

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON LANDMARKS,
PUBLIC SITINGS, AND
DISPOSITIONS

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February 26, 2020
Start: 1:03 p.m.
Recess: 1:33 p.m.

HELD AT: 250 Broadway - Committee
Room, 16th Floor

B E F O R E: Adrienne E. Adams
Chairperson

COUNCIL MEMBERS: Adrienne E. Adams
Inez D. Barron
Peter A. Koo
I. Daneek Miller
Mark Treyger

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

Sarah Mallory
Executive Director for Government Affairs

Jack Heaney

Lin Zeng

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SITINGS, AND DISPOSITIONS

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2 CHAIRPERSON ADAMS: Good afternoon. I'm
3 Council Member Adrienne Adams and welcome to this
4 meeting of the Subcommittee on Landmarks, Public
5 Siting, and Dispositions. I am joined now by Council
6 Member Barron. I am told that Council Member Koo
7 will be here shortly. Our first item is application
8 number 20205357HAM, related to the Cooper Square MHA
9 phase 1 GHPP for fiscal year 20. This application,
10 submitted by the Department of Housing Preservation
11 and Development, pursuant to Article 11 of the
12 Private Housing Finance Law, requests approval of an
13 amendment to council Resolution number 819, approved
14 on March 28, 2019, related to property located at
15 block 426, lot 22, block 445, lot 42, block 459, lots
16 14, 15, 16, 36, 37, 38, 39, 43, and 45, and block
17 460, lots 35, 48, 49, 50, 51, 52, 53, 54, 55, and 59,
18 Borough of Manhattan, in the council districts
19 represented by Council Members Chin and Rivera,
20 Community District 3. We will hear this application
21 preconsidered. I now open the public hearing on this
22 application. We're joined by representatives of HPD,
23 and we have just been joined by Council Member Peter
24 Koo. Before you begin, counsel will swear you in.

25

2 COMMITTEE COUNSEL: Please raise your
3 right hand and state your name.

4 SARAH MALLORY: Sarah Mallory.

5 COMMITTEE COUNSEL: Do you affirm to tell
6 the truth, the whole truth, and nothing but the truth
7 in your testimony before the subcommittee and answer
8 all council member questions.

9 SARAH MALLORY: I do.

10 CHAIRPERSON ADAMS: Thank you. You may
11 begin.

12 SARAH MALLORY: Great. Thank you so
13 much. My name is Sarah Mallory. I am the executive
14 director for government affairs and it's my first
15 time testifying before this committee, so thank you
16 for having me. This preconsidered item, 20205357HAM,
17 consists of an exemption area containing 21 non-
18 equity cooperative buildings with 327 units and 22
19 occupied commercial spaces which sit on a community
20 land trust. The buildings are located on block 459,
21 lots 59, 45, 43, 42, 39, 38, 37, 36, 16, 15, and 14,
22 block 460, lots 55, 54, 53, 52, 51, 50, 49, 48, and
23 35, and block 426, lot 22, in Manhattan Council
24 Districts 1 and 2, and the project is known as Cooper
25 Square MHA, phase 1 GHPP FY20. On March 28, 2019,

2 the council approved Resolution 819, which authorized
3 a tax exemption with the exemption area that is
4 applicable to all of the land and buildings, but
5 excludes portions, if any, devoted to business,
6 commercial, or community facility use. The prior
7 resolution shall now be amended to also exempt the
8 community facility space in the exemption area. More
9 specifically, HPD requests that the council amends
10 the prior resolution by adding the following
11 definition J to paragraph one, which reads "Community
12 facility space shall mean those portions of the
13 exemption area which the regulatory agreement
14 requires to be devoted solely to the community
15 facility uses. Additionally, HPD requests language
16 in paragraph three be deleted and replaced with the
17 following. "All of the value of the property in the
18 exemption area, including both the land and any
19 improvements, excluding those portions, if any,
20 devoted to business or commercial use other than the
21 community facility space shall be exempt from real
22 property taxation other than assessments for local
23 improvements for a period commencing upon the
24 effective date and terminating upon expiration date.
25 An affected space is being occupied by a nonprofit,

2 providing workshops and guidance to minority and
3 female photographers. Additionally, this storefront
4 also serves as a gallery space. This sponsor also
5 intends to convert other commercial spaces in their
6 portfolio to community facilities spaces in the
7 future. All other aspects of the project remain the
8 same. Therefore, HPD is before the subcommittee
9 seeking the amendment to prior approved Resolution
10 number 819.

