

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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May 27, 2020
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HELD AT: REMOTE HEARING (VIRTUAL ROOM 1)

B E F O R E: ADRIENNE E ADAMS
Chairperson

COUNCIL MEMBERS: INEZ D. BARRON
PETER A. KOO
I. DANEEK MILLER
MARK TREYGER

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

Donald Notice, Executive Director, West Harlem
Group Assistance

David Charles, West Harlem Group Assistance

Christine O'Connell, Director of ANCP, HPD

Sarah Mallory, HPD

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND
DISPOSITIONS

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2 MALE SPEAKER: You are good to go Sergeant
3 Lugo.

4 SERGEANT LUGO: Good morning everyone.
5 Welcome to the Subcommittee on Landmarks, Public
6 Siting and Dispositions. At this time, we ask that
7 Council Members and Counsel staff please turn on
8 their video. Please silence all cell phones and
9 electronic devices. Thank you for your cooperation.
10 We will begin momentarily. (pause) Council Member
11 Koo, before you begin, I see that Council Member
12 Kallos has a question. You may recognize Council
13 Member Kallos.

14 COUNCIL MEMBER KOO: Thank you, yeah.
15 Council Member, Council Member Kallos, do you have a
16 question before we start.

17 COUNCIL MEMBER KALLOS: I had just raised
18 my hand to make remarks in support of one of the
19 applications.

20 COUNCIL MEMBER KOO: Oh, let's so, we may
21 go on now. Okay. Shall we begin?

22 MALE SPEAKER: We can begin. Alright,
23 Chair Koo.

24 CHAIRPERSON KOO: Good morning. I'm
25 Council Member Peter Koo. Welcome to this meeting of

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND
DISPOSITIONS

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2 the Subcommittee on Landmarks, Public Sitings and
3 Dispositions. Chair Adams is unable to be here this
4 morning so I will be serving as second chair. I'm
5 joined by Council Member Kallos, and Kallos,
6 Rosenthal, Miller, Adams and Council Member Treyger.
7 A quorum being present, we will begin today's meeting
8 by voting on three HPD projects that we heard at our
9 May 7 meeting. After the vote we will proceed to
10 today's public hearing on LU 2274 Adam Clayton Powell
11 ANCP- for property in Manhattan. Before we begin, I
12 recognize the Subcommittee Counsel to reveal the
13 remote hearing from Cedars.

14 JEFFREY CAMPAGNA: Thank you, Chair Koo.

15 I am Jeffrey Campagna, Counsel to this Subcommittee.
16 Members of the public who wish to testify were asked
17 to register for today's hearing. If you wish to
18 testify and have not registered please go to
19 www.council.nyc.gov to sign up now. Only register if
20 you intend to testify on 2274 Adam Clayton Powell
21 ANCP. The hearings on other matters on our calendar
22 were closed on May 7th. If you're a member of the
23 public who wants to watch this hearing, please watch
24 the hearing on the New York City Council website.
25 All people testifying before the Subcommittee will be

2 mute until they are recognized by the Chair to
3 testify. The Chair will recognize the applicant
4 panel as a group. The Chair will recognize members of
5 the public one at a time. When the Chair recognizes
6 you, your mic will be unmuted. Please confirm that
7 your mic is unmuted before you begin speaking. Each
8 member of the public will have two minutes to
9 testify. If you have additional testimony you would
10 like the subcommittee to consider, or if you have
11 written testimony you would like to submit in lieu of
12 appearing before the Subcommittee, you can email it
13 to Land Use Testimony@council.nyc.gov. please
14 indicate the LU number or project name and the
15 subject line of the email. During the hearing
16 Council Members who would like to ask questions of
17 witnesses should use the Zoom Raise Hand function.
18 The Raise Hand button should appear at the bottom of
19 the participant panel. I will announce Council
20 Members who have questions in the order that they
21 raise their hands. Chair Koo will then recognize
22 members to speak. Lastly, as we continue to adjust to
23 hosting public hearings via webinar, there may be
24 extended pauses as we encounter technical delays. We
25 ask that you please be patient as we work through the

2 new format. Chair Koo will now continue with today's
3 agenda items.

