

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON PLANNING, DISPOSITION AND  
CONCESSIONS

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October 24, 2017  
Start: 1:21 p.m.  
Recess: 12:20 p.m.

HELD AT: 250 Broadway-Committee Rm. 14<sup>th</sup> Fl.

B E F O R E: RAFAEL SALAMANCA, JR.  
Chairperson

COUNCIL MEMBERS:

DARLENE MEALY  
YDANIS A. RODRIGUEZ  
ANDREW MCINTYRE COHEN  
MARK TREYGER  
I. DANEEK MILLER

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

Jordan Press  
Executive Director for Planning and Development  
In HPD's Governmental Affairs Unit

Gene Schneur  
Co-Managing Director and Co-Founder of Omni New  
York

David Beer  
Vice President, Real Estate Development at  
Breaking Ground

Matthew Okebiyi  
Executive Director of African American Planning  
Commission

Andrew McIntyre  
Architect, Project Manager of Robert Stern  
Architect

Olivia Wilkins  
Resident at Redwood Senior Living in East New  
York

Angela Thomas  
Resident at SUS, Services for the Under Served

Donna Bruno  
Member of Concern for Independent Living East New  
York and on Advisory Committee Board

Reverend Dexter Henderson  
Testifying on behalf of Pastor, Reverend David K.  
Brawley from the St. Paul Baptist Church

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[gavel]

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CHAIRPERSON SALAMANCA: Alright, good

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afternoon everyone. I am Council Member Rafael

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Salamanca, Chair of the Subcommittee on Planning,

6

Dispositions and Concessions, welcome to today's

7

hearing. Today we are joined by Council Member Andy

8

Cohen. We are going to be hearing LU 797, the Archer

9

Green tax exemption. HPD seeks approval of the

10

Article XI tax exemption pursuant to Section 577 of

11

the private housing finance law for a term of 40

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years. Archer Green Apartments Housing Development

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Fund Corporation at HDFC will acquire the property

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and Archer Green Apartments LP, a limited partnership

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will be the owner and operator of the property.

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Collectively these two organizations will acquire the

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property at 92-33 168<sup>th</sup> Street in Queens and

18

construct a building with loans from New York City

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HDC and HPD as well as low income housing tax

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credits. The approval will facilitate a mixed

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building... a mixed-use building with a residential

22

tower above a base with commercial and community

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facility uses. The residential tower is expected to

24

include 387 units, this site is in Council Member

25

Miller's district. I am now opening up the public

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1  
2 hearing on LU 797, Mr. Speaker please introduce  
3 yourself.

4 JORDAN PRESS: Good afternoon Mr.  
5 Chairman, my name is Jordan Press, I'm the Executive  
6 Director for Planning and Development in HPD's  
7 Government Affairs Unit. I'm joined if we do need  
8 questions by both the sponsor of the project as well  
9 as HPD Development Staff. Land Use Number 797  
10 consists of an exemption area located at 92-33 168<sup>th</sup>  
11 Street in Queens's council district 27 Now known as  
12 Archer Green the site is comprised of an  
13 underutilized two-story parking garage that is  
14 partially occupied by the New York Police Department.  
15 The project area was awarded to the sponsor in 2016  
16 as part of a request for proposals issued in 2015 by  
17 the New York City Economic Development Corporation,  
18 EDC. Redevelopment of the site entails the  
19 construction of two residential buildings above a  
20 commercial and community facility base. Disposition  
21 of the site is being handled by EDC and the sponsor  
22 is developing this site through HPD's mix and match  
23 program. Currently the plan is to construct one 19  
24 story building and one 23 story building that will  
25 total 387 units of 100 percent affordable rental

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housing with a mixture of unit types including 38

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studios, 160 one bedrooms, 100 and... 164 two bedrooms,

4

and 24 three bedrooms plus a superintendent's unit.

5

Under the mix and match program household income

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targets range from 40 percent to 130 percent of AMI

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for a family of three with rents ranging from 37

8

percent AMI to 100 percent AMI. The building will be

9

constructed to meet Enterprise Green Communities

10

Certification. As the committee... [cross-talk]

11

[off-mic dialogue]

12

JORDAN PRESS: Yeah, so the income

13

targets, the income that the residents earn is from

14

40 to 130 but the rents are set at 40 to 100 meaning

15

that the highest in... [cross-talk]

16

[off-mic dialogue]

17

JORDAN PRESS: Yes...

18

[off-mic dialogue]

19

JORDAN PRESS: ...meaning that the... for

20

the... for the higher income tiers the, the rent will

21

be set at the lower part of that tier, but the

22

incomes can range from... in the case of the top tier

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from 100 percent AMI up to 130 percent of AMI even

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though the rent is at 100. The building will be

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constructed to meet Enterprise Green Communities

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Certification. As the committee is aware our term sheet requires a set aside of units for formally homeless households through our, Our Space Program, we're continuing to have conversations with the Council Member about the inclusion of these units. The commercial space will be comprised of 69,000 square feet and community facility space will be comprised of 16,000 square feet. Commercial businesses anticipated for the site include a grocery store slash supermarket. The community facility space is expected to be occupied by an adult day care or domestic violence center. Additionally, amenities include roughly 206 underground parking spaces, of those 206 spaces 60 will be reserved for NYPD, 77 reserved for tenants and 69 commercial spaces. Other amenities planned for the project is a community room with shared kitchen facilities and roof terrace. In order to facilitate long term affordability of the rental units HPD is before the Planning Subcommittee seeking Article XI tax benefits. The commercial and community facility spaces are excluded from the exemption area. Finally, I'd like to add that it is our hope to close on this project utilizing bond

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1  
2 financing in December which makes the timely passage  
3 of this request all the more important, thank you.

4 CHAIRPERSON SALAMANCA: Thank you Mr.  
5 Press, we've been joined by Council Member Daneek  
6 Miller and Council Member Darlene Mealy. So, I am  
7 going to refer to you Council Member Miller, do you  
8 have any questions on your project?

