

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON PLANNING, DISPOSITIONS & CONCESSIONS

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April 20, 2010
Start: 1:05 pm
Recess: 1:15 pm

HELD AT: Council Chambers
City Hall

B E F O R E:
STEPHEN LEVIN
Chairperson

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

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

Carol Clark
Assistant Commissioner
NYC HPD

1 COMMITTEE ON PLANNING, DISPOSITIONS AND 3
2 CONCESSIONS

3 CHAIRPERSON LEVIN: Okay. Take
4 two. Good afternoon, I'm Council Member Stephen
5 Levin, this is the Planning, Dispositions, and
6 Concessions Subcommittee of Land Use for today,
7 April 20th. I'm joined to my left by Council
8 Member Inez Dickens, to my right, Council Member
9 Peter Koo, and to his right, Council Member Sara
10 Gonzalez.

11 We have two items on the agenda
12 today. Land Use number 67, Knickerbocker Commons,
13 that's in Brooklyn Community Board 4, in the
14 Council District 37, represented by Council Member
15 Erik Dilan.

16 Speaking on this item today we have
17 two speakers or just one speaker, Assistant
18 Commissioner Carol Clark of HPD, she's joined by
19 Jack Hammer of HPD, and Scott Short of the
20 Ridgewood Bushwick Senior Citizens Council. The
21 application today on Knickerbocker Commons is--
22 it's a UDAAP application, correct? C100162 HAK,
23 and it's located--the designation of property
24 located at 295 Eldert Street and 801, 799, and 797
25 Knickerbocker Avenue in the Bushwick section of
Brooklyn.

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2 CONCESSIONS

3 Commissioner Clark, if you could
4 tell us a little bit about the project and the
5 planned UDAAP, that would be very helpful, thank
6 you.

7 CAROL CLARK: Thank you, Mr.
8 Chairman and members of the Committee. As you
9 noted, I am joined by Jack Hammer, who's the
10 Director of Brooklyn Planning and Scott Short of
11 Ridgewood Bushwick Senior Citizens Center. And LU
12 67 is known as Knickerbocker Commons, it consists
13 of the proposed disposition of four vacant city-
14 owned lots that are located, as you noted, at 295
15 Eldert Street and 797-801 Knickerbocker Avenue and
16 they're going to be developed under the New York
17 State Housing Trust Fund program. Under the
18 proposed project, the sponsor, Ridgewood Bushwick
19 Senior Citizens Council, Inc., will construct one
20 6-story building which will provide 23 low income
21 rental units, plus a superintendent's unit. In
22 addition, the project will provide approximately
23 5,000 square feet of community facility space and
24 parking.

25 Council Member Dilan has reviewed
the project and has indicated his strong support.

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2 CONCESSIONS

3 Thank you.

4 [Pause]

5 CHAIRPERSON LEVIN: Can you tell me
6 a little bit about the program in which the
7 project is going to be developed under in terms of
8 funding source, Housing Trust Fund?

9 CAROL CLARK: Sure, the New York
10 State Housing Trust Fund allocation for this
11 project is \$1.8 million and there's also New York
12 State low income tax credits, HPD has capital
13 funds in the project in excess of \$1.6 million,
14 Council Member Dilan has made a Reso A [phonetic]
15 grant of \$1 million, and there's a lender involved
16 at almost \$6 million, so that's the funding source
17 for the project.

18 CHAIRPERSON LEVIN: And with regard
19 to the AMI levels for the affordable units?

20 CAROL CLARK: Right, the income
21 targets are up to 60% of the Area Median Income,
22 which for an individual is \$32,200 a year, and for
23 a family of four, it's \$46,000 a year.

24 CHAIRPERSON LEVIN: And that
25 applies to all 23 rental units?

CAROL CLARK: That's correct.

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2 CONCESSIONS

3 CHAIRPERSON LEVIN: Thank you very
4 much. Just for full disclosure purposes, I used
5 to be employed at the Housing Department of
6 Ridgewood Bushwick Senior Citizens Council and Mr.
7 Short was actually my boss.

