

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS
AND CONCESSIONS

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May 17, 2016
Start: 1:37 p.m.
Recess: 2:30 p.m.

HELD AT: 250 Broadway - Committee Rm.
14th Fl

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)

Artie Pearson, Director of Land Use
Office of Governmental Relations
NYC Housing Preservation and Development, HPD

Gary Sloman, Director of Operations
Division of Housing Preservation
NYC Housing Preservation and Development, HPD

Angela Alisia (sic), Vice President
Caribe Gardens Tenant Association

Kerry La Botz, Director
Low Income Housing Tax Credit Preservation
NYC Housing Preservation and Development, HPD

Laura Slutsky, Executive Director
Green Preservation Initiative
NYC Housing Preservation and Development, HPD

Evelyn Carr, Deputy Director of Third-Party Transfer
& Multi-Family Preservation Loan Program
NYC Housing Preservation and Development, HPD

Derrick Lovett, President and CEO
MDC Community Housing Corp.

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2 [sound check, pause]

3 [gavel]

4 CHAIRPERSON DICKENS: Good afternoon. I

5 am Council Member Inez E. Dickens, Chair of the

6 Subcommittee on Planning, Dispositions and

7 Concessions. Welcome everyone to today's hearing. I

8 want to thank and acknowledge my Sergeant-at-Arms

9 Raoul Rosario and my Land Use Director Raju Mann,

10 Deputy Director Amy Levitan and my attorneys who have

11 not walked in yet, but Dylan Casey and Julie Rubin.

12 I want to thank everyone for moving to another floor

13 because I know it was a little difficult, but since

14 Zoning was going to take so long, I did not feel it

15 fair to hold us up when we didn't have to so that we

16 could get moving, and not be down here until 6

17 o'clock. We have nine items. We've also been joined

18 by Council Member Antonio Reynoso, who has an item of

19 Land Use and--and that we're hearing today. We have

20 nine items on our calendar today, and we are starting

21 off with Land Use Item No. 350, 351, 352 also known

22 as Caribe Gardens, which are all related. We are

23 joined by Council Member Andy Cohen, Council Member

24 Darlene Mealy and Council Member Mark Treyger to

25 listen to all of today's items. Caribe Gardens'

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2 application was submitted by New York City Housing
3 Preservation and Development seeking the approval
4 from Lindsay-Bushwick Associates, LP to convey two
5 underutilized parking lots to a new sponsor who will
6 construct into new mixed-income buildings. HPD also
7 seeks approval for the extension of Article 5 tax
8 benefits for 40 years for properties located in
9 Council Member Reynoso's district in Brooklyn. I'm
10 going to call up the applicant, and Artie Pearson,
11 Director of Land Use, Gary Sloman, HPD, Angela
12 Alisia, Caribe Gardens Tenant Association. Come on
13 up. It's all right. We don't bite. [laughter] Not
14 yet. [laughs] John Kelly, Lindsay-Bushwick
15 Associates. Is that correct?

16 JOHN KELLY: [off mic] That's correct.

17 CHAIRPERSON DICKENS: I'm going to ask
18 that you identify yourselves before you begin your
19 testimony. Begin, please.

20 ARTIE PEARSON: Good afternoon Chair
21 Dickens and member of the--the committees. I'm Artie
22 Pearson, Director of Land Use in HPD's Office of
23 Governmental Relations, and I'm joined by my
24 colleague Gary Sloman, who's the Director of
25 Operations for the Division of Housing Preservation.

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2 Land Use Nos. 350, 351 and 352 are related items
3 regarding development of a new construction project
4 to be located at Block 3071, part of Lot 10 also know
5 as Parcel A, Boerum Graham, and Block 3072, part of
6 Lot 1, also know as Parcel B, Bushwick Johnson, and
7 it's also known as Caribe Gardens in Council District
8 34. Caribe Gardens is an Article 5 Redevelopment
9 Housing complex made up of six buildings and under-
10 utilized parking area. The current owner, Lindsay-
11 Bushwick Associates, LP is proposing to convey the
12 parking area to a new sponsor and its control who
13 will then lease it to a developer who will construct
14 two mixed-income multiple dwellings. As designated
15 urban renewal sites within the Lindsay-Bushwick urban
16 renewal area, the plan and project as well as tax
17 benefits received approval by the Board of Estimate
18 on August 23, 1980, Calendar No. 23, and provided for
19 the development of 121 Section 8 based rental units
20 for low-income households. Land Use No. 350 will
21 revise the original plan and project to allow for the
22 deletion of the area to be developed, which is Parcel
23 A and Parcel B in order to facilitate the new
24 construction of the two buildings.

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2 Land Use No. 351 will allow for the
3 conveyance of Parcel A and Parcel B to an affiliate
4 of the sponsor who will then lease both parcels to a
5 developer for the construction of approximately 215
6 mixed-income rental units. The new owner will comply
7 with a restrictive covenant placed on Parcel A and
8 Parcel B that stipulates 28% of the total unit--unit
9 count be set aside for households with the following
10 AMI: 20% of the units will be affordable to
11 households at or below 60% of AMI, which is
12 approximately \$46,620 for a family of three. Four
13 percent of the units will be affordable to households
14 at or below 125% of AMI, and 4% of the units will be
15 affordable to households at or below 135% of AMI.
16 The balance of the units will be rented at market
17 rates. The district mix of unit types is still
18 being determined. However, preliminary units
19 indicated that at Parcel A approximately 20% will be
20 studios; 37% will be 1-bedrooms, and 42% will be 2-
21 bedrooms; and at Parcel B approximately 18% will be
22 studios; 59% will be 1-bedrooms and 22% will be 3-
23 bedrooms.

24 Land Use No. 352 will authorize an
25 additional 40 years of tax benefits under Article 5

2 with the original buildings located on the portions
3 of Block 3071 and 3072 not part of the new
4 construction development area. The owner will enter
5 into a new 20-year Section 8 HAP contract for those
6 121 rental units. Therefore, no tenant will pay more
7 than 30% of their adjusted household income in the
8 rent. The buildings are fully occupied, and the unit
9 types are as follows: 36 1-bedrooms and 62--67 2-
10 bedroom units, which includes a super's unit and 18
11 3-bedroom units.

12 HPD is before the Council today seeking
13 approval of Land Use Nos. 350, 351 and 352 in order
14 to facilitate the development of additional
15 affordable housing units that will be part of a new
16 project and the continuation of Section 8 low-income
17 units located by Caribe Gardens. We can answer any
18 questions that you might have.

