Land Use, Landmarks & Planning Committee  
Wednesday, March 6, 2019, 6:30 PM  
Bonifacio Senior Center  
7 East 116th Street  

*** Minutes ***

Present: Henry Flores, Joseph Goldbloom, La Shawn Henry, Frances Mastrota, Xiomara Pedraza, Robert Perkins, Steven Villanueva (Chair), Jonathan Winstone, Angel Mescain (staff)

Excused: Vincent Torres, Candy Vives-Vasquez,

Absent: Holley Drakeford, Shantal Sparks

Guests: Kevin Parris, HPD; Josh Saal, HPD; Natusumi, HPD; Melissa Auton, HPD; Terri Merchant, HPD; Veanda Simmons, HPD; Huascar Benito; Priya Patel; Ivy Hume, F&P Arcitects; George Janes

1. Call to Order / Adoption of Agenda
   a. Meeting called to order by Chair Villanueva at 6:53pm.
   b. Motion to adopt agenda by LaShawn Henry, seconded by Frances Mastrota and unanimously approved.

2. Informational Updates
   a. The chair provided an update regarding City Council hearings on the executive budget, appended to the agenda.

3. HPD presented a on the community engagement process for the first two POA sites in the East Harlem Neighborhood Plan: Justin Saal and Kevin Paris, HPD.
   a. Please refer to the appended presentation from HPD.
   b. LaShawn inquired as to whether community preference still exists for applicants and what the local hiring plan looks like. Further, she inquired about MWBE outreach given that many developers have failed to meet targets.
Justin responded that HPD projects generally have a 50% preference for community residents, subject to future court settlement/order. HPD is currently working on guidelines for the local hiring plan, but it will be up to developers to propose their plan, other than participating in HireNYC. Compliance with 25% MWBE participation will be mandatory, and guidance will be forthcoming.

Joe inquired as to the definition of meaningful community engagement.

Henry Flores inquired as to what kind of public subsidies are being offered, and whether not taking subsidies can yield points in the RFP process. Also, whether there will be units for sale or if they are all rental.

HPD responded that it depends on the targeted population of the development based on HPD term sheets, and the bulk of the “subsidy” is the disposition of the land itself at a nominal fee. There are term sheets for “for sale” units (Open Door).

Xiomara inquired whether there could be a mix of sold and rented units.

Responded that there are generally challenges to mixing them and they are not aware of single projects with both, however, given that there are two sites, there could be different programs in each site.

Henry noted that he would be leary of any proposal to provide retail given that neither site is a prime retail location.

LaShawn inquired whether the RFP will require developers to include the tenants of the Multiservice Center in their response.

It is an ongoing discussion with tenants to determine what the needs of the tenants are.

LaShawn continued it is important that our 13 community service providers have a place from which to serve our community, and they’re currently sharing space and resources at rents that are not available elsewhere.

Chair Villanueva asked if the 25% MWBE goal is a good faith effort or actual compliance.

It must be at least 25%, not a “good faith effort.”

Ms. Davis-Merchant, HPD, stepped in to advise that HPD does monitor this compliance and they will ensure that 25% is a minimum compliance. Also, development teams will get a point in the review if there is MWBE included as an equity partner of the development team.

Xiomara asked if any of the sites are in an Opportunity Zone.

The presenters are unsure but will get back to us.

Members of the public were invited to ask questions.

Huascar Benito is a longtime member of the community and finds that there are many changes not favorable to the community. There is affordable housing being built across the street from his home, and he wants to know when the feedback process occurs and how the engagement works to inform the community. The site used to be NYPD parking on 108th & Park Ave.

1. Kevin responded that this has gone through the community board, but it the outreach misses some.
2. The speaker expanded that projects being built in the community are “not for us,” and neighborhood residents need to be notified about upcoming projects.
3. Veanda Simmons, HPD, a CB11 resident, also asked to spread the word of this committee where projects come through.

ii. Chair Nilsa Orama inquired why the workshops are scheduled back to back.
   1. Kevin responded that they try to accommodate agency schedules
   2. Chair Orama stated that the Multiservice Center had not been consulted about dates and that this raises concerns.
   3. HPD reps responded that each date would have the same agenda, but there would only be an opportunity to speak to one site on each evening.
   4. Chair Orama spoke about the importance of the work done by the organizations in EHCCI, the need for the services provided in that building, and the desperate need for deep affordability in this neighborhood for the many East Harlem residents who do not qualify for the income ranges commonly found in HPD projects.

iii. George Janes, Land Use Consultant, asked for more detail on the remainder interest program.
   1. Terry Davis-Merchant, HPD, explained that it began to be incorporated in HPD RFPs in 2018. Since it is a new concept, it has not actually been used yet, but the plan is that once the project is financed and agreements signed, at the end of the existing affordability agreement, the City and developer will enter negotiations to extend the regulatory agreement beyond the initial 40-50 year term. Failing to reach an agreement would revert the property to City ownership.

iv. Ivy, an architect and local resident, inquired how the community will remain involved through the design process, because the success is not just what is written into the RFP. Does it make the streetscape feel safe? Etc. How will the developer be held to involve the unit? Also, how is HPD holding developers to sustainability standards and energy efficiency?
   1. The building must meet a certain sustainability standard through a variety of methods, such as insulation, green roofs, and other aspects in order to receive financing.
   k. Chair Orama noted that there will be a walkthrough of the Multiservice Center tomorrow at 2pm followed by a meeting with the thirteen tenants and Councilmember Ayala.

