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Housing Committee Tuesday, March 7th, 2017, 6:00 p.m. Board Office

*** Minutes ***

Present: Brodie Enoch, Emily Grajales, John Green, LaShawn Henry, Alvin Johnson, Erica Jones, Nilsa Orama, Xavier Santiago, Jeremiah Schlotman

Excused:

Absent: Wendy Hewlett

Guests: Beverly Pabon, Fandio Hamon, Kamwa Jean-Pierre

1. Call to Order – Adoption of Agenda

Mr. Enoch called the meeting to order at 6:15pm. Motion to adopt the agenda was made by Ms. Nilsa Orama, seconded by Ms. LaShawn Henry and passed unanimously.

2. Informational Updates

a. 126th Street Bus Depot taskforce Report

Please see attached documentation. More Community Board members were included during the January 30th meeting than previously. Those present included Ms. Erica Jones, Ms. Nilsa Orama and Mr. Xavier Santiago. Prior to the Housing Committee meeting, they received phone calls from Ms. Lynne Guey informing them that a press release would be issued Wednesday March 8th. HPD and EDC have agreed to the creation “**20% of the site’s residential units being affordable at or below 30% of AMI**”.

Full Press Release:

“Dear East 126th Street Project Supporters and Task Force Members,
We’re happy to share a bit of good news around affordability for the East 126th Street Bus Depot project - - EDC, HPD, and the Speaker’s Office are committing to **20% of the site’s residential units being affordable at or below 30% of AMI**. As you know, there is more to figure out with the program, but we think this is a good place to start. Tomorrow we will formally announce this news at the CB 11 Land Use meeting. There will also be a press release issued in the morning. Attached is a project brochure that will be distributed at upcoming

public meetings in Spanish and English – feel free to print, fold, and distribute among your networks! Let us know if you would like a Spanish copy; we will send over a translated version. Thanks for all your support, and we look forward to continuing to work with all of you toward advancing this important project.”

Questions from Housing Committee:

- What is the formula for sustaining affordability with this one variable committed to?
- What are the various permutations?
- What is the thought process behind the other 80%?
- CB11 has examined 50/30/20, how does this fit in?
- What are the commercial components to fit into this scenario?
- Referred Question to EcoDev: What are the pipelines for workers in this scenario?
- At what point is AMI being recalculated and considered for living in the unit?

Ms. Henry reminded the committee that local community members raised issues of preferring any building commercial or residential would ideally not be integrated into a memorial. She recommended that a Points of Agreement should be drafted and delivered to EDC and the Speaker’s Office prior to ULURP.

Angel reminded us that we could defend the position of being 100% affordability. Erica Jones quoted Lauren from HDFC, “Nothing precludes this project from being 100% affordable.”

Public Member Question: Further questions about the relevancy of AMI and locking in the rates v. percentages and how that may manifest. The following model was offered as an example:

30% → 60-120% above AMI
50% → 60% and below AMI
20% → 30% and below AMI

Points of Agreement: Should be in keeping with agreements with CB11’s long held stances on affordable housing models. As EDC was presenting to the Land Use Committee, she asked for those questions raised, to be emailed directly to her and the chair of that committee.

b. HDFC Taskforce

Mr. Santiago presented the survey to the committee and explained the purpose of each question along with the hope of the metrics we desire to capture. Please see HDFC Taskforce Minutes and survey attached. A handful of questions were rewritten to make them more clear and simple.

TIL Program concerns were raised during the conversation - Beverly Pabon. Her home contains 22 units including the superintendent’s apartment. Six are

vacant at this time. HPD is warehousing the apartments to hold the spaces for housing needs. They are looking to sale the units at market rate to payoff the Affordable Neighborhood Co-op Program. She referenced the Pa’Lante Report. Currently there are 6 TILs in the limbo stage within CB11 borders.

Ms. Elisa Vazquez from Pa’Lante would like to speak with CB11. It was recommended that HPD and the administration should incorporate the TIL Programs that exist currently to create more affordable units for our community and greater NYC. Mr. Alvin Johnson inquired about legal counseling to advocate their needs and what has been explored there.

Mr. Santiago reminded the committee that the TIL programs are under consideration once the Taskforce has received the completed surveys and are ready to issue a position.

3. Presentations & Discussions

a. Discussion on the proposed NYCHA Town Hall

Ms. Ethel Velez is ill and Ms. Rose Bergin had a family emergency. They will attend the March 28th Meeting at MNN. A conference call with Mr. Enoch, Mr. Green, Mr. Santiago from CB11 and Ms. Velez and Ms. Bergin will occur later in the month to coordinate key components. Comptroller Scott Stringer is waiting for a final flyer to sign-off and endorse, Borough President Gale Brewer is supportive of the Town Hall, and Assemblyman Robert Rodriguez is committed as well.

b. ECF East 96th Street Project

Ms. LaShawn Henry presented to the committee many of the issues and discoveries with the proposed project. Multiple concerns were raised about the project being built on parkland. It was clarified that the park will be relocated. No discussion with the board has occurred. She discovered this project through a newspaper article. The Youth and Education Committee had a presentation dealing with the schools only. They have not presented to other committees. They will be presenting to Land Use tomorrow seeking approval from that committee.

The remaining buildings are not addressed in the plan. The Judith Kaye School is a feeder school that will continue. Questions abound regarding benefits to the community. Avalon Bay was in the news regarding the sinking San Francisco Tower. Given the potential 1,100 new families moving into the neighborhood, concerns regarding the absorption of foot traffic and supporting services/infrastructure were expressed. Mr. George Janes will present an alternative plan dealing with the height of the building. No contracts have been signed with any local entities regarding the commitments and benefits to our community. Concerns over accessibility of the baseball field, as a benefit isn’t assured either. What are the benefits to the community, other than the three schools? Where will the children residing in the building attend school? What are the total floors including mechanicals given it will be in a flood zone? The

Housing Committee recommends that Land Use exercise extreme vigilance with addressing the concerns on behalf of our community.

EHNP should be considered and if it was not, it must be prior to approval. Currently, the project does not adhere to EHNP, as it is too large, destroys the skylines of our neighborhood, offers no direct benefits, creates increased traffic, and only offers inadequate or unspecified.

Motion by John Green to reject the 96th Street Project as it is wholly inadequate to address affordable housing needs and the schools due to its size and non-adherence to East Harlem Neighborhood Plan. Seconded by Emily Grajales. Approved unanimously.

- c. Discussion on MNN live stream CBTV broadcast

This Housing Committee meeting will be March 28th. NYCHA will be present to discuss capital projects. Most developments are managed by different management companies and not directly by NYCHA. Mr. Brian Honan from NYCHA will discuss concerns and ways to address issues within buildings. The meeting will be recorded and aired in April. Informational updates on all projects will be issued at that time as well.

- 4. Old Business

- 5. New Business

- 6. Announcements

- a. CB11 will hold a public hearing on the proposed ECF East 96th Street project during its Full Board meeting on February 21, 2017. The community board review will also vote on the related land use applications during this meeting.
- b. The next meeting of the Housing Committee will be held on Tuesday, March 28th, 2017, 6:00PM at the MNN Firehouse Studios, 175 East 104th Street. Please arrive fifteen (15) minutes or more prior to the meeting for quick access. Seating is limited.

- 7. Adjournment

Motion to adjourn by Ms. Emily Grajales, seconded by Ms. Nilsa Orama and passed unanimously. Meeting adjourned at 8:35pm.