

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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October 2, 2013
Start: 1:20 p.m.
Recess: 1:31 p.m.

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

B E F O R E:
STEPHEN T. LEVIN
Chairperson

COUNCIL MEMBERS:
Sara M. Gonzalez
Peter A. Koo

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

Chris Gonzalez
Assistant Commissioner
Housing Preservation & Development

Jack Hammer
Director of Planning
Housing Preservation & Development

Jacqueline Alexander
Assistant Commissioner for
Property Disposition and Finance
Housing Preservation & Development

2 [gavel]

3 CHAIRPERSON LEVIN: Good afternoon,
4 welcome to the Subcommittee on Planning, Dispositions
5 and Concession; I'm Council Member Stephen Levin,
6 Chair of this Subcommittee; I am joined this
7 afternoon by my colleagues on the Subcommittee,
8 Council Member Peter Koo of Queens; Council Member
9 Sara Gonzalez of Brooklyn; we have one, two, three,
10 four, five items on the agenda today; they are all in
11 Brooklyn. I will call the first item; it's three
12 Land Use Items, Numbers 0940, 0941, 0942; that's C
13 130375 HUK and related applications C 130376 HAK and
14 C 130374 ZMK, Livonia Commons Project in Council
15 District 42; that's Council District represented by
16 Committee Member Charles Barron in Community Board
17 District 5 and testifying on this item is Assistant
18 Commissioner Chris Gonzalez of HPD, Jack Hammer of
19 HPD and Jacqueline Alexander of HPD... or I'm sorry,
20 for this item Jackie's not testifying; it's just Jack
21 Hammer and Chris Gonzalez of HPD.

22 CHRIS GONZALEZ: Good afternoon Chair
23 Levin, members of the Subcommittee; I am Chris
24 Gonzalez, Assistant Commissioner at HPD and I'm
25

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2 joined by Jack Hammer, HPD's Director of Brooklyn
3 Planning.

4 Land Use Item Numbers 0940, 0941 and 0942
5 consist of the proposed disposition and related ULURP
6 actions of City-owned property located at Block 3804,
7 Lot 1; Block 3805, Lot 1; Block 3819, Lots 121 and
8 130; Block 3820, Lot 123, as well as Block 3801, Lots
9 1, 3, 47 and 49, also known as Livonia Commons.

10 Under the low-income rental program the
11 developer is selected through a competitive process,
12 will construct four buildings containing a total of
13 274 rental dwelling units, plus 4 units for
14 superintendents, approximately 13,772 square feet of
15 commercial space, approximately 11,546 square feet of
16 community facility space and approximately 12,678
17 square feet of open space.

18 Additionally this project will include
19 the construction of one building containing
20 approximately 60,000 square feet of community space
21 by the Boys Club of New York.

22 Council Member Barron has been briefed
23 and has indicated his support. And we'll take
24 whatever questions you've got.

25

2 MALE VOICE: And the Chair has stepped
3 out for a moment; we're just gonna hold and take a
4 break for a second. Thank you.

5 [pause]

6 CHAIRPERSON LEVIN: Thank you very much
7 Mr. Gonzalez; Mr. Hammer, I just spoke to Council
8 Member Barron who had something, an emergency in his
9 district so he was unable to come to the hearing.
10 We're gonna leave a vote on this item aside, so we're
11 not gonna be voting today; Council Member Barron
12 indicated to me that he still has some outstanding
13 concerns regarding this item and that he would like
14 to be able to have the opportunity to meet with the
15 developer of the project before moving forward, so he
16 just wanted... unfortunately he was unable to attend,
17 but he wanted me to convey that message on the record
18 here today.

19 CHRIS GONZALEZ: Okay, we'll make sure
20 that meeting happens.

21 CHAIRPERSON LEVIN: 'Kay; thank you very
22 much. Guess we're gonna... we're gonna close the
23 hearing on Land Use Numbers 0940, 0941 and 0942 and
24 move forward to a number of items in... as part of the
25 Multi-Family Preservation Loan Program, Land Use

2 Number 0919; that's Application Number 02145061 HAK
3 and Land Use Number 0943, 20145082 HAX. There are a
4 variety of sites in Council Districts 33, 34, 36, 37,
5 41 and 42, as well as 16 and 17 for Land Use Number
6 0943; those are the Council Districts represented by
7 myself, Council Member Diana Reyna, Council Member Al
8 Vann, Council Member Erik Dilan, Council Member
9 Darlene Mealy, Council Member Charles Barron, Council
10 Maria Del Carmen Arroyo and Council Member Helen
11 Diane Foster in Brooklyn, 3, 4, 3, 4, 1, 16, 5 and in
12 the Bronx, 1, 2, 4 and 4.

