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HARTLEY REDEVELOPMENT

PUBLIC HEARING

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January 13, 2011

7:27 p.m.

95 Lincoln Avenue

New Rochelle, New York

A P P E A R A N C E S :

NEW ROCHELLE MUNICIPAL HOUSING AUTHORITY

50 Sickles Avenue

New Rochelle, New York 10801

BY: STEVEN HORTON

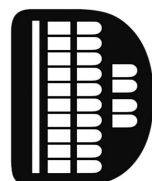
MACQUESTEN DEVELOPMENT, LLC

One North Macquesten Parkway

Suite 100

Mount Vernon, New York 10550

BY: RELLA FOGLIANO



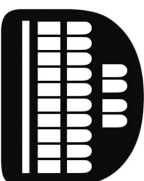
1 MR. HORTON: Good evening, everyone.
2 We're going to begin the program. My name is
3 Steven Horton. I want to wish each and every
4 one of you the very best wishes for 2011. The
5 purpose of our meeting this evening is to
6 present to the community, not for the first
7 time I might add, information about the Robert
8 Hartley Redevelopment and to answer any
9 questions that you might have.

10 Before I do begin I do want to take a
11 moment to recognize a couple of people in the
12 audience that I would like you to know.

13 I'm going to begin with our newly elected
14 city counsel person, Mr. Gerard Rice.

15 (Applause)

16 MR. HORTON: And I do want to say that
17 throughout Mr. Rice's campaign the progress of
18 the redevelopment has been initial for him.
19 The concerns have been expressed about issues
20 such as rent, relocation, or things that he's
21 been very concerned about so he's here
22 first-hand to learn more information about the
23 project and to hear what some of your concerns
24 are.



1 Also, with us this evening are members of
2 the Housing Authority Board of Commissioners.
3 We have Miss Elisa Singer who is the
4 chairperson of the Housing Authority.

5 (Applause)

6 MR. HORTON: We have Miss Sheila Small
7 who is our treasurer/secretary.

8 (Applause)

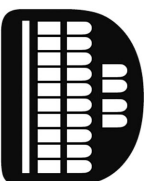
9 MR. HORTON: Robert Maloney who is also a
10 member of the Housing Authority Board, and
11 Miss Patricia Lester who is a commissioner
12 with the Housing Authority. And I think I
13 also saw Miss Beverly Scott of the Housing
14 Authority as well.

15 (Applause)

16 MR. HORTON: Now, joining me this evening
17 are members of the development team so you'll
18 have the opportunity to meet them first hand
19 and hear their presentation. Miss Rella
20 Fogliano, who is the owner of the development
21 company, Macquesten Development, LLC.

22 MS. FOGLIANO: Good evening.

23 MR. HORTON: And Mr. Michael DePasquale
24 who is the architect -- lead architect for the



1 project.

2 So, let's delve right in. It's about
3 7:30. I'm going to ask for a presentation of
4 about 15- 20 minutes from the development
5 team, and then they're going to answer any
6 questions that you do have. We are making a
7 record of this evening. We are transcribing
8 it so after the meeting is over we can print
9 the transcript. Any questions that you had,
10 if you go home and say, gee, I would like -- I
11 can't remember what the answer to that
12 question is, we'll be able to print this out
13 and distribute it to everyone so that everyone
14 will be able to refer back to it when they'd
15 like to.

16 There is a sign-in sheet. Miss Farris
17 from the housing authority has it. I would
18 encourage all of you to sign in. There is a
19 space for contact information, so we do have a
20 way for you to contact us.

21 I'm pleased with the publication which
22 was put out in large part for the purpose of
23 this evening. It does have the lead story
24 about the swearing in of our new counsel



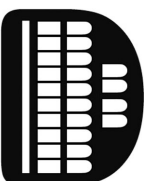
1 person.

2 Does everyone have a copy?

3 AUDIENCE MEMBERS: Yes.

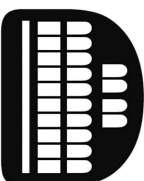
4 MR. HORTON: I would ask you for purposes
5 of this evening's meeting if you can -- open
6 to page -- to the part that has the Hartley
7 Houses quarterly because on the second page of
8 that -- what you're looking at is an insert to
9 the newspaper. We printed one for every
10 household, so we're going to distribute one to
11 every household. On the second -- page four
12 of the publication you'll see at the
13 beginning -- at the top of page four in
14 question and answer format we have organized
15 most of the pressing questions that residents
16 have. We know that these are questions that
17 are concerns to you because for the most part
18 residents of the community raised these
19 concerns at the planning board meeting October
20 the 26th of last year.

21 In October there was an important
22 planning board meeting. Many of you were good
23 enough to come out to the meeting and you
24 raised a series of very relevant, important



1 questions. And one of the things that the
2 planning board did was charge the housing
3 authority and the development team with going
4 back and answering those questions for you.
5 So what you have in there is the questions
6 that were raised and the answers that are the
7 responses of the housing authority to them.
8 That's not to say that we should not go over
9 those again this evening or answer any
10 questions that you have even if they came up
11 before. I call this to your attention solely
12 so that you take this publication home with
13 you. Someone who wasn't able to come out
14 tonight for whatever reason and has some
15 questions, you can give this to them. I
16 encourage you to take a couple of extra copies
17 when you go so that they'll have this at their
18 ready fingertips, answers to many of the
19 questions that they had.

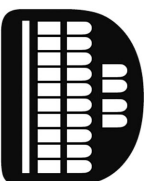
20 Before I finally delve in I want to take
21 a moment to thank those members of the
22 resident advisory board. You know that there
23 is a united tenants counsel, which was the
24 representative tenants organization for all



1 the resident housing authorities, but for this
2 project in particular we formed a resident
3 advisory board. And that resident advisory
4 board has met almost continuously over the
5 last two years to stay informed about the
6 project so that as they interacted with you
7 and the community and the neighborhood you
8 could get information from them.

9 I see three members of the advisory board
10 that are here this evening. That would be
11 Mr. Frank Davis, Mr. Kareem Dixon, and Miss
12 Artella Highland. So on behalf of the entire
13 community I want to thank them for their
14 service, but also point them out to you so
15 that as we go forward if you want to know who
16 in the community you can reach out to they are
17 here.

18 Having said that I do want to say we are
19 looking for more members for the resident
20 advisory board. We've -- a couple of persons
21 such as Miss Beverly Scott who was an original
22 member of the advisory board is now a
23 commissioner with the housing authority so she
24 can longer serve in that advisory board, so we



1 have some vacancies. We're looking to fill
2 those, so please bear that in mind.

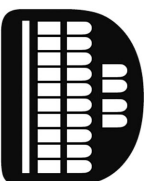
3 Let's get started. What I am going to do
4 is ask Miss Fogliano and Mr. Mike DePasquale
5 to go over the project in broad terms. Some
6 of you may have heard this before, but we're
7 going to assume that you're hearing it for the
8 first time because we're going to take it from
9 the beginning. We're going to spend about 10-
10 15 minutes on that and then we're going to
11 open up for questions. Once you have your
12 questions, I'll ask you to please use this
13 microphone here. It's important that the
14 stenographer hear your question clearly, so I
15 would ask you to please give your name and you
16 can give your address, if you'd like. Your
17 name is fine so we have a record of who's
18 speaking. And you can speak clearly into the
19 microphone and we're going to be speaking into
20 the microphone as well.

21 Mike DePasquale.

22 (Applause)

23 MR. DEPASQUALE: Good evening, everyone.

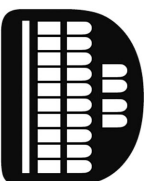
24 My name is Mike DePasquale. I'm the architect



1 for the project. I brought along a couple of
2 illustrations that can help describe what the
3 development is like. Let me just move it over
4 a little bit. So this is the proposed site
5 plan. So you see Hartley Avenue is at the
6 top. Brook Street is running on this side.
7 Lincoln Avenue is right down here. This is
8 the south end where the ball field is. And on
9 the west side is where that turn-around is by
10 Winthrop.

