

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
CONCESSIONS

----- X

May 2, 2017

Start: 1:32 p.m.

Recess: 2:35 p.m.

HELD AT: 250 Broadway - Committee Rm.
16th Fl

B E F O R E: RAFAEL SALAMANCA, JR.
Chairperson

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

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

Jordan Press, Executive Director
Development and Planning, Government Affairs Unit
NYC Housing, Preservation and Development, HPD

Gito Subadowski, President
Asmat Development Group

Kerry LeBotz, Director
Year 15 Program
NYC Housing, Preservation and Development, HPD

Samantha Magistro, Principal
Bronx Pro

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
CONCESSIONS

4

2 [sound check, pause] [gavel]

3 CHAIRPERSON SALAMANCA: Alright, good
4 morning everyone. I am Council Member Rafael
5 Salamanca. I am the Chair of the Subcommittee on
6 Planning, Dispositions and Concessions. Welcome,
7 everyone to today's hearing. We are joined today by
8 Council Member Mark Treyger. Alright, so today we'll
9 have nine items on for hearings. For the first four
10 items are applications for tax exemptions under
11 Article 11 of the Private Housing Finance Law, and
12 the last five applications for property tax
13 exemptions under Article 16 of the General Municipal
14 Law. The first item is Conquest Village West, LU 604
15 in my district. This application for a 40-year tax
16 exemption under Article 11 of the Private Housing
17 Finance Law is related to a previously approved ULURP
18 application. The tax exemption will facilitate the
19 development of three multi-family buildings totaling
20 265 units of affordable housing rental housing in the
21 Conquest Village neighborhood of the Bronx. I am now
22 opening up the public hearing on LU 604, the Conquest
23 Village West Tax Exemption. So if you could just
24 introduce yourselves.

25

JORDAN PRESS: Good afternoon. My name is Jordan Press. I'm Executive Director for Development and Planning I the Government Affairs Unit at HPD. Land Use—and—and I'm joined today by Gito Sobataski (sp?) from Asmat Development who will also provide a summary of the project. Land Use No. 604 consists of proposed Article 11 tax benefits for an exemption area known as Concourse Village West, which is presently on land located at 180 East 156th Street. 702 Grand Concourse and 70-741 Concourse Village West. The sponsor for Concourse Village West received approval for a zoning text amendment, and establishment of a mandatory inclusionary housing area on November 16, 2016, which was Resolution No. 1312. Summarizing the Concourse Village West project, the con—the sponsor will construct three buildings under HPD's mix and match program, and under completion there will be 265 units of mixed-income housing with 42 studios, 114 one-bedrooms, 80 2-bedrooms, 29 3-bedrooms with affordability ranging from 30% to 100% of AMI. The development will also include commercial space, and 176 parking spaces. As mentioned, HPD is before the Council seeking approval of an Article 11 tax exemption for a term of 40 years

2 that will coincide with the Regulatory Agreement in
3 order to assist with facilitating long-term
4 affordability. [background comments]

5 GITO SUBADOWSKI: Good afternoon. Gito
6 Subadowski, President of Asmat Development. We're
7 the developer for the Concourse Village West project.
8 Thank you, Council Member Salamanca and staff for all
9 of your help in getting us to where we are today.
10 Just a little bit of background. Per our discussion
11 with respect to the project, as Jordan said, the
12 project will consist of 265 units of mixed-income
13 housing. That would include 42 studios, 114 1-
14 bedrooms, 82 bedrooms, and 29 3-bedrooms. Per our
15 discussions with respect to affordability, will be
16 including 23 units at 30% of Area Median Income; 13
17 units at 40% of Area Median Income; 13 units at 50%
18 of Median Income; 83 units at 60% of Median income;
19 20 units at 80% of Median Income; 85 units at 90% of
20 Median Income; and 26 units at 100% of Median Income.
21 Among some of the other things were discussed, which
22 we understand it and agree are a priority, local
23 hiring, it is a priority for our contractors. We do
24 intend to hire qualified workers from Community Board
25 4; from Council District 17 and the entire Bronx will