9 COUNCIL MEMBER MILLER: Let me just start  
10 by saying this is a project that obviously is, is, is  
11 this RFP that was out in 2008 and kind of found this  
12 life about three years back and certainly was, was  
13 not without its challenges myself and, and, and my  
14 colleagues and, and the state government and, and  
15 community board and other community stakeholders  
16 have, have really invested a lot as well as the  
17 developer and I think that we've gotten to the point  
18 that we... that, that this project will be reflect the  
19 values and the needs of the community. We had..  
20 certainly we had some concerns about the AMI's and I..  
21 and I think that we've worked through those and  
22 continue to do so and then the last caveat of the,  
23 the homeless population is something that we are  
24 willing to address as well and I'm, I'm... and, and I  
25 know it's going to be... we're going to be... this is

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1  
2 going to be held over for a few and, and allow us to  
3 kind of work through those last kinks but it's  
4 certainly that... this, this is a project that needs to  
5 get up and running sooner than later and, and  
6 everybody involved seems to be willing to do the work  
7 that, that will get us there. So, I appreciate your  
8 support and all the support that Committees and land  
9 use has given and look forward to continuing to work  
10 with the developer and HPD on this project. But I'm  
11 here to make sure that all goes well, be sure of  
12 that, we, we absolutely have a... we're going to have a  
13 lot invested so we want to make sure it gets right.

14 CHAIRPERSON SALAMANCA: Awesome, thank  
15 you... [cross-talk]

16 COUNCIL MEMBER MILLER: Thank you Mr.  
17 Chair... [cross-talk]

18 CHAIRPERSON SALAMANCA: ...Council Member  
19 Cohen has some questions.

20 COUNCIL MEMBER COHEN: I just want to  
21 understand the rent for my own, so the rent is fixed  
22 at 100 percent of AMI on certain units, but I could  
23 earn up to 130 percent?

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JORDAN PRESS: You would be... you would  
3 qualify for it if you earned between 100 and 130  
4 percent of AMI.

5

COUNCIL MEMBER COHEN: But the rent is  
6 fixed at 100... [cross-talk]

7

JORDAN PRESS: The fixed rent... the rent  
8 is fixed... [cross-talk]

9

COUNCIL MEMBER COHEN: Calculated offer...  
10 [cross-talk]

11

JORDAN PRESS: ...at a... at a 100 percent of  
12 AMI and the reason that we do that on the highest  
13 income tier is to create a bigger pool of potential  
14 candidates with the concern usually coming from the  
15 financial institutions that possibly those highest  
16 income renters might be more difficult to locate.

17

COUNCIL MEMBER COHEN: If, if I... if I  
18 make... in, in this example and, and again I, I, I have  
19 great confidence in Council Member Miller and I'm,  
20 I'm just sort of educating myself in terms of the...  
21 if, if I make 45 percent... my income is 45 percent of  
22 AMI do I end up in a unit that's based on 37 percent  
23 or based on 57 percent or can... am I eligible for the  
24 project, can I live in the project?

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JORDAN PRESS: You are eligible, give me  
3 one second... I, I, I need to check on the exact way  
4 that the marketing bands versus AMI... income tiers  
5 work, and I will get back to all members... [cross-  
6 talk]

7

COUNCIL MEMBER COHEN: In light of the  
8 fact that this item is being laid over at the next...  
9 [cross-talk]

10

JORDAN PRESS: Absolutely... [cross-talk]

11

COUNCIL MEMBER COHEN: That would be  
12 great... [cross-talk]

13

JORDAN PRESS: Okay... well before then.

14

COUNCIL MEMBER COHEN: Thank you. That's  
15 it Mr. Chair.

16

CHAIRPERSON SALAMANCA: A, a few  
17 questions on this project, is there going to be a  
18 community preference?

19

JORDAN PRESS: Yes.

20

CHAIRPERSON SALAMANCA: Yeah and that's  
21 50 percent... [cross-talk]

22

JORDAN PRESS: the typical 50 percent  
23 community preference.

24

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CHAIRPERSON SALAMANCA: Alright and the  
homeless set aside, how many units was HPD... you know  
or how many units were you, you... [cross-talk]

5

JORDAN PRESS: Right... [cross-talk]

6

CHAIRPERSON SALAMANCA: ...you were trying  
to implement in this... [cross-talk]

8

JORDAN PRESS: So, so... [cross-talk]

9

CHAIRPERSON SALAMANCA: ...project?

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JORDAN PRESS: This project was

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negotiated well before any; any term sheet changes

12

took place and before the ten percent requirement

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took place and we want to be respectful of the fact

14

that the Councilmen and the community and the

15

developer went through very long and difficult

16

negotiations to make this a project that works for

17

everyone. again, our term sheets require ten percent

18

but we, we need to have continuing conversations with

19

the Councilmen and the community to make sure that

20

we're, we're doing the right thing by everyone.

21

CHAIRPERSON SALAMANCA: In terms of local

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hiring, can you explain that process how that's going

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to work?

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JORDAN PRESS: I'm going to have to ask

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the developer to join us for that if, if he could.

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CHAIRPERSON SALAMANCA: Come right ahead.

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If you can just, please state your name and the... your

4

name of your company.

5

GENE SCHNEUR: Hello, my name is Gene

6

Schneur from Omni New York. The, the local hiring I,

7

I, I don't have the breakdown in front of me but we

8

have a very extensive local hiring preference both...

9

you know obviously the city Queens and we've even

10

narrowed it down to the zip code here and you know we

11

spend extensive time with Council Member Miller

12

making sure that the local hiring is, you know

13

reflective and what is needed in the community, I...

14

honestly I don't have it, we put it in our RFP and

15

then we negotiated afterwards and we signed an

16

agreement with the Council Member and the local

17

stakeholders so there is a very extensive local

18

hiring including getting down... narrowing down to the...

19

to the zip code.

20

CHAIRPERSON SALAMANCA: And so you're

21

going to be working hand in hand with the Council

22

Member's office and the local community board to

23

ensure there's local hiring, is there going to be a

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reporting mechanism back to both the Council Member

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and the local community board.. [cross-talk]

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GENE SCHNEUR: Yes, we, we hired a... I guess an advisor or consultant in the process here Crescent... [cross-talk]

CHAIRPERSON SALAMANCA: Yes... [cross-talk]

GENE SCHNEUR: ...and they're, they're... that's one of their responsibilities.

CHAIRPERSON SALAMANCA: Alright and then my, my last two questions is... so, I guess working with Crescent I know them well, they're also going to ensure that you're complying with the MWBE's in terms of ensuring that women and minority business owners are getting these local contracts?

GENE SCHNEUR: Correct, that's part of their scope of work that they're... that they have to follow through with us.

CHAIRPERSON SALAMANCA: And then finally if you can just explain to me a plan on ensuring that that residents in that community actually have access to those units, are you going to have any housing forums where, you know you, you will help individuals in the community apply online, many... any forums where individuals that have any credit issues they can go and seek some type of financial help so when that

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2 development is completed they, they're prepared to  
3 apply and then hopefully be approved?

