



COMMUNITY BOARD ELEVEN

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Nilsa Orama
Chair

Angel D. Mescaín
District Manager

Land Use, Landmarks & Planning Committee
Wednesday, February 5, 2020 6:30 p.m.
Bonifacio Senior Center
7 E 116th St

*****MINUTES*****

Present: Denilyn Arciaga, Jessica Elliot, Melanee Farrah, Frances Mastrota, Jessica Morris, Robert Perkins, Steven Villanueva (Chair), Candy Vives-Vasquez

Absent: La Shawn Henry, Vincent Torres

Excused: Joseph Goldbloom

Guests: Marina Ortiz, East Harlem Preservation; Nilsa Orama, CB11; Derek Gaskill, Ascendant; Micheal Sandler, HPD; Eddy Almonte, HPD; Krystal Peartree, L&M; Ivy Humme; Renee Keith, Chenchita's Garden

1. Call to Order– Adoption of the Agenda

The meeting was called to order by Villanueva at 6:43 PM. The motion to adopt the meeting agenda was made by Mastrota and seconded by Arciaga. Passed at 7:56 PM.

2. Presentations & Discussions

(See Old Business)

3. Old Business

a. "Where We Live NYC" Draft

- i. Michael Sandler and Eddy Almonte from HPD provided a 30-minute presentation and overview of the draft intention, process, and strategy developments
- ii. The Committee provided individual feedback as follows:
 1. Villanueva: Concern about 'Accelerating the Land Use Process' proposed in Goal 2; Question about FAR Caps
 2. Perkins: Passed on providing comment.
 3. Mastrota: Concern about the unfairness in racially determining school children; To define by ethnic values.

4. Arciaga: The achievements to date outlined in Chapter 3 is misleading and when compared to our own community district, not reflective; The spatial data and mapping in Chapter 5 should include local businesses- sense of belonging means that affordable housing = affordable economies; Strategies outlined in Chapter 6 still do not address practical solutions to the historically repetitive failures of why affordable housing is never strengthened -> discriminatory bad actors.
 5. Elliot: Discriminatory bad actors such as landlords have a higher rate of return/profit for pursuing non equitable practices- solution should be to have a greater punishment for breaking the law; landlords also create warehouses of empty residential units - solution should be to tax on vacant apartments.
 6. Farrah: Concern regarding schools and education; Letter Grades of Schools influence how DOE looks at neighborhood schools; Diverse and Integrated Schools
 7. Morris: Appreciates the interagency conducted throughout the Draft plan; Feeling welcome in a neighborhood is a key attribute for affordable housing
 8. Vives-Vasquez: Our community has a lot of residents who fall in the lowest income bands (less than \$9000) - solution to have rent be determined by Net Income and a calculated formula for affordable housing that is truly equitable
- iii. The discussion opened to the public:
1. Marina Ortiz (East Harlem Preservation): Repetitive Plan - we already know all the issues and have heard of these solutions before; Concern about the financial budget to produce the "Where We Live" Draft; Skeptical about the 'Outreaching' process.
 2. Marie Winfield (Public Member of Land Use Committee): Zero Construction Building; Guideline recommendations for new construction; Existing landlords who violate the law has been an intention.
 3. Renee : NYC AMI should be without Westchester; RAD Conversion - Infill concern; Difficulty with lotteries/vouchers; Open Space and Affordable Housing by 2030 is not going to happen; Rezoning = Redlining
- b. Lexington Gardens II update
- i. Spencer Orkus and team from L&M Development provided an update for Lexington Gardens II, now referred to as "La Carolina", update on subcontractors and suppliers as well as local hiring
 - ii. The Committee had the following concerns/questions;
 1. Elliot: property management practices of C&C and L&M due to on-going issues and lack of communication regarding day-to-day life. whereas L&M told them to hold them accountable during a past resident meeting, the question is now determining what metrics residents could use to hold such management accountable
 2. Vives-Vasquez: Q- where in the lottery process was L&M for the project? A- January 27 closed; Morris request for L&M to come back and inform after the lottery

3. Mescain (DM): Q- Occupants of the Commercial Facility? A: Three community facilities a) north side for a new school b) Union Settlement c) Unoccupied at 5400 SF but is set aside for community programming; Arciaga: Q- Length of lease for community facilities? A- Typically 30-40 years for the school facility and 10 years for Union Settlement
- iii. The discussion opened to the public:
 1. Ortiz: Income thresholds; difficulty on Housing Connect; Less than 30-40% AMI; Community preference should be considered (e.g. 30% at 50; 10% at 60)
- c. Sendero Verde update
 - i. Jessica Yoon and team from L&M Development provided an update since the last progress report was during the June 2019 committee meeting; Information about building up the MWBE program and providing 361 affordable units
 - ii. The update was met with committee and public concerns due to the accessibility of the shared outdoor space and specific focus on L&M's ambiguity for the location/accessibility of bathrooms solely for gardeners that are part of the Green Thumb program. The committee was distraught due to L&M not seeming to hold their end of their responsibility since the committee voted and approved for certain expectations to be met (i.e. bathroom facility)
4. Announcements
 - a. Villanueva: Next Steps for Committee to be a) 'Where We Live' draft by the 13th to be voted during Executive; Public Hearing on Thursday, February 06 at 5:30 p.m. with Arciaga to attend and report back; b) Budget Responses submitted by Wednesday, February 13th for the District Needs & Budget committee meeting Wednesday, February 13th; c) Citywide Statement Needs to be reviewed d) Reach out to George Janes about developing a map along 125th St regarding development
 - b. Vives-Vasquez: African Burial Ground Memorial; Ferry proposal for East Harlem
 - c. Morris: 2030 Waterfront Vision Plan on March 19, to confirm; Decade of Fire film screening on March 06
5. Adjournment

The meeting was adjourned at 9:47 p.m.