11 One of the main features of the
12 development is that we're going to redevelop
13 Winthrop Avenue, reconnect it into the New
14 Rochelle grid, so that street will now connect
15 the way it used to run. What we're also doing
16 is proposing some interior streets. We have a
17 main street that's going to be running north
18 and south and some streets east/west. And
19 what that's going to do is create the place
20 where we can put the townhouses that we're
21 proposing.

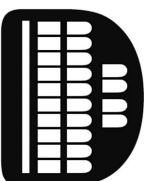
22 What we're doing is -- there's three
23 phases. The first phase is happening
24 essentially south of Winthrop. It's this area



1 right here. One of the main features is a
2 four-story apartment building located right
3 here, which has a very good connection to
4 Lincoln at the intersection of Lincoln and
5 Brook. This will be 50 units of studios and
6 one-bedroom apartments. The remaining part of
7 phase one are these townhouses, three stories,
8 three families each. You see them here. And
9 what we've done is we've kind of inter
10 dispersed the parking right around all of the
11 buildings. What we're trying to do is have
12 the parking spaces that are reasonably in
13 proximity to the units, so that somebody
14 doesn't have to walk very far to their parking
15 space. They can almost see their parking
16 space from their unit.

17 The second phase happens mostly in this
18 area here, but this site will also be
19 developed. For this phase two are two-story,
20 two-family units. That's essentially what the
21 second phase is right over here.

22 The third phase happens on the north
23 side, and that's 15 detached two-family
24 dwellings. And as part as of that we'll get



1 the redevelopment of this area, this 31,000
2 square foot park.

3 AUDIENCE MEMBER: Excuse me,
4 Mr. DePasquale --

5 MR. HORTON: Maybe we'll take questions
6 as people have them. So rather than just make
7 an entire presentation if you have a question
8 as it comes up, please just raise your hand.
9 I would ask only that you come to the
10 microphone when you raise your question.

11 Miss Scott.

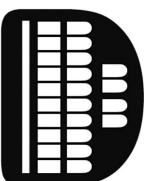
12 MS. SCOTT: Beverly Scott, 60 Horton
13 Avenue. My question was for phrase three, you
14 said there's going to be 15 detached
15 two-family houses?

16 MR. DEPASQUALE: That's right.

17 MS. SCOTT: Okay. Thank you.

18 MR. DEPASQUALE: Also, these are the
19 typical facades of the building. What we
20 tried to do is have -- make a variety of the
21 facades, so we didn't want it to be a
22 cookie-cutter kind of development. We wanted
23 it to have a variety --

24 MR. HORTON: Did someone have their hand



1 up? Sorry, I was talking. I apologize.

2 MS. BRICKLE: Monique Brickle.

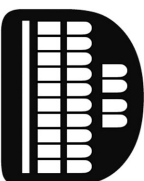
3 MR. HORTON: Thank you.

4 MS. BRICKLE: Just with the other
5 picture, phase one, I just wasn't sure with
6 the three-family three story -- I'm not really
7 sure. Are there going to be three-bedroom
8 apartments in those -- in that first phase?

9 MR. DEPASQUALE: Phase one has mostly two
10 bedrooms. There are three bedrooms in phase
11 two. And this mid rise is studios and ones.

12 MR. HORTON: So the three-bedroom
13 apartments for those of you who currently have
14 a three bedroom or need a three bedroom --
15 maybe you're in a two-bedroom unit now and you
16 want to transfer to the three-bedroom because
17 of your family size or if you're in a three
18 bedroom, the three-bedroom apartments are in
19 the second phase. They're not in the first
20 phase. The first phase is primarily studios
21 and ones.

22 MS. BRICKLE: For the people that are in
23 three bedrooms now, my concerns is where do we
24 go if they're not three bedrooms.



1 MR. HORTON: Understood. Basically, you
2 would remain where you are. Depending upon
3 which building you're in --

4 MS. BRICKLE: 81.

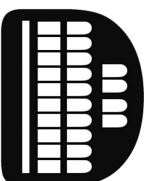
5 MR. HORTON: Then we would be needing to
6 transfer you to another three-bedroom
7 apartment elsewhere in the development
8 until -- into one of the existing buildings
9 until such time as the three bedrooms in the
10 second phase is built.

11 MS. BRICKLE: It would be somewhere else
12 in Hartley and not somewhere else in New
13 Rochelle?

14 MR. HORTON: That's correct. Very good
15 question, Ms. Brickle.

16 MR. DEPASQUALE: So, there are three very
17 distinct facades for the exteriors. So, it
18 might a cluster like this that this building
19 will have a facade like you see here on the
20 bottom and the top one would have a different
21 facade and so on. In the cluster of three
22 there would be three distinct, different
23 facades.

24 I also brought along a drawing of the mid

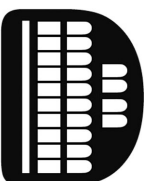


1 rise. We see the mid rise as being more of a
2 modern elevated building, which has been
3 elevated. It's in the sense more high tech.
4 The facade has a little more of a modern look.
5 This is -- here is -- Brook Street is running
6 this way. This is the main facade of the
7 building.

8 So this is the facade of the mid rise
9 building. This is the four-story building on
10 this side. This is the main entrance. Brook
11 Street is running this way at us. This is the
12 main facade, four stories. We just wanted to
13 give it a little more of a modern look.

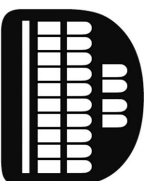
14 We have four very distinct looking types
15 of buildings. This drawing is a little small
16 and may be hard to see, but this represents
17 the three different facades that we'll be
18 using on that phase three, the detached
19 two-family buildings just to have a real
20 residential look and kind of a modern look.

21 So that pretty much describes the
22 physical -- the physical facility. Of course,
23 on the site plan I don't show that, but all
24 new utilities will have to be installed:



1 sewer, water, sidewalks, lighting to make a
2 complete site.

3 MR. HORTON: Very good, Michael. Thank
4 you. What I would like to do now is just let
5 you hear a little bit from Miss Fogliano.
6 Miss Fogliano is the president and owner of
7 Macquesten Properties. The housing authority
8 looked long and hard for a partner that the
9 housing authority could join with to do this
10 project. This is not quite your typical
11 affordable housing project in that this is
12 fully a public works project. What I mean by
13 that is the housing authority is a public
14 entity. We have a higher degree of obligation
15 to the public than perhaps other private
16 developers and private projects might have, so
17 it's very important that we picked a partner
18 who was sensitive to that and understood what
19 the needs of the housing authority are. We're
20 very pleased that in Miss Fogliano we have
21 found the partner that we have been looking
22 for. And so I think you will enjoy hearing
23 from Miss Fall* a little bit; a little bit
24 about her, what she's done, and her general



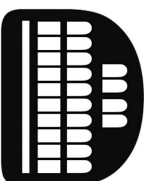
1 philosophy about the project, and maybe
2 filling in any holes that Mike might have
3 left.

4 MS. FOGLIANO: I don't think so. I think
5 both of you have done a great job.

6 (Applause)

7 MS. FOGLIANO: Hello. I commend all of
8 you for coming out in this really cold
9 weather. It really demonstrates that you care
10 about where you live, and I think that's the
11 most important thing. I'm going to go right
12 into my philosophy. I believe that as a
13 builder/developer we should build only
14 buildings, homes that we would live in
15 ourselves. And I believe that in working with
16 the housing authority and understanding the
17 needs of the residents of Hartley Houses we're
18 going to be able to accomplish that. We want
19 to listen to you. I think we have over the
20 years, and put together something that is
21 going to gain not only the attention of the
22 state, but as well as the country.

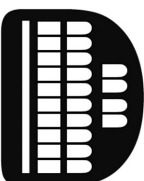
23 This is something that is very, very
24 exciting and new. My job is to bring in the



1 financing from various sources, and I can tell
2 you that at this time in our lives it's not
3 really, really easy. It is very challenging,
4 but we've already gone to the state. They're
5 excited about doing this for you, and I think
6 that we'll be able to start this as early as
7 June of 2011. The first phase that is.

