

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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September 20, 2016
Start: 1:13 p.m.
Recess: 1:42 p.m.

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

B E F O R E: INEZ E. DICKENS
Chairperson

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

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

Artie Pearson, Director of Land Use
Office of Governmental Relations
Housing Preservation and Development, HPD

Kerry LaBotz, Director
Low-Income Housing Tax Credits, C.F. 15 Program
Housing Preservation and Development, HPD

Lisa Talma, Assistant Commissioner
Property Disposition and Finance
Housing Preservation and Development, HPD

Naji Radcliffe, Director
Homeownership Programs
Housing Preservation and Development, HPD

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2 [sound check, pause]

3 [gavel]

4 CHAIRPERSON DICKENS: Good afternoon.

5 I'm Council Member Inez E. Dickens, Chair of the
6 Subcommittee on Planning, Dispositions and
7 Concessions. I welcome everyone to today's hearings,
8 and I want to acknowledge my sergeant-at-arms and
9 thank him, Mohammad Ashad. I also want to thank my
10 Land Use Deputy Director Amy Levitan, and my attorney
11 Julie Lubin. We are joined today by Council Members
12 that are members of the committee by Andrew Cohen,
13 who would ordinarily get the gold star today, but I
14 get it, [laughs] and the Council Member Ydanis
15 Rodriguez. We have eight items. It's so unusual for
16 me to look out and see so few people at-at out-at-at
17 this hearing, but it-it's good to know that at least
18 we don't have a contentious issue today. We have
19 eight items on our calendar, but at this time we will
20 be laying over two of them, Land Use Item 428 known
21 as Blake and Hendricks and Land Use Item 453,
22 Cluster 4 of the Southeastern Queens vacant homes.
23 Today, we will be holding a hearing and voting on six
24 applications: Land Use Item 427 Hope east of Fifth,
25 re-syndication. Land Use Item 454 through 457 known

2 as Southeastern Queens vacant homes, which is
3 Clusters 1, 2, 3 and 5. As I mentioned before,
4 Cluster 4 is being laid over, and pre-considered Land
5 Use item La Central (sic) Tax Exemption.

6 I am now going to open up the hearing for
7 Land Use Item 427, an application by HPD for the
8 disposition of properties at 212 East 117th Street in
9 Speaker Melissa Mark-Viverito's district pursuant to
10 Article 16 of the general Municipal Law to Hope east
11 of Fifth, HDFC. The sponsor will be rehabilitating
12 one multiple dwelling to create 14 rental dwelling
13 units, and I see now that we have up Artie Pearson,
14 Director of Land Use at LIHPD, and Kerry La Botz
15 (sic) Director of HTC at HPD. Please identify
16 yourselves and—and you can begin.

17 ARTIE PEARSON:

18 KERRY LABOTZ: Good afternoon Chair
19 Dickens and members of the Subcommittee. I'm Artie
20 Pearson, Director of Land Use from HPD's Office of
21 Governmental Relations, and I'm joined by Kerry
22 LaBotz, the Director of the Low-Income Housing Tax
23 Credits, C.F. 15 Program. Land Use No. 427 consists
24 of the proposed disposition of one city-owned
25 building located at 212 East 117th Street and known

2 as Host East of Fifth HDFC, Inc., which is located in
3 the Speaker's district in Manhattan District 8.

4 Originally, the property was approved for disposition
5 by the Board of Estimate on June 21, 1990 to Casa
6 Communal Housing Development Fund Company, Inc.

7 Financing for the project was provided by the State
8 Homeless Housing Assistance Corporation in the form
9 of a mortgage in order to develop the property for
10 low-income and homeless households. By 2000 Casa
11 Communal Housing Development Fund Company, Inc.

12 abandoned management of the property and over time
13 the building conditions deteriorated. Because of the
14 unacceptable conditions, the property was referred to
15 HPD's 7A program by tenants and former council member

16 Phil Reed. Besides rodent infestation the building
17 included a lack of essential services such as heat,
18 hot water, and electricity. The property then

19 entered the 7A program on November 28, 2000 and

20 Hope's Community's executive director then Mark

21 Alexander was named the administrator. In 2004, the

22 state assigned the mortgage to the city. On June 15,

23 2005, the corporation counsel began foreclosure

24 proceedings based on Casa Communal's failure to make

25 timely payments of taxes, water and sewer charges and

assessment under the mortgage. On June 8th of 2016,
the city—the city obtained a successful and—a
foreclosure a referee’s deed, and HPD entered into a
net lease agreement with Hope Community for the
building.