11 CHAIRPERSON ADAMS: That was really
12 quick, thank you.

13 SARAH MALLORY: I tried. [laughter]

14 CHAIRPERSON ADAMS: Thank you so much.
15 And it was very straightforward also. Ah, are there
16 any questions from my colleagues? OK, thank you.
17 Um, are there any, and I thank you, you're excused.
18 Are there any more members of the public wishing to
19 testify on, in the item, any of these items? Seeing
20 none, I now close the public hearings on this
21 application, and thank you again. OK, before moving
22 on to the rest of today's public hearings, a quorum
23 being present, we will now vote to approve the Cooper
24 Square application and eight other applications heard
25 by the subcommittee at our February 12 meeting. We

3 will now vote to approve LU 616, an application by
4 the New York City Department of Housing Preservation
5 and Development to facilitate the disposition and
6 renovation of one city-owned six-story building
7 located at 272 East Seventh Street in Community
8 District 3 in Manhattan. HPD is seeking an urban
9 development actionary project approval, or UDAAP, and
10 the approval of a new four-year tax exemption under
11 Article 11 of the Private Housing Finance Law. This
12 project site is located in Council Member Rivera's
13 district. We will now vote to approve LU 617, an
14 application by the New York City Health and Hospitals
15 Corporation requesting approval to lease
16 approximately 24,080 square feet of land and a 20,000
17 square feet administration building on the New York
18 City Health and Hospitals Seaview campus in Staten
19 Island. This approval would facilitate a 30-year
20 lease of city-owned property to Camelot of Staten
21 Island, Inc. to operate a women's residential
22 substance use disorder program. The lease would
23 include a 19-year renewal option. This site is
24 located in Council Member Matteo's district. We will
25 vote to approve LUs 618 through 622, the historic
landmark designation of five historic row houses

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2 located at 47, 49, 51, 53, and 55 West 28th Street,
3 block 830, lots 7, 8, 9, 10, and 11, in the former
4 Tin Pan Alley neighborhood of Manhattan. These five
5 landmark designations are located in Speaker
6 Johnson's district. Lastly, we will vote to approve
7 LUs 623, an application for the rescision of the
8 landmark designation for the former PS-31 building
9 located at 425 Grand Concourse in the Bronx. This
10 building, ah, the building on this site was
11 demolished in 2013 pursuant to an emergency
12 declaration issued by the Department of Buildings
13 because of structural problems and damage caused by
14 Hurricane Sandy. The rescision will facilitate the
15 construction of a new mixed-use development on the
16 site of the former landmark. The site is located in
17 Chair Salamanca's district. With the support of the
18 local council members, we will now vote to approve
19 LUs 616 through 623 and the preconsidered item
20 related to application number 20205357HAM Cooper
21 Square. Counsel, please call the roll.

22 COMMITTEE COUNSEL: Adams.

23 CHAIRPERSON ADAMS: Aye.

24 COMMITTEE COUNSEL: Barron.

25 COUNCIL MEMBER BARRON: I vote aye.

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3 COMMITTEE COUNSEL: Koo.