2 continue to report both to the Council and the
3 community board with respect to our ongoing hiring
4 efforts. We're in discussions with respect to
5 management companies. So we intend to hire a
6 management company by the name of Cornell Pace. With
7 respect to security, as building owners and operators
8 as security is a concern of ours, all of our
9 buildings are going to be well lit. They all include
10 surveillance systems, and all of those are to be
11 monitored full time by on-site staff. Parking is
12 another important part of this project. We
13 understand there's great need for parking in this
14 area. The project is to include approximately 176
15 accessory parking spaces to be housed along the
16 Concourse Village West buildings. So, thank you for
17 your time.

18 CHAIRPERSON SALAMANCA: Alright, well,
19 thank you gentleman for that brief description of the
20 project. You know, I just want to put this out on
21 the public record why this project is going to be
22 laid over. A few months ago back this--this building,
23 this particular project went through a ULURP, and in
24 this ULURP, you know, it took months of negotiating
25 with my office, the Land Use Office and HPD, and

3 there was an original agreement of 20-of 235 total
4 units, 20 studio, 95 1-bedroom, 84 2-bedroom, and 36
5 3-bedroom units. Moving forward so the-the ULURP,
6 the ULURP project was approved. Just recently my
7 office was informed that the-in need of an Article
8 11, and that the original developer sold the project
9 over to a new developer, and that the proposed-and
10 that the project has been changed in terms of the-the
11 ULURP sizes going from now-and there was a reduction,
12 the was a 50% reduction in 3-bedroom units and 50%
13 reduction in 2-bedroom units, and I question how can
14 this happen after there was an agreement from the-my
15 office and HPD. It came through a-a ULURP process.
16 This was discussed in committee, and this voted on,
17 but unfortunately--and I just want my colleagues to
18 be aware of this-unfortunately when a ULURP is
19 approved unless those specifics are put in a
20 resolution in terms of the composition of the unit
21 sizes, once a ULURP is approved they can turn around
22 and move the unit sizes around, which I find totally
23 unacceptable. So I was willing to-to turn this-this
24 Article 11 down because, you know, my-my community we
25 need unit sizes of 2 and 3-bedroom units. We need
larger-larger unit sizes, and I find-I found it

2 unacceptable that after HPD and my office made a
3 negotiation, that they would turn around and just try
4 to change the project around, and what's most
5 interesting is that if this project did not require
6 an Article 11, therefore, if the Article 11 was
7 approved simultaneously with the ULURP process—the
8 ULURP application, and then they could have just
9 changed around the—the apartment sizes without having
10 to come through Council. So, you know, Jordan, I
11 know I've expressed this to you off the record. I
12 need to express this to you on the record. Because
13 HPD did this, what they just did is that they just
14 put a barrier in terms of lack of trust from my
15 office to your office. I'm happy to know that I was
16 able to sit down with the new developer and we spoke
17 about it, and we came to an agreement where we
18 brought back the majority of those 2 and 3-bedroom
19 units, and we're building a relationship, but it is
20 important, it's important, Jordan, that HPD keeps its
21 word and keeps its commitment, you know, if—if—if you
22 want us to continue to trust, you know this relate—
23 ore continue to move forward on this relationship
24 with HPD and the Council.

2 JORDAN PRESS: Thank you for that and I-I
3 fully agree as I've said privately, and I'm happy to
4 say publicly, we certainly acknowledge the mistake
5 here. I believe it was rare. I have spoken to staff
6 to make every effort to make sure it does not happen
7 again with this Council. I'm-I'm also glad that we
8 were able to resolve this, and appreciate working
9 with you on it. I-I think Gito was wanting to
10 mention a couple of items, but I am glad that in the
11 end result and-and I hope we can rebuild that trust.
12 That-that part of the end result is additional
13 affordable units for-for your district and for the
14 city, and so I hope that's on the happy side of what
15 was an unfortunate mistake on our end, which-which
16 again, I offer our apologies for, and-and we've had
17 conversations to make sure it won't happen again.

