

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

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September 9, 2009

Start: 1:00pm

Recess: XX:XXpm

HELD AT: Committee Room
City Hall

B E F O R E: DANIEL R. GARODNICK
Chairperson

COUNCIL MEMBERS:
Sara M. Gonzalez
Inez E. Dickens

A P P E A R A N C E S

Carol Clark
Assistant Council Member
HPD

Terry Arroyo
Director of Land Use
HPD

Sal D'Avola
Executive Director
Restored Homes

Carol Shine
Counsel to Committee
New York City Council

2 CHAIRPERSON GARODNICK: Good
3 afternoon, everybody and, welcome to the
4 Subcommittee on Planning, Dispositions and
5 Concessions. This is a Subcommittee of the Land
6 Use Committee of the New York City Council.
7 Today's date is Wednesday, September 9th. My name
8 is Dan Garodnick. I have the privilege of
9 Chairing the Subcommittee. I'm joined today by
10 Council Member Sara Gonzalez of Brooklyn, Council
11 Member Inez Dickens of Manhattan. We have a very
12 short agenda today.

13 So, we're going to get right to it
14 and open the hearing on Land Use Number 1188, non-
15 ULUURP number 20105030 HAX at 2228 Givan Avenue in
16 the Bronx, in the district of Council Member
17 Seabrook. It's part of the Section 202 Supportive
18 Housing program. And, I'd like to invite HPD to
19 introduce this item.

20 CAROL CLARK: Thank you, Chairman
21 Garodnick and members of the Subcommittee. I'm
22 Carol Clark, Assistant Commissioner at HPD. And,
23 I'm joined by Terry Arroyo [phonetic], HPD's
24 Director of Land Use.

25 LU 1188, known as Council Towers

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2 Five, is a Section 202 Supportive Housing project
3 located, as you noted, at 2228 Givan Avenue in the
4 Bronx. The project consists of the new
5 construction of 69 units of rental housing for
6 senior citizens, plus one superintendent unit. A
7 ULJURP action and related tax exemption was
8 approved by the Council in 2008. The tax
9 exemption was voted by the Council's Finance
10 Committee on June 29th, 2008, to be precise. The
11 action before the Council today is an amendment of
12 that approval.

13 The proposed amendment seeks a
14 reduction of the tax exemption from 70 to 69 units
15 because the superintendent's unit is not eligible
16 for the tax exemption. The real estate closing
17 allowing this affordable housing project for
18 seniors to proceed cannot move ahead until this
19 amended land use approval is obtained. Council
20 Member Seabrook has been briefed and indicated his
21 support.

22 CHAIRPERSON GARODNICK: Thank you.
23 So, what we're talking about here is removing one
24 of the 70 units from the tax exemption program
25 because it is not eligible and nothing more.

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2 CAROL CLARK: Yes, sir, that's
3 correct. It's really a technical correction I
4 would say.

5 CHAIRPERSON GARODNICK: And, it's
6 hard to argue with that. With that, I see nobody
7 else wishing, surprisingly, nobody else wishing to
8 testify on that item. So, we'll close the hearing
9 on that, Land Use 10, I'm sorry, Land Use 1188 and
10 open the hearing on Land Use number 1189, non-
11 ULUURP 20105031 HAQ; two properties in Queens in
12 the district of Council Member Sanders, part of
13 the Asset Control Area. Miss Clark.

14 CAROL CLARK: Yes. And, I'm joined
15 by Sal D'Avola, the Executive Director of Restored
16 Homes.

17 LU 1189 consists of the proposed
18 rehabilitation of two one-family homes located at
19 69-21 Bayfield Avenue and 69-30 Elizabeth Avenue
20 under the Asset Control Area program. HUD, HPD
21 and the nonprofit Restored Homes Housing
22 Development Fund Corporation entered into an
23 agreement in which HUD agreed to sell foreclosed
24 vacant one to four-family homes in its inventory
25 to Restored Homes HDFC. In collaboration with

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2 HPD, Restored Homes will oversee the rehab of
3 these buildings and the marketing process
4 established to identify income-eligible
5 purchasers.

6 HPD today requests the Council's
7 approval of a UDAAP tax exemption for the eligible
8 purchasers to enhance the affordability of the
9 project. Council Member Sanders has reviewed the
10 project and indicated his support.

11 CHAIRPERSON GARODNICK: Thank you.
12 And, the affordability requirements are yet to be
13 determined, you said?

14 CAROL CLARK: The income targets
15 are up to 115% of the AMI, which is approximately
16 \$88,000 for a family of four annually.

17 CHAIRPERSON GARODNICK: Okay.
18 Thank you. Nothing to add? With that, you
19 indicated that Council Member Sanders is also in
20 support of this application.

21 CAROL CLARK: That's correct.

22 CHAIRPERSON GARODNICK: And, with
23 that, I see no members of the public wishing to
24 testify on this item. And, we will close the
25 hearing on Land Use Number 1189, non-ULUURP

20105031 HAQ.

And, we are going to lay over all of the other items on today's calendar at the request of the individual Council Members in whose districts these properties sit. And, we'll couple together those two items we heard today for the purposes of voting; 1188, 1189. Chair recommends an aye vote. And, we'll ask the Counsel to call the roll.

CAROL SHINE: Carol Shine, counsel to the Subcommittee. Chair Garodnick.

CHAIRPERSON GARODNICK: I vote aye.

CAROL SHINE: Council Member Gonzalez.

COUNCIL MEMBER GONZALEZ: Aye.

CAROL SHINE: Council Member Dickens.

COUNCIL MEMBER DICKENS: Aye.

CAROL SHINE: By a vote of three in the affirmative, none in the negative and no abstentions, the aforementioned items are approved and referred to the full Committee.

CHAIRPERSON GARODNICK: Thank you very much, everyone. And, with that, we are

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adjourned.

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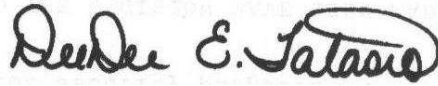
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C E R T I F I C A T E

I, DeeDee E. Tataseo certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature

A handwritten signature in cursive script that reads "DeeDee E. Tataseo". The signature is written in black ink and is positioned above a horizontal line.

Date

October 4, 2009