Land Use No. 247 is a 14-unit residential
building with a mix of unit types including one to
four-bedroom apartments, and there are no vacancies.
Units are currently occupied by households with
average rents less than 30% of 60% of AMI. The
sponsor intends to rehabilitate the property along
with other buildings in their portfolio and work of
the building will include upgrades to the HVAC
system, boiler replacement and kitchen and bathroom
upgrades including the building located at 212 117th
Street, which is Land Use 247. The sponsor’s
portfolio consist of 39 buildings with a total of
506 dwelling units. All the units will be
rehabilitated to meet the Enterprise Green Community
Standards and for example Energy Start Quality
refrigerators, energy efficient boilers, motion
sensing, lighting and low-low fix—low blow fixtures
will be installed. All the units throughout the
portfolio will be restricted to 60% of AMI.

2 Currently, HPD is seeking Council approval to convey
3 Land Use 247 to the sponsor, and Council Member
4 Melissa Mark-Viverito has been briefed and has
5 indicated her support for the project, and we're
6 available to answer the questions that you may have.

7 CHAIRPERSON DICKENS: Thank you so much.

8 Ms. LaBotz, do you have anything you want to add?

9 KERRY LABOTZ: I do not.

10 CHAIRPERSON DICKENS: Alright. Now, you
11 said—how many units did you say, and all of them I
12 believe are at 60% AMI?

13 ARTIE PEARSON: That's correct, 14 units.

14 CHAIRPERSON DICKENS: They're all
15 occupied now?

16 ARTIE PEARSON: Correct.

17 CHAIRPERSON DICKENS: How will the work
18 be done? There's—there's—is it going to have to be
19 checker-boarding or is it just going to be work that
20 could be done while they still occupy.

21 KERRY LABOTZ: Uh-huh. With the tenant in
22 place.

23 CHAIRPERSON DICKENS: Tenant in place.
24 So it's no real structural changes that's going to be
25 done. Upgrades to electricity?

2 KERRY LABOTZ: All--

3 CHAIRPERSON DICKENS: [interposing]

4 Plumbing?

5 KERRY LABOTZ: --upgrades, plumbing,
6 common area refreshes, and kitchens and bathrooms,
7 but that can all be done with tenant in place.

8 CHAIRPERSON DICKENS: What about the HVAC
9 system, the heating units?

10 KERRY LABOTZ: They're replacing the
11 boilers, but again they'll plan that work after heat
12 season.

13 CHAIRPERSON DICKENS: Alright, and is--
14 are--currently are there any problems or leaks coming
15 through for instance from the roofing?

16 KERRY LABOTZ: Not that I know of.

17 CHAIRPERSON DICKENS: Uh-huh.

18 KERRY LABOTZ: One of the violations
19 indicate there is water leakage, there's some peeling
20 paint. You know, the buildings definitely need a--

21 CHAIRPERSON DICKENS: [interposing] Are
22 there any Class A violations on the property at the
23 present time?

24 KERRY LABOTZ: There currently are yes.

25 CHAIRPERSON DICKENS: How many?

2 KERRY LABOTZ: I just need one minute.
3 Three.

4 CHAIRPERSON DICKENS: Can you tell me
5 what they are?

6 KERRY LABOTZ: I cannot. They are
7 recent, and they are mostly clustered in a few units.
8 They are nature of I think mostly cosmetic from what
9 I reviewed on HPD and for this morning--

10 CHAIRPERSON DICKENS: [interposing] Uh-
11 huh.

12 KERRY LABOTZ: --the Class B are, you
13 know, a lot of that has to do with the peeling paint,
14 and there are some Class B violations. With our
15 language (sic) they are currently reviewed.

16 CHAIRPERSON DICKENS: With the peeling
17 paint are there any--is there any lead paint issues
18 involved in this building?

19 KERRY LABOTZ: There are lead paint
20 violations. I do not know if there's lead paint, but
21 they are working to lift those violations, and do
22 the--the testing required.

