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COMMUNITY BOARD ELEVEN

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Housing Committee Tuesday, May 5, 2015, 6:00 p.m. Board Office

Mission: The Housing Committee seeks to review, monitor, initiate and/or report on the implementation of all current and new housing initiatives and homeownership programs, and to advocate for the preservation of quality affordable housing for all East Harlem residents.

*** Minutes ***

Present: Adem Brija, Myra Colon, John Green, Wendy Hewlett, Alvin Johnson, Keith Massey, Maria Nieves, Nilsa Orama, William Smith, Candy Vives-Vasquez, Angel Mescain (staff)

Excused: George Gallego

Absent: Andre Vital

Guests: Theresa Richardson, Vickie Pizarro, Brendan Moffatt, Vincent Vann

1. Call to Order – Adoption of Agenda

Motion to adopt the agenda made by Myra Colon and seconded by Adem Brija. Meeting began at 6:05pm.

2. Old Business

a. Statement of District Needs/Neighborhood Study update and discussion

Ms. Hewlett briefly went over the topic items that were mentioned at last month's meeting. Ms. Hewlett reminded the committee that we choose three (3) out of the thirteen (13) that was mentioned. The committee will focus on:

1. The Lottery Process- It was suggested by committee member Candy Vives-Vasquez suggested that we witness and participate in the actual lottery process so that we can see and understand what a lottery really is. Ms. Hewlett and Ms. Vives-Vasquez went through the process of the lottery. Ms. Vives-Vasquez also suggested as it was stated in the past that once a developer presents to the Land Use, Landmarks & Planning Committee and a lottery is mentioned that developer should present to the Housing Committee so that further discussion can be had. It was mentioned that only certain groups are

invited to present to the committee, more favorable than others. The suggestion is that the Committee be present and a part of the lottery structure from day one. Marketing is not being correctly advertised to the people. It was also suggested that the development staff could be designated to deal with CB preference and that committee person will work solely with them. We will also express the presence of committee member to HPD.

Angel Mescain, mentioned that CB11 has certain guidelines regarding the lottery. Angel agreed that because of the increase in marketing on-line some folks are still being missed. If we are not meeting CB preference why not, there are tons of applications. Our fellow staff was asked to contact HPD to request the data that shows the CB11 disqualified. HPD could not come up with the data. How many applicants were disqualified and why? Ms. Hewlett explained to the committee that the lottery process is a timed issue you have 6 months. The pressure must be placed on the developer to do advocate for community participation. We are not educating the community enough. Policy - we ask for the report that is provided to HPD from the Developer that the same report be given to the committee. City requires the developer to send a report to HPD regarding Lottery Process.

2. William Smith suggested that we also focus on NYCHA, we have a considerable large amount of NYCHA development. We need to somehow be more knowledgeable of the property management side. Crack down on repair issues, review of annual funding. Resident engagement – more of a management stand, capital investment needs and assessment.
3. 80/20 is still in place but the committee would like that 50/30/20 be the focus, since the expiration of 421A is on the table this year. Ms. Hewlett asked if anyone has seen the recent advertisement regarding 421A. –Requirement – More senior housing is needed as well as Do we have enough senior housing

Miss. Hewlett reminded the committee that since we have identified the above as what we wish to include in our district needs, we need to now come up with a resolution to the issues we have described. Mr. Mescain, stressed the importance that we need to work alongside with the Land Use Committee.

Mr. Mescain, reminded the committee of the Mayors plan and the possible re-zoning of East Harlem. A steering committee has been formed and there will be several meetings between now and November. CB11 has had several meeting on how can we engage the community better. We have to continue to educate the committee before it's too late. There will be a ton of meetings and we need all hands on deck “the train is moving”. This is starting because of the mayor's affordable housing plan. CB11 has a re-zoning on the table – Park Avenue which has been on the table for the past two years. City is doing a neighborhood study, local groups/different interest groups will be sending notices as well. A lot of discussion and planning will take place over the summer we can't stress that enough.

3. New Business:

The museum came to the committee year's back which was to have not affordable housing but an art museum. Committee will continue to investigate 1280 5th Avenue and The Museum of African Art and why the developers of 1280 5th Avenue have not yet developed the Museum. This is just a little blurb the committee will continue to investigate. As of this writing, neither the Edison School nor the Museum of African Art is operating at this site.

ULURP

On October 24, 2001, there was a ULURP to combine five lots (1, 5, 7, 68 & 66) to form a city block (109th, 110th & 5th Avenue). In that ULURP there was a land use restriction placed on the combined lots. The land use restriction mandated that only a school and school offices could be built on Lots 5, 7, 66, and 68 and that the Museum of African Art be built on Lot 1. The Edison School and offices did not get built

DEED

On July 18, 2007, NYC Economic Development Corporation sold all the lots to Park View Fifth Avenue Associates LLC for \$6.8 million. The deed agreement demands that construction on a condominium building began within (2) months of the signing of the deed. EDC tells park view 5th Avenue to start construction by September 18, 2007) and that the museum of African Art be built at the same time. The museum had to be substantially completed 30 months after the signing on the deed; the entire building including the condominiums. The deed says "substantially complete" means the shell and core of the museum building.

421A- Tax Abatement

The building (1280 5th Ave) was built with 421A Tax Dollars is currently receiving tax abatement. The NYC Dept. of Finance List the building as of 7-1-2008 with 114 condominiums worth over \$180 million because NYC Economic Development Corporation demanded that construction began before the end of 2008. The developer Parkview 5th Avenue, Associates LLC did not provide any affordable housing in order to receive the tax abatements. The condo owner will receive the tax breaks until 2021. If the developer started construction after 2008 they would have to build 23 units of Affordable housing in order to get the 421A Tax Abatement.

Conclusion

- Does ULURP Land in NYC be returned back to ULURP if the land is not used as per the use restriction mandated in the ULURP?
- Who enforces land use restrictions in NYC along with ULURP Agreements (What Agency)

- The museum is \$70 million from completion (what does substantial completion mean)
- The developer agreed in 2007 to give back to the community
 - 1 million dollars for affordable housing in cb11
 - Partner with a community developer to build 4 to 5 floors of affordable housing on 110 & Madison Ave. (Does HPD own the lot yet?)
 - Relocate the Nueva Esperanza Garden
 - Help establish the Tito Puente Statue across from the Duke Ellington Statue

4. Announcements

- a. On May 20, 2015, Community Board 11, Community Voices Heard and Speaker Mark-Viverito will co-sponsor a Community Education Forum on Neighborhood Planning & Rezoning at El Museo del Barrio, 1230 5th Avenue, from 6:30 to 8:30 p.m.
- b. The next Housing Committee meeting will be held on Tuesday, June 9, 2015 at 6:00 pm.

5. Adjournment

Motion was made by Adem Brija to adjourn seconded by Keith Massey. Meeting adjourned at 7:56 pm