

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

1

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS,
PUBLIC SITINGS AND DISPOSITIONS

----- X

October 13, 2021
Start: 10:14 a.m.
Recess: 12:37 p.m.

HELD AT: REMOTE HEARING - VIRTUAL ROOM 1

B E F O R E: Kevin C. Riley,
Chairperson

COUNCIL MEMBERS:

Inez D. Barron
Peter A. Koo
I. Daneek Miller
Mark Treyger

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

2

A P P E A R A N C E S

1 Paul Woody
2 Vice President of Real Estate here at Project
3 Renewal

4 Lin Zeng
5 Department of Housing and Preservation
6 Development

7 Aaron Koffman
8 Managing Principal at the Hudson Companies

9 Frank Lang, I'm the Director of Housing for St.
10 Nicks Alliance

11 Erin Buchanan
12 Deputy Director of Brooklyn Planning

13 Erin Drinkwater
14 DSS

15 Michael Ohlhausen
16 Hudson Companies

17 Joe Moyer
18 Magnusson Architecture and Planning

19 Paul Kelterborn
20 Friends of Cooper Park

21 Ericka Keller
22 Brisa Builder Corporation

23 Makeda Marshall-NeSmith
24 Brooklyn Planner for Glenmore Manor

25 Rosa Kelly
26 Director of Land Use Planning and Development for
27 HPD's Government Affairs Team

28 Randall Powell
29 Development team responsible for the substantial
30 rehabilitation of 101 West 141st Street and 122-
31 123 West 144th Street

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

3

A P P E A R A N C E S (CONT.)

Roland Powell

Development team responsible for the substantial
rehabilitation of 101 West 141st Street and 122-
123 West 144th Street

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

4

SERGEANT BRADLEY: PC recording is up.

SERGEANT LUGO: Cloud recording is good.

SERGEANT PEREZ: Backup is rolling.

SERGEANT HOPE: Thank you. Sergeant Polite, will you begin with your opening statement?

SERGEANT POLITE: Yep, good morning and welcome to the Remote Hearing on Landmarks, Public Sitings and Dispositions. Will Council Members and staff please turn on their video at this time. Thank you, to minimize disruptions, please place all cell phones, electronics to vibrate. You may send your testimony to landusetestiomy@council.nyc.gov. Once again, that's landusetestimony@council.nyc.gov. Chair, we are ready to begin.

CHAIRPERSON RILEY: Thank you Sergeant. Good morning. I am Council Member Kevin Riley, Chair of the Subcommittee on Landmarks, Public Sitings and Dispositions. I am joined today by my colleagues Council Member Koo, Barron, Reynoso and Darma Diaz.

Today, we will vote on the designation of the Dorrance Brooks Square Historic District and a proposed site selection for a new DOT facility at 101 Varick Avenue in Brooklyn. Both of which we heard at our September 13th meeting. We will then hear three

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

5

1
2 HPD projects, Cooper Park Commons, Glenmore Manor,
3 and the TMN1002-West Harlem Renaissance UDAP in
4 Article 11. We will vote to approve LU 828, the
5 designation of the Dorrance Brook Square historic
6 district which includes approximately 325 buildings
7 in two sections of Fredrick Douglass Boulevard in
8 Council Member Perkins District in Manhattan. This
9 is the first historic district in New York City named
10 for an African American.

11 We will also vote to approve LU 835 101 Varick
12 Avenue. This items is an application submitted by
13 the Department of Transportation and the Department
14 of Citywide Administrative Services pursuant to the
15 Section 197-C of the New York City Charter for the
16 site selection and acquisition of a property located
17 at 101 Varick Avenue in Brooklyn for use as a DOT
18 operation and warehouse facility. This site is
19 located in the District represented by Council Member
20 Reynoso.

21 We will now vote to approve LU 828 and 835.
22 Counsel, please call the roll.

23 COMMITTEE COUNSEL: Riley?

24 CHAIRPERSON RILEY: Aye.

25 COMMITTEE COUNSEL: Koo?

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

6

1 COUNCIL MEMBER KOO: I vote aye.

2 COMMITTEE COUNSEL: Barron?

3 COUNCIL MEMBER BARRON: I vote aye.

4 COMMITTEE COUNSEL: By a vote of three in the
5 affirmative, zero in the negative and with zero
6 abstentions, the items are approved and referred to
7 the full Land Use Committee and we will hold the vote
8 open.
9

10 CHAIRPERSON RILEY: Thank you Counsel. I now
11 recognize Counsel to explain today's hearing
12 procedures.

13 COMMITTEE COUNSEL: Thank you Chair Riley. I am
14 Jeffrey Campagna, Counsel to this Subcommittee.
15 Members of the public who wish to testify were asked
16 to register for today's hearing. If you registered
17 to testify and are not yet signed into Zoom, please
18 sign in now and remain signed in until after you have
19 testified.

20 If you wish to testify and have not registered,
21 please go to www.council.nyc.gov/landuse to sign up
22 now. If you are not planning to testify on today's
23 items, please watch the hearing on the New York City
24 Council website. All people testifying before the
25 Subcommittee will be on mute until they are

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

7

1
2 recognized to testify. Please confirm that your mic
3 is unmuted before you begin speaking. Public
4 testimony will be limited to two minutes per witness.

5 If you have written testimony and you would like
6 the Subcommittee to consider an addition to or in
7 lieu of appearing before the Subcommittee, or if you
8 require an accessible version of a presentation given
9 at today's meeting, please email

10 landusetestimony@council.nyc.gov. Please indicate
11 the LU number or project name in the subject line of
12 the email.

13 During the hearing, Council Members who would
14 like to ask questions should use the Zoom raise hand
15 function. The raise hand button should appear at the
16 bottom of the participant panel. I will announce
17 Council Members who have questions in the order that
18 they raise their hands. Witnesses are reminded to
19 remain in a meeting until they are excused by the
20 Chair.

21 Lastly, there may be extended pauses if we
22 encounter technical problems. We ask that you please
23 be patient as we work through these issues. Chair
24 Riley will now continue with today's agenda.

25

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

8

1
2 CHAIRPERSON RILEY: I now open today's public
3 hearing on LU 889, 890, 891, 892, and 893. The
4 Cooper Park Commons project. This application were
5 submitted by the Department of Housing Preservation
6 and the Development of Maspeth Manager, LLC. A joint
7 venture of the St. Nicks Alliance, Hudson Companies
8 and the Project Renewal. The Application requests
9 approval of a proposed amendment of the Zoning Map
10 changing in R6 District to an R7-2 C2-4 District.
11 And the amendment of appendix F of the Zoning
12 Resolution to designate a mandatory exclusionary
13 housing area. The grant of a special permit pursuant
14 to Section 74-743A2 of the Zoning Resolution to
15 modify height and setback requirements. The minimum
16 distance between building with a large scale general
17 development. The designation of a property located
18 at 288 Jackson Avenue Block 2885, Lot 1 as an urban
19 development action area.

20 An urban development action area project for such
21 an area and the disposition of such property to a
22 developer selected by HPD. And the modification of a
23 prior disposition of a city-owned property located at
24 20 Kingsland Avenue Block 2885, Lot 10. To change
25 the permitted community facility used from a

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

9

1
2 healthcare facility to the use of general community
3 facility uses.

4 These actions will facilitate the redevelopment
5 of a 4.5 acre former excuse me, 4.5 acre former
6 Greenpoint Hospital Campus in the East Williams
7 Bridge into Cooper Parks Commons. A mixed use
8 complex with two new buildings and the enlargement of
9 two of the historic former hospital buildings
10 provided approximately 553 units of affordable and
11 senior housing, community facility uses and light
12 retail. And the onsite replacement of the 200 bed
13 Kleiman Residence Homeless Shelter.

14 This project is located in the district
15 represented by Council Member Reynoso. I would like
16 to allow my colleague Council Member Reynoso to give
17 some words about this project. Council Member
18 Reynoso.

19 COUNCIL MEMBER REYNOSO: Thank you Chair Riley
20 for the opportunity to speak in your Subcommittee
21 today. I want to thank all the Council Members that
22 are on. I also want to thank the applicants for
23 coming to this uh, from being mandated to but for
24 being here. Thank you for being here.

25

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

10

1 It's been a long time. I'm talking about decades
2 since this hospital was shut down of having an area
3 in our district that was right for a housing
4 development. You know, sit without development for
5 over 40 years. I think it's 40 years, this Committee
6 has come together and put together a plan that is
7 existed I want to say, and they are going to correct
8 me. The applicants will correct me.

9 They put a plan together 20 years ago for exactly
10 what they want to see on this site because of
11 politics. Straight up, because of politics, we
12 haven't been able to develop this site and build the
13 very important affordable housing that this community
14 greatly needed 30, 40, 20 years ago. Instead it
15 languished and the community was relegated to extreme
16 gentrification without an opportunity to stay in
17 their homes. But it seems like the politics have
18 changed in North Brooklyn and because of it, this
19 Administration decided that we could move forward
20 with the building of affordable housing.

21 I want to give you that history because what
22 we're seeing here today is something that's extremely
23 important extremely like powerful for a community
24 that has been highly gentrified and hasn't seen a
25

1 share of affordable housing and assistance from the
2 city related to displacement.

3
4 We're talking about over 700 units of housing on
5 a city owned site, 100 percent affordable housing.
6 Of those 200 beds that will be going to homeless
7 individuals. We are maintaining the amount of
8 homeless individuals that are in and around this site
9 and having a brand new space that is specifically
10 tailored to cater for their needs.

11 Then we have over 500 units of affordable
12 housing, of which vary from deeply, deeply affordable
13 to affordable housing. There is no games being
14 played on this site. What you see is what you get.
15 It is arguably you know one of the most affordable,
16 resource filled, community-based, community-build,
17 community-led housing developments that the city will
18 ever see. We're taking this site and we're doing the
19 max. We're doing everything that we can.

20 What we're asking here today is for the
21 Subcommittee to hear us out. I say us because I
22 really feel like this is a partnership between the
23 community, the developer, the community group
24 organization that's been helping us since St. Nicks
25

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

12

1 and myself. We've been at this for a long time. So,
2 I'm really excited to be where we are.
3

4 Now, I want to be honest, I think we have a
5 little bit of work to do here at the end here. I
6 feel like we're 99 percent to where we need to get to
7 but I really want to allow for the developer and the
8 community organization to kind of say their peace.
9 Do the best they can to present this amazing
10 application to the Subcommittee. I'm hoping when
11 it's all said and done, we can get to a yes and move
12 it to the Land Use Committee.

13 Again, I want to thank you Chair Riley for giving
14 me an opportunity to speak and give some context at
15 how unbelievable this moment is that we're finally
16 here after 40 years. So, again, thank you Chair for
17 giving me time.

18 CHAIRPERSON RILEY: Thank you Council Member
19 Reynoso. I think your testimony really gives me a
20 background of what your community is going to get
21 from this project. And I'm really elated to
22 understand that it was a joint effort with community
23 developers and HPD. So, that's really exciting to
24 hear. I saw the project and it's going to be very
25

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

13

1 beautiful for your community. So, thank you for your
2 leadership.
3

4 Presented for the applicants, we have Lin Zeng
5 and Erin Buchanan from HPD. Aaron Koffman on behalf
6 of the Hudson Companies and Frank Lang on behalf of
7 St. Nick Alliance. We also have the following
8 individuals available to answer questions, Erin
9 Drinkwater on behalf of DSS, Paul Woody from the
10 Project Renewal, Michael Ohlhausen from the Hudson
11 Companies and Joe Moyer from the Magnusson
12 Architecture and Planning. I now ask the witnesses
13 be unmuted and the Counsel administer the
14 affirmation. Counsel?

15 COMMITTEE COUNSEL: Please raise your right
16 hands. Please unmute yourselves, if you have not
17 been unmuted. Do you affirm to tell the truth, the
18 whole truth and nothing but the truth in your
19 testimony before the subcommittee and in answer to
20 all Council Member questions?

21 PANEL: I do.

22 CHAIRPERSON RILEY: Thank you. You may begin
23 your presentation.

24 LIN ZENG: Thank you Council Members. My name is
25 Lin Zeng from the Department of Housing and

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

14

1
2 Preservation Development and we are happy, we're
3 really happy here today to reach this milestone to
4 present this wonderful project in East Williamsburg
5 neighborhood Brooklyn. Next slide please.

6 As Chair Riley had introduced already, these are
7 the actions that we are seeking today and for this
8 ULURP process. Which includes urban development
9 action area so we could convey this public property
10 for a greater public use to a developer disposition
11 approval zoning map amendment to allow us to reach
12 the density for the amount of affordable housing that
13 we're proposing on the site. A zoning text amendment
14 so we could also apply mandatory inclusionary housing
15 and a special permit to allow us to get to the
16 envelopes that we are proposing in this rather
17 unusual uhm campus. Next slide please.

18 And here you'll see this is an areal view of the
19 site and certainly Council Member Reynoso's very
20 familiar with. It is the former Greenpoint Hospital
21 campus, which is directly adjacent from Cooper Park,
22 just south of it. And to the north and east of it is
23 the NYCHA campus Cooper Houses as well but it is a
24 site that is close to transit and certainly
25

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

15

1
2 predominantly residential neighborhood to the west
3 and manufacturing to the east. Next slide please.

4 And here is a project that Council Member Reynoso
5 already sort of alluded to earlier. But uhm, the
6 approval of these actions and the implementation of
7 this project at the end, you know we'll see more than
8 550 units of all affordable housing units, which
9 includes senior housing as well. And then on top of
10 that a new shelter facility.

