

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS & CONCESSIONS

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May 17, 2010
Start: 01:30pm
Recess: 02:00pm

HELD AT: Council Chambers
City Hall

B E F O R E:
STEPHEN LEVIN
Chairperson

COUNCIL MEMBERS:
Inez E. Dickens
Sara M. Gonzalez
Peter Koo

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

Theresa Arroyo
Director of Land Use
Housing Preservation & Development

Ted Weinstein
Director of Bronx Planning
HPD

Victor Hernandez
Direct of Tenant Interim Lease Program
HPD

Yusef Malik
President
Tenants Association 226 West 111th Street

Darnell Carr
Resident
226 West 111th Street

Sunday Oligbayi
Vice President
2041 Fifth Avenue Association

Gloria Canada
President
2041 Fifth Avenue Association

Salvatore D'Avola
Executive Director
Restore Homes

Carol Shine
Counsel
NYC City Council

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2 COUNCIL MEMBER DICKENS: Good
3 afternoon, this opens the Planning hearing today,
4 Monday, May 17th, 2010. And I want to acknowledge
5 my colleagues that are here, Council Member Sara
6 Gonzalez and Council Member Peter Koo. We are
7 going to be doing a vote on LU 101, the Riverview
8 House 2, and LU 102, Riverview House, both in
9 Council Member Foster's district. We have two
10 persons here to give testimony from HPD, Theresa
11 Arroyo and Ted Weinstein. Would you please give
12 your names before giving testimony.

13 MS. ARROYO: Good afternoon, my
14 name ... I'm Theresa Arroyo, Director of Land Use at
15 HPD Intergovernmental Affairs, and Ted Weinstein
16 is the Director of Bronx Planning at HPD, and he
17 will give testimony.

18 MR. WEINSTEIN: Thank you. Good
19 afternoon, I'm Ted Weinstein, Director of Bronx
20 Planning for HPD. In 1973 a building was built
21 called Riverview House on Cedric Avenue, under
22 article five of the Department of Housing Finance
23 Law, it has a garage on one side, there's a
24 parking lot on the other side. The parking lot
25 has been underutilized, and so the parent company

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2 would like to change the plan and project under
3 article five and convey that piece of land to a
4 separate entity, a new entity, in order to build a
5 new low-income rental building.

6 COUNCIL MEMBER DICKENS: Thank you
7 so much. Do any of my colleagues have any
8 questions? Seeing none, thank you so much, Mr.
9 Weinstein and Ms. Arroyo for your testimony, and I
10 think you have testimony on some other items?

11 MS. ARROYO: Yes, I just wanted to
12 add, Council Member Foster has reviewed the
13 project and- -

14 COUNCIL MEMBER DICKENS:
15 (Interposing) She does approve.

16 MS. ARROYO: ... she indicates her
17 support.

18 COUNCIL MEMBER DICKENS: All right,
19 I'm going to close the hearing on LU 101 and LU
20 102, and I'm going to move on to Land Use item 23,
21 in Council Member Comrie's district at 190-01
22 Linden Blvd. in Queens. It is a tenant ownership,
23 and Ms. Arroyo, you're going to give testimony on
24 that?

25 MS. ARROYO: Yes.

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COUNCIL MEMBER DICKENS: Thank you.

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MS. ARROYO: As you stated, this project consists of the proposed disposition of one occupied city-owned building through the tenant ownership program, and which is a competitive process. We have briefed Council Member Comrie, who has agreed, signed off as far as approval of the existing commercial tenant, IGBO Organization, who will purchase the property and continue to conserve its use.

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COUNCIL MEMBER DICKENS: Do any of my colleagues have questions? Well, I have just one right quick. How many units is this?

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MS. ARROYO: It's three residential units, all occupied, and four commercial units. And it's the commercial tenant that's purchasing it.

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COUNCIL MEMBER DICKENS: The commercial tenant.

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MS. ARROYO: Yes.

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COUNCIL MEMBER DICKENS: And what ... how was the ownership transferred to the commercial tenant? Was that through a- -

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MS. ARROYO: (Interposing) It will

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2 happen, it's competitive process and they put in
3 a bid. And they're buying it basically at
4 appraised value.

