

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 30, 2017  
Start: 1:22 p.m.  
Recess: 2:06 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  
Carlos Menchaca  
Bill Perkins

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

Jordan Press  
Executive Director  
Government Affairs  
NYC Housing Preservation and Development

Heidi Andersson  
Property Disposition and Finance  
NYC Housing Preservation and Development

Cheryl Ighodaro  
President  
Precise Management

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3

2 [sound check]

3 [pause]

4 [gavel]

5 CHAIRPERSON SALAMANCA: Alright, good  
6 afternoon everyone. I am Council Member Rafael  
7 Salamanca, chair of the Subcommittee on Planning,  
8 Dispositions and Concessions. Welcome, everyone, to  
9 today's hearing.

10 Today I am joined by Council Member Andy  
11 Cohen, Council Member Mark Treyger and Council Member  
12 Carlos Menchaca. Today we will hold hearings on 18  
13 items. The first four items, LUs 668, 669, 670, and  
14 671 are applications for tax exemptions pursuant to  
15 the private housing finance law in Council Member  
16 Menchaca's district. The next item, LU 672, TMN904  
17 Cluster, in Council Member Perkins' district, is an  
18 application to amend a previously granted UDAAP  
19 approval to add a property and to change from a  
20 general municipal law tax exemption to a private  
21 housing finance law tax exemption. LU 673, Lexington  
22 Gardens II, in The Speaker's District, is a  
23 correction to a previous approved UDAAP to reflect  
24 the current project.

25

3 The remaining 12 items -- LUs 656 through  
4 667 -- are applications in various Council Members'  
5 districts for tax exemptions pursuant to the Private  
6 Housing Finance Law. These are known as POMP  
7 applications because they are applications for tax  
8 exemptions for properties that were required in rent  
9 by the City of New York when disposed of through the  
10 Private Owner's Management Program.

11 The first items are LU 668 (20175423  
12 HAK), LU 669 (20175439 HAK), LU 670 (20175424 HAK),  
13 and LU 671 (20175425 HAK), the Neighborhood  
14 Stabilization Association I and II applications, the  
15 Sixth Avenue Rehab I application, and the Sunset Park  
16 Housing Associates application. These applications  
17 are for a 30-year tax exemption to preserve existing  
18 rental housing in Community District 7 in Brooklyn.  
19 And with that, I am going to let Council Member  
20 Menchaca make a statement.

21 COUNCIL MEMBER MENCHACA: Thank you Chair  
22 and thank you to HPD and the members representing the  
23 ownership who are here as well.

24 All I want to say is just thank you for  
25 the hard work on this tax exemption application. It  
should be said that so much effort is going into this

2 larger question about how we create and maintain  
3 affordability in our neighborhoods. This is one of  
4 those things that doesn't always get noticed, but  
5 this action today through the Subcommittee -- later  
6 the Land Use Committee and then the City Council --  
7 will provide for 400 plus units -- 408, to be exact  
8 in eight different buildings -- to have more and  
9 continued affordability through the next 30 years.  
10 That is not something to just brush away; this is a  
11 major, major moment for our community in Sunset Park,  
12 so I want to say thank you for all the hard work and  
13 look forward to the support throughout the rest of  
14 the votes in the City Council.

15 CHAIRPERSON SALAMANCA: Thank you,  
16 Council Member. I am now opening up the public  
17 hearing to LU 668, 669, 670, and 671. Mister  
18 speaker, please introduce yourself.

19 JORDAN PRESS: Good afternoon chairman,  
20 members of the Committee. My name is Jordan Press; I  
21 am from HPD's Government Affairs Unit.

22 Land Use Nos. 668-671 consist of four  
23 portfolios located in exemption areas within Brooklyn  
24 Council District 38 that were developed upon approval  
25 by the Board of Estimate in the early 1980s. There

3 are a total of 42 buildings with 408 units that were  
4 originally created as HUD Section 8 multifamily  
5 rental housing for low-income families.

6 Land Use No. 668, 669 and 670 are owned  
7 by limited partnerships under Article V of the  
8 Private Housing Finance Law, while Land Use No. 671  
9 is owned by a limited partnership that is not an  
10 Article V housing company. Together, the four  
11 clusters are referred to as the Sunset Park Portfolio  
12 and the buildings will be conveyed to new HDFC  
13 entities under Article XI of the Private Housing  
14 Finance Law.

15 Land Use No. 668 is currently owned by  
16 Neighborhood Stabilization Associates I and consists  
17 of 24 multiple dwellings with 185 units plus two  
18 superintendent units located at -- bear with me --  
19 Block 764, Lot 36; Block 799, Lot 25; Block 809, Lots  
20 2, 3, 4, 5, 6, and 7; Block 816, Lots 36 and 37;  
21 Block 817, Lots 1 and 5; Block 821, Lot 12; Block  
22 830, Lots 33 and 35; Block 832, Lot 51; and Block  
23 839, Lot 6.

24 Land Use No. 669 is currently owned by  
25 Neighborhood Stabilization Associates II and consists  
of 13 buildings with 146 units, plus two

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2 superintendents, located at Block 723, Lot 67; Block  
3 774, Lot 59; Block 775, Lots 65 and 80; Block 783,  
4 Lot 21; Block 784, Lots 38, 39, 45, and 47; and Block  
5 814, Lot 20.

