

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITINGS AND DISPOSITIONS

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April 21, 2021  
Start: 2:23 p.m.  
Recess: 4:13 p.m.

HELD AT: Remote Hearing (Virtual Room 3)

B E F O R E: Kevin Riley  
CHAIRPERSON

COUNCIL MEMBERS:

Inez Barron  
Peter Koo  
I Daneek Miller  
Mark Treyger  
Vanessa Gibson  
Stephen Levin

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

Kate Lemos-McHale, Director of Research  
Landmarks Preservation Commission

Anthony Fabre  
Landmarks Preservation Commission

Charles Barron, New York State Assembly Member

Libby Rohlfing, Chief of Staff  
New York City Department of Housing Preservation  
And Development

Paul Freitag, Executive Director  
West Side Federation for Senior and Supportive  
Housing

Jennifer Steinberg, Director of Real Estate  
Development  
West Side Federation for Senior and Supportive  
Housing

Nicole Vlado, Principal  
Shakespeare Gordon Vlado Architects

Felipe Cortez

Arielle Goldberg

Sabrina Barker, Senior Development Manager  
Johnathan Rose Companies



2 SERGEANT-AT-ARMS: Recording.

3 SERGEANT-AT-ARMS: Cloud recording rolling.

4 SERGEANT-AT-ARMS: Back up is rolling.

5 SERGEANT-AT-ARMS: Thank you. Good

6 afternoon and welcome to today's remote New York City

7 Council hearing for the Subcommittee on Landmarks,

8 Public Sitings, and Dispositions. At this time,

9 would all panelists please turn on their videos for

10 verification purposes? And to minimize disruptions,

11 please place all electronic devices to vibrate or

12 silent mode. If you would like to submit testimony,

13 please send via email to land use

14 testimony@Council.NYC.gov. Again, that is land use

15 [testimony@Council.NYC.gov](mailto:testimony@Council.NYC.gov). Thank you for your

16 cooperation. Chair Riley, we are ready to begin.

17 [Gavel]

18 CHAIRPERSON RILEY: GOOD AFTERNOON. I

19 am Council member Kevin Riley, Chair of the

20 Subcommittee on Landmarks, Public Sitings, and

21 Dispositions. I am joined remotely today by Council

22 members Koo, Barron, Miller, Treyger, Levin, and

23 Gibson. Today, we will be hearing the designation of

24 Harriet and Thomas Truesdell as a historic landmark,

25 the 97 West 169th Street UDAAP, and the amendments to

2 the 2017 approvals of the Sendero Verde UDAAP and  
3 Article 11 tax exemption. Before we begin our public  
4 hearing, we will vote on three items previously heard  
5 at our March 22nd and April 6th meetings. We will  
6 vote to approve LU 752, the 69 Adams Street project.  
7 This is an application submitted by the Department of  
8 Citywide Administrative Services pursuant to section  
9 197 C of the New York City Charter for the  
10 disposition of city owned property located on the  
11 west side of Parole Street between York and Front  
12 Street at block 52, lots 15 and 17 in the borough of  
13 Brooklyn. This application will facilitate the  
14 transfer of 98,446 square feet development rights to  
15 an adjacent privately owned site. The proposed  
16 project is a 25 story mixed-use building with  
17 residential and commercial uses located at 69 Adams  
18 Street in the Dumbo neighborhood of Brooklyn  
19 represented by Council member Levin. I now recognize  
20 Council member Levin to offer remarks on the  
21 negotiations that may have taken place since our  
22 March 22nd meeting. Council member Levin, you may  
23 have the floor.

24 COUNCIL MEMBER LEVIN: Thank you, Chair.

25 Thank you, Chair. I appreciate the introduction and

2 your assistance in helping the process of this  
3 project. I want to, first off, thank all of the  
4 local residents in the greater Dumbo community. The  
5 Farragut houses, the PS3 07 community for a lot of  
6 hours spent on zoom calls going over the details of  
7 this proposal. So, as Chair Riley mentioned, this is  
8 an existing as of right development site. It is an  
9 R9 residential development site that was reuse out a  
10 number of years ago before MIH and before our time  
11 here in the Council and so there is an as of right  
12 market rate development potential already and that  
13 would be a 25 story building adjacent to the bridge.  
14 Market rate residential. What this proposal would do  
15 is take the air rights that are in an adjacent parcel  
16 that are unusable because they are underneath the  
17 Manhattan Bridge and sell them to the developer for a  
18 fair market price and that price was \$175 a square  
19 foot for commercial development. So, it would be  
20 adding 90,000 square feet of commercial development  
21 to this building. Now, since the maximum height of  
22 the building is 25 stories and that would remain, the  
23 building goes from being a very slender 25 story  
24 building to a bulkier 25 story building because we  
25 would be adding the commercial all floor area to the

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2 base pedestal of the building. So, that \$175 a  
3 square foot for 90,000 square feet total \$17.2  
4 million. That is the proceeds of this sale. Third  
5 extension of negotiations with the city and EDC, we  
6 have identified that \$10 million of that \$17 million  
7 will be going back into the community. The breakdown  
8 of that \$10 million is that \$1.5 million will be  
9 going to the fair get houses community in a to be  
10 determined by the residents of Fair get, the tenants  
11 Association and the Farragut stakeholder group and so  
12 not determined by NYCHA, not determined by my office.  
13 Determined by the residents at Farragut. \$1.5  
14 million. That could be either expense or capital as  
15 determined by the residents. In addition, \$1.5  
16 million to the PS 307 community as determined by the  
17 principal of PS 307, Stephanie Carol, who has been a  
18 great partner and a principle that is done amazing  
19 work at that elementary school, PS 307. So, \$1.5  
20 million to be determined by the principal at 307. In  
21 addition, the main issue that we have heard-- and  
22 for those of you that know Dumbo, the big issue in  
23 the neighborhood infrastructure wise is the York  
24 Street subway station. The entire neighborhood is  
25 served by a single subway station and it is

2 antiquated and unsafe. There is a single entrance on  
3 the corner of York and Jay Street. That entrance  
4 then leads to a 250 foot corridor which then leads  
5 down a set of stairs to 250 foot platform and at the  
6 end of that 250 foot platform is a dead end. So,  
7 essentially, you could get off the train at York  
8 Street and be 500 feet from the exit. That is a  
9 dangerous situation for workers, MTA workers, and  
10 passengers. And we know that the proceeds of this  
11 sale can't cover the cost of an entirely new  
12 accessible entrance. It's also not an accessible  
13 station. We know that that's true and there are  
14 significant engineering challenges because it is the  
15 first station off of the East River that-- and so  
16 the tube itself so into the station, so there's  
17 only-- the only opportunity for an accessibility at  
18 this station is to have a second entrance, an  
19 accessible entrance at the southern end of the  
20 platform which is around the corner of Sands and Jay  
21 Street. This is located right at the foot entrance  
22 to the Manhattan Bridge, as well as-- for those of  
23 you that know the downtown area, an annex to CUNY  
24 City Tech and is actually next to the site of a 500  
25 unit supportive housing/affordable housing



2 development that's going to be opening probably in  
3 the next 1800 months that Breaking Ground is doing.  
4 That's the former Jehovah's Witness' dormitory  
5 building. So, that's the great need in the  
6 community. The proceed of this sale will cover \$7  
7 million to the York Street Station. \$1.5 to pay for  
8 a conceptual design study that will be commencing in  
9 the next couple months and then, depending on what  
10 that conceptual design study yields, the remaining  
11 \$5.5 would then go to cover related capital needs  
12 that could be additional design work on a second  
13 entrance and/or, if that's not feasible, then other  
14 improvements to the existing station. So moving the  
15 turn styles, things like that. The goal in all of  
16 this is to make this project as far along as  
17 possible-- a second accessible entrance to the York  
18 Street Station. Some of that the MTA would see it as  
19 a good and expeditious and worthwhile project to  
20 pursue in the next capital plan-- the next MTA  
21 capital plan. Unfortunately, they were not able to  
22 give a commitment that it would go into the next  
23 capital plan, but, again, getting design work,  
24 redesign work, getting the ball rolling, I think, is  
25 actually very important and beneficial. You know,

2 and we were also hopeful that, you know, with the  
3 federal infrastructure plan, that this could  
4 potentially be a recipient of those funds. The last  
5 large piece of this is a large portion of land in the  
6 Dumbo area on the corner of Prospect and Washington  
7 Street which connects in an underpass to Caden Plaza  
8 West and the DOT and Parks Department has agreed to  
9 make that entirely publicly accessible and open to  
10 the public within two years. So, we had hoped that  
11 we would, basically have DOT, out of all of the sites  
12 that they occupy in Dumbo-- they have about five or  
13 six parcels-- this is the largest one and it is  
14 currently being used by a contract through Brooklyn  
15 Bridge Repair, but in the long term, they have agreed  
16 to turn it over to the public and be publicly  
17 accessible space. So, those are the broad outlines  
18 of this proposal as it exists right now. I am not  
19 enthusiastically supportive, but I have come to the  
20 conclusion that it is about as good as we are able to  
21 get it and I'm comfortable voting in favor of it. So  
22 I want to thank everybody for the time for this  
23 explanation and I encourage everybody to join me with  
24 a yes vote. Thank you.

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2 CHAIRPERSON RILEY: Thank you, Council  
3 member Levin. We will also vote to approve  
4 application number C 210109 HAK, the New Penn  
5 Development One. This application was submitted by  
6 the Department of Housing Preservation and  
7 Development pursuant to Article 16 of the General  
8 Municipal Law and Charter section 197 C for  
9 designation of an Urban Development Action Area and  
10 approval of an Urban Development Action Area Project  
11 and the disposition of city-owned property located at  
12 306 Pennsylvania Avenue, 392 and 426 Wyoma Street and  
13 467 Vermont Street in the East New York neighborhood  
14 of Brooklyn. These approvals will facilitate the  
15 development of three new buildings with 46 affordable  
16 rental units, eight of which will be affordable  
17 independent residents for seniors, AIRS units.

18 We will also vote to approve application  
19 number 20215019 HAK, the New Penn Development Two  
20 UDAAP. This application was submitted by HPD  
21 pursuant to Article 16 of the General Municipal Law  
22 for approval of an Urban Development Action Area  
23 Project and waiver of the area designation  
24 requirements and section 197-C and 197-D of the New  
25 York City Charter for property located at 791

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2 Saratoga Avenue, 792 Rockaway Avenue, 492 Newport  
3 Street, 303 Hinsdale Street, 461 New Jersey Avenue,  
4 432 Wyoma Street, and 510 Vermont Street, also in the  
5 East New York Neighborhood of Brooklyn. This  
6 application will facilitate the construction of seven  
7 buildings containing a total of approximately 25  
8 rental dwelling units plus one unit for the  
9 superintendent. Both projects are located in Council  
10 District represented by Council member Barron and I  
11 would like to allow Council member Barron to give any  
12 remarks if she has any. Council member Barron, the  
13 floor is yours.

