



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

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**Joint Land Use/Landmarks
And Housing Committee**

Thursday, October 16, 2013 6:30 PM

Hon. Barbara Nelson, Housing Acting Chair
Hon. Brian Benjamin, Land Use Acting Chair
Hon. Austin Smith, Land Use Acting Co-Chair
Hon. Betty Dubuisson, Landmarks Chair

AGENDA

- 1) Welcome/Introductions
- 2) Presentations
 - a. Ayaz Awan – installation of exterior light and surveillance camera at 2350 7th Avenue (voting item).
- 3) Acacia Network Housing, Inc.
- 4) Update on Affordable Housing Forum
- 5) Budget Priorities
- 6) Questions and Answers
- 7) Announcements
- 8) Adjournment

Ayaz Awan – installation of exterior light and surveillance camera at 2350 7th Avenue (voting item).

Applicant appeared before the Committee last month with a vague request that CB10 approve some light fixtures and security cameras installed outside his home in the Saint Nicholas Historic District.

The applicant has not obtained a letter from LPC, but explains that he wants to legalize the following: light fixtures at the front door (both the position and the style), security camera above the front door, light fixture above the cellar entrance, security camera above the cellar entrance. The applicant also seeks permission to paint a grey leuvers the same color as the rest of the building in order to make it less visible.

After reviewing 1940's photographs of the building provided by LPC, the Committee votes as follows: to approve the light fixtures by the front door, to lower those fixtures to conform with LPC pictures and to coincide with the placement of the fixtures on the neighbor's door, to allow the security camera installed above the front door, to allow the security camera placed above the cellar door, to allow the current placement of the light fixture above the cellar door, to require replacing the light fixture above the cellar door to conform to the style of the LPC photograph, to allow painting the leuvers in a color similar to the color of the building.

The vote approves the applicant's application with the conditions described above by 9 yes votes, 1 no vote and 0 abstentions.

Acacia Network Housing, Inc.

Acacia Network Housing is a social services and housing provider based in the Bronx. It appears before the Committee for an informational presentation. Acacia Network Housing informs the Committee that it is responding to an RFP by DHS to operate a transitional shelter for families at 175 West 137th Street. The building is currently operated by another non-profit, but DHS is seeking to transfer control of the building to a different provider. Acacia Network Housing is bidding for the contract.

The building consists of 5 floors with 35 rooms each (only 135-140 would be used for the shelter) and shared bathrooms. The shelter would be open to clients referred to it through DHS' intake system. Clients would be adult couples, not including children. Acacia Network Housing has an extensive network of services including case management, social workers, employment counseling and housing assistance. These would be made available to the shelter clients and some services would be provided on-site. There will also be on-site security.

Acacia Network Housing explains that if it wins the bid for the RFP it will set up a Community Advisory Board to address any issues or concerns. It will be attending a public hearing tomorrow at the Office of Management and Budget.

Committee members express concern that Harlem is already overburdened with these types of facilities. There are also questions about the provenance of the shelter residents and their backgrounds. The Committee asks that if Acacia Network Housing wins the contract that CB10 be made a part of its Community Advisory Board.

Update on Affordable Housing Forum

The Affordable Housing Forum is moving forward as planned on Saturday, November 9, 2013 at the State Office Building. Topics will include NYCHA, HDFCs, Rent Regulation/Tenant Protections, Area Median Income, Tenant Associations and Affordable Housing Development. Different CB10 members are responsible for putting together the panels and organizing the logistics. More information will be sent out as it becomes available.

CB10's Statement of Needs for housing is due. The needs are determined to be substantially the same as were submitted in the last Statement of Needs. The Committee agrees to submit it without any changes and to have an ongoing discussion about evolving needs to help shape the next Statement of Needs. The current statement addresses homelessness, affordable housing, Mitchell-Lama, 421-a and J-51, housing stock preservation, homeownership as issues.

Affordable Housing Forum

The Committee is planning an affordable housing forum on Saturday, November 9. A proposed schedule and themes are circulated for comments and suggestions. It is proposed that to the extent possible it would be interesting to invite representatives of developers of affordable housing and to discuss funding for transit-oriented development. The working group will take these suggestions into consideration as it continues to shape the event.

Budget priorities

At one of the next full board meetings different City departments will be asking CB10 what it thinks should be the budget priorities for each agency this fiscal year.

Committee members were given a list of capital budget and expense budget priorities from last year and asked to rank the different items. We will try to get more information on how this process is supposed to operate so that we can be better informed at the next meeting.

Announcements

Landmarks Chair Betty Dubuisson announces that LPC has only agreed to a portion of our proposed expansion of Mount Morris Historic District. LPC has agreed to expand the district as we proposed along 119th Street.

Friday, October 25th, Annual Awards Dinner by the 504 North Democratic Club at the Alhambra Ballroom, 2116 Adam Clayton Powell Jr. Blvd, 6pm-10pm.