky Bean to Alisha Glenn were all
7 hands-on, and whenever we needed them, they answered
8 our calls and they spoke to us and negotiated with
9 us, and it really was an incredible collaborative
10 effort. And so, we're really excited about that, and
11 I want to thank everyone as well. And then finally,
12 I want to thank the advocacy groups because these
13 groups play an incredibly important role. I
14 especially want to thank HTC. We saw the at
15 virtually all of our hearings, and so we appreciate
16 that. I want to thank AARP. I've never seen such
17 young seniors in my life, and I'm really thrilled to
18 see them here as well. I want to thank, of course,
19 Third (sic) TBJ, 1199, DC37, NWAACP, RWDSU, the
20 National Urban League, Live On New York. Real
21 affordability for all as we so lovingly call them
22 RAFA and A&HD for the work that they did, and they
23 really played a very important role, and we recognize
24 that that this was an incredibly collaborative
25 effort.

2 So LU 335, the zoning for quality and
3 affordability--and yes, Gloria Pasmemo (sp?) wherever
4 you are I got your Tweet, and I'm going to speak a
5 little bit slower so you can take notes--is a text
6 amendment to address the parking height and bulk
7 floor area rules across the city to promote the
8 development of affordable housing and senior
9 affordable housing. The subcommittee chaired by
10 Chair Richards has recommended a series of
11 modifications in his proposed that are outlined in
12 detail in the materials in front of you. Now, our
13 wonderful Land Use staff, just so that you know, they
14 are not forcing you to read all 500 pages of text.
15 We have this, which is a summary, a/k/a a cheat
16 sheet. So for those of you in the press, for those
17 of you in the staff, our members who would like,
18 look this and you will see all of the major changes
19 that were made in the proposal. And Chair Richards
20 is doing a wonderful job modeling the City Council
21 modifications, and thank you so much for that. We
22 appreciate that as well. The modifications that we
23 are discussing today are aimed at strengthening the
24 core goals of the proposals while scaling back on
25 certain changes to protect neighborhood context.

2 Along these lines, the subcommittee had recommended
3 reducing height increases for market rate housing,
4 scaling back certain bulk changes, increasing
5 oversight of waivers provided and scaling back on the
6 parking changes proposed. The key changes we are
7 making reflect the feedback of community board and
8 other elected officials including borough presidents.
9 Richard, don't make me call you out by name. You
10 were pretty loud over here. How are you? Including
11 the presidents and other interest groups. To put
12 this in simple language, we focused on three areas in
13 ZQA. We wanted that the benefits should go to
14 affordable and senior housing, not to market rate
15 housing. We wanted to respond to concerns about the
16 transit zone by providing more parking in areas that
17 don't have great access to mass transit, and it was
18 very important to us to maintain neighborhood
19 context. So specifically, just to highlight some of
20 the bigger changes, we removed a special permit that
21 would have allowed changes of the height and setback
22 for irregular sites because those were market rate
23 development sites. We got rid of another special
24 permit that would have allowed a parking waiver for
25 market rate units and instead of sending it to the

2 BSA, we're sending it to City Planning so there can
3 be a full ULURP review so the Council Members and
4 community boards can weigh in. And so in short, if
5 it created more affordable housing we kept it in. If
6 it didn't, we took it out. We listened to community
7 boards, and we made changes to the transit to the
8 transit zones, and that was a number one area that we
9 heard concern from the outer borough community
10 boards. And as City Planning said, they're not
11 really transit zones, they're shopping and quality of
12 life zones as well. Just because you live next to one
13 subway, doesn't mean that you have great access to
14 mass transit or to shopping especially in the outer
15 boroughs where you may need a car to get around. So
16 what we did was really incredible. We undertook a
17 district-by-district review of this. We maintained
18 the transit zone overall, but we went neighborhood by
19 neighborhood, and block by block and we created maps
20 that truly reflect the local needs. And I really
21 think that the community boards will be very
22 impressed by the results. Moreover, we're protecting
23 neighborhood context. For example, we limited
24 significant new concentration of nursing homes in
25 districts that already have a lot of nursing homes.

2 And further in R32 districts that have one-family
3 homes, they are 25 feet tall, it would have been a
4 mistake to allow for a 65-foot building next door.
5 So we carved those out. I want to thank Council
6 Member Alan Maisel, who flagged that for us, and we
7 lowered the height increases to 10 feet in the R4
8 districts and 15 feet in R5 districts with certain
9 additional requirements so that we can keep the
10 context of those single-family and two-family
11 neighborhoods. And finally, in regards to ZQA, we
12 kept the additional five feet for commercial spaces,
13 but not for market rate housing with the exception of
14 the Manhattan core that we carved out altogether.
15 And once again, this reflects the concerns of those
16 in the Manhattan Community Board and the council
17 members who fought for decades to win height limits
18 in their districts. In sum, we want you to know that
19 we heard you loud and clear, and we literally went
20 through every single recommendation of every single
21 community board of every single borough president and
22 of every elected official who gave us feedback. And
23 the changes that you see today are intense changes
24 that reflect those requests and those concerns, and I
25 genuinely believe we addressed most of the concerns

2 that were brought to us by our colleagues in
3 government.