11 So, currently on the site there is a 200 bed
12 shelter and we're going to relocate that to uhm, one
13 of the buildings which the developer will go into.
14 But a new facility really designed for that purpose,
15 as well as ground floor community facility and
16 commercial uses. And on top of that, as part of the
17 special permit we seeking, there will be more
18 landscape public areas on the campus. Next slide
19 please.

20 Uhm, and at this point, I will turn it to Aaron
21 Koffman but I think before doing that, I just want to
22 say you know, this was - this was the one project for
23 me too. I remember going to the Community Board and
24 I was pregnant with my daughter and I really hope
25 when she graduates from grade school that I could

1
2 bring her by to this campus and actually see these
3 buildings go up.

4 So, I'm personally very invested and you know,
5 very excited and I think everybody who has worked on
6 this is as well. So, this is a huge milestone and
7 thank you for having us today. And now Aaron can
8 walk us through the rest of the slides.

9 AARON KOFFMAN: Thank you Lin. Uhm, I appreciate
10 that and thank you for the introduction and I also
11 uh, want to acknowledge my 15-month-old daughter who
12 was born during COVID who I also want to show this to
13 someday. So, maybe we can go together when the time
14 is right and it feels safe to do so.

15 So, thank you Lin. Thank you HPD. Thank you
16 Chair Riley for this opportunity. It's always nice
17 to be at the subcommittee level for ULURP. It's even
18 nicer when the Councilperson takes away most of your
19 talking points in his or her introduction. So, thank
20 you Council Member Reynoso. It truly has been a
21 partnership. Uhm, we had a long two hour meeting.
22 It was the last meeting I had in person prior to
23 COVID shutting us all down on March 13th in St. Nicks
24 and uhm -

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

17

1
2 CHAIRPERSON RILEY: I'm sorry Aaron. Can you
3 just identify yourself for the record?

4 AARON KOFFMAN: Oh, I'm so sorry, I jumped right
5 in. I apologize Chair. I am Aaron Koffman, Managing
6 Principal at the Hudson Companies. Sorry about that.
7 We started talking about babies and I get excited.

8 So, uh, where was I? Oh, yes, it's been a real
9 partnership and uh, Council Member Reynoso, your
10 leadership, your feedback, your guidance. You've put
11 your heart into it as you do with everything you do.
12 It has made this project even better and I want to
13 thank you and your staff for the dedication and time.
14 You have a lot on your plate, about to have even more
15 so but we really appreciate all the work you've done
16 over the years to help make this project even better.
17 And to your earlier point, you know we are sort of
18 the tip of a 40 year collaboration and evolution of
19 transforming this project. Area groups, local
20 stakeholders of course GREC have been critical to
21 getting us to this day and I want to thank them as
22 well for helping to shape what we believe is a
23 project that we all will be proud of. Elected
24 officials, city agencies and of course this
25 development team but hopefully also our neighbors

1 will think this is a great introduction into this
2 wonderful neighborhood. So, thank you for that long
3 introduction and finally, I wanted to thank HPD and
4 Department of City Planning for the thousands of
5 hours we have spent on making this into a wonderful
6 project.
7

8 Finally, my team is having a bit of issues I'm
9 hearing with the Zoom crashing. So, bear with us.
10 Mine seems fine but uhm, a couple of my colleagues
11 who may be speaking may have some issues logging in.
12 If so, I'll try and cover for them if we don't hear
13 from them but I just wanted to let you know that's
14 the case.

15 Now, on to the project team. Thank you for
16 letting me digress. So, St. Nicks has been in the
17 neighborhood since 1975 serving low and middle income
18 families in North Brooklyn. It has developed 2,600
19 units of affordable housing and has been of course a
20 part of the GREC Coalition since the 80's. Hudson
21 has been around since 1986. We got our start
22 actually building affordable housing on uhm, land
23 that had been seized through foreclosure by the city
24 and became one of the largest developers in the new
25 homes program with the housing partnership, where we

1 built over 1,700 units of housing. Many in North
2 Brooklyn as well. We have over 3,500 units of
3 affordable housing complete and another 3,200 in the
4 pipeline and we are certainly happy that Cooper Park
5 Commons is a cornerstone of that.
6

7 Project Renewals, one of the oldest and most
8 venerable institutions when it comes to homeless
9 housing and services. They currently offer over
10 2,000 shelter beds and 1,900 permanent housing units
11 as well as other services as well. Next slide
12 please.

13 And as Lin has alluded to, we are now Zooming in
14 from the map here. Here is the area site. So, the
15 yellow is sort of the super block and Cooper Park
16 Houses sort of lies on the north and eastern side.
17 Here is the existing Greenpoint Hospital building.
18 There currently is a DHS shelter being operated there
19 by DHS. This is St. Nicks headquarters here. Can
20 you see my cursor? I'm sorry Chair. You can, okay.

21 Uhm, and then over here is the existing nurses
22 residents on the south east. Bound by these orange
23 lines, which is just outside of the urban development
24 area, our neighborhood women's houses, oh, thank you.
25 Which is developed actually by St. Nicks. So, our

1
2 plan is to fold them in together so architecturally
3 they work well but also recreationally, they will
4 work well too.

5 The powerplant you see here includes quite a
6 large smokestack that is connected to the hospital
7 building that faces Jackson and we will be tearing
8 that part down later on in the project. So, you can
9 see here; and this middle street is Skillman's
10 Street. It actually is right now a closed Street to
11 the public and we are going to show you how we plan
12 to intervene here to create a more open, welcoming
13 environment for not just the residents but also the
14 neighbors as well. Next slide please.

15 So, going from there you can see that we have
16 four buildings that we plan. Buildings one and three
17 again are the existing buildings. We are going to
18 reuse them, transform them, preserve them into
19 housing which I will get into in a second. Building
20 one, again, an existing building. It will be a 200
21 bed homeless shelter run jointly with Project Renewal
22 and St. Nicks.

23 Building two will transform vacant land into a
24 310 unit all affordable development with some retail
25 community facility. Building three is the existing

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

21

1 Greenpoint Hospital. Again, that's where there is a
2 current DHS shelter. Our plan is to move those
3 shelter operations down into building one. And in
4 it's place, we will transform the building from the
5 inside only into 106 units of senior affordable
6 housing.
7

8 Finally, building four, where the powerplant is,
9 that will be torn down and we will put up a brand new
10 building of 137 units of affordable housing plus a
11 community in a senior facility that will also serve
12 Cooper Park Houses across the street. And you can
13 see here in our site plan, which we'll get into in a
14 second. We've transformed the area to include a lot
15 more greenery, uhm, places to sit, places to relax,
16 as well as some private recreation spaces as well for
17 the residents. Next slide please.

18 Here is our affordability mix. Again, this is
19 assuming a family of three at \$107,400 based on 2021
20 AMI. Building as we said, building one will be a 200
21 bed shelter. Building two, 311 units with the Super.
22 You can see a mix of incomes. Going from 30 percent
23 AMI up to 80 percent AMI. Building three is the
24 senior building, with not only 33 formerly homeless
25 units but also 73 units at or below 50 percent AMI.

1 This is mainly geared towards Social Security income.
2 So, that HPD wants us to underwrite it. I think this
3 good policy that in the event an individual doesn't
4 have other means besides Social Security, they are
5 not in a place where they are living in an
6 unaffordable situation. So, 73 units below 50
7 percent AMI and then building for the new building
8 that will take the place of the powerplant. We'll
9 also have units 41 formerly homeless and then units
10 again from 30-80 percent AMI. Total units is 556,
11 more than 50 percent of the units in building two and
12 four are family units, two and three bedrooms. All
13 units are below 80 percent AMI. One-third of the
14 units are below 50 percent AMI and of course 30
15 percent of the units are formerly homeless. Next
16 slide please.

17
18 I don't know if my colleague Paul Woody is on
19 from Project Renewal? Checking, going once.

20 PAUL WOODY: Yeah, I'm here.

21 AARON KOFFMAN: Hey Paul, alright. So, Paul will
22 do the homeless shelter. Thank you Paul.

23 PAUL WODDY: Sure, yeah, I mean I just really
24 quickly. You know Project Renewal is really excited
25 to be part of this project.

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

23

1
2 CHAIRPERSON RILEY: Paul, can you just identify
3 yourself for the record please?

4 PAUL WOODY: Oh, yes, my name is Paul Woody, I'm
5 Vice President of Real Estate here at Project
6 Renewal.

7 CHAIRPERSON RILEY: Thank you.

8 PAUL WOODY: So, Project Renewal is excited to be
9 part of this project. Like the Council Member said,
10 you know we're excited to be part of a purpose built
11 shelter. We've had a hand in the design to best
12 serve our clients, our staff and the community. We
13 pride ourselves in having an integrated approach to
14 our client care. So, we'll have healthcare,
15 occupational therapy, housing placement services
16 dedicated to outdoor space for clients, all within
17 the shelter and you know we are committed to working
18 with the community and take our security very
19 seriously in and around our building. And I'll turn
20 it back over to Aaron at this point.

21 AARON KOFFMAN: Thank you Paul. Next slide
22 please. You can see we're going to have a Community
23 Advisory Board, a 24/7 security program as well, I'm
24 sorry.

25

1 Uhm, so now going down to the ground floor, you
2 know this is not extending any retail corridor, so we
3 were trying to come up with a plan that services the
4 needs of the community and still activates Maspeth
5 mostly, as well as Jackson in a smart way. So, the
6 biggest intervention we're doing is a community
7 health clinic. A 5,000 square foot clinic where box
8 one is shown. That's in the Southeast or eastern
9 part of building two.
10

11 There will be a business and workforce
12 development center that we're putting in really in
13 the southern part of building two, you can see that's
14 box two. And then there's a small café that we hope
15 to just you know activate the space to some degree
16 and give people a place to grab some coffee and maybe
17 a sandwich on the southwest part of building two as
18 well, all of the space Maspeth.

19 As you can see the sidewalk will be much wider
20 which we will get into in a second. So, it's
21 important that there are people around just to give
22 it a sense of, a good sense of human scale. And then
23 obviously it looks upon the park, which we will get
24 into in a second.
25

1
2 Finally, last but not least, the senior center
3 that I mentioned that St. Nicks will be operating for
4 both the site and Cooper Park Houses across the
5 street. Which is another 5,000 square feet and that
6 will be at the base of building four. Next slide
7 please.

8 Uhm, and of course, you can't create spaces
9 without creating great opportunities for people that
10 live there. Job creation is a critical component for
11 this team. St. Nicks currently runs a job training
12 program that we will be bolstering and it will be
13 written into the general contract for each of the
14 buildings and into the subcontracts within the
15 general contract, so that it is mandatory that we
16 hire locally. That we support local hiring. We
17 support MWBE hiring, not just through Hire NYC but
18 through our own initiatives. We're not trying to
19 reach some percentage, we're trying to you know do
20 everything we can, go beyond that. Hudson has
21 certainly done that on other projects that were
22 publicly owned in the Bronx mostly and also in east
23 New York. In Council Member Barron's District, where
24 we exceeded our own local and MWBE hiring. This will
25 be no different, in fact I think we're even going to

1
2 be better when one of our partners runs one of those
3 programs.

4 There will be community open space you can see,
5 public open spaces throughout the campus, bringing in
6 new trees, shading, lighting, cameras coming into the
7 areas you know that are in between the building and
8 of course sustainability. We will be building to a
9 passive house standard. Hudson currently has the
10 largest passive house building in the world at
11 Cornell Tech on Roosevelt Island. That's about to be
12 surpassed by Jonathan Rose at Sendero Verde but we
13 are taking our knowledge and putting it into building
14 passive house buildings for the new buildings. The
15 existing buildings will be built to lead gold. To
16 reduce emissions and improve air quality, which we
17 all know can trend towards the lower income
18 neighborhoods in our city.

19 So, where we can do our part, we will. Hudson
20 also proudly, in Council Member Barron's district had
21 at one point the largest multifamily solar foot of
22 all take array system in the state of New York at
23 Gateway Elton. So, we know solar well, we are
24 putting those on buildings two and four and then, we
25 will, as we've all now experienced most recently with

1
2 Hurricane Ida, already are keyed in towards an
3 expansive neighborhood stormwater retention system
4 where we will have detention tanks and retention
5 cisterns and places where we can hold water back from
6 going into the sewer during a rain event and let that
7 trickle back into the system slowly once the clouds
8 literally part.

9 So, it's super important that we have empowerment
10 here. That we have sustainability and we have
11 resiliency as we bring these buildings to fruition.

12 Next slide.

13 And here are some views. This is on Maspeth
14 looking basically past the eastern part of building
15 two. So, the glass area that you're seeing on the
16 ground floor there, that will be the community health
17 center. Looking beyond that is the existing
18 Greenpoint Hospital. So, we tried to take the color
19 hues from the hospital and apply them to the new
20 buildings and the color hue, the palate obviously
21 matches building one, the shelter which we'll be
22 preserving, which is there on the right side. Next
23 slide.

24 Here is an axon view basically as if we were a
25 drone over Cooper Park looking northwest. So, that's

1 building one there, the 200 bed shelter is the C-
2 shaped building you are seeing there in the southeast
3 corner of the block. Building two is the large new
4 building with solar panels and recreation space for
5 the tenants. Building three is the existing hospital
6 that you see there with the arched windows and
7 building four is looking north towards Cooper Park
8 Houses. Next slide please.

10 And this is looking southeast from Jackson
11 street. So, these are the neighborhood women's
12 buildings that are owned by St. Nicks. So, this
13 basically shows you the front of building four where
14 the smokestack is. So, that you can see there is a
15 midrise building with the taller building two in the
16 background looking southeast and St. Nicks
17 headquarters basically is in the right side there on
18 the corner. Actually no, it's further down the block
19 now that I think it about it, it's further down the
20 block. Next slide.