19 CHAIRPERSON DICKENS: Next please. Are--
20 are you going to give testimony, Mr. Kelly.

21 JOHN KELLY: [off mic] I don't believe I
22 need to give any testimony.

23 CHAIRPERSON DICKENS: All right, and I
24 would like to hear from the Caribe Gardens Tenant
25 Association, Angela Alisia.

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2 ANGELA ALISIA: [off mic] Yes, I'm going
3 to.

4 COUNCIL MEMBER REYNOSO: It's no on.
5 Click the button.

6 ANGELA ALISIA: Okay, it's on. So good
7 afternoon, Chair Dickens and members of the
8 Subcommittee. Thank you for the opportunity to
9 present testimony this afternoon concerning Land Use
10 350, 351 and 352. My name is Angela Alisia, and I'm
11 the Vice President of Caribe Gardens Tenant
12 Association, which represents the tenants--the
13 residents of Caribe Gardens Project Based Section 8
14 Housing development of 121 units in Williamsburg,
15 Brooklyn. I have lived in Caribe Gardens since I was
16 a child and personally understand the importance of
17 affordable housing in New York City. Caribe Gardens
18 is built on the land that the owner is requesting
19 approval from City Council today. The Tenants
20 Association has met with the owner of the property
21 and developer, which will build both affordable and
22 market rate rental housings on its two parking lots,
23 and has come to an agreement with both the owner and
24 developer. As part of the agreement, the owner has
25 agreed to keep Caribe Garden Apartments in HUD

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2 Section 8 program for the next 20 years and provide a
3 number of additional quality of life improvements.

4 As a result, the Tenants Association does not oppose
5 the approvals being discussed here today. Affordable
6 housing is very much needed in Brooklyn or even
7 across New York City. Keeping Caribe Gardens in the
8 Section 8 program is an important part of the city's
9 Affordable Housing Program. If the Section 8 program
10 were to end, it would be horrible for me and my
11 neighbors, and I just want to thank--thank you all
12 for the opportunity to testify before the
13 subcommittee today.

14 CHAIRPERSON DICKENS: Thank you so much.

15 That was very good, and I really liked it.

16 ANGELA ALISIA: Yeah, thank you. Thank
17 you. Now, I'm going to ask would my colleague,
18 Council Member Reynoso like to have a statement now
19 or shall we ask questions? What does it look like?

20 COUNCIL MEMBER REYNOSO: [off mic] I'd
21 like to make a statement.

22 CHAIRPERSON DICKENS: Please proceed.

23 COUNCIL MEMBER REYNOSO: [on mic] Thank
24 you, Chair Dickens. I appreciate the--the time, and
25 for taking care of my folks in the tenant

2 association. I'm very proud of this tenant
3 association. I don't want to say it publicly, but I
4 like them very, very much, and they're one of my top
5 tenant associations in the entire district. That's
6 almost like saying you're my favorite but not
7 exactly. [laughter] Just and fair development
8 happens only when developers reaping the benefits of
9 booming real estate markets are held accountable to
10 the needs of and values of a community that they are
11 coming into. I believe that my community is learning
12 and showing all New Yorkers that development can no
13 longer rely on good faith general or general person's
14 agreements any more. I'm assuming part of the work
15 that Caribe Gardens Tenant Association has realized
16 and I wanted to thank several individuals and
17 institutions that made it possible for a community-
18 based agreement to lock in larger benefits that will
19 mitigate the impact of the proposal that we are--
20 we're hearing today. I want to thank Ed De Barbieri
21 from the Brooklyn Law School for his invaluable
22 technical assistance or valuable technical assistance
23 in creating the base of the agreement between the
24 Caribe Tenant Association and Lindsay-Bushwick
25 Properties and this group. Along with him, several

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2 of the students who provided much assistance and were
3 exposed to the reality of community development and
4 its challenges. I really want to thank the Brooklyn
5 Law School and staff for that. Adrianna Montgomery
6 from the Urban Justice Center for her support of the
7 Tenant Association and making all our meetings. I
8 really appreciate that. In addition, I want to thank
9 Congresswoman Nydia Valazquez, her District Manager
10 Evelyn Cruz who were extremely important in pushing
11 this through. And last but not least I want to thank
12 and acknowledge the many individuals who took it upon
13 themselves to educate and empower their peers and
14 ensure that Caribe Gardens tenants would have a voice
15 in this process and that is the Caribe Gardens Tenant
16 Association. Angela, thank you so much for coming,
17 and being here today and for all your hard work and
18 the amazing work you did. The Tenant Association was
19 installed--as soon as you were installed, I think you
20 had to jump right into negotiating. So the amount of
21 work that you got done in that short amount of time
22 was second to none. It was remarkable. So thank you
23 for that. I do want to acknowledge the good faith
24 efforts both by Lindsay-Bushwick properties and that
25 group who are also here, especially Abe and David

2 Shorts for inspecting this community on lending and
3 understanding its many concerns and challenges my
4 community faces. So thank you guys. The proposal
5 will reach several important goals to preserve and
6 create affordable housing in my community. The most
7 important component for the--for me is the legally
8 binding commitments that will renew a 20-year Section
9 8 Contract for 121 of our families. It is always
10 going to be on the line and the most important part
11 of it. In addition, the extension of Article 5 tax
12 benefits would trigger a restrictive declaration
13 mandating the construction of 28% affordable housing
14 in two new buildings totaling 215 units, of which are
15 20% at 60 AMI; 4% at 125 and 4% at 135, and the rest
16 will be market rate. I also do want to thank HPD who
17 I called several times, maybe three weeks before and
18 I said I don't want to do this because I can't
19 guarantee it, and you guys sat there and did
20 everything possible to make me feel comfortable with
21 that. Whatever we're asking for we're going to get
22 for the community in this case. So I really want to
23 thank HPD for the hard work that they did in making
24 sure that everything was up to snuff. And finally, I
25 want to thank my great Williamsburg organizer who

2 Alexis Rodriguez and my--who was the organizer that
3 was on this project non-stop, and I also want to
4 thank the head organizer Kevin Wilmington for the
5 work he was doing in supporting Alexis in this
6 project. And I'm going to recommend an approval by
7 this committee on this project. It is one of the few
8 times that I really feel comfortable with moving
9 forward with this in my district because of the work
10 that this tenant association did. Thank you, Chair,
11 for your time.

12 CHAIRPERSON DICKENS: Thank you so much.
13 Before I open it up to my colleagues for any
14 questions. This to district associates, the existing
15 development is 100% Section 8, is that what I'm
16 understanding.

