

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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November 4, 2019
Start: 1:27 p.m.
Recess: 2:06 p.m.

HELD AT: 250 Broadway - Committee Room
16th Floor

B E F O R E: ADRIENNE ADAMS
Chairperson

COUNCIL MEMBERS:

Inez Barron
Peter Koo
Daneek Miller
Mark Treyger
Keith Powers

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

Tristan Nadal
Gotham Organization

Lacey Talbert
HPD

Nina Ritchie
HPD

Frederico Hernandez
32BJ

Emily Kurtz, Vice President of Housing
RiseBoro Community Partnership

SERGEANT-AT-ARMS: Sound check for the Subcommittee on Landmarks being recorded by Israel Martinez taking place November 4th, 2019. 250 Broadway, 16th floor committee room. Scheduled for 1 p.m.

[gavel]

CHAIRPERSON ADAMS: Good afternoon. I am Council member Adrienne Adams and I welcome you to this meeting of the Subcommittee on Landmarks, Public Sitings, and Dispositions. We are joined today by Council members Treyger, Barron, Miller, and Powers. Today, we will begin a hearing on a real property tax exemption for an affordable housing development and then we will vote on that application and three other items that we heard at our prior meetings. Our first item is the Hunters Point South Parcels F and G Article 11 tax exemption. LU 563 is an application submitted by the Department of Housing, Preservation, and Development pursuant to Article 11 of the Private Housing Finance Law for the approval of a real property tax exemption for property located in Queens that block six, lots 20 and 30. This tax exemption will facilitate the development of two buildings

approximately 57 and 33 stories respectively, that will include 847 units of affordable housing, 283 units of market rate housing, retail, community facilities phase, and approximately 100 parking spaces. The development site is located in Council member Van Bramer's district. We are joined today by representative of HPD and they are Tristan Nadal and Lacey Talbert. Before you begin, counsel will swear even.

LEGAL COUNSEL: Please raise your right hands. Please state your name.

TRISTAN NADAL: Tristan Nadal.

LACEY TALBERT: Lacey Talbert.

LEGAL COUNSEL: Do you affirm to tell the truth, the whole truth, and nothing but the truth in your testimony before the subcommittee and in response to all Council member questions?

LACEY TALBERT: Yes.

TRISTAN NADAL: Yes.

CHAIRPERSON ADAMS: You may begin.

LACEY TALBERT: Great. Land use number 563 consists of an exemption area located at block six, lots 30 and 20 and Council District 26, which will be the development site for a project known as

Hunters Point Parcels F and G. HPD selected the development team, Gotham organization in RiseBoro through a competitive process in April 2017. They propose to develop to mixed-use, mixed income multiple dwellings that will provide affordable rental housing for families under HPD's mixed middle income program. The project will include approximately 1132 units across two buildings, approximately 850 of which, or 75 percent, will be permanently affordable. This includes 10 percent, approximately 114 units set aside for the formerly homeless. Of the units to be marketed through housing connect, approximately 20 percent or 170 units will have rent set at 27 percent to 50 percent of the area median income, AMI, and will be available to those making up to 50 percent of AMI. Approximately one third, 284 units, will have rent set at 77 to 100 percent of AMI and will be available to those making up to 125 percent of AMI. Approximately one third will have rent set at 125 percent of AMI and will be available to those making up to 165 percent of AMI. This affordable component includes 98 units that will be set aside for seniors making up to 80 percent of AMI. The project also

includes market rate units in both buildings, approximately 25 percent of the total or 283 units, plus two superintendent units. The building to be constructed at parcel F, block six Lot 30, will be approximately 57 stories with 689 units. In the building to be located at parcel G, block six Lot 20, will be approximately 33 stories with 443 units. There will be a mixture of unit sizes, including 276 Studios, 514 one-bedrooms, 275 two-bedrooms, 65 three bedrooms. Rents will range from 375 dollars for a studio at 20 percent of AMI to 3391 dollars for a three bedroom at 125 percent AMI. The project is also anticipated to include commercial and community facilities phase, parking for 100 vehicles, and a number of other amenities, including a rooftop garden, co-working spaces, a gym, and both outdoor and indoor lounges. The Hunters Point South project was originally approved for disposition by the Council in 2008 and amended in 2018, however, the exemption area comprised of block six, lots 30 and 20, requires article 11 tax benefits in order to facilitate construction of the project and assist with affordability of the low income rental units. HPD is before the Council seeking article 11 tax