5 COUNCIL MEMBER DICKENS: All right,
6 thank you.

7 MS. ARROYO: You're welcome.

8 COUNCIL MEMBER DICKENS: And what
9 about the rents for the residential units?

10 MS. ARROYO: They're required under
11 the program basically to maintain them for two
12 years, and then they can negotiate.

13 COUNCIL MEMBER DICKENS: All right,
14 thank you. I want to close the hearing on Land
15 Use 23, and I'm going to open it for Land Use 103,
16 in Council Member Arroyo's district at 3120 Park
17 Avenue, and 720-722 East 161st Street, 748 Jackson
18 Avenue, 451 East 159th Street, all in the Bronx.
19 Ms. Arroyo and Mr. Weinstein, are you ready to
20 give testimony?

21 MS. ARROYO: Yes, thank you.

22 MR. WEINSTEIN: This is a cluster
23 of four sites that actually came before the
24 Council two years ago. The intent at that time
25 was to build new construction which would be

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2 condominium buildings. The developer then had
3 difficulty obtaining financing as the market
4 changed, and so they are now going to be, two of
5 the sites will be low-income rentals, and the
6 other two will be moderate-income rentals. Which
7 the two low-income will be closing hopefully in
8 June, the other two will be sometime next year.
9 So it's, the change is to amend the previous
10 approvals, which were talking about these sites
11 being done for condominiums, changing the prices
12 and the amounts.

13 COUNCIL MEMBER DICKENS: But they
14 will remain as condominiums? Or will they be all
15 rentals now?

16 MR. WEINSTEIN: No, no, no, they'll
17 just be rentals now. Yes.

18 COUNCIL MEMBER DICKENS: And low
19 income, and what are the AMI's?

20 MR. WEINSTEIN: Well, there's four
21 sites. Two of the sites will be up to 60% AMI,
22 the other two, which are not final, the financing
23 is not finalized yet, that'll be probably next
24 year, they'll probably be up to 80% AMI.

25 COUNCIL MEMBER DICKENS: And how

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many units have the 60%?

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MR. WEINSTEIN: In this package there'll be nine units, and a seven-unit.

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COUNCIL MEMBER DICKENS: Thank you, do any of my colleagues have ... Ms. Arroyo, do you have anything you want to add?

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MS. ARROYO: No, just saying there are fifteen units in total for up to 60% AMI.

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COUNCIL MEMBER DICKENS: And do any of my colleagues have any additional questions? Seeing none, I'm going to close the hearing on LU 103 and I'm going to open it on Land Use 25. I'm going to at this time turn it over to the Chair of Planning, Council Member Levin. My name is Inez Dickens and I was just serving temporarily as the Chair.

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CHAIRPERSON LEVIN: Council Member Dickens, thank you very much. I'm sorry to everyone for my tardiness. I got caught with a couple of issues in the district. So thank you again, I'll just introduce, my name is Council Member Stephen Levin, Chair of the Subcommittee on Planning, Dispositions and Concessions. Again, thank you very much Council Member Dickens for

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2 filling in. I'm going to ask the Council ... Carol
3 Shine to call the roll on the items that have been
4 previously addressed.

5 MS. SHINE: Council Member
6 Gonzalez.

7 COUNCIL MEMBER GONZALEZ: Aye.

8 CHAIRPERSON LEVIN: I recommend an
9 aye, thank you very much. We have two more items
10 on the agenda, three more items on the agenda,
11 excuse me. Land Use 25, it's #20105283 HAM, 226
12 West 111th Street in Manhattan, that is in
13 Community Board District 10, and in Council
14 District #9, the district of Council Member Inez
15 Dickens. Here testifying on this item is Terry
16 Arroyo from New York City Housing Preservation
17 Development. Ms. Arroyo?

18 MS. ARROYO: Okay, thank you, sir.
19 LU 25 consists of the proposed disposition of one
20 occupied, city-owned building, as you stated, at
21 226 West 111th Street through HPD's Tenant Interim
22 Lease program. The building consists of 24
23 residential units, eleven of which are occupied,
24 thirteen vacant. Council Member Dickens has
25 reviewed, and I'm sure she would like to provide

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her own statement.