17 GARY SLOMAN: That's correct.

18 CHAIRPERSON DICKENS: And who was going
19 to be the new sponsor for the new developments, the
20 two new. Do you know?

21 GARY SLOMAN: Slate Properties.

22 CHAIRPERSON DICKENS: And we've heard
23 from Council Reynoso that he's in agreement. What
24 does the average area income in--in that part of the
25 Williamsburg? Does anybody know?

2 GARY SLOMAN: I don't think that
3 calculation was made because as you know, the area
4 median income is metropolitan. I don't know that
5 anyone actually has one for that area.

6 ARTIE PEARSON: We can look it up and get
7 that information to you.

8 CHAIRPERSON DICKENS: I'm sorry?

9 ARTIE PEARSON: I said we can look that
10 information up and get that information back to you.

11 CHAIRPERSON DICKENS: Just the source.
12 (sic)

13 ARTIE PEARSON: Okay.

14 CHAIRPERSON DICKENS: I would like to
15 know. All right, I'm going to throw this open to my
16 colleagues. Are there any questions from my
17 colleagues? All right, seeing none, I'm going to ask
18 are there any questions from--any additional
19 questions from the public? [pause] Are there any--
20 any other members of the public wishing to testify?
21 Seeing none, I will close the public hearing on
22 Caribe Gardens Land Use Items 350, 351 and 352.
23 [coughs] I will now open the public hearing on Land
24 Use Item 357, Madison Street Cluster. An application
25 was submitted by HPD seeking the approval to

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2 establish a 35-year tax exemption under Article 11 of
3 the Private Housing Finance Law for properties
4 located in Council Member Cornegy's District in
5 Brooklyn. I'm going to call up the applicant Artie
6 Pearson. If you'd stay seated please, and Kerry La
7 Botz. Is that correct?

8 KERRY LA BOTZ: That's correct.

9 CHAIRPERSON DICKENS: Oh, very good. I
10 can call her. (sic) Director of Low Income Housing
11 Tax Credit Preservation at HPD. Begin and identify
12 yourselves, please.

13 ARTIE PEARSON: Artie Pearson, Director
14 of Land Use at HPD's Office of Governmental
15 Relations. Land Use No. 357 consists of an amendment
16 to exemption area comprised of 396-A Monroe Avenue,
17 246, 242, 446--I'm going to say 442, 446, 448, 452
18 and 464 Madison Street, 319, 414, 401 and 403 Putnam
19 Avenue, 851 Marcy Avenue, 273 Jefferson Avenue, 165
20 and 188 Hancock Street, 40-400, 404 and 409 Thompson
21 Avenue in Council District 36 and it's known as the
22 Madison Street Cluster. On May 26, 1996 the City
23 Council approved the disposition of the buildings
24 under a former rehabilitation program that was by
25 NEP. Currently, the initial tax credit compliance

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2 period has ended, and the investor is exiting the
3 ownership structure. The sponsor is not proposing to
4 reposition the loan and seek additional
5 rehabilitation funds. The Madison Street--Street
6 Cluster is made up of 18 buildings of 102 units
7 including two superintendants units. Of the total
8 number of units, 94 are occupied and 6 are vacant.
9 There is a mixture of unit types with--throughout the
10 portfolio including a studio, and 1 to 4-bedroom
11 apartments, the two superintendant units and one
12 commercial unit at 44 Thompson Avenue. The income
13 target for the rental units are multi-tiered
14 including 50, 60 and 165% of AMI. As units become
15 vacant the AMIs will be restricted--restricted up to
16 120%. HPD provides Section 8 vouchers to eligible
17 tenants. Therefore, rents will average between \$590
18 and \$938. Rehabilitation of the property is going to
19 include roof and window replacements as well as
20 window bars with egress gates for the first floor.
21 The side and cornice repair, exterior door
22 replacement, installation of security cameras and hot
23 water heater replacement. In addition, there will be
24 energy efficiency work to include the installation of
25 weather stripping, ice (sic) installation, plumbing

2 aerators, thermostatic radiator valves and LED
3 electrical fixtures in common areas as well as both
4 in apartments. In order to assist with maintaining
5 affordability of the residential units, HPD is before
6 the Council seeking approval of an Article 11 tax
7 benefit that will coincide with the term of the new
8 regulatory agreement of 35 years. And Council Member
9 Cornegy has been briefed and indicated his support
10 for this project, and we can answer your questions.

11 CHAIRPERSON DICKENS: Thank you so much,
12 Artie. Now, is this--also the Article 11 Tax
13 Exemption--is this a new regulatory agreement, or is
14 this one that's in existence and we're--we're doing
15 it again?

16 ARTIE PEARSON: There--the regulatory
17 that's in place now will be replaced by a new
18 regulatory agreement with--along with the Article 11.

19 CHAIRPERSON DICKENS: And with the
20 Article 11, the--the units--I heard you say that as
21 units become vacant the AMI decrease.

22 ARTIE PEARSON: That's correct.

23 CHAIRPERSON DICKENS: So then it will get
24 an increased number of units at 8 that will--will be
25 affordable to the area?

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2 ARTIE PEARSON: Correct.

3 CHAIRPERSON DICKENS: And what is the--is
4 this spread. Because you say 13 years of 50%, 44
5 units of 60%. Are they spread between the studio, 1-
6 bedroom, 2-bedroom. I don't--I don't--I'm asking
7 because I don't like everything to be a--a studio at
8 the 50% and then the 3-bedroom is the 165.

9 ARTIE PEARSON: The AMIs are spread
10 throughout the building.

11 KERRY LA BOTZ: That's right.

12 ARTIE PEARSON: Uh-huh.

13 CHAIRPERSON DICKENS: I have no further
14 questions. Do my colleagues have questions?
15 Council--Council Member Mealy.

16 COUNCIL MEMBER MEALY: Could you explain
17 to me what you just said about the Section 8? If
18 they can get Section 8, they will be able to-- Well,
19 Section 8 is going crazy right now. You--you can't
20 practically get it. So, what will happen to those
21 units if the majority do not get Section 8?

22 ARTIE PEARSON: They have Section 8 now.

23 KERRY LA BOTZ: We did an offer of
24 Section 8 to existing tenants.

25

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2 CHAIRPERSON DICKENS: Is this a project
3 based Section 8 residence?

4 ARTIE PEARSON: No, it isn't.

5 KERRY LA BOTZ: So existing tenants have
6 been offered Section 8. They will stay in place, and
7 they'll be assisted with Section 8 in terms of--
8 their--their rent payments.