benefits with a term of 40 years that will coincide with the regulatory agreement, which has a term of 60 years. The estimated cumulative value of the tax exemption is 465,969,531 dollars. Within that present value of 130,178,485 dollars. And I am going to turn it over to Tristan from Gotham to run you through more details about the project.

TRISTAN NADAL: All right. Thanks, Lacey. As Lacey mentioned, I represent Gotham. We were designated by HPD as the master developer for this site. A little history on God, it is been developing in New York for over 100 years. It is a fifth generation family-run company with a long history of doing public-private partnerships and partnerships with nonprofits to produce mixed in, affordable housing in the city. And our partner, RiseBoro Community Partnership is our local nonprofit who has extensive experience doing senior housing as well as on the ground local community work in this area.

So, just from a high level, just to give a little perspective of the location, F and G are the last two farthest south parcels in the Hunters Point South development piece. Parcels A and B are already

developed as mixed income housing. Parcel C has been allocated and parcels D and E are for future development. The project, as Lacey mentions, will have 100-- 1132 units approximately with 98 senior housing units and 114 formerly homeless apartments. There is a school being built on the same zoning lot as parcel F that is currently under construction and anticipate-- by the SCA outside of this project. Starting from the ground up, we anticipate the ground floor to have about 9000 square feet of retail space along Center Boulevard and then community facilities space between both buildings up about 26,000 square feet. Included in that is a boathouse that will service the kayak launch just off of parcel G, a space for Flux Factory that we have a purchase and sale agreement currently under negotiation for to actually condo out so that it is a local art organization that will-- in the building. A public restroom for the use of the public and park goes for the newly completed Hunters Point South Park and then another community use is to be determined in the parcel F building that are expected to be in the medical and educational use and retail along center Boulevard that will complement the park and the local

residents and, as well, finally a rooftop farm that will be opened in the pub like of about 6000 square feet. Further, we have a bunch of public space. Again, the rooftop farm, number one noted here, as well as a publicly open space number four at the corner of Center Boulevard and 57th Avenue, which will be both open to the public. And then a handful of outdoor spaces for the residents themselves promoting kind of a healthy lifestyle living within the building. Here is just a quick axiom of the two buildings and the breakdown of spaces. You can see there is a senior wing and the parcel F building which, again, consists of 98 units that will have their own social services and design specific for senior use. Here we have, again, the breakdown of the AMIs and residential units. 75 percent affordability across five different AMI tiers. So, really trying to have an inclusive intergenerational building here. Almost 850 units with a fairly low SKU and an average AMI of around 85 percent. And, finally, some highlights of the building will have indoor amenities space, some sustainable features that include heat pumps, [inaudible 00:13:49] glass, water conserving fixtures, energy star, as well as a

resiliency, given its location, which include an EP spaces above the second floor, dry flood proofing for the below grade spaces, and generators on site. And we also have a handful of local hiring programs that we are abiding by, as well as minority and women business enterprise hiring practices that we are doing along with HPD's including the build up program and Hire NYC. This will be a 32 BJ operated building upon completion. And here is just a view of the lower floors to show kind of the integration into the existing environment. Try to promote livelihood. A lot of glass. A lot of activity on the ground floor for safety. And that's the project.

CHAIRPERSON ADAMS: Thank you. We have been joined by Council member Koo. I'm going to defer to my colleagues at this time for questions. Council member Barron.

COUNCIL MEMBER BARRON: Thank you, Madam Chair, and thank you to the panel for coming. Your requesting tax exemption, Article 11 tax benefits, for this project?

LACEY TALBERT: That's correct.

COUNCIL MEMBER BARRON: And you are going to have at least 50 percent of these apartments at

125 percent of the AMI or higher? Unregulated means whatever can be gotten for the apartment. Is that correct?