8 I have been personally doing affordable
9 housing since 1992. Before then we were in
10 the construction business, straight
11 construction. Homes, commercial, all types of
12 construction so I bring a great deal of
13 experience.

14 My project manager who has been assigned
15 specifically for this site, Mr. Michael
16 Raffio, is a former resident of New Rochelle
17 so he's going to be brought in -- he has been
18 brought in. He's already working well with
19 the architect and the City of New Rochelle to
20 make sure that everything that is designed is
21 implemented and that once we start we're going
22 to move through this and do it really well and
23 you'll all be able to move into something new
24 and exciting, energy efficient, and a great



1 deal of open space.

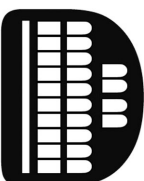
2 The city has asked that we plant a lot of
3 trees, so this is going to be beautifully
4 landscaped. And, of course, you're going to
5 have a great deal more parking and light than
6 you've ever had before.

7 I welcome you to ask any questions of
8 where we're going. I would like to open the
9 floor for you to ask me any questions that
10 you'd like. Thank you.

11 (Applause)

12 MR. HORTON: Okay. Let me take a moment
13 to address some concerns that residents have
14 had in the past to sort of get those out on
15 the table for discussion. There's been -- at
16 the end of the day each of you are going to
17 have to make a decision about what your
18 housing will be. Let me go over for a moment
19 what those housing choices are.

20 Your first housing choice as a resident
21 of Hartley, for those of you who are here and
22 who are residents of Hartley is move into one
23 of the new units. Now, in order to be
24 eligible to move into one of the new units you

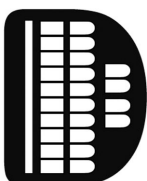


1 have to be a resident in good standing. And
2 that terms has created a lot of anxiety
3 amongst people so let me just spend a moment
4 talking about what that term means.

5 In every relocation plan the housing
6 authority is required to prepare a relocation
7 plan because Hartley Houses is a federally
8 assisted housing development and we cannot
9 move people involuntarily without a relocation
10 plan in place that you can read and decide the
11 elements of that plan what best works for you,
12 so we prepared a relocation plan that's been
13 submitted to HUD and it will be approved -- we
14 anticipate that it will be approved as part of
15 the approval of this project.

16 In that relocation plan we represent to
17 HUD and to each of you that you will be able
18 to make one of three choices. Choice number
19 one, move into one of the new units if you are
20 a resident in good standing. And that simply
21 means if you are in compliance with your
22 lease.

23 If anyone -- if you've a long-term
24 resident of the housing authority, if you

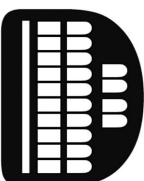


1 don't have a copy of your lease, you have not
2 looked at your lease in a long time because
3 maybe you think that it doesn't matter because
4 you pay your rent on time and you obey the
5 rules and your lease is not something that
6 you're familiar with and you would like
7 another copy of your lease, please contact the
8 houses authority. We'll be happy to give you
9 a copy of your lease.

10 If you are in compliance with your lease,
11 you are a resident in good standing. And as
12 such you are eligible to move into one of the
13 new units. That's housing choice one.

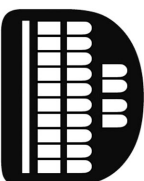
14 Housing choice two is to move other
15 public housing within the City of New
16 Rochelle. That may mean moving to one of the
17 other buildings at Hartley that are not in the
18 first phase and that will still be standing
19 while the construction is going on. It may
20 mean moving to a senior or disabled building.

21 And the third choice is the housing
22 authority is applying for Section 8 housing
23 choice vouchers, and let me make you familiar
24 with that Section 8 program.



1 If you elect, you may take that voucher
2 that the housing authority will provide to you
3 and you may move with that voucher anywhere
4 that the Section 8 program is eligible. And
5 that includes Puerto Rico, Guam, and the US
6 Virgin Islands. We hope, frankly, that you
7 stay. This development is being built for
8 you. This is not being built for anyone else.
9 This is being built for the residents of
10 Hartley Houses. So, even if you get that
11 voucher we're hoping that you take that
12 voucher and move into one of the news units.

13 So those are your three housing choices.
14 I would ask you to consider them based on your
15 own circumstances. This is not a time to be
16 making a decision for your household based on
17 what your neighbor is doing. You have to have
18 a conversation. New Rochelle has a very good
19 school system. If you have young children you
20 may want to consider staying in New Rochelle.
21 If you have lived in this community for a long
22 time you have relatives somewhere else or
23 would like to spent a part of your life
24 somewhere else and you want to try to do that,



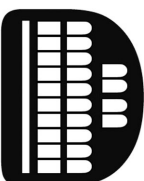
1 that's your own choice.

2 If you don't understand this, but still
3 need subsidized housing and you want to move
4 to Main Street or a relative of your family
5 wants to move to 50 Sickles or 111, make that
6 decision based on what's going on and what is
7 best for your own household.

8 I want to stress that because at the end
9 of the day each of you are going to be asked
10 to make a choice. We're providing three
11 choices. Only you can decide what that choice
12 is and what the best one for your household
13 is.

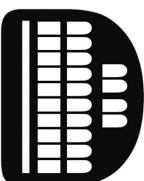
14 We're required to offer you choices and
15 those are the choices that we're going to
16 offer you. That's the first thing I wanted to
17 address, that is, what are your housing
18 choices. Those are your housing choices. I
19 hope I answered the resident in good standing
20 question.

21 The other thing I wanted to address was
22 the costs of relocating, and that is that you
23 will not experience any out-of-pocket expenses
24 associated with relocation. If you have



1 currently a telephone bill that you get
2 monthly based on the telephone connections in
3 your home, cable television, whatever the case
4 may be, the cost of disconnecting that and
5 reconnecting it in a new unit, whether it be
6 in one of these units or at another public
7 housing unit, those are costs that the housing
8 authority is responsible for. Not the monthly
9 expense, but the cost of relocating you to pay
10 based upon what your housing choice is.

11 Will your rent remain roughly the same?
12 Yes, your rent will remain roughly the same.
13 When I use the term roughly, what I mean by
14 that is that the section -- we're going to be
15 applying for Section 8 housing vouchers for
16 each and every resident of Hartley Houses.
17 The Section 8 program and the public housing
18 program are almost identical. And that is
19 that in the Section 8 program, for those of
20 you who may have some relatives who are
21 participating in Section 8 or for those of who
22 may have applied for the Section 8 program in
23 the past you know that just like the public
24 housing program if you have a Section 8



1 voucher you're only paying 30 percent of your
2 income for rent.

3 If take your Section 8 voucher and you
4 move to another section of New Rochelle and
5 the rent is say 12- 13- \$1400 a month or
6 whatever the case may be, you are still only
7 paying 30 percent of your income for rent.
8 The voucher is paying the balance.

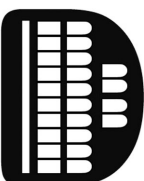
9 Now, there are some small differences in
10 the way that the federal government, HUD runs
11 the Section 8 program and runs the public
12 housing authority, so it is possible that you
13 will see a slight difference in your rent.
14 We're not talking orders of magnitude here, so
15 your rent will not change in any dramatic
16 sense.

17 In these new units however you will be
18 responsible for the price of the utilities.
19 When I say "utilities," I mean your
20 electricity, your cooking gas --

21 MS. FOGLIANO: No, free cooking gas.

22 MR. HORTON: Electricity.

23 MS. FOGLIANO: Electricity is the only
24 utility --



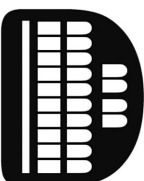
1 MR. HORTON: The only utility expense
2 that you will have if you're a resident of
3 Hartley Houses the only utility expense that
4 you will have is for electricity. Currently,
5 heat is not part of your rent and currently
6 cooking gas is not part of your rent. Those
7 two will not be part of your rent going
8 forward. Just electricity. However, under
9 the Section 8 program there's what's called a
10 utility allowance. That is a number that the
11 federal government sets by region of the
12 country. That's not a number set by HUD. So,
13 you receive a utility allowance each month,
14 and what that means is your rent is deducted
15 by the amount of that allowance.