9 COUNCIL MEMBER MEALY: So, will any new
10 tenants get--have that same opportunity?

11 KERRY LA BOTZ: We are putting an
12 additional bonus requirement on this project, which
13 the sponsor has agreed to.

14 COUNCIL MEMBER MEALY: How much percent?

15 KERRY LA BOTZ: Ten percent, and those
16 placements will be made through the--HPD's Homeless
17 Placement Unit, and currently placements made through
18 that unit are coming with--folks are coming with
19 Section 8.

20 COUNCIL MEMBER MEALY: Okay, thank you.

21 CHAIRPERSON DICKENS: Any further
22 questions from my colleagues? Seeing none, are there
23 any members of the public wishing to testify? Seeing
24 none, I will close the public hearing on Land Use
25 Item 357 Madison Street Cluster and I'm now opening

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2 up on Land Use Item 364, Jennings Street, an
3 application submitted by HPD seeking approval for the
4 termination of an existing Article 5 tax exemption
5 pursuant to Section 577 of the PHFL, the Finance Law
6 and the granting of a new Article 11 tax exemption
7 that is code de minimis with a new regulatory
8 agreement for property located Council Member
9 Gibson's district in the Bronx. I'm going to call up
10 the applicants. Artie, just stay seated. [laughter]
11 And Laura Slutsky, Executive Director at Green
12 Preservation Initiative. Begin, please.

13 ARTIE PEARSON: Okay. Again I'm Artie
14 Pearson, Director of Land Use in HPD's Office of
15 Governmental Relations, and I'm joined by colleague
16 Laura Slustky. Land Use No. 364 consists of an
17 exemption area containing one multiple dwelling
18 located at 775 Jennings street. That's Block 2962,
19 Lot 46 in Council District in the Bronx. On July 27,
20 2005, Resolution No. 1103, the Council approved the
21 disposition of Division of Alternative Management
22 partial tax exemptions under HPD's TIL program. The
23 property contains 13 cooperative units and is 100%
24 shareholder owned. Currently, the HP--the HDFC is
25 preparing to undertake a moderate rehabilitation

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2 under HPD's new Greenhouse and Preservation Program
3 for small buildings. Rehabilitation will consist of
4 capital rehabilitation work such as masonry, roofing,
5 window replacements and concrete site work. Work
6 will also include energy efficient--efficiency and
7 water conservation measures including efficient
8 lighting, building insulation, low flow toilets and
9 bathroom fixtures and energy management. In order to
10 assist with maintaining affordability of these units,
11 HPD is seeking to terminate the current tax
12 exemption, which is set to expire in the Year 2029,
13 and obtain approval of a new Article 11 Tax Exemption
14 that will coincide with a new regulatory agreement
15 for a term of 40 years. And Council Member Gibson
16 has met with the--the board from this particular
17 building and has indicated her support, and we're
18 available to answer your questions.

19 CHAIRPERSON DICKENS: All right thank
20 you. Now, this is an existing one that's going to
21 get a--a new Article 11 Tax Exemption now along with
22 a new regulatory agreement?

23 ARTIE PEARSON: That's correct.
24
25

2 CHAIRPERSON DICKENS: Now, what is the--
3 and I didn't see the--I see anticipated AMIs up to
4 120%.

5 ARTIE PEARSON: That's correct. This is
6 a TIL building. So the same AMIs are in place as
7 when they were approved when the TIL first occurred.

8 CHAIRPERSON DICKENS: Could you tell me
9 what that was?

10 ARTIE PEARSON: It was 120%? Well, I'm
11 sorry. When it was approved it was 2005. I'm sorry.
12 [laughter] And the rest is AMI.

13 CHAIRPERSON DICKENS: All right, no, no,
14 but I am going to answer for the AMI. So now when--
15 when it was approved in 2005, was that only for ten
16 years? Is that what happened?

17 ARTIE PEARSON: The tax benefits for
18 example-- Laura, do you have that information.

19 LAURA SLUTSKY: [off mic] Yes, let me get
20 you the exact one. I believe it went through 2035,
21 so that wasn't--Yes, the existing its agreement went
22 through 2035 for a 30-year period.

23 CHAIRPERSON DICKENS: And so because
24 there will be upgrades to the systems, in order to
25 make it energy efficient--

2 ANTONIO: [interposing] That's right.

3 CHAIRPERSON DICKENS: --is that right?

4 So tell--tell me specifically what will be done? It
5 will be made a green initiative I see. So go ahead
6 and tell me.

7 LAURA SLUTSKY: Sure. So this program the
8 Greenhousing Preservation Program was announced last
9 year. The program covers rehabilitation work similar
10 to some of HPD's other moderate rehab programs in
11 addition to energy efficiency and water conservation
12 work. And this particular borrower expressed
13 concerns regarding utility costs, which is why we're
14 working with this buyer in the program.

15 CHAIRPERSON DICKENS: Are there any
16 violations on this property?

17 LAURA SLUTSKY: I--I don't believe so.

18 ARTIE PEARSON: So, no.

19 CHAIRPERSON DICKENS: Oh, it's in New
20 York City--

21 ARTIE PEARSON: Yes.

22 CHAIRPERSON DICKENS: --with no
23 violations, right? It's amazing.

24 ARTIE PEARSON: It's a co-op, an
25 ownership co-op. [laughs]

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2 CHAIRPERSON DICKENS: It's amazing but
3 that's great. Are there any questions from my
4 colleagues? Council Member Andy Cohen.

5 COUNCIL MEMBER COHEN: Thank you, Chair.
6 I'm just curious, the projected costs is that the
7 difference between Article 5 and Article 11 or are
8 we--are we pretty capped onto this stuff?

9 ARTIE PEARSON: The--the difference in
10 the--the tax exemption?

11 COUNCIL MEMBER COHEN: My notes have
12 projected cost to the city estimate, \$1,600,000--

13 ARTIE PEARSON: [interposing] Oh, I see.
14 He's saying the projected the cost of the exemption.

15 COUNCIL MEMBER COHEN: Is that the
16 difference between 5 and 11 or is that a capital
17 contribution? What--what is that looking like?

18 ARTIE PEARSON: This represents what the--
19 the shareholders would not be paying in taxes. So
20 that it makes the--the ability to pay off their loan
21 that much more affordable. So this is just projected
22 out over the--over the--the 40-year, 35-year period?

23 LAURA SLUTSKY: 40.

24 ARTIE PEARSON: 40-year period of what
25 they would not have pay.

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2 COUNCIL MEMBER COHEN: The difference
3 between 5 and 11?