14 COUNCIL MEMBER BARRON: Thank you, Chair  
15 Riley. Thank you for those who are here to  
16 participate in this hearing. I'm speaking on behalf  
17 of the project for my district and I'm urging all of  
18 my colleagues to vote in the affirmative for this  
19 project. Just to summarize, as you know, I'm always  
20 interest in the AMI's. I'm always interested in the  
21 designation for the people who live in my community  
22 which has a neighborhood median income of about  
23 \$38,000. Of course, we have a range above and below,  
24 but that's the median for my neighborhood, so I just  
25 want to summarize for my colleagues what this plan

2 does. There are a total of 71 units of housing  
3 affordable to the people who live in my community and  
4 that's testified to by the fact that 10 percent of  
5 the units that are going to be in these develops are  
6 for formerly homeless people earning less than  
7 \$23,000. Eight of the units are for seniors--  
8 designated for seniors. 15 percent of the units are  
9 designated for people at 30 percent or below of the  
10 AMI. 19 percent of the units for people earning 40  
11 Percent of the AMI. 10 percent of the units for  
12 people earning 50 percent of the AMI and 34 units for  
13 people earning 60 percent or less. So that means  
14 that I've got 81 percent of the total number of units  
15 coming into these developments for people who earn 60  
16 percent or less of the AMI. So, you ask, well,  
17 what's the other 19 percent? The other 19 percent  
18 are for people who are at 80 percent of the AMI. I  
19 know some of my colleagues think you have got to have  
20 that market rate to balance it out, but this is a  
21 development and a project of which I am extremely  
22 proud and the community board is in favor. The  
23 borough president is in favor of this project and I  
24 asked that my colleagues about in the affirmative.  
25 In these are a range of apartment sizes, as well

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2 ranging from studios to one, two, and three bedroom  
3 units and of those three bedroom units are also  
4 appropriated for people who earn 60 percent and less  
5 of the AMI, which doesn't often happen. So, thank  
6 you, Mr. Chair, for an opportunity to tout the great  
7 accomplishments of planning for this development and  
8 I urge my colleagues to vote in the affirmative.  
9 Thank you.

10 CHAIRPERSON RILEY: Any time, Council  
11 member Barron. Counsel, please call the roll.

12 COMMITTEE COUNSEL: Riley?

13 CHAIRPERSON RILEY: Aye.

14 COMMITTEE COUNSEL: Koo? Council  
15 member Koo?

16 COUNCIL MEMBER KOO: I vote aye.

17 COMMITTEE COUNSEL: Council member  
18 Treyger?

19 COUNCIL MEMBER TREYGER: Aye.

20 COMMITTEE COUNSEL: Council member  
21 Barron?

22 COUNCIL MEMBER BARRON: Permission to  
23 explain my vote?

24 CHAIRPERSON RILEY: Permission granted.  
25

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2 COUNCIL MEMBER BARRON: Thank you. I want  
3 to commend my colleagues for his efforts in land use  
4 752, but I've not heard from the advocates that this  
5 satisfies their concerns be voting no on that project  
6 with all due respect and voting aye on the others.  
7 Thank you.

8 COMMITTEE COUNSEL: Council member  
9 Miller? Council member Miller? We can hold the vote  
10 open for Council member Miller. He appears to have  
11 stepped away, but as the vote stands, we have, for LU  
12 752, three in the affirmative, one in the negative,  
13 and zero abstentions, so that item is approved and  
14 recommended for approval to the full land use  
15 committee and for the Penn developments, we are at  
16 four in the affirmative and zero in the negative with  
17 zero abstentions, so those are also recommended for  
18 full land use committee, but we will hold the vote  
19 open. We can proceed.

20 CHAIRPERSON RILEY: Thank you. I  
21 recognize the Council once again to explain today's  
22 hearing procedures.

23 COMMITTEE COUNSEL: Thank you. I am  
24 Jeffrey Campagna, Counsel to the Subcommittee.  
25 Members of the public who wish to testify were asked

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2 to register for today's hearing. If you registered  
3 to testify and are not yet signed into Zoom, please  
4 sign in now and remain signed in until after you have  
5 testified. If you wish to testify and have not  
6 registered, please go to [www.Council.NYC.gov](http://www.Council.NYC.gov) to sign  
7 up now. If you are not planning to testify on  
8 today's items, please watch the hearing on the New  
9 York City Council website. All people testifying  
10 before the subcommittee will be on mute until they  
11 are recognized to testify. Please confirm that your  
12 Mike is an muted before you begin speaking. Public  
13 testimony will be limited to two minutes per witness.  
14 If you have written testimony you would like the  
15 subcommittee to consider in addition to or in lieu of  
16 appearing before the subcommittee, or if you require  
17 an accessible version of a presentation given at  
18 today's meeting, please email land use  
19 testimony@Council.NYC.gov. Please indicate the LU  
20 number or project name in the subject line of the  
21 email. During the hearing, Council members who would  
22 like to ask questions should use the zoom raise hand  
23 function. The raise hand button should appear at the  
24 bottom of the participant panel. I will announce  
25 Council members who have questions in the order they



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2 raise their hands. Witnesses are reminded to remain  
3 in the meeting until they are excused by the Chair.  
4 Lastly, there may be extended pause is if we  
5 encounter technical problems. We ask that you be  
6 patient as we work through these issues and, Chair  
7 Riley, before we continue, I see that Council member  
8 Miller is here, so, with your permission, I will take  
9 his vote on today's items.

10 CHAIRPERSON RILEY: Yes, counsel.

11 COMMITTEE COUNSEL: Council member  
12 Miller?

13 COUNCIL MEMBER MILLER: Unmute here? Okay.  
14 Good afternoon, Chair Riley. I vote aye.

15 CHAIRPERSON RILEY: Thank you, King.

16 COMMITTEE COUNSEL: Thank you. So,  
17 that is four in the affirmative with one in the  
18 negative, and zero abstentions for LU 752 and five in  
19 the affirmative, zero in the negative, zero  
20 abstentions for the new Penn developments.

21 CHAIRPERSON RILEY: Thank you. I now  
22 opened today's public hearing on application number  
23 20215001 HIK, the Landmark Preservation Commission  
24 designation of the Harriet and Thomas Truesdell house  
25 located at 227 Duffield Street in Brooklyn as a

2 historic landmark. The site is located in Council  
3 member Levin's district and I would like to allow  
4 Council member Levin to give any words for this  
5 project if he has any. Council member Levin?

6 COUNCIL MEMBER LEVIN: I'm sorry, Chair.  
7 This is which proposal? I'm sorry?

8 CHAIRPERSON RILEY: This is referring  
9 to the landmark of the Harriet and Thomas Truesdell  
10 house.

11 COUNCIL MEMBER LEVIN: Oh, my gosh. Thank  
12 you. Sorry. I was so consumed with the other one.  
13 I mean, this is a very meaningful action taking on  
14 the part of the city and really the credit belongs to  
15 the community that really rose up their voice in  
16 seeking to landmark the Trousdale house on Duffield  
17 Street. 227 Duffield which was very likely a spot on  
18 the underground railroad. The building is largely  
19 intact, the with some renovation in additions over  
20 the years, but it is some of the most meaningful  
21 aspects of downtown-- or buildings in downtown  
22 Brooklyn that remain there today and remain intact.  
23 Downtown Brooklyn and Brooklyn as a whole had a rich  
24 history with regard to the abolitionist movement and  
25 the underground railroad and this is a meaningful

2 acknowledgment of that history. But, again, the  
3 community made this happened and I want to thank a  
4 resident of downtown Brooklyn and a neighbor-- or  
5 the owner of the building, Mama Joy, who passed away  
6 a couple years ago, but was an had been advocating  
7 for this landmark status for many, many years. And,  
8 sadly, she passed away, but this is a testament to  
9 the work that she did on really making sure that the  
10 public knew the history of this building. I also  
11 want to acknowledge Raul Rothlet [sp?] Who worked  
12 with Mama Joy for many years on this and The fight  
13 alive. And I also want to especially acknowledge  
14 Tahira Moore from the Mayor's Office. She is no  
15 longer with the Mayor's Office, but I think putting a  
16 lot of effort and work at City Hall making sure that  
17 the Mayor and his staff saw the importance of this.  
18 And then, lastly, of course, the Landmarks Commission  
19 for working with the community. But this is a very  
20 great and important designation and I think everybody  
21 for that time. Thank you, Chair Riley.

22 CHAIRPERSON RILEY: Thank you, Council  
23 member Levin. Counsel, please call the applicant  
24 panel.

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2 COMMITTEE COUNSEL: The applicant panel  
3 for LPC is Kate Lemos-McHale and Anthony Fabre.

4 CHAIRPERSON RILEY: Counsel, please  
5 administer the affirmation.

6 COMMITTEE COUNSEL: Is Anthony here?

7 ANTHONY FABRE: Yes. I'm here.

8 COMMITTEE COUNSEL: Okay. Great.  
9 Please raise your right hands and state your names  
10 one at a time.

11 KATE LEMOS-MCHALE: Kate Lemos-McHale.

12 ANTHONY FABRE: Anthony Fabre.

13 COMMITTEE COUNSEL: Do you affirm to  
14 tell the truth, the whole truth, and nothing but the  
15 truth in your testimony before this subcommittee and  
16 in answer to all Council member questions?

17 KATE LEMOS-MCHALE: I do.

18 ANTHONY FABRE: I do.

19 CHAIRPERSON RILEY: Thank you. Before  
20 you begin, please state your name and affiliation  
21 again for the record and you may begin.

22 KATE LEMOS-MCHALE: Thank you, Chair  
23 Riley. I am Kate Lemos-McHale, the director of  
24 research at the Landmarks Preservation Commission.  
25 Thank you to the subcommittee and Council member

2 Levin for the opportunity to present the Harriet and  
3 Thomas Truesdell house and for your words, Council  
4 member Levin. It was designated on February 2nd,  
5 2021 as an individual landmark and hopefully there is  
6 a presentation for you. Great. Thank you. And  
7 could we go to the next slide, please? Thank you.  
8 For more than a decade prior to the Civil War, 227  
9 Duffield Street was the home of Thomas and Harriet  
10 Trousdale, notable abolitionists who had moved to  
11 Brooklyn in 1839. They owned and lived in this house  
12 from 1851 to 1863 and the property remained in their  
13 family until 1921, a period of 70 years. While a  
14 two-story commercial extension was added in 1933, the  
15 house retains its 19th-century form and historic  
16 fabric that are visible above that addition. The  
17 rowhouse is significant for its association with the  
18 Trousdale's and the history of the abolition movement  
19 in Brooklyn prior to the Civil War. At the public  
20 hearing of July 14, 2020, 44 people testified in  
21 favor of the proposed designation, including New York  
22 State Attorney General Laticia James, city Council  
23 member Stephen Levin, and Inez Barron, state assembly  
24 members Charles Barron and representative of Joanne  
25 Simon, New York City's first Deputy Public Advocate