TRISTAN NADAL: 25 percent will be at market rate. Correct.

COUNCIL MEMBER BARRON: At market rate. And 25 percent will be at 125 percent of the AMI. So, when I add that to the percentage at 100 percent of the AMI, that is 60-- 70 percent of these apartments at 100 percent of the AMI or greater.

TRISTAN NADAL: Correct.

COUNCIL MEMBER BARRON: And these are towers. How many stories?

TRISTAN NADAL: 57 and 33.

COUNCIL MEMBER BARRON: 57 and 33. At only 100 parking spaces comes with this?

TRISTAN NADAL: Correct.

COUNCIL MEMBER BARRON: I think that the city is not getting enough for its investment and giving what the cumulative value of tax exemption of 466 million dollars, I think that we are not getting enough of a benefit and I will be voting against this project.

CHAIRPERSON ADAMS: Councilmember

Miller?

COUNCIL MEMBER MILLER: Thank you, Madame Chair. A couple of questions. How many units would be set aside for homeless?

LACEY TALBERT: 10 percent.

COUNCIL MEMBER MILLER: 10 percent. So--

LACEY TALBERT: I have that.

TRISTAN NADAL: 114.

COUNCIL MEMBER MILLER: 114. That is consistent with the current term paper that--

LACEY TALBERT: Correct.

COUNCIL MEMBER MILLER: the city has there. That is-- And that 10 percent, did that come from the below 50 percent? Is that a set aside from the-- Just as a matter of clarity, does that--

LACEY TALBERT: [interposing] It's 10 percent of the total. I think the version that you saw-- I think the one here is slightly updated, so it calls out the formerly homeless specifically in the version that you have in front of you that shows the breakdown of formerly homeless versus the different affordable tears that will go through Housing Connect.

COUNCIL MEMBER MILLER: Okay. And those that diminish at all the number of 50 percent and below?

LACEY TALBERT: So, there is 20 percent of units at 50 percent AMI--

COUNCIL MEMBER MILLER: So, those were--

LACEY TALBERT: or below.

COUNCIL MEMBER MILLER: taken off of the top?

LACEY TALBERT: I'm not sure what you're asking.

COUNCIL MEMBER MILLER: So, we have 113-- 1100 units. Is that 10 percent there 1100-- the total 1100 and then we go into the various AMIs?

LACEY TALBERT: Correct.

COUNCIL MEMBER MILLER: And what percentage is market rate?

LACEY TALBERT: 25 percent of the total.

COUNCIL MEMBER MILLER: 25 percent. And what percentage is his above 100?

TRISTAN NADAL: Above 100 is 50-- Sorry. 70 percent.

LACEY TALBERT: So the affordable units are--

COUNCIL MEMBER MILLER: [interposing] So,
before--

LACEY TALBERT: are about--

COUNCIL MEMBER MILLER: Just--

LACEY TALBERT: [interposing] Sorry.

COUNCIL MEMBER MILLER: Just 100--

LACEY TALBERT: [interposing] Because
the affordable units--

COUNCIL MEMBER MILLER: not one--

LACEY TALBERT: [interposing] is about a
third.

COUNCIL MEMBER MILLER: between 100 and
125. How many units between 100 and 125?

TRISTAN NADAL: 30 percent are between
30 and 80 and then the rest of the unit are 100 and
above.

COUNCIL MEMBER MILLER: I was very
specifically, because there is--

TRISTAN NADAL: 45 percent is in 100 to
125.

COUNCIL MEMBER MILLER: Okay. And then you
have 125 how many units?

TRISTAN NADAL: Sorry. Okay. I thought
you--

COUNCIL MEMBER MILLER: How many-- So--

LACEY TALBERT: Hold on.

COUNCIL MEMBER MILLER: You know what?

This will probably be easier. How many are market rate?

TRISTAN NADAL: 25 percent.

LACEY TALBERT: 25 percent of the total.

COUNCIL MEMBER MILLER: 25 percent. And the 125, if you put that in the ban, that goes as high as 165?

LACEY TALBERT: That's the marketing ban.