4 CHAIRPERSON KOO: Thank you, Counsel. We
5 will now vote on three projects heard at our May 7
6 meeting. We will vote to approve LU 659 the 311-313
7 Pleasant Avenue Cluster, an application submitted by
8 HPD pursuant to Article 16 of the General Municipal
9 Law and Article XI of the Private Housing Finance Law
10 requesting approval of an urban development action
11 area project, and exemption from real property taxes
12 for property located in Manhattan at 311-313 Pleasant
13 Avenue, 51 to 55 East 129th Street, and 1-and 1263
14 Park Avenue. The properties are located in Council
15 Districts represented by Council Member Kallos, Ayala
16 and Perkins. I now recognize Council Member Kallos
17 to offer remarks.

18 COUNCIL MEMBER KALLOS: Thank you, Chair
19 Koo. I'm Council Member Ben Kallos. As always, you
20 can reach at social media @benkallos. I'm here today
21 to lend my support to the 311-313 Pleasant Avenue
22 Cluster. One of the buildings is 1263 Park Avenue,
23 which is in my district in East Harlem. As 1263 Park
24 Avenue went through foreclosure in 1978 and entered
25 the TIL program in 1998, the Tenants Interim Lease

3 Program. Since this time, the buildings and its
4 residents have complied with the requirements of the
5 TIL program and the building now needs substantial
6 rehabilitation. Proposed is Portable Neighborhoods
7 Property Program will ensure that this rehab happens
8 while preserving the much-needed affordable housing
9 for those residents. Under substantial rehabilitation
10 the construction work will consist of structural
11 replacements, electrical upgrades, replacement of
12 building systems including new windows, new roofs,
13 plumbing upgrades, installation of new boilers. The
14 scope of work will also include new bathrooms,
15 kitchens, entry doors, mason work, new flooring, new
16 mailboxes, hallway upgrades, bio-level lighting,
17 painting, asbestos and lead removal and I'm most
18 concerned about those last pieces. At construction,
19 closing the building will be conveyed—conveyed to the
20 restoring communities they seal all the property and
21 tenants' responsibilities will be transferred to the
22 designated developer Dynamic Elliott (sic) who we are
23 all big fans of in the Council. All construction
24 police will receive communication and they will
25 convey the property to the Department of Housing
Development by the corporation's formed by the new

2 buildings' tenants. The existing tenants will become
3 shareholders and will pay \$2,500 per apartment with a
4 monthly maintenance at 41% of AMI. That equates to
5 \$1,006 per month for a two-bedroom unit. 1263 Park
6 Avenue currently has 10 units 8 of which are
7 occupied. The total vacancy units will be sold for a
8 price affordable to families at 165% of AMI. During
9 the previous year will receive assurance from HPD
10 that folks will be able to access these units
11 publicly for the Housing Connect Portal part of Local
12 Law 64, which I authored. So, if you're watching
13 right now and you're interested in a co-op at 1263
14 Park Avenue, we've got them, and in a couple of
15 months you should be able to apply, and we've worked
16 with the tenants. We have connected with them. We
17 have spoken to the Amanda Kelly, we have spoken to
18 the Tenants Association, Leon Cohen (sic) the current
19 Co-Op Board President and they are very excited. They
20 look forward to this good process and just so that
21 they can see it. I'd like to thank the members of
22 1263 Park Avenue Tenants Association and their
23 President Ronald Stewart for engaging this project,
24 and for communicating with my office. I'd like to
25 thank the City Council staff who worked on this

2 project, the HPD staff who works with us connecting
3 us with the community as well as Alfredo Lopez from
4 my office. I urge all the committee members to
5 please vote in favor of this affordable housing in my
6 district. Thank you.