16 So let's say that your rent is \$100 a
17 month and your utility expenses are \$25 a
18 month. That \$25 comes off your rent right
19 away.

20 AUDIENCE MEMBER: Monthly?

21 MR. HORTON: Monthly. Your rent is
22 reduced, modified by that month.

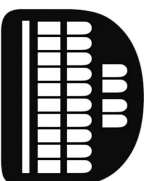
23 Now, you will be responsible for managing
24 your utility expenses. If your utility



1 allowance is \$25 a month and for whatever
2 reason your bill from Con Ed is higher, you
3 will be responsible for the difference, so you
4 will have to manage your energy cost. We're
5 going to build the most energy efficient
6 apartment as possible and it's going to be
7 occupied by the most energy efficient
8 appliances possible.

9 One of the reasons that we partnered with
10 Miss Fogliano is because she has a great track
11 record on building what's termed green
12 buildings, energy efficient, environmental
13 friendly buildings, but if you -- I'm just
14 going use this for an example.

15 If you leave your air-conditioner on all
16 the time, you go to work and the AC is running
17 all the time, at the end of the month you have
18 a \$100 electricity bill. That utility
19 allowance is \$25. Everything above that
20 you're going to be responsible for. So you
21 will be responsible for managing your energy
22 cost, but the allowance set by HUD is set by
23 HUD because they feel that is reasonably what
24 your expenses should be forward.



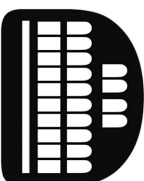
1 Please be kind enough to give us your
2 name.

3 MS. ALEXANDER: Jataya Alexander. My
4 question is about the Section 8 guidelines.
5 What if we're not eligible for that?

6 MR. HORTON: Very good question. Any
7 resident of public housing is eligible for
8 Section 8. The primary thing that drives
9 eligibility for the Section 8 program is
10 income. So from the standpoint of your
11 household income if you're eligible for the
12 public housing program you're eligible for the
13 Section 8 program because the income
14 eligibility guidelines are the same.

15 Thank you, Miss Alexander. Great
16 question. Yes, please.

17 Please, I'm not trying to force all
18 questions. I understand that these are the
19 most pressing ones. I didn't want to come
20 together and we wait and the most important
21 questions on people's minds not be answered.
22 So I just wanted to answer those. That's not
23 to say you don't have any other questions
24 about any other element of the project, so

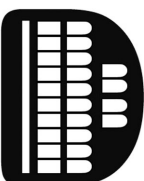


1 please do -- my presentation is not meant to
2 stifle questions, but I know from experience
3 these are the most important questions that
4 you have.

5 MS. SCOTT: Beverly Scott. Regarding the
6 Section 8 utility allowance. Now, I'm reading
7 in the New Rochelle Today and it mentions the
8 fact that for a two-bedroom unit the utility
9 allowance is \$71. Now, how much would it be
10 for a three-bedroom unit?

11 MR. HORTON: We have that information.
12 Actually, you can get that information off the
13 HUD Web site because, as I said, that's dollar
14 amount is publicized by HUD. The housing
15 authority does not set that number.

16 When you look in the newspaper the
17 question that Miss Scott is referring to is
18 one of the questions from the question and
19 answer. And the example given is for a
20 two-bedroom apartment because that's the most
21 plentiful in the housing authority. That's
22 the most typical in the housing market. We
23 picked that one as an example because most of
24 you could identify with that. There is that



1 same number for a studio, one, two, three, and
2 four. We can get that number for you if
3 you're curious about what that number is for
4 you or you can also get that off the HUD Web
5 site.

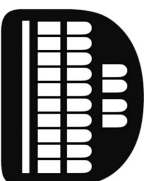
6 I do want to take a moment before Miss
7 Lester asks her question to identify Miss
8 Eleanor Sharp who's a member from the City of
9 New Rochelle Department of Development. She's
10 here to observe and she's concerned, but
11 because she's been working very hard on all of
12 our behalf's I thought it was only fair that
13 we at least let her know that even now on a
14 cold, cold night, you know, she's here.

15 (Applause)

16 MR. HORTON: I'm sorry, Miss Lester.

17 MS. LESTER: Patricia Lester. I live at
18 80 Winthrop Avenue. I understand -- I'm not
19 remembering what phase it would be, but Bank
20 of America will become our landlord for a
21 minute. Will credibility -- your credit
22 rating come into play?

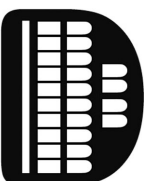
23 MR. HORTON: You mean individual
24 residents credit rating?



1 MS. LESTER: Yes.

2 MR. HORTON: Very good question. Let me
3 answer that as best we can. We will borrowing
4 money to built this project. At this point in
5 time we've identified Bank of America as most
6 likely the bank that the project -- not you as
7 an individual, but the project will be
8 borrowing money from to build the project.
9 They've offered us the most favorable terms so
10 far, so that's why we've identified Bank of
11 America. That will not impact an individual
12 member household. Your credit rating --
13 whatever your credit score is not an issue
14 with the Bank of America.

15 Quite frankly, the Bank of America is
16 really at the end concerned with one person,
17 and that's Miss Fogliano because Miss Fogliano
18 is the construction loan. She's responsible
19 for -- when that check from the Bank of
20 America is written and given to her she has
21 the responsibility for building the buildings
22 on time and occupying them on time so that the
23 rent from those buildings begins to flow on
24 time so she can pay the money back on time.



1 If there's a mistake anywhere along that line
2 or a problem it's Miss Fogliano who is
3 responsible. We know that's not going to
4 happen, but I hope that answers your question.

5 The housing authority has not instituted
6 credit worthiness as a condition for
7 occupancy. All of you who are residents of
8 the house authority know that we've never done
9 a credit check on you as a condition for
10 occupancy. We have done criminal background
11 checks, but never a financial credit
12 worthiness. That's not to say we do not have
13 the ability to, but those of you who may have
14 applied to other apartment buildings or lived
15 in other apartment buildings you may know that
16 that management company may ask that. It's
17 not something we've really ever done. And
18 that wouldn't be my decision. It would be a
19 decision of the board. It's not something
20 that we've ever done.

21 Did I answer your questions, Miss Lester?

22 MS. LESTER: Yes.

23 MR. HORTON: Any other questions? You
24 came all the way here on a cold night let's

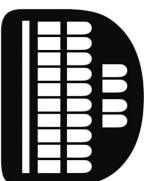


1 have some questions.

2 MR. RICE: Good evening. I want to thank
3 everybody. It's definitely been helpful.
4 Just reading a little bit about the project,
5 one of the issues that I see that I came up
6 was the opportunity for jobs. I just want to
7 know how that process works and how many jobs
8 might be available and who we need to contact?
9 It's going to be a four-year project so that's
10 four years where we can get people employed.

11 MR. HORTON: Great question. That
12 question was by Councilman Rice.

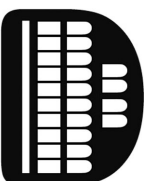
13 MS. FOGLIANO: Before the start of the
14 construction we're going to be sending out
15 letters and making the local area businesses,
16 and mostly businesses, obviously, and also the
17 residents of the Hartley Houses will be made
18 aware of the start of construction and we'll
19 also -- we'll be giving contact information.
20 And anyone who is interested in working in
21 either construction or bidding on different
22 trades for the project, we will be opening
23 that up and we will be interviewing
24 individuals for work as well as opening up the



1 competitive round for the project trades.

2 MR. HORTON: I want to thank Councilman
3 Rice for that question. It's an excellent
4 question. Again, one of the reasons why we
5 partnered with Miss Fogliano is because as a
6 woman-owned business entity Miss Fogliano
7 knows first-hand what barriers can be placed
8 in front of people for economic empowerment.
9 That's something she's faced throughout her
10 life so she's sensitive to those issues.