21 Yeah, so, going back to this private recreation
22 idea, so you're looking right now at the eastern part
23 of buildings three and four. And this is the
24 neighborhood women's building, so essentially right
25 now there's some fencing there. Uhm, in partnership

1 with St. Nicks and one of the benefits of course of
2 having this partnership with St. Nicks, we're going
3 to take these fences down and basically activate new
4 recreation space for the existing residents of the
5 neighborhood women's building. Essentially on the
6 northeast corner of Jackson and Debevoise and bringing
7 this lawn in here but that's all private just for the
8 residents of three and four and the current residents
9 of the neighborhood women's building.
10

11 I believe we could also have the rest of the
12 tenants there but it's sort of enclosed in a nice
13 natural way. On a lower scale, you can see you know
14 the buildings are not that high. It brings in a lot
15 of light and air and it should be a wonderful amenity
16 for the residents there. Next slide.

17 This is a view from Cooper Park. Yes, you can
18 see here this is the bulk of building two and what
19 will become the shelter there on the right with
20 building three and four there through the alley going
21 north. And you can see how the buildings work with
22 the park across the street. Next slide.

23 So, you know, we've had some really good
24 conversations both with Council Member Reynoso, his
25 staff, as well as City Council Land Use. I want to

1
2 thank them too for the many hours we've spent
3 together trying to you know make important tweaks. I
4 think that that will make the project even better.
5 One of them is the bulk of building two and the
6 feedback we heard was important and what we've tried
7 to do instead. So, if you just, I'm sorry, if you
8 could just backup one slide please. There, so you
9 can see there, it was trying to break up this bulk
10 massing here of building two. This is the existing
11 one. This is what was in our proposal and what we've
12 been working on and then next slide please.

13 This is how we've chosen to our proposed breaking
14 up the blocks that face Maspeth and face Cooper Park.
15 So, it's just a nice easy delineation. I actually,
16 we really like it actually. I think this was a great
17 pivot that we did to break up the blocks. I think it
18 makes it even more interesting. We didn't lose one
19 affordable unit, which was important I think to
20 everybody and gives it a nice façade at both the west
21 and southern sides. Next slide.

22 I believe that is it. We're happy to answer any
23 questions and again, we thank you for the time and
24 the opportunity to speak with you today.

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

31

1
2 CHAIRPERSON RILEY: Thank you so much Aaron, Lin
3 and Paul. I think like you, I'm going to visiting
4 this with my children. It's going to be a beautiful
5 complex. But I do have a few questions. Large
6 portions of the Greenpoint Hospital site have been
7 vacant for decades. Why has it taken HPD and the
8 city so long to advance a development proposal at
9 this site?

10 LIN ZENG: I could try to answer that. I think
11 with any planning project, any development project in
12 the city, it's going to take a long time. But this
13 is the site, like a lot of city owned sites has a
14 story past and so, I think you know, I think which
15 had to do with uhm, what the community wanted to see
16 and I think eventually, when we started the RFEI
17 process about six years ago, we really, HPD really
18 took it upon ourselves to go out to community
19 multiple times to do workshops, get input, put out an
20 RFEI and to identify projects and a developer that
21 could deliver the project that the community wants to
22 see.

23 And I think in terms of affordability here and
24 maximizing the number of units we could get on the
25 site is definitely something that a lot of groups in

1 the community signed onto and agree with. So, so, I
2 mean, I've only been in HPD for eight years, so I
3 can't really speak to what happened before then. But
4 here we have a great opportunity for underutilized
5 sites. For a use that clearly the city doesn't have
6 enough of. So, so, I don't know if that answers your
7 question.
8

9 CHAIRPERSON RILEY: How did HPD determine the
10 target number of affordable housing units?

11 LIN ZENG: Uhm, this was for the developers and
12 their submissions to submit and we worked with DCP in
13 identifying a bulk that is acceptable, that has good
14 land use rational, design rational. But we obviously
15 did not want to leave any affordable units off the
16 table that we could actually fit here that is an
17 appropriate scale.

18 So, that's how we got to the number. It wasn't a
19 number that we put in the RFP to say you have to hit
20 this certain number but certainly, we wanted the
21 project to maximize and optimize what they can get
22 without you know, without compromising other things
23 like, light and air and stuff like that.

24 CHAIRPERSON RILEY: This plan calls for
25 construction of a very large new building in close

1
2 proximity to the occupied existing buildings. Does
3 the development team have a plan for ensuring that
4 construction does not adversely affect the existing
5 shelter and affordable housing residents on site.

6 AARON KOFFMAN: Yes, I mean because it is a
7 taller building, we're required by DOB to put in
8 additional safety measures, have additional site
9 safety staff, submit a site safety plan and a site
10 logistics plan. All of that has to be approved I
11 think by DOB and DOT before we can get DOB approval.
12 So, we will follow their guidelines. We will hire
13 appropriately of course and uhm, and even throughout
14 construction, we'll constantly monitor how things are
15 going and work with Community Board One and elected
16 officials to you know address any issues that may
17 come up as we move through construction.

18 FRANK LANG: Chair Riley, if I may. My name is
19 Frank Lang, I'm the Director of Housing for St. Nicks
20 Alliance. We are the property manager for the four
21 residential buildings on the site as well as our
22 headquarters, which is on the corner adjacent to the
23 first building and the four residential buildings
24 which are nearer to the second phase, which will be
25 buildings three and four.

1 So, we've been very involved to keep residents
2 who live in our properties, as well as the residents
3 in the homes down the block and the residents of
4 Cooper Park Houses across the street, constantly
5 involved. And they will continue to be involved all
6 through the construction, which will take about eight
7 years to finish the entire project. So, it's part of
8 how we're going to do that and the concerns on
9 environmental, noise and dust are very much taken
10 into consideration beyond what DOB or DOT would even
11 require.
12

13 CHAIRPERSON RILEY: Thank you Frank. What is the
14 timeline for the four phases of development and then
15 what year will this project be fully completed?

16 AARON KOFFMAN: Yeah, uhm, sorry, okay. You know
17 our goal is to close on the - we got OMB approval
18 already, which is not the last step but is an
19 important step to registering the contract. Our goal
20 is to close on the shelter, financing building one in
21 the spring. Ideally, we close on building two
22 shortly there after with HPD and likely HDC. And
23 then, it feels like building four, will be - you know
24 building three would come along sometime later. We
25 can't work on building three until building one is

1 done because we want to take the population out of
2 three and put it into one. So, I think
3 optimistically, 20207 is when we're looking at
4 finishing but could be you know 2028.
5

6 CHAIRPERSON RILEY: 2027, 2028, Aaron are we
7 saying 2028 is the—?

8 AARON KOFFMAN: I think it's a little difficult
9 with the mayoral administration handing its reins
10 over. You know we want — we obviously want to be in
11 the pipeline whenever we're ready and you know
12 unfortunately the reality is, there's still so much
13 demand for affordable housing that sometimes you
14 know, every wonderful deserving project doesn't get
15 slotted in right away. So, I'm just being more
16 realistic that 2028 feels like the right finish line.
17 But you know, it might be a year. I don't think it
18 could any earlier than '27 and I'm just going to say
19 2028. Let's just call out '28.

20 CHAIRPERSON RILEY: Let's hope that it is earlier
21 than that.

22 AARON KOFFMAN: I hope so too sir. It's better
23 for everybody.

24 CHAIRPERSON RILEY: Yes, most definitely. Uh,
25 much of the proposed publicly accessible open space

1 is taken up by vehicle driveways and parking. Has
2 the development team considered alternate programming
3 for parts of the open space? Such as a playground
4 which is very important or additional passive green
5 space for the community?
6

7 AARON KOFFMAN: We have and we've been - oh
8 sorry.

9 FRANK LANG: No, I just - I think that it's
10 actually not accurate that most of the space is taken
11 up by drive. It's maybe confusing because the
12 pedestrian walkway of Skillman Avenue is currently a
13 de-mapped street and is currently used by DHS for
14 parking trucks and other vehicles. But in reality,
15 that's going to be a wonderful pedestrian you know
16 boulevard. It's going to be wonderful for people to
17 walk and then there will be a connecting passage,
18 walking passage to Maspeth Avenue. So, in fact the
19 amount of drive in the site is very limited. If we
20 were to go back to the site plain you would see there
21 is a small part that has some vehicular passage but
22 we are in conversation with the Council Land Use
23 staff, as well as the Council Member to look at that.
24 I think it's also incumbent to remember there is a
25 public park across the street with an active

1
2 playground. We are providing a playground for
3 building number two in the open space for that
4 building.

5 So, and there's a roof terrace and there is going
6 to be other play areas. So, I just uhm, I think it's
7 not characterizing the plan as if it's vehicular
8 access. It's actually very limited vehicular access
9 and it's really about human access which right now
10 when you walk around the campus, it kind of feels
11 like a prison because you have this fence that goes
12 all around it. And it becomes this object that
13 people have to circumnavigate, whereas going forward,
14 people will be able walk down Skillman and it will be
15 a delightful way to get to Cooper Park Houses. And
16 the residents and the community, the resident council
17 of Cooper Park Houses are really looking forward to
18 what we've done in the design.

19 CHAIRPERSON RILEY: Thank you Frank. And just
20 one more question. I know we talked about public
21 safety; Paul briefly touched upon it. Can you go
22 into more detail about the security measures that
23 your going to be taking on site? Will these
24 securities be armed? How many security guards will
25

1
2 be on shift? And can you just go into a little bit
3 more detail, if you have that detail now?

4 PAUL WOODY: Yeah, I mean I can speak to the
5 shelter and the rest of the team can pick up the rest
6 of the campus but you know, so Project Renewal has a
7 director of security that oversee security at all our
8 shelters. One of the nice things about this shelter
9 being purpose built is that we've been able to be
10 really thoughtful about uhm, uh closed circuit
11 cameras inside the facility and uhm, outside to make
12 sure that we can monitor safety appropriately.

13 I'm not exactly sure how many security guards
14 will be assigned to every shift here but there will
15 be 24/7 security for sure. And uhm, and we - our
16 director of security also works very closely with
17 uhm, local precincts and yeah, we take it very
18 seriously.

19 CHAIRPERSON RILEY: Thank you Paul. Counsel, I'm
20 going to go to my colleagues to see if there's any
21 questions but before I begin, I just want to state
22 we've been joined by Council Member Miller. Counsel,
23 I see Council Member Barron has a question. Council
24 Member Barron.

1
2 COUNCIL MEMBER BARRON: Thank you Mr. Chair and
3 thank you to the panel for being here to talk about
4 this project. During the panel testimony, reference
5 was made to east New York and the projects that were
6 done by Hudson at East New York and those projects in
7 fact were initiated by my predecessor and soon to be
8 successor, my husband Charles Barron and it's been an
9 ongoing kind of project that we've worked with. And
10 we had excessive; well, I don't want to say excessive
11 because you can't have excessive. We've had abundant
12 community input in the projects that resulted and
13 they also had been projects that had been long time
14 in being designed.

15 So, we're glad to have had that relationship and
16 its ongoing and it gets shaped and molded as we
17 continue to go forward. But I do have a couple of
18 questions about the AMI. I'd like to know, what is
19 the AMI of the neighborhood of that specific
20 community where this is being built? Not the city
21 AMI but what is the AMI of that community? For
22 example, east New York the AMI is about \$37,000 for a
23 family of three.

24 FRANK LANG: Right, so this is Frank again from
25 St. Nicks. So, I'd have to look at the recent census

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

40

1 but in general, Williamsburg is quite the stratified
2 community. We have both a great deal of upper income
3 particularly newer residents moving in which have
4 skewed some of the median income numbers for
5 Community Board One in Greenpoint and Williamsburg.

6
7 At the same time, we have you know St. Nicks has
8 developed 2,600 units throughout the area. We have a
9 lot of very low income people who if they live in
10 public housing or in one of our developments who are
11 colleague developments are still here, so we have
12 quite the stratify. I would say it's higher than
13 east New York because all the development that east
14 New York is challenged to look at in terms of market
15 rate development happened or began 15-20 years ago in
16 Williamsburg. And so, we have that accelerating.
17 But I can get that to the Council staff. I don't
18 have that at the top of my head right now the AMI
19 median is. But the skewing to understand the AMI's
20 that we were targeting, the community groups that St.
21 Nicks has been a part of for 40 years were very
22 interested to make sure that this was 100 percent
23 affordable and they were happy that there were some
24 units above the tax credit, 60 percent AMI amount.
25 Because there's a lot of children of residents who

1
2 got driven out of the neighborhood because they don't
3 qualify anymore.

4 COUNCIL MEMBER BARRON: Right.

5 FRANK LANG: But that they can't afford the
6 market rate. So, we tried to have that skewing and
7 that's where we came up with the AMI's.

8 COUNCIL MEMBER BARRON: Okay, uhm, well, as you
9 referred to east New York and you made references to
10 market rate, I just have to say for the record that
11 that rezoning that took place is not in my portion of
12 east New York. That's the northern portion and I'm
13 very pleased to say that for the last 16 years, all
14 of the housing that has gotten public subsidies that
15 has come into our portion of the east New York has
16 not included any market rate. So, I just want to put
17 that on the record.

18 And in terms of the AMI, I think the chart that I
19 saw said about 150 odd units of the 500 units were
20 between 60 and 80 percent. Is that about what it
21 was?

22 AARON KOFFMAN: That's about right yeah, we can
23 go back to the chart if the Council wishes to look at
24 it.

1
2 COUNCIL MEMBER BARRON: Okay, and then just
3 finally, uhm, I'm trying to be clear on the portion
4 of the housing that you are building that is for so-
5 called formerly homeless and I'm trying to
6 understand, in addition to housing, that category
7 that we call formerly homeless, are you going to have
8 an additional housing unit for homeless for those who
9 are in shelters?