7 CHAIRPERSON KOO: Thank you, Council
8 Member Kallos. We will also vote to approve LU 660,
9 the Union Avenue Cluster, an application submitted by
10 HPD requesting approval of an Urban Development
11 Action Area project, and an exemption from real
12 property tax to facilitate the preservation of four
13 buildings 69 units of affordable homeownership in
14 properties located at 774, 993 and 995 Union Avenue
15 and 1042 Longfellow Avenue in Chair Salamanca's
16 district in the Bronx. Lastly, we will vote to
17 approve LU 661 and Preconsidered LU 662 both related
18 to the 266 West 96th Street project. LU 661 and
19 Preconsidered LU 662 are applications submitted by
20 HPD pursuant to Section 197-C of the New York City
21 Charter and Section 576-a(2) of the New York State
22 Private Housing finance Law respectively. Each
23 requests approval for the disposition of city-owned
24 property located at 266 West 96th Street in Manhattan
25 to facilitate the development of 33-story mixed-use

2 building containing residential a community facility
3 uses in Council Member Rosenthal's district in
4 Manhattan. Thanks to Council Member Rosenthal's hard
5 work, the developer has agreed to modify the units
6 mix so the four units that were originally earmarked
7 for 120% AMI, are now earmarked for just 67% AMI for
8 a total of 11 units at 27% AMI, 11 at 67% AMI, and 15
9 at 77%, 31 at 120% and 103 at market rate. I now
10 recognize Council Member Rosenthal for her remarks.

11 COUNCIL MEMBER ROSENTHAL: Thank you,
12 Council Member Koo and thank you for describing the
13 project. I ask my colleagues to support this project
14 because I think it's as good as we're going to get. I
15 have watched this property now for about 25 years.
16 The current borough president then Council Member
17 Gale Brewer tried very hard to find a way to dispose
18 of this MTA substation at 226, um, 266 West 96th
19 Street about 10 years ago. It's Brownfield site and
20 it is going to require remediation work. The way
21 that—and it's been very frustrating to have that
22 property not have anything but and eyesore there for
23 the community. So, this applicant came in and has
24 done some clever work by purchasing the property next
25 door, and with the combined property is able to build

2 within guidelines 23 stories, which is contextual,
3 and the number of affordable that would be required
4 by a combination of MIH, CQA and some other financing
5 would normally be 20% of the property. He has offered
6 up 40% to be affordable. Now, it's not perfect. We
7 would love for it to be 50% because on a square
8 footage basis of the property itself is 50% city
9 owned and 50% his purchased property, but I think
10 we've looked at the numbers, we've looked at the
11 math. I do think that given the cost of remediation
12 that the 40% number is fair for affordable. Then you
13 have the mix of affordability. You know, he's met the
14 requirement of the 15% set-aside for formerly
15 homeless families, and he's agreed to increase as the
16 Chair said, the number that are at 67% AMI. In my
17 community there are two sets of populations that are
18 going to benefit by the affordable units. Many people
19 come into my office and will meet the-need units at
20 27% AMI to 67% and to some degree the 77%. So, the
21 120% for the 31 units at 120% AMI I've been convinced
22 by the-by HPD, and I want to thank and give a
23 shoutout to Sarah Mallory here that units at that
24 level 120% AMI will-will be sought after by a certain
25 segment of the population, and those unit as the

2 developer had agreed all of the affordable units will
3 be affordable into perpetuity, which I think is
4 terrific and with that, I want to thank the developer
5 for finding a way to develop this property, something
6 that hadn't been figured out for so many years we're
7 now going to have a property that can be integrated
8 into that section of the district and I'm very
9 pleased about that. I really want to thank our Land
10 Use team Andrew Lester in particular who shepherded
11 this project and—and kept me apprised and I followed
12 his very good advice throughout, and, of course, my
13 team in particular Marie Sanock my Chief of Staff
14 Marisa Maack (sp?) my Chief of Staff who really had
15 very wise counsel during this entire process. So,
16 with that, I urge my colleagues to vote yes. Thank
17 you.

18 CHAIRPERSON KOO: Thank you, Council
19 Member Rosenthal. With all Council Members
20 representing the affected districts expressing their
21 support for these applications we will now vote to
22 approve LUs 659, 662, 6631, and Preconsidered LU 662.
23 Counsel, please call the roll.