11 In addition to the jobs that the
12 construction will offer, the housing authority
13 is giving careful consideration to what
14 employment opportunities we can offer
15 ourselves. We're proud that the housing
16 authority labor force is comprised primarily
17 of people from the community. You know the
18 people who work at your service every day,
19 they're primarily from the community. We have
20 employed residents of the community in various
21 trades such as painting and exterminating.
22 We're looking for ways -- if you have some
23 thoughts, we're looking for ways to increase
24 economic opportunity as a result of the

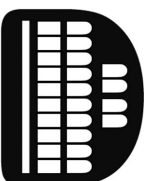


1 project.

2 I have a great idea. For example, any
3 time you go to a job site you always see a
4 chuck wagon. You see the buttered rolls and
5 coffee. You don't see a construction site
6 without it. Why not find a way for us to come
7 together and get a chuck wagon with some bank
8 for a small loan. You'll have four years of
9 exclusive rights to sell coffee.

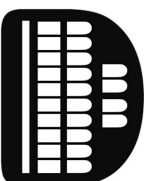
10 There's no shortage of ways if you really
11 just think about it. That's just an idea that
12 I have. It's something practical we can do.
13 Everybody drinks coffee. That's something
14 that any of us can do if we really put our
15 mind to it. There's opportunities in the
16 laundry room. There's no shortage of things,
17 but thank you for that question, Councilman.

18 It's about 8:00 now. I'll recommend that
19 we go about another 20 minutes maximum. My
20 intent is not to keep you out later than you
21 need to be, but at the same token I really --
22 it's important -- I do want to say this is not
23 the last meeting that we're going to have. In
24 the publication that you have we list one more



1 important meeting. It's not going to be the
2 last important meeting, but it is going to be
3 important. That is going to be on February
4 8th at the community room at the housing
5 authority. It's a public hearing on the
6 housing authority's agency plan, so that's not
7 related particularly or specifically to the
8 Hartley redevelopment. We're required every
9 year to have a public hearing on our plan.
10 Every year we're given X amount of dollars and
11 we're required to report out to the community
12 on how we're going to spend the money. It's
13 not specifically related to Hartley. It has
14 to do with the Section 8 program. It has to
15 do with the after-school program. It has to
16 do with the modernization of the new elevators
17 that are going in at 50 Sickles and 110
18 Lockwood. Any dollar that the housing
19 authority receives from HUD we have to report
20 out here's our plan.

21 And that public hearing is going to be on
22 the 8th of February. It's going to be at 6
23 p.m. in the community room at the offices of
24 the housing authority, but we will be spending

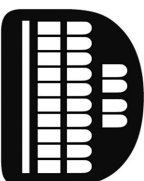


1 a fair amount of those dollars on this
2 project, so this project will be discussed in
3 detail at that public hearing. So that's
4 another opportunity -- if you get home this
5 evening and you realized there was something
6 you wanted to ask or your neighbors couldn't
7 come out tonight for whatever reason, come out
8 to that public hearing as well.

9 MR. RICE: This is question is for Mike.
10 I'm looking at the fields and it didn't
11 mention if plans have been made for the field
12 as to what it's going to be or if the
13 residents have any opportunity to provide
14 input on how they would like to see that
15 built.

16 MR. DEPASQUALE: You're talking about the
17 property that's 31,000 square feet. We've
18 allotted that's the area, but we haven't done
19 the design for it. There's some consideration
20 for a competition -- design competition to lay
21 that out. That's a big opportunity. That's a
22 very large space.

23 MR. HORTON: The city has suggested to us
24 that, time permitted, we do a design

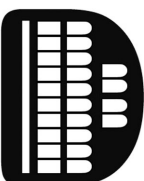


1 competition so people can say we would like
2 to see X there or Y there, so that park is not
3 one for one the size of Hartley field.

4 Because we wanted to build as many units as
5 possible, the city did not require us to make
6 that open space the size of Hartley Field. It
7 would have reduced the number of units that we
8 had to build. We wanted to make as many units
9 for many residents as possible, so the park is
10 a little smaller, again to achieve the purpose
11 of having as many units available for
12 occupancy as possible, but it will be some
13 good open space for recreation, for frisbee or
14 football or whatever the case may be.

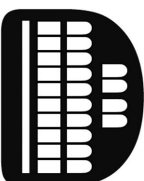
15 MS. BRICKLE: Monique Brickle. Just back
16 to the three bedrooms and the relocation. How
17 do we know that they're going to be enough
18 apartments for you to relocate us to in the
19 other buildings? If there other three
20 bedrooms still occupied in the other
21 buildings, how do we have assurance that we're
22 still going to have an apartment?

23 MR. HORTON: That's a very good question.
24 There are a lot of -- that's one of the things



1 that occupy a lot of our planning all the
2 time, Miss Brickle. You're welcome to join
3 those planning sessions. And what I mean by
4 that is there's a lot of moving parts, a lot
5 of different dates when a lot of different
6 things happen. One of the things we're going
7 to be developing for the housing authority and
8 for the project is sort of a master plan; what
9 building will be relocated first, who's in
10 that building, what's the household
11 composition, what will they need because we
12 focus at this point on building a development
13 that has bedroom sizes comparable to what's at
14 Hartley now without really zeroing down on
15 each individual household. So we know as we
16 get closer that's something we're really going
17 to have to pay attention to, starting to think
18 about.

19 If I had to answer your question today I
20 would say that we know, for example, that
21 after somewhere in 2013, about two years from
22 this June we're going to start moving people.
23 At this point we plan for the people that we
24 move to be in 81 and 70, so we're going to pay

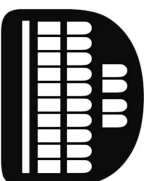


1 very close attention over the next couple of
2 months of who is exactly in 81 and 70 to make
3 sure they have a place to land, a place to
4 live when we first start moving people, God
5 willing, in the spring of 2013, maybe even
6 sooner.

7 MS. BRICKLE: Just another question.
8 What if between now and the moving of people
9 you're not eligible for Section 8. What if
10 your -- what if you get a better job, what if
11 you get married and now your husband and your
12 income exceeds Section 8 or your kids are
13 working and all that is included in your rent
14 and that exceeds the Section 8 or the HUD
15 guidelines are you still eligible to move?
16 I'm sorry, go ahead.

17 MR. HORTON: That's also a very good
18 question.

19 MS. FOGLIANO: Yes, I mean that's
20 actually excellent because there will be
21 opportunity for those who may not fall into
22 the Section 8 program, but who are at the 60
23 percent of the area median income, so there's
24 a very good chance that a couple with two or

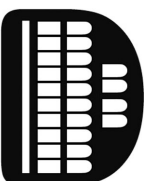


1 three children will still be eligible to move
2 into one of the units.

3 MR. HORTON: So the maximum that a person
4 can make is relatively high, higher than what
5 most residents of Hartley Houses make. You
6 would still be eligible, but you would not be
7 receiving a subsidy --

8 MS. BRICKLE: You would just pay market
9 rent --

10 MR. HORTON: You would be responsible for
11 the rent yourself. And you could also -- it's
12 a good question. I don't know if under those
13 conditions we could successfully transfer you
14 to another unit like say Bracey. And the only
15 reason why I say that is because in the
16 history of the housing authority there have
17 been individuals who have become over income,
18 but HUD doesn't really force that person out
19 in the street. It's not -- it doesn't happen
20 so often that it's like a major policy
21 question for HUD, but I have seen households
22 where at various points in time the income
23 does shoot up over, and their rent goes to the
24 highest -- higher than anybody in the housing

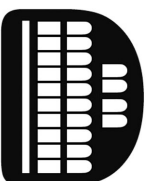


1 authority is paying, but they've never really
2 been forced out.

3 MS. BRICKLE: Okay. And is there
4 something that tells us what the market rent
5 is, like what the amount is for a three
6 bedroom, what's going in New Rochelle or the
7 market.