4 COUNCIL MEMBER KOO: Aye on all.

5 COMMITTEE COUNSEL: Miller.

6 COUNCIL MEMBER MILLER: Aye.

7 COMMITTEE COUNSEL: Treyger.

8 COUNCIL MEMBER TREYGER: Aye.

9 COMMITTEE COUNSEL: A vote of 5 in the
10 affirmative, 0 in the negative, and 0 abstentions.

11 The items are approved and recommend to the full Land
12 Use Committee.

13 CHAIRPERSON ADAMS: Thank you. We have
14 been joined by Council Members Treyger and Miller.

15 We will now continue with the public hearing on the
16 Rochester site of affordable housing development.

17 The project consists of three applications submitted

18 by HPD to facilitate the construction of seven new

19 buildings containing approximately 78 affordable

20 housing units. We will hear these applications

21 preconsidered. Application number C190453HAK

22 requests approval of an urban development action area

23 and an urban development action area project for

24 property located at 421 through 423 Herkimer Street,

25 block 864, lots 48 and 49, 440 through 444 Herkimer

Street, block 1871, lots 42 and 43, 35 through 37

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2 Rochester Avenue, block 1709, lots 9 and 10, 18
3 through 22, Seidham Place block 1709, lots 27, 28,
4 and 29, 816 Herkimer Street, block 1710, lot 9, 329
5 through 331, Ralph Avenue, block 1556, lots 7 and 8,
6 and Ralph 335, and 335 Ralph Avenue, block 1556, lot
7 3, in the Borough of Brooklyn, in the council
8 districts represented by Council Members Ampry-Samuel
9 and Cornegy, Community District 3. Application
10 number 20205362HAK requests approval of a real
11 property tax exemption pursuant to Article 11 of the
12 Private Housing Finance Law for property located at
13 423 Herkimer Street, block 1864, lot 48, 421 Herkimer
14 Street, lot 864, lot 49, 448 Herkimer Street, block
15 1871, lot 42, 444 Herkimer Street, block 1861, lot
16 43, 37 Rochester Avenue, block 1709, lot 9, 35
17 Rochester Avenue, block 1709, lot 10, 18 Seidham
18 Place, block 1709, lot 27, 20 Seidham Place, block
19 1709, lot 28, 22 Seidham Place, block 1709, lot 29,
20 and 816 Herkimer Street, lot 1710, I mean, block
21 1710, lot 9, Borough of Brooklyn in Council District
22 36. Application number 20205363HAK requests approval
23 of a real property tax exemption pursuant to Article
24 11 of the Private Housing Finance Law for property
25 located at 392 Ralph Avenue, block 1556, lot 8, 331

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2 Ralph Avenue, block 1556, lot 7, and 335 Ralph
3 Avenue, block 1556, lot 3, Borough of Brooklyn in
4 Council District 41. I now open the public hearing
5 on these applications. We're joined again by
6 representatives of HPD. Welcome back. And we will,
7 ah, once again recognize Sarah Mallory, with Lin Zeng
8 and David Cunningham. If you have not been sworn
9 in...

10 JACK HEANEY: I'm Jack Heaney.

11 CHAIRPERSON ADAMS: Jack? OK, Jack
12 Heaney. All right, great. If you have not been
13 sworn in before you begin, Counsel will swear you in
14 now.

15 COMMITTEE COUNSEL: Please raise your
16 right hands and state your names.

17 JACK HEANEY: Jack Heaney.

18 LIN ZENG: Lin Zeng.

19 COMMITTEE COUNSEL: Do you affirm to tell
20 the truth, the whole truth, and nothing but the truth
21 in your testimony before this subcommittee in your
22 answer to all Council Member questions?

23 LIN ZENG: Yes, I do.

24 JACK HEANEY: Yes, I do.

25

2 CHAIRPERSON ADAMS: Thank you very much,
3 and you may begin.

4 SARAH MALLORY: Ah, thank you again. My
5 name is Sarah Mallory from HPD. Um, [inaudible]
6 preconsidered item C190453HAK, which consists of a
7 ULURP application for a project known as Rochester
8 Seidham that seeks urban development action area
9 designation, project and disposition approval for 13
10 city-owned vacant scattered lots that will be
11 developed in three clusters. Located in Council
12 District Brooklyn 36, Rochester Seidham One consists
13 of cluster number one and cluster number two.
14 Cluster number one is located at 421-423 Herkimer
15 Street, block 1864, lots 49 and 48, and 440-444
16 Herkimer Street, block 1871, lots 42 and 43. Cluster
17 number two is located at 35-37 Rochester Avenue,
18 block 1709, lot 10 and 9, 18, 20, 22 Seidham Place,
19 block 1709, lots 27, 28, and 29, and 816 Herkimer
20 Street, block 1710, lot 9. Rochester Seidham Two,
21 which consists of cluster number three, is located at
22 329, 331, 335 Ralph Avenue, block 1556, lots 8, 7,
23 and 3, in Brooklyn Council District 41. The
24 Rochester Seidham Project is slated for new
25 construction development as a cooperative home

2 ownership project under HPD's Open Door Program.