4 ARTIE PEARSON: Yes.

5 COUNCIL MEMBER COHEN: Is that--it's--
6 it's--in other words, if they didn't 11 and they
7 stated their Article 5.

8 ARTIE PEARSON: [interposing] Off their
9 current tax then, but yes, that's correct.

10 COUNCIL MEMBER COHEN: All right, I
11 understand. All right, that was my question. Thank
12 you very much.

13 CHAIRPERSON DICKENS: Thank you. Any
14 other questions from my colleagues? Are there any
15 members of the public wishing to testify? Seeing
16 none, I will close the public hearing on Land Use
17 Item 364, 775 Jennings Street. I'm now opening on
18 Land Use Item 365, Grand Rogers Cluster. Application
19 submitted by HPD seeking approval of a full Article
20 11 Real Property Exemption pursuant to Section 577 of
21 the Private Housing Pub--Finance Law for a 40-term
22 for properties located in Speaker Melissa Mark
23 Viverito's District as well as shared with Council
24 Members Gibson and Salamanca in the Bronx. Artie.

25 ARTIE PEARSON: Yes.

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2 CHAIRPERSON DICKENS: You're doing good.

3 [laughter] Evelyn Carr, Deputy Director at HPD.

4 ARTIE PEARSON: Yes, Artie Pearson,
5 Director of Land Use, Office of Governmental
6 Relations and I'm joined by Evelyn Carr. Land Use
7 No. 365 consists of a technical amendment to a
8 resolution approving the disposition and Article 11
9 Tax Exemption for six buildings for a six-building
10 portfolio located at 385 Grand Concourse, 1080--1038
11 Rogers Place, 1129 Morris Avenues, 1183 and 1171 and
12 1202 Clay Avenue in Council Districts 816 and 17 in
13 the Bronx. Known as Grand and Rogers Cluster, the
14 Council approved the project on June 10, 2015. Under
15 HPD's previous submission, which is Resolution No.
16 758, it granted tax benefits to the property if a
17 permanent or a temporary certificate of occupancy on
18 the effective date was in place. However, the
19 buildings with the Grand and Rogers Cluster do not
20 have such certificates, but iCards instead due to the
21 date they were constructed. We are seeking a
22 technical correction to the resolution to modify the
23 language in order to allow the application of the tax
24 benefits to these buildings with the iCard. The
25 project remains the same as when it was approved last

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2 year, which is the rehabilitation of approximately 87
3 units with rents affordable to families at 60, 80 and
4 100% of AMI. The res--the rehabilitation has
5 actually commenced on some of these buildings and
6 we're available to answer any questions that you may
7 have.

8 CHAIRPERSON DICKENS: [pause] Thank you
9 so much. Now, tell me something about this iCard.
10 That's--that's interesting. It--this is in lieu of C
11 of O?

12 ARTIE PEARSON: This was before
13 certificates of occupancy were required by the
14 Department of Buildings.

15 CHAIRPERSON DICKENS: Oh, I didn't know
16 there was such a thing. So--so this building has a--
17 but if it--if it has the same numeral for iCard and
18 the C of Os has the same requires, then why would
19 this be required to be done if the language
20 originally when it was done referred to a C of O?

21 ARTIE PEARSON: Because the resolution
22 specifically states that the exemptions cannot be
23 applied to a building, or did not have a permanent or
24 a temporary certificate of occupancy. And because
25

2 the language is so specific, we have to change. We
3 have to modify the language.

4 CHAIRPERSON DICKENS: All right and so-
5 and the buildings will retain the iCard, which is in
6 lieu of this permanent C of O?

7 [background comments]

8 ARTIE PEARSON: It will get a Directive
9 14. I'm not sure what that means.

10 CHAIRPERSON DICKENS: I beg your pardon.
11 I didn't hear you.

12 ARTIE PEARSON: It will be--it'll get a
13 different document that perhaps Evelyn can explain
14 the difference.

15 EVELYN CARR: In the event where a
16 building has an iCard in place of C of O and
17 completion of rehabilitation on the property
18 occurred, a Directive 14 is issued for DOB rather
19 than a CO so that the iCards remain in place with the
20 Directive 14.

21 CHAIRPERSON DICKENS: All right, would
22 you repeat your name, please again and your
23 affiliation.

24 EVELYN CARR: Yes, my name is Evelyn
25 Carr. I'm the Deputy Director of the Third-Party

2 Transfer and Multi-Family Preservation Loan Program
3 at HPD.

4 CHAIRPERSON DICKENS: Now, in doing this,
5 are they given a plus or tax exemption, which will be
6 inclusive now for all because there--there will be an
7 increase in the number of units, is that right? Will
8 there be any of these.

9 ARTIE PEARSON: The bottom line I believe
10 is that there are some additional units added to this
11 project. Is that correct?

12 EVELYN CARR: [off mic] The total I
13 believe is 47. [pause, background comments]

14 ARTIE PEARSON: I'm sorry about that.

15 CHAIRPERSON DICKENS: I--I heard you.

16 ARTIE PEARSON: We'll--we'll look for the
17 information and get it to you.

18 CHAIRPERSON DICKENS: I've got it here.
19 I've got it.

20 ARTIE PEARSON: Okay.

21 CHAIRPERSON DICKENS: I've got the
22 information. I'm a little faster than you.

23 ARTIE PEARSON: Yes. [laughter]

24 CHAIRPERSON DICKENS: Do my colleagues
25 have any questions? Seeing none, are there any

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2 members of public wishing to--to testify? All right
3 seeing none, I'm closing the public hearing on Land
4 Use Item 365, Grand and--and Rogers Cluster, and I
5 will now open Preconsidered Land Use Item 370, Lyman
6 Place, and application submitted by HPD for the
7 proposed urban development action area designation,
8 disposition and project approval for 1370 Lyman Place
9 via the Low-Income Housing Tax Credit Preservation
10 Program for property located in Council Member
11 Gibson's district in the Bronx. All right, Artie,
12 and who was up here with you? I don't--Terry, you're
13 still here but now who else was up there?

14 DERRICK LOVETT: I'm sorry. I don't know
15 if I was supposed to be here now. Derrick Lovett.

16 CHAIRPERSON DICKENS: I--I--when you
17 finish I'd like to--sergeant-at-arms, please see that
18 he fills out a paper. State your name, please.