4

5 GENE SCHNEUR: Yes, I mean and also we've  
6 discussed this with Crescent about them being kind..  
7 the community outreach and we may work also obviously  
8 with the Council Member's Office, I mean look there's  
9 going to be... there's obviously there's local... you  
10 know there's preferences and community preferences,  
11 you know most of these units are going to end up in a  
12 lottery... in, in a lottery system here and I'm sure  
13 there's going to be, you know tens of thousands of  
14 applicants for it but we will work with local tenants  
15 to make sure that, you know they're part of the  
16 lottery, they know when to sign up for the lottery so  
17 that we get a... you know a lot of representatives from  
18 the local community.

18

19 CHAIRPERSON SALAMANCA: Alright, thank  
20 you. Just... yes, go ahead Council Member.

20

21 COUNCIL MEMBER MILLER: So, on, on that  
22 issue we, we do have part of our... as well is that  
23 there are forms around financial literacy and, and,  
24 and credit for the... so that we have... to, to make sure  
25 that our 50 percent of our applicants qualify so that  
26 we reach the number of our, our set aside, 50

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1  
2 percent, set aside as well as the... so, so we're  
3 satisfied with that, that, that we're, we're sending  
4 applicants that we can reach that number as well as  
5 the MWBE's that group participated yesterday in a  
6 MWBE contractors forum as well so aside from the  
7 local hires and local contractors as well and, and,  
8 and we've met with Crescent and so we're confident  
9 now but I'm sure that, that with the council's  
10 oversight that all of this will, will, will happen  
11 but those are great questions and, and those things  
12 are in place.

13 CHAIRPERSON SALAMANCA: Alright, thank  
14 you. Alright, so with that are there any more members  
15 of the public who wish to testify? Oh, I'm sorry  
16 Council Member, I want to... I was going to recognize...  
17 please recognize Mr... Council Member Mark Treyger, do  
18 you have... do you have any questions Council Member?  
19 Alright, are... so are there any more members of the  
20 public who wish to testify? Alright, seeing none I  
21 will now close public hearings LU 796.

22 GENE SCHNEUR: Thank you.

23 CHAIRPERSON SALAMANCA: Alright, so... I'm  
24 sorry, now we're actually closing LU 797. So, now  
25 next we're, we're opening up the public session on LU

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796, the Angelou Court tax exemption. HPD is seeking approval of an Article XI tax exemption for a period of 40 years pursuant to Section 577 of the Private Housing Finance Law. The property consists of an existing five story building and contains 23 occupied rental units in Council Member Perkins's district. The building's ownership will transition from Angelou Associates LP to Angelou Court Association Housing Development Fund Corporation to HDFC. The HDFC is expected to obtain approval of a corporation offering plan and current residents will be offered the opportunity to purchase shares of the HDFC. The HDFC will also finance a rehabilitation with loans from HPD and HDC. I would also like to recognize Council Member Ydanis Rodriguez who has joined us. So, now I am opening up public hearings LU 796, Mr. Speaker?

JORDAN PRESS: Thank you once again, my name is Jordan Press from HPD. Land Use Number 796 consists of an exemption area located at 516 to 520 Manhattan Avenue in Manhattan... in Manhattan in Council District nine and is known as Angelou Court. On July 15<sup>th</sup>, 1997 the City Council approved Angelou Court as a low income residential project under the New York State Housing Trust Fund Program. The



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2 buildings were conveyed to the sponsor, a partnership  
3 between the Harlem Congregations for Community  
4 Improvement or HCOMMITTEE CLERKI and Boston Capital  
5 and financing for the project included low income  
6 housing tax credits. The land disposition agreement  
7 and Housing Trust Fund Regulatory Agreement that was  
8 executed in 1998 explicitly requires that the project  
9 be operated as a limited equity co-op at the... at the  
10 end of the tax credit period. Therefor under HPD's  
11 year '15 Preservation Program the project will  
12 undergo a repositioning of the ownership structure as  
13 well as a rehabilitation and conversion from a rental  
14 to a limited equity co-op provided that the residents  
15 meet the standard thresholds for becoming a  
16 cooperative. We understand that there's strong  
17 support among the residents to move forward with this  
18 conversion. In total there are 23 existing units with  
19 a mix of one, two, and three-bedroom apartments and  
20 the targeted household income AMI is at resale until  
21 2029 or at 60 percent of AMI. We expect maintenance  
22 will range... will be about 40 percent of AMI ranging  
23 from 787 for a one bedroom to 1,091 for a three  
24 bedroom. Rehabilitation will include asbestos  
25 remediation, façade repair, roof and window

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2 replacement, boiler system replacement, trash  
3 compactor replacement, installation of energy  
4 efficient lighting in common areas and apartments and  
5 installation of energy efficient plumbing fixtures.  
6 In order to help preserve affordability of the.. of  
7 the units HPD is before the Planning Subcommittee  
8 seeking full Article XI tax benefits that will  
9 coincide with the 40-year regulatory agreement.  
10 Council Member Perkins has been briefed and is  
11 supportive of moving the project forward.

12 CHAIRPERSON SALAMANCA: Thank you Mr.  
13 Press. Are there any questions on this project from  
14 Council Members? No, are there anymore members of the  
15 public who wish to testify? Alright, seeing none I  
16 will now close public hearings LU 796. We will now  
17 move to a vote on one item, the Angelou Court tax  
18 exemption which has the support of Council Member  
19 Perkins, all of the other.. I'm sorry. I will now call  
20 on a vote for LU 796, the Angelou Court exempt..  
21 exemption, Counsel please call the vote.

22 COMMITTEE CLERK: Salamanca?

23 CHAIRPERSON SALAMANCA: Aye.

24 COMMITTEE CLERK: Mealy?

25 COUNCIL MEMBER MEALY: Aye.

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COMMITTEE CLERK: Cohen?

COUNCIL MEMBER COHEN: Aye.

COMMITTEE CLERK: Treyger?

COUNCIL MEMBER TREYGER: Aye.

COMMITTEE CLERK: By a vote of four in the affirmative, zero in the negative with zero abstention...

CHAIRPERSON SALAMANCA: Rodriguez.

COMMITTEE CLERK: Oh you're still here, Rodriguez?

COUNCIL MEMBER RODRIGUEZ: Aye.

COMMITTEE CLERK: By a vote of five in the affirmative, zero in the negative with zero abstentions the item is recommended for approval and referred to the full Land Use Committee.