24 LEGAL COUNSEL: Chair Koo.

25 CHAIRPERSON KOO: I vote aye.

2 LEGAL COUNSEL: Council Member Barron.

3 COUNCIL MEMBER BARRON: Thank you. May I
4 be excused to explain my vote?

5 CHAIRPERSON KOO: Yes, please, yeah.

6 COUNCIL MEMBER BARRON: Thank you.

7 CHAIRPERSON KOO: Go ahead, yeah.

8 COUNCIL MEMBER BARRON: Yes, thank you.
9 I'm voting aye on all with the exception of LU 661
10 and 662. I do understand that there was an adjustment
11 made and four units were removed from 120% of the AMI
12 grouping into the 67% AMI grouping and that's well
13 and good. I don't know. The city has always said that
14 120% of the AMI is affordable, and I don't recall the
15 exact percentage of New York City residents who are
16 at the 120% of the AMI, but it's not in my
17 calculation an affordable rent for people who are at
18 100. I think 120% translates to about \$112,000
19 annually. So, from my estimation the 27, the 67 and
20 the 77% are yes affordable, and that's a total of 37
21 units out of the 170 units in the total development.
22 I don't think that that's a good representation to
23 say that we will be able to call these units
24 affordable. Beyond that, and I also noted that the 3-
25 bedroom units are not included in any of the

2 affordable, but only in the market rate, the market
3 rate apartments, which total-market rate is 103
4 units. So, for that reason, I'm not voting in
5 support of LU 661 or 662. Thank you very much.

6 LEGAL COUNSEL: Councilman Miller.

7 COUNCIL MEMBER MILLER: Permission to
8 explain my vote.

9 CHAIRPERSON KOO: Permission granted.
10 Thank you. Go ahead.

11 COUNCIL MEMBER MILLER: Thank you Chair
12 Koo. First of all, I want to send my condolences to
13 Chair Adams on the passing of her father and
14 certainly she would be here representing this
15 community always with the big men that is deserved.
16 So, my condolences to Chair Adams. Um, you know, we-
17 there's been a lot of-this has been the topic of a
18 lot of conversation that we've-we've had a lot of
19 conversations and-and the-in between the previous
20 hearing and today about this. One of my concerns is
21 the lack of savings and-and-and wealth building in t
22 he black and brown community, and we've always saw
23 our homeownership even in this case cooperatives as
24 an opportunity to do so, and as we-as we all know,
25 the recent data says that, and in that case we'd

2 probably be at net zero in those communities in those
3 communities in terms of wealth and savings. I'm not
4 sure that any of this really contributes or helps any
5 of us in mitigating those circumstances, and it is
6 always my goal when we do projects like this to first
7 and foremost to be able to save and create wealth for
8 these communities. Secondly, I have a concern about
9 the equity of-of-of-of the subsidies that are being
10 delivered to these projects and-and our taxing our
11 city dollars as--as they are nearly--some of the
12 projects are nearly identical for the costs and the
13 amount of investment versus downtown versus uptown or
14 the South Bronx and so whether it is-it is-whether it
15 is Jamaica or-or the South Bronx, or East Harlem or
16 West Side or-it should be all equitable the
17 investment that we make and investments that we make
18 should-should really benefit the city and-and the
19 folks who-who need it the most. So, I'm very much
20 concerned but I am convinced that these affordable
21 opportunities are paramount to achieving those goals
22 of-of not just equity, but for communities of color
23 to save and develop wealth. So, with...with that, I
24 will be voting aye on all, but very, very strong
25 concerns about Park Avenue and AMIs and, um, the

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND
DISPOSITIONS

16

2 amount of equity or the lack thereof and-and-and the
3 services and the subsidies that are going in. I vote
4 aye.

5 LEGAL COUNSEL: Council Member Treyger.

6 COUNCIL MEMBER TREYGER: I vote aye.

7 LEGAL COUNSEL: Items-LU Items 659 and 660
8 are approved by a vote of 4 in the affirmative, zero
9 in the negative with zero abstentions and are
10 recommended to the full Land Use Committee Items LU-
11 LU 661 and 662 are approved by a vote of 3 in the
12 affirmative with one in the negative and zero
13 abstentions and are likewise recommended to the full
14 Land Use Committee.