2 Nick Smith and community board three. Advocates and  
3 organizations, including the New York Landmark  
4 Conservancy Historic District's Counsel, the Society  
5 for the Architecture of the City, Black Lives Matter  
6 Brooklyn, Families United for Racial and Economic  
7 Equality or FURY, and Equity for Flatbush, and  
8 several individuals. A representative of the owner  
9 of 227 Duffield Street testified in opposition to the  
10 designation. In addition, the commission received 85  
11 letters of support for designation. Next slide,  
12 please. This map shows the location of block 146,  
13 Lot 15 between Fulton Street and Willoughby Street on  
14 Duffield Street in downtown Brooklyn. Next, please.  
15 To give you some background, LPC research staff  
16 carefully studied 227 Duffield Street and the  
17 Trousdale's within the historic context of 19th-  
18 century abolitionism. This timeline developed for  
19 our interactive story map in New York City and the  
20 path to freedom, shows some of the milestones leading  
21 to the abolition of slavery nationwide in 1865. In  
22 the early 19th century, Brooklyn's economy relied  
23 heavily on the storage and export of agricultural  
24 products shipped from southern slaveholding states,  
25 yet it's waterfront and large population of free

2 African-Americans made it a hub for abolitionist  
3 activity. It's busy waterfront was the entry point  
4 for many freedom seekers who were sheltered by  
5 Brooklyn abolitionists participating in underground  
6 railroad networks in either state in Brooklyn or  
7 traveled north to upstate New York or New England and  
8 many went on to Canada. Next, please. Abolitionist  
9 activity took many forms including membership and  
10 anti-slavery organizations, political activism,  
11 fundraising, lecturing, writing, and publishing. It  
12 involved people from many walks of life and across  
13 social, religious, and racial spectrums. Brooklyn  
14 was home to many who opposed slavery and several  
15 prominent individuals associated with the abolition  
16 movement lived or worked in buildings within the  
17 Brooklyn Heights Historic District, for example.  
18 Henry Ward Beecher, shown here, was a minister at  
19 Plymouth church who drew large crowds with his fiery  
20 sermons. James W C Pennington came to Brooklyn  
21 escaping slavery and became an influential minister  
22 and writer and Lewis Tappan was a businessman who  
23 worked tirelessly to abolish slavery and founded the  
24 Journal Human Rights. Next, please. Several  
25 individual landmarks and historic districts in

2 Brooklyn reflect its abolitionist history. The  
3 designated houses on Hunter Flight Road and Weeks  
4 will, for example, embody the history of an early  
5 African-American community that was a safe haven for  
6 free and enslaved African-Americans. The Brooklyn  
7 Heights Historic District includes homes and churches  
8 associated with the anti-slavery movement, the most  
9 notable being Plymouth Church, referred to as the  
10 Grand Central Depot of the Underground Railroad.  
11 Closer to Duffield Street is the First Free  
12 Congregational Church on Bridge Street, an individual  
13 landmark that was also an important stop on the  
14 Underground Railroad. Documenting Underground  
15 Railroad activity is difficult, given its secret and  
16 clandestine nature. Recent verbal accounts of 227  
17 Duffield Street being a stop on the Underground  
18 Railroad have not been confirmed after extensive  
19 research and physical analysis. Nevertheless, the  
20 building is historically significant as tied to this  
21 important history of the abolition movement and this  
22 important legacy associated with the Trousdale's who  
23 were active supporters of the anti-slavery movement  
24 during their time at 227 Duffield Street. Next,  
25 please. Before moving to New York City from



2 Providence Rhode Island, both Thomas and Harriet  
3 Trousdale were active abolitionists. They were among  
4 the founders of several antislavery organizations,  
5 including the Rhode Island Anti-Slavery Society, the  
6 New England Anti-Slavery Society, and the Providence  
7 Ladies Anti-Slavery Society. As dedicated supporters  
8 of the New England Anti-Slavery movement, the  
9 Trousdale's were friends of William Lloyd Garrison  
10 who is shown here, one of the country's leading  
11 abolitionists who championed women's rights, as well.  
12 Next slide, please. In 1838, Thomas inherited--  
13 left Providence and moved his export and import to  
14 Parole Street in Manhattan. While maintaining his  
15 business in the city, they lived in Brooklyn, first  
16 at 14 Hicks Street in Brooklyn Heights. That is  
17 shown here with the orange arrow. Garrison's papers  
18 include letters documenting a number of visits to the  
19 Trousdale's in New York, including a trip in 1842  
20 there Brooklyn rowhouse. That house was later  
21 demolished for the construction of the Brooklyn  
22 Queens Expressway. Next, please. They moved to 227  
23 Duffield Street in 1851, shortly after the three-  
24 story brick rowhouse was built. The neighborhood  
25 had, at that time, consisted of both rows of wood and

2 brick residences, most with front and rear porches  
3 and basements as seen in the 1855 Paris map on the  
4 left. 227 Duffield Street still had its front porch  
5 in place in 1907, as shown in this photo below the  
6 red arrow. By the turn of the 20th century, the  
7 neighborhood gradually began to change from  
8 residential and to Brooklyn's downtown retailing  
9 commercial centers, as shown in the Sanborn map on  
10 the right. Next slide, please. The Trousdale's  
11 continued to support the abolition movement during  
12 the time they lived at 227 Duffield Street. Records  
13 show Thomas Trousdale was associated with the  
14 American anti-slavery Society from 1853 to 63 and  
15 supported the national antislavery standard during  
16 this time, as well. The New York Daily Times noted  
17 that Thomas and his family were among the quote,  
18 notable men in the audience at a large anti-slavery  
19 event held in August 1855. The celebration marked  
20 the anniversary of emancipation in the West Indies  
21 and included a speech by William Lloyd Garrison.  
22 Harriet died in 1862, while living at 227 Duffield  
23 Street and Thomas moved to New Jersey the next year.  
24 Descendants of their family retained to the house  
25 until 1921, resulting in the families 70 year

2 association with the property. Next, please. Since  
3 that time associated with the Trousdale's, the  
4 house's front and rear porches were removed and, in  
5 1933, a two-story commercial addition was constructed  
6 extending from the front of the building. A  
7 certificate of occupancy from 1933 lists a store and  
8 luncheon at within the first two floors with  
9 apartments above. The original 1850s façade above  
10 the commercial extension remains visible with its  
11 fenestration pattern, window surrounds, red brick  
12 cladding, and cornice. And next slide, please.  
13 Trousdale house is significant as a rare example of a  
14 property associated with documented notable  
15 abolitionists who resided there for more than a  
16 decade in whose anti-slavery activities have been  
17 well documented. While it's neighborhood has changed  
18 dramatically and its lower stories have been altered,  
19 the building conveys its 19th century residential  
20 character and a significant association with  
21 Brooklyn's prominent role in the anti-slavery  
22 movement before the Civil War. The Landmark  
23 Preservation Commission recommends the city Council  
24 vote to uphold this important designation. Thank  
25 you.

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2 CHAIRPERSON RILEY: Thank you, Kate. I  
3 do not have any questions for this applicant panel.  
4 I am not sure if Council member Levin has any  
5 questions?

6 COUNCIL MEMBER LEVIN: I don't, Chair. I  
7 just want to, again, thank LPC, Kate, and Chair  
8 Carole and their staff for working diligently to make  
9 this a reality and just want to express my  
10 appreciation.

11 KATE LEMOS-MCHALE: Thank you.

12 ANTHONY FABRE: Thank you.

13 CHAIRPERSON RILEY: I do understand  
14 Council member Barron-- do you have any questions?

15 COUNCIL MEMBER BARRON: Thank you. Can  
16 you hear me?

17 CHAIRPERSON RILEY: Yes. we can hear  
18 you, Council member Barron.

19 COUNCIL MEMBER BARRON: Thank you, Chair  
20 Riley. This is an extremely important designation  
21 and victory. This has been almost 20 years in make--  
22 no. Not that long. It started in 2004. In the  
23 making for this to occur. So, the history that was  
24 presented by the panel gives you the background of  
25 what it was that we had to fight and struggle for in

2 this project, this designation of Duffield Street is  
3 important. They wanted to raise this building--  
4 they being the city. They wanted to take it by  
5 eminent domain and included it in their 2004 downtown  
6 Brooklyn development plan of LB Square and, as has  
7 been cited, it was the work, as Council member Levin  
8 has said, of the activists, of Joy Chatel [sp?] who  
9 we call Mama Joy who passed away a few years ago, and  
10 FURY, Families United for Racial and Economic  
11 Justice, and activists and dedicated Council members,  
12 one of whom will speak a little bit later after me to  
13 fight to keep this significant part of our history  
14 from being demolished, a raised, and done away with.  
15 So, in 2005, the LPC-- or maybe 2007-- the  
16 Landmarks Preservation Committee who today is  
17 advocating for this landmark stat is, at that time,  
18 did not vote to support the preservation. So, that  
19 was one battle that we had. Bloomberg came up with  
20 an offer of \$2 million for a group to study how, in  
21 fact, accomplishments could be noted, but that is  
22 just a ploy to try to distract people, but people  
23 were not distracted. There was a study done by a  
24 probably the EDC that hired AK RF to do a report and  
25 find out what happened. That report was so

2 fraudulent because it was seeking to support the  
3 eminent domain takeover. It was fraudulent. It did  
4 not have accurate information. It made allegations  
5 that they had contacted and consulted with historians  
6 at the Schaumburg, which had not happened, but there  
7 was an attack on that report which, basically,  
8 destroyed its credibility. Again, we continue the  
9 fight, continue the battle and has been heard in  
10 March 2021, the Landmarks Preservation Commission  
11 did, in fact, marked this as a landmark and the city  
12 now has ownership of this land. So we are excited to  
13 know that it is going to be protected and going to  
14 move forward. And I wait for you, Mr. Campagna, to  
15 call the next panelist, or should he just come over?  
16 Jeff? Mr. Campagna?

17 CHAIRPERSON RILEY: Well, I think we  
18 are going to call him next up, Council member. We  
19 want to give--

20 COUNCIL MEMBER BARRON: Okay.

21 CHAIRPERSON RILEY: a special  
22 introduction.

23 COUNCIL MEMBER BARRON: Okay. Great.

24 CHAIRPERSON RILEY:  
25

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2 COMMITTEE COUNSEL: We want to thank  
3 you, your husband, Assembly member Barron, Council  
4 member Levin, all the advocates, Mama Joy-- God rest  
5 her soul-- for advocating and keeping this, you  
6 know, monumental location within our--

7 COUNCIL MEMBER BARRON: Great.

8 CHAIRPERSON RILEY: So, thank you so  
9 much.

10 COUNCIL MEMBER BARRON: Thank you. He's  
11 going to come right here.

12 CHAIRPERSON RILEY: Okay. I don't  
13 think we have any questions from any colleagues,  
14 counsel, do we?

15 COMMITTEE COUNSEL: Council member  
16 Miller, do you have any questions?

17 CHAIRPERSON RILEY: Council member  
18 Miller, do you--

19 COUNCIL MEMBER MILLER: No. I don't have  
20 any questions. I just want to reaffirm and reiterate  
21 what Council member Barron just said and to the LPC  
22 that this is the work that we finally got it right  
23 here and that's-- this is why they could get--

24 UNIDENTIFIED: They asking if you have  
25 any questions.

2 COUNCIL MEMBER MILLER: I'm speaking.

3 UNIDENTIFIED: I'm sorry.

4 COUNCIL MEMBER MILLER: So, this is the  
5 work. This is really the work and I thank all for  
6 their steadfast advocacy because these things don't  
7 happen, as we see, overnight. And those who came  
8 before us that really put in the work, as you said,  
9 you know, I want to thank them for their efforts, as  
10 well. So, without further ado, you can pass it onto  
11 someone who, I'm sure, was on the front line just a  
12 little ways back. Hey there, brother.