8 MS. FOGLIANO: Yes, there will be. That
9 information, however, will be done during the
10 marketing, so if we project start of
11 construction in June of 2011, I would say that
12 in about 18 months because -- we're building
13 market like housing, but it is still
14 affordable housing, and therefore, the rents
15 are never the market rents for New Rochelle or
16 Westchester County. Even though it may look
17 that way and they'll be built like market rate
18 housing, so the answer is that we always go by
19 HUD guidelines, whether they're Section 8 or
20 affordable 60 percent area median income.

21 We need to wait for HUD to publish those
22 rents and then they will be published and it
23 will be marketed, I would say, in about 18
24 months from June.



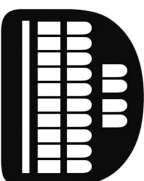
1 MS. BRICKLE: Just one last question. Is
2 there going to be any difference in the zoning
3 for the children for schools?

4 MS. FOGLIANO: No, your zoning will not
5 change. I think I want to hire this woman.
6 Her questions are spot on honestly, but no,
7 there's no zoning change.

8 MR. HORTON: As a caveat to that, I do
9 not believe, for example, if you were elected
10 to go to Bracey, for example, that your school
11 might change, but if that's the case that's
12 certainly that would factor into your
13 decision. That would be something that your
14 household would need to consider.

15 MS. BRICKLE: Right, but if there's only
16 an apartment in Bracey for me to move into my
17 kids would have to relocate twice. They'd
18 have to relocate, go to different schools.
19 If, you know -- go to a different school and
20 when we move back in Hartley in another two
21 years that would be another school.

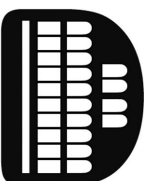
22 I'm just trying to figure out as far as
23 the kids and relocating from Bracey to Hartley
24 to, you know, wherever where our kids fall



1 into that relocation because some of our kids
2 get bussed to Ward. Some of our kids get
3 bussed to Davis. If you move to Bracey you're
4 going to Trinity. You're not going to Ward.
5 You're not going to Albert Leonard. You're
6 going to Isaac. I'm just trying to figure out
7 where our kids are going.

8 MR. HORTON: And you're absolutely right.
9 These are exactly the type of questions that
10 each household has to answer, which is why we
11 want to stress that out of those three choices
12 we have to decide what choice makes sense for
13 you because as we get closer each household --
14 we will sit down with each household. We'll
15 go over -- we'll answer your questions
16 individually because the circumstances as they
17 are now might be slightly different two years
18 from now, but at the end of the day those are
19 the types of decisions that your household
20 will have to make. Thank you for that.

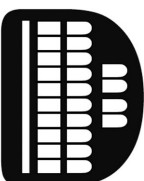
21 Let me also make a point -- return to the
22 question of good standing, if I may. The
23 standards of a resident in good standing is
24 not intended to be a way to weed people or a



1 way to be a trick bag or whatever the case may
2 be. When we start construction, if we're
3 fortunate in June of this year, you're not
4 going to be asked to move until about two years
5 and it's at that point that you have to be a
6 resident in good standing. It's not the
7 clock -- the meter doesn't start running in
8 June when the first mounds of earth get built.
9 That is a standard that you have to meet when
10 the unit is ready and we knock on your door
11 and say it's time to move.

12 Why I say that is if you have some
13 concerns -- if the housing authority has some
14 concerns with you, you've got 15 -- you've got
15 close to two years to address those. That may
16 not mean anything for those of you who are
17 here, but if you don't pay your rent on time
18 or you're behind in the housing authority,
19 you've got 15 months to get caught up and to
20 start paying on time.

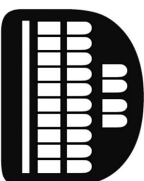
21 If you've got someone in your household
22 who's not complying with their lease because
23 they're not on the lease legally or because
24 they've been involved in some activity that



1 the housing authority sees as a problem,
2 you've got 15 months to get that issue
3 straightened out. So it's important that you
4 understand this issue of good standing.

5 When we knock on your door we're going to
6 go through the lease. If you're good, you're
7 good. Now, that's why I encourage you to read
8 your lease now. You may have a job and not
9 have a problem paying your rent now and God
10 forbid you may lose your job for some reason
11 12 months from now and have a hard time paying
12 your rent, I'm not saying everything is going
13 to be static or hunky-dory on that day 15
14 months from now, but the point that I'm trying
15 to make is that the term resident in good
16 standing is not -- is not put out there to
17 begin to weed people out.

18 That is a standard that's been submitted
19 to HUD. It's based on your lease. It's --
20 there's no two ways about it. You look at
21 your lease and you're either good or you look
22 at your lease and you're not. That's really
23 the only thing I can recommend. So when
24 you're having your discussions with your



1 household now is the time to get ready.

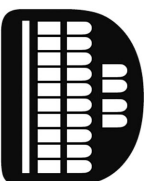
2 If you need assistance with one of those
3 things there are resources. Your councilman
4 is here to assist you and direct you to these
5 resources. The housing authority is here.
6 We're going to be hiring a relocation
7 coordinator and the purpose of that job is to
8 know each of the households that are
9 relocating and what their needs are and to
10 work with them to fulfill their needs. I
11 would encourage you to take -- take this back
12 to your household and to discuss that.

13 Please step up to the mike.

14 MS. FAULKNER: Cynthia Faulkner. In the
15 construction of these units are they all -- do
16 they have bathrooms -- I mean, windows in the
17 bathroom? That's my concern.

18 MR. HORTON: Miss Cynthia Faulkner wants
19 to know whether or not there will be windows
20 in the bathroom.

21 MR. DEPASQUALE: In the detached homes
22 they'll be windows in the bathrooms, but in
23 the apartments there will be no windows in the
24 bathrooms. They will be ventilated as



1 required to make it acceptable. It's going to
2 be built to code and we have to provide at
3 least 50 cubic feet of air movement per minute
4 in the bathroom.

5 MR. HORTON: I'm sorry, Miss Faulkner,
6 could you come back to the microphone.

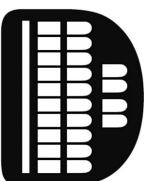
7 MS. FAULKNER: How good are those units;
8 do they breakdown often?

9 MR. DEPASQUALE: Well, it's going to be
10 all brand new equipment, state of the art.
11 We've done a lot of affordable housing, and
12 it's not been an issue for us. Ventilation
13 hasn't been an issue for us. We can do
14 that --

15 MS. FOGLIANO: If I can say, they work
16 especially better in low rise apartments, so
17 since the tallest apartment building here is
18 going to be four stories they work even
19 better.

20 MR. HORTON: In the high-rise buildings,
21 for example, there are six stories -- I want
22 to speak about Bracey because Bracey does not
23 have any bathrooms with natural ventilation.

24 It's a six-story building with a central

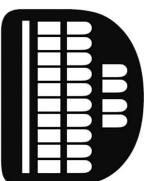


1 port to one roof at the top that is spinning
2 air for all six of those bathrooms. And as
3 Miss Fogliano said that system does not work
4 as well in the low rise where that same fan is
5 only venting say two bathrooms or three
6 bathrooms based on the design. Thank you,
7 Miss Faulkner. That's a good question.

8 There was another question in the back.
9 This young man.

10 MR. CALLANS: Roger Callans. One
11 question that I have -- actually, two
12 questions. Just a question with the -- you
13 explained briefly about the condos -- I
14 mean -- excuse me, about the studios and the
15 one bedrooms, that if you are -- like myself I
16 live by myself, so would I qualify for a
17 studio or a one bedroom? That's the first
18 question.

19 And the second question is when you had
20 stipulated about the jobs that will be within
21 the community, you know, for the rebuilding of
22 the redevelopment in working within the
23 community would that affect your rent as far
24 as what you pay or would there be some kind



1 of, you know, leniency because you do work and
2 live in the same community, there will be a
3 little bonus?