18 CHAIRPERSON SALAMANCA: And just so the
19 developer knows, your application will be voted on
20 today, but because HPD is hesitant on adding what we
21 agreed to, on the Resolution, it's going to be rolled
22 back to the next committee meeting that we are going
23 to have. Alright, with that, any-any questions from
24 my committee members? It's Council Member Treyger.

2 COUNCIL MEMBER TREYGER: So, I-I just
3 want to first of all to-to residents and my
4 colleagues, the Chairman of this committee, you are
5 really fortunate to have someone who was serving the
6 role as a District Manager in his-in his community
7 board, and now, moved on to become the Council Member
8 because this is where the nuts and bolts of community
9 work really matter, someone who stays on top of all
10 these things and makes sure that whatever is promised
11 to a community has to be kept. And as the-as my
12 colleagues and the Administration knows, there is
13 significant distrust in communities particularly when
14 it comes to develop-developers. In my district,
15 there was a whole documentary on how the city in the
16 past rezoned areas of Coney Island, re-zonings
17 happened and then properties were flipped in the name
18 of profit rather than in the name of trying to help
19 really meet the needs of-of my constituents. So-but
20 when you have the agency itself involved in this, it
21 really does not speak well, but I acknowledge and I
22 appreciate the fact that HPD came here today, and
23 acknowledged that they are owning this mistake, but
24 we have to fix it, and whatever was promised the
25 people has to be kept. This was-ULURP is a very

2 sacred process where we engaged the public, as you
3 know, from the community board to Borough Hall to
4 City Planning, you know, to here. So, it's important
5 that's we—that we—we keep—we keep our word. I also
6 want to note as my—as the Chairman mentioned that I
7 know the city is in desperate need of affordable
8 housing, but as I said before in previous other types
9 of hearings, people are not sardines. They need
10 quality affordable housing, and they're not robots.
11 They are human, they have families and they have
12 needs. So, we need to do all that we can to not just
13 box them into a small little space, but to give them
14 livable space, to place—you know, the same room
15 should not be the same room where they shower, eat
16 and sleep. They should have some rooms for kids and
17 family. So, I—I really commend the Chair for really
18 speaking up for his district this way, and also
19 educating us about what could happen when people
20 circumvent the rules and—and here we are telling our
21 residents to trust the process when the process
22 itself has been circumvented here. So, I—I commend
23 you, Chair, for your leadership for your district,
24 but also educating the entire city of New York about

2 what-what happened to you. So, I just want to just
3 publicly say that.

4 CHAIRPERSON SALAMANCA: Thank you,
5 Council Member. I just want to recognize that we've
6 been joined by Council Member Darlene Mealy. Thank
7 you. Do you want to say a statement? Yes, go ahead.

8 COUNCIL MEMBER MEALY: Yes, I just would
9 like to concur with my colleague here also, and thank
10 you Salamanca for your leadership knowing that we do
11 need affordable housing. The trend now is get-
12 getting studio apartments, but our families who still
13 live here and hadn't been gentrified still have two
14 and three children. So, we do need the 2 and 3-
15 bedroom apartments, and some 4-bedrooms apartments.
16 So, I'm glad that you're taking a leadership in this,
17 and just some-put it on hold, and get what was
18 promised to the-your district, and I appreciate your
19 leadership. Thank you.