6 Land Use No. 670 is currently owned by  
7 Sixth Avenue Rehab I and consists of two buildings  
8 with 44 units and one superintendent unit, located  
9 Block 816, Lot 42.

10 Land Use No. 671 is currently owned by  
11 Sunset Park Housing Associates and consists of three  
12 buildings with 28 units at Block 821, Lots 71 and 72,  
13 and Block 792, Lot 24.

14 The unit breakdown across Land Use Nos.  
15 668-671 include five superintendent units as well as  
16 17 studios, 159 one-bedroom, 193 two-bedroom, and 35  
17 three-bedroom apartments, with 4 vacancies. The  
18 buildings are in good condition and rehabilitation  
19 will occur as needed.

20 The HUD mortgages were satisfied a number  
21 of years ago and the Article V will expire in five  
22 years. The units are marked up to market and not  
23 under any New York State rent regulation. At this  
24 time, the Housing Assistance Program contracts, which  
25 begin expiring this year, are the only regulating

3 documents that restrict rents up to 30% of household  
4 income. Therefore, the sponsor and HPD have been  
5 working together to determine the best approach to  
6 maintaining continued affordability of these low-  
7 income rental units. As such, the sponsor seeks  
8 Council approval to voluntarily terminate their  
9 status as Article V housing companies, terminate  
10 current tax benefits under Article V and obtain new  
11 tax exemptions under Article XI for Land Use Nos.  
12 668, 669 and 670. Additionally, HPD is before the  
13 Council seeking approval to obtain Article XI tax  
14 benefits for Land Use No. 671, given that the  
15 building does not have tax benefits at the present  
16 time.

17 Under Article XI, the sponsor will be  
18 required to enter into regulatory agreements  
19 establishing certain controls on the properties and  
20 that tax benefits will be in place for 30 years  
21 coinciding with the agreement. Separately, the  
22 sponsor will enter into a new Section 8 HAP contract  
23 with HUD for an additional 20 years.

24 Thank you.  
25



3 CHAIRPERSON SALAMANCA: Thank you,  
4 Mr. Jordan Press. I would like to recognize that  
5 we've been joined by Council Member Darlene Mealy.

6 With that, are there any questions from  
7 the Committee? [background comment] Yes.

8 COUNCIL MEMBER COHEN: Thank you. You  
9 said that the buildings were in good condition; are  
10 there open violations?

11 [background comments]

12 JORDAN PRESS: For the most part, the  
13 violation counts are very low across the buildings;  
14 the one building that has a higher violation count  
15 has filed a dismissal request with HPD to remove  
16 those violations, and I would say that as a condition  
17 of closing with HPD that we require that the owner  
18 has presented to HPD a plan to remove any existing  
19 violations. There are times where, you know it might  
20 be difficult for them to access one apartment where a  
21 tenant doesn't want to provide access and so  
22 violations remain on the unit; we wouldn't want to  
23 hold up the entire project... [interpose]

24 COUNCIL MEMBER COHEN: Right.

25 JORDAN PRESS: because of that. But  
overall, the violation counts are not too bad.

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2 COUNCIL MEMBER COHEN: And what are the  
3 current rents; what's the range, I guess, or... just a  
4 flavor of what the current rents are?

5 JORDAN PRESS: A flavor would be a studio  
6 for \$1100; a one-bedroom for \$1380-1580; a three-  
7 bedroom for \$2200.

8 COUNCIL MEMBER COHEN: And after this  
9 goes into effect the rents will stay in the same  
10 flavor? [laugh]

11 JORDAN PRESS: Yes. [background comment]  
12 Yes, under the new HAP contract with Section 8.

13 COUNCIL MEMBER COHEN: Okay.  
14 Congratulations to my colleague and thank you very  
15 much.

16 CHAIRPERSON SALAMANCA: Alright, any  
17 other questions from the Committee? No? Alright.  
18 Are there any more members of the public who wish to  
19 testify? Seeing none, I will now close public  
20 hearings on LUs 668, 669, 670, and 671.

21 The next item is TMN904 Cluster, LU 672.  
22 This project was approved in 2006, but there have  
23 been some changes to the project; an additional  
24 property is being added to the disposition area and  
25 the tax exemption will now be under the Private

2 Housing Finance Law rather than the General Municipal  
3 Law.

4 I am now opening up the public hearing on  
5 LU 672. The speakers are going to just introduce  
6 themselves.

7 [background comment]

8 [pause]

9 JORDAN PRESS: Again, my name is Jordan  
10 Press from HPD's Government Affairs Unit; I am joined  
11 by Cheryl Ighodaro from Precise Management -- is that  
12 correct?

13 CHERYL IGHODARO: Uhm-hm.

14 JORDAN PRESS: and Heidi Andersson from  
15 HPD's Preservation Property Disposition and Finance  
16 Unit.

17 Land Use No. 672 consists of an amendment  
18 to a project previously approved by the Council on  
19 November 29, 2016 and is known as the TMN904 Cluster.  
20 The original project is located at 410-418 West 128th  
21 Street, 116-118 West 129th Street, 111 West 131st  
22 Street, and 157 West 122nd Street. The project is  
23 being amended to add one City-owned building located  
24 at 120 West 129th Street, which is adjacent and  
25 shares the same tax lot as 116-118 West 129th Street.