CHAIRPERSON SALAMANCA: Alright, thank you. So, now we will move to LU's 792 through 795, the Edwin's Place applications are applications by HPD for a zoning map change from R6 to R7-2/C2 to C3, a zoning text amendment to establish a mandatory inclusionary housing area, a zoning special permit to allow community facility floor area to apply to non-profit supportive housing in an urban development action area project, UDAAP designation. Project

1  
2 approval in this position approved for city owned  
3 property at 3 Livonia Avenue in Brooklyn. These  
4 actions will facilitate the development of a new  
5 eight story building with 125 supporters and  
6 affordable housing units and ground floor retail or  
7 community facility space. The project is in Council  
8 Member Mealy's district. I am now opening up the  
9 public hearings on LU 792 through 795, Edwin's Place  
10 and Council Member Mealy would you like to... Council  
11 Member, would you like to make an opening statement?

12 COUNCIL MEMBER MEALY: Thank you  
13 Chairman. I just want to say I have talked to this  
14 development numerous... well a couple of times and  
15 asked them to change from a majority of studio  
16 apartments into at least two and three bedrooms  
17 apartments, everyone does, does have children, a lot  
18 of people have children, a lot of people does not but  
19 I would prefer to make sure that families who live in  
20 the neighborhood could afford and stay in the  
21 neighborhood and the studio apartments are great but  
22 we tried... East New York and Brownsville we put a  
23 moratorium on studios, we're asking for much more  
24 than just studios and they came back twice with the  
25 same as that thing and that's why I was against this

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2 project. So, I would love to hear what they are  
3 saying, Mr. Bryant said they would take it off the  
4 calendar and they were here next year but it's here  
5 today so I'm willing to listen. Thank you Chair.

6 CHAIRPERSON SALAMANCA: Thank you Council  
7 Member. If you... the Speakers if you can please  
8 introduce yourselves.

9 JORDAN PRESS: So, I'll begin the  
10 testimony and then turn it over to the development  
11 team. Land Use Number 792 through 795 are related  
12 ULURP actions regarding a project known as Edwin's  
13 Place located at 3 Livonia Place in Brooklyn Council  
14 District 41. Land Use Number 792 consists of a zoning  
15 map amendment that will change an R6 district to an  
16 R7-2 district to increase the maximum allowable floor  
17 area ratio from 4.8 to 6.5. as planned the proposed  
18 developed will reach a total FAR of 4.94. Also, a  
19 zoning map amendment will map a C2-3 commercial  
20 overlay which will expand retail opportunities along  
21 this portion of Livonia Avenue. Land Use Number 793  
22 consists of an amendment to the zoning resolution in  
23 order to establish mandatory inclusionary housing  
24 area. Land Use Number 794 seeks UDAAP designation,  
25 project approval and disposition of vacant city owned

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2 land that will be developed under HPD's supportive  
3 housing loan program. Land Use Number 795 consists of  
4 an application submitted seeking the grant of a  
5 special permit to modify the requirements of the  
6 maximum floor area ratio for certain community  
7 facility uses. This special permit will allow a non-  
8 profit institution with sleeping accommodations in  
9 connection with the proposed development in an R7-  
10 2/C2-3 district. The development team for this  
11 project is breaking ground to HDFC who will provide  
12 property management services and the African American  
13 Planning Commission who will provide onsite services.  
14 I'd like to begin with a brief history of the  
15 evolution of this project that... I'm sorry. The  
16 developer is going to go further into the history of  
17 this project, but I did want to state that this  
18 current proposal before the council is a result of an  
19 iterative input and comments that we received from  
20 the community and from the borough president's office  
21 in which has continued before and throughout the  
22 ULURP process. The newly constructed building will be  
23 comprised of eight stories with a total of 125 rental  
24 units plus a superintendent's unit. As a roll... as a  
25 result of the input that we received the sponsor is

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2 proposing to include 56 studios, 34 one bedrooms, 26  
3 two bedrooms and nine three-bedroom apartments. I'd  
4 like to note that many of our supportive housing  
5 developments include all or mostly studio apartments,  
6 in this case however HPD and the developer have  
7 responded to requests and so this project has a mix  
8 where 55 percent of the units are family sized units  
9 as is typical of our supportive housing developments,  
10 60 percent of the units will be for formerly homeless  
11 individuals and families while 40 percent of the  
12 units will be non-supportive units open to the  
13 community. Another anomaly from a typical supportive  
14 housing development of ours is that often times the  
15 non-supportive units are all at 60 percent of AMI. In  
16 this development and in response to calls from the  
17 community AMI's will range including 40 percent, 50  
18 percent and 60 percent of AMI units. The sponsor is  
19 also proposing to include the following green and  
20 sustainable features in the project; green roofs,  
21 solar panels, triple glazed windows, a super  
22 insulated building envelope, energy efficient systems  
23 and appliances and lighting, and water conservation  
24 features. There will be a 24-hour attended lobby,  
25 state of the art security camera system, a

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1  
2 multipurpose room for tenants and community events,  
3 landscaped courtyard for resident use and a fitness  
4 room with exercise equipment, a digital library and  
5 onsite laundry room. Services that will be provided  
6 by the African American Planning Commission will  
7 include job readiness training, financial literacy  
8 and money management classes as well as substance  
9 abuse counseling, mental health services and benefits  
10 assistance. The project also includes approximately  
11 3,000 square feet of ground floor retail space. The  
12 ground floor retail space will support the city's  
13 efforts to activate the Livonia Avenue corridor which  
14 is a, a goal identified in HPD's recently released  
15 Brownsville Plan. At this time the sponsor is  
16 continuing to work to identify a tenant for the space  
17 and is taking into account this... the, the suggestions  
18 that the Council Member has made regarding who that  
19 tenant might be. Again, the project has received  
20 unanimous support from the community board, strong  
21 support from the Borough President and letters of  
22 support from other local... elected officials and  
23 community stakeholders so we're before the committee  
24 asking for your support. I'd like to turn it over now  
25 to the developer who has a presentation.



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DAVID BEER: And... [cross-talk]

CHAIRPERSON SALAMANCA: Sorry, can you just repeat your name again, the mic was not on.