20 CHAIRPERSON SALAMANCA: Thank you,
21 Council Member, and with that, are there any members-
22 --? [background comments]

23 JORDAN PRESS: Yeah, I just wanted to add
24 one thing and, you know, I-I hear and I echo your
25 concerns, Council Member and--and other Council

3 Members and, you know, I just want to speak to-to
4 this project's credit. You know, we—we certainly
5 acknowledge and realize that this was kind of a
6 unique situation when you have a change of
7 development. The one thing that I can say with 100%
8 certainly is that everybody in this room, you know,
9 did act in good faith and did ask with best
10 intentions. I think everybody clearly sees, you
11 know, it's unfortunate you had a situation where you
12 had a change of some members of the development team
13 and not in others, and we took everything that we
14 were aware of, and that we could be made aware of,
15 and wanted to continue the action because we
16 appreciate that ULURP is a sacred process. In this
17 particular case, obviously we went ahead, and we did
18 a technical amendment with City Planning. You know,
19 obviously we make sure—you know, we value the-the
20 fact that there is a significant amount of affordable
21 housing being built in this district and in this
22 project. We understand it needs to be quality
23 affordable housing, you know, but again, I—I think
24 we're just glad that we were able to get to a
25 resolution here today, and we look forward to

2 continuing to work with your office, Council Member
3 Salamanca and continuing to build that relationship.

4 CHAIRPERSON SALAMANCA: Thank you, thank
5 you. Now, with that said, are there any more members
6 of the public who wish to testify? Alright, seeing
7 none, I will close the public hearing on LU 604. The
8 second and fourth items on the calendar are the Dream
9 Yards and the NEP Application, LU 617 and 619, and
10 these applications are both in the Morrisania
11 neighborhood in the Bronx. Article 11 Tax Exemptions
12 for a period of 40 years will facilitate the
13 preservation of a six multi-family building totaling
14 127 units of affordable rental housing on 168th
15 Street, and a six multi-family building totaling 174
16 units of affordable rental housing on University
17 Avenue. These applications are in Council Member
18 Gibson's district and in Council Member Cabreara's
19 district. I am now opening up the public hearing on
20 LU 617 and 619, the Dreams—the Dreams Yards NEP
21 Application.

22 JORDAN PRESS: Thank you, Mr. Chairman.
23 Again, my name is Jordan Press, Executive Director
24 for Development and Planning in HPD's Government
25 Affairs Unit. I am joined by staff from HPD's Year

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
2 CONCESSIONS

16

3 15 Program and from the—~~from~~ the developer. Land Use
4 No. 617 and 619 consists of two six-building
5 portfolios located in two exemption areas. The
6 buildings were originally approved for disposition by
7 the City Council in 1998 and 2002 under HPD's
8 Neighborhood Entrepreneur Program or NEP. Land Use
9 No. 617 is currently owned by 168th Street
10 Development, LP, and the locations are 380 East 166th
11 Street; 391 and 393 East 168th Street; 1109 Clay
12 Avenue; 320 East 166th Street; 274 East 168th Street
13 in Bronx Council District 16. These properties
14 received UDAAP approval from the City Council in
15 2002. Land Use No. 619 is currently owned by
16 University Avenue, LP, and the locations are 1668
17 Davidson Avenue; 1691 Davidson Avenue; 1978
18 University Avenue; 1696 Nelson Avenue; 30 Buchanan
19 Place; and 201 University Avenue in Bronx Council
20 District 14. These properties received UDAAP Council
21 approval from the City Council in 1998. Currently,
22 the two portfolios will be combined and conveyed to a
23 single entity known as Dream Yard NEP Housing
24 Development Fund Corporation. The sponsor proposes
25 to refinance and rehabilitate the buildings under
HPD's Year 15 Preservation Program. In total, there