10 FRANK LANG: Well, there's going to be the 200
11 bed shelter that will continue on the site that now,
12 operated by DHS now will be operated by Project
13 Renewal in the new facility. But out of the
14 permanent housing, there will be 30 percent of the
15 units for individuals and families coming from the
16 homeless system.

17 COUNCIL MEMBER BARRON: Okay, I thought that's
18 what you were saying. And I just wanted to share
19 with this body, with this audience and as much as I
20 can get this message across the city. New York City
21 has a responsibility to yes, build housing for those
22 who are presently in shelter and move them out of
23 temporary shelter and put them into permanent
24 housing. And I want to just cite a model of what
25 we've done here in east New York and I offer it as a

1 prototype. Help Homes obligated a square block, four
2 sided establishment for shelters. They decided that
3 they wanted to build permanent housing and they
4 wanted to build 300 permanent units and they wanted
5 to have 100 supportive units and 100 shelter units.
6

7 The community said, heck no, it's not happening.
8 We're not going to have it and of course being of
9 that like mine and being the representative, I did
10 not support that project. There was much
11 negotiations that took place and what we finally had
12 submitted and approved, was that there would be no
13 shelters at all, no shelter units in that. Those
14 same people that had been in their initial plan and
15 again in a separate building, which is interesting.
16 In a separate unit for them, not interspersed but a
17 separate unit for them. We're now going to have
18 permanent apartments within that development so that
19 now all 500 units would be permanent housing for
20 people in various categories of income levels.

21 Well, that's because our community said no. We
22 weren't going to approve it. So, was there any
23 statement made about another shelter or continuing an
24 existing shelter? Was there any discussion about
25 that? And again, I would like to offer the model

1 that we have for why consideration that you include
2 those units as permanent apartments for people who
3 are in shelter. So that they will know who all will
4 be in shelter and in fact, the 700 units will all be
5 permanent units that are vented to people in various
6 unit sizes and incomes.
7

8 FRANK LANG: Uhm, you know I would say having
9 gone through many tumultuous conversations, uh,
10 amongst the local groups about this, one of the
11 realities is that the building that we're using, that
12 we're converting I should say, to the shelter is
13 really not useful as permanent housing. It works as
14 a shelter because there are open wards where you can
15 have the beds. It's a single men's shelter. It's
16 for single men and it works very well and it will be
17 a modern well designed -

18 COUNCIL MEMBER BARRON: Well, just to jump in
19 quickly because I have a ribbon cutting at eleven
20 o'clock.

21 FRANK LANG: Yeah, sorry.

22 COUNCIL MEMBER BARRON: With our technology in
23 the 21st Century, it may not in its present
24 configuration and construction be appropriate but
25 certainly we can knock down the interior or redesign

1 the interior or move walls and make it appropriate.

2 So, that argument to me doesn't reflect our level of
3 sophistication and adaptation for construction.

4
5 FRANK LANG: I would say that the community, if
6 in the future we don't need that as a shelter, the
7 community would welcome it. But that was not part of
8 the consideration at the time. And you know, and I
9 think there is a connection, so that as Project
10 Renewal is trying to work with those individuals to
11 get them to a position where they can live
12 independently in permanent housing, hopefully many of
13 them will be able to stay on campus and be able to be
14 in the housing that we're creating as well. So, uhm,
15 that would be how we're trying to look like.

16 COUNCIL MEMBER BARRON: Thank you. I just wanted
17 to share that earth shattering model that we were
18 able to get implemented and put it about and let all
19 of my colleagues know and see perhaps, you know we
20 never know. Council Member Reynoso said, there's
21 still negotiations that are taking place. So, we
22 don't know what that final product is going to be.
23 But I do have to go to ribbon cutting and Council
24 Member Miller, it's in your old district. We're
25 opening, we're ribbon cutting for an outdoor senior

1
2 fitness hub in the pick houses, so I'm a little
3 delayed. But thank you very much and thank you to
4 the Chair.

5 CHAIRPERSON RILEY: Thank you Council Member
6 Barron. Council Member Reynoso.

7 COUNCIL MEMBER REYNOSO: Thank you Chair Riley
8 and I want to thank Council Member Barron for her
9 comments. Always very thorough and involved in you
10 know what she believe you know what the housing
11 threat is about. She is somebody that has always
12 been present, so I really appreciate her opinion and
13 her comments.

14 I do want to - I want to talk about a couple of
15 things there. 30 percent of the units are going to
16 formerly homeless people in this project. So, I want
17 to be like, I think the number right now by law is we
18 have to at least have ten percent and we're at 30
19 percent. So, we're talking about housing people and
20 making sure that we get them housed. This project is
21 absolutely gong to do that.

22 But I'm also, I want to talk about the shelter.
23 Uhm, by law, by Charter mandate, we have to house
24 every single person in the City of New York every
25 single night. And unfortunately not every single

1 person in the City of New York has housing and look -
2 I've worked very hard and I want to continue to work
3 hard to get there. And I'm going to keep fighting to
4 make sure we get there. But until we do, we need to
5 have places where people can go. And Community Board
6 One has become a very gentrified and affluent
7 district and shouldn't exempt itself from building of
8 shelter housing or having shelter beds.
9

10 Look, I've done my part since I've been a Council
11 Member. I've taken on countless shelters. I've
12 built affordable housing, so I'm trying to do it all.
13 But I don't want to dismiss the value of homeless
14 shelters as a negative thing. I actually think it's
15 a positive thing. And we have a responsibility to
16 the city to these people to make sure that they're
17 housed appropriately.

18 So, I just want to say, we have a current shelter
19 on site. We are building housing for formerly
20 shelter people and we're keeping a shelter, right?
21 We're doing it all. So, I don't want to have this
22 impression that we're keeping the homeless shelter
23 and not building for homeless people. We're doing
24 both and it is not mutually exclusive. You can have
25 an affordable housing project that is going to assist

1
2 us in reducing the number of people in homeless
3 shelters, while also having a homeless shelter
4 onboard.

5 The problem we have with the current nursing,
6 it's a nursing home residence that is a nursing
7 residence for nurses that which we try to convert
8 into a homeless shelter. The community cares deeply
9 about this historical landmark I guess. They love
10 the building itself, the physical building. So, we
11 weren't allowed through this community based process
12 to tear it down. So, it didn't make any sense to
13 have you know put 15, 20 apartments inside this
14 building, which is guiding for buck just doesn't make
15 any sense. It makes the project a lot more
16 expensive. When we can house 200 beds for homeless
17 people.

18 So, because we couldn't tear it down, which I
19 wanted to do by the way Chair Riley, I want to be
20 clear. I wanted to tear it all down and rebuild the
21 whole thing because we could get 1,000 units of
22 housing. But this is a community based process. A
23 lot of voices need to be heard and we need to make
24 sure we satisfy as many of those voices as possible.

1
2 So, because we wanted to preserve the shelter -
3 the nursing housing, we ended up having that be the
4 homeless shelter. We maintained our social and moral
5 responsibility of making sure that people are housed,
6 while also allowing for a future where those people
7 can get apartments in this site.

8 So, it's 700 people are going to be living on
9 this campus, over 700. Of that one-third are going
10 to be in affordable housing and the other 200 of that
11 which we can argue is another third or 60 percent of
12 this - take this for homeless people one way or
13 another. So, I want to just say that homeless
14 shelters all day. I'm cool with it.

15 But I do want to say this part. It's the open
16 space portion is something that does bother me and I
17 want to make sure that it's on record. It's just not
18 enough of it. We have a park across the street which
19 I'm very grateful for because it means that these
20 residents are going to have a park side view, which
21 is awesome and usually poor people are looking into
22 like industrial complexes or so forth. We don't see
23 water fronts; we don't see you parks. This is going
24 to be a park front property. So, in itself is going
25

1
2 to be a great experience for the tenants that are
3 there.

4 But onsite, considering the 700 people that are
5 going to be living on this campus in this project, I
6 think that the open space is inadequate. I want to
7 be honest, if we take out all the parking and we
8 don't allow for vehicles to move through this campus.
9 I still think it's insufficient open space right?
10 But you have to prioritize between affordable housing
11 and open space. Unfortunately we can't do both on
12 this site, it's just not large enough and I don't
13 want to sacrifice any affordable housing for open
14 space, even though they're both very important to me
15 but we just can't do both.

16 But with the small amount of open space we do
17 have overall, I want to be able to maximize it. So,
18 I do have issues, no matter you know, the
19 presentations put before me by the development team.
20 I just don't think the parking is necessary still to
21 this day. I also think that the streets that we've
22 opened up and is de-mapped should just be exclusively
23 a pedestrian space and nothing else. No vehicle
24 should ever have to run through that, only bikes and
25 people. It's how I feel, it's what I believe because

1 of the lack of open space. We have a housing
2 development across the street in Cooper Park Houses
3 that is a smaller massing than these buildings that
4 has a ton of open space and this doesn't reflect that
5 this is a larger project with less open space. Just
6 taking away from the aesthetics of this project. So,
7 that is a concern for me that I just will not move
8 away from.
9

10 I'm grateful for the façade changes that have
11 been made by the applicant because I think the
12 building is too bulky. I think design-wise that
13 actually helped it significantly by making it feel
14 like separate buildings by not making it feel like
15 it's just one block. You know like Lego blocks
16 without any variation.

17 So, I'm grateful to the façade changes to a
18 degree. I still have design issues but we're not
19 going to go back to the drawing board. So, with that
20 said, should we be able to figure out something that
21 expands the amount of open space on this project? No
22 matter what it is. The façade changes being made I
23 think are appropriate and actually solve for a
24 problem that I've been fighting against for a while.
25 Because I want to be able to look at this project. I

1
2 have a ten-month-old baby and everybody's talking
3 about their babies.

4 I wanted to go back and see it to but I want it
5 to be - I want people to see it and it be something
6 that we can be proud of and that it's not just a
7 bulky building that just had no character, that just
8 had no presence. It's just like we're just throwing
9 people in - warehousing poor people right. Like, I
10 want it to have flavor. I want it to be something
11 that people walk to that are proud of their buildings
12 and that happens with design. And I just was very
13 concerned about the lack, I thought, the lack of
14 design effort here and almost like the design effort
15 was to put as many people into these buildings as
16 possible as opposed to the design effort being
17 aesthetically pleasing to the people that are going
18 to be living on this site.

19 So, I don't know if any of those are questions
20 but I guess open space is still a concern for me.
21 Design-wise, I think we're fine. The affordable
22 housing portions and ranges are great and I don't
23 want to use the Williamsburg AMI for this site
24 because then we would have to put everything at 100
25 percent AMI because the gentrification and the

1
2 affluence has made it so that the affordable housing,
3 the AMI in Williamsburg is completely out of whack,
4 like Frank Lang mentioned. So, I don't want to use
5 that. I don't want to focus on the pockets of
6 poverty and their AMI's and this project is
7 reflective of those AMI's.

8 Uhm, so outside of that, that's where I am. So,
9 I don't know if any applicant, Frank, if you want to
10 go through it one more time. Because we can beat
11 this till like, we're blue in the face, it's just
12 that, I want to allow you not to agree. But to see
13 the perspective of a project that is 700 people. And
14 that this parking, the park, not the parking, the
15 park is insufficient regardless of what we do. We
16 can make the whole thing grass. Every open space
17 portion grass and it's still an insufficient amount
18 of space for the amount of people coming in.

19 So, when we look at parking, when we look at the
20 street that might allow for vehicular movement, no
21 matter how light it is, it's a concern for me. And
22 that's my biggest concern at the moment. Outside of
23 that, we've done everything else behind closed doors.
24 Or not behind closed doors but with the community to
25 get what we want. So, I'm very happy. Oh, and I'm

1
2 sorry, Chair Riley I do want to talk a little bit
3 about the history of this project. Because you asked
4 why it took so long and I want to be straight forward
5 with you about why it took so long.

6 The Housing Chair of the State government was
7 Vito Lopez. Vito Lopez wanted this to be disposed to
8 his organization called Richard Bushwick back in the
9 day. And HPD, in an effort to carry favor with the
10 state Chair of Housing, decided to dispose of the
11 property without an RFP to Richard Bushwick to
12 develop. The community was very upset about that
13 because they had no say in who the developer was.
14 There was no RFP, there was no process, this is just
15 HPD doing the political bidding, a very powerful
16 individual then County Chair.

17 So, once we were able to fight that, the project
18 was held back and I believe Bloomberg believed that
19 it was too politically toxic for him to get involved.
20 But de Blasio took it on and was like, we could start
21 working on it now that it seems like the politics are
22 out of the way. Uhm, an RFP was done and in the RFP,
23 HPD has preference that they give to any adjacent
24 property owners of the site. And St. Nicks housing,
25 not only he manages and owns the properties that are

1
2 on the site the Neighborhood Women Housing and also
3 have their offices adjacent to it, right next door on
4 the left.

5 So, across the board and St. Nicks has been doing
6 that work. St. Nicks is also a member of GREC, which
7 was part of the original design team and the
8 neighborhood group that kind of came up with the idea
9 of what they want to see moving forward. Vito Lopez
10 lost his seat because of sexual harassment claims at
11 the state level and has since passed away.

12 Because the political force is no longer there,
13 HPD and the Administration found it prudent to start
14 moving forward with building affordable housing for
15 this community. So, I just want you to know that 40
16 years politics held it back. Nothing more than
17 politics. And now, HPD has come forward and in the
18 seven years that we've been planning, we've come up
19 with something amazing. Again, I wish it was
20 something we could have done 20 years ago, but we're
21 getting it done now. So, thank you all for giving me
22 the opportunity to lengthy speak on these issues and
23 I want to thank everybody again that's here.