19 DERRICK LOVETT: Derrick Lovett. I'm the
20 President and CEO of MDC Community Housing Corp.

21 CHAIRPERSON DICKENS: All right, proceed.

22 ARTIE PEARSON: Artie Pearson, Director
23 of Land Use from HPD's Office of Governmental
24 Affairs. Preconsidered item regarding 1379 Lyman
25 Placed consists of the proposed disposition of an

2 occupied city-owned building containing unit and
3 Block 2970, Lot 52 in Council District 16 in the
4 Bronx. The building originally contained two units,
5 which were combined into a single unit. Currently,
6 the building is managed and operated by the sponsor
7 under a net lease dated from January 2006. The
8 sponsor is proposing to include the property in a
9 portfolio of 11 privately owned buildings--privately
10 owned dwellings and multiple dwellings that would be
11 rehabilitated under HPD's Low-Income Housing Tax
12 Credit Preservation Program. . 1370 Lyman Place will
13 require substantial rehabilitation and will be
14 returned to its original configuration of two
15 apartments with two bedrooms each. In view of the
16 extensive amount of work needed to rehabilitate the
17 property, the sponsor will temporarily relocate
18 because the work cannot be accomplished with the
19 tenant in place. The tenant will be provided with a
20 written agreement that will outline relocation
21 rights, and upon completion of the work, the tenant
22 will be offered the right to return to an apartment.
23 As mentioned, 1370 Lyman Place is part of a larger
24 portfolio of 11 buildings. The other privately owned
25 properties are located at Block 2940, Lot 38; 2964

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2 and Lot 21; Block 2970, Lots 31, 34, 38, 47 and 49,
3 and together there is a total of 270 rental--rental
4 units with 16 commercial spaces. Rehabilitation work
5 will be done on the entire portfolio, which will
6 include painting, new roofs, new windows, new kitchen
7 and bathroom fixtures, and new appliances. The
8 overall project will provide rental housing for
9 households with incomes up to 60% of AMI. The actual
10 rents will average between \$979 for a 1-bedroom to
11 \$1,087 for a 4-bedroom, and Council Member Gibson has
12 been briefed, and has indicated her support for this
13 project, and we can answer your questions.

14 CHAIRPERSON DICKENS: Counsel, I actually
15 don't remember your name. Give me your name again.

16 DERRICK LOVETT: Derrick Lovett and I
17 apologize for not bringing this state form.

18 CHAIRPERSON DICKENS: Do you have any
19 statement to make at this point?

20 DERRICK LOVETT: Oh, no I don't. I'm
21 just sitting here in case you have any questions.
22 That's all.

23 CHAIRPERSON DICKENS: Well, the tenants
24 that's going to be relocating, will that tenant
25

2 return at the same rental or will there be an
3 increase, and if so, how will it be determined?

4 DERRICK LOVETT: There actually would not
5 be. It would not be an increase. They would return
6 at the same rate.

7 CHAIRPERSON DICKENS: How long is this
8 going to take, the renovations in each apartment, the
9 combination? How long is it going to take?

10 DERRICK LOVETT: This intervention is
11 going to take--well, it will probably take around
12 eight months. It's going to be a gut rehab. It's in
13 pretty bad condition.

14 CHAIRPERSON DICKENS: Do any of my
15 colleagues have any questions? Council Member
16 Darlene--

17 COUNCIL MEMBER COHEN: [off mic] Off mic.

18 CHAIRPERSON DICKENS: Do not argue,
19 please, council member. Ladies first. Council
20 Member Darlene Mealy.

21 COUNCIL MEMBER MEALY: Thank you. Thank
22 you my colleague Cohen. I just want to know what--if
23 they leave when they come back, do they have to
24 recertify to get that apartment back?

25 DERRICK LOVETT: Well--

2 CHAIRPERSON DICKENS: You're saying--

3 DERRICK LOVETT: --well, she's not the--
4 we would like for her to recertify. If she doesn't
5 recertify, she's still going to have that apartment
6 at that rent. She's paying \$413 a month. We will not
7 raise her rent. It was a difficult situation with a
8 building that's in deplorable conditions, and so what
9 we're going to do is all we can to work with HPD.
10 We're going to relocate her. She has another place
11 two doors down. We're going to move her at our
12 expense, take care of any problems that she may have
13 financially or anything else. We have this place and
14 mover her back.

15 COUNCIL MEMBER MEALY: Okay, I'm glad you
16 said it on record because a lot of tenants feel that
17 if you put them somewhere and they never could really
18 get back into their apartment. So I'm glad you have
19 it on record that she will be getting back in. Thank
20 you.

21 DERRICK LOVETT: No problem.

22 COUNCIL MEMBER MEALY: I appreciate that.

23 CHAIRPERSON DICKENS: Thank you Council
24 Member. Council Member Andy Cohen.

2 COUNCIL MEMBER COHEN: Thank you but
3 essentially the--the tenant returning is going to get
4 half--she--the tenant now has the whole--the whole
5 building, and now the tenant will have half a
6 building, is that correct?

7 DERRICK LOVETT: You can say that she has
8 the whole building, but that building is in
9 deplorable condition. So she really doesn't have the
10 whole building. She's living in a very dangerous
11 situation right now, and what we will do is rehab
12 that building. She will have a unit. We've spoken
13 to her. We have a very wonderful relationship.
14 She's looking forward to having it, and returned in a
15 like new condition. We wanted to do something prior.
16 We could not do it because of costs of rehabbing that
17 building. It's not sustainable. In order for us to
18 rehab we have break it into probably a much larger
19 project and this way in economies of scale we are
20 able to rehab this building.

21 COUNCIL MEMBER COHEN: What--what is the
22 building? It's--it's a house I guess.

23 DERRICK LOVETT: It's a two-family.

24 COUNCIL MEMBER COHEN: It's a two-family.

25 DERRICK LOVETT: It's a two-story house.

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2 COUNCIL MEMBER COHEN: It's a two--a two
3 family attached house?

4 DERRICK LOVETT: Yes, it attached to one
5 of our--our--our project that we're rehabbing along
6 with it.

7 COUNCIL MEMBER COHEN: Oh, so the--are
8 the--there are other multiple dwellings and this
9 building is attached to that?

10 DERRICK LOVETT: To one of them, yes.

11 COUNCIL MEMBER COHEN: To one of them.

12 Okay, thank you.

13 DERRICK LOVETT: You're welcome.

14 CHAIRPERSON DICKENS: Any other questions
15 from my colleagues? Seeing none, are there any
16 members of the public wishing to testify? Seeing
17 none, I will close the public hearing on Land Use
18 Item 370--Land--Land--Lyman Place and opened
19 Preconsidered Land Use Gladys Hampton House. An
20 application submitted by HPD for the termination of
21 the current Article 5 Tax Exemption and approval of a
22 new Article 11 [pause] --Presconsidered Land Use Item
23 Gladys Hampton House Application submitted by HPD for
24 the termination of the current Article 5 tax
25 exemption approval of new Article 11 real property

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2 tax exemption pursuant to Section 577 of the Private
3 Housing Finance Law for property located in my
4 beloved village of Harlem. I'm going to call up the
5 applicant [pause] Artie Pearson and Carolyn Williams
6 Director of HPD, the Multi-Family Program and Joe
7 Lynch, Nixon Peabody LLP, and I'm going--I know you
8 have another one, but I'm going to hear them
9 separately.