4 LU 334, the Mandatory Inclusionary
5 Housing Program is a text amendment that would
6 establish a new mandatory inclusionary housing
7 program. This proposal will allow New York City to
8 require that all new residential development in
9 certain areas provide a set-aside of residential
10 units for affordable housing. This program
11 represents a huge step forward from the previous
12 Voluntary Inclusionary Housing Program because it
13 will not allow substantial residential development
14 without affordable housing. And because it requires
15 a more substantial portion of the building to be set
16 aside for affordable housing, the subcommittee has
17 recommended a series of changes that will require
18 units to be provided for families with lower incomes,
19 would disincentivize off-site housing, and would
20 strengthen the programming requirements.

21 Specifically, we modified the proposal to introduce a
22 new low-income option requiring 20% of new buildings,
23 provide for families making 40% of the area median
24 income. That's \$31,00 for a family of three, and
25 they would pay only \$775 in rent on a brand new two-

2 bedroom apartment. Also, we set aside in the
3 existing option what is known as Option 1. Once you
4 can see this all in here, where we're going to
5 require that 10% of the building be provided for
6 families making 40% of the area median income, and
7 would decrease the overall incomes for the final
8 workforce option. So made significant changes to
9 achieve deeper levels of affordability on both ends
10 of the program. The changes to both of these
11 programs required countless hours of work, and once
12 again, we thank everyone in the Council, at the
13 Mayor's Office, and the Department of City Planning,
14 at HPD for their efforts to bring these proposals to
15 this point. And I am confident that with these
16 changes proposed here these proposals will benefit
17 New York City for years to come. This is literally
18 the best affordable housing plan of any city in the
19 United States of America that we are passing today
20 and I, therefore, strongly recommend that we approve
21 these items as modified. Are there any questions or
22 comments on the proposed modifications, and just to
23 be clear, of course, you can still make remarks when
24 you vote. I'm sorry.

1 COMMITTEE ON LAND USE

21

2 COUNCIL MEMBER WILLIAMS: [off mic] Say
3 that again.

4 CHAIRPERSON GREENFIELD: One more time.
5 Okay, the short version for Jumaane Williams good
6 stuff, folks, good stuff. [laughter] Hearing no
7 questions or comments, I will ask the clerk to call
8 the roll, and certainly if you'd like to speak when
9 the clerk calls the roll, just let us know, and we
10 will grant you that permission. Thank you.

11 CLERK: Kevin Penn, Committee Clerk, roll
12 call in the Committee on Land Use Items 334 and 335.
13 Council Member Greenfield.

14 CHAIRPERSON GREENFIELD: Aye on all.

15 CLERK: Gentile.

16 COUNCIL MEMBER GENTILE: Mr. Chairman, as
17 you know, I spoke at the subcommittee vote and put my
18 thoughts on the record. So I will save the rest for
19 the floor, and vote aye on all.

20 CLERK: Palma.

21 COUNCIL MEMBER PALMA: [off mic] I vote
22 aye on all.

23 CLERK: Dickens.

24 COUNCIL MEMBER DICKENS: [off mic] Aye

25 CLERK: Garodnick.

2 COUNCIL MEMBER GARODNICK: Aye.

3 CLERK: Mendez.

4 COUNCIL MEMBER MENDEZ: [pause]

5 Permission to explain my vote.

6 CHAIRPERSON GREENFIELD: Council Mendez,
7 to explain her vote.

8 COUNCIL MEMBER MENDEZ: Thank you. I
9 will be abstaining on ZQA and MIH. While I feel a
10 lot of work has been done on this, I'm still trying
11 to wrap my head about what's actually gone--going on
12 my colleague's districts. In my district, I had
13 wished and in Manhattan I had wished that they had
14 kept the contextual rezonings of the past decade in
15 whole. While we are in a better place, we are not
16 whole and, you know, I had hoped that the Voluntary
17 Inclusionary Zones in the city have been made
18 mandatory. So today, I am abstaining on both. Thank
19 you.

