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Land Use, Landmarks & Planning Committee Wednesday, February 11, 2015 6:00 p.m. Bonafacio Senior Housing 7 East 116th Street, New York, NY 10035

- Present: Beverly Alston, Adem Brija, Holley Drakeford, La Shawn Henry, Alvin Johnson, Marissa Mack, Keith Massey, Frances Mastrotta, Theresa Richardson, Vincent Torres, Candy Vives-Vasquez, Jemar Ward, Angel Mescain (staff)
- Excused: Diane Collier, George Gallego
- Absent: none
- Guests: George Janes, GMJTA; Gustavo Solis, DNAInfo; Lucian Reynolds, MBPO; A. Austin, Positive Workforce; A. Law, Positive Workforce; Louis Bailey, WeAct; Ersan Alicski, 32BJ; Felicia Perry, C&C Mgmt.; Serena Miller, C&C Mgmt.; Yasmin Cornelius, C&C Mgmt.; Rick Gropper, L&M Development; Richard Deutsch, L&M Development; Jeffica Laborde, Chelton Loft; Xiomara Pedraza, New School

Meeting called to order at 6:05 p.m. by committee chair La Shawn Henry.

1. Presentations/Discussions

- a. Presentation by L&M Development on their recent purchase of two NYCHA Project-Based Section 8 properties in East Harlem – East 120th Street Rehab and Milbank-Frawley

Representatives from L&M Development Partners and C&C Apartment Management presented on their joint venture with BFC Partners and NYCHA which will rehabilitate two Project Based Section 8 properties in East Harlem: East 120th Street Rehab and Milbank-Frawley. As part of this deal, NYCHA will retain 50% of venture. Developers explained they have done thousands of units in various distressed properties to preserve affordability throughout the city. One example presented was Ocean Village in the Rockaways, which was rehabbed through the developers. Mr. Gropper indicated the buildings’ issues are reviewed extensively and decisions drawn will be based on the individual needs of each unit. Some of the concerns found within this project included cracks in building walls, water damage, damaged ceilings etc. Kitchens and bathrooms will be completely replaced. Renovations will be done in a way as to not disrupt tenants. Residents will not have to move or be displaced for the updates. C&C will manage the properties and has taken over property management responsibility

from NYCHA. Mr. Deutsch mentioned the success of hiring NYCHA employees with the help of Green City Force which does character training and improves work ethic for employees.

Ms. Henry asked what role BFC will play in the partnership. Mr. Gropper replied that BFC will handle the rehabilitation work for both of the East Harlem properties.

Alvin Johnson requested pictures of the floor and ceilings of the distressed properties and wanted to know if any work will be done on the floors. Mr. Deutsch indicated that needs assessment is conducted for each apartment and, depending on need, floors/ceilings may or may not be replaced. Mr. Johnson wanted to confirm that all work could be done while tenants are in place. Mr. Deutsch and Ms. Cornelius indicated yes, that will be done. Mr. Johnson wanted to know how dust and debris will be contained from tenants. Developers indicated work is contained and safe and the jobs are done line by line or floor by floor.

Ms. Mack wanted to know how many other Section 8 buildings C&C has managed. Mr. Deutsch said they manage about 110 properties in 4 of 5 boroughs and their expertise is in affordable housing.

Ms. Henry wanted to know how the work/project will be possible without rent increase. L&M indicated owners pay 30% of their income and HUD pays the rest (HUD Mark up to Market Contact). Units were recently marked up to market rate but HUD will pay the difference from tenants 30%.

Mr. Drakeford was interested in how long the subsidy was guaranteed. L&M indicated that there is a 20 year HAP contract and 30 year regulatory agreement in place. Project is set in place for 20 years and then at that time it will be reviewed again.

Ms. Henry wanted to know if developers were looking to incorporate this project in other buildings or if this is the only project they will take on. L&M indicated they are unsure. The current project was a response to an RFP. Should opportunity arise again, it is possible. L&M plans to have NYCHA come back to speak with us as well regarding the project in the upcoming months.

Mr. Mescain wanted to know when the RFP was issued. Ms. Cornelius indicated the first was 2013 the second, 2014. Mr. Mescain also wanted to know what was found during the assessment of the property and what actually needs to be done on the project. Mr. Gropper indicated the time frame is 18 months all work will be done to ensure durability. Mr. Mescain questioned the issue of mold and what kind of work would be done to rectify. Mr. Gropper indicated they will ensure the proper treatment and work is done to properties to address these issues.

A copy of the presentation will be emailed to the board membership.

b. Informational presentation about the ULURP process

Lucien Reynolds, from the Manhattan Brought Presents Office, presented a very informative and detailed explanation of the ULURP process. He also presented on the Land use background, the history of Department of City Planning and why Land use and zoning are important for East Harlem.

c. Report from CB11's Urban Planning Fellow

Xiomara Pedraza an Urban Planning Fellow working with CB11, presented a thorough policy analysis of the Mayor's Affordable Housing Plan and what it means for East Harlem. This brought about the brief conversation of the 421a policy, which is set to expire. Mr. Mescaïn encouraged members to get familiar with the plan in an effort to make better, more informed decisions about projects coming down the pipeline. The Committee will discuss further in upcoming meetings.

A copy of the presentation will be emailed to the board membership.

d. Continuing discussion on committee accomplishments in 2014 and goals for 2015

Ms. Henry indicated HPD, the Department of City Planning and other city agencies will come and discuss their connection with the community and how they have an impact in our neighborhood. She would like all committee members to be well versed and informed on how city agencies connect with our neighborhood.

Last month, committee members were asked to submit goals for 2015. Topics discussed included further engagement on the topic of a community land trust for East Harlem, establishing a ferry service stop in East Harlem, engaging with the Department of City Planning on the proposed rezoning for East Harlem, expanding the existing Community Preference Outreach Guidelines, monitor the progress on the repairs for the Ade Mae Collins Center, advocate for the rebuilding of the East River Esplanade.

Ms. Henry and Mr. Mescaïn will prepare a list of 2014 accomplishments to include with a selection of the goals for 2015.

2. Adjournment

Keith Massey made a motion to adjourn which was seconded by Marissa Mack and passed. The meeting was adjourned at 8:37pm.