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COUNCIL MEMBER DICKENS: I have some questions. Is this ... didn't we have some issues on the roof and on the entranceway for the stoop, and in the basement, a wall? And I would like to know what has been done about those issues.

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MS. ARROYO: Okay, at this time I will invite Victor Hernandez, the director of the Tenant Interim Lease program, who has been working on these items as they have been brought to our attention.

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MR. HERNANDEZ: Hello? Okay. Work on the stoop will start on the 20th, and all other work is ongoing and we'll be there again on the 19th to do the roof and the apartment work. And the stoop will start on the 20th.

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CHAIRPERSON LEVIN: So Mr. Hernandez, can you identify yourself for the record, please?

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MR. HERNANDEZ: Oh, I'm sorry. My name is Victor Hernandez, I'm the executive director of the TIL and 7A program at HPD.

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CHAIRPERSON LEVIN: Thank you, sir.

2 MR. HERNANDEZ: Sorry about that.

3 COUNCIL MEMBER DICKENS: Well Mr.
4 Hernandez, originally I was told that the stoop
5 was not a part of the original scope, but now it
6 will be incorporated into it, or will there be an
7 additional cost?

8 MR. HERNANDEZ: It will be an
9 additional cost.

10 COUNCIL MEMBER DICKENS: Absorbed
11 by?

12 MR. HERNANDEZ: The City of New
13 York.

14 COUNCIL MEMBER DICKENS: It sounds
15 good.

16 MR. HERNANDEZ: Yes.

17 COUNCIL MEMBER DICKENS: Now, what
18 about the roof? Tell me about the roof now. I
19 want to be ... you know, so I could get it in my
20 head. There was also an issue in the basement, if
21 I recall.

22 MR. HERNANDEZ: You needed
23 caulking- -

24 COUNCIL MEMBER DICKENS:
25 (Interposing) Because you know, we go into, we go

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2 look at our buildings. There was one wall that
3 had an issue of there being- -

4 MR. HERNANDEZ: (Interposing) The
5 moisture.

6 COUNCIL MEMBER DICKENS: ... water.
7 The moisture behind it, that's one. There was a
8 hole around the heating pipes, number two.

9 MR. HERNANDEZ: Okay, the caulking,
10 the hole around the heating pipes going to be
11 totally caulked. The moisture, again, we'll be
12 there on the 19th, the 20th is the stoop, the 19th
13 we'll be doing the apartments and doing everything
14 else within the building. Well, we'll start doing
15 everything else in the building.

16 COUNCIL MEMBER DICKENS: Well,
17 that's why- -

18 MR. HERNANDEZ: (Interposing)
19 They're not going to get all that done.

20 COUNCIL MEMBER DICKENS: There was
21 an issue about the windows in a certain of
22 apartments, because, I'm sorry, I don't have my
23 notes in front of me. A line of apartments that
24 had water penetration.

25 MR. HERNANDEZ: Two apartments, 23

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2 and 17, I believe those were the apartments you
3 showed me the last time, and again, once we fix
4 the roof issue, the window issue will be solved.

5 COUNCIL MEMBER DICKENS: Oh, thank
6 you so much. Ms. Arroyo, do you have anything you
7 want to add?

8 MS. ARROYO: No.

9 COUNCIL MEMBER DICKENS: All right,
10 before we close this, I'd like to ... there is a
11 gentleman here from that building, I'd like him to
12 ... he has not signed in, I'd like my staff to get
13 him signed in, because I would like him to give
14 testimony, please. Would you please, because I'm
15 going to ask my staff to sign him in, and he can
16 come over and identify himself and give testimony.
17 Please go and identify yourself, and what you are
18 in relation to the building. Thank you.