3 The additional building was one part of the Tenant  
4 Interim Lease or TIL program but was returned back to  
5 HPD's central management inventory upon determination  
6 that the building will not be a viable cooperative.  
7 The amendment also seeks City Council approval for a  
8 real property tax exemption under Article XI of the  
9 Private Housing Finance Law, superseding the previous  
10 real estate tax exemptions approved under UDAAP on  
11 November 29, 2016. Additionally, because the sponsor  
12 is seeing Article XI tax benefits, the sponsor has  
13 changed from MLG 904 Development LLC to MLG 904  
14 Housing Development Fund Corporation.

15 With the addition of the fifth City-owned  
16 building, plus two privately-owned buildings, the  
17 TMN904 Cluster will now consist of a total of seven  
18 buildings with 125 dwelling units that will be  
19 rehabilitated to provide affordable rental units.  
20 The amended project will be comprised of a mix of  
21 unit types, including 11 studios, 69 one-bedrooms, 28  
22 two-bedrooms, 15 three-bedrooms, and 2 four-bedroom  
23 apartments. Existing tenants will be offered  
24 preferential leases at the higher of existing rents  
25 or restructured at 30% AMI up to 47% AMI. Upon

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2 vacancy, the rents for incoming tenants will be set  
3 at 60% of AMI.

4 Council Member Perkins has been briefed  
5 and we look forward to ongoing conversations with his  
6 office in order for him to lend his support.

7 [background comment]

8 CHAIRPERSON SALAMANCA: Thank you. Are  
9 there any questions from members of the Committee?  
10 Council Member Mealy.

11 COUNCIL MEMBER MEALY: Are you saying  
12 that Council Member Perkins has not approved it as of  
13 yet?

14 JORDAN PRESS: Uh...

15 COUNCIL MEMBER MEALY: Oh, there you are  
16 [background comments] Okay. [laughter] I just want  
17 to know; I just... [crosstalk]

18 CHAIRPERSON SALAMANCA: Council Member,  
19 if you can...

20 COUNCIL MEMBER MEALY: I've gotta know.

21 CHAIRPERSON SALAMANCA: have a seat.

22 [background comment] For the record, I would like to  
23 recognize Council Member Perkins.

24 COUNCIL MEMBER PERKINS: Thank you very  
25 much. I just want to say that I have really nothing

2 to say at this moment about the legislation; you  
3 know, it looks like something that we will have no  
4 problem with, but I need to do diligence in terms of  
5 some of the tenants and I wanted to just take a  
6 moment to make sure that they are comfortable as  
7 possible; we haven't had that opportunity yet.

8 CHAIRPERSON SALAMANCA: Alright, thank  
9 you.

10 COUNCIL MEMBER PERKINS: Thank you. So I  
11 don't think there will be much of a delay, but just..  
12 [interpose]

13 COUNCIL MEMBER MEALY: Are you for the  
14 project?

15 COUNCIL MEMBER PERKINS: Uh... [interpose]

16 COUNCIL MEMBER MEALY: Or can we hold it  
17 over?

18 COUNCIL MEMBER PERKINS: I wouldn't mind  
19 if you held it over **[inaudible]**... [crosstalk]

20 CHAIRPERSON SALAMANCA: The project I  
21 believe is going to be held over.

22 COUNCIL MEMBER MEALY: Oh okay..  
23 [crosstalk]

24 CHAIRPERSON SALAMANCA: it is, okay..  
25 [crosstalk]

2 COUNCIL MEMBER PERKINS: Thank you.

3 CHAIRPERSON SALAMANCA: Alright, thank  
4 you all... [interpose]

5 COUNCIL MEMBER PERKINS: Again, I  
6 appreciate your indulgence, but as old as we are, we  
7 have to kind of **[inaudible]** to celebrate... we always  
8 like to make sure we touch base with the folks that  
9 are at stake; that's all. Thank you.

10 CHAIRPERSON SALAMANCA: Thank you,  
11 Council Member Perkins. Are there any members in the  
12 public who wish to testify? I see none. I will now  
13 close the public hearing on LU 672.

14 The next item is LU 673, Lexington  
15 Gardens II. This project was approved in 2016 but  
16 there have been changes to the affordability mix, so  
17 an amendment is being sought. I am now opening up  
18 the public hearing to LU 672. Mister speaker, please  
19 introduce yourself.

20 JORDAN PRESS: Good afternoon, my name is  
21 Jordan Press from HPD's Government Affairs Unit.

22 Land Use No. 673 consists of a proposed  
23 amendment to the Lexington Gardens II project  
24 previously approved by the Council on November 29,  
25 2016. Lexington Gardens II is located at 1461 Park

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2 Avenue in Manhattan Council District 8, and is to be  
3 developed under HPD's mix and match program. The  
4 building will be comprised of approximately 399  
5 rental units, plus one unit for a superintendent.  
6 This amended submission seeks a change to the  
7 affordability mix. More specifically, the project is  
8 changing rents to approximately 20% of the units at  
9 30% of AMI, 29% of the units at 50% of AMI, 10% of  
10 the units at 60% of AMI, 20% of the units at 80% of  
11 AMI, and 20% of the units at 125% of AMI.

