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COMMUNITY BOARD ELEVEN

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City Properties and Land Use Committee Minutes
Monday, January 12, 2009 – 6:30 PM
North General Hospital
1879 Madison Avenue
New York, NY 10035

- Present:** Matthew Washington, Lashawn Henry, Robert Rodriguez, Garry Anthony Johnson, Israel Miranda, Frank Brija, Frances Mastrota, Alvin Johnson, Daniel Perez, George Figueroa, Marina Ortiz, Derrick Taitt and Candy Vives-Vasquez
- Excused:** Jewel Jones, Rafael Merino, Antonio Rivera and Lee Chong
- Absent:** Donna Brueger, Carmen Villegas, Cora Shelton, Amie Kiros-Petrucci, Linda L. Rainey, Anne Bradshaw, Jeffrey Gardere, Henry Flores, Sid Miller, Maribel Masso, Brian Armstead and Edwin Marcial
- Guests:** Theresa Richardson, Adam Weinstein, Karen Hu, Luis Ramos, Patricia Borrera, Wendy Reitmeier, Michael Gelfand, Neal Clark, Nick Lettire, Roger Pine, Sara Levenson, Julie Behrens, Chris Benson, Rafal Markwat, Eric Galloway, Tony Shitemi, Jorge Chang and Jessie Lawrence.

Meeting called to order by LaShawn Henry and Matthew Washington at 6:40 PM

1. Presentations and Discussions

Discussion on Supportive Housing

Committee Co-Chair LaShawn Henry informed the members that later in the agenda they would review a presentation from a group wanting to develop supportive housing for homeless veterans on City-owned property. She asked members if they thought this was a good use of public land, and if so under what conditions or restrictions. Members shared the following comments:

- There is too high a concentration of supportive housing and we should respect the moratorium that we created on new supportive housing.
- The supportive housing would be too close to the school/church.

- As we don't have housing for veterans, this would provide needed housing.
- We should make a special exception to our moratorium for veterans; most of our supportive housing concerns centered around drug rehabilitation programs
- We should consider a more appropriate commitment for local preference (50%)

Hobbs Court

Presenter: Phipps Houses and Urban Builders Collaborative
 Site: Block 1674, Lots 5, 7, 8, 10, 11, 13, 40, 42, 43, 45, 46, 48 (305-319 East 102nd Street, 304-320 East 103rd Street)
 Request: Seek CB11 support for their proposal to rezone the above lots from R7A to R8A to facilitate the construction of 340 units of rental housing, with 300 units of Section 8 housing and 38 units for households at 60% of AMI.

Site History: *CB11 City Properties/Land Use Committee voted to SUPPORT the request for site control from Phipps/UBC – April 2008*

This project was certified for ULURP on December 10, 2008

Luis Ramos from NYCHA and Adam Weinstein from Phipps Houses presented their proposal which includes the development of 259 new low-income rental units at Hobbs Court and renovating 81 units at the Cienna (on East 100th Street). While they presented details on the Cienna, the ULURP application is only for a zoning change, from an R7A to an R8A, to facilitate the development of Hobbs Court. Relocated tenants of MetroNorth, the NYCHA housing complex that is being renovated through this project, have the right to return to the newly developed buildings once complete. Hobbs Court will include accessory parking for 150 vehicles.

The developers were originally going to create one 8 story building, with frontage on East 102nd Street and East 103rd Street. As a result of City Planning zoning requirements, they have changed the design to include two 9 story buildings (one on East 102nd Street and one on East 103rd Street), connected by a breezeway. Because of financing constraints, the 38 units that were going to be built for middle income households are now going to be low income units for households making 60% of AMI (but not Section 8 like the remainder of the project's housing units).

Hobbs Court will only have one entrance for both buildings (on East 102nd Street) with a doorman and security. The project will include 6000 sq.ft. of community facility space for Union Settlement, with a dedicated entrance on East 103rd Street. The Cienna is renovating 5 adjacent NYCHA building and converting them into one building with two elevators and one entrance.

Some questions and concerns raised by members of the committee and public include:

- Why aren't you seeking LEAD certification?
- Why can't you finance the middle income housing?

Mr. Weinstein stated that applying for LEAD certification would drive costs up significantly, although they do have a number of green elements currently included (short of those necessary for LEAD certification). Without using the tax credits for the remaining 38 non-Section 8 units, financing the middle income units would cost the project an extra \$4 million.