3 Under Open Door sponsors purchase city-owned or
4 privately owned land and construct cooperative

5 buildings affordable to moderate and middle income

6 households. The selected development team, BJJ

7 Development LLC, will develop the 13 vacant city-

8 owned lots with seven new buildings containing a

9 total of 78 affordable cooperative units. Within the

10 three clusters three buildings will be five stories,

11 three buildings will be four stories, and one

12 building will be seven stories in height. The

13 project is expected to provide 33 one-bedroom and 45

14 two-bedroom apartments. The unit specific to the

15 Rochester Seidham Project will be marketed to

16 households with tiers at 80%, 90%, 100%, and 110% of

17 AMI. Sales prices are projected to range between

18 \$209,352 for a one-bedroom unit at the 80% AMI tier,

19 and \$428,750 for a two-bedroom unit at the 110% AMI

20 tier. Once completed, the cooperative will sell the

21 units to households who agree to owner occupy their

22 homes for the length of the regulatory period. As

23 part of the Open Door Program the purchaser will be

24 required to abide by retail restrictions. If the

25 homeowner sells or refinances during the regulatory

2 period the homeowner may realize up to 2%
3 appreciation on the original purchase price per year
4 of owner occupancy. Additionally, the homeowner will
5 also be required to sell to a household earning no
6 more than the project's income limit. In addition to
7 approval of the ULURP application, HPD seeks approval
8 of Article 11 tax benefits for the preconsidered
9 items related to Rochester Seidham One, 20205362HAK,
10 block 1864, lot 48 and 49, block 1871, lot 42 and 43,
11 block 1709, lots 9, 10, 27, 28, and 29, and block
12 1710, lot 9, and Rochester Seidham Two, 20205363HAK,
13 block 1556, lot 3, 7, and 8. The Article 11 tax
14 exemption will help maintain affordability for these
15 home ownership units and the term will be 40 years,
16 which is coterminous with the regulatory agreement.
17 The tax benefit is approximately \$1,918,968 with a
18 net present value of \$24,602. Today HPD is before
19 the subcommittee seeking approval of the Rochester
20 Seidham Project in order to facilitate construction
21 of this home ownership project. Thank you.

22 CHAIRPERSON ADAMS: OK, thank you. Did
23 you have something else?

24 JACK HEANEY: We have quite...
25

2 CHAIRPERSON ADAMS: Presentations? Oh,
3 Council Member Miller has a question.

4 COUNCIL MEMBER MILLER: Who, who is the
5 developer of the project?

6 JACK HEANEY: So the development entity
7 is BJF Development and I'm a member of the developer.
8 The rest of the development team is seated in the
9 audience today, consisting of the Briarwood
10 Organization, Falcon Properties, and JOE Development
11 Corp.

12 COUNCIL MEMBER MILLER: So this is a
13 collaboration?

14 JACK HEANEY: It's a joint venture,
15 correct.

16 COUNCIL MEMBER MILLER: What would you,
17 what was the prices of those units?

18 LIN ZENG: So I think we have a
19 presentation, um, and I wonder should we go through
20 it?

21 COUNCIL MEMBER MILLER: Yeah.

22 JACK HEANEY: We have a 10 to 12 slide
23 presentation. I'm a pretty fast speaker.

24 CHAIRPERSON ADAMS: OK.

2 JACK HEANEY: So I'm happy to fly through
3 it, hopefully.

4 CHAIRPERSON ADAMS: OK, let's, let's go
5 ahead with the presentation.

6 JACK HEANEY: OK.

7 CHAIRPERSON ADAMS: Yep.

8 JACK HEANEY: I'll be fast. So good
9 afternoon, commissioners. My name is Jack Heaney of
10 Falcon Properties, which is both a member of the
11 developer team and through our affiliated entity,
12 Falcon Architecture, one of the designers for this
13 project. The project sites are located on the south
14 portion of Bedford Stuyvesant neighborhood. The
15 surrounding blocks are mostly residential, while
16 commercial spaces can be found along Fulton Street to
17 the north and industrial uses along Atlantic Avenue
18 to the south. The project sites are well served with
19 public transportation. All the sites are located
20 within a quarter mile of a subway station and within
21 five minutes' walking distance. As Sarah stated in
22 her introduction, approval of the proposed land use
23 actions would develop 78 new affordable home
24 ownership units in a neighborhood where affordable
25 home ownership opportunities are rare. HPD and the