13 ASSEMBLY MEMBER BARRON: How are you  
14 doing, man?

15 COUNCIL MEMBER MILLER: I'm near perfect,  
16 man. Thank God.

17 CHAIRPERSON RILEY: Well, thank you,  
18 Council member Miller, and if there are no other  
19 Council member questions, I would like to excuse this  
20 panel. Thank you so much.

21 KATE LEMOS-MCHALE: Thank you.

22 CHAIRPERSON RILEY: Counsel, are there  
23 any members of the public who wish to testify on this  
24 item?



2 COMMITTEE COUNSEL: Assembly member  
3 Charles Barron would like to testify on this item.

4 CHAIRPERSON RILEY: Welcome, Assembly  
5 member Charles Barron.

6 ASSEMBLY MEMBER BARRON: Thank you, Mr.  
7 Chair. It is indeed an honor to be before you. It  
8 has been a long struggle and I think people have laid  
9 that out, particularly Joy Chatel, Mama Chatel's role  
10 in it. And we had to stop it at land use today. We  
11 are trying to rush it through and with a vote of 15  
12 to zero, but Assembly member or Council member Alvan  
13 and Leticia James and myself said, no. We want the  
14 right study done and do it the right way. But let me  
15 not just rehearse the history because people did that  
16 already, but I think most of you may know that New  
17 York City was one of the largest slaveholding cities  
18 in the union. It was only second to South Carolina.  
19 Charleston, South Carolina. In 1827, when New York  
20 City abolished slavery, they did that because  
21 Africans rose up and resisted. Africans rose up and  
22 resisted the enslavement. As a matter of fact, in  
23 1712, they burned down a lot of the slaves so-called  
24 masters or slaveholders or property and while they  
25 were killed for that, they didn't stop. They came

2 back again and even burned down the governor's  
3 mansion and, by 1799, they had some gradual  
4 emancipation act. They said, in 27 years or 28  
5 years, they would free all of those who were born  
6 that year in 28 years and if you were a girl, you  
7 were freed in 25 years. The Gradual Emancipation  
8 Act. So, slavery was big in New York City and they  
9 used to, through some of the ports, import cotton and  
10 all that stuff from the south. This is why, by 1850,  
11 they had the Fugitive Slave Act because the South was  
12 saying, in those boats that they are treating with  
13 you all there, a lot of Africans are escaping. And  
14 this is how would why NYPD came into existence in  
15 1845 as slave catchers, quote, slave catchers.  
16 They're still running around here thinking we are  
17 slaves and trying to catch and kill is still. But  
18 this is how they came into existence. So, when we  
19 speak of Duffield, we are not just talking about some  
20 buildings and some little museums and a little  
21 history. We are talking about our very live history.  
22 History that is very much alive. And that is why we  
23 fought so hard to reserve it because history gives a  
24 people it's time minutes clock. History is not just  
25 about personalities and dates. History shows us what

2 is possible, what can be done and when we tell that  
3 story of what can be done by those who are worse off  
4 than us, then there is no reason for us not to do  
5 much better now when we get in these seats of power.  
6 We owe it to our ancestors to make sure that we don't  
7 pass budgets that are not really eradicating poverty.  
8 That we don't pass budgets or development projects  
9 that gentrified our neighborhoods. That we don't  
10 give more money to the slave catching police. We've  
11 got to make sure that we honor our ancestors and do  
12 the right thing by their image so that we can survive  
13 as a people in the 21st-century here. And this is  
14 why Duffield is so important. It's not just a land  
15 marking and some naming things so that we can have  
16 some cultural feel good. This is about liberation.  
17 The liberation of the African people in New York City  
18 and that is why this is so timely and I commend you  
19 for doing this and we should build further on it so  
20 that we can bring real meaning to this day. I thank  
21 you.

22 CHAIRPERSON RILEY: Thank you, Assembly  
23 member Barron, for your testimony and dedicated  
24 service to our community for many, many years. We  
25 truly, truly appreciate you, King.

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2 ASSEMBLY MEMBER BARRON: Thank you, Mr.  
3 Chair.

4 CHAIRPERSON RILEY: Counsel, are there  
5 any more public testimonies?

6 COMMITTEE COUNSEL: If there are any  
7 other members of the public who wish to testify,  
8 please raise your hand now. I see no other members  
9 of the public registered to testify.

10 CHAIRPERSON RILEY: There being no  
11 other members of the public who wish to testify on  
12 this item, the public hearing on application number  
13 20215001 HIK, the Landmark Preservation Commission  
14 designation of the Harriet and Thomas Trousdale house  
15 is now closed and the item is laid over.

16 Okay. Next, I open up the public hearing  
17 on application number 20210195 HAX, the 97 West 169th  
18 Street project. This is an application submitted by  
19 the Department of Housing Preservation and the  
20 development requesting the designation of property  
21 located at 97 West 169th Street Lot 2519, Lots 27 and  
22 32 as an Urban Development Action Area, as well as an  
23 approval of an Urban Development Action Area Project  
24 for such area and disposition of such property to a  
25 developer to be selected by HPD. These actions will

2 facilitate the development of a nine-story building  
3 containing approximately 104 affordable housing units  
4 and a community facility space. This project is  
5 located in the Bronx Council District represented by  
6 Council member Gibson and I would like to allow  
7 Council member Gibson a chance to give any remarks  
8 regarding this project. Council member Gibson, you  
9 may have the floor.

10 COUNCIL MEMBER GIBSON: Thank you so much,  
11 Chair Kevin Riley, and good afternoon, colleagues and  
12 members of the public on the subcommittee. It's  
13 really a great honor to join with you this afternoon.  
14 I am proud to speak in support of the designated  
15 application as described by Chair Riley, ULURP number  
16 C 210195 HAX. This project is known in our community  
17 as Corporal Fischer Park at 97 West 169th Street and  
18 it is submitted by HPD and we are very proud of the  
19 work that is being proposed by WSFSSH is also known  
20 as West Side Federation for Senior and Supportive  
21 Housing. For over 40 years, WSFSSH has been a  
22 wonderful partner with the city of New York and with  
23 the City Council. Although I have not known them all  
24 40 years, I've known them for over 10 years in my  
25 time at the Council and previously in the State

2 Assembly and I've always found them to be engaging  
3 and truly committed to affordable and supportive  
4 housing on behalf of residents and families and, in  
5 particular, older residents: our seniors who have  
6 done so much for us. This particular development in  
7 question is located in the Highbridge community of my  
8 district at 169th Street and Shakespeare Avenue right  
9 off of Edward L. Grand Highway and it will offer  
10 about 15,000 square feet of affordable housing for  
11 our older residents. And I really grateful. When  
12 you talk about affordable housing and real affordable  
13 housing and opportunities that we must provide for  
14 our seniors, this project is exactly it. It will  
15 provide significant investments of not just  
16 affordable housing, but all the amenities that we  
17 truly know our seniors need. There will be a  
18 combination of one bedroom apartments, studios, as  
19 well as a homeless set aside for seniors who are  
20 coming directly from homeless shelters. There will  
21 be an FQHC, our Federally Qualified Health Center,  
22 operated by Damien Family Health Care and we will  
23 also have a mixed use building that will have all of  
24 the amenities, outdoor space for many of our seniors  
25 that are aging in place. I think when you look at

2 the opportunities that we have in the Bronx, we have  
3 not seen a lot of development across the Highbridge  
4 area. We have opened a Highbridge Middle School. We  
5 are transforming Corporal Fischer Park which is \$4.6  
6 million and, just across the street, we are going to  
7 see a brand new school for a 455 elementary school  
8 student in school district nine. This is an area  
9 that has long been underinvested in and shortchanged  
10 over the years. Highbridge has lost a lot and a lot  
11 of times they are only known for the proximity to  
12 Yankee Stadium, but it's much more than that.

13 Highbridge is a beautiful community of culture, of  
14 diversity. Highbridge Gardens, the Highbridge  
15 Neighborhood, Nelson Park, Shakespeare Playground,  
16 Plimpton. I'm really excited at what that will bring  
17 to the Highbridge community and we have been working  
18 closely with Bronx community board four, the borough  
19 president's office, the Jerome Avenue collaborative  
20 partnership. We've been doing [inaudible 00:52:07]  
21 WSFSSH know of a lot of the concerns that we've had  
22 about seniors and their needs. Mental health,  
23 therapeutic services, wraparound services, all  
24 critical components of what many of our older  
25 residents need at such a time as this. And so I'm

2 grateful. This is a project that I think will have a  
3 lot of value. It will bring beautification to our  
4 community of Highbridge and it really will make a  
5 significant contribution and, while I wish it to be  
6 more than 104 units, I'll start someplace. And I  
7 certainly want to recognize my colleagues in the  
8 state legislature, our Senator Jose Serrano, and our  
9 Assembly member Latoya Joiner who also played a role  
10 in allowing this project to happen because we did  
11 need the authority and the approval from the state  
12 legislature to build on this designated parkland.  
13 So, with that, I'm grateful for WSFSSH. Thank you,  
14 HPD. Thank you, Chair Riley. And I look forward for  
15 this project moving through the process here in the  
16 subcommittee, land use, and the City Council. Thank  
17 you so much for your time today and thanks, again,  
18 Chair Riley.

19 CHAIRPERSON RILEY: Thanks, again,  
20 Queen. Counsel, please call the applicant panel.

21 COMMITTEE COUNSEL: The applicant panel  
22 is Libby Rohlfing, Paul Freitag, Jennifer Steinberg,  
23 and Nicole Vlado.

24 CHAIRPERSON RILEY: Counsel, please  
25 administer the affirmation.



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2 COMMITTEE COUNSEL: Before I do that, I  
3 just want to ask Libby, is that the presenter panel?  
4 Is that right?

5 LIBBY ROHLFING: That is right. There  
6 was one other individual for questions, Ana Driscoll,  
7 but I think we can go ahead if she's not--

8 COMMITTEE COUNSEL: The four of you  
9 can--

10 ANA DRISCOLL: I'm here.

11 LIBBY ROHLFING: Are you here?

12 COMMITTEE COUNSEL: If the four of you  
13 can state your names one at a time.

14 LIBBY ROHLFING: Sure. Libby Rohlring,  
15 chief of staff for the New York City Department of  
16 Housing Preservation and Development.

17 PAUL FREITAG: Paul Freitag, executive  
18 director of the West Side Federation for Senior and  
19 Supportive Housing.

20 JENNIFER STEINBERG: Jennifer Steinberg,  
21 director of real estate development. West Side  
22 Federation for Senior and Supportive Housing.