12           Lexington Gardens II includes a City-  
13 owned lot and two adjacent private lots owned by the  
14 sponsor. The private parcels will not be part of the  
15 UDAAP designation; there are also slight changes in  
16 the square footage for the non-residential portions.  
17 The proposed development will include 37,461 sq. ft.  
18 of community facility space, with approximately  
19 35,000 sq. ft. for Northside Child Development Center  
20 and the balance for another community organization,  
21 approximately 3800 sq. ft. of retail, and 26,000 sq.  
22 ft. of parking will be provided, approximately 17,000  
23 of which is replacement parking for the NYPD.

24           The project will include 10,822 sq. ft.  
25 of open space that will service the school and



2 residents of the new building. This open space will  
3 be located on the area of the private parcels for the  
4 final development. The project includes the creation  
5 of a large-scale development plan to enable the  
6 intended building mapping and design. Additionally,  
7 the project will include Mandatory Inclusionary  
8 Housing. Speaker Melissa Mark-Viverito has indicated  
9 her support for the project.

10 CHAIRPERSON SALAMANCA: Thank you,  
11 Mr. Press. Any questions from members of the  
12 Committee? Council Member Mealy.

13 COUNCIL MEMBER MEALY: I just would like  
14 to know, how many Section 8 vouchers, how many units  
15 will it be? And I'm kind of taken back; I know that  
16 you all made corrections, but we would love to see it  
17 in this package; before we're voting on stuff we  
18 should at least see what we're voting on and not the  
19 old one. So could you give me the breakdown of that  
20 again; how many units will have Section 8? 'Cause it  
21 says 8 units here... [crosstalk]

22 JORDAN PRESS: Yeah and... That's correct,  
23 8 units will have Section 8 vouchers.

24 COUNCIL MEMBER MEALY: That's it?  
25

2 JORDAN PRESS: That's right. The rents  
3 are going to be very low, you know, across the  
4 majority of this project.

5 COUNCIL MEMBER MEALY: And how many 8%  
6 AMI units?

7 JORDAN PRESS: Twenty percent of the  
8 project is at 80% of AMI.

9 COUNCIL MEMBER MEALY: How many units  
10 will be that?

11 JORDAN PRESS: Eighty.

12 COUNCIL MEMBER MEALY: Eighty? Okay.  
13 Okay, I would love for it to be more Section 8 also,  
14 and I know The Speaker is for this, but at this  
15 economic time when we need people to have apartments,  
16 we definitely need more Section 8. Thank you, Chair.

17 CHAIRPERSON SALAMANCA: Thank you Council  
18 Member. Any other questions from members of the  
19 Committee? Alright, I am now opening up.. [background  
20 comments] Are there any more members who wish to  
21 testify? Alright, seeing none, I will now close the  
22 public hearing on LU 673.

23 The next item is LU 656, POMP 1, in  
24 Council Member Torres' and Council Member Cabrera's  
25 districts. These properties are located at Block

2 3158, Lots 41 and 43 and Block 3321, Lot 15 in the  
3 Bronx. I am now opening up the public hearing on  
4 LU 656. Mister speaker, please introduce yourself.

5 JORDAN PRESS: Mr. Chairman, is this 656  
6 through 667?

7 [pause]

8 CHAIRPERSON SALAMANCA: So Mr. Press,  
9 we're going to do them individually.

10 JORDAN PRESS: Okay. Land use No. 656  
11 consists of... I'm sorry; my name is Jordan Press from  
12 HPD's Government Affairs Unit.

13 Land Use No. 656 is known at POMP 1,  
14 located in Council Districts 14 and 15 and is  
15 comprised of 54 residential units in three buildings.  
16 Known as the POMP Portfolio, these formerly City-  
17 owned buildings were originally approved for  
18 development by the Board of Estimate and City Council  
19 between 1988 and 1993. Under the Private Ownership  
20 Management Program, also known as POMP, the City  
21 disposed of the properties to private landlords  
22 selected through a Request for Qualifications who  
23 managed a minimum of 100 units. The program required  
24 a 12-month trial period during which major repairs  
25 needed to remove housing code violations using HPD

2 subsidies were completed. At the end of the trial  
3 period, the managers had the option of purchasing the  
4 building as rentals from the City for \$2500 per unit.  
5 The buildings are currently owned by separate  
6 corporate entities but with a similar ownership  
7 structure which is controlled by Langsam Property.  
8 As part of the land use actions, the properties will  
9 be conveyed to Housing Development Fund Corporations  
10 formed under Article XI of the Private Housing  
11 Finance Law.

12           The buildings are in good condition and  
13 do not require major rehabilitation. The buildings  
14 have a mixture of unit types including studios, one-,  
15 two-, three-, and four-bedroom units, as well as one  
16 five-bedroom apartment in the portfolio. AMI levels  
17 for existing residents average below 60% and rents  
18 average \$700 for a studio to \$1236 for a four-bedroom  
19 unit.