3 developer team are excited about this project as it
4 provides a unique opportunity to develop long vacant,
5 long-standing vacants and under-utilized city-owned
6 land with much-needed affordable housing units.

7 Since the project is seven scattered sites over a
8 one-mile radius, they're organized by cluster and
9 divided between two architect teams, one being my
10 firm, along with David Cunningham Architecture and
11 Planning, to ensure variety in both design approaches
12 and aesthetics. Our teams, however, work

13 collaboratively so there are several common elements
14 that all these buildings share. Both teams study the
15 existing neighborhood context through historic maps
16 and tax lot photos. Based on that investigation the
17 façade designs all incorporate masonry with window
18 openings that are based on proportions from the
19 surrounding historic buildings. Each building's
20 entry and circulation space is connected both
21 visually and physically with the outdoor spaces at
22 both the street level and the rear yards. Each
23 building features a landscaped front yard, creating a
24 buffer for the ground-floor units from the street.

25 Where possible, the ground-floor units have also been
raised to provide additional privacy. All buildings

3 have [inaudible] access and are ADA accessible. They
4 all feature direct access to landscape or a yard,
5 which can be accessed by all the residents. Each
6 building's floor plan utilizes an open kitchen,
7 living room, minimal circulation, and oversized
8 windows for increased light and natural ventilation.
9 All units will include in-unit washers and dryers,
10 dishwashers, and access to bike storage. Finally,
11 each building will utilize a high efficiency VFR
12 system for heating and cooling and will both meet and
13 exceed Enterprise Green Community standards and
14 NYSERDA for sustainability. Cluster one is comprised
15 of two five-story, 10-unit buildings on similar-size
16 lots that would face each other, ah, along Herkimer
17 Street. Each building is set back from the sidewalk
18 for privacy as well as context to match the
19 neighboring buildings' setback. Large bay windows
20 provide generous light and ventilation to the dining
21 and kitchen area, while also creating a strong visual
22 connection for the residents to Herkimer Street.
23 Cluster two is comprised of three four-story
24 buildings ranging from eight to 15 units per
25 building. All buildings feature contextual brick,
large window openings, and generous landscape or

2 yards for recreation. Cluster three is comprised of
3 two buildings, one at five stories with 10 units,
4 while the other is seven stories with 13 units. The
5 five-story building at 329 Ralph Avenue is set back
6 and elevated for added privacy. The larger 335 Ralph
7 Avenue falls within a different zoning district,
8 which allows for increased height and floor area.
9 Similar to cluster one, large bay windows provide
10 generous natural light to the kitchen and dining area
11 and creates a strong visual connection for both the
12 residents and pedestrians along Ralph Avenue. Both
13 buildings have additional landscaped terraces
14 provided to setback floors. The proposed, the
15 project as a whole will be a majority of two
16 bedrooms. The proposed AMIs range from 80% to 100%
17 of AMI with more than one-third set at between 80%
18 and 90% of AMI. This equates to approximate sales
19 prices for one bedrooms starting at \$209,000, up to
20 \$366,000, while two bedrooms will start at \$254,000
21 and go up to \$452,000. So, in summary, 100% of the
22 project will be affordable home ownership
23 development, thirteen vacant and under-utilized city-
24 owned lots with seven new construction buildings,
25 resulting in approximately 78 home ownership units.

2 Units will be affordable to households earning
3 incomes between 80% and 110% of AMI. Thirty-three
4 one-bedrooms and 45 two-bedroom units are the unit
5 mix. The units will have dishwashers and dryers in
6 the units. Amenities for each building include bike
7 storage, elevators, and recreational rear yards. The
8 proposed buildings will be developed to meet and
9 exceed Enterprise Green Community standards and the
10 project will be financed under HPD's Open Door
11 Program, as Sarah indicated. We now welcome your
12 questions.

