



Diane Collier
Chair

Angel D. Mescain
District Manager

COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
1664 PARK AVENUE
NEW YORK, NEW YORK 10035
TEL: (212) 831-8929/30
FAX: (212) 369-3571
www.cb11m.org

Housing Committee Tuesday, October 4th, 2016, 6:00 p.m. Community Board Office 1664 Park Avenue, New York, NY 10035

*** Minutes ***

Present: Elsie Encarnacion, Brodie Enoch, Emily Grajales, John Green, La Shawn Henry, Wendy Hewlett, Alvin Johnson, Erica Jones, Nilsa Orama, Xavier Santiago, Shantal Sparks, Diane Collier (ex officio), Angel Mescain (staff)

Excused: none

Absent:

Guests: Theresa Richardson; Gabriel Hernandez (AM Rodriguez), Ali Hanna (The New School), McKinley Jones, Omar Hernandez, Diana Ayala (CM Mark-Viverito), Dwayne Harris, Kim Dennis, Angela Dupree, Roger Hernandez, Roberto Anazagasti (NERVE)

1. Called to Order by Chair, Brodie Enoch – 6:00pm, Motion to open LaShawn Henry, Wendy Hewlett 2nd

Adoption of Agenda – LaShawn Henry, Xavier A. Santiago 2nd

2. Informational Updates

- a. 126th Street Bus Depot Scoping – Angel Mescain offered background on the scoping session. EDC and the African American Burial Ground identified the location for development. Public speakers were allowed 15 minutes to comment. Several expressed that sensitivity to the site should be maintained. Additionally, affordability should be maintained for the community to participate. Comments were extended to October 21st at 5:00PM. Wendy Hewlett inquired to the process. LaShawn Henry asked how the public might participate. All information is available on the CB11 website. Comments may be sent to: The Mayor’s Office of Sustainability, Attn: Denise Basani, Sr. Project Manager, 253 Broadway, 14th Floor, New York, NY 10007; OR sent to NYCEDC, 110 William Street, 6th Floor, New York, NY 10036.

Clarity was sought as to where the recommendation should originate. Angel Mescain recommended that a position might originate from either committee. Alvin Johnson recommended that the comments should align with MIH. Angel Mescain recommended that a percentage of the total units should be assessed. What is currently expressed in the document is a worst-case scenario. Questions were raised as to the scope of the request and cultural preferences. It was clarified that the law should be followed and how everything is marketed will play a large process during the RFP preference. At each stage of the ULURP process will grant the opportunity to address the concerns that the

community has. Recommendations were offered that throughout the entire process, we should remain consistent in our positions and be ready to react upon certain discoveries. Wendy Hewlett recommended that a report should be presented to the board and not select people.

- 50% of the total units should be permanently affordable and tied to the deed.
- 50% of those units must have community preference within the CB11 catchment zone and must be enforced.
- Affordability should be maintained within MIH and the district's needs in regards to the lowest income qualifications.
- Developer is required to establish a fund to keep those apartments in the surrounding area affordable (M1 Zone: 125th – 126th Street, 1st – 2nd Avenue).

Motion to adopt Xavier A. Santiago, LaShawn Henry 2nd, and Approved Unanimously.

3. Presentations & Discussions

a. Committee discussion of FY18 Statement of District Needs & Budget Priorities:

- i. Xavier A. Santiago reminded the committee they had addressed and expanded on certain areas during the previous meetings. Brodie Enoch asked the committee to review once more to finalize and vote. FY18 Statement of District Needs & Budget Priorities: motion to adopt Wendy Hewlett, Elsie Encarnacion 2nd.**

b. Committee discussion on planning of Housing Town Hall

- i. Location: Silberman School of Social Work. Possible Date: October 22nd. Time: 9:30 – 1:00PM. Continental Breakfast will be served. Registration will occur from 9:30AM throughout.
10:00AM Opening Remarks; Chair Remarks; Elected Representatives: HR Rangel, NY Sen. Perkins, AM Wright, AM Rodriguez, BP Brewer, CM Mark-Viverito, CM Dickens. Panelists: UHAB, NERVE, Chase, HPD, Legal Aid. Panelists will present and then take Q&As after. Those with questions will write down on index cards and then bring to the host of the panelists to present. After presentation, 30 minutes will be allowed for the public to interact with the panelists. Afterwards, Exit Surveys will be collected.

4. Old Business

5. New Business

6. Announcements

- a. The New York City Department of Citywide Administrative Services (DCAS) proposes to add a new Chapter 15 to Title 55 of the Rules of the City of New York, setting forth policies and procedures for the modification or removal of certain deed restrictions. A public hearing will be held on this matter on November 1, 2016 at 6:00 p.m. at 125 Worth St., 2nd Floor. New York, NY 10013.

7. Adjournment

Motion to adjourn was made by Wendy Hewlett and seconded by John Green. Meeting was adjourned at 7:23pm