19 MR. MALIK: Yes, my name is Yusef
20 Malik, I'm the president of the association.

21 COUNCIL MEMBER DICKENS: Which
22 building is that, please?

23 MR. MALIK: 226 West 111th Street.

24 COUNCIL MEMBER DICKENS: Thank you.

25 MR. MALIK: You're welcome.

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2 CHAIRPERSON LEVIN: Would you like
3 to fill us in a little bit on some of the issues
4 that have been brought up?

5 MR. MALIK: Yes, on the 12th we sat
6 down with HPD and the contractors, and a lot of
7 the stuff was resolved. The roof issue was
8 resolved, the opening issues on the stoop, which
9 they agreed to repair. The other open issue is
10 the boiler room where the water, where one of the
11 walls are wet from a leak. They did agree to
12 caulk the chimney. And the two apartments that
13 have a leak is apartment #23 and apartment #16.
14 At this point it's monitoring, because there
15 haven't been any visible leaks since a heavy
16 storm.

17 COUNCIL MEMBER DICKENS: Was any
18 work done on those two units that had? Because we
19 had already identified, my staff had identified,
20 which windows.

21 MR. MALIK: Right.

22 COUNCIL MEMBER DICKENS: Has any
23 work been done on that? Has any caulking, any
24 additional work around? Because what it was is
25 the window frame was not set in correctly.

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MR. MALIK: Right.

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COUNCIL MEMBER DICKENS: Has

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anything been done?

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MR. MALIK: Well, in apartment #16,

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they did do work. Apartment #23 they couldn't

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really have done any work, because the tenant has

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some curtains that attach to that area and for

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them to really recaulk that area, they would have

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to remove the curtain.

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COUNCIL MEMBER DICKENS: Right, but

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something has to be done to resolve that, because

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right now the tenant is concerned about the

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curtains, but tomorrow the tenant is going to be

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concerned about the water coming in.

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MR. MALIK: Right.

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COUNCIL MEMBER DICKENS: So we

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can't have it both ways.

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MR. MALIK: Right. On Thursday

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there has been an agreement that the contractor

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was going to come out and address that issue.

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COUNCIL MEMBER DICKENS: Now, are

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you in agreement that you're ready to pass on this

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and trust that we will all try to follow up on the

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issues, the outstanding issues?

2 MR. MALIK: Yes I am.

3 COUNCIL MEMBER DICKENS: All right,
4 thank you.

5 MR. MALIK: Thank you, Council
6 Member.

7 CHAIRPERSON LEVIN: Thank you,
8 Council Member. Council Member Koo, do you have
9 any questions?

10 COUNCIL MEMBER KOO: No.

11 CHAIRPERSON LEVIN: Thank you, sir.
12 No other questions on this matter, the hearing on
13 this matter, Land Use 25, is hereby closed. I'm
14 moving on to the next land use item, Land Use Item
15 69, 20105415 HAM, 163 Lennox Avenue in Manhattan,
16 Tenant Interim Lease program, Community Board #10,
17 and Council District #9, Council Member Dickens.
18 Testifying on this item again is Theresa Arroyo
19 and Victor Hernandez from the New York City
20 Housing Preservation Development. Thank you very
21 much.

22 MS. ARROYO: Thank you very much.

23 Once again, as you stated this building, which HPD
24 proposes to dispose of through the Tenant Interim
25 Lease program, 163 Lennox Avenue, consists of

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2 eight residential units. Council Member Dickens
3 will provide feedback as far as the review. I'll
4 make it short and sweet, that's how it ends.

5 CHAIRPERSON LEVIN: Mr. Hernandez?
6 Do you have anything to add?

7 MR. HERNANDEZ: No.

8 CHAIRPERSON LEVIN: Council Member
9 Dickens, do you have any questions?

10 COUNCIL MEMBER DICKENS: All right,
11 at 163, the building, my staff went to the site,
12 the building seems to be in good and nearly
13 complete, and when will it be complete? What are
14 the outstanding issues, and what was done about
15 the ... is there a new heating system in there?
16 What is the situation there?

17 MR. HERNANDEZ: Sure, yes, there is
18 a new heating system in there. The work is about
19 90% completed. All of the apartments are ready,
20 we're working on the façade and we're working on
21 completing the two commercials.