TRISTAN NADAL: Marketing--

COUNCIL MEMBER MILLER: Right. Exact.

LACEY TALBERT: But the--

COUNCIL MEMBER MILLER: Yeah.

LACEY TALBERT: rents are set at 125 percent of AMI.

COUNCIL MEMBER MILLER: Right. But the marketing ban goes as high as 165. And what are the rents for those?

LACEY TALBERT: I don't have that number in front of me right now. Do you? Oh. Actually, I

do. They are one-- Can I call on my colleague for that?

CHAIRPERSON ADAMS: Counsel is going to swear you in.

Okay.

LEGAL COUNSEL: Please raise your right hands. Please state your name.

NINA RITCHIE: Nina Ritchie.

LEGAL COUNSEL: Do you affirm to tell the truth, the whole truth, and nothing but the truth in your testimony before the subcommittee and in response to all Council member questions?

NINA RITCHIE: Yes.

COUNCIL MEMBER MILLER: Okay. So, how many are market rate and what is the rents at 165?

NINA RITCHIE: So, 25 percent of the project is market rate. The units that are market it up to 165 percent of AMI have a-- are underwritten and rented to families earning a minimum of 125 percent of AMI. Then I will have those rents for you in just a second. A studio is rented for 1946 dollars a month. A one bedroom is 2442 dollars a month. A two-bedroom is 2943 dollars a month. And a three bedroom is 3391 dollars a month.

COUNCIL MEMBER MILLER: What is market rate?

NINA RITCHIE: The--

COUNCIL MEMBER MILLER: In this community?

NINA RITCHIE: The rents that we are underwriting to for a studio are about 2600 dollars. The one-bedroom units we are underrating at 3100 dollars. The two-bedrooms are 4500 dollars. And the three bedrooms are 5270 dollars.

COUNCIL MEMBER MILLER: So, in the analysis of this development, can we do this project without the 25 percent market considering that you have up to 165 percent AMI?

LACEY TALBERT: I mean, I think I would just say that, so this program is, you know, little bit different from some of the ones that, you know, we see and we have seen in this committee, but, you know, we are committed to doing affordable at a broad range of incomes and this program allows us to head a really broad range. You know, has a senior component. It has a--

COUNCIL MEMBER MILLER: [interposing] I'm not looking--

LACEY TALBERT: homeless component.

COUNCIL MEMBER MILLER: as a broad range.

LACEY TALBERT: No. I understand.

COUNCIL MEMBER MILLER: I'm merely asking about market rate.

LACEY TALBERT: I just--

COUNCIL MEMBER MILLER: It protects the--

LACEY TALBERT: Sure.

COUNCIL MEMBER MILLER: integrity of communities and future communities and so that people are displaced. I come from a community that have higher AMIs, but that means that we want housing to be a microcosm of that and so, we are just trying to ascertain whether or not the current and future residents of this community can, for generations, can maintain in the community. Can remain in the communities that they know and have grown up in and whether or not they are going to be displaced. And so we are trying to get to whether or not--

LACEY TALBERT: Uh-hm.

COUNCIL MEMBER MILLER: this is the most efficient use of our dollars in terms of doing that. Can we do this way about maximizing the profits of developers? It was just merely a questions and it's where we were getting to. And no further questions.

CHAIRPERSON ADAMS: Thank you, Council member Miller. Council member Koo, did you have questions? Okay. Can you just give us an idea of how these units will be placed? How will you find placement for these units? How will you seek residents?

LACEY TALBERT: The affordable units go for Housing Connect. The formerly homeless units are matched from folks coming out of the shelter system that DHS has identified as being ready for permanent housing. And then there work with our team to match folks to units that become available. Those are the two main ways.

CHAIRPERSON ADAMS: Is this a project-- Does it have anything to do with community board input as far as housing these units?

LACEY TALBERT: Um--

CHAIRPERSON ADAMS: Is a percentage going to community board residents? Do you have preferences?

LACEY TALBERT: Any of the units that go through the HPD Housing Connect, as of now, have a 50 percent community preference. Yes.

CHAIRPERSON ADAMS: Okay. Thank you.