DAVID BEER: My name is David Beer from Breaking Ground. Just very briefly about Breaking Ground, Breaking Ground is a developer and operator of affordable and supportive housing, we operate about 3,500 units in Brooklyn, Manhattan, the Bronx, Connecticut and upstate New York. Breaking Ground has two previous affordable and supportive housing projects in Community Board 16, the Domenech and the Hegeman. Our local partner, East Brooklyn Congregations their support for those two projects was instrumental in being able to move forward and EBC also strongly supports this project. Next. This is... this is the, the site map, the project is on Livonia Avenue between Grafton Street and Howard Avenue. It is about two blocks away from the Saratoga Avenue number three train stop. This is a, a few photographs of the site, it's 20,000 square foot city owned vacant land and you can see the elevated number three train tracks going along Livonia Avenue. Next. So, as Jordan mentioned Breaking Ground and African American Planning Commission will jointly develop the

1  
2 project, 47 units will be for low income community  
3 residents, a total of 78 units will be for homeless  
4 individuals and families, 53 of the 78 units will be  
5 studios and 25 will be family apartments and again  
6 Breaking Ground will be the property manager and  
7 African American Planning Commission will provide the  
8 onsite services. This is the breakout of the unit  
9 mix, as you can see most of the supportive units are...  
10 most of the studios rather are supportive units and  
11 most of the community affordable units are family  
12 units. In fact, over 50 percent of the community  
13 units are two and three-bedroom apartments. This is  
14 a, a, a breakdown of the 47 community units which are  
15 a portion between three affordability tiers, 40  
16 percent AMI, 50 percent AMI and 60 percent AMI. So,  
17 for an example in the 40 percent AMI tier a two-  
18 bedroom apartment will rent for 718 dollars a month,  
19 a two-bedroom apartment in the 50 percent tier will  
20 rent for 933 a month and a two-bedroom apartment in  
21 the 60 percent AMI tier will rent for 1,148 dollars a  
22 month.

23 CHAIRPERSON SALAMANCA: I'm, I'm sorry,  
24 just to go back... [cross-talk]

25 DAVID BEER: Yes... [cross-talk]

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CHAIRPERSON SALAMANCA: ...this proposed residential program this... these graphs that you're showing us, this is not for the supportive housing, right, this is just for the affordable housing?

DAVID BEER: Yes, this is just... [cross-talk]

CHAIRPERSON SALAMANCA: The 48 and the 47... [cross-talk]

DAVID BEER: ...the 47... [cross-talk]

CHAIRPERSON SALAMANCA: ...units?

DAVID BEER: Yes, for the... all 78 of the homeless units will have project based Section 8 rental assistance. Next. So, Breaking Ground and African American... [cross-talk]

CHAIRPERSON SALAMANCA: I'm sorry sir I'm just... [cross-talk]

DAVID BEER: Yes... [cross-talk]

CHAIRPERSON SALAMANCA: ...Council Member you have questions?

COUNCIL MEMBER MEALY: Seventy-eight units is project based Section 8?

DAVID BEER: Correct.

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COUNCIL MEMBER MEALY: So, if the city...  
because sometimes the city stops Section 8 for a  
while what would happen to these units?

JORDAN PRESS: I would say that the city  
is committed to providing all of these projects based  
Section 8, I can think of a time including during  
sequestration where we had to effectively kill a  
project because we had to pull back on project based  
Section 8, I suppose if the situation were truly dire  
we would find another source of rental assistance in  
order to keep the project to be the same one that  
we've... we're presenting today.

DAVID BEER: So, with respect to the  
history of the project Breaking Ground and African  
American Planning Commission first met with Community  
Board 16 in 2015 and at that time we were proposing a  
100 percent studio with no retail space. In May of  
2016 we met with the Borough President staff, they  
made the suggestion of creating the three  
affordability tiers for the community units which we  
incorporated into our plan then in the fall of 2016  
we went back to community board 16 and proposed a  
project that has the mix of studios and family units  
that we, we're presenting today, there is also a

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1  
2 3,000-square foot store front which will be for  
3 either retail or accessory community facility use. In  
4 January of this year the community board 16 issued a  
5 letter to support the project, in June of this year  
6 the community board 16 voted unanimously to support  
7 the project, the next... the following month the  
8 Borough President gave his recommendation to support  
9 the ULURP application. As I mentioned before East  
10 Brooklyn Congregations is also a strong supporter of  
11 the project, we also have a letter of support for the  
12 project from State Senator Jesse Hamilton. At this  
13 time, I'd like to ask Matthew Okebiyi from the  
14 African American Planning Commission to briefly talk  
15 about his organization and the onsite services and  
16 amenities.

17 MATTHEW OKEBIYI: Good afternoon, my name  
18 is Matthew Okebiyi, I am the Executive Director of  
19 African American Planning Commission. We are  
20 partnering with Breaking Ground to develop Edwin's  
21 Place and AAPC's role would be to provide onsite  
22 services to both supportive... to families and adults  
23 in the supportive housing units and to those who do  
24 not have supportive services. African American  
25 Planning Commission was incorporated in 1996, we

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1  
2 currently provide domestic violence services both in  
3 Brooklyn and in the Bronx. We develop and operate the  
4 largest transitional tier two shelters in, in  
5 Brooklyn and the Bronx. We also provide services to  
6 homeless individuals with mental health issues,  
7 substance abuse issues and things of that nature.  
8 Part of the services as Mr. Beer mentioned part of  
9 the services that African American Planning  
10 Commission is going to provide at this facility came  
11 about as a result of our meetings with the Community  
12 Board. For example, we noticed that one of the  
13 concerns of the community board and the other elected  
14 officials was security in the neighborhood and  
15 therefore we do not have in this particular facility  
16 24 hours a day, seven days a week security camera and  
17 also lighting because this particular neighborhood is  
18 kind of dark at this present time and because of the  
19 overhead trains. There's going to be an onsite  
20 multipurpose room for the tenants and community  
21 events can be held within the building. Part of our  
22 design that the community board desired was to have a  
23 landscaped courtyard which we are presenting. In  
24 addition to such a beautiful building we are also  
25 going to provide many amenities that we have seen in

1  
2 many Manhattan buildings such as the fitness room and  
3 the exercise rooms, exercise machines, a library, an  
4 onsite laundry room. African American Planning  
5 Commission is particularly adept at providing  
6 services and therefore we are providing services on  
7 site that would include job readiness training,  
8 financial literacy and money management classes, we  
9 recently at the beginning of this project received  
10 funding from the Department of Health to provide  
11 substance abuse counseling, mental health services  
12 and benefits assistance. Thank you. At this time, I'd  
13 like to ask our architect to talk about the building  
14 design.