13 COUNCIL MEMBER MILLER: You said this is
14 the HPD Open Door?

15 JACK HEANEY: Correct.

16 COUNCIL MEMBER MILLER: Yeah. Could you,
17 could HPD speak to that program?

18 SARAH MALLORY: Um, absolutely. Thank
19 you so much. Um, Open Door is a program that was
20 launched as one of the two new home ownership
21 programs under Housing New York 2.0. Open Door
22 provides affordable co-ops for 80% to 130% AMI, which
23 is \$75,000 to \$122,000 for a family of three. Want
24 me to talk a little bit more?

25 COUNCIL MEMBER MILLER: Yeah, please.

2 SARAH MALLORY: Sure. So it has been
3 launched fairly recently. We launched, um, published
4 the, we launched it and the term sheet was published
5 on HPD's website in February 2018, um, and at that
6 time we closed our first pilot project then and that
7 project is already currently under construction. I
8 can get back to you with the number of home ownership
9 units that we have created through that program, if
10 you would like.

11 COUNCIL MEMBER MILLER: So this is
12 essentially maybe the, this is a fairly new program
13 to operate?

14 SARAH MALLORY: Ah, since launching in
15 February 2018, yes.

16 COUNCIL MEMBER MILLER: Is, is there a
17 community preference on this?

18 SARAH MALLORY: Ah, yes. Yes, there
19 would be.

20 COUNCIL MEMBER MILLER: And for the
21 developer, ah, what is, what is the marketing gonna
22 look like and, and how, how do we reach that goal
23 with whatever preferences?

24 JACK HEANEY: So we'll be working with,
25 ah, our HDFC sponsor, ah, New York, ah, New York, um,

2 Housing Partnership, thank you, ah, New York City
3 Housing Partnership, ah, which has, what, 30-plus
4 years of experience in marketing, ah, affordable home
5 ownership units, um, so they'll be handling, there
6 will be both the HDFC sponsor and handling the
7 marketing campaign for this project.

8 COUNCIL MEMBER MILLER: Is there a local
9 CBO partnership? Is there a local community
10 organization that you're working with?

11 JACK HEANEY: No. The only nonprofit on
12 our team would be the New York City Housing
13 Partnership.

14 SARAH MALLORY: Um, that being said, HPD
15 does have our Housing Ambassador Program, where we
16 have worked with local community-based organization
17 to make sure that they understand and can assist
18 applicants to any of our programs. We're also happy
19 to partner with council offices and district offices
20 and offer that training to them as well, um, so there
21 are folks on the ground in the community who are able
22 to assist with not just the application of this
23 project but any project for, um, affordable housing.

2 COUNCIL MEMBER MILLER: So this was a, a
3 joint venture on, HPD obviously put out an RFP,
4 right?

5 LIN ZENG: Um, yes, I mean, but this RFP
6 was a really long time ago. It was our former, um,
7 home ownership program under New Foundations, um, and
8 these sites obviously have lain vacant because of...

9 COUNCIL MEMBER MILLER: What does that
10 mean?

11 LIN ZENG: New Foundations?

12 COUNCIL MEMBER MILLER: No [inaudible]
13 time ago and.

14 LIN ZENG: Oh, just this team was
15 designated a while ago, um, through a different home
16 ownership, um, program called New Foundations.

17 COUNCIL MEMBER MILLER: This particular
18 group, yeah?

19 LIN ZENG: Yes, it includes, yes, so JOE,
20 um, JOE Development, um, was part of that team and so
21 it's still the same, um.

22 COUNCIL MEMBER MILLER: And exactly when
23 did that occur?

24 LIN ZENG: I think that occurred about,
25 um, 2006, thank you, thanks Sylvia. Um, 2006...

2 COUNCIL MEMBER MILLER: 2006?

3 LIN ZENG: And then, then the financial
4 crisis happened and I think it was really difficult
5 to get financing for, for most developments and, and,
6 um, and right now with Open Door, this is a new
7 program, a new product that we're able to make the
8 numbers work and the budget work. And, you know,
9 luckily we're proceeding.