23 CHAIRPERSON DICKENS: So then the testing
24 is going to be done or is it being done presently for
25 the lead, and if it turns out that there is lead

2 involved, what's going to—particularly let's say
3 frequently on the outside the fire escapes have lead.
4 What's going to be done for the alleviation of that
5 because the remediation is a completely different
6 process.

7 KERRY LABOTZ: They'll do the testing and
8 if they find the lead, then part of the abatement—the
9 abatement will have to be done before the violation
10 is cleared.

11 CHAIRPERSON DICKENS: What about asbestos
12 with the—with the—the boiler system in the basement?

13 KERRY LABOTZ: They'll have to do that
14 testing. I do not know the status on the asbestos
15 testing.

16 CHAIRPERSON DICKENS: Are there any
17 asbestos violations?

18 KERRY LABOTZ: Not that I—not that I've
19 seen.

20 CHAIRPERSON DICKENS: [interposing] Any
21 Class C violations?

22 KERRY LABOTZ: There are three, or excuse
23 me—

24 CHAIRPERSON DICKENS: [interposing] Can
25 you tell me what they are, please?

2 KERRY LABOTZ: There's--to best of my
3 recollection those appear to be all lead based.

4 CHAIRPERSON DICKENS: Oh, lead based.

5 KERRY LABOTZ: Yes.

6 ARTIE PEARSON: I'll give you a little
7 more information about that based on what I have in
8 my file here.

9 CHAIRPERSON DICKENS: Please give me that
10 information.

11 ARTIE PEARSON: Sure. I find that there
12 are one, two--a couple of lead violations, but they're
13 old. They're still on the system. Defect letters
14 have been sent out to the owner, and a defect letter
15 would just indicated that some work has been done,
16 and the owner just needs to--to fix that.

17 CHAIRPERSON DICKENS: Now, lead--lead--
18 based violations are given by HPD, is that correct?

19 ARTIE PEARSON: That's correct.

20 CHAIRPERSON DICKENS: Alright, or if--how
21 would HPD issue a lead-based violation without having
22 any real knowledge if it's lead-based?

23 ARTIE PEARSON: Well, the testing has to
24 be done, and with lead violations, the city gives the
25

1 owner 45 days to make that repair, and if they do
2 not, then the City is required to go with the next--

3 CHAIRPERSON DICKENS: [interposing] Yeah,
4 but now you're telling me that you don't even know if
5 there are lead-based--they're violations, or you don't
6 know they're real, and if you-- If testing is done
7 and found that there is no lead, I don't understand
8 how HPD issues lead violations without having tested
9 themselves. Do you just go out and give a violation
10 on property and say, you know, find out if there's
11 lead. Is that the--what the--how it's done?

12 ARTIE PEARSON: No, an inspector would
13 have to go in, and he would have to test the paint
14 and come back with a--a positive, um, determination
15 that lead is there.

16 CHAIRPERSON DICKENS: So then--then it's
17 not really what was originally stated in them--or an
18 inspector goes out, and tests and ascertains that
19 there's a positive to the test. Therefore, there's
20 an indication that there's a strong possibility of
21 lead being--lead based paint and then a violation is
22 issued. Is that what--is that safe to say?

23 ARTIE PEARSON: That's my understanding.
24 That's my understanding.
25

2 CHAIRPERSON DICKENS: Is that correct or
3 is that your understanding?

4 ARTIE PEARSON: That's my understanding.
5 I can get a-a clear determination and get back to you
6 on it.

7 CHAIRPERSON DICKENS: [interposing]
8 Because I would like to know exactly how HPD does
9 issue lead-based violations. If they test or do they
10 just, you know, look at it and say oh, there's
11 peeling paint, it must be lead-based?

12 ARTIE PEARSON: I'll-I'll get that
13 information to you.

14 CHAIRPERSON DICKENS: Alright, thank you.
15 Are there any questions from my colleagues? Council
16 Member Rodriguez.

17 COUNCIL MEMBER RODRIGUEZ: Yes, one-yes,
18 one question. Will the 60% AMI bring a rent increase
19 to the current tents there?