15                   ANDREW MCINTYRE: Hello everyone, my  
16 name... can, can you hear me, sorry... going to get a  
17 little closer. My name is Andrew McIntyre from Robert  
18 Stern Architects. I'll first note Robert Stern  
19 Architect is very proud to be involved with Breaking  
20 Ground and AAPC on this development and very excited  
21 about the prospect for this project. The building  
22 design is... you can see here in this image a view from  
23 the corner of Livonia and Howard Avenues, it's a  
24 blend of beige brick and metal accents and bay  
25 windows. You can see at the corner here the resident

1 entry, all the residents share a, a single entry.  
2 Separately on Livonia Avenue you can see the  
3 storefront space.. sorry. Alright, is it better? Okay.  
4 Separately down Livonia Avenue you can see the  
5 storefront for the proposed commercial use or retail  
6 tenant. As Matthew noted and you saw in the site  
7 photos this is immediately adjacent to the elevated  
8 three train, so this is what you would actually see  
9 in that photo, we've removed here just to show the  
10 building. A closer view at the entry you can see  
11 again the resident entry here on the corner with a  
12 beige brick blend, there's a custom brick pattern  
13 that we've designed for the, the ground floor as well  
14 as the façade that faces Livonia. Looking the other  
15 way on Livonia Avenue here you can see the  
16 storefronts and the way the retail space would  
17 activate the, the street, we feel livening an  
18 otherwise empty part of Livonia Avenue. The ground  
19 floor layout as Matthew mentioned is available for  
20 community use, there are.. there's a multipurpose room  
21 that could be used by various groups within the  
22 building and from without amenities as.. again as  
23 Matthew mentioned a fitness center, laundry, computer  
24 space, bike storage as well as the social service  
25



1  
2 office suites and then a commercial space fronting  
3 Livonia Avenue. Also, as, as Jordan mentioned this  
4 building has many green features that we're very  
5 proud of to meet. The Enterprise Green Communities  
6 Standard; green roofs, solar panels that will provide  
7 a portion of the building's power, triple glazed  
8 windows that will help insulate acoustically as well  
9 as thermally and super insulated building envelop  
10 that is part of that system, energy efficient system  
11 throughout, and water conservation features. And I'll  
12 hand it back to David if... or Jordan if there are  
13 further questions from the committee and council.

14 CHAIRPERSON SALAMANCA: Alright, are we  
15 done?

16 JORDAN PRESS: We're happy... yeah, happy  
17 to answer any questions.

18 CHAIRPERSON SALAMANCA: Alright, Council  
19 Member Mealy has some questions regarding the  
20 project.

21 COUNCIL MEMBER MEALY: When I met with  
22 you at... I, I... are you... what... let me see which one...  
23 Breaking Ground is a homeless shelter program?

24 JORDAN PRESS: No...

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DAVID BEER: No, Breaking Ground is primarily an operator and developer of permanent affordable and supportive housing. We do operate two safe havens which are transitional housing programs for street homeless persons, but we do not operate any shelters.

COUNCIL MEMBER MEALY: Okay, so you will be taking the individuals from those programs into these housing?

DAVID BEER: Yes, our goal is to do in-reach in Browns shelters for the, the homeless... [cross-talk]

COUNCIL MEMBER MEALY: Do you not know... [cross-talk]

DAVID BEER: ...units... [cross-talk]

COUNCIL MEMBER MEALY: ...Brownsville have its fair share of shelters and I'm not... the demographic here... when I asked you... I asked you before is there any training, you're putting individuals from a, a shelter straight into public house... well affordable housing in which now they have to pay rent, they have to pay their light bill, they have to pay if it's gas included or if it's not they will have to pay these bills, how are you putting

1

2 people in positions like that with no training, no  
3 real support to let them know how to now transition  
4 from a shelter into your own apartment, do you think  
5 that's fair to a community and I asked you did you  
6 all train people and you said no?

7

DAVID BEER: Well... [cross-talk]

8

COUNCIL MEMBER MEALY: Could you put a  
9 component in there?

10

DAVID BEER: The, the onsite services are  
11 designed to help homeless people make the transition  
12 to permanent housing. Every homeless family or single  
13 adult will have a case manager to help make that  
14 transition and in addition to the case management  
15 services there's an array of support services onsite  
16 that every homeless family or individual will be able  
17 to avail themselves of.

18

COUNCIL MEMBER MEALY: Security at the  
19 front desk?

20

DAVID BEER: Yes, there will be a 24/7  
21 attended lobby.

22

COUNCIL MEMBER MEALY: Could you see why  
23 I'm not supporting this project, you have so many  
24 studios, but I have about five different pages that  
25 say one is studios 53 supportive, affordable three, a

1  
2 total of 56. One bedroom, three supportive,  
3 affordable 31, that's people who is in the  
4 neighborhood that can now say alright I live in  
5 Tilden Howard Houses I could get an apartment now.  
6 So, affordable you say 31 of one-bedroom apartments,  
7 then you say two bedrooms was... apartments 15  
8 supportive, 11 affordable, that's 26. Three-bedroom  
9 apartments, seven supportive, two affordable, I would  
10 have loved that to come up. Then I get another one 53  
11 supportive, three affordable. One-bedroom apartments  
12 15 to... 19 affordable apartments, 34. Then I got two  
13 bedrooms where it used to be 15 now it's seven and 19  
14 affordable... of affordable housing. Then with three-  
15 bedroom apartments supportive you say only three of  
16 them and six now affordable. Then I have another... I  
17 could keep going on, I have an issue with this  
18 demographic that we're dealing with we need to make  
19 sure that we have people who lived in the  
20 neighborhood want to get into affordable housing now  
21 have that opportunity and by these numbers you could  
22 just keep giving me back and forth numbers. I want  
23 something concrete, I said I wanted more three-  
24 bedroom apartments, we need people who... they have  
25 children in Brownsville and not even thinking about

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2 that area we have a fair share of homeless shelters,  
3 we have hotels now that are becoming shelters, that  
4 the city sometimes has to shut down because it's  
5 overran. So, with these supportive homeless studios  
6 I'm asking to bring that down a little and let some  
7 people with children live in there that they can be  
8 a, a real melting pot of Brownsville and affordable  
9 housing and supportive housing together.

10 DAVID BEER: Yeah, again Council Woman  
11 this is not a shelter or emergency housing.. [cross-  
12 talk]

13 COUNCIL MEMBER MEALY: I don't want it to  
14 become a shelter either.. [cross-talk]

15 DAVID BEER: Right.. [cross-talk]

16 COUNCIL MEMBER MEALY: ...but... [cross-talk]

17 DAVID BEER: And in, in response to your  
18 concerns about the, the numbers and the mix of the  
19 affordable units, when we met with you, you expressed  
20 concern about that what is in today's proposal  
21 represents.. [cross-talk]

22 COUNCIL MEMBER MEALY: It's different...

23 DAVID BEER: It's different from what we  
24 proposed to you because our understanding is that you  
25 wanted more two-bedroom apartments and more three-

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bedroom apartments in the affordable category and,  
and that's what we did, we added eight two-bedroom  
apartments in the affordable category and four three-  
bedroom apartments and that was... we did that after  
meeting with you.