20 CLERK: Rodriguez.

21 COUNCIL MEMBER RODRIGUEZ: [off mic] Aye
22 on all. (sic)

23 CLERK: Koo.

24 COUNCIL MEMBER KOO: [off mic] [pause]

25 Permission to explain my vote.

2 CHAIRPERSON GREENFIELD: Chair Koo, to
3 explain his vote.

4 COUNCIL MEMBER KOO: Thank you. Downtown
5 Flushing has about ten large-scale developments
6 either under construction or in the pending stages.
7 These mostly consist of luxury condos, hotels, and
8 commercial strip. The only projects for any
9 affordable housing, they all are municipal parking
10 lots that have been painstakingly negotiated by the
11 city, community and the developers. I attend a town
12 hall last week where about 100 people told me in no
13 uncertain terms that they are scared that there will
14 be reprisal of our neighborhood. This is why I have
15 asked for 40% AMI option to allow for a deeper level
16 of affordability, and I'm very happy the Council's
17 bill made that provision. But we must also preserve
18 our residential character. Z here--ZQA must respect
19 the parking needs of outer boroughs, and you must not
20 undo the contextual zonings that were completed under
21 the last administration. Eliminating R3-2 zones will
22 ensure our single-family homes will not be surrounded
23 by high-rises, and eliminating the BSA waivers for
24 market rate parking and requiring a full ULURP, will
25 ensure our community boards continue to have a voice

2 in planning our communities. This bill is not
3 perfect. It's not going to single-handedly resolve
4 our affordability crisis, but it is a good start. I
5 would like to thank the Administration for working in
6 good faith with our communities. I will vote yes.

7 CLERK: Lander.

8 COUNCIL MEMBER LANDER: Request
9 permission to explain my vote.

10 CHAIRPERSON GREENFIELD: Council Member
11 Lander to explain his vote.

12 COUNCIL MEMBER LANDER: Thank you, Chair
13 Greenfield and thanks for your leadership throughout
14 this process. I will be enthusiastically voting yes
15 on both Mandatory Inclusionary Housing and Zoning for
16 Quality and Affordability today. In 2003, when I was
17 at the helm of the Fifth Avenue Committee, the
18 Bloomberg Administration proposed the upzoning of
19 Fourth Avenue to allow apartment buildings along the
20 avenue, and, you know, and the neighborhood at the
21 time there were some people that didn't want taller
22 buildings on Fourth Avenue. But there were more
23 people who said we would be open to additional
24 density on Fourth Avenue. It's served by a subway.
25 It's an appropriate place for taller buildings and

2 more apartments, but the neighborhood is continuing
3 to gentrify and we need to know that there are going
4 to be affordable units there. It seemed like a rela-
5 -a--a--a reasonable idea, and we learned that a lot
6 of other cities around the country had a Mandatory
7 Inclusionary Zoning Program, and that New York at the
8 time didn't even have a voluntary one. And, we
9 pushed very hard for what we thought was just a
10 simple and obvious thing. We'll take the density.
11 Guarantee us some affordability. And at the time, we
12 were treated like we were crazy. We didn't even win
13 a voluntary program, and today 13 years later,
14 there's a whole lot of market rate housing on Fourth
15 Avenue, and there is not one affordable unit. Now,
16 we've lost the hundreds of units of affordable
17 housing that we might have had on Fourth Avenue, but
18 today the whole city is running. So that the next
19 time things like this happen in every neighborhood,
20 and I look forward to that including Gowanus
21 neighborhood just a little bit away from Fourth
22 Avenue where we will be able with smart and good
23 community planning to plan for the planning, the
24 infrastructure, the urban design, the mix of use as
25 we want and to guarantee affordable units through

2 Mandatory Inclusionary Housing. When the de Blasio
3 Administration proposed it, they already had proposed
4 what was by almost any measure the strongest
5 Mandatory Inclusionary Housing program in the
6 country, but this Council has made it significantly
7 better. I'm proud of the process that took place,
8 the consultation with individual members, the balance
9 of setting collective priorities and working on
10 individual member issues across both of these. I
11 want to thank both chairs for their leadership. I
12 want to echo the thanks to Raju and his team, and to
13 the Speaker for creating the space for us to work
14 together. We have not gotten to 100% agreement, but
15 we have strengthened this policy in so many ways, and
16 I would urge people if you're not going to look
17 through all of these pages, the document yes. Well,
18 you can go with the fine Power Point, but the summary
19 sheets are--are important as well. And I do want to
20 point people to it because there are some things we
21 really haven't even talked about that are quite
22 significant things that the Council has done to
23 improve this. We've talked about the deeper
24 affordability, but to strengthen incentives for on-
25 site affordability are a big deal, and they're much

2 stronger. The ways in which it's hard to go through
3 loopholes at the BSA, the way in which there's
4 equitable access to amenities, and a mix of units
5 throughout the building. The way in which we're
6 going to have more transparency and today you can't
7 even figure out which Voluntary Inclusionary units
8 exist, the ways in which there's going to be more
9 transparency, the way in which the Administration has
10 agreed to report on the commitments made to
11 neighborhood through the Neighborhood Development
12 Fund. There's commitment that this Council has
13 fought on to make sure that manufacturing zones are
14 strengthened even as we're--and that we've got a
15 commitment in here to move forward rapidly on the
16 manufacturing districts. And, of course, one--
17 there's some fantastic stuff on local hiring, on
18 better efforts to make sure about construction
19 safety, and one that I'm especially enthusiastic
20 about is the commitment from the Administration to
21 work with us on a citywide certificate of mill (sic)
22 harassment policy to make sure that landlords and
23 developers don't use up zonings or gentrification as
24 an excuse to harass out tenants, and then upgrade the
25 building and that will be made more difficult as a