20 KERRY LABOTZ: No.

21 COUNCIL MEMBER RODRIGUEZ: They will
22 continue paying the same rent?

23 KERRY LABOTZ: That's correct.

24 COUNCIL MEMBER RODRIGUEZ: Thanks.
25

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2 CHAIRPERSON DICKENS: Council Member
3 Cohen.

4 COUNCIL MEMBER COHEN: I just want to be
5 clear from the testimony, the Speaker supports this
6 application.

7 ARTIE PEARSON: That's correct.

8 COUNCIL MEMBER COHEN: Alright.

9 CHAIRPERSON DICKENS: Are there any
10 questions or anyone from the public wishing to make a
11 statement? Seeing none, I will now close [gavel] the
12 public portion on Land Use Item 427, and I will now
13 open up the public hearing for Land Use Item 454,
14 455, 456 and 457, Southeast Queens Vacant Homes
15 Clusters 1, 2, 3 and 5 and again Cluster 4, as I
16 previously stated is being laid over. There are
17 applications by HPD for the proposed UDAAP approval
18 and property tax exemption under Section 696 of the
19 General Municipal Law. Cluster 1 at 32-10 102nd
20 Street is in Council Member Julissa Ferreras-
21 Copeland's district. Cluster 2 at 89-55 208th Street
22 is in Council Member Barry Grodenchik's district, and
23 Cluster 3 at 80-44 162nd Street is in Council Member
24 Rory Lancman's district. Cluster 5 at 144-41 158th
25 Street and 171-15 144th Avenue, and 222-33 143rd Road

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2 in Council Member Donovan Richard's district, and I
3 see that we still have with us Artie Pearson, the
4 Director of Land Use at HPD, who has been joined by
5 Lisa Talma, the Commissioner of HPD. Please identify
6 yourselves and—and open up your statements.

7 ARTIE PEARSON: Again, Artie Pearson,
8 Director of Land Use in HPD's Officer Government
9 Information.

10 LISA TALMA: I'm Lisa Talma, Assistant
11 Commissioner of Property Disposition and Finance at
12 HPD.

13 ARTIE PEARSON: Land Use Nos. 454, 455,
14 456 and 457 consists of six new homes located in
15 Queens Council Districts 21, 23, 24 and 31 and they
16 are slated for redevelopment under HPD's Small Homes
17 Rehab NYCHA Program. Each home was foreclosed upon
18 as a result of a default on a HUD FHA mortgage over
19 20 years ago. The homes were turned over to NYCHA,
20 and by HUD to operate as part of their public housing
21 portfolio. Over time the homes became vacant and
22 currently are in dire need of rehabilitation. NYCHA
23 with approval from HUD selected the sponsor to convey
24 the property. Each will undergo a gut rehabilitee
25 through the Small Homes Rehab NYCHA program, which is

1 an affordable housing program for a one to four
2 family home. Upon completion of the rehabilitation
3 the sponsor will convey the properties to low to
4 moderate income families earning up to 100% AMI as
5 per program guidelines. The sponsor has committed to
6 conducting marketing outreach events in the
7 communities where the homes are located in order to
8 reach as many potential local applicants as possible.
9 HPD is before the Planning Subcommittee seeking UDAAP
10 tax benefits in order to offer the homes at
11 affordable purchase price upon completion of the gut
12 rehabilitation, and Council Member Ferissa-Ferreras-
13 Copeland, Lancman, Grodenchik and Richards have all
14 indicated support for the project, and we are
15 available to answer any questions that you may have.

17 CHAIRPERSON DICKENS: Thank you so much.

18 Ms. Talma, do you have anything you want to add?

19 LISA TALMA: Just-just a small
20 corrections. In terms of the affordability, the
21 properties will be sold to families who are low to
22 moderate income earning up to 120% AMI. Just a small
23 correction there.

24

25

1
2 CHAIRPERSON DICKENS: Alright, thank you
3 so much for that, for that correction. Now, are one
4 to fours? Is that what this is?