20           At this time, HPD is before the Council  
21 seeking Article XI tax exemption for Land Use No. 656  
22 for a period of 30 years that will coincide with the  
23 regulatory agreements. The Council Members have  
24 shown their support.

3 CHAIRPERSON SALAMANCA: Thank you,  
4 Mr. Press. And it's my understanding that Council  
5 Member Torres and Council Member Cabrera are in favor  
6 of this project. Are there any questions from  
7 members of the Committee? No. Okay. Are there any  
8 more members of the public who wish to testify?  
9 Seeing none, I will now close the public hearing on  
10 LU 656.

11 The next item is LU 657, POMP 2, in my  
12 district. This property is located at Block 2948,  
13 Lot 20 in the Bronx. I am now opening up the public  
14 hearing on LU 657.

15 JORDAN PRESS: Thank you, Mr. Chairman.  
16 Land Use No. 657 is known as POMP 2, located in  
17 Council District 17, and is comprised of 47  
18 residential units in one building. Again, this is  
19 known as part of the POMP Portfolio, which is made up  
20 of formerly City-owned buildings that were originally  
21 approved for development by the Board of Estimate and  
22 City Council between 1988 and 1993. Under the POMP  
23 program, the City disposed of properties to private  
24 landlords selected through an RFQ who managed a  
25 minimum of 100 units. The program required a 12-  
month trial period during which major repairs needed

3 to remove the housing code violations using HPD  
4 subsidies were completed. At the end of the trial  
5 period, the managers had the option of purchasing the  
6 buildings as rental from the City for \$2500 per unit.  
7 The buildings are currently owned by separate  
8 corporate entities but with a similar ownership  
9 structure which is controlled by Langsam Property.

10 As part of the land use action, the  
11 property will be conveyed to a Housing Development  
12 Fund Corporation formed under Article XI of the  
13 Private Housing Finance Law.

14 At this time, HPD is before the Council  
15 seeking Article XI tax exemption for Land Use  
16 No. 657.

17 CHAIRPERSON SALAMANCA: Thank you. I did  
18 meet with Langsam Property and they did give me a  
19 letter with stipulations that they agree to add  
20 surveillance cameras to their buildings which do not  
21 have any surveillance cameras. I've worked with  
22 Langsam for some time now and I find them to be  
23 responsible landlords, so I'm in favor of this  
24 project.

25 Are there any questions from members of  
the Committee? No? Alright, thank you. Are there

2 any members of the public who wish to testify?

3 Seeing none, I will now close public hearing LU 657.

4 [background comments]

5 The next item is LU 658, POMP 3, in my  
6 district. These properties are located in Community  
7 Boards 1 and 9 in the Bronx. I am now opening up the  
8 public hearing on LU 658.

9 JORDAN PRESS: This is just 658 or 658  
10 and 659 **[inaudible]**?

11 CHAIRPERSON SALAMANCA: This is... well we  
12 can do 658 and 659 if you choose.

13 JORDAN PRESS: Okay. So Land Use Nos.  
14 658 and 659 is known as the POMP 3 portfolio located  
15 in Council Districts 16 and 17 and is comprised of  
16 442 residential units and 14 commercial units in  
17 twelve buildings. Known as the POMP Portfolio, these  
18 formerly City-owned buildings were originally  
19 approved for development by the Board of Estimate and  
20 City Council between 1988 and 1993. Under POMP, the  
21 City disposed of these properties to private  
22 landlords selected through an RFQ who managed a  
23 minimum of 100 units. The program required a 12-  
24 month trial period during which major repairs needed  
25 to remove housing code violations using HPD subsidies

2 were completed. At the end of the trial period the  
3 manager had the option of purchasing the building as  
4 rentals from the City for \$2500 per unit. The  
5 buildings are currently owned by separate corporate  
6 entities but with a similar ownership structure which  
7 is controlled by Langsam Property. As part of the  
8 land use action, the properties will be conveyed to  
9 Housing Development Fund Corporations formed under  
10 Article XI of the Private Housing Finance Law.

11 At this time, HPD is before the Council  
12 seeking Article XI tax exemption for Land Use Nos.  
13 658 and 659 for a period of 30 years that will  
14 coincide with the regulatory agreement.

15 CHAIRPERSON SALAMANCA: Thank you,  
16 Mr. Press. I'm going to call on Council Member  
17 Menchaca, who has a statement.

18 COUNCIL MEMBER MENCHACA: Thank you.  
19 Mr. Press, earlier -- I just want to come back to the  
20 applications from Sunset Park really quick -- and you  
21 mentioned three different levels of rentals  
22 associated with those properties, the 408 apartments.  
23 So as you get to those -- I want to remind everybody;  
24 those rents sounded really high, and it didn't have



2 the full context of the Section 8 vouchers that this  
3 program is connected to as well... [crosstalk]

4 JORDAN PRESS: That's right.

5 COUNCIL MEMBER MENCHACA: but can you  
6 walk us through that whole piece, 'cause I think it's  
7 an important piece...? [crosstalk]

8 JORDAN PRESS: Yeah, sure. So the rent  
9 that is charged to the unit is rent that is paid to  
10 the owner; however, by virtue of being connected to a  
11 HUD Section 8 HAP contract -- Housing Assistance  
12 Program contract -- tenants are only paying 30% of  
13 their income towards rent and the rest is federally  
14 subsidized.