15 CHAIRPERSON KOO: Thank you, Counsel. I
16 now open the public hearing on Preconsidered LU
17 20205414 HAM, the 2274 Adam Clayton Powell ANCP. This
18 application was submitted by the Department of
19 Housing Preservation and Development pursuant to
20 Article 16 of the General Municipal Law and Section
21 577 of Article XI of the Private Housing Finance Law
22 for approval of an urban development action area
23 project waiver of the area designation requirement,
24 waiver of the requirements of Sections 197-c and 197-
25 d of the New York City Charter, and approval for a

2 real property tax exemption for property located at
3 24 West 132nd Street, 37 West 138th Street and 202 West
4 133rd Street, 2274 Adam Clayton Powell, Jr. Boulevard
5 in the borough of Manhattan in the Council District
6 represented by Council Member Perkins. Counsel,
7 please call the first panel for these items.

8 LEGAL COUNSEL: The applicant panel for
9 this item is Sarah Mallory and Christine O'Connell on
10 behalf of HPD and Donald Notice and Sada Walls
11 Charles on behalf of the sponsor West Harlem Group
12 Assistance.

13 CHAIRPERSON KOO: Counsel, please
14 administer the affirmation.

15 LEGAL COUNSEL: Are all applicants on
16 video? I don't see Donald Notice. Please unmute
17 Donald Notice. I see it. Panelists, please raise your
18 right hands and unmute yourselves or we will unmute
19 you rather. Please unmute Donald Notice. Do you
20 affirm to tell the truth, the whole truth and nothing
21 but the truth in your testimony before this
22 subcommittee, and in answer to all Council Member
23 questions?

24 SARAH MALLORY: I do.

25 CHRISTINE O'CONNELL: Yes.

2 DONALD NOTICE: I do.

3 CHAIRPERSON KOO: Thank you. Before you
4 begin please state your name and affiliation for the
5 record. You may begin.

6 SARAH MALLORY: I thank you so much Chair
7 Koo. My name is Sarah Mallory, and I'm here on behalf
8 of HPD.

9 CHRISTINE O'CONNELL: I'm Christine
10 O'Connell. I'm the Director of ANCP with HPD.

11 DONALD NOTICE: Donald Notice the
12 Executive Director for West Harlem Group Assistance.

13 SAATA WALLS Charles. I am also
14 representing for West Harlem Group Assistance.

15 SARAH MALLORY: I will go first and read
16 this quick for the record. This Preconsidered land
17 use item serve for the proposed disposition of four
18 partially occupied city owned buildings and the
19 approval of Article XI tax benefits for properties
20 located at 24 West 132nd Street, Block 1729, Lot 45;
21 37 West 138th Street, Block 1736, Lot 23; 202 West
22 134th Street, Block 1938, Lot 38; and 2274 Adam
23 Clayton Powell, Junior. Boulevard, Block 1939, Lot 34
24 in Manhattan Council District 9. Known as the 2274
25 Adam Clayton Powell, Junior Boulevard, ANCP Cluster,

2 the buildings will be developed through HPD's
3 Affordable Neighborhood Cooperative Program. Under
4 the program guidelines, city owned multiple dwellings
5 are conveyed to restoring communities, HDF for one
6 dollar per tax lot and then rehabilitated by private
7 developers selected through a competitive process.

8 The developer will sign a site development and
9 management agreement with Restoring Communities so it
10 will be in effect until Co-op conversion occurs and
11 total transfers of Restoring Communities HDFC to the
12 individual cooperative. From the time of the
13 cooperative commerce conversion the developer will
14 remain the property manager for at least one year.