5 LISA TALMA: That's correct. These are
6 one to four-family homes.

7 CHAIRPERSON DICKENS: Uh-hm, and under
8 which HUD program were they originally constructed I
9 assume.

10 LISA TALMA: No, I'm—I'm not aware of the
11 original HUD program. These are FHA proposals.

12 CHAIRPERSON DICKENS: But they were
13 affordable for the purchase of the residents, is that
14 correct, at that time?

15 LISA TALMA: I believe so.

16 CHAIRPERSON DICKENS: Uh-huh, uh-huh, uh-
17 huh. Alright, now these are—are they presently
18 occupied?

19 LISA TALMA: These are presently vacant.

20 CHAIRPERSON DICKENS: They're all vacant.
21 Is—is work required to be done? Is that--?

22 LISA TALMA: Yes, there definitely is
23 work required to be done. It will be—
24
25

2 CHAIRPERSON DICKENS: [interposing] Can
3 you give me just quickly the nature of the work? Is
4 it structural as well as cosmetic?

5 LISA TALMA: It's basically gut
6 rehabilitation on pretty much every building.

7 CHAIRPERSON DICKENS: Uh-huh.

8 LISA TALMA: So there's substantial work.

9 CHAIRPERSON DICKENS: So if it's gut
10 rehab, that's substantial.

11 LISA TALMA: Correct, correct.

12 CHAIRPERSON DICKENS: Uh-huh, uh-huh and,
13 and, I-I assume that all of the council members are
14 in strong support except we're not talking about
15 Cluster 4 but in Clusters 1, 2, 3 and 5.

16 LISA TALMA: Yes, the-the Council people
17 for-for these properties have called in their
18 support.

19 CHAIRPERSON DICKENS: Now, these houses
20 will they occupied or is this going to be done-how is
21 it going to be chosen? Is it going to be for those
22 who will purchase?

23 LISA TALMA: How-how the purchases will
24 be chosen? The properties will be subject to the HPD

2 marketing guidelines, and will be subject to the
3 lottery.

4 CHAIRPERSON DICKENS: Who will be
5 conducting the lottery?

6 LISA TALMA: I have to follow HPD
7 Guideline and the developer for these properties is
8 RUN LLC, Restoring Urban-Urban Neighborhoods.

9 CHAIRPERSON DICKENS: Thank you. We've
10 also been joined by Council Member Darlene Mealy of
11 Brooklyn. Thank you. Alright, do any of my
12 colleagues have any questions? Council Member Cohen.

13 COUNCIL MEMBER COHEN: Could you just
14 explain so that I understand it, it's a federal
15 program. They're city-owned houses, though. Who—who
16 owns the houses currently.

17 LISA TALMA: Currently, the houses are
18 owned by NYCHA.

19 COUNCIL MEMBER COHEN: By NYCHA and
20 that's how we get here. Okay.

21 LISA TALMA: Exactly.

22 COUNCIL MEMBER COHEN: And NYCHA is
23 conveying them. Do you know—I'm—I'm often concerned
24 about—like I like the affordable ownership model, but
25 I'm always, you know, concerned when it doesn't work

2 out that—that making sure that people who ultimately
3 end up owning these homes have the experience and
4 knowledge and understanding of what they're getting
5 into that—that—that some—I find that when it doesn't
6 work, it's because the owners don't, you know, don't
7 have any experience with homeownership and it's—it's
8 a challenge, though. Is—does the program have
9 supports to make sure that these people who buy these
10 homes will ultimately be successful?

11 LISA TALMA: RUN, which is the developer
12 for these properties has offered to have meetings in—
13 in various communities to inform people of the
14 lottery opportunity, but they've also offered to
15 guide the people who attend those—those meeting in—in
16 terms of getting ready to purchase the home. There
17 are also other non-profits that offer homeownership
18 counseling, and classes.

19 COUNCIL MEMBER COHEN: Yeah, but are—are
20 you providing—are you hooking up these owners with
21 the not-for-profits who provide those services?

22 LISA TALMA: Do the members—Sorry. Just
23 a quick question. [off mic] Do the members who are
24 offering those at cost—

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2 CHAIRPERSON DICKENS: [off mic] Would you
3 like to come up? [laughs] So that we can hear the-
4 the answer directly, and please identify yourself.

5 NAJI RADCLIFFE: I'm Naji Radcliffe,
6 Director of Homeownership Programs at HPD.

7 CHAIRPERSON DICKENS: From what? I'm
8 sorry. I didn't hear that.

9 NAJI RADCLIFFE: Naji Radcliffe, Director
10 of Homeownership Programs at HPD. RUN in the process
11 of them providing homeownership opportunities will
12 often hook up the applicant with the homeownership
13 class. There is plenty to finish the class and
14 provide a certificate so that they can be processed
15 to purchase the home.