4 MR. HORTON: I think I understand. HUD
5 does not give the housing authority a lot of
6 latitude about what income to ignore. We
7 don't have much latitude as far as that's
8 concerned. If that income happens to come
9 from an apprenticeship program or something of
10 that nature, but for the most part if you're
11 fortunate enough to earn a decent wage through
12 one of the jobs offered here for the most part
13 it's going to impact your rent.

14 Your second question is -- I appreciate
15 you're asking it because it gives me an
16 opportunity to discuss something that I had
17 previously forgotten, and that's the issue of
18 right sizing. And what I mean by that is
19 currently there's a fair amount of over
20 housing at Hartley. That is people are in two
21 bedrooms who really only require one. People
22 who are in three bedrooms who only require
23 two. There's a fair amount of that going on.
24 There's nothing wrong with it per se. It's



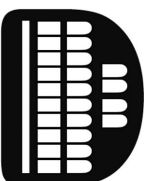
1 not -- you may not have created the condition
2 when your kids went off to school or whatever
3 the case may be, but when you do move to the
4 new unit you will be right sized.

5 That is if your household composition is
6 suitable for a two bedroom even if you're in a
7 three now you will be placed in a two bedroom.
8 If you're in a two bedroom now, but your
9 household composition is suitable for a three
10 bedroom you'll be placed in a three bedroom.

11 I think the studios and ones are the
12 same.

13 MS. FOGLIANO: Well, the only difference
14 is with the one bedroom it's more likely for a
15 couple whereas a studio is more suited to a
16 single person.

17 MR. HORTON: Which is very similar to the
18 situation now. Those of you who may have
19 family members in the senior buildings, you
20 know that if -- when they move to the senior
21 building if they were a single individual,
22 unless there was a one bedroom available they
23 went into a studio even if they were coming
24 from a one or two bedroom. And the one



1 bedrooms will be saved -- reserved for those
2 who have perhaps two people in their
3 household.

4 This young lady in the back. We can't
5 you hear you.

6 MS. ALEXANDER: Jataya Alexander. What
7 about the four bedrooms? Building 51 has four
8 bedrooms.

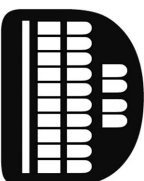
9 MR. HORTON: I don't believe
10 we're putting in any four bedrooms.

11 MS. ALEXANDER: So what's going to happen
12 with those people?

13 MR. HORTON: Anyone who is currently in a
14 four-bedroom apartment and who requires it
15 based on their household size will more than
16 likely be transferred to Bracey.

17 THE WITNESS: What if they don't want to
18 go to Bracey?

19 MR. HORTON: Then they more than likely
20 would -- we only have two housings choices
21 under the three that I mentioned. Because if
22 there are no four bedrooms and that's the
23 choice -- if you're in a four bedroom and you
24 need a four bedroom then the choice of moving



1 to the new units is taken off the table
2 because there are no four bedrooms.

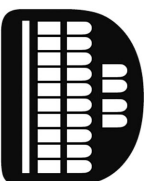
3 The only two choices left would be either
4 to use the voucher to move somewhere where
5 there is a four-bedroom apartment or to move
6 to Bracey where there are no shortages of
7 four-bedroom apartments.

8 -- thank you. That's an very important
9 question. Thank you for that question.

10 MS. MANN: Miss Mann, my question is
11 about the size of these rooms. Are they going
12 to be similar to what we have now as far as
13 area?

14 MR. HORTON: That's a great question.
15 Miss Mann wants to know whether or not the new
16 units, the sizes of the living room, bedrooms,
17 et cetera will be comparable to the current
18 ones.

19 MR. DEPASQUALE: They will be. They'll
20 meet all of your standards. So a two bedroom
21 will be in some cases as much as 850 square
22 feet. The one bedroom will be 650 square
23 feet. The three bedroom will probably start
24 to hit 1100 square feet.



1 MR. HORTON: Is that comparable to what's
2 there?

3 MR. DEPASQUALE: That's comparable.

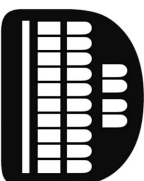
4 MR. HORTON: Thank you for that question.
5 That's a great question.

6 Frank Davis.

7 MR. DAVIS: Good evening. My name is
8 Frank Davis. I reside at 81 Winthrop Avenue.
9 I've been there for many, many, many years,
10 and even worked there, so everybody knows me
11 practically. I worked all them years, more
12 than 25. So, my question is you've been in
13 business for quite a few years -- many years,
14 but we will have an opportunity to see
15 something that you constructed? I would like
16 to personally see what you have constructed.

17 MS. FOGLIANO: If you're wearing a Giants
18 sweatshirt, yes, absolutely. I think there
19 was a tour of buildings that I'm not sure
20 if -- if you were on it. I gather not, but we
21 did have a tour prior to us entering into an
22 agreement. I believe that the -- the board of
23 the housing authority and some of the board --

24 MR. HORTON: I don't recall who took that



1 tour. Was that a board tour?

2 MS. FOGLIANO: I would be more than happy
3 to show you, absolutely. Mr. DePasquale
4 designed -- I was not the builder but
5 Mr. DePasquale has built a similar development
6 on the border of Mount Vernon and Pelham.

7 MR. DAVIS: I would like to see it.

8 MS. FOGLIANO: I guess we can make some
9 arrangements for that.

10 MR. DAVIS: The other question I have is
11 concerning heat, ventilation, and garbage
12 whatever, collection whatever. I will address
13 that to the architect.

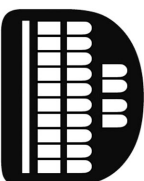
14 MS. FOGLIANO: I think that's a great --

15 MR. DAVIS: We didn't talk about heat.
16 We got good heat here. What type of heat are
17 you going to have? Baseboard, radiators, or
18 what, central air? What ventilation are we
19 going to have?

20 MS. FOGLIANO: That's all very, very
21 important.

22 MR. DAVIS: It's very important to me.

23 MS. FOGLIANO: I agree with you. I am
24 always freezing. I happen -- you know, you're



1 still going to have the housing authority as
2 an owner of this, so things won't change.

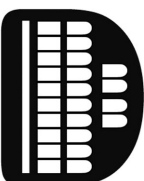
3 I'm also someone who freezes quite
4 easily, so I do believing in being very
5 generous with heat. As we mentioned to you
6 before, the owner of the property is going to
7 be -- you're not going to be paying for your
8 own heat. That's not something that we're
9 taking away from you. It's going to be the
10 most efficient. It's in the planning stages
11 right now. We have haven't decide if you're
12 going to have a central unit within each unit.
13 All right.

14 MR. DAVIS: I worked in the maintenance
15 department. The rent, the heat, the hot
16 water, ventilation, garbage disposal, I mean,
17 those are my points. Very, very important is
18 heat.

19 MS. FOGLIANO: Very, very important. I
20 agree with you.

21 THE WITNESS: Garbage --

22 MS. FOGLIANO: I will tell you in the
23 over a thousand units that I own nobody has
24 ever complained to the municipality that we



1 are not getting enough heat. No one has ever.

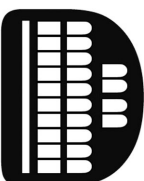
2 We have a senior housing building in
3 Yonkers, brand new. It's known as Highland
4 senior residents. Never a complaint.

5 I would love to show you that building.
6 I do believe in being generous; although
7 legally we only have to keep it on 68, and
8 after 55. I don't believe in that. I do not
9 believe in that. You'll be very, very
10 comfortable.

11 The exact mechanism, we're still in the
12 planning stages, so it's either going to be an
13 individual unit in the -- in the smaller units
14 or in the larger units we're looking at doing
15 the condenses boiler, which will be efficient
16 and yet give enough heat. We haven't decided
17 if it's going to be baseboard or a PTAC unit.

