



Diane Collier  
**Chair**

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## COMMUNITY BOARD ELEVEN

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### Housing Committee Tuesday, November 2, 2015, 6:00 p.m. Board Office

\*\*\* Minutes \*\*\*

- Present: Myra Colon, Emily Grajales, Wendy Hewlett, Alex Kohen, Keith Massey, Maria Nieves, Nilsa Orama, Eudora Ortiz, Candy Vives- Vasquez
- Excused: Celia Ramirez, Xavier Santiago (called in), Alvin Johnson, Angel Mescain (staff)
- Absent: William Smith, John Green
- Guests: Theresa Richardson; Leslie Colon, Franklin Plaza; Marie Winfield, CB11, George James CB11, Sondra Youdelman, Executive Director - Community Voices Heard

#### 1. Call to Order – Adoption of Agenda

Meeting was called to order at 6:05pm, motion was made by Keith Massey seconded by Candy Vivas-Vasquez.

#### 2. Informational Updates

Committee chair Wendy Hewlett opened the meeting up by thanking Mr. James for taking time out of his schedule to make a formal presentation to the housing committee regarding the Mandatory Inclusionary Housing and Zoning for Quality & Affordability Text Amendments. Miss. Hewlett also stressed the importance of the presentation and advised members to ask questions – no question is silly. Zoning is complicated in itself therefor we must all pay close attention to what is being asked of us to approve.

#### 3. Presentations & Discussions

- a. Discussion on proposed Mandatory Inclusionary Housing and Zoning for Quality & Affordability Text Amendments
  - i. George Janes, CB11 Land Use Consultant. – Presentation is attached.

After hearing the presentation giving by Mr. James some items that were discussed were:

- **50/30/20** – committee believes this is the only way one can truly develop an affordable housing plan. More subsidy is need and can be obtain. We must focus on the marketing piece. People that are creating the blue print for this don't reside within the targeted communities. There is an overall goal to achieve which is 200,000 units of affordable housing.

- Any plan that includes market rate units within an affordable housing building must be mixed in to show equal housing. We will not agree to **the “separate building, separate entrance idea”** is not and will not be accepted. Housing should be equal no matter what a person socioeconomic status is.
- The AMI’s of CB 11 catchment area must dictate the rental amounts and guidelines.
  - 10029-\$31,888
  - 10035-\$24,533
  - 10037-\$37,341
- **Senior Housing** units cannot be smaller in size a person must be able to maneuver inside their apartment especially if on is disabled. Regular units have already shrunk in size where the average size furniture is too small to fit.
- **Affordable parking spaces** – given the ridiculous amounts in rents and the area median income for CB11 it is not acceptable to remove parking spaces from families who would not have the extra \$200-\$300 a month to pay for parking.
- **Permanent Affordable Housing** – this would be attached to the land so that if a developer decided to tear down a building he/she would have to replace it returning it with affordable units

After intense discussion, Miss. Hewlett thanked Mr. James again for coming and presenting this to the committee. For some committee members this presentation was a first so it took some much needed discussion for the main idea of the majors plan to really sink in. Miss. Hewlett said she would forward the initial recommendation that the housing committee had approved during their October meeting. The recommendation was original worked on by Alvin Johnson. On the request of the committee chair Emily Grajales & Alex Kohen were asked to review and tweak if necessary the recommendation to change to a formal resolution that will be presented to the committee at our December meeting.

#### 4. Old Business

None

#### 5. New Business

- a. Presentation from Sondra Youdelman, Executive Director - Community Voices Heard- presentation attached

Ms. Youdelman introduced herself to the committee and preceded to talk to the committee about the MIH & ZQA presentation. Ms. Youdelman expressed concern that more jobs were needed and that the only real way to do that was to incorporate prevailing wage opportunity when building affordable housing. Ms. Youdelman described the need for local hire and apprenticeship opportunity with the unions that agreed to take a 40% cut. The committee after hearing the presentation stressed there concern regarding the 40% cut which seems to be a little unrealistic-we wondered if the workers were in agreement with this. As expressed to Ms. Youdelman there are several different risk factors when dealing with a union:

- Funding of prevailing wage jobs tend to be very expensive
- Liability and accountability- if there is a weak worker onsite what is the process on removing said worker so that the timing of the job is not held up.

The committee thanked Ms. Youdelman for coming in and will take her presentation into consideration as discussion around the MIH and ZQA continue.

6. Announcements

- a. CB11 will hold a public hearing on the proposed Zoning for Quality & Affordability and Mandatory Inclusionary Housing Text Amendments on November 9, 2015 at 7:00 p.m at the Henry J. Carter Specialty Hospital & Nursing Facility, 1752 Park Avenue at 122<sup>nd</sup> Street.
- b. Neighborhood Planning & Rezoning: Community Visioning Workshop Schedule:
  - 11/21/15 - Health, Seniors, Environment, Transportation & Safety

7. Adjournment

Motion to adjourn was made by Nilsa Orama and seconded by Keith Massey. Meeting was adjourned at 8:52pm

Minutes prepared by: Wendy Hewlett