10 COUNCIL MEMBER MILLER: And, and there was
11 no reason to put out a new RFP?

12 LIN ZENG: Um, I mean, I, I wasn't part
13 of that decision on whether we'd put out a new RFP
14 for those sites, but, um, the, I think the
15 development team wasn't able to move forward because
16 they weren't able to, I mean, it was just the climate
17 at that time.

18 COUNCIL MEMBER MILLER: Strange, because,
19 you know, when [inaudible] the council member and I
20 share, share, just some, ah, a good portion of our
21 districts and we have two projects that had RFPs that
22 dated back to 2007, 2008, and, and they put out new
23 RFPs.

24 LIN ZENG: Which, which sites are you
25 talking about?

2 COUNCIL MEMBER MILLER: Ah, 168th Street.

3 LIN ZENG: This is Manhattan?

4 COUNCIL MEMBER MILLER: And the other is,
5 no, in Queens.

6 LIN ZENG: In Queens?

7 COUNCIL MEMBER MILLER: Yeah, yeah,
8 definitely, and those were on, yeah, absolutely. Um,
9 this is in Council Members Cornegy...

10 LIN ZENG: And [inaudible] Ampry-Samuel.

11 COUNCIL MEMBER MILLER: ...and Ampry-
12 Samuel's districts?

13 LIN ZENG: Um-hmm.

14 COUNCIL MEMBER MILLER: And, and where are
15 they on this?

16 LIN ZENG: Um, they have, um, provided
17 support for this project. Um, and I, you know, ah,
18 the affordability, you know, we try to match what the
19 council members had asked for, um, the designs are
20 really of high quality and these sites have been very
21 vacant, I mean, and, and it's also challenging, these
22 sites are small and scattered. So I don't, I
23 don't...

24 COUNCIL MEMBER MILLER: I'm very, very,
25 very much familiar...

2 LIN ZENG: With those sites?

3 COUNCIL MEMBER MILLER: ...with these
4 sites and these locations.

5 LIN ZENG: Yeah.

6 COUNCIL MEMBER MILLER: Yeah.

7 LIN ZENG: Yeah, um, so it's, it's very
8 complicated like as is, so I, I think, you know, we
9 seen an opportunity with a team that could get it
10 done and, and moving forward with a really like high-
11 quality design and good affordability for the
12 community.

13 COUNCIL MEMBER MILLER: Yeah, I, I could
14 appreciate that and, and so I, I know the HPD, quite
15 frankly I've, I've seen others that I don't think are
16 necessarily going to, ah, meet the standards that
17 we're, we're hoping to see on this project here and
18 that was just, ah, had the opportunity to visit some,
19 some other sites and, and I don't know if we're
20 getting the bang for the buck that we potentially are
21 getting here, so just forgive me for asking
22 questions, but we want to certainly see it through,
23 want to make sure that, but we also want to make sure
24 that, ah, that in terms of development opportunity

2 that there's equity there as well, so. Thank you,
3 Madam Chair.

4 CHAIRPERSON ADAMS: Thank you, Council
5 Member Miller. You know, over the past few months,
6 you know, we've seen, ah, HPD coming through,
7 particularly in Brooklyn I've noticed, um, with some
8 very creative planning, um, and this again seems to
9 me to be in that very creative planning arena, so
10 it's, um, it's, you know, it's impressive on the one
11 hand and as my colleague just says we're looking for
12 equity across the board with this creativity, ah,
13 with what we have to deal with in other places as
14 well. So my only question is what is the timeline
15 for construction on these properties?

16 JACK HEANEY: Um, so we're tentatively
17 planning to close, ah, this summer or early fall and
18 then scheduling about a 24-month construction period.
19 And then, um, I think we're assuming about 12 months
20 for full sales.

21 CHAIRPERSON ADAMS: OK. All right.
22 Thank you very much for your testimony today.

23 LIN ZENG: Thank you very much.

24 SARAH MALLORY: Thank you.

25 JACK HEANEY: Thank you.

2 CHAIRPERSON ADAMS: Are there any more
3 members of the public wishing to testify on these
4 items? I see we do have Ira Brown and David
5 Cunningham.