1 are 301 units of rental housing with very few
2 vacancies. There is a mixture of unit types
3 including studios 1, 2, 3 and 4-bedroom apartments.
4 Rents range from \$672 for a studio to \$1,044 for a 4-
5 bedroom unit plus a superintendent units. The
6 current land restrictions and income restrictions are
7 at 50%, 60% and 165% of AMI, and will remain in place
8 until January 1, 2035, which is when the existing tax
9 credit extended use period expires. After January 1,
10 2035, the AMIs for the entire 12-building portfolio
11 will be restricted to 40%, 50%, 60%, 80% and 165% of
12 AMI. Additionally, 10% of the units will be set
13 aside for homeless households. The anticipated scope
14 of work includes additional protective membranes on
15 top of all existing roofs, window replacements, door
16 replacements, façade repair, kitchen and bathroom
17 fixture replacements where necessary, common area
18 energy efficient lighting upgrades and replacement of
19 exceeding-existing heating systems. Currently, HPD
20 is before the Council seeking an Article 11 tax
21 exemption that will coincide with the new 40-year
22 Regulatory Agreement. The tax benefit will help
23 maintain the affordability of the units, and I'd like
24 to add that Council Members Cabrera and Gibson have
25

1 both indicated their support for the project. At
2 this time, if the Council has any questions, I'd like
3 to invite my-my colleagues to join.

4 CHAIRPERSON SALAMANCA: Okay.

5 JORDAN PRESS: For the purposes of
6 helping to answer any questions. So, do they have a
7 statement?

8 JORDAN PRESS: No.

9 CHAIRPERSON SALAMANCA: No. Alright,
10 thank you. So, Jordan, my-in talking to Land-the
11 Land Use Division and in talking to my colleagues,
12 Council Member Cabrera and Council Member Gibson,
13 there's concerns about the AMIs. You have 32 units
14 at 50% AMI; 64 units at 60% AMI and 31 units at 165%
15 AMIs. I know that in your first proposal it was
16 pretty high, 165, which I think is at market value,
17 and your second proposal again that HPD is proposing
18 you have these units at 165% AMI. So that's for
19 Dream Yards on 168th Street, and so the question is
20 why? Why-why are you going so high on the AMI if
21 there is really no market for it?

22 KERRY LEBOTZ: Hello, my name is Kerry
23 LeBotz. I'm the Director of the Year 15 Program at
24 HD-HPD. Just to respond to your questions, if I'm
25

2 able to pitch in after that. So, these two
3 portfolios were originally financed under the NEP
4 program. That project—these were proposed 15 years
5 ago with HPD financing the place and with the tax
6 credits at that time. The structure of the NEP
7 program allowed a 25% tier at 165% AMI. In part,
8 this was put into place to sort of allow the maximum
9 flexibility across multiple boroughs through multiple
10 rounds of NEP, and the 165 tier was put in place in
11 order not to cap any specific project at that time,
12 and help cross-subsidize the lower tier units. I
13 will say in this project going forward, and as it
14 exists right now. Well, excuse me. I will say on
15 this project as it exists right now that no tenants
16 currently pay 165% AMI. The highest AMI in place is
17 approximately 80% AMI and all the units are fully
18 occupied. So, tenants receive preferential rents,
19 and upon turnover, there preferential rents and the
20 legal rents will be—the increases will be restricted
21 by RGB increases. In addition, 90% of the units are
22 further restricted by home.(sic) So really at the
23 end of the day, right now all we have is kind of 10%
24 tier that may go up to 165, but the rents are in
25 place and the tenants that are in place the project

2 is not reaching that 165 tier. We've also kind of
3 going forward and in negotiations with Bronx Pro
4 added an additional tier of 40% AMI, and you—and this
5 is to speak not only wanting to preserve a lower tier
6 going forward, but I also do want to point out that
7 almost 40% of the tenants in place have a 40% rent.
8 The bulk of the—the tenants in place do receive and
9 do have very low preferential rents.

10 CHAIRPERSON SALAMANCA: Alright, well,
11 we've been in conversations with Council Member
12 Cabrera and Council Member Gibson, and they are
13 expressing concerns about the high—the-- high amount
14 of units that can go up to 165% especially with the
15 conversations of the Jerome Avenue rezoning there,
16 and the—and the resistance from community members in
17 terms of wanting deeper affordability. So, it is my
18 understanding that this project, too, is going to be
19 laid over for another date. Is there any—my—my
20 colleagues, do you guys have any questions.

