

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 6, 2012
Start: 1:15 p.m.
Recess: 1:25 p.m.

HELD AT: Council Chambers
City Hall

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

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

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

Carol Clark
Assistant Commissioner
New York City Department of Housing Preservation and
Development

Ted Weinstein
Director of Bronx Planning
New York City Department of Housing Preservation and
Development

CHAIRPERSON LEVIN: Good afternoon.

Welcome to a very cozy meeting of the Committee on Dispositions, Concessions and Planning. My name is Stephen Levin. I am Chair of the Subcommittee. I am joined this afternoon by my colleagues, Sara Gonzalez of Brooklyn and Peter Koo of Queens. We have one item on the agenda this afternoon. It's Land Use No. 577. That is 1484 Inwood, 20125378 HAX. That is Bronx Community District 4, an application submitted by the New York City Department of Housing, Preservation, Development for Council approval pursuant to Article 16 of the General Municipal Law in Section 577, Private Housing Finance Law for the conveyance of a modification to a previously approved UDAP located at 1484 Inwood Avenue in Council District no. 16. Testifying on this item this afternoon is Carol Clark, Assistant Commissioner at HPD and Ted Weinstein, Director of Bronx Planning at HPD.

CAROL CLARK: Thank you, Mr.

Chairman and members of the Committee, I'm Carol Clark. As you pointed out, Ted Weinstein, the Director of Bronx Planning is going to give testimony on this item L.U. 577.

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2 TED WEINSTEIN: Good afternoon. In
3 1992, the city conveyed to the Bronx Heights
4 Neighborhood Community Corporation a cluster of
5 ten buildings through our special initiatives
6 [phonetic] program. These were previously city-
7 owned buildings. The intent was for them to own
8 buildings, to run them and to maintain them.
9 Unfortunately, as the years went on, they didn't
10 perform up to the levels that were required either
11 in terms of physical running of the buildings or
12 financially, and the city was finally forced to
13 get to the point of foreclosing on these
14 properties and taking title, and so we're now in
15 the process of then reconveying these to other
16 management companies. The item in front of us
17 today is for one particular—they're going to three
18 different entities, three different management
19 companies, so the one today is the one building
20 from the group that is going to the Settlement
21 Housing Fund. It's on Inwood Avenue. It's 27
22 units, 26 rental units, plus one superintendent.
23 This building was taken in November through
24 foreclosure. We hope that it will be sold in
25 June. Settlement Housing has been under a - -

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2 lease running the building since November, making
3 improvements already as needed. Most likely,
4 there will be some type of renovation loan, like
5 an - - loan that will be used for whatever-what
6 else is needed, and that will happen after June.
7 We'll work on that.

8 CAROL CLARK: And Council Member
9 Foster has been briefed and indicated her support
10 of the project.

11 CHAIRPERSON LEVIN: Just if you
12 could give me a snapshot of the affordability
13 rubric that's in place there...

14 TED WEINSTEIN: Yeah, well - - is
15 that after Settlement Housing actually takes title
16 because the tenants have not--some have not been
17 paying rent and - - situation now under city
18 ownership. Once Settlement Housing takes title
19 the tenants will be given regular rent stabilized
20 leases. The expectation will be that that will be
21 sufficient, and then at the end of their lease,
22 they will get a renewal lease. If however, the
23 amount of work which starts to be finalized is
24 enough to warrant some type of an increase, there
25 would be just - - , but the hope now is that won't

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2 be necessary, that there will just be regular rent
3 stabilization.

4 CHAIRPERSON LEVIN: - - like a
5 major capital improvement increase?

6 TED WEINSTEIN: Or - - rent
7 restructuring.

8 CHAIRPERSON LEVIN: Oh okay. And
9 then those rent stabilized lease rent levels are
10 going to be established on current-

11 TED WEINSTEIN: [Interposing]
12 They'll pay the amount that they are currently
13 legally supposed to be paying.

14 CHAIRPERSON LEVIN: Okay. And so
15 the name of it is Settlement Housing Fund? Is that
16 right?

17 TED WEINSTEIN: Yeah, the official
18 name is New Set 2 HDFC [phonetic], but that's an
19 entity of Settlement Housing Fund. Settlement
20 Housing was selected for this building because
21 they own and manage a large complex literally a
22 block away.

23 CHAIRPERSON LEVIN: Okay, that's
24 what I was going to ask. They have experience in
25 that community.

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TED WEINSTEIN: Yes.

CHAIRPERSON LEVIN: do any of my colleagues have any questions on this particular item?

COUNCIL MEMBER KOO: How much rent do they charge?

TED WEINSTEIN: Well, the rent is now—for one bedrooms, they are averaging 636 a month, and the two bedrooms are 848.

COUNCIL MEMBER KOO: Are utilities included?

TED WEINSTEIN: I don't know. Typically in these types of buildings, electricity is separate.

COUNCIL MEMBER KOO: Separate.

TED WEINSTEIN: The building itself is an older building.

CHAIRPERSON LEVIN: Mm-hmm, and the tenants that are currently in the building have for the most part been there a long time or...?

TED WEINSTEIN: Right.

CHAIRPERSON LEVIN: I don't have any further questions. I think that we're ready to bring that to a vote. I just want to mention

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2 that we're laying over Land Use Nos. 564 and 565,
3 so we will revisit those at a future meeting, and
4 I think that with that, I thank you very much, Ms.
5 Clark and Mr. Weinstein for your testimony today.
6 I will ask--sorry, we will be closing the hearing
7 right now. So okay? With that - - calling the
8 roll on Land Use No. 577 and I'll be asking - -

9 GAIL BENJAMIN: We look alike.

10 It's all the same.

11 CHAIRPERSON LEVIN: I'll be asking
12 Gail Benjamin director of the Land Use Division in
13 the City Council to call the roll. I recommend an
14 aye vote on Land Use No. 577.

15 GAIL BENJAMIN: Chair Levin?

16 CHAIRPERSON LEVIN: Aye.

17 GAIL BENJAMIN: Council Member
18 Gonzalez?

19 COUNCIL MEMBER GONZALEZ: I just
20 want to state for the record that understanding
21 the labor of the member, I respect it and
22 therefore I vote aye, respecting that. Thank you.

23 GAIL BENJAMIN: Council Member Koo?

24 COUNCIL MEMBER KOO: I vote aye.

25 GAIL BENJAMIN: By a vote of three

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2 in the affirmative, zero in the negative and zero
3 abstentions, the aforementioned L.U. 577 is
4 approved and referred to the Committee.

5 CHAIRPERSON LEVIN: Thank you.

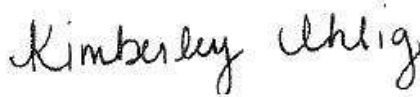
6 This meeting is adjourned.

7 [gavel]

C E R T I F I C A T E

I, Kimberley Uhlig 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

Handwritten signature of Kimberley Uhlig in cursive script, written over a horizontal line.

Date

3/21/12