



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, December 6, 2016, 6:00 p.m. Board Office

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

Present: Elsie Encarnacion, Brodie Enoch, Emily Grajales, John Green, La Shawn Henry, Wendy Hewlett, Alvin Johnson, Nilsa Orama, Xavier Santiago, Jeremiah Schlotman Shantal Sparks

Excused:

Absent: Erica Jones

Guests: Theresa Richardson, Marian Moore, Jose del Toro, Keenem Chen, Harry Kirk, Elizabeth Bennett, Diana Ayala, Jonathan Troek, Kecena Dozier

1. Call to Order Brodie Enoch – 6:00PM Motion John Green; Elsie Encarnacion 2<sup>nd</sup>, All in Favor
2. Informational Updates
3. Presentations & Discussions

- a. Update presentation on homeless shelter located at 448 East 119<sup>th</sup> Street: NYC Department of Homeless Services:

Thus far no issues brought from the public. They've had some homeless return to the streets. One they placed back with family. Questions issued about capacity were raised and how many were from the district: total number is 33 and they are continuing to work with those from the neighborhood. Anyone who meets the criteria, they will work with to place in their shelter. Questions about the number from the neighborhood were raised. They have not met the commitment due to various issues: locating, meeting criteria, or placement elsewhere. They are willing to work with anyone can help with placement.

- b. Committee discussion on Draft Scope of Work for proposed East Harlem Rezoning:

Tasks Two and Three were the primary areas addressed. Mr. Alvin Johnson addressed the issues of zoning and the impact of upzoning and the claims that affordable housing would be delivered. He recalled instances when there was a bait and switch. Ms. LaShawn Henry reminded that these instances were before MIH. The discussion reminded the committee members on the history within our community. Mr. Enoch redirected the conversation to the greater concern of displacement and how we advocate for affordability. Mr. Schlotman mentioned his experience with tenets facing harassment and how these lines are not set in stone. Ms. Henry expressed that gentrification will occur

but it is the speed that should be of concern and that we should tweak the plan. She has been in consultation with various experts and she recommended we push to cement and/or change MIH to better suit our community's needs. Mr. Santiago mentioned several instances where people were forced out and that we should leverage based on socio-economics. The steps recommended are already in play and we should execute based off of previous quantifications. Ms. Ayala mentioned the issues with preservation and that educating the community and constituents will be necessary. Requests for clarification to our process in amending were made. Ms. Sparks recommended that we respond in the areas, which should address the contradictions within the document and that *our ask* should be specific. This will allow for a more information to make an informed decision. Ms. Hewlett mentioned that we do not need to reinvent the wheel with MIH and previous research the committee executed. Issues with the zoning and why certain areas were excluded were addressed to improve results with the committee's recommendations. Any and all qualifying statements should be removed, including but not limited to the costs, geography, Boolean, etc. Pages 33 and 37 were addressed with recommended changes below:

- i. Provide a ~~brief~~ <an expanded> development <, inclusive of the Billion Dollar Promise> history of the primary (i.e., rezoning area) and secondary study areas. ← <Inclusive of the East Harlem Plan (96<sup>th</sup> - 104<sup>th</sup>, First - Fifth Avenue)>.
  - ii. Prepare a list of future development projects in the study areas <and beyond> that are expected to be constructed by the 2027 analysis year and may influence future land use trends. Also, identify pending zoning actions or other public policy actions that could affect land use patterns and trends in the study areas. Based on these planned projects and initiatives, assess future land use and zoning conditions in the future without the Proposed Actions.
  - iii. ~~If necessary~~, Mitigation measures <should be exercised> to avoid or reduce potential significant adverse land use, zoning, and/or public policy impacts will be identified.
  - iv. Direct displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic characteristics of a neighborhood. ← A screening-level assessment finds that the Proposed Actions could directly displace more than 500 residents, which is the CEQR Technical Manual threshold warranting a preliminary assessment.  
= Contradicting statements exist. Previous statements should not conflict with the application. Amend.
  - v. More detailed analyses, ~~if found by the lead agency to be necessary~~, would evaluate relocation opportunities within the study area for potentially displaced households.
  - vi. A detailed analysis, ~~if warranted~~, would utilize more in-depth demographic analysis and field surveys to characterize existing conditions of residents and housing, identify populations at risk of displacement, assess current and future socioeconomic trends that may affect these populations, and examine the effects of the Proposed Actions on prevailing socioeconomic trends and, thus, impacts on the identified populations at risk. <Inclusive of the East Harlem Plan (96<sup>th</sup> - 104<sup>th</sup>, First - Fifth Avenue should be included in any and all studies, as well as demographics so as to determine deeper affordability.)>
4. Old Business – Ms. Henry asked if a Task Force would be created to oversee regulatory changes with HTFCs. A Working Group instead will be implemented. When queried as to the reasoning, it was explained that it required less oversight; nothing more was proffered by leadership. Veterans SRO requested a letter of support. A walk through was requested but cancelled. Any letter of support will be addressed after a satisfactory walk through at a later date.

5. New Business
6. Announcements: HTFC Meeting in conjunction with the Speaker's Office and HPD at Henry J Carter, Monday the 12<sup>th</sup>, 2016.  
Ms. Orama asked for everyone to review the By-Law Amendments as no one to date has reviewed them.  
Mr. Enoch stated that either January's or February's Housing Committee Meeting would be held at the MNN Firehouse Studios.  
Ms. Grajales asked for people to respond to the pot-luck dinner email and respond with items they may be able to bring.
7. Adjournment: Motion to Adjourn at 7:40PM by Xavier Santiago, Jeremiah Schlotman 2<sup>nd</sup>, All in Favor.