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## COMMUNITY BOARD ELEVEN

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**City Properties and Land Use Committee Minutes**  
**Monday, May 9, 2011 – 7:00 PM**  
**Bonifacio Senior Center**  
**7 E 116<sup>th</sup> Street**  
**New York, NY 10035**

**Present:** Beverly Alston, Lee Chong Diane Collier, Hans Desnoyers, Lashawn Henry, Jewel Jones, Keith Massey, Frances Mastrota, Nina Saxon, Carmen Villegas, Candy Vives-Vasquez, Theresa Richardson, Tasha Williams

**Excused:** Hally Chu, Alvin Johnson

**Absent:** Frank Brija, Amie Kiros Petrucci, Koyi Mchunu, Israel Miranda

**Guests:** Hunter Armstrong, Civitas  
Thebia Walters, NYC HPD  
Erika Lindsey, MBPO  
A.J. McKoy, CB11  
Shawn Chin-Chance, CB11  
Karherine Gray, NYCHA  
Warren James, Architect  
Adam Lobue, New School

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

### **1. Informational updates**

- a. Committee Chair Henry reported on recent meeting with NYCHA regarding the issue of unused development right and plans for development

### **2. Presentations and Discussions**

#### **a. Thebia Walters, Director of Manhattan Planning, NYC HPD**

- i. New Director from HPD Thebia Walters came to introduce herself to the committee and update the committee on HPD new initiative.

- ii. Ms. Walters also updated the committee on HPD's new Pro Active Preservation Initiative, a new aggressive approach to identify and address deteriorating physical conditions in multifamily buildings throughout the city before they reach a state that endangers the health and safety of residents and threatens the quality of the surrounding neighborhood. Proactive Preservation employs a coordinated strategy between HPD enforcement and preservation functions, using a combination of "carrots and sticks" to incentivize owners to maintain their buildings in safe conditions

**b. Katherine Gray, Director of Development, NYCHA**

- i. Director Gray presented an overview to the committee on the regulatory framework of Section 18, the process, rules and regulations for the disposition of public housing property. Committee members were interested in the process that NYCHA needed to follow when they had to dispose of property. Ms Gray described in great detail the structure of NYCHA.

Here are some highlights of her discussion:

NYCHA was built initially in response to a housing and financial crisis in the 1930s, NYCHA developments have not only met the needs of low- and moderate-income New Yorkers for generations, but they have also helped to stimulate the local economy.

NYCHA's mission is to ensure that this valuable resource continues to meet the changing needs of an evolving city. In some cases, a number of our developments must be upgraded and modernized to ensure their preservation. In other instances, opportunities are presented to meet new and emerging needs through disposition for housing development with public and private financing.

Throughout the planning process for land disposition, NYCHA consults with stakeholders connected to the development, including the local resident/tenant associations and bodies, local community boards, elected officials, and advocacy groups where appropriate.

There were 2 questions about ULURP Ms Gray reiterated that NYCHA is not a city property but in the example of St Nicolas housing where they created a street where the Cul de sac existed that action required a ULURP to change the city map.

Ms Gray identified some of NYCHA priorities which include the creation of multi-family rental housing, senior housing developments, promotion of homeownership and fostering community (i.e. schools) and commercial

development. Properties disposed of must meet one or more of these purposes.

**3. New/Old Business**

- a. The CB11 Chair asked if the City Properties committee was going to hear a presentation from Harlem RBI regarding their planned charter school project. Committee Chair Henry informed the committee that the Harlem RBI is on the agenda for the June meeting.

**4. Announcements**

**5. Adjournment**

- a. **Motion to adjourn made by Jewel Jones, seconded by Keith Massey, and passed unanimously at 9:00pm.**

DRAFT