23 NICOLE VLADO: Nicole Vlado, principal  
24 of Shakespeare Gordon Vlado Architects.

25

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2 COMMITTEE COUNSEL: Please raise your  
3 right hands. Do you affirm to tell the truth, the  
4 whole truth, and nothing but the truth in your  
5 testimony before this subcommittee and in answer to  
6 all Council member questions.

7 LIBBY ROHLFING: Yes.

8 NICOLE VLADO: Yes.

9 UNIDENTIFIED: Yes.

10 CHAIRPERSON RILEY: Thank you. Before  
11 you begin, please state your name and affirmation,  
12 again, for the record, and then you may begin.

13 LIBBY ROHLFING: Great. Thank you so  
14 much. Hi. My name is Elizabeth Rohlfling. I am the  
15 Chief of Staff for the New York City Department of  
16 Housing Preservation and Development. Thanks for the  
17 opportunity to testify today on this project. This  
18 land use item consists of a ULURP action seeking  
19 UDAAP designation and UDAAP approval and disposition  
20 for a project known as Fischer Senior Apartments to  
21 be developed onto vacant city owned lots located at  
22 97 West 169th Street, block 2519, lots 27 and 32,  
23 which we will refer to here as the development site  
24 in the Highbridge section of Bronx Council District  
25 16. In connection with the 2008 Jerome Avenue

2 rezoning, the Jerome Avenue points of agreement and  
3 identify the development site as the location for  
4 senior affordable housing. The development site was  
5 formally mapped as parkland to be part of the planned  
6 Corporal Fisher Park, but set unimproved for decades.  
7 To facilitate this commitment, in 2017, the New York  
8 State legislature authorize the city to discontinue  
9 the sites use as parkland and convey it for the  
10 purpose of affordable housing. In adjoining D map  
11 Street was added to the remaining portion of Corporal  
12 Fisher Park which will be developed as a public park.  
13 The sponsors were selected through a competitive RFP  
14 process and their proposal is to construct one  
15 residential building with a total of 104 units and  
16 one unit for the superintendent under HPD's senior  
17 affordable housing program, or the SARA program.  
18 Under the SARA program, HPD provides Financing in the  
19 form of low-interest loans to support the  
20 construction and renovation of affordable housing for  
21 low income seniors. Rents will be restricted at 60  
22 percent of area median income. The tenants with  
23 rental assistance will pay up to 30 percent of their  
24 income and this project will have 100 percent rental  
25 assistance. Projects developed with SARA funding

2 must also set aside 30 percent of units for homeless  
3 seniors referred by a city or state agency--  
4 typically the New York City Department of Homeless  
5 Services. Under the proposed project, the city will  
6 sell the disposition area to Fischer Senior  
7 Apartments Housing Develop Fund Company Inc. The  
8 proposed project will be a new approximately nine-  
9 story residential building with two elevators. In  
10 addition to the affordable housing, the building will  
11 include community facility space to be occupied by a  
12 federally qualified health center. The building's  
13 top two floors will be devoted to providing  
14 approximately 22 enhanced care studio units. Each  
15 enhanced care floor will include a communal dining  
16 room, kitchen, and lounge area with additional staff  
17 to offer additional support services for residents  
18 needing a higher level of care. The building will  
19 include approximately 2842 square feet of  
20 recreational space and compliance with the AIRS  
21 program, a landscape terrace, and a rear yard that  
22 will be accessible to residents. A laundry room, a  
23 front desk, common areas, and social services will  
24 also be available to residents. Sustainability  
25 features of the proposed development include green

2 walls with native planting, passive solar shading,  
3 and energy efficient windows and lighting. Today HPD  
4 is before this subcommittee seeking approval of the  
5 Fischer Senior Apartments SARA project in order to  
6 facilitate construction of this affordable senior  
7 residential building. And with that, I would love to  
8 turn it over to Paul Freitag from WSFSSH for their  
9 presentation.

10 PAUL FREITAG: Great. Thank you very  
11 much. So we should have a slide presentation with  
12 us. Great. Thank you very much. So thank you very  
13 much for listening to our proposal here, our  
14 presentation. So, we're here to present a proposed  
15 affordable senior project located at 97 West 169th  
16 Street. Can I have the next slide, please? So,  
17 just to quickly give a background about WSFSSH.  
18 WSFSSH is a large not for profit. We've been around  
19 for 45 years and we specialize in doing affordable  
20 senior housing. I think our unique quality is that  
21 we actually do all aspects of the work in our  
22 buildings. We developed them ourselves, we own and  
23 provide all property management, and then, most  
24 importantly, we also provide all the social services  
25 to the residents in our buildings. We feel that the

2 fact that we, you know, had such a comprehensive  
3 approach to our buildings allows us to really serve  
4 our residents in a way that addresses all of their  
5 needs. At this point, we have 31 buildings and we  
6 have approximately 2500 units of affordable housing.  
7 WSFSSH is unique in that, although we are a large not  
8 for profit, we do not work citywide. We are focused  
9 particularly in two different areas: one is on the  
10 west side of Manhattan and Harlem and then also in  
11 the Bronx. Many of our most recent projects have  
12 been in the Bronx. At this point, we have 800 units  
13 of senior affordable housing located in the Bronx.  
14 The other thing that I think is unique about our  
15 projects is that, as we develop them, we always look  
16 to see what contribution we can make to the  
17 neighborhoods in which our projects are located.  
18 This usually takes the form in some type of community  
19 oriented retail or else a community facility which we  
20 will talk more about later on in this presentation.  
21 The other thing that we really focus on is job  
22 creation and, in this particular project, we are  
23 already speaking with the Jerome Avenue  
24 revitalization collaborative in order to have them  
25 assist us with local recruitment, hiring, and

2 training. At this point throughout our portfolio,  
3 WSFSSH has close to 500 employees. And one of the  
4 things that we do in our recruiting is that we don't  
5 focus just on the jobs that will be available in the  
6 building in that particular neighborhood, but we  
7 actually open up our recruiting to buildings  
8 throughout our portfolio which gives many  
9 opportunities for people to, you know, work within  
10 our buildings. All of our projects, we always hold a  
11 neighborhood job fair as the project is finishing  
12 construction and moving towards operations. Could I  
13 have the next slide, please? So this is just to  
14 quickly show our broad portfolio of buildings. The  
15 ones that are not grayed out, but are actually in  
16 full color are our projects that are located in the  
17 Bronx. In particular, on the bottom row is our  
18 project called the Clairmont which is located also in  
19 community board four quite close to this proposed  
20 project. Could I have the next slide, please? And I  
21 wanted to focus in particular on two of our most  
22 recent projects in the Bronx. This is a project that  
23 consists of a building that we owned and operated for  
24 a number of years call Lincoln Court and then we  
25 developed two new building on either side of the

2 existing building to create a campus of 320  
3 affordable senior apartments which are all linked on  
4 the inside. This campus also features an FQHC, the  
5 Federally Qualified Health Center, and a DFTA funded  
6 senior center that provides senior services, not just  
7 for our residents, but for the local community. I  
8 wanted to show this picture in particular to  
9 highlight the architectural detail that we pride in  
10 our buildings both on the exteriors in the interiors  
11 and the architect for our Fischer Senior housing  
12 project is the same architect who did this building.  
13 Next slide, please. And then, what is probably most  
14 important in our buildings is the attention that we  
15 pay to the social services that we provide. Our  
16 services include multilingual case management  
17 counseling and crisis intervention, but then, the  
18 same time, we are also providing recreation and  
19 social activities, transportation assistance, and we  
20 also, in a number of our buildings now, actually also  
21 provide meals to make sure that the residents, you  
22 know, meet all the nutritional requirements.  
23 Probably what we spend the most time on is helping to  
24 keep our residents healthy and so part of the  
25 services we provide are medication supervision and



2 healthcare coordination and in this is one of the  
3 reasons that we are very interested in locating  
4 federally qualified health centers are buildings to  
5 help with this effort to keep our residents as  
6 healthy as possible. Next slide, please. And I will  
7 now handed over to Jennifer Steinberg to talk a  
8 little bit more about this specific project. I think  
9 she will need to be unmuted.

10 JENNIFER STEINBERG: Thank you. Thank  
11 you, Paul. So, we have a map here with the red pin  
12 at 97 West 169th Street between Shakespeare and  
13 Nelson Avenue, just to give you a sense of where we  
14 are. Next slide, please. I want to talk a little  
15 bit more about the building itself. We will have 105  
16 units of senior housing. We will have 59 one  
17 bedrooms, 45 studios, and one two-bedroom  
18 superintended unit. All units are going to receive  
19 project-based section 8 vouchers which means tenants  
20 only pay 30 percent of their income towards rent. We  
21 will take households whose area median income is  
22 anywhere from zero to 50 percent AMI which you could  
23 see the current AMI levels on the screen. Next  
24 slide, please. And all units-- as I mentioned, this  
25 is a senior building, so all units are going to be

2 reserved for households 62 and older. As in  
3 accordance with a HPD term sheet, we will have 30  
4 percent formerly homeless seniors. The amenities  
5 that we had for all tenants are amenities that we  
6 have in the majority of our buildings. We have on-  
7 site management provided by WSFSSH, on-site social  
8 services also provided by WSFSSH, indoor and outdoor  
9 recreation space for everyone. We have 24 seven  
10 front desk staff which is, again, not an outside  
11 contractor, but provided by WSFSSH and is really a  
12 member of our team. We will have a tenant laundry  
13 room and a federally qualified health center on  
14 premise which I will talk about more in a second.  
15 The enhanced care pilot that Libby mentioned earlier  
16 is a pilot program on the top two floors of the  
17 building that encourage aging in place for our  
18 seniors. This grew out of the need that we saw and a  
19 lot of our buildings to really fill a gap in services  
20 but we know our independent living situations, as  
21 well as our nursing homes and we thought this was a  
22 perfect opportunity to pilot that model. Next slide,  
23 please. As Paul mentioned earlier, we are going to  
24 have a federally qualified health center run by  
25 Damien Family Care Center at our site. This will be

2 the fourth building where we have an FQHC on site.

3 We have pictures of three of our buildings at 108

4 Street in Manhattan, the Tres [inaudible 01:06:13]

5 building that Paul mentioned earlier and our

6 Grandparents Family Apartments in the Bronx that all

7 have some form of FQHC that will be on site that we

8 really think is going to be a huge benefit both to

9 our residents, as well as the community. A feature

10 of the FQHC is that they serve anyone with Medicaid

11 and Medicare, so there's really not a limit for who

12 they can serve, which is really wonderful. We

13 believe that Damien will provide primary, geriatric,

14 dental, and specialists care and will work in

15 collaboration with the WSFSSH team to provide

16 specialized support for our residents. Next slide,

17 please. And here is another review of the site and I

18 will turn it over to our architect, Nicole Vlado, to

19 talk further about it. I believe she is also on mute

20 and will need to be on muted by the host.