21 COUNCIL MEMBER MEALY: I concur with you.

22 CHAIRPERSON SALAMANCA: Well, that—

23 COUNCIL MEMBER MEALY: Could I ask a
24 question?

25 CHAIRPERSON SALAMANCA: Yes.

2 COUNCIL MEMBER MEALY: You said that they
3 put the cap there of 165 of AMI. They just put it
4 there that since it go across all state and city,
5 that doesn't mean that you have to now put this cap
6 on your project. Is it not true?

7 KERRY LEBOTZ: [interposing] Well-

8 COUNCIL MEMBER MEALY: You go to 165 AMI
9 out.

10 KERRY LEBOTZ: I-I think that there is a
11 couple of points to clarify. First that the 165% of
12 AMI will stay in place for the next 15 years. This
13 is a Year 15 project, which would--

14 COUNCIL MEMBER MEALY: [interposing] Yes,
15 and that's just a-a place to start justifying and all
16 of a sudden people's rents or they start harassing
17 them. Not saying it's you, but just for the city out
18 here, and that's how you start doing certain things
19 to tenants, and then you, they get out, and once that
20 apartment is available, the rents go up. But, I'm
21 just asking you as a developer or doing this project,
22 you really don't have to put this AMI. If you work
23 with the Council Member, that 165 AMI need not to
24 even be here. It was only a standpoint to put there
25 like a stopper across the whole state AMI. You said

2 that. So, therefore, it's not necessary that you
3 have that, and in the Bronx, I know it shouldn't be
4 that expensive. That's one place I know it shouldn't
5 be that expensive the AMI. So correct me if I'm
6 wrong, Chair Salamanca. I feel like the Bronx, the
7 AMIs is that a good price—a good AMI at least 60 and
8 no more than 80% or 90.

9 JORDAN PRESS: [interposing] So, yeah—

10 COUNCIL MEMBER MEALY: 165 is really
11 high.

12 SAMANTHA MAGISTRO: Sorry, I—I just want
13 to speak. My name is Samantha Magistro. I'm a
14 Principal at Bronx Pro. I'm been involved with these
15 properties during—even when they were originally
16 created as affordable housing. You know, where we
17 were with the 165% if AMI, they do actually serve the
18 market. The rents are at moderate income, and to
19 your point, we don't—we can't have moderate, at 165%
20 of AMI rent supported here. Folks can't pay that,
21 but what I find that these units do provide is the
22 flexibility for folks who don't fit into a bucket.
23 We work with many, many individuals who come into our
24 doors in the Bronx. We have close—we have 900 units
25 in this Community Board 5. We know it very well. We

2 have 2,500 mostly Overture (sic) financing in the
3 Bronx and those are folks who don't fall into very a
4 very specific AMI bucket, and so when I have this
5 flexibility, and I have a place--a family that I
6 can't place because their income doesn't meet a
7 certain threshold, these 165% AMI units have been
8 able to house them, and we don't charge market-rents
9 that are outside of the market, and that's been our
10 experience for the last 15 years, and I imagine
11 that's what they will provide for this community.

12 COUNCIL MEMBER MEALY: [off mic] It's
13 been on those. (sic)

14 CHAIRPERSON SALAMANCA: Alright, okay.
15 Well thank you very much. I guess we will--this-this
16 item application, too, will be labeled for--for a vote
17 when we meet again. With that said, are there any
18 more members of the public who wish to testify?
19 Alright, seeing none, I will close the public hearing
20 on LU 617 and 619. The third item on the calendar
21 for hearing is LU 618 regarding a 40-year property
22 tax exemption on Article 11 for property located at
23 287 West 150th Street in Manhattan. This would
24 facilitate the preservation of a multi-family
25 building with 20 units of affordable rental housing

2 in Hamilton Heights. This project is in Council
3 Member Perkins District, and I am now opening up the
4 public hearing on LU 618, the 287 West 150th Street
5 Application.