COUNCIL MEMBER MEALY: But you still  
didn't take down any of the studio.

DAVID BEER: Well... [cross-talk]

COUNCIL MEMBER MEALY: And that's my  
major issue really.

CHAIRPERSON SALAMANCA: I have a  
question, let's, lets', let's get to it, is there a  
possibility that you could reduce the amount of  
studio units that you have and increase the amount of  
three, two and one-bedroom units?

DAVID BEER: No, that's not financially  
feasible for the project each... [cross-talk]

COUNCIL MEMBER MEALY: This was a project  
with 100 studios so how could it... it's not a  
feasible? Let's think about that.

[off-mic dialogue]

JORDAN PRESS: So, the total number of  
units was reduced when we responded to that, that...  
so, when the concern was raised first by the

1  
2 community about it being 100 percent studios the  
3 overall unit count was reduced so that we could  
4 accommodate more large bedrooms and as, as I  
5 testified and, and I just want to reiterate the point  
6 that many of our proposals that we bring forward to,  
7 to the council in the supportive housing category are  
8 100 percent studios or vast majority studios. This,  
9 this is absolutely not the case here, the, the  
10 majority, 55 percent of the units are family sized  
11 units both in the supportive and in the affordable  
12 category and, and you're right that there are... that  
13 the majority of... the vast... almost all of the studio  
14 units are for supportive but the majority of the  
15 project is still not, not studio units, they're  
16 family sized units and that's an... that's an  
17 aberration from how we normally do these projects to,  
18 to respond to that very concern you're raising, we're  
19 trying to, to respond to that.

20 COUNCIL MEMBER MEALY: I'm not for the  
21 studios.

22 CHAIRPERSON SALAMANCA: Alright, are  
23 there... do you have any more questions Council Member?  
24 Alright, is there anyone from the public who wishes  
25

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1  
2 to testify? Thank you, thank you gentlemen. So, we  
3 have Miss Olivia Wilkins...

4 OLIVIA WILKINS: Yes...

5 CHAIRPERSON SALAMANCA: Okay, we have  
6 Angela Thomas, Angela please come, come up. We have  
7 Donna Bruno, Donna Bruno, please come up and we have  
8 Reverend Dexter Henderson, alright. So, we will... yes,  
9 he's testifying...

10 [off-mic dialogue]

11 CHAIRPERSON SALAMANCA: So, we will start  
12 with Miss Olivia Wilkins and Sergeant of Arms if you  
13 can set the timer for two minutes and if you can just  
14 say your name and you have two minutes. Yeah, make  
15 sure you press the button. Is it red? No, press it  
16 again.

17 OLIVIA WILKINS: My name is Olivia  
18 Wilkins, I am here to testify in support of Breaking  
19 Ground's proposal to develop Edwin's Place in  
20 Brownsville. Anyone who is against Edwin's Place has  
21 got to have something wrong with them. I currently  
22 reside at Redwood Senior Living located at 890 Skank  
23 Avenue in East New York. Redwood was so developed by  
24 Breaking Ground and East Brooklyn Congregation on an  
25 empty NYCHA parking lot across from Boulevard Housing



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2 where I used to live and raise two kids. When  
3 Breaking Ground and East Brooklyn Congregation  
4 started constructing Redwood I was eager to leave my  
5 NYCHA building which had become unsafe and dirty. I  
6 didn't want to spend my golden years being scared all  
7 the time. Moving into Redwood Senior Living it was  
8 like moving to Paris, the building is so clean you  
9 can eat off the floor. Breaking Ground provides our  
10 licensed social secure... sorry, social worker and an  
11 active coordinator, we get help with financial  
12 resources, social security, food banks and health  
13 care, we go on museum trips, shopping, movies,  
14 cooking classes, monthly birthday celebrations and  
15 health care symposiums. We should build 200 more  
16 Redwoods throughout the city. Most importantly  
17 Breaking Ground's staff treats us with respect, we  
18 feel like family. I understand that the Councilwoman  
19 Darlene Mealy is opposed to letting Breaking Ground  
20 develop Edwin's Place which will be just as nice as  
21 where I live. Councilwoman Mealy you are either with  
22 us or against us, you are either with Breaking  
23 Ground, East Brooklyn Congregation and Edwin's Place  
24 or you are against providing quality affordable  
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housing in our community. Step up, get behind Edwin's Place or step off and get out of the way. Thank you.

CHAIRPERSON SALAMANCA: Alright, the... we're going to have Angela Thomas, Angela just turn on the mic and you'll have two minutes. And I'm just going to ask the speakers to please be respectful.

ANGELA THOMAS: Yes, my name is Angela Thomas, I'm a resident at SUS and I just recently came from the shelter about five years... and about five years there in the shelter and I can only say that being there with, with SUS has given me my life back. I now am going back to school and doing the things that I couldn't have done when I was in a shelter and especially becoming a vegetarian, I can now prepare my own meals because I was practically dying over there because I lost a lot of weight because I couldn't eat their food, now I can prepare my own meals, I'm back in school, I feel like I'm back personally. I feel like I got my life back, my mental state back and it's a very beautiful apartment. I'm good with the security being there, I, I'm, I'm... I feel... I feel safe there and it's beautiful. We have a washing machine there, I do my homework on the computer downstairs so everything's

1  
2 there including my case manager, I suffer with  
3 depression so... you know I just wish everybody can  
4 come out of those shelters and be where I'm at  
5 because they do give you your life back.

6 CHAIRPERSON SALAMANCA: Alright, thank  
7 you. Next up we have miss Donna Bruno.

8 DONNA BRUNO: Yes, good afternoon. My  
9 name is Donna Bruno and I come from Concern for  
10 Independent Living East New York, Crown Heights. I've  
11 been living there five and a half years, I am also on  
12 the Advisory Committee Board for five and a half  
13 years as well. I live in a studio apartment and our  
14 building interacts with supportive housing and non-  
15 supporting houses, families, children, people with  
16 physical disabilities, mental disorders,  
17 homelessness, people from shelters and it seems that  
18 we all get together very well. When you live with  
19 people for a long time and you get to know people it  
20 works. When you get to walk around your community and  
21 you interact with the people in your community the  
22 community interacts with you and the only way a  
23 community interacts if we have the support and the  
24 backing from Council people and supportive housing  
25 and people who can actually do something for us. We

1  
2 shouldn't have... just because sometimes the numbers  
3 don't add up right and sometimes the buildings don't  
4 add up right but why should people be subjected to  
5 being in a shelter or homeless or because they have a  
6 mental disability being in, in a psychiatric ward or  
7 in a transitional living because... why because there's  
8 not too many studios and not enough one-bedroom  
9 apartments, that's petty. The most important thing is  
10 the people, it's the communities and yes, you are  
11 right, there are a lot of shelters and there are a  
12 lot of hotels...

