



Matthew S. Washington  
Chair

George Sarkissian  
District Manager

# COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN  
1664 PARK AVENUE  
NEW YORK, NEW YORK 10035  
TEL: (212) 831-8929/30  
FAX: (212) 369-3571  
[www.cb11m.org](http://www.cb11m.org)

## Housing Committee September 6, 2011, 7:00pm Board Office

### \*\*\* Minutes \*\*\*

- Present:** Brodie Enoch, Alvin Johnson, JoAnn Lawson, Keith Massey, Peggy Morales, Nina Saxon, Carmen Villegas, Tasha Williams
- Excused:** Shawn Chin-Chance, Adejose Rosario McKoy, Lee Chong, Theresa Richardson
- Absent:** Olga Ambert, Antonio Rivera, Yma Rodriguez, Candy Vives-Vasquez, Jonathan Carrillo,
- Guests:** Edward Gibbs  
Faye Premer, Civic Builders  
Christene Schlendorf, Perkins Eastman  
Margarita Lopez, NYCHA  
Migna Taveras, NYCHA  
Burton Leon, NYCHA  
Anne Pechstein, NYCHA  
Tim McManus, NYCHA  
Liza Gray, Harlem RBI  
Johnny Rivera, Harlem RBI  
Victor Bach, Community Service Society  
Emily Parkey, Dream Charter School  
Paul Freitag, Jonathan Rose Companies  
Justin Goldsmith  
Rose Gelrod, Dream Charter School  
Paul Woody, Jonathan Rose Companies  
Felipe Ventegat, Civitas  
Sandra Talavera, Senior Health Partners  
Whitney Fowtz, Jonathan Rose Companies  
M.J. Devereaux, The Harlem Ambassador

Meeting called to order at 7:16 pm by Committee Chair Alvin Johnson.

### 1. Informational updates

none

### 2. Discussions and Presentations

**a. Harlem RBI, the DREAM Charter School (“HRBI/DREAM”) and Jonathan Rose Companies (developers of Tapestry Building) will build an approximately 142,000 sf mixed use community facility on land purchased from the New York City Housing Authority (NYCHA) on 104th Street between 2nd and 3rd Avenues in East Harlem.** The project team also has and/or will include input in various forms from NYCHA, NYC Dept. of Education, NYC HPD and Council Representative Melissa Mark-Viverito. Disposition terms have been put in place to make the project essentially “Permanently Affordable”. Please review attachments for details on the project team, housing mix, financial structure, etc.

Since the land was owned by NYCHA, and no changes to city maps or existing zoning is proposed, the project is not subject to ULURP. Therefore the project will be built “as-of-right” and will fall under the requirements of HUD Section 18 regulations. The project is scheduled to break ground in mid-2012. The team appeared before the housing committee to get a letter of support from CB11.

A number of concerns from the committee and community attendees were raised during the discussion. Following is a summarized list (in no particular order) with responses provided by the project team.

- 1) **Outreach to the community, including NYCHA, and area residents, businesses, CBOs and the Board as all entities will be effected by the change in scope of the community:** NYCHA Deputy Commissioner Margarita Lopez reports that extensive outreach to NYCHA tenants was conducted. The project team stated they invited the Tenant Association president for Washington Houses to attend the committee meeting and presentation but she did not appear. Deputy Commissioner Lopez also stated maintained since Section 18 requires reaching out to NYCHA tenants first during a land disposition and because there are is no ULURP involved, the project team did not approach CB11. Johnny Rivera produced a portfolio of letters of support from the community as requested by board representatives during prior conversations.
- 2) **Public access to Blake Hobbs Park, which is for redesign by the project team:** The Park will be open to the community at large. The entrance will be redesigned to provide better access, especially for area residents, such as senior citizens, who typically utilize the park.
- 3) **The distribution of Section 3 Job opportunities:** Issues raised by the community included complaints of unfair treatment by Tenant Association presidents who historically held the authority to put in tenant names for job opportunities. Community members such as Eddie Gibbs question past practices of unions and construction managers who seemed not to be amenable to hiring community members. There was also the issue of training to meet job requirements. Deputy Commissioner Lopez stated that over the past year NYCHA has revamped its procedures for complying with Section 3 regulations. She promised to make information about the new implementation.
- 4) **Community Preference:** The project will grant 50% housing preference for CB11 residents. Also residents of NYCHA, particular those from Washington Houses, will receive 25% preference for housing. The children of Washington Houses will receive priority for enrollment in the planned school. Please see attached proposal and summaries from the development team for details.
- 5) **The redesign and relocation of the trash compactor facility (see attached maps):** The current facility is not up to par according to community reports (due to vermin and odor

problems). The proposed project calls for elimination of the current facility and building a new trash compactor across 102<sup>nd</sup> street. The project team was asked by the committee to be mindful of concerns of residents near the new site. The team's project planner agreed to provide CB11 with a copy of the Environmental Assessment which was conducted (please see map).