18 MR. DAVIS: May I ask, what's a PTAC
19 unit?

20 MS. FOGLIANO: The PTAC unit you'll have
21 the -- the PTAC unit will be a contained unit
22 inside and it will give air-conditioning and
23 heat. You'll be very flexible as far as the
24 controls. At the same time it will keep the



1 heat or the cold air in the unit without
2 losing it through the windows, which a lot --
3 that happens a lot.

4 MR. DAVIS: Another question. How about
5 the garbage disposal? How will you get rid of
6 garbage?

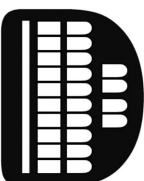
7 MS. FOGLIANO: In the four-story building
8 you'll have the room -- when you say garbage,
9 do you mean when you take out the garbage?

10 In the four-story building they'll be the
11 closets that will have the trash units, et
12 cetera. And, of course, recycling is very,
13 very important to us in general.

14 I am going to turn to Mr. DePasquale for
15 the refuse disposal that would impact the
16 three-story --

17 MR. DAVIS: The City of New Rochelle
18 picks up garbage three times a week. We got a
19 lot of garbage here. We have 240 units, five
20 buildings. We get an awful lot of garbage.
21 I'm very concerned about the garbage.

22 MS. FOGLIANO: Well, Mr. DePasquale is
23 going to speak to you and explain a little bit
24 more about how we're --



1 THE WITNESS: And you haven't decided yet
2 about baseboard heat or radiators?

3 MR. HORTON: That has not been decided.

4 MS. FOGLIANO: But you're going to be
5 toasty.

6 MR. DAVIS: We have excellent heat. No
7 complaints.

8 MS. FOGLIANO: Fall you won't have any
9 complaints.

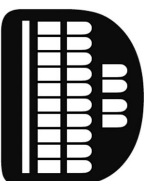
10 MR. DAVIS: The materials that are going
11 to be used, who's going to decide the
12 materials, what type of materials?

13 MS. FOGLIANO: As far as the
14 construction?

15 MR. HORTON: If we can stay together
16 people, please. Everyone has been -- there's
17 been a lot of great questions and we're
18 winding down. If people want to stay and talk
19 we certainly can. I'm going to hang around
20 for a little bit.

21 It's 8:30 now. We're going to take
22 another question from Mr. Davis and then we'll
23 set up another date.

24 Your last question, Mr. Davis, was with



1 regard to materials? So we're going to talk
2 about materials.

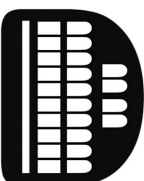
3 MR. DEPASQUALE: The low rise building is
4 going to be constructed, of course, a concrete
5 foundation. The exterior walls will be
6 concrete block --

7 MS. FOGLIANO: Showing the elevation
8 would be better than showing a plan.

9 MR. DEPASQUALE: On the low rise
10 apartment building the exterior -- these
11 finishes is concrete block. The floors will
12 be concrete planks, so it's a totally
13 fireproof building. On the low rise -- on the
14 townhouses the walls will be constructed out
15 of metal framing as well as the floors.
16 Again, totally noncombustible materials.

17 What we want to use on the finishes is --
18 the product name is Hardy plank. It's a thin
19 concrete plank that comes in different
20 patterns, so there's a fish scale pattern,
21 plat board, regular siding, even brick. So
22 that's going to be -- for the low rise it's
23 noncombustible materials.

24 MR. DAVIS: It's fireproof or fire



1 resistant.

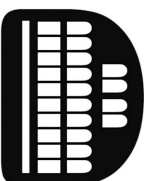
2 MR. DEPASQUALE: Fire resistant.

3 MS. FOGLIANO: I want to add to that we
4 are looking at top of the line windows where
5 currently in -- on another property that we're
6 doing which is affordable housing because we
7 believe in quality construction. We're using
8 Marvin Windows. We plan to use Marvin Windows
9 here as well. Very efficient, very beautiful.

10 We're also looking to do wood laminated
11 flooring. So that's very, very good for
12 anyone who suffers from allergies. We don't
13 think we're going to be doing carpeting in
14 this development. We would like to do
15 something that's highly resilient and also
16 better for your health. Those are all the
17 things that are not being contemplated, but I
18 can tell you with great certainty are going to
19 be implemented in this building.

20 MR. HORTON: I'm going to take one more
21 question and then we're going to close up.
22 This gentleman here in the back.

23 We want to thank all of you for coming
24 out. We're going to be again, as I said,



1 available on the 8th of February for any
2 additional questions.

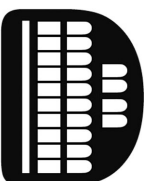
3 Your name?

4 THE WITNESS: John Barry. People on
5 social security disability, are they going to
6 be able to move into the first phase, the one
7 bedroom or a studio or would they have to move
8 to 50 Sickles or 111?

9 MR. HORTON: Thank you. Mr. Barry,
10 that's an excellent question. Persons with
11 disabilities will be able to reside in this
12 development. The first floor -- all the first
13 floor units will be accessible. They're going
14 to be accessible to people with mobility
15 constraints such as wheelchairs or scooters,
16 but if you're on SSI and that's the source of
17 your income you still will be eligible to
18 reside here, yes, absolutely, or you will have
19 the opportunity of choosing one of the other
20 buildings, but you will not be -- you will be
21 able to move into these units.

22 Thank you. It was a great question. I
23 see a hand up for one more.

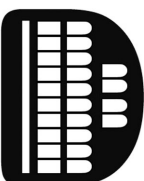
24 MR. CALLANS: With the houses, how low



1 would they be to the ground? Is it to the
2 point where you can look up or look down, is
3 it to the point where -- in other words, some
4 houses I've seen are really low, low to the
5 ground.

6 MR. HORTON: I think I understand your
7 question. The first floor units will be at
8 grade. When I say at grade, they're level
9 with the ground, and that's intentional
10 because those persons who are in scooters and
11 wheelchairs and need to be able to get to
12 their units are not going to be able to go up
13 even if it's one or two steps. So, the first
14 floor units will be at grade. They are being
15 built for persons with disabilities, but
16 certainly I think the windows will be standard
17 height above the ground for, you know, privacy
18 and efficiency, but the ground floor units
19 will be literally at ground level.

20 Good people, thank you so much each and
21 every one of you for coming out. It's been --
22 with the snow and the cold it's been very,
23 very -- it would have discouraged you, but you
24 came out because you wanted the information



1 first hand, and I appreciate that you were
2 here to get it.

3 Please take a copy of the newspaper with
4 you. It does have ways to contact the housing
5 authority. Please let your neighbors know
6 about February 8th if you want to come out for
7 another public hearing. Thank you all so
8 much.

9 MS. FOGLIANO: Thank you.

10

11

12

13 (Time noted: 8:39 p.m.)

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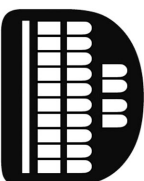
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C E R T I F I C A T I O N

STATE OF NEW YORK)
) ss.
COUNTY OF WESTCHESTER)

I, RANDI VECCHIONE, Court Reporter and
Notary Public within and for the County of
Westchester, State of New York, do hereby certify:

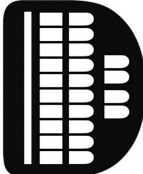
That I reported the proceedings that
are hereinbefore set forth, and that such
transcript is a true and accurate record of said
proceedings.

AND, I further certify that I am not
related to any of the parties to this action by
blood or marriage, and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand.

Randi Vecchione

RANDI VECCHIONE
Court Reporter



	10: 5;22: 5;35:17; 47: 3;61: 8	26:16 acceptable (1) 47: 1	25:10,13,15;26: 1,19, 22;28: 6, 9	47:10
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\$100 (2) 25:16;26:18	55 (1) 56: 8	accomplish (1) 16:18	along (3) 9: 1;13:24;31: 1	assigned (1) 17:14
\$1400 (1) 24: 5	6	accurate (1) 64:11	although (1) 56: 6	assist (1) 46: 4
\$25 (4) 25:17,18;26: 1,19	6 (1) 35:22	achieve (1) 37:10	always (3) 34: 3;41:18;54:24	assistance (1) 46: 2
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