

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

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March 14, 2013
Start: 1:13 p.m.
Recess: 1:20 p.m.

HELD AT: 250 Broadway
Committee Rm, 16th Fl

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

COUNCIL MEMBERS:
John Doe
Council Member Sara M. Gonzalez
Council Member Peter A. Koo

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

Chris Gonzalez
Assistant Commissioner of Government Affairs
HPD

Nadia Radcliffe
Director of Home Ownership Program
HPD

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2 CHAIRPERSON LEVIN: Okay? This
3 meeting will come to order. Good afternoon. I,
4 welcome to the Subcommittee on Planning,
5 Dispositions and Concessions. I'm Council Member
6 Stephen Levin, Chair of the Subcommittee. I'm
7 joined this afternoon by Council Member Peter Koo
8 of Queens, Council Member Sara Gonzalez of
9 Brooklyn. We have three items on the agenda
10 today, land use number 741, it's 20135198HAM, 2110
11 Amsterdam Avenue, 2185 Amsterdam Avenue, and we
12 are going, in Community Board District 12. We are
13 going to be laying this item aside for today and
14 we'll be hearing two items, Land Use item number
15 775, 20135346HAM, that is 511 West 149th Street,
16 524 West 150th Street, 455 Convent Avenue and 457
17 Convent Avenue in Manhattan. That's in Manhattan
18 Community District Number Nine and that is in the
19 district represented by Council Member Robert
20 Jackson. And in addition to that, land use number
21 776, 20135347HAM, that's 20, I'm sorry, 20032-34,
22 West 149th Street, 3041 West 152nd Street, 2797 8th
23 Avenue and 2472 7th Avenue, Manhattan. That is in
24 Community District number ten. Also in the
25 district represented by Robert Jackson. The 775

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2 is a neighborhood homes program, 776 is multi
3 family preservation loan. Here to testify on
4 this, both of these items is Chris Gonzalez,
5 Assistant Commissioner at HPD and Kim Darga, and
6 Nadia Radcliffe of HPD.

7 MR. CHRIS GONZALEZ: Good
8 afternoon. I'm Chris Gonzalez, Assistant
9 Commissioner of Government Affairs at HPD. I am
10 joined by Nadia Radcliffe, HPD's Director of Home
11 Ownership Programs. Land Use item 775 consists of
12 four privately owned parcels within a proposed
13 exemption area located at 511 West 149th Street,
14 524 West 150th Street, 555 and 557 Convent, also
15 known as Louis T. Wright, HDFC. On November 21st,
16 2006 the exemption area was conveyed to the
17 sponsor under HUD's section 203k program. The
18 203k program provided certain one to four family
19 homes acquired by HUD as a result of defaulted
20 mortgage loans to be sold to non for profit and
21 for profit developers using models of various HPD
22 disposition home ownership programs. The homes
23 would then be rehabilitated and sold to qualified
24 home buyers. The subject buildings were occupied
25 at the time of sale and the sponsor began the

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2 rehabilitation process under the parameters of
3 HPD's neighborhood homes program. However, work
4 was stopped due to delays in relocating tenants.
5 The buildings are now vacant and the sponsor will
6 resume their rehabilitation. HPD is currently
7 before the Council seeking approval of a tax
8 exemption so that the buildings once completed
9 will be affordable to buyers with household
10 incomes at or under 165 percent of median income.
11 Council Member Jackson has been briefed and has
12 indicated his support. We'll take any questions
13 you have.

14 CHAIRPERSON LEVIN: So, these are
15 all single family homes or are they co-ops? Three
16 family homes.

17 MR. GONZALEZ: Three, right.

18 MS. NADIA RADCLIFFE: They're three
19 family homes, four three family homes.

20 CHAIRPERSON LEVIN: Can you
21 identify yourself, please?

22 MS. RADCLIFFE: Oh, sorry, Nadia
23 Radcliffe, Director of Home Ownership Programs at
24 HPD. And these are four, three family homes.

25 CHAIRPERSON LEVIN: Four three

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2 family homes. And each one will be it's own, will
3 be, so the home will be bought by a single buyer
4 and then the two other units will be rented or
5 they will be co-op'd?

6 MS. RADCLIFFE: Yes, no, they will
7 be rented.

8 CHAIRPERSON LEVIN: Okay. I won't
9 ask about the history of the 203k and how they
10 came into the, 'cause I used to work on 203
11 properties, as a - - .

12 MS. RADCLIFFE: Thank you.

13 CHAIRPERSON LEVIN: But it's
14 probably an interesting story. Okay, I have no
15 further questions on this matter. Do any of my
16 colleagues have any questions? Okay, seeing none,
17 move over to 776? Thank you very much, Ms.
18 Radcliffe.

19 MS. RADCLIFFE: Thank you.

20 MR. GONZALEZ: All right. Good
21 afternoon. I am Chris Gonzalez, the Assistant
22 Commissioner of Government Affairs at HPD. I am
23 joined by Kimberly Darga, HPD's Director of Multi
24 Family Preservation Loan Program. Land use item
25 776 consists of the proposed disposition of four

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2 city owned buildings located at 232-34 West 149th
3 Street, 304 West 152nd Street, 2997 8th Avenue and
4 2472 7th Avenue, also known as WHGA Dory Miller
5 Apartments. Under HPD's multi family preservation
6 loan program the sponsor proposes to rehabilitate
7 two occupied multiple dwellings and two vacant
8 mixed use buildings. When completed the project
9 will provide approximately 53 affordable
10 residential rental units plus one superintendants
11 unit as well as two commercial units. Council
12 Member Jackson has been briefed and supports the
13 project.

14 CHAIRPERSON LEVIN: Any questions
15 from my colleagues? Okay. Thank you very much.
16 Seeing none I will close the hearing on 776 and
17 775. I will ask Counsel on the Committee to call
18 the roll. I recommend and aye vote on both items.

19 FEMALE VOICE 1: Chair Levin?

20 CHAIRPERSON LEVIN: Oh, sorry, aye
21 on all.

22 FEMALE VOICE 1: Council Member
23 Gonzalez?

24 COUNCIL MEMBER GONZALEZ: Aye on
25 all.

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FEMALE VOICE 1: Council Member

Koo?

COUNCIL MEMBER KOO: I vote aye on
all.

FEMALE VOICE 1: I vote a three in
the affirmative, no negatives, no abstentions.
Land use item 775 and 776 are approved and
referred to the Full Land Use Committee.

CHAIRPERSON LEVIN: Okay. It's 741
is laid over?

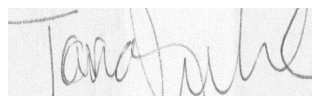
FEMALE VOICE 1: Yes.

CHAIRPERSON LEVIN: Okay. With
that, this meeting is adjourned. [background
conversation]

C E R T I F I C A T E

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

Signature

A rectangular box containing a handwritten signature in cursive script that reads "Tara Juhl".

Date 3/28/13