16 COUNCIL MEMBER COHEN: Is that--

17 NAJI RADCLIFFE: [interposing] That is
18 more a routine.

19 COUNCIL MEMBER COHEN: --is that required
20 as part of their purchasing process? Is that
21 required as part of the purchasing process?

22 NAJI RADCLIFFE: Yes.

23 COUNCIL MEMBER COHEN: And is there any
24 difference? Like some of the people who were
25 fortunate enough to get these homes will have never

2 had ownership, and then some of them might—certainly
3 have never been landlords. If they're—if they're
4 buying a multi-family home, does the—do the not-for-
5 profits offer education and material for dealing with
6 those issues?

7 NAJI RADCLIFFE: I know that
8 homeownership is included in the course. I have not
9 sat in the course. So I don't know how extensive
10 they get with owners that have rental properties.
11 That I—that I can't tell you.

12 COUNCIL MEMBER COHEN: I—I would be
13 interested in that, and finding out more about that
14 because again, you know, owning a home I know for
15 myself like, you know, it's a—it's a lot of work.
16 [laughs] And so they're making sure that people—and—
17 and I don't' have tenants to deal with. So if
18 someone is buying a home and we've never owned a home
19 and has never been a landlord, I mean those people
20 need support if they're going to be successful. So
21 we should just really make sure that that's in place.

22 NAJI RADCLIFFE: You're absolutely right.

23 COUNCIL MEMBER COHEN: Thank you, Chair.

24 CHAIRPERSON DICKENS: Thank you, and
25 those are great questions because I with--along with

2 HPD wrote a program for affordable homeownership. As
3 part of it, I asked for classes that—and will—would
4 be mandated for the homeowners to not only learn what
5 it is to be a homeowner, but to be a homeowner with a
6 tenant, and sadly to say I did not keep up on top of
7 that because we—the recession came in and the program
8 was—didn't get started until after. You know, it was
9 a time frame be—before it got started but that is—
10 it's—it's very critical to the survival and the
11 continuation of the property of being maintained for
12 new homeowners with tenants to be able to understand
13 thoroughly what their responsibility is and what is
14 the responsibility of their tenants, and how to
15 provide a good lease that—that office of protection.
16 So it's—it's a great question actually.

17 COUNCIL MEMBER COHEN: Maybe it is a new
18 legislating opportunity for us. [laughter]

19 CHAIRPERSON DICKENS: Well, then maybe
20 you can build on what I already started. [laughs]
21 Thank you. Are there any other questions from my
22 colleagues? Council Member Mealy.

23 COUNCIL MEMBER MEALY: [off mic] No.

24 CHAIRPERSON DICKENS: Thank you. Are
25 there any questions or statement to be made from the

1 public? Seeing none, I will close the public hearing
2 on these four Clusters, Land Use 454, 55, 56 and 57
3 and I'm now opening up the hearing for pre-considered
4 Land Use La Central tax exemption and application
5 submitted by HPD to facilitate La Central, a new
6 mixed-use development for which other actions were
7 recently approved by the Council in Council Member
8 Salamanca's district in the Bronx. The real property
9 tax exemption pursuant to Section 577 of the Private
10 Housing Finance Law would affect properties located
11 at 430 Westchester Avenue, 599 Brook Avenue, 625
12 Brook Avenue, 626 Bergen Avenue, and 503 East 153rd
13 Street all in the Bronx. We have again Artie all by
14 herself.
15

16 ARTIE PEARSON: Again, I'm Artie Pearson
17 from HPD's Office of Governmental Relations. The
18 pre-considered item is related to the recently
19 approval La Central project as-as you just indicated,
20 Chair Dickens. It is in Council District 17 in the
21 Bronx. On September 14, 2016, the Council approved
22 the ULURP UDAAP for the new construction of 992
23 residential units as well as some other action. The
24 pre-considered item on today's agenda consists of the
25 majority of the development site. The disposition

2 areas will be conveyed to HDFCs that will undertake
3 the new construction of the rental units, and this
4 project envisions providing tax benefits in order to
5 facilitated affordability of the rental units.