8 So do any of the other members of
9 the Committee have any questions on this item?

10 [Pause] Seeing none, I declare that the hearing
11 on this matter be closed. Thank you, Commissioner
12 Clark, Mr. Hammer, and Mr. Short.

13 MALE VOICE: Thank you.

14 CHAIRPERSON LEVIN: Next up we have
15 our only other item on the agenda today, it is
16 Land Use number 68, Houston Dee, excuse me, it's
17 in Manhattan Community Board District 3 in Council
18 District 2 in Manhattan, that is the Council
19 District represented by Council Member Rosie
20 Mendez. C100173 HAM, this is an application
21 submitted by HPD for the designation of property
22 located at 302-304 East Second Street, as in Urban
23 Development Action Area and Urban Development
24 Action Area project pursuant to Section 197 of the
25 New York City Charter for the disposition of such
properties to develop or to be selected by HPD.

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2 CONCESSIONS

3 Commissioner Clark, could you tell
4 us a little bit about this project?

5 CAROL CLARK: Certainly, Mr.
6 Chairman and members of the Committee, I'm joined
7 on this one by Meilin Chiu, who's the Director of
8 HPD's Manhattan Planning office. As you noted, LU
9 68, or Houston Dee, consists of the proposed
10 disposition of one vacant city-owned lot. It's
11 located at 302 East 2nd Street in Manhattan and
12 it's for development pursuant to HPD's
13 inclusionary housing program. The sponsor, which
14 is Houston Dee Realty, LLC, will construct a 13-
15 story building on this lot. It's adjacent to
16 eight additional lots that are owned by the
17 sponsor.

18 When completed, the project will
19 provide 166 rental units, plus one
20 superintendent's unit, 34 of these units will be
21 permanently affordable to low income families, the
22 project will also provide approximately 9,000
23 square feet of ground floor commercial space,
24 3,600 square feet of rear yard space, and a
25 rooftop terrace of approximately 3,000 square
feet.

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2 CONCESSIONS

3 Council Member Mendez has reviewed
4 the project and has indicated her support.

5 CHAIRPERSON LEVIN: Commissioner
6 Clark, the affordable units are pursuant to the
7 inclusionary housing bonus that the project is
8 going to receive, is that correct?

9 CAROL CLARK: Yes.

10 CHAIRPERSON LEVIN: And the AMI
11 levels for those units, so those 34 affordable
12 units are...

13 CAROL CLARK: Forty to 50% of the
14 Area Median Income, which for a family of four is
15 30,750 to \$38,400, for an individual, it's 26,900
16 to \$30,700, for a family of two.

17 CHAIRPERSON LEVIN: Very good. Do
18 any of the other members of the Committee have any
19 questions regarding this development?

20 COUNCIL MEMBER DICKENS: I'm sorry,
21 Carol [Pause] the affordability is [Pause].
22 What's the AMI on the balance, please?

23 CAROL CLARK: The balance are at
24 market rate, Council Member.

25 [Pause]

CHAIRPERSON LEVIN: Any other

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2 CONCESSIONS

3 members of the Committee have any questions? And
4 again, Council Member Mendez has indicated her
5 support for the project, correct?

6 CAROL CLARK: That's correct.

7 CHAIRPERSON LEVIN: Seeing no other
8 questions, I declare the hearing on this matter to
9 be closed.

10 Moving on to the vote on these two
11 items, the other items will be laid aside to
12 future hearings. And on these two items, the
13 chair recommends an aye vote. I'll ask Counsel to
14 the Committee, Carol Shine, to call the roll.

15 CAROL SHINE: Chair Levin.

16 CHAIRPERSON LEVIN: I vote aye.

17 CAROL SHINE: Council Member
18 Gonzalez.

19 COUNCIL MEMBER GONZALEZ: Aye.

20 CAROL SHINE: Council Member
21 Dickens.

22 COUNCIL MEMBER DICKENS: Aye.

23 CAROL SHINE: Council Member Koo.

24 COUNCIL MEMBER KOO: Aye.

25 CAROL SHINE: By a vote of four in
the affirmative, none in the negative, and no

C E R T I F I C A T E

I, Tammy Wittman, 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 Tammy Wittman

Date April 30, 2010