Okay. If there are no more questions from my colleagues, you are excused. And thank you.

LACEY TALBERT: Yeah.

[Background comments]

CHAIRPERSON ADAMS: Okay. We're going to call up our next panel. We will call up Frederico Hernandez, 32 BJ, and Emily. Is it Emily Cort?

EMILY KURTZ: Kurtz?

CHAIRPERSON ADAMS: Kurtz. Yes.

[background comments]

CHAIRPERSON ADAMS: You may begin.

FREDERICO HERNANDEZ: Hello? Got it.

Good afternoon, Chair Adams and members of the Subcommittee. My name is Frederico Hernandez and I will be a member of the 32 BJ for six years. As you know, 32 BJ is the largest property service union representative with-- sorry. Representing 85,000 property service workers across the city. We are here today and support under this position of the on God, organization. The project at Hunter Point on the South. The Gotham Organization has made a credible commitment to provide prevailing wages building service jobs to the future property service

workers on the site. A prevailing wage like mine, allowing working families in the city to live with dignity. Before I got a paid job prevailing wage, I struggled to support my kids and raising two kids without health insurance is not really-- is not good. Okay. [inaudible 00:27:34]. Family and raising two kids without health insurance and job security was stressful. Now, I have peace of mind and never worry about going to pay my rent. And all working families deserve this. Additional, we are full in support of the project as it will create 900 units of much-needed permanently affordable housing on [inaudible 00:28:00]. And I'm sorry. I just get a little nervous. The Gotham Organization has a track record of creating jobs throughout the portfolio and longtime permanentship with 32 BJ. We are happy to stand here and support them and urge to approve this position. I'm sorry. Thank you.

CHAIRPERSON ADAMS: Thank you.

EMILY KURTZ: Good afternoon. I am vice president of housing at the RiseBoro Community Partnership and I appreciate the opportunity just to speak on behalf of this proposal. I think one of the things that I am really excited about this project is

the ability to create senior units outside of the very limited resource of housing vouchers for senior housing. So, that is something that has been really important to us and in the development of this project and figuring out new ways to create additional units of affordable senior housing and, in addition to a really thoughtful slew of services that will be provided as the building primarily for the residents with my organization, RiseBoro, who, as Tristan mentioned, has-- we have over 40 years of experience providing affordable housing, providing on-site services to the members of our residences and a really strong ties with the long [inaudible 00:29:36] community of New York City. So, thank you for the opportunity to speak.

CHAIRPERSON ADAMS: Thank you both very much for being here today. Thank you. Council member Treyger?

COUNCIL MEMBER TREYGER: Yes.

CHAIRPERSON ADAMS: Can you come back just a second?

COUNCIL MEMBER TREYGER: Forgive me. It's the former teacher and me that asks questions sometimes. So, I appreciate your service and just

you mentioned on-site services. Can you elaborate what kind of on-site services will be provided for residents?

EMILY KURTZ: So, traditionally, and our senior buildings at RiseBoro, we provide what we call light touch, in name only, services to our seniors. So, this is benefit enrollment, light case management. But what we really are doing is, for those people who don't have a safety net of either family or friends, we are providing them with that community in the buildings. So, we work very hard to build community for our senior residents, in addition to-- So, we will do a daily check-in. If it's deemed necessary for that particular resident, we created community in the buildings through meetings and through workshops and we also do a lot of our classes and dance classes. Really, all of our-- it's all intended to create community and create a home for the seniors. Some of our seniors to have that safety net or connection a community and some don't and, hopefully-- I believe most of them enjoy the services that we are providing. And I always say, of course, we have a weekly bingo game in every

single building, as well, because that is one of the more popular activities in our senior buildings.

COUNCIL MEMBER TREYGER: Right. And I certainly appreciate that. It's just in the packet that we were given, we see senior housing. We see the term, phrase community facility, but will there be a physical space senior center?

EMILY KURTZ: It's not a senior center. These are--

COUNCIL MEMBER TREYGER: But will there be a space for seniors to meet?

EMILY KURTZ: Absolutely. Yes.

COUNCIL MEMBER TREYGER: That's my question.