- 6) **The limited number of larger units (3BR or larger) within the proposed housing mix:** Due to current zoning restrictions and the design of the building base, it was not feasible for the developers to include additional larger units.
- 7) **Loss of Parking lot due to land disposition:** The project plans include creation of a new parking lot in a different, nearby location.

**Carmen Villegas made a motion for CB11 to write a letter of support for the Harlem RBI/NYCHA/Jonathan Rose Cos. planned Dream Charter School project. The motion was seconded by Nina Saxon and passed unanimously.**

### 3. New/Old Business:

- a. Nina Saxon stated that she felt the Housing Committee should do something about the violence in the NYCHA projects. When questioned, Ms. Saxon did not affirm whether she had made any prior attempts to take this issue up with Public Safety. Board Chair Matthew Washington interjected to remind everyone that the committee had started a general outreach effort to area NYCHA Tenant Associations (Alvin Johnson, Matthew Washing, Peggy Morales, Tasha Williams and Committee Liaison Angel Mescain-Archer are among those who made contact and assisted the TAs with housing related concerns). Various committee members agreed that Housing safety was an important issue but there was no consensus on whether it should be taken up by the Housing Committee. Tasha Williams suggested that perhaps this could be a joint commitment effort, but not without discounting the fact the main purview belongs to the Public Safety Committee. JoAnn Lawson expressed that if the issue was pursued, the committee or Board should not limit its efforts to NYCHA. Alvin Johnson reminded the committee that this initiative would be categorized as a public safety issue and, *as per process*, CB11's Public Safety Committee should be given the opportunity to weigh in on this issue.

### 4. Adjournment

- a. **Motion to adjourn by Jo Ann Lawson, seconded by Keith Massey and passed unanimously at 9:30pm.**



**Harlem RBI, DREAM Charter School  
and Affordable Housing Development**  
East 104<sup>th</sup> Street and 2<sup>nd</sup> Avenue, East Harlem

Manhattan Community Board 11 Housing Committee Meeting  
September 6, 2011

# Project Summary

Harlem RBI and the DREAM Charter School (“HRBI/DREAM”) and Jonathan Rose Companies (Affordable Housing Development Company) will build an approximately 142,000 sf mixed use community facility on land purchased from the New York City Housing Authority (NYCHA) on 104th Street between 2nd and 3rd Avenues in East Harlem.

The development will include:

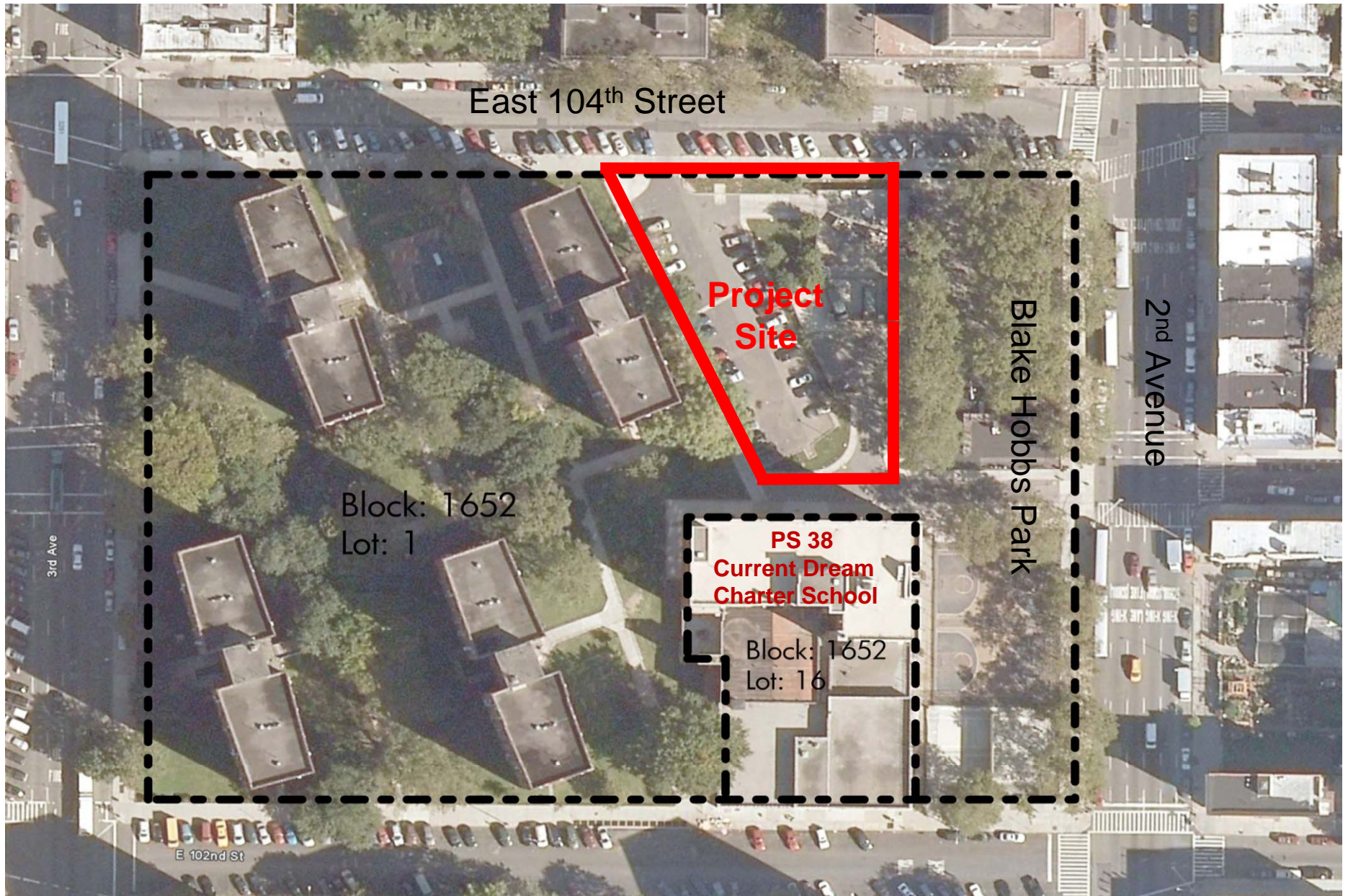
- (1) 89 affordable rental apartments (~81,000 *sf*)
- (2) K-8 charter school facility for DREAM (~56,000 *sf*)
- (3) Non-profit program/office space for Harlem RBI (~5,000 *sf*)

# Project Team

- **Jonathan Rose Companies**  
*Affordable Housing Developer and Owner*
- **Harlem RBI Board of Directors & DREAM Board of Trustees**  
*Operator of DREAM Charter school and HRBI community space*
- **Civic Builders**  
*HRBI's Owner's Representative and Development Partner*
- **New York City Housing Authority**  
*Public Partner*
- **Perkins Eastman**  
*Project Architect*