2 result of the certificate of mill harassment
3 policies. So, with big thanks--oh, and finally on
4 ZQA, we can now build some senior housing on that
5 Bishop Boardman parking lot, and I can't wait for the
6 day that we can cut the ribbon and move some--and let
7 some new seniors move into what's today an
8 underutilized parking lot. So with apologies for the
9 length of those remarks, and again with gratitude to
10 the chair, and with everyone who worked on this, I
11 proudly vote aye on all.

12 CHAIRPERSON GREENFIELD: No apologies
13 needed. As I said, we gave you the 500 pages, and as
14 promised after 15 minutes you read through it all,
15 and you gave us a summary. We're very grateful for
16 that. Clerk, continue the roll, please.

17 CLERK: Levin.

18 COUNCIL MEMBER LEVIN: Permission to
19 explain my vote.

20 CHAIRPERSON GREENFIELD: Council Member
21 Levin to explain his vote.

22 COUNCIL MEMBER LEVIN: Thank you very
23 much, Mr. Chairman. I just want to thank you for
24 your leadership. Chairman Richards, thank you for
25 your leadership in shepherding these very complicated

2 and very dense and complex politically land use
3 measures through this Council. I want to thank the
4 Speaker for her leadership. I want to especially
5 acknowledge Raju Mann and the entire Land Use staff
6 who have really been incredibly diligent working with
7 every individual member on every individual issues
8 that they have both in MIH and ZQA, and it's really
9 been a model of how a legislative body can
10 transparently consider large scale land use measures.
11 I am going to vote aye on both measures, and
12 following up on what Council Member Lander said, I
13 have seen large parts of my district have gotten re-
14 zoned over the last 15 years, and there were so many
15 missed opportunities in Downtown Brooklyn, Fourth
16 Avenue, Williamsburg, Greenpoint where we could have
17 done so much better, so much better for the people of
18 New York City when it comes to affordable housing.
19 Developers are building skyscrapers in Downtown
20 Brooklyn with at most a sliver of affordability, and
21 in some instances no affordability at all. And--and
22 that really is--is--is so disappointing, and I
23 commend this administration for seeing the inequity
24 in that, and--and the injustice in that and moving
25 forward on the Mandatory Inclusionary Zoning

2 framework that will allow for thousands and thousands
3 of--of units to be built throughout New York City
4 that are affordable, they're affordable to people
5 that live in those communities. And--and in addition
6 on the ZQA, we're putting a priority on senior
7 housing and allowing seniors to be able to stay in
8 New York City for--for generations to come because
9 what's happened over the last 15 years with the loss
10 of federal funding for senior housing, it's been an
11 absolute crime. And--and I commend this
12 Administration for really taking it up and saying--
13 not taking, but not being discouraged from--from
14 limitations from other--other branches of government,
15 other federal and state government and saying that
16 they're going to take on this issue head on. So
17 with that, I vote aye on both.

18 CLERK: Rose.

19 COUNCIL MEMBER ROSE: Mr. Chair, I--I
20 thank you and appreciate the negotiating skills of
21 the Land Use, the Council Land Use, Chair--Raju and
22 staff, the Land Use Chair and committee, and mostly
23 my colleagues for their thoughtful deliberations on
24 behalf of all of our constituents, and I appreciate
25 that the neighborhood nuances were considered and

2 included in this Zoning Text Amendment, MIH and ZQA,
3 and I vote aye. Thank you.

4 CLERK: Williams.

5 COUNCIL MEMBER WILLIAMS: Excused to
6 explain my vote?

7 CHAIRPERSON GREENFIELD: Council Member
8 Williams to give a short explanation of his vote.

9 COUNCIL MEMBER WILLIAMS: I didn't say
10 short. I just said explain. [laughter] But I'm
11 not--I did explain in the subcommittee. Some of my
12 remarks are on record. I just wanted to--to add for
13 clarity, of course, my objection to MIH as it is. It
14 isn't to say that we shouldn't include height and
15 conveyances in the same options, and the exact same
16 neighborhoods, but rather, we should not pass a plan,
17 which allows communities to avoid including any low-
18 income options and continue to further segregate the
19 city. I wanted to make sure that was clear and, of
20 course, it is still the best in the nation as it
21 should be. I think New York City should lead the
22 way, but I--we--I think we did have an opportunity
23 for more people to look at this plan. Not to say
24 they--they--if there was a way that we would have
25 addressed the fair housing issue just a little

2 better, I still believe that that is a concern. As
3 good as the plan is, that it is good for the people
4 who are welcoming the lower income units into their
5 communities, and people who do not want them
6 historically still would have an issue, of course.
7 MIH is not--wasn't meant to be a solution for all of
8 our city housing's problems. So I look forward to
9 continuing to work on that issue. I vote no on MIH
10 334 and yes on ZQA 335.