EMILY KURTZ: Absolutely. Yes. So, in the senior unit wing, there is a community room with-- it's planned to provide space to-- both for meetings, for quiet reflection space, for physical exercise, for arts. And it connects to an outside patio, as well. So, there's-- And there's absolutely a space to provide those types of services and create that community.

COUNCIL MEMBER TREYGER: Okay. And, lastly, as part of the onsite services, will there be any social workers stationed at the development?

EMILY KURTZ: So, our staff plan includes social service coordinators. A fear asking if there is a licensed clinical social worker, there is not going to be a full-time licensed clinical social worker on staff. Our programs to have social workers, licensed social workers, but not full time on staff. But a social service coordinator, yes.

COUNCIL MEMBER TREYGER: Okay. I am going to push for more social workers in our city everywhere I can and so I think we need more. And, again, I do appreciate your time being here today. Thank you, Chair.

EMILY KURTZ: And I fully agree. On-site social services are tantamount to providing housing. Thank you.

CHAIRPERSON ADAMS: Thank you both for your testimony today. Are there any more members of the public wishing to testify on these items? Seeing none, I now closed today's public hearing. We will lay this item over. We will now vote to approve with modifications LUs 548 and LU 549 which are related to

the East side coastal resiliency project. LU 548 is an application submitted by the Department of Transportation, the Department of Environmental Protection, and the Department of Citywide Administrative Services pursuant to section 197-C of the New York City Charter for the acquisition of various properties all along the FDR Drive in Council member Rivera, Chins, and Powers' Districts for flood protection system.

LU 549 is a related application submitted by the New York City Department of Small Business Services pursuant to section 201 of the New York City Charter for an amendment of article 6 Chapter 2, Special Regulations, applying in the waterfront area of the zoning resolution of the city of New York modifying special regulations rezoning lots that include parks located and a marginal Street wharf or place in an M-1 District in Manhattan community District 6. The east side coastal resiliency project, or ESCR, is the first of its kind in New York. The comprehensive flood protection system along the East River in Manhattan seeks to provide critical flood protection for more than 110,000 vulnerable New Yorkers. Since our October 3rd

hearing, the affected council members have been fighting hard to secure commitments to ensure that the impacts to the community during construction are lessened as much as possible. We will now have remarks from Council member Keith Powers.

COUNCIL MEMBER POWERS: Thank you. I will be reading today a statement both from myself, Council member Margaret Chin, and Council member Carlin Rivera, who are the other Council members representing the area in this zoning action. So I will reading on behalf of the three of us.

Thank you to the Subcommittee on Landmarks, Public Sitings, and Dispositions and Chair Adams for considering our comments as you vote on the land-use items associated with the city's Eastside Coastal Resiliency Project, commonly known as ESCR. The three of us, having personally experienced the devastation that Hurricane Sandy wrought on the neighborhoods that we serve understood that the city needed to ensure this project was done quickly, but also correctly. The success of ESCR will lay the groundwork for future resiliency projects around the city, which is why we had been so adamant in our advocacy and engagement on this project. While

community engagement in this process has not been always sufficient, we appreciate the city's acknowledgment of its own shortcomings in this regard and its recommitment to transparency and to the community. Today, we received some good news that I think is news for folks in this room, as well, that the administration has announced an agreement with us on several items that will help improve the plan and address some of the community concerns, including-- I'll read a few of those commitments. The support for a community advisor group to provide information and advice are related to the plan moving forward. The release of several analytical documents that support the projects underlying design. Plans for and vision platinum sustainable certification for this project. Reengage men around interim flood protections, and I guarantee to study the future of the FDR Drive, amongst others. We continue to engage with the administration to finalize the robust to list of other key commitments that maintains a balance between flood protection and mitigation efforts, while also providing long-term investments in all three districts and communities. We encourage the subcommittee and ask the subcommittee, as you

consider this, to move these land-use items forward to the November 12th Land-use Committee which will give us an opportunity to continue our work to work with the administration of finalize the plans for this project, secure additional commitments for the project, but also provide the needed and necessary flood protection. Thank you.

