



Diane Collier
Chair

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COMMUNITY BOARD ELEVEN

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Housing Committee Tuesday, December 1, 2015, 6:00 p.m. Board Office

*** Minutes ***

- Present: Myra Colon, Wendy Hewlett, Alvin Johnson, Keith Massey, Maria Nieves, Nilsa Orama, Eudora Ortiz, Celia Ramirez, Xavier Santiago, Candy Vives- Vasquez
- Excused: Alex Kohen, William Smith, Angel Mescain (staff)
- Absent: Emily Grajales, John Green, Keith Massey
- Guests: Theresa Richardson; Marie Winfield, CB11; Mark Ginsberg, Curtis & Ginsberg Architects; David Lawford, Extell Development; Tamika Mapp, T4SA; Gustavo Solis, DNS Info; Jesus Perez, MBPO, Arnett Robinson –Urban Pathways

1. Call to Order – Adoption of Agenda

Meeting was called to order at 6:05pm. Motion to adopt the agenda was made by Xavier Santiago, seconded by Myra Colon and passed.

2. Informational Updates- N/A

3. Presentations & Discussions

a. Presentation of 166 East 100th Street supportive housing project

Committee Chair Wendy Hewlett opened the meeting by thanking Extell and Urban Pathways for attending tonight's meeting. Ms. Hewlett reminded the committee that this was originally presented at Land use committee meeting back in June. Housing and Economic Development chairs both requested that the group make a formal presentation once return from summer break. David Lawford (PM) from Extell introduced the team. Mark Ginsberg (Architect) spoke about the building envelope, the building has been an eye sore since 2008, it was left incomplete due to the market crash of 2008. Ground floor- Community room, utility space and rear yard, 1st floor community space, laundry room & storage. Typical apartment layout is 2 one bedroom units per floor top floor boiler room and one studio unit- total 11 units. All apartments are adaptable and 2 apartments are accessible. Information regarding the building attached. Ms. Robinson from Urban Pathways provided the committee with the history and a list of servicers that the organization offers. This building is thought of as the "graduate building" Occupants are more than capable of handling their own lives and would have been a part of the Urban Pathways. program & family for some time and would have proven that they are

responsible enough to live on their own. There will be a case manager/property manager on site. Ms. Robinson also made mention of a site in the Bronx that will house veterans. Ms. Robinson asked the committee that if they know of any single vets male or female vets that are in need of housing please contact her. Committee Chair made mention to the sister building and applaud the organization for working through their issues regarding construction time along with other hiccups. Alvin Johnson had a question regarding rental limits which Ms. Robinson said 30% of income and majority of tenants will be on SSI. Ownership will be transferred to Urban Pathways and will stay affordable in perpetuity. This building will not be involved in the lottery process; they will be picked from within the program. Question was raised regarding how this community can benefit from this building. Ms. Robinson said that even though occupants for this building would have graduated from the program that doesn't close the door to what the organization can do for this community. Mr. Johnson said its rear that a developer put up a real nice building and turns it over to someone else and want nothing- Why is Extell doing this project. Physical building will be owned by excel, the site once completed will have inclusionary bonus which Extell will be entitled too. The previous owner of this site is now the contractor. The committee made a request for local hiring. Committee thanked Extell and Urban Pathways again for presenting; we wished them best of luck in all future projects.

4. Old Business
5. New Business
6. Announcements
7. Adjournment

Motion to adjourn was made by Nilsa Orama and seconded by Celia Ramirez. Meeting was adjourned at 7:15pm

Minutes prepared by: Wendy Hewlett