21 NICOLE VLADO: Thanks, Jen. So, here,

22 we have, as Jed mentioned, our site in the Highbridge

23 section of the Bronx which, as was mentioned earlier,

24 is a very eclectic neighborhood with a range of

25 building types and heights and styles. So, this is

2 just showing the form of our building within its  
3 context. Can we take the next slide, please? And  
4 here are some images, again, of the area specifically  
5 of the site itself and views up and down the street.  
6 Next slide. And we took inspiration for the  
7 buildings four minutes façade from historic buildings  
8 in the Bronx and other parts of Manhattan, so you  
9 will see here some reference to masonry detailing,  
10 including brick or milling and use of color that  
11 comes into play in our building, as well. Next  
12 slide. And here we see our 15,000 square-foot  
13 project site which is slightly irregularly shaped and  
14 located midblock, again, on 169th Street between  
15 Nelson and Shakespeare avenues. We are proposing and  
16 as of right design proposal here for the R71 district  
17 and so we are able to have a 75 foot or seven story  
18 base, after which there is a setback, and in the  
19 overall building height is 95 feet or nine stories.  
20 And we are showing here in the rear yard design and  
21 the building of feature of the site is there is a  
22 rock outcropping with the design and it works around  
23 to sort of minimize disruption, to that feature.  
24 Next slide. Here is the first floor plan which shows  
25 our 2500 square foot clinic on the left hand side of

2 the site which has its own Street entrance and the  
3 designs for the clinic or underway. The residential  
4 entrances to the right, so further down on the street  
5 which enters into the lobby and we have a reception  
6 desk which will be staffed with 24 seven front desk  
7 staff. There are other amenities on this floor which  
8 include the social services and the building  
9 management offices, as well as common space available  
10 for the tenants at both the front and the rear of the  
11 site which connect directly to the rear yard space.

12 This is a fully accessible site, even though we have  
13 some difference between the height of the rear yard  
14 and we are managing that through ramps, as well as  
15 stairs. So, fully accessible access to the ground  
16 floor and throughout the building. Next slide,

17 please. This shows our typical floor with the  
18 combination of studios and one bedroom, as well as  
19 light filled corridor. Next slide. And then we  
20 have our enhanced care level here which is the four  
21 plan for the eighth and ninth stories which are our  
22 studios which each have their own kitchenettes and  
23 bathrooms and are also enhanced by the common lounge  
24 and kitchens in the shared space there and on the  
25 eighth floor there is also access for all tenants in

2 the building to the landscape terrace. Next slide,  
3 please. As was mentioned earlier, this building will  
4 be designed to conform to the 2020 criteria for  
5 enterprise Green communities and will be designed to  
6 be solar ready. Next slide. And here is a view of  
7 the proposed design. This is looking towards Nelson  
8 Avenue from Shakespeare. You can see the design is  
9 to reduce the appearance of the bulk and introduce  
10 the color and masonry details as we described earlier  
11 and we see some of the landscape elements at the  
12 front of the building, as well. Next slide. Again,  
13 a view from across the street seeing both the clinic  
14 in the distinct residential entrances of the  
15 building, as well as the landscape features that are  
16 both in amenity for passersby on the street and for  
17 the residents and visitors of the building, as well.  
18 Next slide. And this is a detail that shows the  
19 corbeling that will introduce color to the façade,  
20 again, picking up from the Art Deco precedents that  
21 we shared images of earlier. Which we think really  
22 enhance the street and create a beautiful building.  
23 Thank you.

24 CHAIRPERSON RILEY: Thank you. Is that  
25 the end of the presentation?

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2 PAUL FREITAG: Yes.

3 CHAIRPERSON RILEY: Okay.

4 JENNIFER STEINBERG: So we have--

5 PAUL FREITAG: One more slide. I  
6 apologize.

7 JENNIFER STEINBERG: We just wanted to  
8 show you where we stood right now which is,  
9 obviously, at your city Council review today. We  
10 have already got in the CB4, the Bronx BP, and the  
11 City Planning Commission approvals. We hope to have  
12 the city Council and Mayoral approval by June which  
13 will allow us to have our construction finance  
14 closing in August and our construction completion in  
15 September 2023 which is when we would start leasing.  
16 Thank you very much for your time and we can take any  
17 questions.

18 CHAIRPERSON RILEY: Okay. So, just a  
19 few questions. You have indicated plans to develop  
20 the site under the HPD SARA program. Can you please  
21 provide a sense of where this project stands in the  
22 predevelopment process? When do you expect to close  
23 on HPD financing? When do you expect to secure all  
24 agency approvals needed to begin construction on this  
25

2 development? And, lastly, how long do you expect  
3 construction to last on this project?

4 JENNIFER STEINBERG: Sure. I'm happy to  
5 take that one. So, we anticipate receiving all  
6 agency approvals by August 2021 which would allow us  
7 to close on construction financing then. The  
8 construction we hope to take 22 to 24 months which  
9 puts us at September 2023 for a getting our TCL  
10 which allows us to lease up the building to potential  
11 tenants.

12 CHAIRPERSON RILEY: Thank you. Can you  
13 detail how the approximately 32 units of housing  
14 designated for formerly homeless families will source  
15 the residents for these units and will there be any  
16 efforts to establish community preference for these  
17 units?

18 JENNIFER STEINBERG: Sure. The homeless  
19 units will be from the New York City DHS and HRA. We  
20 will have a service subsidy through New York 1515 to  
21 support those units and we have-- we have had for  
22 buildings recently that have gone through this  
23 process and most of them, many of them have done it  
24 before, so we are very, very familiar with that part  
25



2 of the process. There will not be a community  
3 preference for these particular units.

4 CHAIRPERSON RILEY: And can you speak a  
5 bit more as to your partnership with Jerome Avenue  
6 revitalization collaborative and your commitment to  
7 hire locally on this project? Will the local hire  
8 commitment be before jobs created during project  
9 construction or for permanent jobs in the building or  
10 both?

11 JENNIFER STEINBERG: Sure. Happy to  
12 talk about that. We were actually connected to JARC  
13 through the district manager of Community Board For  
14 who recommended that we speak to them to talk about  
15 job training and providing assistance with that. We  
16 will both work with them on the construction, as well  
17 as the permanent jobs. The construction will be  
18 hired not by WSFSSH, but through our general  
19 contractor, Proceeded Construction, who we have  
20 worked with before on projects that have had NYCHA  
21 section 3 hiring, so local hiring requirements. So,  
22 they have done that quite well in the past we look  
23 forward to working with JARC to see if they can help  
24 us provide local hires for our permanent hires, as  
25 well. In terms of the commitment for local hiring,

2 we will have the Hire NYC program and we will have  
3 MWBE targets that are set by HPD which we will strive  
4 to meet.

5 CHAIRPERSON RILEY: Thank you. I just  
6 want to yield my time. Council member Gibson, do you  
7 have any questions for this applicant panel?

8 COUNCIL MEMBER GIBSON: No, Chair. I'm  
9 good. Thank you so much for your questions. I  
10 appreciate it.

11 CHAIRPERSON RILEY: Thank you, Council  
12 member Gibson. I recognize Council member Barron has  
13 her hand raised. Council member Barron, do you want  
14 to ask your questions now?

15 COUNCIL MEMBER BARRON: Yes. Thank you  
16 very much. I want to commend my colleague, Council  
17 member Gibson, for this project. It's description is  
18 one that is very appealing to me. Everybody knows my  
19 position on providing housing to those who have the  
20 greatest need and who are the most oppressed on the  
21 most difficult and trying to find housing. So, I  
22 commend you, Council member Gibson, for this project  
23 and I just want to ask a question. I heard in the  
24 testimony that 50 percent-- No. That this is a  
25

2 project designed for those who are at 50 percent of  
3 the AMI who are formerly homeless? Is that correct?

4 JENNIFER STEINBERG: Everybody in the  
5 project will be under 50 percent of AMI. On top of  
6 that, 30 percent of the project will be reserved for  
7 formerly homeless.

8 COUNCIL MEMBER BARRON: Okay. Great.  
9 Thank you. I would just ask is there any  
10 consideration to setting targets or establishing  
11 income bands? It has been found in the past that  
12 when there are not income bands that are established,  
13 there tends to be a bunching at the 50 percent at the  
14 AMI not much designated for those who are 10, 20, 30,  
15 whatever. So, I would ask do you plan to have  
16 targets for the various income bands that are below  
17 50 percent of AMI?

18 JENNIFER STEINBERG: Sure. I'm happy--  
19 Go ahead.

20 PAUL FREITAG: Every single apartment  
21 will have project based second eight.

22 COUNCIL MEMBER BARRON: Right.

23 PAUL FREITAG: So, in theory, your  
24 income could be zero and you could move into this  
25 building and so as we move people in, we actually, as

2 long as they are not over income, they are qualified  
3 to live here and our priority is given in terms of  
4 order of application and, you know, it doesn't have  
5 to do with grouping them in anywhere within the  
6 income bands below 50 percent.

7 COUNCIL MEMBER BARRON: Thank you very  
8 much. Thank you, Mr. Chair.

9 CHAIRPERSON RILEY: Thank you, Council  
10 member. Just one more question. Can you guys detail  
11 what the advanced care consists of on the advanced  
12 care floor for me real quick?

13 PAUL FREITAG: So, I will try. If  
14 somebody in the waiting room who is a real expert on  
15 this, so we can defer to her if I don't answer this  
16 question properly. But what we would do is we would  
17 provide, essentially, the equivalent of home  
18 healthcare attendance who would be there 24 seven.  
19 So the idea is that they would, in addition to  
20 whatever care they themselves, the individuals in  
21 contract for, we would have, you know, WSFSSH staff  
22 that would be there to provide any support that they  
23 need. You know, it's not medical care, but it's, you  
24 know, all other aspects in terms of being able to  
25 live independently.

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2 CHAIRPERSON RILEY: So we can guarantee  
3 that there will always be someone there 24 seven.

4 PAUL FREITAG: Yes. That's the plan.

5 CHAIRPERSON RILEY: Okay. Great.

6 Okay. I don't think there any more questions from my  
7 colleagues, so if there are no more questions, this  
8 panel is excused. Thank you so much.

9 PAUL FREITAG: Thank you.

10 JENNIFER STEINBERG: Thank you.

11 LIBBY ROHLFING: Thank you.

12 CHAIRPERSON RILEY: Counsel, other  
13 members of the public who wish to testify on this  
14 item?

15 COMMITTEE COUNSEL: There no members of  
16 the public signed up to testify on this item.

17 CHAIRPERSON RILEY: There being no  
18 members of the public who wish to testify on this  
19 item, the public hearing on application number  
20 20210195 HAX, the 97 West 169th Street project is now  
21 closed and the item is laid over.

22 Our last public hearing today will be on  
23 two applications submitted by HPD requesting an  
24 amendment to the Sander Verde project approved by the  
25 Council in 2017 in connection with the East Harlem

2 rezoning. We will hear application number 20215020

3 HAN which requests approval of an urban development

4 action area project to amend the UDAAP previously

5 approved in the resolution 1746 for the year 2017.