13 CHAIRPERSON SALAMANCA: You can just wrap  
14 up.

15 DONNA BRUNO: Okay, you, you are right  
16 about one thing, but the bottom line is, is that with  
17 more supportive housing you will have less of that  
18 problem.

19 CHAIRPERSON SALAMANCA: Alright... [cross-  
20 talk]

21 DONNA BRUNO: Thank you.

22 CHAIRPERSON SALAMANCA: Thank you very  
23 much. Next up we have Mr. Reverend Dexter Henderson.

24 CHAIRPERSON SALAMANCA: Wait, you ladies  
25 can stay there because I'm just going to... after the

1  
2 Reverend finishes I'm going to allow the Council  
3 Member to ask questions.

4 REVEREND DEXTER HENDERSON: Good  
5 afternoon. My name is Reverend Dexter Henderson and  
6 I'm here on behalf of my Pastor, Reverend David K.  
7 Brawley from the St. Paul Community Baptist Church.  
8 I'm also here representing all the churches, schools  
9 and leaders of East Brooklyn Congregations. Edwin's  
10 Place and our partners, Breaking Ground have EBC's  
11 and St. Paul's full support to develop 125 urgently  
12 needed units of affordable housing in Brownsville.  
13 Breaking Ground is the city's best supportive housing  
14 developer in the city and we worked with them on  
15 Redwood, the Hegaman, and Irving Domenech buildings  
16 in Ocean Hill and Brownsville. Two weeks ago, I  
17 joined more than 6,000 fellow New Yorkers and leaders  
18 from East Brooklyn Congregations and Metro IAF  
19 downstairs to push Mayor De Blasio to develop more  
20 senior housing, fix NYCHA from the top to bottom and  
21 build more developments just like Edwin's Place. We  
22 rallied in the pouring rain and humidity because we  
23 were so angry that life long black and Latino New  
24 Yorkers are being thrown out of their homes like  
25 trash so that their rents can be raised. Then we come

1  
2 to find out that Councilwoman Darlene Mealy, not the  
3 Mayor, is trying to stop Breaking Ground and East  
4 Brooklyn Congregations from developing Edwin's Place  
5 and two other smaller sites in Brownsville and Ocean  
6 Hill. Here the Mayor and the city are doing their  
7 job, they provided the land, the subsidies and the  
8 support, we are on the same side on this issue. So,  
9 leaders of the Brooklyn... East Brooklyn Congregations  
10 have been trying to get a meeting with Councilwoman  
11 Mealy for two months and we have been ignored, EBC  
12 does not tolerate that type of disrespect. So, I'm  
13 here to send a message to you Councilwoman Mealy,  
14 your colleagues and the Mayor. To you Councilwoman  
15 Mealy, you're going to get behind Edwin's Place and  
16 our plans also to develop two smaller sites nearby.  
17 My Pastor and I will be bringing 50 leaders to your  
18 Brooklyn office this Thursday at 10:30 a.m., you're  
19 going to meet with us and get behind Edwin's Place  
20 and if you don't believe me all you have to do is ask  
21 around. To the other Council Members... [cross-talk]

22 CHAIRPERSON SALAMANCA: Sir, I'm going to  
23 ask... [cross-talk]

24 REVEREND DEXTER HENDERSON: ...we need your  
25 support... [cross-talk]

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CHAIRPERSON SALAMANCA: ...I'm going to ask  
you to please wrap up.

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REVEREND DEXTER HENDERSON: ...sometime  
very soon and you're going to have to vote on this,  
please do not make the same mistake of voting no  
because we'll be at your offices as well. And to the  
Mayor finally, we're in this fight to save our city  
all the way, you're going to see that we are very  
capable if you decide to partner with the EBC and  
build more places like Redwood Senior Living and  
Edwin's Place. If you continue to provide the land  
and subsidies... [cross-talk]

14

CHAIRPERSON SALAMANCA: Sir, I'm going to  
ask you to... [cross-talk]

16

REVEREND DEXTER HENDERSON: ...like you  
done here... [cross-talk]

18

CHAIRPERSON SALAMANCA: ...wrap up please...  
[cross-talk]

20

REVEREND DEXTER HENDERSON: ...we will help  
you take care of the Darlene Mealy's and anyone else  
who chooses to stand in the way of real affordable  
housing in this city. Thank you.

24

CHAIRPERSON SALAMANCA: Thank you.

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Council Member Mealy, do you have any questions?

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COUNCIL MEMBER MEALY: Yes, I do. Just for our young lady, you said that you were in NYCHA... you were in NYCHA housing and then you went to Red development Senior Housing that's a totally different thing from this development. So, I... I'm glad that you went into senior housing, if we had more senior housing like that I would be jumping up and down but for this right now Brownsville has its fair share of homeless and studios, if you could give me more... because we have people who have been in Brownsville want to get out of public housing into affordable two and three and one-bedroom apartments also. So, Pastor or Reverend... [cross-talk]

REVEREND DEXTER HENDERSON: Yes... [cross-talk]

COUNCIL MEMBER MEALY: ...I'm looking forward because I know I've been doing right by this district, we have more than enough affordable housing in the 40... 41<sup>st</sup> council district, I fight more than enough so therefor if you feel you want to come visit me please I'm looking forward to you.

REVEREND DEXTER HENDERSON: Thank you... [cross-talk]



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COUNCIL MEMBER MEALY: But right now I, I disapprove this project, I need more affordable three bedrooms, two bedrooms and less studios. If you want I sent you my letter that I... I'm not in support of this and I hope you put it in the record. Thank you.

CHAIRPERSON SALAMANCA: I got that. Alright, thank you very much Council Member. Are there any more members of the public who wish to testify? Alright, seeing none I will now close the public hearings on LU 792 through 795. LU 792 through 795 Edwin's Place seven... LU 797 Archer Green, LU 746 Elton and NCP Park have been laid over. I would like to thank the Council and Land Use staff for preparing today's hearing and members of the public and my colleagues for attending. This Meeting is now adjourned.

[gavel]

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 14, 2017