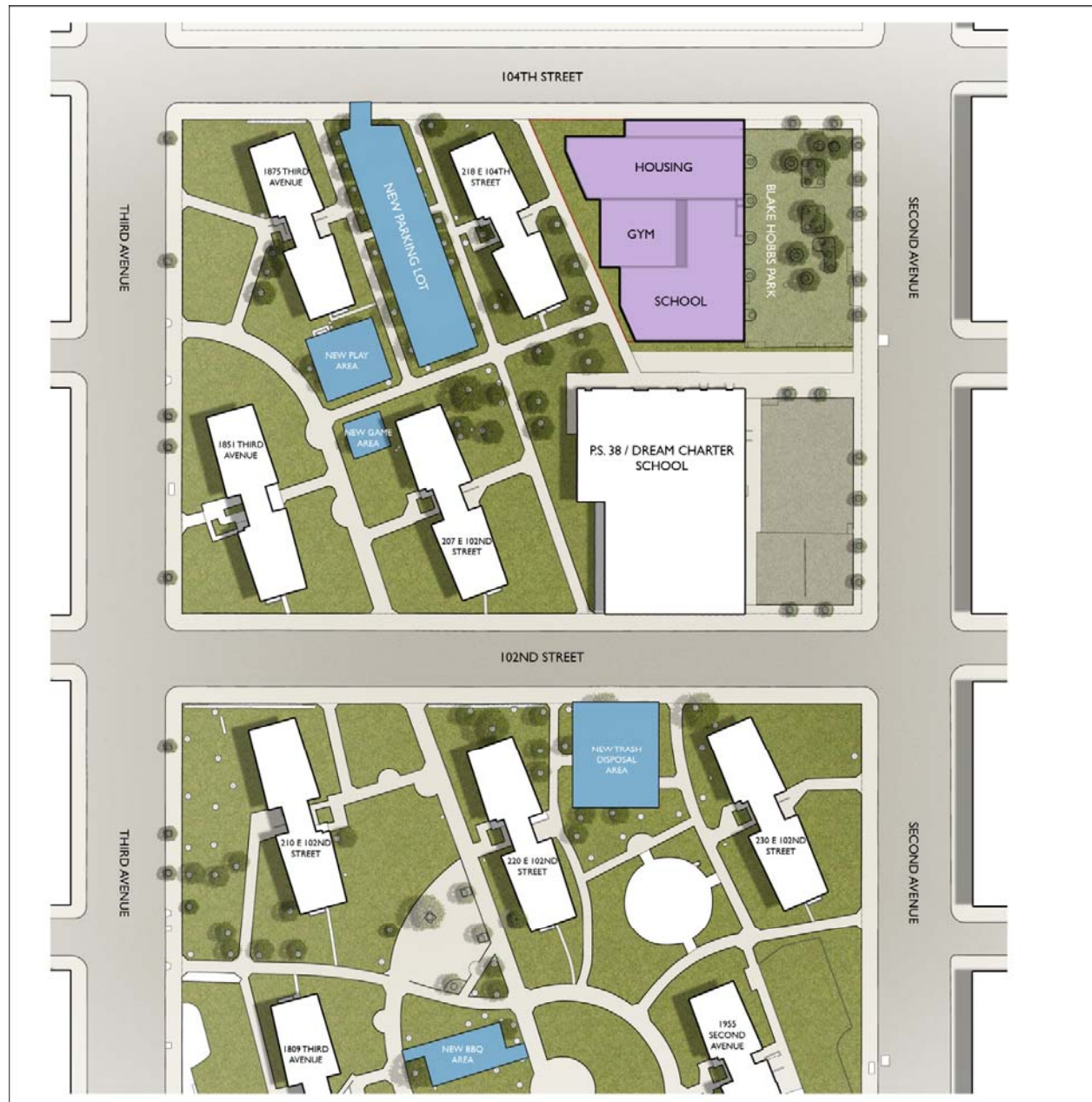
# Harlem RBI, DREAM Charter School and Affordable Housing

## Washington Houses Site (104<sup>th</sup> St) Aerial View



# Harlem RBI, DREAM Charter School and Affordable Housing

## Parking and Trash Relocation



# Harlem RBI, DREAM Charter School and Affordable Housing

## Preliminary Building Image





# Housing Community Preference

- Apartments will be leased through a lottery, a minimum 50% of which will be offered to Community Board 11 residents
- There is also a 25% preference given to current NYCHA residents, particularly residents of George Washington Houses.

# Housing Amenities

- Units featuring hardwood floors, tile bathrooms, energy efficient appliances and fixtures, and green, non-toxic materials
- 7<sup>th</sup> floor community room with a view of Blake Hobbs Park
- Onsite laundry room
- Live-in superintendent and on-site property manager
- Full security camera and intercom system

# Land Disposition and Approval Process

Since the site is currently owned by NYCHA, the sale must be approved by HUD through the Section 18 process.

Section 18 requirements:

- NYCHA tenant and community consultation
- NYCHA board resolution
- Environmental Assessment pursuant to City and State regulations

-Note: This project will be built as-of-right and as such is not subject to ULURP.

## Jobs

-As an HPD project, the housing will be subject to Section 3 requirements, making best efforts to offer employment opportunities to low income area residents and contract opportunities to local businesses owned by and/or employing low income residents.

-NYCHA job training program contribution for career development in the construction trades