6 We will also hear application number 20215021 HAN

7 which requests approval of an amendment to an Article

8 11 tax exemption approved in resolution 1735 four

9 that year 2017. If approved, these applications will

10 facilitate phase two of the Sendero Verde project

11 located at block 1617 lots 20, 120, 125, and 140 in

12 the Manhattan Council District represented by Council

13 member Ayala. Counsel, please call the applicant

14 panel.

15 COMMITTEE COUNSEL: The applicant panel

16 for these items is Libby Rohlfing, Arielle Goldberg,

17 and Felipe Cortez, and Sabrina Barker on behalf of

18 the developer. And, again, I would ask Libby

19 Rohlfing do we have the presenter panel here?

20 LIBBY ROHLFING: I'm just looking. I was

21 be moved over while you were speaking, some just

22 checking really quickly. It looks like everyone

23 seems to be here.

24 COMMITTEE COUNSEL: Thank you.

25

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2 CHAIRPERSON RILEY: Counsel, please  
3 administer the affirmation.

4 COMMITTEE COUNSEL: Again, please state  
5 your names one at a time and then raise your right  
6 hands.

7 LIBBY ROHLFING: Elizabeth Rohlfing.

8 FELIPE CORTEZ: Felipe Cortez.

9 ARIELLE GOLDBERG: Arielle Goldberg.

10 SABRINA BARKER: Sabrina Barker.

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

15 LIBBY ROHLFING: Yes.

16 FELIPE CORTEZ: I do.

17 ARIELLE GOLDBERG: Yes.

18 CHAIRPERSON RILEY: Thank you. Before  
19 you begin, please state your name and affiliation  
20 again for the record and then you may begin.

21 LIBBY ROHLFING: Great. Thank you so  
22 much. My name is Elizabeth Rohlfing. I am the Chief  
23 of Staff with the New York City Department of Housing  
24 Preservation and Development and thank you for the  
25 opportunity to testify on this project here today.

2 So, this land use item consists of an amendment to  
3 the Sendero Verde UDAAP project that was previously  
4 approved for three formerly city-owned vacant lots  
5 located at block 1617 lot 20, 125, and 140 and one  
6 city-owned vacant lot located at block 1617 lot 120  
7 in Council District 8 in Manhattan. The parcels  
8 received disposition Urban Development Action Area  
9 and Urban Development Action Area Project approvals  
10 concurrent with the East Harlem rezoning on November  
11 30, 2017. The previously approved UDAAP project for  
12 the Sendero Verde affordable housing development  
13 included approximately 652 dwelling units +3 super  
14 units, approximately 36,218 square feet of commercial  
15 space, and approximately 161,440 square feet of  
16 community facility space. The proposed amended UDAAP  
17 project for the Sendero Verde affordable housing  
18 development will include approximately 707 dwelling  
19 units +2 super units, approximately 6213 square feet  
20 of commercial space, and approximately 87,278 square  
21 feet of community facility space. Prior to financial  
22 closing on the first phase of Sendero Verde, the  
23 projects charter school partner changed and the new  
24 partner was not able to lease the entire community  
25 facility space. That is approximately 30,000 square



2 feet of community facility space which reconfigured  
3 into three residential floors of affordable housing  
4 in the first phase of Sendero Verde. This  
5 contributed to the increase in the total number of  
6 affordable housing units, up to 770 units, plus the  
7 two super units. Additionally, HPD also requests  
8 that the Council amend the previously approved  
9 article 11 tax exemption resolution for Sendero Verde  
10 A. On November 30th, 2017, the Council also approved  
11 resolution number 1735 which authorized a tax  
12 exemption for block 1617 for lots 2051, 52, 53, 54,  
13 and part of Lot 50 known as the exemption area which  
14 became the majority of Lot 120. Since the approval,  
15 the exemption area has expanded and now includes a  
16 part of former lot 23. As of September 28, 2018, all  
17 of the lots, including a part of former lot 23 have  
18 merged into the current lot 120. In order to  
19 facilitate that project, the prior resolution must  
20 now be amended to include a part of former lot 23 to  
21 the exemption area and to add the New York City  
22 Housing Development Corporation as a party to the  
23 regulatory agreement. Today HPD is before the  
24 subcommittee seeking approval of the proposed amended  
25 UDAAP and approval of the proposed Article 11 in

2 order to facilitate construction of this next phase  
3 of the Sendero Verde affordable housing development.  
4 With that, I would like to turn it over to the  
5 development team. To Sabrina.

6           SABRINA BARKER: Sorry. Mute problems.  
7 Great. I think we have a presentation. If we can  
8 pull that up. My name is Sabrina Barker. I'm from  
9 Johnathan Rose Companies. I'm a senior development  
10 manager on this deal and we're working on it since  
11 2017. So thank you so much for having us this  
12 afternoon to chat about the project and this approval  
13 amendment. So if you go to the first slide, the next  
14 slide, this is just an overview. We'll talk a little  
15 bit more towards the end of the presentation about  
16 the details of all these items. That will be  
17 detailed later, but, basically the approved UDAAP in  
18 2017 had about 161,000 square feet of community  
19 facility. It currently has 87,000 in the current  
20 project and our commercial facility space has also  
21 changed from 36,000 [inaudible 01:27:29] to  
22 approximately 6213. We also added affordable housing  
23 units from 655 to 709. Regarding the article of the  
24 impact statement, we tried to put in the diagram on  
25 the bottom, but the original Article 11 amendment was

2 unintentionally omitted in part of Lot 23 which you  
3 are going to see on the bottom. The area in red is  
4 where the phase two is going to be constructed, so we  
5 would like to correct that. Next slide, please. So,  
6 I just want to give a quick overview of the project  
7 overall. It is a full block development in East  
8 Harlem between 111th and 112th and the Park and  
9 Madison Avenues. It was previously approved in 2017  
10 and we started construction on the first phase in  
11 July of 2019. So, currently, under construction, we  
12 have building B South which, in the image, is the  
13 smaller building on the left. That includes 85 units  
14 of affordable housing and then the base includes  
15 12,000 square feet for Union Settlement, which was  
16 one of our community facility partners. Building B  
17 North include 276 units of affordable housing and the  
18 podium includes 50,000 square feet for Harlem  
19 Children's [inaudible 01:28:53] which is our current  
20 charter school partner. The first phase also  
21 includes, from Green Thumb Community Garden, that  
22 used to exist on the site prior to the RFP and are  
23 being relocated on the southwest and southeast corner  
24 of the site. You can see in the rendering that,  
25 starting in the front, is one of the future Green

2 Thumb Gardens. And in the center of project, there  
3 is an 18,000 square foot publicly accessible  
4 courtyard. It's just kind of the centerpiece up the  
5 project and will be publicly accessible every single  
6 day of the year. And then, the second phase is the  
7 tower in the back of the image. That is phase two  
8 which we are hoping to start construction on in July  
9 of this year. Next slide, please. And so I just  
10 want to talk about two of the main themes that really  
11 drove this project from the very beginning of the  
12 design and through into the actual development of the  
13 project. So, the first concept for the development  
14 was this idea of creating community opportunity. So,  
15 not just creating, you know, affordable housing, but  
16 also integrating all of the things that create a real  
17 community. So, things like education, access to  
18 jobs, social services, and open space. And, you  
19 know, kind of layering all these services on site for  
20 both our residents and also the community at large.  
21 And I think we have spent a lot of time since the  
22 project started focused on bringing really high  
23 quality community partners into the project to ensure  
24 that we realize this vision. Next slide. And the  
25 second really exciting aspect of this project was

2 originally it was the Sustained NYC RFP in 2016 in  
3 the idea behind the RFP was how to create a Passive  
4 House affordable housing project. So, Passive House  
5 is a really stringent energy efficiency a standard  
6 that was originally developed in Germany and  
7 buildings that use Passive House technologies use  
8 between 30 to 70 percent less energy for heating and  
9 cooling than a typical building. So, the entire  
10 residential portion of both phases will be certified  
11 for Passive House standards. And when it is  
12 completed, together it will be the largest certified  
13 Passive House in the country which is pretty  
14 exciting. Another really nice thing about Passive  
15 House is that it is super-insulated. The façade, we  
16 have triple glazed windows. The ventilation air in  
17 the building is-- comes in through MERV-13 filters,  
18 so it has superior interior quality for our residents  
19 then, you know, we found a lot of our projects in our  
20 portfolio that the interior air quality really helps  
21 with childhood asthma and a lot of other things. The  
22 other sustainable-- sustainability feature of the  
23 project includes our courtyard which has need of  
24 planting and drought resistant plants as well as  
25 efficient irrigation systems and, obviously,

2 throughout the building, we are using low VOC  
3 products or no VOC products, energy efficient LED  
4 lights, and all energy Star appliances. Next slide.

5 Can you advance to the next slide? So, this is our  
6 affordability overview for the entire project for  
7 both phase one and phase two. On the left is phase  
8 one currently under construction. All units are  
9 affordable to the residence at 90 percent of AMI am  
10 below, including, you know, 10 percent for formerly  
11 homeless residents, 20 percent at 30 percent of the  
12 AMI, and then kind of these smaller bands for 60  
13 percent, 50 percent, and 40 percent of the AMI.

14 Phase two, we expecting a finance that using the mix-  
15 and-match term sheet with HPD. We have 15 percent  
16 formerly homeless all the way up to 30 percent at 90  
17 percent at AMI. So, kind of a pretty wide range of  
18 different affordability bands. Next slide. In this  
19 slide, it's just to show how the two phases relate to  
20 each other. So, phase one is under construction  
21 currently. You can see that it includes building B  
22 North near 112th Street, building B South, and then  
23 most of the publicly accessible open space in the  
24 Green Thumb Community gardens and then, phase two is  
25 on the corner of Maddison and 112th and it will also

2 complete a small portion of the courtyard. Next  
3 slide. And this is currently what it looks like a  
4 couple days ago. It's under construction and you can  
5 see we have the façade complete on building B South  
6 and the façade is going up on building B North.  
7 There is a hole in the side of the building. That is  
8 going to be a continuation of Harlem Children's Zone  
9 from the first phase to the second phase of the  
10 project and then the area highlighted in yellow and  
11 shaded in green is going to be where phase two is  
12 constructed. Next slide, please. And then, just a  
13 kind of focus a little bit on phase two, which is the  
14 project we are currently working on financing, we're  
15 expecting the financial closing to happen in June  
16 2021, so approximately 60 days from now and we will  
17 start construction in July of this year. It's a 34  
18 story tower, so it is the image in the back. It has  
19 348 units of affordable housing. On the base we have  
20 a three-story podium. The third floor is currently  
21 untended and we will be searching for, you know, the  
22 right community facility partner for that space, you  
23 know, the next year and so we also-- the second  
24 floor is going to be leased to Harlem Children's Zone  
25 and we're going to continue their fifth grade class