6 Therefore, HPD is before the subcommittee seeking
7 approval for the Article 11 tax benefits that you
8 mentioned. The disposition has been previously
9 approved, and the tax benefits will apply with Block
10 2294, Lot 32; Block 2363, Lot 1; Block 2361, Lots 1
11 and 26; and Block 2361, Lot 50.

12 CHAIRPERSON DICKENS: Thank you so much,
13 Artie. I want to remind my colleagues that at the
14 last Planning Committee hearing we heard La Central,
15 and today we are now going to vote and La Central's
16 tax exemption. Ae there any questions from our
17 colleagues? Council Member Cohen.

18 COUNCIL MEMBER COHEN: Just two
19 questions. One, why are we doing it separately? Is
20 there—is there a procedural reason or is just when
21 the work paperwork got in.

22 ARTIE PEARSON: It's a technical
23 amendment.

24 COUNCIL MEMBER COHEN: Alright, if there
25 had been—

2 CHAIRPERSON DICKENS: In addition, I
3 just want to remind we didn't have our quorum either.

4 COUNCIL MEMBER COHEN: I'm here.
5 [laughs] If-if there was 421-A, would this have been
6 421-A versus Article 11?

7 ARTIE PEARSON: I don't-actually don't
8 know whether or not 421-A had been contemplated for
9 this project.

10 COUNCIL MEMBER COHEN: Okay. Thank you,
11 Madam Chair.

12 CHAIRPERSON DICKENS: Well, 421-A if they
13 were already in the hopper, they're being-they're
14 being continued. It's only new ones that are going
15 in that would not.

16 COUNCIL MEMBER COHEN: Do we-but we don't
17 know if this was eligible where this was when 421-A
18 passed.

19 CHAIRPERSON DICKENS: I don't believe
20 that this was ever in the hopper. I think it was
21 under Article 11 for it again. (sic)

22 COUNCIL MEMBER COHEN: Yes, but-and you
23 don't know-just so I understand. If there had been
24 421-A today, you don't know what-you don't know if it
25 was ever contemplated to do it under 421-A or--?

2 ARTIE PEARSON: I do not. Not at the
3 time that the documents were put together.

4 COUNCIL MEMBER COHEN: Thank you, madam.

5 CHAIRPERSON DICKENS: Are there any other
6 questions from my colleagues? Seeing none, are there
7 any members of the public wishing to make a statement.
8 Seeing none, I will now couple Land Use items-

9 LEGAL COUNSEL: [off mic] First, close
10 the public hearing.

11 CHAIRPERSON DICKENS: I'm closing the
12 public hearing. I apologize on La Central Tax
13 Exemption and I now will couple Land Use Items 427,
14 454, 455, 456 and 457 and pre-considered Land Use La
15 Central Tax Exemption for a vote to approve on all.
16 I note for the record that the applications we are
17 voting on today have the full support of the local
18 council members as well as my support. I will now
19 call on counsel to call the roll on a vote to
20 approve.

21 LEGAL COUNSEL: A vote to approve LU 427,
22 454, 455, 456, 457 and Pre-Considered LU La Central
23 Tax Exemption. Chair Dickens.

24 CHAIRPERSON DICKENS: Aye.

25 LEGAL COUNSEL: Council Member Mealy.

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2 COUNCIL MEMBER MEALY: Aye.

3 LEGAL COUNSEL: Council Member Rodriguez.

4 COUNCIL MEMBER RODRIGUEZ: Aye.

5 LEGAL COUNSEL: Council Member Cohen.

6 COUNCIL MEMBER COHEN: Aye.

7 LEGAL COUNSEL: The vote to approve Land
8 Use Items 427, 454, 455, 456, 457 and Pre-Considered
9 LU La Central Tax Exemption is approved by a vote of
10 4 in the affirmative, 0 in the negative and 0
11 abstentions and referred to the full Land Use
12 Committee.

13 [gavel]

14 CHAIRPERSON DICKENS: I would like to
15 thank the members of the public and my colleagues, my
16 counsel and my Land Use staff for attending today's
17 hearing. I'm glad that we were able to pass on
18 everything, and this meeting is hereby adjourned.

19 [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 September 22, 2016