



Matthew S. Washington
Chair

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COMMUNITY BOARD ELEVEN

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City Properties and Land Use Committee Meeting December 13, 2010 Bonifacio Senior Center 7 East 116th Street New York, NY 10035

Present: Hally Chu, Diane Collier, Hans Desnoyers, Lashawn Henry, Alvin Johnson, Jewel Jones, Keith Massey, Frances Mastrota, Ismael Miranda, Amie Kiros Petrucci, Derrick Taitt, Carmen Villegas, Hilda Vives-Vasquez, Tasha Williams, Lee Chong, Theresa Richardson

Excused: Beverly Alston, Robert Rodriguez

Absent: Frank Brija, Koyi Mchunu

Guests: Erica Lindsey (Manhattan Borough President's office), Ronen Harun (Artimus Development), Evan Kashenram (Artimus), Sara Levenson (HPD), Lisa Gomez (L&M), Spencer Orkus (L&M), Rev. Domingo Vasquez (Friendly Hands Ministry), Patrice Clayton, Director of Marketing (C&C Management)

Meeting was called to order by Chair Lashawn Henry at 7pm

Presentations & Discussions

1. **Museum of the City of New York** - Susan Henshaw-Jones, Director and Patricia Vidalis-Project Design Director for the Museum gave an overview description of the modernization of the museum. They've raised \$68 million for the complete renovation, \$48 million for the expansion renovation of the exterior of the building. With the success of the renovation the museum is seeking a letter of support for its plans install new and more visible exterior signage that must be approved by the Landmarks Commission.

Ms. Vidalis gave a presentation of how the two design elements will be installed on the south of 103rd & 104th Street on Fifth Ave. including a shorter banner than the existing banner signage which covers the exterior design of the building.

Board member Carmen Villegas shared her recent experience at the museum and how impressed she was with their exhibit of the History of East Harlem and recommended all visit the museum to see the exhibition.

Ms. Villegas motioned to give the letter of support the proposal for adding exterior signage to the Museum, motioned was seconded by Israel Miranda. Motioned was passed 14 in favor; 1 opposed- Francis Mastrota.

2. Harlem River Point-1951 Park Avenue development project

Review of Community Board 11 Preference Plan and Discussion of 1951 project for ULURP recommendation to full board. Community partners Derek Taitt of the East Harlem Triangle and Rev. Domingo Vasquez of the Friendly Hands Ministry handed the committee members a Community Board 11 Preference Plan for Marketing for the proposed development of 314 low and moderate income apartments.

Chair Lashawn Henry asked members if there were any concerns or questions regarding the marketing plan and an updated draft of the letter that applicants with housing court histories may receive under certain circumstances. Ms. Henry shared her hope that this letter and community outreach effort could serve as a model for future housing development projects.

Ms. Tasha Williams mentioned the disadvantage of the current pattern used to disqualify residents to give opportunities to move in to the new developments or any housing due to this current process.

Mr. Alvin Johnson gave a scenario of an applicant whose application was denied due to her disability and income to the developments C&C Management is currently handling the lottery selection process and managing. Ms. Patrice Clayton of C&C Management mentioned that she wasn't aware of the situation until Mr. Johnson brought it to her attention and is currently working on resolving the issue in placing the applicant at the development of the Tapestry. Lee Chong mentioned the many denials of the residents of the community due to income and/or financial background which doesn't allow them eligible to move in to many developments that are completed but don't meet the community preference during the lottery selection process. Ms. Carmen Villegas commented that she is on a board of a community housing group and are dealing with the same issue.

Ms. Patrice Clayton explained to the board members the process of Lottery Selection and meeting its community preference and needs, giving Colon Plaza as example of the accomplishment of meeting all preference needs.

H.Candy Vives-Vasquez also explained the difference of change of income guidelines when first presented to the board and when the project is complete. Most of all income guidelines are used from HUD's and New York State guidelines based on Area Median

Income(AMI) and the fact of the how it affects the cost to operate and maintain the building. She also explained that each sponsor/developer has to have a Tenant Selection Plan that has to be in place as a guideline for the lottery selection as well as the criteria eligibility from the funding source for the marketing managing agent to use during the process. Candy also mentioned that if an applicant is denied they can chose to have an appeal to afford the opportunity for reconsideration as a potential tenant, since often times sometimes people make mistakes when filling out the application.

Mr. Derrick Taitt mentioned that just as the community sponsors had to come before the committee he'd hope to see other groups who have developed and have not come to the board since ULURP, be invited to the committee to give an update of the status of their development and meeting community preference. Lashawn commented that they will also be invited to inform the committee members with their status as well but that the expectation is more on the sponsors of the community to make sure the residents benefit the opportunity to live in the new developments and that the she'd hope they use the new letter of denial due to Black Listing for potential tenants during the tenant lottery selection as a recommendation.

Moving forward, Mr. Orkus said that they are planning to do various workshops to assist people with financial and credit repairs so that they can be potential eligible tenants. He also added that there are sampled materials that will be used at the workshops.

Ms. Vives-Vasquez made the motioned to support 1951 Park Avenue project and was seconded by Israel Miranda. The motion passed without opposition and with one Derrick Taitt present but not voting.

3. **Old Business**

None

4. **Announcement-**

Future discussion on the Zoning Text Amendment

Adjournment

Motion to adjourn made by Israel Miranda, second by Frances Mastrota and passed unanimously.