6 UNIDENTIFIED: They're part of the team.

7 CHAIRPERSON ADAMS: Part of the team?

8 JACK HEANEY: Sorry, I think it was
9 [inaudible].

10 CHAIRPERSON ADAMS: So you've been taken
11 care of?

12 JACK HEANEY: Yes.

13 CHAIRPERSON ADAMS: All right. That's a
14 good thing. OK, thank you all very much for being
15 here today. If there are no more members of the
16 public wishing to testify on these items, and I see
17 none, I now close the public hearings on these three
18 items. I'd like to thank, oh, there was more
19 question for HPD.

20 COUNCIL MEMBER MILLER: Um, on, on this
21 particular program here, ah, is there a, are there
22 restrictions on density? Are there requirements?
23 How many units? What are they [inaudible]
24 requirements on this?
25

2 LIN ZENG: I think these are, sorry, this
3 are as-of-rights, so we're not asking for rezoning,
4 so the density that they're proposing is what, what
5 the existing zoning allows for.

6 COUNCIL MEMBER MILLER: Though within the
7 program?

8 LIN ZENG: Oh, within...

9 COUNCIL MEMBER MILLER: Is, is there a, a
10 set number that, ah, that has to be met? Do you have
11 to have a minimum of 30 units, 40 units, 100 units,
12 or a maximum amount of units that could be applied to
13 this particular program? If so, what, what are their
14 numbers?

15 UNIDENTIFIED: [inaudible]

16 SARAH MALLORY: So hold on one second.
17 So, um, sorry, ah, so, no, we have not. There is no
18 minimum requirement. On average we see co-ops that
19 have at least 10 units, but we're happy to send you
20 the term sheet for this to give you a little bit more
21 information.

22 COUNCIL MEMBER MILLER: Yeah, please.

23 SARAH MALLORY: Yes.
24
25

2 COUNCIL MEMBER MILLER: Because we've
3 actually looked at this program and the other
4 program...

5 SARAH MALLORY:. Right.

6 COUNCIL MEMBER MILLER: ...and we were
7 given a little different information.

8 SARAH MALLORY: I'm happy to send you
9 what we have. Um, what other program, ah, we can
10 send multiple.

11 COUNCIL MEMBER MILLER: Affordable home
12 ownership.

13 SARAH MALLORY: Got it. We can send all
14 your affordable, um, home ownership term sheets.

15 COUNCIL MEMBER MILLER: OK, thank you.

16 SARAH MALLORY: Of course.

17 LIN ZENG: I guess, can I add one more
18 thing?

19 COUNCIL MEMBER MILLER: Um-hmm.

20 LIN ZENG: I guess you mentioned, um, um,
21 equitable and equity, um, and Olga just reminded me
22 the, the developer that was designated originally
23 there were an M/WBE firm. Um, so, you know, we
24 obviously, we're trying to.

2 COUNCIL MEMBER MILLER: So it is M/WBE
3 developers?

4 LIN ZENG: It includes an M/WBE
5 developers [inaudible].

6 COUNCIL MEMBER MILLER: Who is that?

7 LIN ZENG: Um, that is, um, JOE...

8 UNIDENTIFIED: JOE.

9 COUNCIL MEMBER MILLER: JOE.

10 LIN ZENG: JOE Developers.

11 COUNCIL MEMBER MILLER: Right.

12 UNIDENTIFIED: [inaudible]

13 COUNCIL MEMBER MILLER: I know JOE, yeah.
14 [laughter] I know JOE, yeah.

15 UNIDENTIFIED: So we're trying to build
16 capacity [inaudible] small firms.

17 COUNCIL MEMBER MILLER: OK, all right.
18 Thank you.

19 LIN ZENG: Thank you.

20 SARAH MALLORY: Thank you.

21 CHAIRPERSON ADAMS: OK, thank you, we're
22 good with that. Thank you. OK, I'd like to thank
23 the members of the public, my colleagues, counsel,
24 and land use staff for attending today's hearing, and
25 this meeting is hereby adjourned. [gavel]

COMMITTEE ON LANDMARKS, PUBLIC
SITINGS, AND DISPOSITIONS

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date March 16, 2020