24
25

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

56

1
2 CHAIRPERSON RILEY: Thank you Council Member
3 Reynoso. Council Member Miller. Council Member
4 Miller, you have your hand raised?

5 COUNCIL MEMBER MILLER: Can you hear me now?

6 CHAIRPERSON RILEY: Yes, yes, we can hear you.

7 COUNCIL MEMBER RILEY: Okay, thank you Mr. Chair
8 and thank you to my colleague Council Member Reynoso
9 for his in depth engagement in this particular
10 project. I see your passion in this and obviously
11 really understand needs and values of the
12 Williamsburg community. I do have one question about
13 something that you brought up during the RFP process.
14 It's something that I was not aware of that there was
15 a preference given to property owners by HPD in the
16 process and what that means, not just to
17 opportunities and diversity of the project but also,
18 the diversity and opportunity for MWBE's to get
19 involved if in fact they are not those property,
20 current property owners aren't MWBE's.

21 I guess that's an HPD question but it's certainly
22 something that we're concerned and considering that
23 MWBE's are newly arrived to the affordable housing
24 industry and not likely to be the existing neighbor
25

1 of properties that are being developed. Could HPD
2 speak to that?
3

4 LIN ZENG: I'm sorry Council Member, can you
5 clarify that question? You're asking about our RFP
6 process, our selection process?

7 COUNCIL MEMBER MILLER: Yes, is there actually a
8 preference for of property owners, of the adjacent
9 properties that go up next to a property that RFP's
10 issued?

11 LIN ZENG: Sure, so I want it to be on the
12 record, I wasn't around when HPD you know deeded the
13 land or designate the land for Vito Lopez's
14 preference. So, certainly, since my time at HPD,
15 what we've tried to do is to hold a competitive
16 process for all of our public sites and especially
17 for a public site this significant size and impact.
18 We definitely want to pick and have the best project,
19 meaning a development team that has done a project
20 this size and scope. A design that is of highest
21 quality and an affordability that meets the needs of
22 the community. So, that is how we generally do
23 business these days is to put out an RFP after
24 extensive outreach with the local community, so that
25 we can have the best project on the site.

1
2 In terms of what you refer to adjacent owners,
3 there are instances and they're really rare, where we
4 have small pieces to this property scattered across
5 the city and you know if there is an owner who can
6 contribute land, uhm, and would make the project on
7 the city sites more affordable or you know better for
8 the public, benefit the public in more of its
9 capacity than the land itself that the city has, then
10 we would consider it but that is really on, really
11 like a small amount. And so, I think what you mostly
12 see -

13 COUNCIL MEMBER MILLER: So, in this particular
14 case, in this particular case, how much of a
15 consideration were they given in compared to the
16 other respondents to the RFP?

17 LIN ZENG: The adjacency was -

18 COUNCIL MEMBER MILLER: I do understand that
19 there are, you know if in fact, you know I see the
20 situations if a project was able to be an ongoing
21 project was going to be expanded by the purchase of
22 another property that you give preference to the
23 owner of that property or if the developer is able to
24 purchase that property that there is some assistance
25 in there but it seems to me that if a project already

1
2 exists and not ongoing to just you know is it about
3 the continuity of the project? I'm not understanding
4 why -

5 LIN ZENG: I mean in this case; this was the best
6 project submitted for all the reasons that I listed.
7 Is development, the capacity makes a tie to the
8 community. So, them being a really fantastic
9 community partner and further designs.

10 So, you know and unfortunately I can't disclose
11 all the other respondents here. So, that is not
12 something I can do but this project was selected and
13 we hope that you enjoy the presentation, was because
14 it was the best project that was submitted.

15 FRANK LANG: Council Member Miller, this is Frank
16 Lang. Again, I don't know how HPD made their
17 decision but I will certainly say that our design
18 followed the community vision that HPD went through a
19 process and most of the input that it got prior to
20 the RFEI was from community residents and I would say
21 because we know the community and because we do have
22 the properties adjacent, our design was probably more
23 inclusive and more comprehensive but I would not say
24 that it was because we had the adjacent properties
25 that that's why we got it.

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

60

1
2 I would say it's because we have a very strong
3 team and because our project really was the most
4 responsive to what the city wanted and needed for the
5 site.

6 COUNCIL MEMBER MILLER: I hear you. That's what
7 you would say but MWBE, who shares these values of
8 those communities, I would think that they would
9 articulate that they were equally as qualified to
10 develop this project as well.

11 FRANK LANG: Yes. I would agree. I would agree
12 but in the design, I'm just saying about our design.
13 I'm not trying to cast any aspersions on anybody
14 else's qualifications. I don't want to do that. You
15 know, I don't know who the other respondents were, if
16 any of them were MWBE's in this particular case.

17 COUNCIL MEMBER MILLER: This is just about the
18 process in HPD.

19 FRANK LANG: Yes, I understand.

20 COUNCIL MEMBER MILLER: Okay, thank you
21 appreciate it. Council Member, I certainly
22 appreciate your efforts in putting this and you due
23 diligence. I know what it it's like to work on a
24 project for a such a length and see it begin to come
25 to fruition. So, thank you that's my questions.

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

61

1
2 COUNCIL MEMBER REYNOSO: Thank you Council Member
3 Miller and I would love to catch up with you to talk
4 to you about my experience on this one and how the
5 adjacent stuff worked.

6 COUNCIL MEMBER MILLER: Okay.

7 COUNCIL MEMBER REYNOSO: Alright, thank you
8 brother.

9 COUNCIL MEMBER MILLER: Alright, absolutely.

10 CHAIRPERSON RILEY: Thank you Council Member
11 Miller. Council Member Darma Diaz.

12 COUNCIL MEMBER DIAZ: Good morning, thank you
13 Chair for allowing me the opportunity to speak. I
14 just want to start directly to Council Member
15 Reynoso. Thank you for moving this project forward
16 as a little one that was born in Covenant Hospital,
17 you know watching for years driving by and watching
18 the area underutilized, it's definitely a happy
19 moment for me to know that we're moving forward in a
20 positive direction. Also, thank you for your
21 passionate conversation in reference to homeless
22 individuals. For those that also worked the shelter,
23 like we call it temporary displaced which is really
24 what it is.

25

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

62

1
2 You know, in closing, thank you for remembering
3 that housing is a human right and thank you all for
4 the dedication, HPD as well and the advocates. I
5 can't thank you so much. From the bottom of my
6 heart, homelessness obviously is a big deal for me
7 and to know that you moved up the digits is pretty
8 impressive.

9 Thank you. I'm looking forward to seeing the
10 curtains go up.

11 COUNCIL MEMBER REYNOSO: Thank you Darma and I
12 just want to say I was born in Covenant Hospitals
13 too, so we have something in common Council Member
14 Diaz.

15 COUNCIL MEMBER DIAZ: There you go. Thank you.

16 CHAIRPERSON RILEY: Thank you Council Member
17 Darma Diaz. Thank you for your testimony to the
18 panel. There being no more Council Member questions,
19 this panel is excused.

20 PANEL: Thank you very much.

21 COMMITTEE COUNSEL: There are two members of the
22 public who have signed up to testify on this item.
23 They are Paul Kelterborn and Tadius Brynner. If we
24 could please admit them and unmute them now.

25

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

63

1
2 CHAIRPERSON RILEY: Mr. Kelterborn, you may
3 begin.

4 SERGEANT AT ARMS: Time starts now.

5 PAUL KELTERBORN: Thank you very much. I'm
6 testifying on behalf of Friends of Cooper Park. A
7 community organization focused on advocacy and
8 stewardship of the park directly across the street
9 from the proposed development. Cooper Park is a very
10 heavily used and beloved neighborhood park.
11 Alongside other organizations in the area and as part
12 of GREC, friends of Cooper Park has been requesting
13 safety improvements to the streets in the
14 neighborhood for many, many years.

15 With Carrig Montessori School on Olive Street,
16 the open street on Sharron and the many children and
17 families on Maspeth at Cooper Park Houses and in our
18 neighborhood generally, we deserve streets that
19 deprioritize moving cars and instead support our
20 safety and a healthy environment. With the
21 redevelopment of the hospital and the addition of
22 hundreds of new households to the neighborhood, we
23 request that the New York City Council demand a firm
24 commitment from the DOT as part of any approval to
25 address and remedy our longstanding traffic concerns.

1
2 In particular safety improvements and the traffic
3 signal at the corner of Olive and Maspeth and at the
4 corner of Cooper Park, safety improvements and a
5 traffic signal at the corner of Kingsland and
6 Maspeth. Traffic calming on both Kingsland and
7 Maspeth and a comprehensive redesign of the
8 treacherous intersection where Wood point meets
9 Consilia, Maspeth, and Bushwick.

10 In addition, while any amount of new public open
11 space will be welcomed by our community, the
12 northwest corner of the site plan by Kingsland and
13 Jackson is dominated by a proposed new driveway and
14 service parking which takes up a significant amount
15 of space. In this day and age of climate crisis, it
16 doesn't seem right to be building any new surface
17 parking. This could be an opportunity to weave even
18 more generous pedestrian and green space into the
19 development. Safe streets and access to public space
20 are essential for the many families that visit Cooper
21 Park in our growing residential community.

22 We urge the City Council to see that these
23 concerns are addressed as part of any large scale
24 rezoning. Thank you.

25 CHAIRPERSON RILEY: Thank you Mr. Kelterborn.

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

65

1
2 COMMITTEE COUNSEL: Tadius Brynner(SP?), if you
3 could please accept the promotion request that has
4 come to you through Zoom so you can enter the
5 meeting.

6 CHAIRPERSON RILEY: Mr. Brynner, are you ready to
7 begin?

8 COMMITTEE COUNSEL: The Committee should stand at
9 ease for 30 seconds while we resolve this. I have
10 requested that Mr. Brynner accept an invitation to be
11 promoted to a panelist and he's declined that
12 invitation, so we can move on.

13 CHAIRPERSON RILEY: Seeing no other members of
14 the public who wish to testify on this item, the
15 public hearing on LU 889, 890, 891, 892 and 893 are
16 now closed and the items are laid over. Counsel -

17 COMMITTEE COUNSEL: At this -

18 CHAIRPERSON RILEY: Go ahead.

19 COMMITTEE COUNSEL: At this time I'd like to
20 record Council Member Miller's vote on the items we
21 voted on earlier. Council Member Miller, how do you
22 vote on LU's 828 and 835?

23 COUNCIL MEMBER MILLER: Could you go through
24 those items again for me?

25

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

66

1
2 COMMITTEE COUNSEL: LU 828 is the Dorrance Brooks
3 Historic District and LU 835 is 101 Varick Avenue.

4 COUNCIL MEMBER MILLER: I vote aye.

5 COMMITTEE COUNSEL: Thank you. The vote is four
6 in the affirmative, zero in the negative and with
7 zero abstentions. And as noted earlier, the items
8 are recommended for the full Land Use Committee.

9 CHAIRPERSON RILEY: Thank you Counsel. Next, I
10 open the public hearing on LU Number 848, 849, 850
11 and 851 related to the Glenmore Manor Project
12 submitted by the Department of Housing, Preservation
13 and Development. These applications request approval
14 of the amendment to zoning map section 17C and 17D
15 changing from an R6 District to an R7A/C2-4 District
16 and changing from an R6 District to an R7D/C2-4
17 District. Amendment of the zoning Resolutions
18 modifying Appendix F to designate a mandatory
19 exclusionary housing area. Designation of an urban
20 development action area approval of an urban
21 development action area project for such area.

22 An approval of the disposition of property
23 located at 305-309 Mother Gaston Boulevard 46-64
24 Christopher Avenue and 112-117 Glenmore Avenue to a
25 developer of HPD's choosing. And approval of the

1
2 third amendment to the Brownsville to urban renewal
3 plan to change the designation of site 11B from
4 public institutional use to residential use.

5 The proposed action will facilitate the
6 development of Glenmore Manor and 11 story mixed use
7 building with approximately 232 affordable housing
8 units and 18,600 square feet of commercial and
9 community space as an entrepreneurial hub for local
10 businesses and nonprofit incubations. The project
11 site is located in Brooklyn Council District
12 represented by Council Member Darma Diaz.

13 And now, I would like to allow my colleague
14 Council Member Darma Diaz to give some words on this
15 project. Council Member Darma Diaz.

16 COUNCIL MEMBER DIAZ: Good morning. I just thank
17 you, thank you Chair for hearing of the project today
18 and for all that support for this project, the
19 Brownsville plan to come into fruition. As the Chair
20 stated, it's 232 units of which 60 units are going to
21 go toward formerly homeless individuals.

22 Again, I'm eager for the community to hear about
23 our Brownsville plan and what we look forward to
24 bringing to the community. I turn it over to you.
25 Thank you Chair.

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

68

1
2 CHAIRPERSON RILEY: Thank you Council Member
3 Darma Diaz. Looking forward to this project in your
4 community. Presented for the applicants, we have Lin
5 Zeng and Makeda Marshall-NeSmith from HPD and Ericka
6 Keller from Brisa Builder Corporation. I now ask
7 that these witnesses be unmuted or they unmute
8 themselves and that Counsel administer the
9 affirmation.

10 COMMITTEE COUNSEL: Please raise your right hands
11 and state your names.

12 ERICKA KELLER: Ericka Keller.

13 LIN ZENG: Lin Zeng.

14 MAKEDA MARSHALL-NESMITH: Makeda Marshall-
15 NeSmith.

16 COMMITTEE COUNSEL: Do you affirm to tell the
17 truth, the whole truth and nothing but the truth in
18 your testimony before this Subcommittee and in answer
19 to all Council Member questions?