6 JORDAN PRESS: Good afternoon. Again, my
7 name is Jordan Press, Executive Director for
8 Development and Planning in HPD's Government Affairs
9 Unit. I'm joined for the purposes of answering any
10 questions by Nelson Chan, who's the Director of our
11 third-party transfer program. Land Use No. 618
12 consists of the propose approval of extended Article
13 11 tax benefits for a Third Party Transfer Program
14 located at 287 West 150th Street. The building
15 consists of five stories with 20 rental units in
16 Manhattan Council District 9. Under Round 2 of the
17 Third Party Transfer Program, the Commissioner of
18 Finance included this parcel in an in rem foreclosure
19 action No. 41, which was approved in 2001 by the City
20 Council and transferred to Neighborhood Restore,
21 HDFC. After title transfer of this largely occupied
22 walk-up building, the tenants association informed
23 HPD that the occupants were too ill and/or too
24 disabled to be checker boarded in the building and
25 live through an in-place renovation. Therefore,

1 after much consideration, it was determined that the
2 tenants will be permanently relocated into the
3 adjacent building at 285 West 150th Street, which was
4 to be conveyed to the same sponsor that owns 287 West
5 150–West 150th Street. For making that determination
6 a number of delays occurred. First the
7 rehabilitation of the adjacent building was delayed
8 because of title issues. Specifically, it was
9 brought to HPD's attention that the adjacent property
10 along with two additional buildings shared the same
11 tax lot, requiring a subdivision. Therefore, title
12 transfer of the adjacent property did not occur until
13 December 2007, and the rehabilitation did not
14 complete until 2009. Subsequently, the tenants began
15 to move into the adjacent property allowing for the
16 rehabilitation of this property to begin. 287 West
17 150th has now undergone substantial rehabilitation.
18 The work included replacement of all the operating
19 systems including heating, plumbing, electric and
20 water as well as a new roof. The construction loan
21 closing occurred on June, 2013. At this time, the
22 building is partially occupied with 13 units
23 currently rented. The balance is being marketed and
24 all units are rent stabilized. It's anticipated that
25

3 rents will be between 50% and 90% of AMI. Currently,
4 the sponsor is converting to their permanent loan,
5 and it is necessary to seek a new Article 11 Tax
6 Exemption that will coincide with the new 40-year
7 Regulatory Agreement. Council Member Perkins has
8 been briefed and has indicated his support for the
9 project.

10 CHAIRPERSON SALAMANCA: Okay. Also, I
11 just want to acknowledge that I did, yeah, last night
12 I received a letter from Council Member Perkins in
13 support of the project. I don't—I don't have any
14 questions. Any questions from the committee? No.
15 Alright, so are there—is there anyone from the public
16 who wishes to testify on this application. No.
17 Alright, seeing none, I will now close the public
18 hearing on LU 618. Items 5 through 9 on today's
19 calendar are known as the South Eastern Queens Vacant
20 Homes, NYCHA Cluster 1 through 5. These items LU 620
21 through 624 were reviewed and approved by the Council
22 in September of last year. However, a technical
23 correction is required. Originally, the commencement
24 date of the tax exemption was supposed to run from
25 the later of a specific date or the date that the
sponsor signed an enforcement mortgage. Rather than

2 an enforcement mortgage, the sponsor will sign
3 financial documents. The language of our resolution
4 will be updated to reflect these changes. Cluster 1
5 is in Council Member Ferreras-Copeland's district.
6 Cluster 2 is in Council Member Garodnick's district.
7 Cluster 3 is in Council Member Lancman's district.
8 Cluster 4 is in Council Member Miller's district, and
9 Cluster 5 is in Council Member Richard's district. I
10 am now opening up the public hearing on LUs 620
11 through 624, Southern-Southern Eastern Queens Vacant
12 Homes NYCHA clusters 1 through 5.