CHAIRPERSON ADAMS: Thank you very much, Council member Powers. We will also vote to approve LU 571 to make a technical amendment to Resolution 733 of 2019 which approved in urban development action area, and urban development action area project, and a disposition of real property located at 4697 Third Avenue, blocks 3041, lots 38 and 40 in the Bronx. The amendment will remove an incorrect reference to the private housing finance law to facilitate development of affordable housing in Council member Torres' district. I now call for a vote to approve LU's 571 and to approve with modifications LU 548 and 549. Counsel, please call the role.

COMMITTEE COUNSEL: Adams?

CHAIRPERSON ADAMS: Aye on all.

COMMITTEE COUNSEL: Barron?

COUNCIL MEMBER BARRON: Request time to explain my vote?

CHAIRPERSON ADAMS: Council member Barron.

COUNCIL MEMBER BARRON: I think that the hearing that I attended regarding the Eastside Coastal Resiliency Program exposed a lot that was left undone, unsaid, unexplored, and unanswered. And I don't know-- with all due respect to my colleague, I don't know exactly what this new offers and tail and I do not think that they are substantive enough as they have been outlined here for me to support this program moving forward. So, I will be voting no on 548, 549, and yes on 571.

[applause]

[background comments]

COMMITTEE COUNSEL: Koo?

COUNCIL MEMBER KOO: I vote aye.

COMMITTEE COUNSEL: Miller?

COUNCIL MEMBER MILLER: Aye.

COMMITTEE COUNSEL: Treyger?

COUNCIL MEMBER TREYGER: Permission to explain my vote?

CHAIRPERSON ADAMS: Council member
Treyger.

COUNCIL MEMBER TREYGER: Thank you,
Chair. I just want to note for the record-- and,
first of all, I commend-- I know how incredibly
hard-working my colleagues are in terms of resiliency
in this city. We have a lot of work to do to
continue to bolster our resiliency in the state of
New York. I just want to know for the record that
the Army Corps of Engineers said to me in a meeting
that the boroughs of Brooklyn and Queens-- of
course, all five boroughs are in the line in terms of
climate change impact. But the boroughs of Brooklyn
and Queens are really at the front epicenter of some
of the most drastic impacts of climate change and,
yet, we don't see any type of resources that we are
talking about, you know, here today, both in terms of
federal, state, and city. Of course, is support a
five borough resiliency plan. We have to help every
borough, every neighborhood, every ZIP Code. No
question about it. But, as we speak, the only thing
that they gave to my part of town is that they gave
us some sand on Coney Island Beach which already has
eroded. That's the vision. We have study after

study after study after study with nothing funded, so it is insulting, it's dangerous, it's irresponsible in terms of the unequal attention and application of resources to protect every neighborhood in New York City. And so, it's not just, and out, and the name of a hurricane that I worry about. It's also of FEMA flood map that is in the process of being drastically redrawn that will mandate thousands and thousands and more families to purchase flood insurance which will displace working, low income families in my neighborhood and across New York City. These are the types of resiliency projects that we need to invest and that can mitigate some of those expenses. So, I just want to note that for the record that the city administration who talks about the tale of two cities for folks from Albany who talk a good game, but produce very little and Washington where there is absolutely no leadership, we still have some of the most vulnerable people who are still recovering from the worst storm in history left out to dry. And so, I, again, will not ever looked to her any other neighborhood because every neighborhood, whether it is Manhattan, which deserves-- I think they call it the big you, even though it is only funded as have a

J, maybe-- every neighborhood deserves a well thought out community-based funded plan. So, I will support, but with the understanding that we have to help every single borough in every single ZIP Code. Thank you.

COMMITTEE COUNSEL: By a vote of five in the affirmative, with zero in the negative, and zero abstentions for LU 571 and four in the affirmative, one in the negatives, and zero abstentions for LU 548 and 549, the items are recommended for referral to the full Plan Use Committee.

CHAIRPERSON ADAMS: I would like to thank the members of the public, my colleagues, counsel, and land use staff for attending today's hearing. This meeting is hereby adjourned.

[gavel]

[background comments]

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 November 7, 2019