11 CLERK: Richards.

12 COUNCIL MEMBER RICHARDS: Permission to
13 explain my vote.

14 CHAIRPERSON GREENFIELD: Chair Richards
15 to explain his vote.

16 COUNCIL MEMBER RICHARDS: Can I read
17 through all my testimony from the subcommittee
18 hearing.

19 CHAIRPERSON GREENFIELD: Most definitely
20 note.

21 COUNCIL MEMBER RICHARDS: Okay. But I
22 want to thank you for your leadership and partnership
23 throughout this whole process. Seriously, it's been
24 a joy to work with you, and look forward obviously to
25 continuing rezoning the entire city. [laughs] But

2 it's a honor. It's been a honor to work with you. I
3 just wanted to commend once again our Land Use staff
4 Raju Mann. Thank you so much. My son now knows the
5 alphabet. I'm not sure if it's correct, though.
6 He's saying ZQA, MIH. [laughter] So I'm hoping the
7 Administration is going to commit some more Universal
8 Pre-K in my district so that we can really send them
9 on their way to learning their ABCs the correct way.
10 But in all seriousness, I want to thank everyone once
11 again, all of our--the Council Members who fought
12 ferociously--ferociously for their communities I mean
13 down to the sock. They really cared about every inch
14 of their communities, and I want the public to know,
15 and I want the community boards to know whether the
16 cameras were on or off that these members here fought
17 very hard. I want to thank the Administration once
18 again. I want to thank the Speaker especially for
19 her leadership, Ramon, Joe, Serranto (sp?) who was in
20 the room when we were negotiating all of this stuff.
21 They are--you definitely--when you go into battle,
22 you want to go in with some strong people, and these
23 were some strong people, and we got a lot of changes
24 because of it. I just want to echo what many of our
25 colleagues said. Listen, this Mandatory Inclusionary

2 Housing, you can put it up against any other city's
3 program, and I can assure you that they're going to
4 be looking to revise their plans now. This is the
5 most aggressive and ambitious policy out of any city
6 in this country, and this Council ought to be
7 commended for moving forward with it. There's always
8 better you can build, but I believe that we've
9 reached a place that won't stymie development that
10 will still help us to obtain the goal of affordable
11 housing and senior housing. And on ZQA, you know, I
12 know there's always been challenges. When you speak
13 of rezoning a community or changing the density or
14 heights of a community, you know, people want to keep
15 the characters of their neighborhoods. But I do want
16 to say that we are in a crisis. [coughing] There's
17 a need. There are 50, nearly 55 or 50,000 people
18 sleeping in homeless shelters, and we cannot continue
19 with the status quo. So if that means adding a floor
20 to a particular building in a neighborhood so that
21 seniors have a place to live, that is critical. And
22 if it means eliminating a parking spot, and as I said
23 at the subcommittee hearing, cars shouldn't be the
24 only--shouldn't have a place to live before human
25 beings do. And if that means eliminating a parking

2 spot to ensure that somebody, a senior has housing,
3 it is our duty as elected officials to actually lead
4 on an issue like this, and to ensure people have a
5 place to live in space. So wit that, Mr. Chairman, I
6 want to thank you once again for your leadership. I
7 proudly vote aye on both of these proposals.

8 CLERK: Barron.

9 COUNCIL MEMBER BARRON: Mr. Chair,
10 permission to be excused to explain my vote.

11 CHAIRPERSON GREENFIELD: Council Member
12 Barron to explain her vote.

13 COUNCIL MEMBER BARRON? Thank you. I then
14 want to--I also want to commend the staff for the
15 great work that they've done. It's really tremendous
16 but I don't think that it has reached what I feel are
17 the needs of people in my community. To the AARP,
18 I'm a member, a card carrying member, but I think
19 that there's still is not the reach that it should
20 have. As we look at MIH and we understand that
21 through much of the changes that were made, there
22 will be at least a ten percent inclusion of people
23 making \$40,000. That only reaches about 10% of the
24 people in my community because there's a 35% below
25 that 10% who are only making up to \$35,000. So they