22 COUNCIL MEMBER DICKENS: And you
23 know, any time there's commercial units I'm glad,
24 because that helps to keep the rents affordable
25 for the residents, and yet keeps the building

1
2 sustainable. Also one thing I wanted to
3 recognize, and I thank you for the hookups for the
4 washers and dryers in each of the units. That
5 means that the piping was originally put in there
6 that would sustain the additional water flow as
7 well as the electricity was upgraded to allow for
8 that. When the residents purchase, who will be
9 responsible for properly seeing to the hookup?

10 MR. HERNANDEZ: That's a great
11 question. I know they order the washers and
12 dryers and I guess they hire a plumber to connect,
13 to do the connection, because without that, you
14 know, we won't be able to get the CofO for the
15 building.

16 COUNCIL MEMBER DICKENS: When do
17 you anticipate getting the CofO?

18 MR. HERNANDEZ: We have to complete
19 the façade first before we can do that.

20 COUNCIL MEMBER DICKENS: Now, the
21 commercial units are very large. Are you willing
22 to subdivide them so that it maybe could be- -

23 MR. HERNANDEZ: (Interposing) It
24 would be difficult, only because they're large
25 lengthwise, they're not large widthwise. So to

split them would be difficult. It's sort of made where like it was like it was two apartments, one in the front and one in the back. So the front would probably be used for commercial space, and the back would be used for storage space. There's no way where you could split it.

COUNCIL MEMBER DICKENS: All right. So the building will be finished within, what's the time frame, please?

MR. HERNANDEZ: Well, I don't have control over that, but I would say it's 90% completed. I would say another 30 days, they're working on it now, but you know, I don't want to be held to that.

COUNCIL MEMBER DICKENS: So if I vote on that today, Mr. Hernandez.

MR. HERNANDEZ: Yes.

COUNCIL MEMBER DICKENS: Then I'm requesting that my office be notified when it's completed, so that we can do a walk-through.

MR. HERNANDEZ: When we do the walk-through- -

COUNCIL MEMBER DICKENS:
(Interposing) With you.

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2 MR. HERNANDEZ: Sure, when we do
3 the walk-through with the tenants, the official
4 walk-through, because the first one we did with
5 your staff and the tenants was only this way you
6 could see the building, we will invite you again,
7 and the tenants, and we'll do the punch list walk-
8 through then.

9 COUNCIL MEMBER DICKENS: Okay,
10 thank you so much.

11 MR. HERNANDEZ: You're welcome.

12 COUNCIL MEMBER DICKENS: All right.
13 And I want to acknowledge that Mr. Darnell Carr,
14 would you raise your hand, is here. You don't
15 want to provide testimony? All right, but are you
16 in support of this? That's an unofficial support
17 because you wouldn't give testimony. Thank you.

18 CHAIRPERSON LEVIN: Sorry, he's on
19 the record as having been in favor of ... I'm sorry,
20 in favor of the item. So thank you very much, Mr.
21 Carr, for coming out and showing your support for
22 this. Okay, any other questions? Any other
23 things to add? Okay, Land Use Item 69 is hereby
24 closed. We have one more land use item, also in
25 the district of Council Member Inez Dickens, it's

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2 Land Use 77, 20105423 HAM, 2041 Fifth Avenue in
3 Manhattan, also in the Tenant Interim Lease
4 program, Community Board District #11. Testifying
5 on this matter is Theresa Arroyo of HPD and Victor
6 Hernandez. Take it away.

7 MS. ARROYO: Okay, the property is
8 an occupied city-owned building, as already
9 stated. It contains 40 residential units and - -

10 MR. HERNANDEZ: (Interposing) One.

11 MS. ARROYO: ... One commercial unit.
12 We're able to do that, okay. So there are the 40
13 residential units. I leave it to you.