15 COUNCIL MEMBER MENCHACA: Great. So  
16 that's an important thing to talk about when we're  
17 preserving those... [crosstalk]

18 JORDAN PRESS: Yes.

19 COUNCIL MEMBER MENCHACA: rents; we're  
20 preserving the Section 8 program as well... [crosstalk]

21 JORDAN PRESS: That's right.

22 COUNCIL MEMBER MENCHACA: and the  
23 affordability comes with Section 8...

24 JORDAN PRESS: That's right.

2 COUNCIL MEMBER MENCHACA: 'cause that's  
3 an important thing... [crosstalk]

4 JORDAN PRESS: Yes...

5 COUNCIL MEMBER MENCHACA: to talk about  
6 in this. And then also, on the violations, I want to  
7 note as well that the owner, Fairstead, has come to  
8 us with a list of items that were pending or for  
9 review on issues with tenants as well, so we're going  
10 to be working with them, and hopefully we can work  
11 with you to figure out what those violations are and  
12 make that happen.

13 JORDAN PRESS: Yeah, and I would hope  
14 that if there are any particular issues of concern  
15 related to the violations that you would let us know  
16 so that we can be sure to bring it up with them prior  
17 to closing.

18 COUNCIL MEMBER MENCHACA: Great. Thanks  
19 for clearing that up.

20 CHAIRPERSON SALAMANCA: Alright, thank  
21 you Council Member. Are there any questions from  
22 members of the Committee?

23 Just for clarity, LU 658, it's in my  
24 Council District, which I'm in favor of and it's  
25 being voted on today, but LU 659 is in Council Member

2 Vanessa Gibson's district and this item is being laid  
3 over for the next meeting.

4 Now are there any members of the public  
5 who wish to testify? Seeing none, I will now close  
6 the public hearings on LU 658 and 659.

7 The next item is LU 660, POMP 4, in  
8 Speaker Mark-Viverito's district. These properties  
9 are located in Community Board 1 in the Bronx. I am  
10 now opening up the public hearing on LU 660, so  
11 speaker, please introduce yourself.

12 JORDAN PRESS: Good afternoon, my name is  
13 Jordan Press from HPD's Government Affairs Unit.

14 Land Use No. 660 is known as the POMP 4  
15 portfolio located in Council District 8 and is  
16 comprised of 145 residential units in three  
17 buildings. Known as the POMP Portfolio, these  
18 formerly City-owned buildings were originally  
19 approved for development by the Board of Estimate and  
20 City Council between 1988 and 1993. Under POMP, the  
21 City disposed of the properties to private landlords  
22 selected through an RFQ who managed a minimum of 100  
23 units. The program required a 12-month trial period  
24 during which major repairs needed to remove housing  
25 code violations using HPD subsidies were completed.

3 At the end of the trial period the managers had the  
4 option of purchasing the building as rentals from the  
5 City for \$2500 per unit. The buildings are currently  
6 owned by separate corporate entities but with a  
7 similar ownership structure which is controlled by  
8 Langsam Property. As part of the land use action,  
9 the properties will be conveyed to Housing  
10 Development Fund Corporations formed under Article XI  
11 of the Private Housing Finance Law.

12 At this time, HPD is before the Council  
13 seeking Article XI tax exemption for Land Use No. 660  
14 for a period of 30 years that will coincide with the  
15 regulatory agreement.

16 CHAIRPERSON SALAMANCA: Thank you,  
17 Mr. Press. Are there any questions from members of  
18 the Committee? No? Alright. Are there any more  
19 members of the public who wish to testify? Seeing  
20 none, I will now close the public hearing on LU 660.

21 The next item is LU 661, POMP 5, in my  
22 district. These properties are located in Community  
23 Board 9 in the Bronx and LU 662, also POMP 5, in  
24 Council Member Cabrera's, Gibson's and Palma's  
25 districts. These properties are located in Community  
Boards 4, 7 and 9 in the Bronx.

3 I am now opening up the public hearings  
4 on LU 661 and 662. Mister speaker, please introduce  
5 yourself.

6 JORDAN PRESS: Good afternoon, my name is  
7 Jordan Press from HPD's Government Affairs Unit.

8 Land Use Nos. 661 and 662 is known as the  
9 POMP 5 portfolio located in Council Districts 14, 16,  
10 17, and 18 and is comprised of 216 units in seven  
11 buildings. Known as the POMP Portfolio, these  
12 formerly City-owned buildings were originally  
13 approved for development by the Board of Estimate and  
14 City Council between 1988 and 1993. Under POMP, the  
15 City disposed of the properties to private landlords  
16 selected through an RFQ who managed a minimum of 100  
17 units. The program required a 12-month trial period  
18 during which major repairs needed to remove housing  
19 code violations using HPD subsidies were completed.  
20 At the end of the trial period the managers had the  
21 option of purchasing the building as rentals from the  
22 City for \$2500 per unit. The buildings are currently  
23 owned by separate corporate entities but with a  
24 similar ownership structure which is controlled by  
25 Langsam Property. As part of the land use action,  
the properties will be conveyed to Housing

2 Development Fund Corporations formed under Article XI  
3 of the Private Housing Finance Law.

4 At this time, HPD is before the Council  
5 seeking Article XI tax exemption for Land Use Nos.  
6 661 and 662 for a period of 30 years that will  
7 coincide with the regulatory agreement.