20 PANEL: I do.

21 CHAIRPERSON RILEY: Thank you so much ladies.
22 You may begin with your presentation.

23 MAKEDA MARSHALL-NESMITH: Thank you. Is the
24 presentation up?
25

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

69

COMMITTEE COUNSEL: We're bringing it up now.

Just one moment.

MAKEDA MARSHALL-NESMITH: Okay, thank you. Thank you. Good morning. My name is Makeda Marshall-NeSmith and I am a Brooklyn Planner, I am the Brooklyn Planner for Glenmore Manor. Lin Zeng, Director of Brooklyn Planning is also in this meeting and we are joined by members of the development team. We are here to share with you Glenmore Manor, which is a project designated through the Brownsville RFP. Next slide please.

Thank you. Glenmore Manor was certified by the City Planning Commission on April 19, 2021. HPD is seeking these land use actions listed to support the development of Glenmore Manor. The sponsor team or development team consists of Brisa Builders, the Local MWBE, the African American Planning Commission and Lemle & Wolff. Next slide please. Thank you, next slide please. Thank you.

This is a project we are proud of that really took into consideration the needs and the requests of the community to develop a responsive project. Glenmore Manor will be 11 stories and this comprised of 232 affordable rental units plus one supers unit.

1
2 Approximately half of our units are family sized
3 meaning they are two to three bedroom units. There
4 units for low-income seniors. There are also units
5 set aside for the formerly homeless. Over 18,000
6 square feet of commercial and community facility
7 space, that will focus on local small businesses are
8 also included in this project.

9 There are a plethora of amenities including
10 computer rooms, laundry rooms fitness rooms, bike
11 storage, tenant storage and overall building storage.
12 Over 9,000 square feet of land scaped open space and
13 this project also includes 59 commercial parking
14 spaces and the building will incorporate sustainable
15 features. Next slide please.

16 Thank you. The Brownsville plan was an HPD led
17 collaborative community process launched in 2016 and
18 worked with residents community partners and elected
19 officials to understand the wants and needs in
20 Brownsville.

21 The Brownsville plan identified four overall
22 goals to act as framework for the current and future
23 investments in Brownsville. Those goals were to
24 achieve equitable health outcomes, improve
25 neighborhood safety, promote community economic

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

71

1 development and foster local arts and identity. The
2 process resulted in a plan to create investment in
3 over 2,500 new affordable homes and the quarter
4 nation of over millions in critical neighborhood
5 investments.
6

7 Glenmore Manor was designated for Brownsville
8 site B Christopher Glenmore, which was the innovation
9 and entrepreneurship hub in 2018. HPD continues to
10 share updates of interagency progress on identified
11 projects meetings, the goals and strategies set out
12 and the plan through, progress reports, online
13 project tracker and biannual community partners
14 meeting. Next slide please.

15 Okay, I will turn the presentation over to Ericka
16 Keller of Brisa Builders.

17 ERICKA KELLER: Thank you Makeda. Good morning
18 to Council Member Chair Riley, to Council Member Diaz
19 and to all the other Council as part of the
20 Subcommittee. We thank you this morning for your
21 time to listen about Glenmore Manor development.

22 I am representing Glenmore Manor Managers LLC,
23 which is a development entity comprised of Brisa
24 Builders, which is a local MWBE out of Brooklyn in
25 existence since 2016. Lemle & Wolff which is a

1
2 development general contracting firm. They will
3 serve as a general contractor for this project out of
4 the Bronx and AAPCI, which is a social service
5 provider, homeless shelter provider out of Brooklyn
6 New York.

7 Glenmore Manor has a proposed unit mix that is
8 directly targeted to support the AMI's that we
9 currently see in Brownsville today. We have a
10 formerly homeless set aside of 30 percent. We also
11 have received a 1515 allocation from New York City
12 HRA to support 60 single adults, formerly homeless as
13 well as ten formerly homeless families with children.

14 The formerly homeless income ranges are indicated
15 between the zero to 63,000 a year and those tenants
16 will pay 30 percent of their income towards the rent.
17 The rest will be subsidized. The remaining AMI's
18 range from 30 to 80 percent, which again are directly
19 targeted to the AMI's that we see identified in
20 Brownsville Brooklyn.

21 50 percent of the units are for families where we
22 have 75 percent of the total unit count dedicated to
23 one bedrooms one more. We also were able to take
24 advantage of an errors bonus, where we have 16 units
25 identified specifically for seniors ages 62 and above

1
2 and eight of those units will be supported by project
3 based vouchers. The chart that you see in front of
4 you is from the 2021 AMI's. Next slide please.

5 Again, as discussed in the previous slide, there
6 was really thought about what were the current AMI's
7 in the Brownsville community and those were the AMI's
8 that we were targeting for this project. So, this
9 slide, again this project was sort of emanated in
10 2017 through the Brownsville plan and was awarded in
11 2018. So, this data is from 2018 but I would assume
12 that today, particularly given the aftermath of the
13 pandemic that we are still somewhat effected by
14 economically, I would assume that these AMI's are
15 still very reflective of what we would see in the
16 community for 2021.

17 So, you see the graph indicates that there is a
18 cluster of income bands between 30 percent, between
19 zero percent actually and 80 percent as identified in
20 the Brownsville area Community Board 16 in
21 particular. And in fact again, those are the AMI's
22 that we are targeting for the development. Next
23 slide please.

24 This just gives you site - thank you. This just
25 gives you site orientation. So, the site is located

1
2 in what we would consider the northern component of
3 the Brownsville community. It is you know; it covers
4 about three-fourths of one New York City block.

5 Mother Gaston, Glenmore and Christopher Avenues are
6 the streets that uhm, the site will be located.

7 There are 17 lots currently that will be combined
8 into one lot for the development. Next slide please.

9 This site plan gives you sort of an orientation
10 of the thought process behind the contextual design
11 of the building. So, as you saw on the site plan,
12 there are some lower scale buildings that are closer
13 to the Liberty Avenue side of the block and then the
14 buildings scale up as we have Glenmore Houses as well
15 as Howard Houses on Mother Gaston and Glenmore Avenue
16 respectively.

17 So, we start off with four stories on Glenmore
18 Avenue, excuse me, on Christopher Avenue next to the
19 already existing structures that are around that
20 height and then we scale up as we go up Christopher
21 Avenue going towards the eastern location of Glenmore
22 Avenue. So, we go from four stories to six stories
23 to seven stories. We are at nine stories at the
24 corner of Glenmore and Christopher Avenue and then as
25 you around the corner through the Hub entrance, it's

1
2 back down to eight and then over to the highest point
3 would be 11 stories where we are facing Mother Gaston
4 Boulevard.

5 We have been thoughtful in terms of the design to
6 really support sustainability and a green community
7 and so we have solar panels, posted rails that will
8 be dispersed throughout the roof design. We've
9 chosen that particular type of installation in order
10 to remain as contextual as possible in reference to
11 the design, posted rail on lower scale, solar panel
12 installation. We'll have some terrace roof, some
13 green roof area that will be open to the residents
14 and we also have in the rear of the building a
15 multileveled garden open span space that will be open
16 for the residents for outdoors enjoyment. There is
17 you know an opportunity on the concrete area to sit
18 and read, as well as landscaped area.

19 All to be faced by the two story B-Ville Hub
20 which will have a glass exterior wall facing this
21 landscape garden so that there will be you know a
22 beautiful view for those that are visiting the Hub.
23 Next slide please.

24 So, this gives you the ground floor plan.
25 Starting off again on the right hand side of this

1 green, we have Christopher Avenues entrance for the
2 parking, where we are proposing 59 units of an
3 attended parking garage that is zoned as commercial.
4 That space is specifically to be used to support the
5 B-Ville Hub. Both the commercial retail as well as
6 the community facility spaces. We are in a transit
7 zone, so as per the 2016 zoning ordinance, we are
8 uhm, waived for parking for the residential facility.
9

10 As you go along Christopher Avenue, you see the
11 various units that are on that ground floor level and
12 as we get closer to Glenmore Avenue, that is the
13 entrance located on Christopher Avenue to the
14 residential building. On the corner there, we've
15 been thoughtful about having sort of glass community
16 room that will be accessible to all of the residents
17 as well as residential support and a residential
18 lobby and reception desk as well.

19 As you round the corner onto Glenmore Avenue, we
20 have our first commercial space which can be accessed
21 uhm, from both the street as well as the B-Ville hub
22 lobby, which is a two story glassed entrance where we
23 have open space that will allow for entrepreneurial
24 incubators where we can have some glass petitions
25 there for new businesses to have incubation space.

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

77

1
2 The first commercial space identified as number
3 three, is the Brownsville Beauty Salon, which is a
4 for profit entity that is an affiliate of a current
5 non-for-profit entity called, We Run Brownsville,
6 which is an organization started by two women in
7 Brownsville that focus on the health and wellness and
8 fitness of African American women and other minority
9 women in the community that currently have a running,
10 uhm, a track and focus and are expanding to other
11 areas of health, wellness and beauty.

12 Uhm, as we continue down towards Mother Gaston
13 Boulevard, we have our second commercial space which
14 is approximately 5,000 square feet. This will be
15 occupied by Fusion East. This will be their third
16 location. Ironically, their first building or their
17 first restaurant is located in East New York in a
18 building that was built by Hudson Companies I believe
19 and related there on the ground floor the affordable
20 housing on Elton Street I believe. They also have as
21 location in Interfaith Medical Center or Café to
22 service the employees there and they have started an
23 entre into the Brownsville community with a food
24 truck on Pickett Avenue. So, this will be their
25 third location.

1
2 As we round the corner onto Mother Gaston
3 Boulevard in the last commercial retail space, we
4 have Brooklyn Cooperative Credit Union. This will be
5 their fifth location. This is actually I believe the
6 second RFP that they have been part of as community
7 partners for a successful development team response.
8 So, they have locations providing financial literacy
9 and other economic and financial supports to the
10 community and Bedford Stuyvesant, Bushwick, East New
11 York I believe in Cypress Hills. Next slide please.

12 Again, this just gives you orientation of the
13 building. In the far right hand corner, we have what
14 would be the rear of the entrepreneurial hub. You
15 see here from an arial view the landscape tiered area
16 in the rear, again just shy of 10,000 square feet of
17 open landscaped space for the residents. And then
18 you have a visual of one of the open spaces on the
19 roof, where you see the green roof as well as the
20 terrace component and the solar panels that will be
21 installed. Next slide please.

22 This gives you a visual at the corner of Glenmore
23 Avenue and Christo— excuse me, in Mother Gaston. On
24 the second floor, you see etched in the glass is
25 Central Brooklyn Economic Development Corporation.

1
2 That is a not-for-profit that has a 40-year standing
3 in the Brownsville community. They are currently
4 located at 444 Thomas Boyland, which is an older
5 building. We understand that is also going to be
6 renovated. However, in the interim, they are having
7 difficulties in terms of their size and ability to
8 service the community, as well as internet and other
9 types of challenges.

10 And so, here, they will be expanding their
11 services. They have a linkage agreement with Medgar
12 Evers College as well as Howard University to offer
13 satellite classes at this location. So, they will
14 occupy the great majority of the second floor of the
15 B-Ville hub, however, one of the smaller spaces will
16 be occupied by We Run Brownsville, where they will be
17 offering new not-for-profit support of health and
18 wellness classes for the community. Next slide
19 please.

20 So, our general contractor is part of the
21 development team and they have been working with
22 Central Brooklyn Economic Development Corporation as
23 well as with Brisa Builders to identify minority
24 women business enterprises on the subcontracting
25

1 level and other professional services to support uhm,
2 this development.
3

4 So, we have already identified that you know that
5 we have professional services in the former title
6 coming from you know a minority business enterprise
7 African American owned. We have identified
8 subcontractors who have gone through the
9 prequalification with Lemle & Wolff and will be
10 solicited to bid on the 100 CV set that is now going
11 out to uhm, potential contractors and so, we're
12 working very closely to ensure that we are exceeding
13 the 25 percent minimum expectation from the MWBE
14 Build Up Program that HPD started in 2017. We are
15 also working with Central Brooklyn to identify
16 workers that will support the labor that will be
17 hired directly from Lemle & Wolff.

18 As we are awarding those subcontractors, they
19 will also have a local hire commitment as well as
20 part of their contractual obligation and so we will
21 work very closely to ensure that we have as many
22 people from 1123311212 as well as 11207 and 08 as
23 part of the development process. We're also open to
24 working with other local community based
25 organizations in reference to local hires as well as

1 referrals for minority owned businesses. Next slide
2
3 please.

4 So, this development is an MWBE led development
5 team which you know I'm very proud to be part of this
6 development. I was born and raised in Brownsville
7 Brooklyn and so, to be part of the development team
8 for this community is really an honor and I humbly am
9 very, very proud about being part of this
10 development.

11 We're offering 232 units of affordable housing
12 for families with a focus on supporting a wide range
13 that is representative of the Brooklyn community.
14 So, we have seniors, we have formerly homeless. We
15 have families that are in need of extra supports. We
16 have 80 percent AMI's, we have 30 percent AMI's, we
17 have 40 percent AMI's.