14 CHAIRPERSON LEVIN: Council Member
15 Dickens.

16 COUNCIL MEMBER DICKENS: Thank you.
17 I know I have several land use items on, but
18 because I fiercely believe that my community has
19 to begin to own our community in order for us to
20 remain in the community, but it has to be
21 affordable, and that's why I, even though I have
22 issues with HPD's TIL program and the way it is
23 handled, and how the residents are not really
24 fully comprising, even though you give a course,
25 that's the only vehicle at this time that I have

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2 to try to get as much ownership. At 2041 Fifth
3 Avenue, by the way, it is a magnificent,
4 magnificent building, and what is unique to this
5 site is that there are large bedroom units, which
6 will accommodate families, which frequently
7 doesn't happen, because HPD likes to cut up and
8 have such small units. So I appreciate the fact
9 that in this building that was not done. But it's
10 a very impressive building, both from inside and
11 from outside. So I'm very pleased with that, and
12 we do have two of the residents that are here to
13 give testimony themselves. So I'm very happy
14 about that, and I am glad, again, about the
15 commercial unit, because that helps to make a
16 property sustainable, and continue with the
17 residents to have affordability.

18 CHAIRPERSON LEVIN: Thank you,
19 Council Member Dickens. Now we'll call up two
20 tenants, and future co-op owners, from 2041 Fifth
21 Avenue, Sunday Oligbayi (phonetic) and Gloria
22 Canada, with representation from the fifth floor
23 and the first floor.

24 COUNCIL MEMBER DICKENS: In this
25 case, Mr. Chair, they're all united as one in

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order for their building to be sustainable.

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CHAIRPERSON LEVIN: Amen.

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MS. CANADA: Hello, my name is Gloria Canada, and I am the president of 2041 Fifth Avenue. We went into the TIL program in 1997, and we went into rehab in 2007. We did a walk-through with the Councilwoman's employee Matt last week, and the building was beautiful and we are ready to move back.

CHAIRPERSON LEVIN: Thank you very much. Mr. Oligbayi, would you like to add anything?

MR. OLIGBAYI: Yes, my name is Sunday Oligbayi, I am the vice president. I just have to thank HPD for the great work they did. It really was beautiful, so we just want to say to you guys, thank you very much, and we are ready to go back to our building.

CHAIRPERSON LEVIN: Council Member Dickens.

COUNCIL MEMBER DICKENS: So all issues have been addressed, and you are in agreement and you are ready to take over ownership of your building.

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MS. CANADA: Yes.

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COUNCIL MEMBER DICKENS: Thank you.

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CHAIRPERSON LEVIN: Thank you,

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Council Member. And if there are no other

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questions, I hereby declare Land Use Item 77

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hearing to be closed. There being no other items,

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I'll ask Carol Shine, counsel to the Committee, to

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call the roll, and I recommend ... oh, excuse me,

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I'm sorry. Excuse me, I'm sorry about that. We

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have, excuse me, one more item, Land Use Item 105,

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20105623 HAK, it is an asset control area, three

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addresses, 281 Montauk Avenue, 664 Georgia Avenue,

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and 662 Pine Street, in Community Board District 5

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of Brooklyn, Council District #42, the district of

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Council Member Charles Barron. I will take

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responsibility for the mixup, not being here, it

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kind of caused some confusion. Testifying on this

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item are Theresa Arroyo from HPD and Sal D'Avola

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from- -

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COUNCIL MEMBER DICKENS:

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(Interposing) Restore Homes.

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CHAIRPERSON LEVIN: ... Restore

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Homes, thank you very much, the sponsor of the

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development. Ms. Arroyo?

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MS. ARROYO: Thank you very much.

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As you stated, LU 105 consists of two vacant two-

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family homes, which are at 281 Montauk and 664

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Georgia Avenue, and one vacant one-family home at

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662 Pine Street. These are to be developed under

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the Asset Control Area program. This was an

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effort to revitalize neighborhoods through HPD, in

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cooperation with the U.S. Department of Housing

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and Urban Development. Under this program these

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homes were acquired by HUD as a result of mortgage

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and are sold to the not-for-profit sponsor,

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Restore Homes HDFC, represented here by Mr. Sal

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D'Avola, for rehab and subsequent sale to

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qualified purchasers. In collaboration with HPD,

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Restore Homes oversees the rehab of these

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buildings, and conducts the marketing process

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established to identify the income-eligible

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purchasers. Today HPD seeks the Council's

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approval of a UDAP tax exemption to enhance the

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affordability of the project for the eligible

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purchasers. Council Member Barron has reviewed,

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has been briefed, and has indicated his support.