13 JORDAN PRESS: Good afternoon. My name is
14 Jordan Press, Executive Director for Planning and
15 Development in HPD's Government Affairs Unit. I'm
16 joined for the purposes of answering any questions
17 you might have by Naja Radcliff from our Small Homes
18 Program and by Sal Davola from Neighborhood Restored.
19 Land Use Nos. 620, 621, 622, 623 and 624 consists of
20 technical corrections to resolutions approved by the
21 City Council on September 28, 2016, which were
22 Resolutions No. 1236, 1237, 1238, 1258 and 1239.
23 HPD's original submission incorrectly indicated tax
24 benefits would commence either on January 1st or July
25 1st after the sponsor acquires the exemption area or

2 enter into an enforcement mortgage with our—with HPD.
3 However, the sponsor purchased the properties from
4 the New York City Housing Authority, NYCHA, and not
5 HPD. It was not HPD's intention to include language
6 regarding enforcement mortgages. At this time HPD is
7 seeking a technical correction to each item approved
8 on September 28, 2016 that deletes such language from
9 the resolutions. All other terms of the original
10 resolutions remain unchanged. Council Members
11 Miller, Ferreras-Copeland, Lancman, Grodenchik and
12 Richards have been advised of the need for the
13 correction and my understanding is they are
14 supportive.

15 CHAIRPERSON SALAMANCA: Thank you, Mr.
16 Press. I don't have any questions. Any questions
17 from the members of the committee? Just want to
18 recognize that we've been joined by Council Member
19 Ydanis Rodriguez. Are there any members of the
20 public who wish to testify? Alright, seeing now, I
21 will now close the public hearing on LUs 620 through
22 624. We will not move onto a vote to approve 618,
23 287 West 150th Street, and LU 620 through 624, NYCHA
24 Clusters which are supported by the Council Members
25 in whose district the sites are located. LU 604, 617

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
2 CONCESSIONS

29

3 and 619 are being laid over, and with that said,
4 Counsel, please call the vote to approve.

5 LEGAL COUNSEL: Chair Salamanca.

6 CHAIRPERSON SALAMANCA: Aye on all.

7 LEGAL COUNSEL: Council Member Mealy.

8 COUNCIL MEMBER MEALY: I vote aye.

9 LEGAL COUNSEL: Council Member Rodriguez.

10 COUNCIL MEMBER RODRIGUEZ: Aye.

11 LEGAL COUNSEL: Council Member Treyger.

12 COUNCIL MEMBER TREYGER: Aye.

13 LEGAL COUNSEL: By a vote of 4 in the
14 affirmative, 0 in the negative and 0 abstentions,
15 Land Use Items 618 and 620 through 624 are approved
16 and referred to the full Land Use Committee.

17 CHAIRPERSON SALAMANCA: Thank you. I
18 would like to recognize that we've been joined by
19 Chair Greenfield. Mr. Chair, do-would you like to
20 say a statement.

21 COUNCIL MEMBER GREENFIELD: No, I
22 wouldn't.

23 CHAIRPERSON SALAMANCA: Good, alright.
24 [background comments] Okay, so we are going to keep
25 the vote open for ten minutes. With that, thank you.

[pause]

1 SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND
2 CONCESSIONS

30

3 LEGAL COUNSEL: Continued vote on
4 Planning Subcommittee, approval of Item-Land Use
5 Items 618 and 620 through 624. Council Member Cohen.

6 COUNCIL MEMBER COHEN: I vote aye.

7 LEGAL COUNSEL: The final vote stands are
8 5 in the affirmative, 0 in the negative and 0
9 abstentions and all items are referred to the full
10 Land Use Committee. [gavel]

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. 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 30, 2017