10 ARTIE PEARSON: Okay. Artie Pearson,
11 Director of Land Use, HPD's Office of Governmental
12 Relations, and I'm joined by Carolyn Williams and Joe
13 Lynch. Preconsidered Item for the Gladys Hampton
14 Houses is located at 301 West 129th Street. That's
15 Block 1955, Lot 26. The development contains two
16 multiple dwellings with 205 units including a unit
17 for a superintendant. There is a mixture of unit
18 types including 1, 2 and 3-bedroom apartments. It is
19 part of a 19-building portfolio of 549 units owned by
20 an order of five redevelopment companies that is
21 proposing to convey the buildings to a new owner or
22 organized under Article 11. The new owner will
23 undertake rehabilitation of the properties, and will
24 work to repair the buildings to five. Install new
25 roofs, HVAC system, installation of energy efficient

2 windows, plumbing, elevator, replacement of kitchen
3 and bathroom fixtures. In order to maintain
4 affordability, the rental units, HPD is seeking
5 council approval to dissolve the Article 11
6 redevelopment company, terminate the current tax
7 exemption, approve the conveyance to a new HDFC and
8 approve a new Article 11 Tax benefits for a term of
9 40 years that will codify with the new regulatory
10 agreement.

11 CHAIRPERSON DICKENS: Mr. Lynch, do you
12 have anything you want to add at this point?

13 JOE LYNCH: Not at this time.

14 CHAIRPERSON DICKENS: All right so is
15 going to be substantial rehab, besides the roof, is
16 that right? Common areas, is that correct? HVAC?

17 ARTIE PEARSON: Yes.

18 CHAIRPERSON DICKENS: All right, now is
19 that new elevators or just--?

20 JOE LYNCH: We have--we have a
21 representative from the owner here who has a very
22 detailed scope of work so I'd like--

23 CHAIRPERSON DICKENS: [interposing] Have
24 you--

25 JOE LYNCH: --to bring him in.

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2 CHAIRPERSON DICKENS: He can come up.
3 Have you filled out a paper? No, I'll--I'll get it
4 for him.

5 CHAIRPERSON DICKENS: My sergeant,
6 please.

7 JOE LYNCH: Yes, we will be replacing the
8 elevators. We'll be cash and accountables. (sic)
9 But Christopher Stern (sic) could talk about that,
10 please.

11 CHAIRPERSON DICKENS: All right so now
12 tell what is--is the HVAC system going to be the same
13 or what is--what is that going to do?

14 CHRISTOPHER STERN: [off mic] So we're
15 rehabbing--each of our units has admission speeds
16 through the wall that sound. We will be--we will be
17 rehabbing about the 25% of the air conditioning
18 space. We'll be doing a new air conditioning unit
19 for the community air.

20 CHAIRPERSON DICKENS: And what--I noticed
21 that--is the--the AMIs are they going to change for
22 various use sizes or is it going to remain the same?

23 CHRISTOPHER STERN: [off mic] It's going
24 to remain the same. The project is Section 8.

25 CHAIRPERSON DICKENS: The project is?

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2 CHRISTOPHER STERN: Yes.

3 CHAIRPERSON DICKENS: I lived for ten
4 years in the one next door [laughter] Lanelham (sic)
5 so I'm very much aware of what you have to do. Are
6 there any other questions from my colleagues? Well,
7 we're down to one colleague? Seeing [laughs] seeing
8 none, are there any members of the public wishing to
9 testify? Seeing none, I am going to close the public
10 hearing on Preconsisered Land Use Item Gladys Hampton
11 House, and I'm now going to open--so you might as
12 well stay seated--on Preconsidered Land Use New West
13 Two Apartments. The application is submitted by HPD
14 for approval of determination of the current Article
15 5 tax exemption and approval of a new Article 11 Real
16 Property Tax Exemption pursuant to Section 577 under
17 the Private Housing Finance Law for Properties
18 located also in my district in Harlem. Identify
19 yourselves again.

20 ARTIE PEARSON: Artie Pearson, Director
21 of Land Use, HPD's Office of Governmental Relations.
22 The preconsidered item located at the 2456 West 111th
23 Street is known of New West 2 Apartments. This
24 development contains three multiple dwellings with 74
25 units. It has a mixture of unit types including 1, 2

2 and 3-bedroom apartments. It is also a part of the
3 19 building portfolio previously testified regarding
4 the--the Gladys Hampton Houses owned by an Article 5
5 redevelopment company that is proposing to convey the
6 building to a new owner. Organized under Article 11,
7 it, too, will undergo the same type of rehabilitation
8 which includes repair to the building facades, the
9 room, the roof, HVAC system,, installation of energy
10 efficiency windows, plumbing, elevator and
11 replacement of kitchen and bathroom fixtures. It,
12 too, was Section 8 based. So, therefore, the tenants
13 will be paying 30% of their household income, and we
14 can answer any questions.

15 CHAIRPERSON DICKENS: Thank you now.

16 There's going to be a substantial rehab at this site
17 also, is that correct?

18 CHRISTOPHER STERN: That's correct.

19 CHAIRPERSON DICKENS: And you're going to
20 do--what we should say, facades, roof? I'm also very
21 familiar with this area. Is this--are--are--are
22 these buildings, do they have any violations? Are
23 they in bad shape? What's going on with them?

24 CHRISTOPHER STERN: We do have violations
25 we're going to cure--

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2 ARTIE PEARSON: We'll correct.

3 CHRISTOPHER STERN: We have Class As, Bs
4 and Cs on the property.

5 ARTIE PEARSON: How many are As?

6 CHRISTOPHER STERN: We have--

7 ARTIE PEARSON: [interposing] It's about

8 CHRISTOPHER STERN: --probably on this
9 project, probably total violations probably about 100
10 of which about 16 have been corrected already.

11 They've been submitted to HPD and between this--this
12 and that and the rehab, we will have them all taken
13 care of by the time we're done with construction.