15 After the first year the co-op will have the choice
16 of keeping the developer as property manager or

17 hiring a new company approved by HPD. All of the
18 buildings are under HPD ownership through an in rem
19 work (inaudible) process. 24 West 132nd Street

20 entered the ownership in 1987 and during the tenant
21 interim lease program in 2001. 37 West 138th Street

22 became city owned in 1977 and during the TIL Program
23 in 2002. 202 West 133rd Street became city owned in

24 1993 and during the TIL Program in 2002, and in 1974
25 Adam Clayton Powell, Jr. Boulevard became city owned

2 in 1987 and during the TIL program in 1997. As part
3 of the TIL Program tenants are required to form
4 tenant associations to self-manage their buildings.
5 Which includes collecting rents under a net lease
6 agreement with HPD. Requests are comprised of 60
7 units. Currently there are 36 occupancies and those
8 tenants are ready—and these tenants are ready to move
9 forward with the next steps in cooperative conversion
10 under HPD's Affordable Neighborhood Cooperative
11 Program also know as ANCP. The designated developer
12 West Homes Group Assistance has been selected to
13 develop this this site that we expect will require
14 substantial rehabilitation that includes structural
15 joist replacement, replacement of building system
16 including electrical upgrades, plumbing upgrades and
17 the installation of new boilers. Additionally, work
18 to the envelope of the building is needed including
19 windows, new roofs and needs all of that. (sic) The
20 scope of the work also includes new bathrooms and
21 kitchen fixtures, entry doors, new signs, new mail
22 boxes and hallway upgrades, painting and such as
23 metal in the back. (sic) Some unit layer changes will
24 be required in order to comply with 2014 Building
25 Code and handicap accessibility requirements.

2 Additionally, 5% of the units will be either
3 renovated with accessibility for mobility and 2% for
4 handicap and visually impaired households. Plus, we
5 have Adam Clayton Powell Boulevard will have a total
6 of 60 residential units. There will be various types
7 including two studios, 39 1-bedrooms, 17 2-bedrooms
8 and 1 3-bedroom and one 4-bedroom apartment. Of the
9 total unit count 36 are occupied by returning
10 shareholders. Household incomes for existing tenants
11 ranges between upward of 3% to 88% of AMI, and a
12 cooperative interest attributable to occupied
13 apartments will be sold to the existing tenants for
14 \$2,500. Maintenance is set at 40% AMI for existing
15 tenants. New purchasers will also pay 40% AMI for
16 their maintenance in addition to their mortgage that
17 is set by the unit sales price of 80% of AMI. In the
18 Rental Program now insiders will pay—the burden of
19 building will pay 44% AMI while those new to the
20 building will pay 85% AMI. The monthly rent for each
21 unit applies for existing tenants is anticipated to
22 be \$746 per studio; \$801 for a 1-bedroom; \$976 for a
23 2-bedroom; \$1,122 for a 3-bedroom and \$1,257 for a 4-
24 bedroom apartment. The cooperative interest
25 attributable to vacant apartments will be sold for a

2 price affordable to families and no more than 80% of
3 the area median income. In addition to seeking
4 disposition approval for 2274 Adam Clayton Powell,
5 Junior Boulevard, HPD requests a 40-year Article XI
6 tax exemption in order to help the shareholders
7 maintain affordability. The time of the tax exemption
8 will coterminous with regular trade units and the
9 total tax benefit is approximately \$9,356,150 with a
10 net present value of \$2,613,839. In order to
11 facilitate development of Adam Clayton Powell
12 Boulevard ANCP Cluster, HPD seeks approval of this
13 Presconsidered Land Use item. Thank you so much.

14 CHAIRPERSON POWERS: The next speaker
15 please. (pause)

16 SERGEANT-AT-ARMS: are there any other
17 members of the panel who have the marks?

18 DAVID CHARLES: I can have—I can make
19 some. Good morning everybody. I'll give a brief up-
20 update on the, um, organization and what West Harlem
21 does and how it—and then our work in homeownership.
22 We—we're celebrating our 49th year in developing
23 affordable housing in—in Harlem. The organization
24 has developed 1,600 units of affordable housing of
25 which 200 units was homeownership and we developed 13

2 brownstones. We also operate two homeless shelters, a
3 multi-service center, and--and a food pantry and we--
4 we just finished a ANC project at 211 West 147th
5 Street where we closed in the end of, um, the end of
6 February. We closed it and we are working through
7 doing our end--those down to where we're providing
8 affordable housing homeownership and all of our units
9 are--the cost to the tenants are--the maximum is
10 \$103,000. So, it's way below market price, and I
11 actually have two end loan closings on this project
12 tomorrow morning, and we're working through some, you
13 know, pandemic issues and--and some applicants, you
14 know, losing employment, but we do have two that are
15 getting ready to close tomorrow morning, which is
16 great news. That's my update.