13 Testifying on this item we have Chris
14 Gonzalez and Jacqueline Alexander of HPD.

15 CHRIS GONZALEZ: Good afternoon, Chair
16 Levin and members of the Subcommittee. I am Chris
17 Gonzalez, Assistant Commission at HPD and I'm joined
18 by Jacqueline Alexander, Assistant Commission for
19 Property Disposition and Finance.

20 Land Use Item 0919 consists of the
21 proposed disposition of seven City-owned buildings
22 located at 178 Rockaway Avenue, 275 Menahan Street,
23 663 Willoughby Avenue, 76 Grove Street, 717 Flushing
24 Avenue, 160 Glenmore Avenue and 877 Dumont Avenue,
25 also known as King's Village.

2 Under HPD's Multi-Family Preservation
3 Loan Program the sponsor will undertake this
4 substantial rehabilitation of the buildings and when
5 completed will provide approximately 40 residential
6 dwelling units affordable to families making up to 60
7 percent of AMI.

8 There will also be two commercial units
9 that are estimated to be rented approximately at
10 \$926. Council Members Levin, Reyna, Vann, Dilan,
11 Mealy and Barron have indicated their support.

12 CHAIRPERSON LEVIN: Do my colleagues have
13 any questions on these items? 'Kay. Seeing none, I
14 wanna acknowledge and congratulate St. Nick's for
15 being here and for taking on these projects, which
16 are not, I know, easy to develop, but it does help us
17 achieve our goal as a city for and as community-based
18 organizations and here in the Council of creating and
19 preserving more affordable housing; obviously we sure
20 we share that goal with HPD and I commend you for
21 taking on what is not a very easy undertaking.

22 And with that we'll close the hearing on
23 these two items and we'll be laying aside the first
24 two and voting on these two, so...

2 CHRIS GONZALEZ: Just a quick question.
3 Did we do 0943; was that in... [interpose]

4 CHAIRPERSON LEVIN: Excuse me, I'm sorry;
5 testifying on 0943, Chris Gonzalez and Jacqueline
6 Alexander.

7 CHRIS GONZALEZ: Thank you. Good
8 afternoon; I'm Chris Gonzalez, Assistant Commission
9 at HPD, joined by Jacqueline Alexander, Land Use Item
10 0943 consists of the proposed disposition of four
11 City-owned buildings located at 384 Grand Concourse,
12 1038 Rogers Place, 1129 Morris Avenue and 1202 Clay
13 Avenue, also known as Grand and Rogers. Under HPD's
14 Multi-Family Preservation Loan Program the sponsor
15 will undertake the substantial rehabilitation of the
16 buildings and when completed will provide
17 approximately 66 residential dwelling units
18 affordable to families making between 60 and 80
19 percent of AMI, including one superintendent's unit.
20 Council Members Foster and Arroyo have indicated
21 their support.

22 CHAIRPERSON LEVIN: Thank you very much,
23 we'll close these two hearings and vote on Land Use
24 Numbers 0919, 0943 and we'll be laying aside Land Use
25 Numbers 0940, 0941 and 0942; we'll be laying aside...

2 postponing the vote on those two items. And so I
3 will ask Counsel of the Committee to call the roll on
4 Land Use Numbers 0919 and 0943 and I recommend an aye
5 vote on both projects.

6 COMMITTEE COUNSEL: Chair Levin.

7 CHAIRPERSON LEVIN: Aye.

8 COMMITTEE COUNSEL: Council Member
9 Gonzalez.

10 COUNCIL MEMBER GONZALEZ: Aye.

11 COMMITTEE COUNSEL: Council Member Koo.

12 And with a vote of 3 in the affirmative, 0 in the
13 negative and 0 abstentions, Items 0919 and 0943 are
14 adopted.

15 CHAIRPERSON LEVIN: Great. Thank you
16 very much Mr. Gonzalez; Ms. Alexander; Mr. Hammer;
17 thank you very much to everyone in attendance and
18 this meeting is adjourned.

19 [gavel]

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C E R T I F I C A T E

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



Date _____ October 14, 2013_____