18 So, we believe that we are touching a wide range
19 of the community. We've made a special effort to
20 ensure that two and three bedrooms comprise 50
21 percent or more of the development and that one
22 bedrooms are more comprised. 75 percent of the
23 development once we deduct the supportive housing
24 units as well as the air units. We are very, very,
25 very proud about the innovation and entrepreneurial

1 ship hub and the fact that we have activated local
2 organizations and businesses that will have an
3 opportunity to expand in the northern section of
4 Brooklyn and we feel very proud again of you know the
5 open space, the thought process behind that for the
6 building and we are designated to go through the 2020
7 enterprise communities which has just elevated the
8 design feature requirements, solar panel
9 installation, active design as well as other
10 sustainability to ensure that the building has a very
11 compact footprint in reference to its impact on the
12 environment.
13

14 And we have been very thoughtful about the
15 amenities that we are offering to the community. So,
16 there are some general requirements but we want to
17 make sure that these amenities are designed and
18 activated in a way to really support the building in
19 a positive way. We'll have a laundry room that will
20 have additional machines in addition to what would
21 normally be required. We have a fitness room. We
22 have a bike storage area, tennis storage area. We're
23 really thinking about what have been our experiences
24 in various developments and what do we think is the
25 best way to afford for our tenants in this building.

1
2 And again, the architects were very dynamic in
3 their design of the open space in the rear of the
4 building in reference to really giving people an
5 opportunity to enjoy this space in many different
6 ways. Last slide please.

7 Uhm, I think you know as was mentioned for the
8 other Cooper town development, you know these city
9 owned parcels are very storied and this one has you
10 know a very long story. 40 years of being vacant and
11 abandoned. I remember passing it when we would go
12 you know to the Jackie Robinson for me to visit my
13 grandmother in Connecticut. I remember seeing this
14 vacant parcel. AAPCI has 25 years engaged with the
15 community in support of developing this parcel and
16 you know wanting to activate it for the community.
17 And so, here we are and even in the award from the
18 city, it's been a journey. We you know started on it
19 and then we got hit by the pandemic. And so, we are
20 very excited to be at this stage, which we believe to
21 be the final stages of the ULURP process.

22 As indicated, we were certified in April. We've
23 gone through all of the various hearings. There's
24 been ups and downs in those experiences as well but
25 here we are today at our City Council Subcommittee

1 hearing. We expect to be with a full Council hearing
2 shortly with an anticipate ULURP approval hopefully
3 within the next month and a half or so.
4

5 We are targeting an anticipated construction loan
6 closing in June of 2022, with a 42-month delivery of
7 the product where we expect to have permanent loan
8 conversion by that 42-month period.

9 And so, we thank you for your time this morning
10 and listening to our presentation regarding Glenmore
11 Manor.

12 CHAIRPERSON RILEY: Thank you so much Ericka.
13 Just a couple of questions. Just like the first
14 project, this site has been vacant for decades. Why
15 has it taken HPD and the city so long to advance a
16 development proposal for this site? And what was the
17 original vision for this site from the 1980's Urban
18 Renewal Plan?

19 ERICKA KELLER: Makeda, do you want to take that?

20 LIN ZENG: Uhm sure, I could jump in. Lin Zeng
21 again from the Department of Housing Preservation
22 Development. With all developments, it takes a
23 really long time and I think in this particular plan,
24 it was designated for a public use. And so, we've
25 been searching through archives before even this RFP

1 and there just hasn't you know been any follow up on
2 this particular public use. And so, so I think as
3 part of this application, we're asking to change the
4 use to allow for this particular - and so now you
5 know, we have an opportunity here. We have a
6 developer with a plan that you know that both has
7 affordable housing and retail and community
8 facilities that would benefit this local community.
9 So, that's why we're asking that we could change what
10 was designated when the renewal plan was first
11 implemented so that we could allow for this project
12 to move forward.
13

14 In terms of why it took so long, you know I'm not
15 sure if I could answer that if you know there were a
16 similar type of history that Cooper Park Commons had
17 here. I think it's just you know we didn't have the
18 right project. You know we didn't have the right
19 supports. Like right here, we have the need and uhm,
20 certainly we have the right project, the right
21 developer. You know the right unit mix to move
22 forward, so.

23 CHAIRPERSON RILEY: The Borough Presidents Report
24 recommended that HPD and the Development Team
25 coordinate with DOT to make sidewalk and street

1
2 safety improvements surrounding this site. Do you
3 plan to follow this recommendation?

4 ERICKA KELLER: Definitely. We are going to be
5 digging into all of the recommendations and we've had
6 follow-up conversation with uhm, Richard Barrack in
7 the Borough Presidents Planning Office. And so, we
8 do want to ensure that we're streetscaping and we're
9 you know supporting the building design in a way that
10 uhm, you know is activates you know engagement for
11 people into the building and assurance that there's
12 enough lighting around the building. We've been very
13 thoughtful about the design and we have you know a
14 glass hub making it very you know professional
15 looking in reference to it being a professional
16 building for entrepreneurial ship and so we want to
17 make sure that the sidewalks are increased to
18 incorporate the traffic that will be going both
19 Glenmore and Christopher Avenue or narrow streets.
20 And so, we're thoughtful about that process as well.
21 We have the parking garage that right now is planned
22 to be stacked attendant parking garage. So, we have
23 to be thoughtful about the design of that. The ramp
24 going in and out of Christopher Avenue. So, these
25

1
2 are all things that we are being very thoughtful and
3 deliberate about.

4 CHAIRPERSON RILEY: You noted that your plan for
5 local hiring an addition MWBE participation. How
6 many local hires would typically be involved in a
7 project like this? Is there any plan to offer
8 training to those who do not have experience in
9 construction? And how can we ensure follow-up and
10 progress reports on these commitments?

11 ERICKA KELLER: So, uhm, that was a long
12 question. Let me see, I don't know if I can answer
13 it in order. So, let me -

14 CHAIRPERSON RILEY: I'm sorry Ericka, I could go
15 through the first one. How many local hires would
16 typically be involved in a project like this?

17 ERICKA KELLER: So, so, it really ranges, right?
18 You know 232 units uhm, you know we're going to
19 definitely need flaggers. You know the general
20 contractor is going to have their supervisory staff
21 who we may or may not be able to commit to that being
22 a local hire because there's often you know; the
23 supervisory staff is someone that they usually
24 already have onboard. That they may be moving for
25 another project but there's going to be flaggers.

1
2 There's going to be laborer's, there is going to be
3 assistant support staff.

4 And so, all of those staff I would say probably
5 about ten to fifteen positions in this size building
6 would be local to the general contractor directly
7 hiring those individuals. And then as we stated, we
8 want those who are awarded, if we are able to make
9 those awards within the next four to six weeks. That
10 gives them time to be deliberate in making the
11 commitment towards one or two of their staff also
12 being the local hires.

13 So, it takes a lot of coordination but I'm
14 thinking anywhere between ten reasonably on the lower
15 end and 35 on the higher end could be local hires
16 from the community to support either the
17 subcontractors as well as the general contractors
18 direct hire.

19 CHAIRPERSON RILEY: Is there any plan to offer
20 training to those who don't have experience in
21 construction?

22 ERICKA KELLER: So, we're fortunate in that
23 Central Brooklyn Economic Development Corporation,
24 which has been a long standing community based
25 organization that provides OSHA training and other

1 supports in collaboration with developers in the past
2 and on their own independently that they are funded
3 for is part of our development. They are a community
4 partner in this. And so, they have been already
5 offering training and will continue to offer training
6 throughout the cycles so that we can also tap into
7 their resources for local hires.
8

9 CHAIRPERSON RILEY: And how can we ensure follow-
10 up and progress reports on these commitments?

11 ERICKA KELLER: So, the Community Board was one
12 step ahead of you on this and they you know, really
13 made sure that as part of our commitment in
14 presenting the project to them in writing, we had to
15 commit to quarterly reports to be given to the
16 Community Board about our hiring process and many in
17 where we are and what attempts we have made. So,
18 that is a commitment we have made in writing to the
19 Community Board we will follow.

20 CHAIRPERSON RILEY: Thank you Ericka. Council
21 Member Darma Diaz, do you have any questions or
22 remarks you want to give?

23 COUNCIL MEMBER DIAZ: I have questions.

24 CHAIRPERSON RILEY: Okay.
25

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

90

1
2 COUNCIL MEMBER DIAZ: I will start with not
3 concerns because back to questions. How did you
4 determine what facilities should go into which
5 buildings?

6 ERICKA KELLER: So, I think this was a little bit
7 unique in that you know this RFP was not just about
8 housing. It was about uhm, you know an area that had
9 been identified by the community as an area in need
10 of support and that's entrepreneurial ship and
11 innovation. And so, what did we think about that?
12 We thought about the fact that you know we're in a
13 technological era. We're in an era of you know
14 exploration in terms of entrepreneurs and how do
15 people decide? Like millennials in the new
16 generation are really driven towards being their own
17 boss. And so, how do we support you know where the
18 world is going in reference to that thought process
19 and working you know, what does public service really
20 mean and all of the different new definitions for
21 work and how you contribute to the community. And
22 so, we were trying to be thoughtful about that. We
23 also, so we had to define it first and then we had to
24 say that one of the things that we recognize has been
25 a problem is that there really hasn't been local

1 participation in the RFP's. That developments come
2 in and they don't necessarily reflect the people who
3 are there.
4

5 And so, we want it to be inclusive right and talk
6 about growth. So, here you have a new building,
7 there should be an opportunity for those that are
8 already existing in the community to be a part of
9 this new building and expand whatever they were doing
10 through this new opportunity. And so, that was sort
11 of the thought process by really going to local
12 community members to see what are the services
13 amenities that they had that could be part of this
14 that could help to grow you know their services in
15 the community. And so, that's how we ended up
16 talking with Brooklyn Cooperative Credit Union
17 because that's you know that's a dearth the community
18 right.

19 There is like one Chase Bank I think on Pickett
20 Avenue and that's it right. So, we need to bring in
21 economic support into the Brownsville community,
22 particularly in this area. We needed to you know the
23 restaurant was an opportunity. We knew that this was
24 a successful entrepreneurship and another you know
25 community nearby has an opportunity to expand. Uhm,

1
2 Andre has been very supportive or Andrew has been
3 very supportive of other smaller businesses and has
4 talked about having some component where there's
5 training for young people who are interested in being
6 restaurant owners and such. And then the same with
7 Dion Graman(SP?) and Felicia Stevens who are you know
8 the women of We Run Brownsville and the work that
9 they are doing around health and wellness in the
10 community.

11 So, we were very thoughtful about the
12 entrepreneurial hub. And then of course you know
13 with the housing, it's really about zoning analysis.
14 You know the city was very direct in what their
15 expectations were. It was currently RF6 which would
16 allow a certain number of units. We had to propose a
17 rezone to an R7D, R7A, split and that would then
18 allow a certain number of units. And so, then what
19 does that unit mix look like and you know AAPCI had
20 really advocated for senior housing for this site for
21 25 years. And so, we knew that the direction that it
22 was going, that wasn't likely a plausible solution.
23 However, we wanted to make sure that we still
24 included an opportunity by utilizing the air bonus
25 to allow us to have 16 units for seniors.

1
2 What we also said, now we have an opportunity to
3 be very inclusive, so we have a supportive housing
4 component through the 1515 allocation as well as you
5 know AMI's between 80 and zero percent for all family
6 types.

7 COUNCIL MEMBER DIAZ: Thank you. Thank you for
8 your detailed response. And great to see that fusion
9 is moving into Brownsville. It's definitely an
10 exciting moment seeing him grow and being Andre and
11 develop. To develop into the individual that he is
12 today and willingness to give back. That leads me to
13 somewhat of a concern, having an entrepreneur,
14 knowing that going from working at home to not having
15 to pay rent it's a different conversation in
16 utilities that come along with it. Do you have
17 support services? Is there a cosmetic conversation
18 for small business owners transitioning to this new
19 journey to assure a better possibility of good solid
20 outcomes.

21 ERICKA KELLER: So, you know Brooklyn - so, I
22 think the only organization that is really going to
23 be new to this will be the Brownsville Beauty Salon.
24 They have a very small space. We're taking into
25 consideration right now; we're performing to lower

1 rents to accommodate what we you know feel will be
2 reasonable but yet still allow us to feasibly
3 represent a financial plan to the city.
4

5 Uhm, and they have a small space. It's 700
6 square feet you know for their T-bar and the beauty
7 and wellness component. So, I think that they in.
8 They have been working now for supports for their
9 for-profit arm and such. Uhm, you know Fusion Ace
10 we've continued to check in with them. So, they are
11 more seasoned right. And so, that was also the
12 thought process was how do you tap into local
13 businesses but also tap into more season. Because we
14 are going to have to deal with our lenders for the
15 overall project and they need to feel some comfort
16 and level about this space.

17 Central Brooklyn is the not-for-profit partner.
18 They will have the second floor. They are working to
19 get some financial supports as well. We want to have
20 them apply for funding, both for their operations as
21 well as for capital to help them build out this
22 space. So, we're trying to support them through this
23 process as well. And then they have linkage
24 agreements with colleges and other organizations that
25

1 will help to support you know the services that they
2 want to provide.
3

4 We, you know we want to also have this sort of
5 entrepreneurial incubation space, right? And that is
6 contemplated for the lobby of the hub. And that's a
7 cost that we can kind of - it's going to be a space
8 that we have to maintain anyway. So, that is someway
9 that we can kind of defray that and offer this to the
10 community as space for them to incubate their
11 businesses and a starting place for them.

12 So, uhm, we're attempting to you know to be
13 thoughtful around that and know that we're all
14 challenged in reference to the finances now given the
15 roll out after the pandemic.

16 COUNCIL MEMBER DIAZ: Thank you and as we know
17 housing is no secret my passion behind it and
18 homeless services and assuring that communities are
19 served properly. Is your site provider - is there
20 going to be a provider on site for social services?