2 are not a part of being able to apply, and I was
3 reading a federal report, which says gentrification
4 is not only pushing one community out and bringing in
5 another community, but it's having a community that's
6 not eligible or able to apply for the housing that's
7 going in. The Option 3 reminds me of the recent
8 advertising from the previous administration that
9 offered affordable housing to people making \$200,000.
10 And this Option 3 has an average of \$115,000. So if
11 you're going average down to 115 of the AMI, not
12 \$115,000, 115 AMI, if that's the average then you're
13 certainly going to have a significant number perhaps
14 of people who make more than that 115% of the AMI,
15 and that's troubling. In terms of the ZQA, the push
16 to have housing built on the parking lots is
17 admirable, but I read Zoning Regulation 25-25, which
18 says that the federal government prohibits
19 construction on parking lots. Prohibits construction
20 on parking lots. In order to begin to explore that,
21 you have to request a waiver. I don't know that this
22 administration has reached out or sent a messages or
23 plans or thinks that the present Congress will be
24 willing to do that, or what the history has been in
25 granting that waiver. So, that's questionable to me

2 as well, and the developer that's receiving a 5%--
3 that's an additional five foot height for providing
4 13-foot ground floor space for a community facility
5 or for retail, that's great, but I don't think that
6 it should have been an either/or proposition. That
7 the developer does not have to also consider
8 affordable housing. Because a developer with that 13
9 foot ground floor space can have all market housing
10 above. So that's also troubling to me. So, I've
11 been told that, well, you've got to be able to
12 realize that you've got to have this cross-
13 fertilization of money so that the developer can get
14 a reasonable rate of return. I would like to know
15 what is a reasonable rate of return, and who has set
16 that amount, percentage or whatever to be the
17 reasonable rate of return, and how do we monitor
18 that. I know that I've been told the BSA will look
19 at that, but who set this reasonable rate of return,
20 and what is that amount? And I think that all of us
21 has--this has us focusing on the 25% and the 30% of
22 apartments for so-called affordable, whatever the
23 ranges are. But we're not looking at 70 or 75% that
24 are market rate, and at a time when we have 68,000
25 people living in--in shelters and people who are

2 homeless, and people who are the working poor, I
3 think we use--we need to use every opportunity to
4 explore how we can look at those persons who are the
5 most rent burdened to make sure that they get full
6 advantage of any housing that we approve, and with
7 that I vote no on these two.

8 CLERK: Cohen.

9 COUNCIL MEMBER COHEN: Thank you. I vote
10 yes on LU 334 and no on LU 335.

11 CLERK: Kallos.

12 COUNCIL MEMBER KALLOS: Permission to
13 explain my vote.

14 CHAIRPERSON GREENFIELD: Council Member
15 Kallos to explain his vote.

16 COUNCIL MEMBER KALLOS: Thank you to the
17 Speaker, Chair Greenfield, Chair Richards, and the
18 Council staff for all your hard work in amending both
19 proposals to reflect the voices and expertise of our
20 communities. I have my weekend reading set aside for
21 me before our upcoming vote. I spent the past year
22 fighting to approve Zoning for Quality Affordability,
23 ZQA and Mandatory Inclusionary Housing, MIH, develop
24 housing for all New Yorkers while protecting light and
25 air by eliminating building heights. Last year, I

2 joined Manhattan Borough President Gale Brewer and
3 many of my Manhattan colleagues in the Council in
4 calling for changes to ZQA, that threatened our
5 neighborhood, particularly our side streets with
6 height increases that have led to over-development.
7 In response to our advocacy, the Department of City
8 Planning Chair Carl Weisbrod agreed to remove both
9 height increases to RAB, and limit height increases
10 that are R6B or R7A, thereby, protecting the quiet
11 mid-block of the side streets throughout Manhattan.
12 Still, the proposal would have considerably weakened
13 the Sliver Law, removed the hills and valleys that
14 give our mid-blocks character, and provide light and
15 air, and allowed additional height in cases even
16 where no affordability was being built. All these
17 issues were identified by a study that my office
18 funded by the Friends of the Upper East Side Historic
19 District and City Task. Community Boards 6, 8 and
20 11, that I represent in Manhattan, noted these
21 issues, when they voted against the original ZQA. I
22 addressed these issues and statements before the
23 Manhattan Borough Board as well as my testimony
24 before the City Planning Commission's hearing, and
25 our zoning hearings, where I also asked for deeper

2 and broader affordability in Mandatory Inclusionary
3 Housing. I joined the association with Neighborhood
4 Housing and Development, NHD, and the Real
5 Affordability for All, RAFA, calling for deeper
6 affordability so that we could--when we get up
7 density, we get housing for all New Yorkers,
8 including those who need it most. We also fought for
9 brothers and sisters to ensure subsidies provide
10 local jobs, and improves construction safety. As
11 Vice Chair for Policy of the Progressive Caucus, I
12 joined my progressive colleagues in the Council in a
13 letter seeking deeper affordability, additional
14 affordability to disincentivize off-site housing
15 among many other key improvements. As Chair of the
16 Committee on Governmental Operations, with the
17 oversight over the Board of Standards and Appeals, I
18 fought for financial hardship review by HPD with all
19 our location materials posted online in real time,
20 these are the first of many BSA reforms to come.
21 I've also offered Introduction 1015, co-prime
22 sponsored by Housing Chair Jumaane Williams and
23 Council Member Rosie Mendez that has already been
24 heard, and would create a database for all affordable
25 housing units require enforcement by HPD with defined