4. Budget review
   a. Chair Villanueva discussed our budget items and the schedules of upcoming City Council hearings.
   b. Joe Goldbloom noted that the hearings are upcoming and the final appropriations request deadlines are coming up quickly.
   c. The Chair began to review the requests.
      i. Item 1: provide specialized housing. HPD responded that this is not a budget request.
1. DM Mescain explained that the new format for submitting budget requests sets us up for this response, so we may need to reconsider our strategy going forward.

   ii. The Committee discussed strategies for obtaining performance from HPD and other agencies when they respond that it is not a budget request or that the request will be accommodated within existing resources.

   iii. Item 1: clarify as follows: LaShawn stated that CB11 should look to the agencies from which we are requesting funds to determine what terms sheets are currently in use and what other terms sheets could be developed or implemented to serve special populations. E.g. Open Door for home ownership that was mentioned this evening, and the ELLA term sheet from 2018. We must ask specifically of the agency what term sheets currently exist so that we can better target our requests.

   iv. Item 2: Agency will accommodate with existing resources. We ask how, through what resources, to what extent, and on what timetable. What projects or initiatives will address this?

   v. Item 7/006C: LaShawn noted that the task force has been meeting and has identified some potential locations for the M10 garage. We wish to reiterate that this is a priority for the community, and we want our fair share of funding (similar to the $271M spent on the Spring Street 1/2/5 garage).

   vi. Item 63/045E: We wish to thank the agency for their movement and engagement and we want to schedule a meeting for this spring.

5. Old Business

   a. Chair Villanueva advised that the Land Use project tracker is now online as a draft/beta form to be released to the committee shortly for evaluation.

   b. There are working sessions at the Board office to plan committee meetings; the next will be on March 14th at approximately 5pm.

6. Announcement

   a. Sat, 3/23 there is a film screening at 2:30pm at 2180 3rd Ave on youth violence in East Harlem, with discussion to follow. Sponsored by CB11 Youth & Education Cmte.

7. The meeting was adjourned at 9:09pm.
AGENDA

- Background
- RFP Process
- NYPD Parking Lot
- HRA Multi-Service Center
- Community Input
- Next Steps
BUILDING ON A COMMUNITY-DRIVEN PROCESS
PART OF THE EAST HARLEM HOUSING PLAN

01 Preserve Existing Affordable Housing
   - Finance and Safeguard Affordability
   - Promote Safe and Healthy Housing
   - Protect Tenants

02 Develop New Affordable Housing

03 Increase Access to Affordable Housing

04 Promote Economic Opportunity
RFP PROCESS

- Community workshops: April 2019
- Request for Proposals: June 2019
- Development teams submit proposals by deadline & competitive review process begins: Fall 2019
- CEQR & ULURP: 14-18 Months
- Developer selection: Spring 2020
- Construction: Approx. 2 years
NYPD Parking Lot

- Site Location: Park Avenue between 118th and 119th
- Block 1767, Lots 1-4, 67-69, 71, 72, 168, 169
- Approximate site area: 23,172 SF
- Zoning: R10/C2-5 (within 100 feet of Park) and R7B (lot 67 and p/o lot 68)
- Proposals must provide for 77 parking spaces for NYPD use
- Active ground floor uses such as retail or community facilities
HRA Multi-Service Center
HRA Multi-Service Center

- Site Location: 413 East 120th Street between First Avenue and Pleasant Avenue (Adjacent to Acacia Gardens)
- Block 1808, Lot 8
- Approximate site area: 38,848 SF
- Existing Zoning: R 7-2/ R7-X in 100-year flood zone
- Potential Zoning: R7-X for entire lot to match Acacia Gardens
- Current Use: HRA multi-Service Center with 13 tenants using approximately 40k sf of space in a 80K gsf, 5-story, 83 ft. former school building
RFP preference for proposals that respond to community input

HPD is seeking feedback through two workshops and a questionnaire:
- April 24th and 25th, ~6-8pm

Activities will focus on:
- Affordability mix and populations to be served (seniors, special needs, etc.)
- Ground floor programming
- Broad design preferences (site planning, public space amenities, massing, etc.)

ULURP
WORKSHOPS
2017 CHANGES IN RFP

- Requirement for targeted hiring outreach plan
- MWBE Build Up Program – 25% requirement of costs
- Preference to development teams that can demonstrate a successful track record of investments in community and economic development
- Preference for proposals that include a plan for meaningful community engagement
- Preference for long-term affordability strategies
  - Welcoming Community Land Trust models, etc.
- Additional permanent affordability required for sites with MIH
- Guaranteed future City control of public land
  - “Remainder interest” - at the end of the regulatory term, the ownership of the land returns to the City unless refinanced and affordability is extended
## NEXT STEPS

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<tr>
<th>Date</th>
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<tr>
<td>Tonight</td>
<td>HPD presents to CB LU Committee</td>
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<tr>
<td>April 24 and 25, 2019</td>
<td>Workshops</td>
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<tr>
<td>May 21, 2019</td>
<td>Draft Visioning Report and CB Report Back</td>
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<td>June 2019</td>
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QUESTIONS?