8 CHAIRPERSON SALAMANCA: Thank you. Are  
9 there any questions from members of the Committee?  
10 No?

11 Alright, just for clarity, LU 661, it's  
12 in my Council District, and again, is another project  
13 that I'm being supportive of. LU 662 is being laid  
14 over as well for the next Committee.

15 Are there any members of the public who  
16 wish to testify? Seeing none, I will now close the  
17 public hearings on LU 661 and 662.

18 The next item is LU 663, POMP 6, in  
19 Council Member Torres' and Council Member Gibson's  
20 district. These properties are located in Community  
21 Boards 4 and 5 in the Bronx. I am now opening up the  
22 public hearing on LU 663.

23 JORDAN PRESS: Good afternoon, my name is  
24 Jordan Press from HPD's Government Affairs Unit.

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3 Land Use No. 663 is known as the POMP 6  
4 Portfolio located in Council Districts 15 and 16 and  
5 is comprised of 91 units in five buildings. Known as  
6 the POMP Portfolio, these formerly City-owned  
7 buildings were originally approved for development by  
8 the Board of Estimate and City Council between 1988  
9 and 1993. Under POMP, the City disposed of the  
10 properties to private landlords selected through an  
11 RFQ who managed a minimum of 100 units. The program  
12 required a 12-month trial period during which major  
13 repairs needed to remove housing code violations  
14 using HPD subsidies were completed. At the end of  
15 the trial period the managers had the option of  
16 purchasing the building as rentals from the City for  
17 \$2500 per unit. The buildings are currently owned by  
18 separate corporate entities but with a similar  
19 ownership structure which is controlled by Langsam  
20 Property. As part of the land use action, the  
21 properties will be conveyed to Housing Development  
22 Fund Corporations formed under Article XI of the  
23 Private Housing Finance Law.

24 At this time, HPD is before the Council  
25 seeking Article XI tax exemption for Land Use No. 663

3 for a period of 30 years that will coincide with the  
4 regulatory agreement. Thank you.

5 CHAIRPERSON SALAMANCA: Thank you,  
6 Mr. Press. Any members of the Committee wish to  
7 testify? No.

8 Alright, just for the record, this item,  
9 LU 663, as well is being laid over.

10 Are there any members of the public who  
11 wish to testify? Seeing none, I will now close  
12 public hearing LU 663.

13 The next item is LU 664, POMP 7, in  
14 Council Member Cabrera's district. This property is  
15 located at Block 2844, Lot 33 in the Bronx.

16 I am now opening up the public hearing on  
17 LU 664.

18 JORDAN PRESS: Good afternoon, my name is  
19 Jordan Press from HPD's Government Affairs Unit.

20 Land Use No. 664 is known as the POMP 7  
21 Portfolio and is located in Council District 14 and  
22 is comprised of 54 units in one building. Known as  
23 the POMP Portfolio, this formerly City-owned building  
24 was originally approved for development by the Board  
25 of Estimate and City Council. Under the POMP  
program, the City disposed of properties to private



3 landlords selected through an RFQ who managed a  
4 minimum of 100 units. The program required a 12-  
5 month trial period during which major repairs needed  
6 to remove housing code violations using HPD subsidies  
7 were completed. At the end of the trial period the  
8 managers had the option of purchasing the building as  
9 rentals from the City for \$2500 per unit. The  
10 buildings are currently owned by separate corporate  
11 entities but with a similar ownership structure which  
12 is controlled by Langsam Property. As part of the  
13 land use action, the properties will be conveyed to  
14 Housing Development Fund Corporations formed under  
15 Article XI of the Private Housing Finance Law.

16 At this time, HPD is before the Council  
17 seeking Article XI tax exemption for Land Use No. 664  
18 for a period of 30 years that will coincide with the  
19 regulatory agreement.

20 CHAIRPERSON SALAMANCA: Thank you,  
21 Mr. Press. And it's my understanding that Council  
22 Member Cabrera is in favor of this project.

23 Any members of the Committee who would  
24 like to speak? No. Are there any more members of  
25 the public who wish to testify? Seeing none, I will  
now close the public hearing on LU 664.

2 The next item is LU 665 and LU 666, POMP  
3 8 in my district. These properties are located in  
4 Community Board 9 in the Bronx and LU 666, also known  
5 as POMP 8, for properties in Council Member Gibson's,  
6 Palma's and Melissa Mark-Viverito's districts. These  
7 properties are located in Community Boards 1, 4 and 9  
8 in the Bronx.