2 and centralized applications for new and existing
3 affordable housing. After lots of hard work from the
4 Council, I'm proud to have worked with my colleagues
5 to have negotiated these final changes, zoning for
6 quality and affordability. In addition to
7 eliminating the increase in RAP contextual districts,
8 we reduced the height increases in other contextual
9 districts including bringing the maximum R10A
10 increase from 50 feet, 5-0, five stories, to 25 feet.
11 In R10A districts the initial proposal would have
12 made narrow streets as tall as wide streets,
13 eliminating the hills and varrows--valleys. This is
14 no longer the case. We're no longer giving away
15 height for free and tying--and we are tying
16 additional heights and contextual districts in
17 Manhattan to affordable housing. Districts
18 oversaturated with nursing homes such as mine where
19 rent regulated affordable housing would be displaced
20 in favor of \$15,000 a month beds paid for by
21 Medicaid, and our city budget will remain protected
22 by a special permit. Seniors who would have been
23 squeezed into a 275-foot units, which will now be set
24 to at a higher 325 square feet. And originally NYCHA
25 tenants would have been walled in by new construction

40 feet from their windows with luxury units built high above them, but will continue to be protected by 60-foot requirement between the buildings. The original proposals would have re-opened the zoning loophole, but we stopped with the Sliver Law, and that loophole will remain shut, and the Sliver Law will remain safe. With regard to Mandatory Inclusionary Housing, we're providing for lower-income New Yorkers by requiring housing 10% of the housing at 40% of the AMI when selecting 25% at 60% of AMI. We'll provide an option for 20% at 40% of IMI--AMI, and additional options. And so, what that means is an average family income of \$24,000 for a single or \$31,000 for a family of three will now have affordability. Finally, MIH will be more transparent as we've required HPD to create a system to track, register and monitor the new affordable units created. As would be required by Introduction 1015, the HPD projects will provide funding incentives for local outreach and hiring, and the Department of Buildings will impose requirements and fines that will make construction favors--safer. For these reasons, I vote aye on both text amendments as well as the previous land use call-ups.

2 CHAIRPERSON GREENFIELD: Thank you.

3 CLERK: Torres.

4 COUNCIL MEMBER TORRES: [pause] I--I

5 know as we spoke earlier, I just, you know, not only
6 are we--not only is ZQA expanding this--the supply of
7 senior housing, but David Greenfield is expanding our
8 stock of comedic amusement, for which I am grateful,
9 and I vote aye.

10 CLERK: Treyger.

11 COUNCIL MEMBER TREYGER: Permission to
12 explain my vote.

13 CHAIRPERSON GREENFIELD: Thank you. Just
14 for the recording, according to Sally Goldenberg,
15 it's like a mediocre comedic quality. Council Member
16 Treyger to explain his vote.

17 COUNCIL MEMBER TREYGER: So, I--I'd like
18 to commend and thank both Chair Greenfield and Chair
19 Richards for really championing these measures in the
20 Council, and for making their offices and themselves
21 very accessible throughout this entire process. I
22 want to strongly commend the Speaker, her staff who
23 have spend and the Land Use staff who have really
24 spent so much time with us, and over and over and
25 over again making sure that we are paying respect to

2 the individual features of our neighborhoods. And
3 let me say this, I'm very sensitive, and I appreciate
4 when we hear from residents, and we hear from
5 advocates and leaders, yes, each neighborhood is
6 unique. There's no question about that, but what is
7 not unique across the entire city of New York is the
8 need for senior housing. That is the number one
9 request that comes across to my office every single
10 day in addition to Sandy recovery issues. Senior
11 housing, every day someone comes in, someone calls
12 asking for is there an apartment available for senior
13 housing. So I believe that government has an
14 obligation to act, not to just simply bicker but to
15 act. And so I do want to commend this Council and I
16 do want to commend the Administration for--and the
17 advocates for taking a stand and saying we have to do
18 something to further entice and to further motivate
19 and trigger the construction of senior housing in New
20 York City. With regards to MIH, I am of the belief
21 that it's not enough to say that we have to do
22 everything possible to make New York City a place
23 where people could afford to live. I think we have
24 to make the city affordable where people have a
25 chance to own a piece of this city. The term social

2 mobility needs to come back into our vocabulary. It
3 needs to be at the forefront. I believe that when
4 people had a chance to own a piece of their
5 neighborhood that is a big answer to gentrification.
6 To me, when you live in an apartment for 20, 25
7 years, and you choose to move out, when you help
8 build up that neighborhood, you should share in the
9 prosperity and the growth that you've contributed.
10 So MIH is a starting point. It is one of the most
11 aggressive housing policies out in the country, but I
12 hope it's a starting point for us to do more to
13 assist working families to own a piece of New York.
14 With that, I vote aye on all. Thank you.

