

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 563

Hunter's Point South
Article XI Tax Exemption

November 4, 2019

{**Van Bramer**} **Land Use No. 563** consists of an Exemption area located at Block 6, Lots 30 and 20 in Council District 26, which will be the development site for a project known as Hunters Point South Parcels F & G.

HPD selected the development team, Gotham Organization and RiseBoro, through a competitive process in April 2017. They propose to develop two mixed-use, mixed-income multiple dwellings that will provide affordable rental housing for families under HPD's Mixed Middle-Income (M2) program.

The project will include approximately 1,132 units across two buildings, approximately 850 of which (75%) will be permanently affordable. This includes 10% (approximately 114 units) set-aside for the formerly homeless.

Of the units to be marketed through Housing Connect, approximately 20% (170 units) will have rents set at 27-50% of the Area Median Income (AMI), and will be available to those making up to 50% AMI. Approximately one third (284 units) will have rents set at 77-100% of AMI, and will be available to those making up to 125% AMI. Approximately one-third will have rents set at 125% of AMI, and will be available to those making up to 165% AMI. This affordable component includes 98 units that will be set aside for seniors making up to 80% AMI. The project also

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includes market-rate units in both buildings, approximately 25% of the total, or 283 units, plus two superintendents' units.

The building to be constructed at Parcel F (Block 6, Lot 30) will be approximately 57 stories with 689 units, and the building to be located at Parcel G (Block 6, Lot 20) will be approximately 33 stories with 443 units. There will be a mixture of unit sizes, including 276 studios, 514 one-bedrooms, 275 two-bedrooms, 65 three-bedrooms. Rents will range from \$375 for a studio (27% AMI) to \$3,391 for a three-bedroom (125% AMI).

The project is also anticipated to include commercial and community facility space, parking for 100 vehicles, and a number of other amenities, including a rooftop garden, coworking spaces, a gym, and both outdoor and indoor lounges.

The Hunters Point South project was originally approved for disposition by the Council in 2008 and amended in 2018. However, the Exemption Area comprised of Block 6, Lots 30 and 20 requires Article XI tax benefits in order to facilitate construction of the project and assist with affordability of the low-income rental units. HPD is before the Council seeking Article XI tax benefits with a term of 40 years, that will coincide with the regulatory agreement, which has a term of 60

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years. The estimated cumulative value of the tax exemption is \$465,969,531 with a net present value of \$130,178,485.

Community Against ESCR Preferred Alt...

This is an open letter from organizations calling for a delay in the votes of the New York City Council on the City's ESCR "Preferred Alternative 4" Plan. If the votes cannot be delayed, we are urging you to vote NO on the ESCR "Preferred Alternative 4" Plan.

- **Community Organizations and groups-** If you would like to sign on to this letter, please fill out the form below.

October 29, 2019

Dear NYC Council Members Carlina Rivera, Margaret Chin and Keith Powers,

cc: All NYC Council Members, City Council Speaker Corey Johnson, Mayor Bill DeBlasio, Manhattan Borough President Gale Brewer, NYS Assembly and Senate Representatives

We the representatives of the organizations below are respectfully requesting a delay in the votes of City Council committees and the full Council on the East Side Coastal Resiliency plan (ESCR) for flood protection until a truly comprehensive study of the Alternatives is made. If the votes cannot be delayed, we are urging you to vote NO on the ESCR "Preferred Alternative 4" Plan. The report from Johannes Gehrels of Deltares stated that he was prevented from conducting a full investigation of each Alternative due to the unavailability of two key information sources: (1) the value engineering report and (2) the extrapolation process. Moreover, the plan currently before the Council does not incorporate important mitigation measures proposed by the impacted Community Boards and many other organizations.

It must be noted that the redevelopment of East River Park presents an especially complex set of conditions since the park itself was built on landfill. Without the critical documents Gehrels identified, he was unable to effectively evaluate the Final Environmental Impact Study. Therefore, no one can objectively discuss the matter at this time. In the interests of fairness, we strongly believe that a vote should not be conducted. Additionally, the staggeringly high price of the Alternative 4 plan cannot help but raise questions in our community that the withholding of these documents may have been deliberate in the City's effort to railroad Alternative 4 through the approval process.

Here is what Johannes Gehrels stated in his summary:



"A general issue found in this review was the relative lack of available information on several aspects of the ESCR

(over)

project design. The FEIS is based on project development, calculations, impact assessment, and comparison of alternatives. Underlying documents describing these inputs, however, are not publicly available. The FEIS therefore contains important statements that cannot be evaluated."