17 CHAIRPERSON KOO: Thank you. So, any more
18 people want to speak from the panel?

19 FEMALE SPEAKER: I think that's all.

20 CHAIRPERSON KOO: Okay. So, before
21 I...before I invite my colleagues to ask questions, I
22 want to ask a few questions first. This is mostly
23 the for the lady Sarah from HPD or Christine. So, can
24 you explain the scope of the rehab work? So, what
25

2 about the tenants, will they be relocated during
3 renovation?

4 CHRISTINE O'CONNELL: Hi. This is
5 Christine from ANCP. So, the renovation work for all
6 four properties is expected to be substantial, which
7 means that all systems will be replaced, the roof,
8 the heating, the plumbing. The façade will be
9 repaired, all new windows and so, with that type of
10 renovation the residents will have to be relocated
11 out of the building. One of the reasons we selected
12 West Harlem Group Assistance is because they have
13 that kind of experience with reno—with renovating
14 buildings substantially and moving tenants out for a
15 period of time and returning them home. The residents
16 have been made aware of the requirement, and West
17 Harlem has been working with them prior to the
18 pandemic to—to actually initiate their location.
19 We're on a pause right now, but we will—we will look
20 to—to the, um, reopening of the state in order to
21 continue with relocation.

22 CHAIRPERSON KOO: Okay. So, how long the
23 renovation will possibly take?

24 CHRISTINE O'CONNELL: The typical timeline
25 for renovation is 18 to 24 months. We say that

2 because the work usually takes about 12 months and
3 then we have to go through the approval process to
4 get all the sign-offs.

5 CHAIRPERSON KOO: Okay. So, I see these
6 buildings entered the TIL Program between 1997 and
7 2002. Why does it take so long for the buildings to
8 graduate from TIL and come back to co-op ownership?

9 CHRISTINE O'CONNELL: Yes. So, the city of
10 New York operated TIL development between 1978 and
11 approximately 2006 and so the buildings came int city
12 ownership. They applied to TIL, became part of TIL,
13 and then generally one by one they were renovated and
14 converted to co-op. These buildings there were
15 reasons why the buildings were not able to be
16 renovated. It could have been financial reasons, it
17 could have been compliance reasons, and really from
18 2006 until 2016, not much happened with these
19 buildings. ANCP is the program that took on the
20 continuation of TIL development, and we are trying to
21 work to cluster the buildings like this cluster of
22 four buildings in order to expedite the renovation
23 and conversion of co-op.

24 CHAIRPERSON KOO: Okay. I understand that
25 24 vacant units will be marketed at 80% AMI. What

2 kind of local marketing efforts will be made? Who is
3 going to do the marketing? So, what kind of
4 marketing? Yeah.

5 CHRISTINE O'CONNELL: I'll let Donald
6 talk a little bit--

7 CHAIRPERSON KOO: Sure.

8 CHRISTINE O'CONNELL: --about who will do
9 the marketing, but just to let you know, there are
10 returning tenants to the cluster, which means that we
11 cannot institute a community preference. A community
12 preference is met because residents are coming back.
13 That said, there are a number of requirements under
14 HPD marketing like localized seminars, information
15 seminars, localized advertising and also connections
16 with community partners that we hope will bring a lot
17 of local applicants to the table. Donald, do you want
18 to take over about specific marketing?

19 DONALD: Yeah, on-on the marketing we-we-
20 we normally use a third-party vendor and Mike Reed
21 was the one that we used on 211 West 147th Street.
22 So, we're looking to use Mike Reed on this project
23 who understands the, um, how the marketing is done.
24 He understands the Housing Connect and how we, you
25 know, and-and we get, as Christina said, local

2 participants to-to-to put in applications. So, it
3 will be a third-party vendor, but West Harlem would
4 work closely with that marketing agent.