2 in the second phase from the first phase. And then  
3 we are also leasing 2500 square feet to our  
4 development partner, Acacia Network. They're going  
5 to run like the community arts program off of the  
6 courtyard similar to the one that they run in the  
7 lower East side. So, we really excited about that.  
8 And then there is about 6200 square feet of ground-  
9 floor retail along Madison Avenue and then we will  
10 complete the public core area prior to the second  
11 phase. Next slide. And this is just a little bit  
12 more detail about the AMI mix for phase two. As you  
13 can see, range of AMIs from formerly homeless to 90  
14 percent of AMI with one super unit. Our residential  
15 amenities includes kind of like the basic things like  
16 bike storage and laundry room. We also have a large  
17 fitness center. We have a computer lounge that is  
18 kind of-- it offers computers and also a printer.  
19 It also has desks for homework study and a community  
20 library. This rendering down below is of our  
21 community room which includes, you know, a  
22 kitchenette where we can have nutrition classes and  
23 events and then it also has a TV and space for  
24 events. And then it will also have an outdoor  
25 terrace on fifth floor. And I believe that is the



2 end of the presentation. Oh. Sorry. The end of  
3 the presentation phase two. And then, in more  
4 details for what we are actually here for today,  
5 which is, you know, the post approval amendment, as I  
6 mentioned, our community facility space, what we  
7 first went before Council in 2017. We hadn't started  
8 schematic design yet on the project and we had been  
9 [inaudible 01:37:40] for the community facility  
10 partners on their space and we, basically, got  
11 approval for the largest space is that our community  
12 partners would potentially want. So, a lot of that  
13 space we had originally conceived to about 100,000  
14 gross square foot high school for the Dream. The  
15 Dream high school, unfortunately, they were unable to  
16 lease that space to them. In 2019, they were unable  
17 to take that space and they were, you know, looking  
18 at-- I think they opened other schools elsewhere.  
19 So, we ended up in 2019 and shrinking the podium of  
20 phase one and partnering with civic builders which is  
21 a great nonprofit that helped us kind of develop the  
22 spec charter school space for that phase which we  
23 have now leased to Harlem Children's Zone. It's not  
24 really-- That reduced the overall square footage  
25 quite a lot. And then, for the commercial square

2 footage, we originally conceived of the second and  
3 third floor of building A being considered commercial  
4 for square feet and as we develop the project and as  
5 we released the second floor to community facility  
6 users, we had decided that that entire, so those two  
7 floors, will just be leased to community facility  
8 users. So, we have moved that 36,000 square feet  
9 from building A. It didn't really move. We just  
10 kind of changed its definition to community facility  
11 and just left the retail as commercial square feet.  
12 And then, as we mentioned, our residential units, we  
13 increased them and we added residential units to the  
14 podium of phase one.

15 And then, Article 11 Tax Abatement.

16 We're just to correct a portion of the lot 23 that  
17 unintentionally omitted back in 2017. And that is  
18 the end of the presentation.

19 CHAIRPERSON RILEY: Thank you so much.

20 I just have a few questions. One reason for the need  
21 to amend this UDAAP is to increase the number of  
22 residential units planned for this project. Can you  
23 speak to why the amount of planned residential units  
24 in this project increased? How has affordability in  
25 this project changed since the original resolutions

2 for this project were issued in 2017? And if the  
3 affordability is changed, can you speak to why that  
4 was necessary for this project?

5 SABRINA BARKER: Sure. So, the number of  
6 units changed, as I mentioned, because we needed to  
7 add some units to phase one when we took the podium  
8 down to replace-- to be within our ULURP, you know,  
9 bulk and scale requirements. We needed to add those  
10 units to the podium and we felt, overall, it was  
11 better to have an increased number of affordable  
12 units on site. The affordability has changed since  
13 2017. The UDAAP summary says that 60 percent of the  
14 units need to be at 60 percent of AMI or below. That  
15 has remained exactly the same, so we actually, I  
16 think, increased affordability a bit because now  
17 formerly homeless units are required as part of HPD's  
18 term sheets. Then, in addition, I think originally,  
19 we had contemplated that the AMI levels would go up  
20 to as high as 130 percent of AMI in 2017. We have  
21 now lowered those with feedback from Community Board  
22 11 and Council members. So, we have lowered that now  
23 to 90 percent of AMI. So, overall, the project is  
24 definitely increased overall affordability since it  
25 was originally conceived in 2017.

2 CHAIRPERSON RILEY: Thank you. Has a  
3 commercial tenant been selected for the retail space  
4 in phase two? If not, is there a category of  
5 commercial tenant the developer would like to see  
6 occupy the space?

7 SABRINA BARKER: Unfortunately, we don't  
8 have a commercial tenant yet for that ground-floor  
9 retail space. I think-- I don't quite remember the  
10 use group for that. I think, obviously, ideally,  
11 from our perspective, we definitely want like a  
12 community oriented retail tenant for that space to  
13 enliven that corner. And, you know, offer, you know,  
14 services that are welcome to the community and are  
15 needed. So, that is who we will be looking for as we  
16 tend our construction and head towards finding a  
17 tenant prior to construction completion in 2024.

18 CHAIRPERSON RILEY: The plans for phase  
19 two building A indicate that for community gardens  
20 will be included in the site. The community gardens  
21 were an important priority outlined in the initial  
22 RFP for this project. Can you please speak a bit  
23 more to the community gardens in this project and  
24 provide an update on the plans for the community  
25 gardens? What's the current status of conversation

2 with the gardeners and what does the timeline look  
3 like for bringing the gardens back and putting them  
4 into this operation?

5           SABRINA BARKER: Sure. So, we have a  
6 pretty robust design development process with the  
7 gardeners to develop the community gardens to meet  
8 the specifications and meet the specifications of  
9 Parks. You know, we are currently-- Those are  
10 currently in the first phase of the project, so we  
11 are anticipating that we are working towards opening  
12 those gardens in 2022 as part of the first phase.  
13 So, that is the goal. And I think, you know, we're  
14 pretty excited about the design of those gardens and  
15 we have quite a lot of feedback from the gardens as  
16 we work through that.

17           CHAIRPERSON RILEY: What efforts will  
18 be made to keep the commitment made to the city  
19 Council in the 2017 to hire locally for at least 10  
20 percent of the workforce on this project? How many  
21 local hires comprise phase one construction on this  
22 project and has Positive Workforce, local East Harlem  
23 organization, been engaged to assist with the hiring  
24 process thus far?

2                   SABRINA BARKER: Yes. so, we have  
3 Positive Workforce on both phases of the project.  
4 So, they are engaged on phase one. They also--  
5 Positive Workforce also did a number of OSHA-- I  
6 think OSHA 30 trainings for us, as well, just like  
7 get local residents like ready to be hired. I'm not  
8 quite sure of the number of-- I can get back to you,  
9 Council member, the exact number of local hires we've  
10 had so far. But they will be engaged, as well, on  
11 the second phase of the project.

12                   CHAIRPERSON RILEY: Thank you. Unless  
13 question. Back in 2017, the Council received a  
14 letter from Jonathan Rose Companies indicating  
15 interest in redeveloping La Marketa. This is a  
16 facility of Sendero Verde project, essentially across  
17 the street from the development. Do you know if  
18 there is any updates on this redevelopment?

19                   SABRINA BARKER: We have spoken to some  
20 of the people that are working on La Marketa and I  
21 think that there isn't an idea-- I think we're  
22 really excited about the potential for like synergy  
23 between our development and the La Marketa space  
24 underneath, you know, in the middle of Park Avenue.  
25 I think there was a thought that like the Urban

2 Garden Center would move to the location right across  
3 from us, which we think would be really nice with the  
4 connection with our garden groups, as well. And I  
5 also think Acacia Network who, as you know, as our  
6 development partners on this project, is also running  
7 programs with La Marketa, as well. So, I think there  
8 is a lot of connection there. I'm not quite sure  
9 where La Marketa is on their plans right now.

10 CHAIRPERSON RILEY: Okay. Thank you so  
11 much. I would now like to invite my colleague,  
12 Council member Barron, to ask her questions. I see  
13 her hand is raised. Council member Barron?

14 COUNCIL MEMBER BARRON: Thank you, Mr.  
15 Chair. I do apologize. I had to step away for a  
16 moment. But I have a question about the AMI. If you  
17 could briefly give me a summary of what the AMI is.  
18 I did hear you talk about 90 percent, but I didn't  
19 understand what portion of the project is-- So, how  
20 many units are there in total and what is the  
21 breakdown of the income?

22 SABRINA BARKER: Sure. I didn't break  
23 them down in t-- Both of them are separated by phase  
24 currently.

25 COUNCIL MEMBER BARRON: Okay.

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2 SABRINA BARKER: But in phase one-- We  
3 will do phase one first. There's 361 units. 10  
4 percent are formerly homeless, 20 percent are at 30  
5 percent of AMI, 10 percent are at 40 percent of AMI,  
6 10 percent are at 50--

7 COUNCIL MEMBER BARRON: You're saying 60?  
8 Six zero? 60?

9 SABRINA BARKER: Yeah. 10 percent or at  
10 50 and 10 percent at 60. Yeah.

11 COUNCIL MEMBER BARRON: Oh. 10 and 10.  
12 Okay.

13 SABRINA BARKER: Yep. 10 and 10. And  
14 then 20 percent are at 80 and 20 percent are at 90.  
15 And that is the first phase. The second phase has  
16 five income bands. It's 15 percent formerly  
17 homeless, 10 percent are at 30 percent of AMI, 15  
18 percent are at 50 percent AMI, 20 percent are at 60  
19 percent AMI, and then the remaining 40 percent are at  
20 90 percent of AMI.

21 COUNCIL MEMBER BARRON: Great. Thank you.  
22 And what is the neighborhood median income? What is  
23 the median income in the neighborhood?

24 SABRINA BARKER: The median income is  
25 around 27 to 30 percent AMI.



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2 COUNCIL MEMBER BARRON: Okay. Great.

3 Thank you very much. Thank you, Mr. Chair.

4 CHAIRPERSON RILEY: Thank you, Council  
5 member. There be no more questions for this panel,  
6 this panel is excused. Thank you.

7 LIBBY ROHLFING: Thank you.

8 SABRINA BARKER: Thank you so much.

9 CHAIRPERSON RILEY: Counsel, are there  
10 any members of the public who wish to testify on  
11 these items?

12 COMMITTEE COUNSEL: There are no  
13 members of the public signed up to testify on these  
14 items.

15 CHAIRPERSON RILEY: If there are any--  
16 Oh. Excuse me. If there are any other members of  
17 the public would-- I'm sorry. There being no  
18 members of the public who wish to testify on this  
19 item, the public hearing on application number  
20 20215020 HAN and 20215021 HAN related to Sendero  
21 Verde are now closed and the items are laid over.  
22 That concludes today's business. I remind you that  
23 if you have written testimony on today's item, you  
24 may submit it to land use [testimony@Council.NYC.gov](mailto:testimony@Council.NYC.gov).  
25 Once again, that is land use

2 [testimony@Council.NYC.gov](mailto:testimony@Council.NYC.gov). Please indicate the LU  
3 number or project name in the subject heading. I  
4 would now like to thank the applicant members of the  
5 public and my colleagues, the subcommittee counsel,  
6 the land use staff, and the sergeant-at-arms for  
7 participating in today's hearing. This meeting is  
8 hereby adjourned. Thank you and everyone have a good  
9 day.

10 [gavel]

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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 June 15, 2021