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COMMUNITY BOARD ELEVEN

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Housing Committee Tuesday, June 2, 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, Wendy Hewlett, Alvin Johnson, Keith Massey, Maria Nieves, Nilsa Orama, Candy Vives-Vasquez, Angel Mescain (staff)

Excused: George Gallego, William Smith

Absent: Andre Vital, John Green

Guests: Marie Winfield, CB11; Theresa Richardson

I. Call to Order – Adoption of Agenda,

Motion was put on the table to adopt the agenda made by Candy Vives-Vasquez and seconded Myra Colon. The meeting was called to order at 6:10pm

II. Old Business

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

Committee vice chair Miss. Wendy Hewlett, shed light on the issues arising between the New York State Governor and New York City Mayor. Also current NYCHA repair issues. Committee must get back to our mission which involves housing and tenant related issues. Angel Mescain made reference to the many emails that he sent weeks ago included in that is how to prepare the statement of district needs and how one is created. All members should familiarize themselves with the process. Candy Vives- Vasquez mentioned the “Next Generation” program that NYCHA just introduce. Ms. Hewlett mentioned the many different pilot programs are created and how beneficial are those programs really to the community. Committee members feel like the mayor really doesn’t care about the residents of nice programs are being created to entice big time developers.

The following three items will be included in the Housing Committee's statement of district needs, the recommendations:

- Lottery Process- We understand that the Lottery process can be quite challenging when it comes to qualify and filling the community board preference. We the housing committee request that when a developer choose their leasing and marketing team to come before the housing committee they must be well diverse within the community. We also require that the housing committee be at the table from the being stages of the project as well as during the actually lottery phase. The HC will work directly with the agent specifically directly too community board preference.
- NYCHA-HC is require that NYCHA property managers attend HC monthly meetings to update the committee on all management and tenant issues by providing a monthly report.
- Any form of Affordable Housing which also includes the use of Tax credits must include a 50/30/20 adoption because of the housing crisis. We acknowledge the fact that 80/20 does not work within our community.

Miss. Hewlett, mention that we should submit a recommendation in response to the possible expiration of 421-A. This recommendation, require that CB11 play a formal role at the table. Any developer participating in 421-A, must come before the community board. 421-A tax abatement/ affordable housing should be a stand-alone tax abatement to eliminate triple dipping. This will be sent to Angel and Mia to clean-up and submit to council. Mr. Johnson made it clear to the committee, we the committee must take a stand. If a developer would like to build within our community one must adhere to what we the committee is requesting. All agreed.

Miss. Hewlett presented to the committee that if all were in favor she would like for the housing committee to not take break but to meet through-out the summer to really flesh out issues so that we are well ahead of the game in September. Committee was on board and an email will be sent around to the committee.

III. New Business

- a. Committee is continuing our investigation we hope to have an update by our September meeting.

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. Edison school and museum are not present at this sight.

Edison Schools
The Museum of African Art

ULURP

On October 24, 2001, there was a ULURP to combine (5) 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 (see doc. 1 pages 8 & 21)

The land use restriction mandated that only a school and school offices be built on Lots 5, 7, 66, 68 and that the museum of African Art be built on Lot1. (See doc2 page 3)

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 \$6,800,000 (six million eight hundred thousand dollars (see doc.3 page 1)

The deed agreement demands that construction on a condominium building began within (2) months of the signing of the deed (see doc.3 page 2 para2) (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 completion 30 month after the signing on the deed. 9The entire building including the condominiums see doc 3 page 2 paragraph 3)

The deed says “substantially complete” means the shell and core of the museum building (see page 2 paragraph 3)

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 one hundred eighty million dollars (\$180,000,000), 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. (See NYC Dept. of Finance 421A list pages 307 of 375) 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


1. 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?
2. Who enforces land use restrictions in NYC along with ULURP Agreements (What Agency)

3. The museum is seventy million dollars (\$70,000,000) from completion (what does substantial completion mean)
4. The developer agreed in 2007 to give back to the community (see doc.4)
 - a. 1 million dollars for affordable housing in cb11
 - b. Partner with a community developer to build 4 to 5 floors of affordable housing on 110 & Madison Ave. (Does HPD own the lot yet?)
 - c. Relocate the Nueva Esperanza Garden
 - d. Help establish the Tito Puente Statue across from the Duke Ellington Statue

IV. Announcements

- a. The next Housing Committee meeting will be held on Tuesday, September 1, 2015 at 6:00p.m.
- b. Neighborhood Planning & Rezoning: Community Visioning Workshop Schedule:
 - Thurs, 6/4 – Open Space, Recreation, Culture
 - Wed, 7/1 – After School, Daycare, Pre-K, Schools/Education
 - Wed, 7/29- Housing Preservation, NYCHA, Environment, Transportation Safety
 - Thurs, 9/10- Small Business, Workforce Development, Economic Development
 - Thurs, 11/19- Public Report Back Meeting

V. Adjournment



Motion to adjourn by Nilsa Orama and seconded by Keith Massey. The meeting was adjourned at 7:55pm

Minutes prepared by: Wendy Hewlett