5 CHAIRPERSON KOO: Thank you. So, um, I
6 have no more questions. I know invite my colleagues
7 to ask questions. If you have questions for the
8 panel, please hit on the raise hand button on the
9 participant panel. Counsel, are there any Council
10 Members with questions?

11 LEGAL COUNSEL: Council Member Miller has
12 questions.

13 CHAIRPERSON KOO: Council Member Miller.

14 COUNCIL MEMBER MILLER: Thank you, Chair
15 Koo. How many units are we dealing with here in this
16 West Harlem project?

17 CHRISTINE O'CONNELL: There's a total of
18 60 units, 36 are occupied and 24 are vacant

19 COUNCIL MEMBER MILLER: And-and we
20 anticipate that all 36 of the current residents will
21 returning?

22 CHRISTINE O'CONNELL: Yes.

23 COUNCIL MEMBER MILLER: Okay. So then
24 that would make its community preference for
25 community participation over-obviously over 50%

2 there. Is—are there any other partners involved in
3 this aside from West Harlem and HPD and the
4 developer?

5 CHRISTINE O'CONNELL: Yes. So, for every
6 project that we work on we—we have three other
7 partners. We have a private lender. On this project
8 we will be working with Community Preservation
9 Corporation, which lends to a lot of affordable
10 housing projects with HPD. We will also work with a
11 trainer. So, during construction all residents will
12 be trained on homeownership and cooperative
13 management. So that trainer is a partner and the last
14 partner is (inaudible) BRC. They are the owner during
15 construction. So, the buildings aren't renovated
16 under city ownership. They're renovated while the
17 building is owned by our partner Restoring
18 Communities.

19 COUNCIL MEMBER MILLER: Okay and—and—and
20 the trainers are local CBOs?

21 CHRISTINE O'CONNELL: Yes. So, the
22 trainers that we have worked with to date are U-Hab,
23 Urban Homesteading Assistance Board, and we have also
24 worked with Northern Manhattan Improvement
25 Corporation or NMIC.

2 COUNCIL MEMBER MILLER: is that not a—is
3 that not a function that West Harlem also performs?
4 Is there a reason why they're not doing that?

5 DAVID CHARLES: No, that's not a function
6 that our organization does on the homeownership. We
7 do counseling, counsel them. We do do like, um,
8 budgeting and we have a Financial Literacy
9 Department. So, we'll work with them on behalf of the
10 financial literacy first time home buyers and staff
11 like that, but—but we don't go into depth until all
12 of the areas that HPD wants covered for the—for the
13 potential homeowners

14 COUNCIL MEMBER MILLER: Okay. Thank you.
15 Um, nope, I'm good. Thank you, Mr. Chair. Thank you.

16 LEGAL COUNSEL: Are there any other
17 Council Member questions?

18 CHAIRPERSON KOO: Chair Koo, I see there
19 are no other Council Members questions.

20 CHAIRPERSON KOO: Okay, thanks. Yeah
21 there being no more questions the panel is excused.

22 CHRISTINE O'CONNELL: Thank you.

23 CHAIRPERSON KOO: Are there, Counsel are
24 there any members of the public who wish to testify

2 on the 20-LU 2274, Adam Clayton Powell ANCP
3 Application?

4 LEGAL COUNSEL: There are no member of the
5 public who wish to testify on this item.

6 CHAIRPERSON KOO: Okay, then—So, if there
7 are no members who want to participate, the public
8 participation, we will close—we will close the
9 hearing—public hearing on LU 2020-5414 HAM, the 2274
10 Adam Clayton Powell ANCP is now closed. That
11 concludes today's business. Today's items are laid
12 over. I remind you if you have written testimony on
13 today's items you may submit it to Land Use
14 Testimony, one word at council.nyc.gov. Please
15 include the LU number and the project name in the
16 subject heading. I would like to thank the
17 applicants, members of the public, my colleagues and
18 Subcommittee Counsel and Land Use staff and the
19 Sergeant-at-Arms for participating in today's
20 hearings. This meeting is hereby adjourned. [gavel]

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C E R T I F I C A T E

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



Date June 9, 2020