15 CLERK: By a vote of 14 in the
16 affirmative, 2 in the negative and 1 abstention, both
17 items, LU 334, the Mandatory Inclusionary Housing and
18 LU 335 Zoning for Quality Affordability have been
19 adopted.

20 CHAIRPERSON GREENFIELD: Thank you. I
21 also just want to reflect for the record, and I think
22 it's important to note that there were varied
23 concerns that were raised along the process, and not
24 all of those concerns were able to be addressed
25 within the actual text amendment. As a result, I am

2 in receipt of a letter from the Mayor of the City of
3 New York, Mayor Bill de Blasio to Speaker Melissa
4 Mark-Viverito outlining commitments that this
5 administration has made to the City Council to
6 address many of those concerns. I'm just going to
7 read the top lines into the records.

8 The first is there's a commitment to
9 reach extremely low-income households by using
10 financing programs including Ella and Sara (sp?) to
11 reach AMRs as well as 30% AMI in AMI--MIH rezoned
12 neighborhoods.

13 The second is a commitment for
14 transparency on the Neighborhood Development Fund and
15 other--other infrastructure improvements that have
16 been promised and will be promised.

17 The third is an expanded certification of
18 no harassment policy. I refer to Council Member Brad
19 Lander for more details.

20 The fourth is a commitment on deeper
21 affordable senior housing.

22 The fifth is furthering local hiring
23 incentives in HPD financed developments, including
24 getting 15% of the granted points for developers who
25 will hire locally.

2 The sixth is to use, hire NYC to connect
3 low-income workers to construction opportunities at
4 HPD financed development.

5 The seventh point is an HPD commitment to
6 promoting MWBE.

7 The eighth point is a commitment by the
8 Administration and the New York City Department of
9 Buildings to require new safety and super
10 requirements for major construction projects within
11 the City of New York beginning July 2016.

12 The ninth commitment is for studying the
13 Soho and NoHo districts.

14 The tenth commitment is to further the
15 Fresh Program. I refer you to Chair Richards for
16 more information on that.

17 The eleventh commitment is on
18 strengthening the manufacturing districts, and a
19 quicker timeline on those strengths.

20 The twelfth commitment is on the
21 voluntary--Voluntary Inclusionary Housing Program to
22 re-examine and improve the program.

23 The thirteenth commitment is on Mandatory
24 Inclusionary Housing enforcement.

2 The fourteenth commitment is to make sure
3 that Council members are consulted before RFPs for
4 land that is controlled by HPD, NYCHA or EDC.

5 The fifteenth commitment is a commitment
6 that was well reported on, which is a study for
7 deeper affordability in the City of New York.

8 And finally, the last, the sixteenth
9 commitment is that the Board of Standards and Appeals
10 will have more transparency and more information that
11 is available through the DSA including information
12 that will now be sent to the local community boards.
13 And like I said, this is a letter sent from the Mayor
14 to the Speaker of the City Council.

15 So what's going to happen now is we are
16 going to send these modifications to City Planning
17 for review on whether these modifications are within
18 the scope the text. We expect that it shouldn't be a
19 problem, and we should receive it back from City
20 Planning either Monday or a Tuesday, and we expect
21 the full Council will vote on Tuesday. As is our
22 practice in this committee, I'm going to keep the
23 committee open for 15 more minutes to allow for
24 council members who haven't yet arrived to arrive,
25 and so we will keep this committee open until 3:05

2 p.m. Thank you all, and congratulations, and a
3 special thanks again to outstanding Land Use staff.
4 Thank you very much. [applause]

5 COUNCIL MEMBER KALLOS: Chairman
6 Greenfield, I have more concessions to read into the
7 record. [pause]

8 CLERK: Rodriguez to vote.

9 COUNCIL MEMBER RODRIGUEZ: Aye and thank
10 you to the Mayor for putting the vision on building
11 houses for the working class and middle-class.

12 CLERK: The vote stands at 15 in the
13 affirmative, 2 in the negative, and 1 abstention.
14 [pause]

15 CHAIRPERSON GREENFIELD: The clerk will
16 call the final roll.

17 CLERK: The final vote in the Committee
18 on Land Use Items 339, 340, 345, 346 and 347 were
19 adopted by a vote of 18 in the affirmative, 0 in the
20 negative and no abstentions. Items 334 and 335 were
21 adopted by a vote of 15 in the affirmative, 2 in the
22 negative and 1 abstention.

23 CHAIRPERSON GREENFIELD: Thank you. The
24 Land Use Committee for the meeting of March 17, 2016
25 is hereby adjourned. [gavel]

1 COMMITTEE ON LAND USE

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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 March 21, 2016