21 ERICKA KELLER: Yeah, so AAPCI is also a social
22 service provider. They are the not-for-profit
23 development partner. They have a 1515 award as we
24 stated, 60 single adults and ten families with
25 children but those services that are provided, that

1 will be provided through the 1515 allocation, will be
2 offered for everyone in the building.
3

4 And we have approximately 4,000 square feet
5 thereof for these service supports to the tenants in
6 reference to support offices and offices for social
7 workers and meeting rooms as well as the amenities.
8 The community room, all of those are part of the
9 services that will be offered. Not only for the 1515
10 allocation but for all of the residents.

11 COUNCIL MEMBER DIAZ: So, you will have a social
12 worker on site? Not just for -

13 ERICKA KELLER: Yes.

14 COUNCIL MEMBER DIAZ: For the formerly homeless
15 families but everyone.

16 ERICKA KELLER: For everyone. Hmm, hmm.

17 COUNCIL MEMBER DIAZ: That in reference to
18 supported units, are they going to integrated
19 throughout your facility or will that be a targeted
20 floor or side of a building?

21 ERICKA KELLER: No, it has to be all integrated
22 right? So, it has to be at least 65 percent
23 circulation throughout the building of the MIH units
24 as well as the supportive housing. So, we work with
25

1
2 the architect to ensure that design wise we've
3 scattered everything throughout the building.

4 COUNCIL MEMBER DIAZ: Wonderful, so my last
5 question will be and in a conversation with the
6 borough presidents office was a recommendation for
7 the property owned units that are [INAUDIBLE
8 2:07:50]. Property owned homes that are on this lot
9 to not to be excluded from your conversation, where
10 are we with that?

11 ERICKA KELLER: So, we will as part of our
12 outreach, we usually send notification to uhm, you
13 know our neighbors in so we will do that particularly
14 as we get closer to actually starting construction
15 and other types of you know movement on this site.
16 It's been a little bit dormant as we've gone through
17 this process but we will definitely include those
18 neighbors so that they are aware of what's happening
19 and what the impacts will be and there will be some
20 access you know access agreements and license
21 agreements that will have to be negotiated as well.

22 COUNCIL MEMBER DIAZ: Thank you for the human
23 service aspect to it. My question I think was more
24 so to HPD and I apologize for not being more direct
25 and specific. Where communities thinking that it

1 will be in good nature today and including those four
2 buildings as part of the zoning package. A year or
3 five years from now the owners will sell and now we
4 have 14 story buildings – so now we have this land
5 conversation that we could have prevented which
6 that's going with my question.

8 LIN ZENG: So, when we did the RFP it was just
9 for this site, the city owned, the L-shaped lots that
10 Ericka talked about. But in working on this ULURP
11 application with DCP, you know they are the ones that
12 oversee the zoning maps and there is a rationale to
13 extend the proposed zoning district to Pickett
14 because I believe that on the side of the Pickett,
15 there is also an R7. So, it's a way for continuity
16 and I think you know and so, we had to take our
17 guidance from our colleagues at DCP on that in order
18 to have this map amendment.

19 So, because I think they also want to void if
20 that was not mapped right. I mean there are still
21 pressures that people get and if they sell it to a
22 developer the developer would probably have to go
23 back to the city to get that mapped anyway or another
24 result is maybe the one that they want to avoid is
25 that you will have much lower buildings that are not

1 contextual to the one that we are actually proposing
2 right now.

3
4 So, so that was a conversation you know a lot of
5 back and forth with DCP and sort of drawing the
6 zoning map to make sure that it is not just with this
7 site, that it's done with the idea of like what the
8 future would be and what the shape of that block
9 would look like. But I do hear the concerns that
10 you're raising about you know about people you know
11 being kicked out of their buildings and I am you
12 know, I think what Ericka said, we hope that you know
13 with at reach and things like that we would not get
14 to that point.

15 COUNCIL MEMBER DIAZ: I was puzzled by part of
16 your opening statement. Was this more out of
17 convenience?

18 LIN ZENG: It's not a matter of convenience, it's
19 more of you know it's a planning rational for zoning
20 when they are drawing up zoning maps because we are
21 upzoning this particular site. And there idea is
22 that they wanted to make that connection so that it's
23 more of a continuous or a seven and that you don't
24 have just like this R7 island in the middle.

1
2 So, and I'm sorry, I'm not City Planning. I'm
3 sure they could have explained this more eloquently
4 and why you know that that was suggested and
5 recommended in this application.

6 COUNCIL MEMBER DIAZ: So, therefore, my
7 conversation should be with City Planning.

8 LIN ZENG: We could follow up and provide a you
9 know sort of a response. And I believe our
10 application uhm, also has an explanation on that.

11 COUNCIL MEMBER DIAZ: I'm definitely more digging
12 and more conversation because what I see is
13 displacement. It's just a matter of time. Okay,
14 thank you for answering the questions to the best of
15 your abilities. Thank you Chair Riley. No more
16 questions.

17 CHAIRPERSON RILEY: Thank you Council Member
18 Darma Diaz. Thank you for your testimony. There
19 being no more Council Member questions, this panel is
20 excused.

21 PANEL: Thank you.

22 CHAIRPERSON RILEY: Are there any more members of
23 the public who wish to testify on Glenmore Manner
24 Project?

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

101

1
2 COMMITTEE COUNSEL: There are no members of the
3 public signed up to testify on these items.

4 CHAIRPERSON RILEY: Seeing no other members of
5 the public who wish to testify on this item, the
6 public hearing on LU 848, 849, 850 and 851 are now
7 closed and the items are laid over.

8 Our last public hearing today is on LU 847, the
9 TMN 1002-West Harlem Renaissance UDAP and Article 11
10 tax exemption submitted by the Department of Housing
11 Preservation and Development pursuant Section 693 and
12 694 of the General Municipal Law and Article 11 of
13 the Private Housing Finance Law. The Application
14 seek waiver of the designation and requirement of the
15 sections 197-C and 197-D of the Charter pursuant and
16 approval of an urban development action area project
17 for such area and approval of an exemption from real
18 property taxation for property located at 101-West
19 141st Street AKA 621-23 Lenox Avenue. And 121-123
20 West 144th Street. Both are located in Manhattan
21 District represented by Council Member Perkins.
22 Presented for the applicants, we have Rosa Kelly on
23 behalf of HPD and Randall and Roland Powell on behalf
24 of Infinite Horizons. I now ask that these witnesses
25

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

102

1 unmute themselves and the Counsel administer the
2 affirmation.

3
4 COMMITTEE COUNSEL: Please raise your right hands
5 and state your names.

6 ROLAND POWELL: Roland Powell.

7 ROSA KELLY: Rosa Kelly.

8 RANDALL POWELL: Randall Powell.

9 COMMITTEE COUNSEL: Do you affirm to tell the
10 truth, the whole truth and nothing but the truth in
11 your testimony before this subcommittee and in answer
12 to all Council Member questions?

13 PANEL: I do, yes.

14 CHAIRPERSON RILEY: Thank you. You may begin
15 your presentation.

16 ROSA KELLY: Good afternoon. My name is Rosa
17 Kelly, the Director of Land Use Planning and
18 Development for HPD's government affairs team. HPD
19 is before the Council today seeking UDAP and Article
20 11 approvals for two buildings located in Manhattan
21 Council District 9. The project will be
22 rehabilitated under HPD's multifamily preservation
23 loan program. In which sponsors purchase and
24 rehabilitate city owned vacant and occupied
25

1
2 multifamily buildings in order to create affordable
3 rental housing units with a range of affordability.

4 HPD has designated Infinite Horizons LLC to
5 purchase and redevelop this disposition area under
6 the multifamily preservation loan program through a
7 request for qualifications. These buildings require
8 substantial rehabilitation and there are proposed
9 layout changes and major system upgrades. When
10 completed, the project will provide approximately 51
11 units and two retail spaces. I'm now going to turn
12 the presentation over to the Infinite Horizons team
13 to discuss in more detail.

14 RANDALL POWELL: Thank you Kelly. Thank you
15 Chairman Riley. Thank you for the rest of the
16 Subcommittee for having Roland and I here today to
17 talk further about our project located in Council
18 District 9. My name is Randall Powell, this is my
19 brother Roland Powell and we are the development team
20 responsible for the substantial rehabilitation of 101
21 West 141st Street and 122-123 West 144th Street. Uhm,
22 this project is a great project for the community
23 because we're going to be rehabilitating buildings
24 that were currently underutilized that needed
25 significant repairs to bring them back online in

1
2 order for them to be used for the necessary
3 affordable housing the community needs as well as the
4 entire city.

5 This housing project will incorporate both
6 different elements when it comes to construction as
7 well as upgrades to the building, major wide systems
8 and will also be following the enterprise green
9 communities 2020 requirements for sustainability and
10 resilience. This project will also cater to various
11 AMI's from 30 to 80 percent of AMI as well as the
12 homeless population throughout these two buildings.
13 We believe that this opportunity is necessary and
14 long overdue due to the current housing crisis and
15 need that is taking place across the city that so
16 many others that are on today's panel have mentioned.

17 One of the aspects of the building of the project
18 that we'll be working on is that we will actually be
19 relocating a business to this space at 101 West 141st
20 Street. We will actually open up a property
21 management office, which we believe will serve the
22 tenants to making sure that we can be as responsive
23 and proactive in addressing any needs and concerns
24 that come up during our ownership and management
25 during the life of the project. We appreciate the

1
2 city's support in moving the project forward and we
3 look forward to completing this project over the next
4 two years.

5 We are in the process right now of applying for
6 financing and as you can see here are some pictures
7 of the current building. On the left is 101 West
8 141st Street, that is pic number one. And on the
9 right is 122-23 West 144th Street. That building
10 West 144th Street is currently sealed up due to
11 structural issues and the tenants were temporarily
12 relocated to make sure that the city had their safety
13 first while we put the project through the renovation
14 process. Next slide please.

15 Here are the building details. There will be ten
16 studios, 21 bedrooms, 11 two bedrooms, ten three
17 bedrooms and as mentioned before 101 West 141st
18 Street has two commercial spaces. One of which we
19 will use as our office for property management, so
20 the tenants can have readily access to any services
21 that they require. And as part of the process, we
22 will also enter into a 40 year regulatory agreement
23 to make sure that the project stays 100 percent
24 affordable. Next slide please.

1
2 Currently, the two buildings are both five story
3 walk ups and they represent in total of 51 units.
4 There will be a Super at 101 West 141st Street that
5 will provide regular building maintenance. The scope
6 of work with include all the requirements necessary
7 to meet sustainability practices through the
8 enterprise green communities 2020. New electrical
9 services, new structural beam work, new plumbing, new
10 kitchens, new flooring, new windows, façade work, as
11 well as all the other requirements described by DOB
12 to make sure that we meet all health and safety
13 issues for the building. Next slide please.

14 Here are the income bands across the various
15 buildings. The first income band is for 47 percent
16 of AMI. We actually want to try to move that to have
17 some 40 percent lower income units available because
18 we know that there's a need for lower income units
19 for the project. The second band is 57 percent of
20 AMI and the third band is 80 percent of AMI and we
21 believe that this marketing band for the various
22 residents in the area will bring a very variety of
23 incomes into the neighborhood and into these
24 buildings to spread out the opportunity for everybody
25

1
2 to have affordable housing in the area. Next slide
3 please.

4 Again, this slide gives the details of what the
5 average rents would approximately be for the studios,
6 one bedrooms, two bedrooms and three bedrooms.

7 Again, the goal is to make sure that you know tenants
8 have an affordable rent and they are not charged more
9 than 30 percent of their income in order to have a
10 sustainable household. Next slide please.

11 Uhm, again, we look forward to this opportunity.
12 Infinite Horizons, just to give a further background
13 was established in 2007 by my brother Roland and I
14 with a need to turn projects such as this that have
15 been underutilized into affordable housing. We're
16 city and state certified MBE's and we have a track
17 record of working on similar projects across the city
18 and we look forward to further working with Chair
19 Riley and the rest of the City Council and
20 Subcommittee members to bring this amazing project to
21 fruition. Again, we appreciate the support of HPD
22 and all of the fellow participants that have been on
23 today's panel. Thank you and have a good day.

24 CHAIRPERSON RILEY: Thank you so much Roland and
25 Randall for your commitment to addressing these needs

1
2 in our communities. Looking forward to working with
3 you both and thank you Rosa again from HPD. Thank
4 you for your testimony. There being no more Council
5 Member questions, this panel is excused.

6 PANEL: Thank you. Have a good day.

7 CHAIRPERSON RILEY: Are there any members of the
8 public who wish to testify on LU 847?

9 COMMITTEE COUNSEL: There are no – well, let me
10 check. If there are any members of the public who
11 are here to testify on this item, please raise your
12 hand now. Committee will stand at ease.

13 There appear to be no members of the public
14 signed up for this item.

15 CHAIRPERSON RILEY: Seeing no other members of
16 the public who wish to testify on this item, the
17 public hearing on LU 847 is now closed and the item
18 is laid over.

19 That concludes today's business. I remind you
20 that if you have written testimony on today's items,
21 you may submit it to

22 landusetestimony@council.nyc.gov. Once again, that

23 is landusetestimony@council.nyc.gov. Please indicate
24 the LU Number or the project name in the subject

25 heading. I would like to thank the applicant

SUBCOMMITTEE ON LANDMARKS, PUBLIC
SITINGS AND DISPOSITIONS

109

1
2 members, excuse me, I would like to thank the
3 applicants, members of the public, my colleagues,
4 Subcommittee Counsel and Land Use Staff and the
5 Sergeant at Arms for participating in today's
6 hearing. This meeting is hereby adjourned. [GAVEL]

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 15, 2021