9 I am now opening up the public hearings  
10 on LU 665 and LU 666.

11 JORDAN PRESS: Good afternoon, my name is  
12 Jordan Press from HPD's Government Affairs Unit.

13 Land Use Nos. 665 and 666 is known as the  
14 POMP 8 Portfolio and is located in Council Districts  
15 8, 16, 17, and 18 and is comprised of 354 units in  
16 seven buildings. Known as the POMP Portfolio, these  
17 formerly City-owned buildings were originally  
18 approved for development by the Board of Estimate and  
19 City Council between 1988 and 1993. Under the POMP  
20 program, the City disposed of the properties to  
21 private landlords selected through an RFQ who managed  
22 a minimum of 100 units. The program required a 12-  
23 month trial period during which major repairs needed  
24 to remove housing code violations using HPD subsidies  
25 were completed. At the end of the trial period the

2 managers had the option of purchasing the buildings  
3 as rentals from the City for \$2500 per unit. The  
4 buildings are currently owned by separate corporate  
5 entities but with a similar ownership structure which  
6 is controlled by Langsam Property. As part of the  
7 land use action, the properties will be conveyed to  
8 Housing Development Fund Corporations formed under  
9 Article XI of the Private Housing Finance Law.

10 At this time, HPD is before the Council  
11 seeking Article XI tax exemption for Land Use Nos.  
12 665 and 666 for a period of 30 years that will  
13 coincide with the regulatory agreement.

14 CHAIRPERSON SALAMANCA: Thank you,  
15 Mr. Press. Any questions from members of the  
16 Committee?

17 Just for the record, LU 665 is being  
18 voted on today; LU 666 is being laid over as well.

19 Are there any members of the public who  
20 wish to testify? Seeing none, I will now close  
21 public hearings LU 665 and LU 666.

22 The next item is LU 667, POMP 9, in  
23 Council Member Cabrera's district. This property is  
24 located in Community Board 5 in the Bronx.

2 I am now opening up the public hearing on  
3 LU 667.

4 JORDAN PRESS: Good afternoon, my name is  
5 Jordan Press from HPD's Government Affairs Unit.

6 Land Use No. 667 is known as the POMP 9  
7 Portfolio, located in Council District 14 and is  
8 comprised of 59 units in one building. Known as the  
9 POMP Portfolio, this formerly City-owned building  
10 were originally approved for development by the Board  
11 of Estimate and City Council between 1988 and 1993.  
12 Under the POMP, the City disposed of the properties  
13 to private landlords selected through an RFQ who  
14 managed a minimum of 100 units. The program required  
15 a 12-month trial period during which major repairs  
16 needed to remove housing code violations using HPD  
17 subsidies were completed. At the end of the trial  
18 period the managers had the option of purchasing the  
19 building as rentals from the City for \$2500 per unit.  
20 The buildings are currently owned by separate  
21 corporate entities but with a similar ownership  
22 structure which is controlled by Langsam Property.  
23 As part of the land use action, the properties will  
24 be conveyed to Housing Development Fund Corporations

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3 formed under Article XI of the Private Housing  
4 Finance Law.

5 At this time, HPD is before the Council  
6 seeking Article XI tax exemption for Land Use No. 667  
7 for a period of 30 years that will coincide with the  
8 regulatory agreement. Thank you.

9 CHAIRPERSON SALAMANCA: Thank you,  
10 Mr. Press. Any questions from members of the  
11 Committee? No? Are there any more members of the  
12 public who wish to testify? Seeing none, I will now  
13 close the public hearing on LU 667.

14 Today we'll be laying over LU 659, 660,  
15 662, 663, 666, and 672. We will voting on the  
16 following items which have the support of the local  
17 Council Members -- LU 656, 657, 658, 661, 664, 665,  
18 667, 668, 669, 670, 671, and 673.

19 Counsel, please call the roll on a vote  
20 to approve.

21 COMMITTEE COUNSEL: Chair Salamanca.

22 CHAIRPERSON SALAMANCA: Aye on all.

23 COMMITTEE COUNSEL: Council Member Mealy.

24 COUNCIL MEMBER MEALY: Aye on all.

25 COMMITTEE COUNSEL: Council Member Cohen.

COUNCIL MEMBER COHEN: Aye.

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2 COMMITTEE COUNSEL: Council Member  
3 Treyger.

4 COUNCIL MEMBER TREYGER: Aye.

5 COMMITTEE COUNSEL: By a vote of 4 in the  
6 affirmative, 0 negatives and 0 abstentions, the Land  
7 Use Items are approved and referred to the full Land  
8 Use Committee.

9 CHAIRPERSON SALAMANCA: Thank you. We  
10 will leave the roll open, but I would also like to  
11 thank members of the public, my colleagues, counsel;  
12 Land Use staff for attending today's hearing. Thank  
13 you.

14 [pause]

15 COMMITTEE COUNSEL: Okay. Continued  
16 vote. Council Member Rodriguez.

17 COUNCIL MEMBER RODRIGUEZ: Aye.

18 COMMITTEE COUNSEL: The vote to approve  
19 the Land Use Items is approved by a vote of 5 in the  
20 affirmative, 0 in the negative and 0 abstentions and  
21 referred to the full Land Use Committee.

22 CHAIRPERSON SALAMANCA: Thank you; this  
23 meeting is hereby adjourned.

24 [gavel]

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 June 26, 2017