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CHAIRPERSON LEVIN: Thank you very

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much. Anything to add, Mr. D'Avola?

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2 MR. D'AVOLA: No, I'm in support of
3 the project, and I'm here to answer any questions.

4 CHAIRPERSON LEVIN: I just have one
5 question. What is the affordability guideline on
6 this one?

7 MR. D'AVOLA: It's a cap of 115% of
8 AMI, although we generally have a lower
9 affordability level in these communities.

10 CHAIRPERSON LEVIN: And- -

11 MR. D'AVOLA: (Interposing) These
12 homes, for example, are affordable between 60% of
13 AMI and 71% of AMI.

14 CHAIRPERSON LEVIN: Okay, and they
15 will be marketed to folks in those income bands?

16 MR. D'AVOLA: Yes they are.

17 CHAIRPERSON LEVIN: Any other
18 questions?

19 COUNCIL MEMBER DICKENS: This is in
20 Council Member Barron's district?

21 MS. ARROYO: Yes it is.

22 COUNCIL MEMBER DICKENS: And what
23 was that AMI for the purchase again, one more
24 time, please?

25 MR. D'AVOLA: The three homes range

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2 in affordability from, actually it's from 50% of
3 AMI through 71% of AMI.

4 COUNCIL MEMBER DICKENS: All right,
5 and what was the 115% that I heard?

6 MR. D'AVOLA: That's the cap in the
7 program

8 COUNCIL MEMBER DICKENS: Oh, the
9 cap in the program. All right, okay. But it's
10 going to be marketed at well below that band.

11 MR. D'AVOLA: Yes, and in fact we
12 have a buyer for one of the houses, and we're in
13 contract.

14 COUNCIL MEMBER DICKENS: All right,
15 thank you, and I just wanted to be sure,
16 considering it was Council Member Barron's
17 district.

18 CHAIRPERSON LEVIN: Okay, I think
19 Council Member Koo has one question.

20 COUNCIL MEMBER KOO: Can you tell
21 us the purchasing price for the one you mentioned?

22 MR. D'AVOLA: One home is being
23 purchased, the single-family house is priced at
24 \$250,000. The Montauk Avenue is priced at
25 \$390,000, and Georgia Avenue is priced at

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\$350,000. And those are two-family homes.

CHAIRPERSON LEVIN: Any other questions. Well, thank you very much, Mr. D'Avola and Ms. Arroyo.

MS. ARROYO: Thank you.

CHAIRPERSON LEVIN: Being that there are no other questions, Land Use Item 105 is now closed, and now I'm going to ask the counsel for the Committee, Carol Shine, to call the roll on the four items that we have just heard and as Chair, I recommend an aye vote on all.

MS. SHINE: Chair Levin.

CHAIRPERSON LEVIN: Aye.

MS. SHINE: Council Member Dickens.

COUNCIL MEMBER DICKENS: Aye.

MS. SHINE: Council Member Koo.

COUNCIL MEMBER KOO: Aye.

MS. SHINE: By a vote of three in the affirmative, none in the negative and no abstentions, Land Use 25,69,77, and 105 are approved and referred to the full Committee, and by a vote of four in the affirmative and none in the negative and no abstentions, LU 101, 102, 23, and 103 are approved and referred to the full

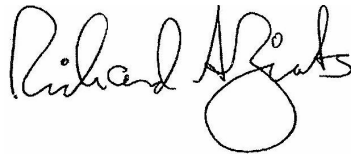
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Committee.

CHAIRPERSON LEVIN: Thank you very much. And this meeting of the Subcommittee on Planning, Dispositions and Concessions is hereby closed. The floor will remain open for ten minutes. At 2:00 p.m. the meeting on Planning, Dispositions and Concessions is hereby officially closed.

C E R T I F I C A T E

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



Signature _____

Date May 26, 2010