Here is what Gehrels wrote about the absence of the value engineering report:

"The City states that according to their value engineering report, construction of Alternative 3 would be very difficult. The report concludes that Design Alternative 4 can be completed faster and with a greater degree of certainty. However, this value engineering report is not publicly available to demonstrate these conclusions."

And here is what Gehrels wrote about the absence of the ESCR Coastal Hydraulics Report, Arcadis, 2015, and information about the subsequent extrapolation process:

"...therefore it is not possible to assess the methods used to extrapolate from the 2015 analysis to the 2018 proposed Alternatives... without an understanding of the extrapolation process it is not possible to validate the assertion in the FEIS that all Alternatives provide similar protections."

The weight of an uninformed decision on the ESCR will adversely impact generations of Lower East Side residents, especially as the climate crisis deepens. We urge that you and the other members of the City Council postpone the vote of committees and of the full Council on the ESCR plan for the East River Park until all of the facts have been made public. Or Vote NO if a postponement can not occur. Furthermore, the narrow scope of this one report should not be the only review prior to construction. Seven years after Hurricane Sandy, it would be an injustice to this community, and to all taxpayers, if a full scientific review of the ESCR was not permitted.

At the same time, action to prevent a future flooding disaster should be taken as soon as possible. Therefore, we call on the City to take immediate flood protection measures so that all of the East Side will be protected while the Alternatives are more carefully studied.

We are requesting a meeting with you as soon as possible and prior to committee voting to discuss our request and related matters pertaining to the ESCR.

We look forward to hearing from you and thank you in advance for your prompt attention to this critical matter for our community.

Signed, Community Against ESCR Preferred Alt...

1. East River Park Action, Pat Arnow, Founder
2. Sixth Street Community Center, Howard Brandstein, Executive Director
3. Green Map System, Wendy Brawer, Director
4. East River Alliance, Fannie Ip, Steering Committee Member
5. Earth Celebrations, Felicia Young, Director
6. Lower East Side Ecology Center, Christine Datz-Romero, Executive Director
7. New York Climate Action Group, Judith K. Canepa, Co-Founder
8. Grand Street Democrats, Jeremy Sherber, President
9. East River Park Coalition, Diana Carulli, Co-Founder
10. El Jardin Del Paraiso, Annalee Sinclair, City Contact & Co Treasurer
11. Chinese Staff & Workers Association, Zi Shun Ning, Organizer
12. National Mobilization Against Sweatshops (NMASS), Steph Kranes, Board Member
13. Loisaída United Neighborhood Gardens (LUNGS), Charles Krezell, President
14. Campaign to Stop REBNY Bullies, Ray Rogers, Director
15. OccupyRadio.net, Mike McCabe, Executive Director
16. Moving Forward Unidos, Nancy Preston, Co-Founder
17. Respect Brooklyn, Linda Fernandez, Inter Borough Outreach
18. Seven Loaves/GOH Productions, Bonnie Stein, Executive Director
19. Friends of Fort Greene Park, Ling Hsu, President
20. Preserve Our Brooklyn Neighborhoods, Sandy Reiburn, President
21. Community United to Protect Theodore Roosevelt Park, William Raudenbush, Chairman
22. The Czechoslovak-American Marionette Theatre, Vit Horejs, Artistic Director
23. Art Loisiada Foundation, Horacio Molina, Artist
24. Sierra Club of New York City, Alan Jay Gerson, Executive Committee

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 11/4/2019

(PLEASE PRINT)

Name: Nina Ricci

Address: 100 Gold St.

I represent: HPD

Address: 100 Gold St.

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Appearance Card

I intend to appear and speak on Int. No. LV0563 Res. No. _____

in favor in opposition

Date: 11/4/19

(PLEASE PRINT)

Name: Tristan Nadal

Address: Hunter's Point South Parcels F & G

I represent: Gotham

Address: _____

Article XI
Hunters Point
Sout F+G

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 11/4

(PLEASE PRINT)

Name: Federico Hernandez

Address: _____

I represent: 32Bj

Address: _____

Please complete this card and return to the Sergeant-at-Arms

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 563 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lacey Tanker

Address: _____

I represent: HPI

Address: _____

Please complete this card and return to the Sergeant-at-Arms

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 563 Res. No. _____

in favor in opposition

Date: 11.4.19

(PLEASE PRINT)

Name: Emily Korte

Address: 217 Wyckoff Ave Bklyn NY 11238

I represent: RiseBoro Community Partnership Inc.

Address: same

Please complete this card and return to the Sergeant-at-Arms