14 CHAIRPERSON DICKENS: What--can you tell
15 me what some of the Class As are as being--is what?

16 CHRISTOPHER STERN: No.

17 ARTIE PEARSON: I can--I can give you an
18 idea.

19 CHAIRPERSON DICKENS: All right, Artie is
20 giving me an update.

21 ARTIE PEARSON: Okay. So some of the A
22 violations consist of broken light fixtures, and the
23 natural electrical outlet that is---

24 CHAIRPERSON DICKENS: Is this--is this in
25 the apartments, Artie or--

2 ARTIE PEARSON: These would be inside.
3 They would be the interiors of the apartments because
4 the open violations--

5 CHAIRPERSON DICKENS: Uh-huh.

6 ARTIE PEARSON: Hold on one second. I'll
7 give you specifically about New West. Okay.
8 Painting, apartment painting. Mostly As seem to be
9 related to painting. Some Bs could be related to,
10 lets' see, repairing smoke detectors.

11 CHRISTOPHER STERN: Are these smoke
12 detectors hardwired or are they battery.

13 CHRISTOPHER STERN: They are hardwired.

14 CHAIRPERSON DICKENS: Hardwired?

15 ARTIE PEARSON: Uh-huh. Let's see, some
16 additional B would be repair of the kitchen sinks.

17 CHAIRPERSON DICKENS: All right--

18 ARTIE PEARSON: [interposing] Yes.

19 CHAIRPERSON DICKENS: --and C. What's
20 the Cs?

21 ARTIE PEARSON: Yes.

22 CHAIRPERSON DICKENS: What the Cs.

23 ARTIE PEARSON: The C, let's see.

24 [pause] There is an open violation from 2013 for
25 window guard.

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2 CHAIRPERSON DICKENS: I'm sorry, I didn't
3 hear you.

4 ARTIE PEARSON: The window guard is still
5 open from 2013 for one apartment.

6 CHAIRPERSON DICKENS: A window guard
7 could have been fixed right away.

8 ARTIE PEARSON: Right, it could have been
9 fixed. It's just it's still an outstanding violation
10 only because of this inspection hasn't taken place
11 yet, and it could very well be the one that the owner
12 is talking about. He's just waiting for HPD to go in
13 and make sure that it would be--

14 CHAIRPERSON DICKENS: Because the one
15 thing I am going to state is that HPD does put down--
16 put violations on properties, and in many instances
17 it's rightfully so.

18 ARTIE PEARSON: Uh-huh.

19 CHAIRPERSON DICKENS: However, HPD is not
20 so quick to remove the violations even after
21 certification. So I want to put that on the record.

22 ARTIE PEARSON: Okay.

23 CHRISTOPHER STERN: And we've cured 60%
24 of the violations thus far, and we're 100% bathroom
25

2 and kitchen replacements in each of the units. So by
3 the end of the process, we'll be 100%.

4 CHAIRPERSON DICKENS: Yeah, well having
5 made that statement, it doesn't mean I don't expect
6 the violations to be cured.

7 CHRISTOPHER STERN: No, I understand. We
8 want them every day.

9 CHAIRPERSON DICKENS: Are there any
10 questions from my colleagues, and the--the--this
11 building will stay affordable. There will be no
12 change in the AMIs or the rents as a result of the
13 work being done?

14 ARTIE PEARSON: That's correct.

15 CHRISTOPHER STERN: That's correct.

16 CHAIRPERSON DICKENS: And will--will
17 there be any displacement of the residents?

18 ARTIE PEARSON: No.

19 CHAIRPERSON DICKENS: Not even in the--in
20 the--when you do the HVAC systems?

21 CHRISTOPHER STERN: No, that's actually--
22 that's in the community room. So they don't have to
23 be affected.

24 CHAIRPERSON DICKENS: Oh, so that's not
25 throughout the building?

2 CHRISTOPHER STERN: No, that is for
3 Gladys Hampton. This building we're not doing an
4 HVAC.

5 CHAIRPERSON DICKENS: Well, I'm looking
6 at 46 West 111th Street.

7 CHRISTOPHER STERN: We're doing--we're
8 doing new heating systems.

9 CHAIRPERSON DICKENS: I'm sorry.

10 CHRISTOPHER STERN: We're doing--we're
11 doing a full new heating system. There's no air
12 conditioning component on it. So we're doing it with
13 new boilers on the--on the property and new fans.

14 CHAIRPERSON DICKENS: It's--it's one set
15 for boilers, is that right?

16 CHRISTOPHER STERN: Yeah, they're split.
17 There's multiple boilers there.

18 CHAIRPERSON DICKENS: No, but I mean
19 they're central--from heating.

20 CHRISTOPHER STERN: Yes, that's correct.

21 CHAIRPERSON DICKENS: That's what I
22 meant. Not individual units.

23 CHRISTOPHER STERN: And we are doing
24 this.

2 CHAIRPERSON DICKENS: What kind of system
3 are you putting in? Is it going to be superior to
4 what's there, and is it going to be energy efficient?
5 Will it go--these buildings are not that high,
6 though.

7 CHRISTOPHER STERN: They're not. Yes,
8 they will be energy efficient. They'll be far
9 superior to what's in place now.

10 CHAIRPERSON DICKENS: And there's new
11 elevators that going to be put in here?

12 CHRISTOPHER STERN: That's correct. Are
13 there any questions from my colleagues? See none,
14 are there any members of the public wishing to
15 testify? Seeing none, I'm closing the public hearing
16 on Preconsidered Land Use New West two apartments or
17 at--or the New West Apartments, and I'm now going to
18 put the--all nine items up for a vote. I recommend
19 an aye vote, I note for the record that the
20 application we're voting on today has the full
21 support of the local council members including
22 myself. I'm not going to ask my Counsel Dylan Casey
23 who has now joined us to call the roll on a vote to
24 approve.

25 LEGAL COUNSEL: Chair Dickens.

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2 CHAIRPERSON DICKENS: Aye.

3 LEGAL COUNSEL: Council Member Mealy.

4 COUNCIL MEMBER MEALY: I vote aye on all.

5 LEGAL COUNSEL: Council Member Cohen.

6 COUNCIL MEMBER COHEN: Aye.

7 LEGAL COUNSEL: Council Member Treyger.

8 COUNCIL MEMBER TREYGER: Aye.

9 LEGAL COUNSEL: All items are approved by
10 a vote of 4 votes in the affirmative, 0 in the
11 negative and 0 abstentions, and items are referred to
12 the Full Land Use Committee.

13 CHAIRPERSON DICKENS: Thank you and I
14 would like to thank the members of the public, my
15 colleagues and counsel of the Land Use staff for
16 attending today's hearing. This hearing is hereby
17 adjourned. [gavel]

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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 May 28, 2016