Lantern Group

Presenter: The Lantern Group
Site: Block 1645, Lots 3, 70, 71 (108 East 118th Street, at Park Ave.)
Request: Seek CB11 support for site control to build 91 units of rental housing, with 60% for formerly homeless veterans and 40% for low income CB11 residents, on City-owned property.
Site History: *CB11 City Properties/Land Use Committee voted to SUPPORT the request for site control for Park Parish – March 2006*

Eric Galloway, President of Lantern Group, introduced their proposed project which will include 87 units of housing, 60% of which will go to homeless veterans referred through the NYC Department of Homeless Services or the US Department of Veterans Affairs, and 40% of the units will be targeted to CB11 households making less than 60% of AMI. The project will also preserve part of an existing community garden. Lantern Group currently operates a successful 91 unit permanent supportive housing development across the street on East 118th Street called Schafer Hall. The proposed housing will include supportive social services such as case management, employment assistance and independent living classes. The formerly homeless residents will only have to pay 30% of their income for rent. The building will seek LEAD certification.

Some questions and concerns raised by members of the committee and public include:

- Can you give homeless veterans from Community Board 11 preference?
- Were the air rights transferred from the community garden? Will all floor area be built out?
- Have you sought the support of St. Paul's School?
- At 350 sq.ft. the studios are small, especially for the permanent low-income CB11 residents.

Lantern Group can use former CB11 residence as criteria for selection and provide the requested community preference for the formerly homeless units. All the transferred air rights from the garden will be built out with the exception of a couple hundred square feet. Lantern Group has reached out to St. Paul's School and have made themselves available to answer their questions. The unit size is regulated by HPD guidelines, in place to maximize the number of units.

2. Old Business/New Business

a. Update – Vacant/Unprogrammed City Properties Site Map

Matthew Washington informed committee members that to work toward mapping the City-owned unprogrammed sites the Board office will purchase GIS mapping software at a substantially reduced price through an online discount retailer that provides discounted software for non-profits.

b. City Charter Revision – ULURP Changes

Mr. Washington directed committee members to an article attached to their agenda from the NY Observer that reported on rumored changes that are being discussed as part of the Mayor's Charter Revision Commission to eliminate the Community Board and the Borough President from the ULURP process. Mr. Washington expressed concern that this would eliminate community input from development and land use considerations. Marina Ortiz made a motion to send a letter to the Mayor, City Council, and Department of City Planning expressing our opposition to the rumored charter revision that would eliminate Community Board and Borough President input in the ULURP process. The motion was seconded by Garry Anthony Johnson and approved unanimously.

3. Announcements

None

4. Action Items

- a. Frances Mastrota made a motion to *approve* the Hobbs Court request for a zoning change for 305-319 East 102nd Street and 304-320 East 103rd Street, from a R7A to R8A to facilitate the development of 340 units of low-income rental housing, with the condition that the project achieves a LEAD silver rating. The motion was seconded by Marina Ortiz and approved: 8 In Favor, 1 Against (D. Perez), 0 Abstentions, 1 Present Not Voting (C. Vives-Vasquez).**
- b. George Figueroa made a motion to *approve* the Lantern Group proposal for site control to build 91 units of rental housing, (60% for homeless veterans, 40% for low-income households from CB11), contingent on the developers obtaining a letter of support from St. Paul's School prior to the Full Board meeting and ensuring that at least 50% of all tenants are from CB11. The motion was seconded by Frances Mastrota and failed: 4 In Favor (M. Ortiz, F. Mastrota, G. Figueroa, M. Washington), 5 Against (I. Miranda, G. Anthony Johnson, A. Johnson, R. Rodriguez, D. Perez), 1 Abstention (C. Vives-Vasquez).**
- c. Robert Rodriguez made a motion to *reject* the Lantern Group proposal for site control to build 91 units of rental housing, (60% for homeless veterans, 40% for low-income households from CB11). The motion was seconded by Israel Miranda and failed: 5 In Favor (I. Miranda, G. Anthony Johnson, A. Johnson, R. Rodriguez, D. Perez), 4 Against (M. Ortiz, F. Mastrota, G. Figueroa, M. Washington), 1 Abstention (C. Vives-Vasquez).**
- d. Marina Ortiz made a motion to send a letter to the Mayor, City Council, and Department of City Planning expressing our opposition to the rumored charter**

revision that would eliminate Community Board and Borough President input in the ULURP process. The motion was seconded by Garry Anthony Johnson and approved unanimously.

5. Adjournment

Israel Miranda made a motion to adjourn. The motion was seconded by Frances Mastrotta and approved unanimously.

Meeting adjourned at 9:35 PM.
Minutes prepared by George Sarkissian