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CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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LAND USE COMMITTEE MEETING

Thursday, October 15, 2020

6:30 PM

<https://zoom.us/j/97998139983?pwd=TUdibHpJMkdsOGdGZjZpYk04dz09>

Meeting ID:969 3512 6382 Password/Participant ID: 648476 One tap mobile (929)205-6099

Welcome & Introductions

- Meeting called to order at 6:35 PM by Committee Chair Karen Dixon.
- Introduction of CB 10 Land Use Committee Members & other CB 10 Board Members in Attendance (5 minutes)

Presentations

- **Central Harlem Open Door/NCP Cluster Certification - HPD (20 minutes):**
 - **Summary:** Proposed development with several clusters of 12 empty infill lots owned by HPD for affordable housing. None of the sites are used as Community Gardens. HPD Expressed preference for mix of approx. 120 units composed of homeownership (48 units) and rental housing (72 units). Iris Development (MBE) and Lemor Development Group (MBE) previously presented to CB10 in June '19 and Jan '20; sites awarded to them in July 2017, and project certified on Oct. 5, 2020. Project includes 11 sites in CB10; 1 site in CB11; all sites in Council District 9 on narrow lots, mostly clustered around 135th St. and 145th St. MTA Stations. Curtis + Ginsberg Architects (WBE) to design project. Design includes option to feature murals on facades by local artists. See PDF for more info.
 - **Two HPD Funding programs to be used for developing the various sites:** 1) NCP PROGRAM for small new construction affordable housing projects with AMI's between 27%-77%; 2) OPEN DOOR PROGRAM for affordable home ownership opportunities with AMI's between 80% -130%.
 - **Three Proposed Land Use Actions:** 1) Designation of an Urban Development Action Area ("UDAA"); 2) Urban Development Action Area Project ("UDAAP") approval; 3) Disposition of City-owned property.
 - **CB10 Discussion:** Member Powell commented on the presenters preparedness and responsiveness to questions raised in October's Public Hearing – the team has listened to CB10 and has responded to our questions regarding contextualization of design, greater detail for affordability/AMI bands, and distribution of units. Member Bitterman asked for details regarding purchase prices for homeownership (maintenance fee estimates provided); Developers explained that purchase price estimates are still TBD. Maintenance fees are dependent upon costs of building operations, divided by units and sq. footage. Smaller buildings tend to higher per-unit maintenance costs. Member Gleaton questioned why so few two-bed room units; developers explained that size of site determines width of building and layout for windows per bedroom unit; therefore, studios, 1-bedroom, and 3-bedroom units make best use of these smaller sites. Committee Chair Dixon asked HPD for estimates of purchase price of units within the Open Door Home Ownership Program: 1-bedrooms range from \$271k-\$437 and 2-

bedrooms from \$340k-\$516k, and 3-bedrooms from \$304k-\$566k. **HPD was asked to explain if price varies by AMI of applicant or by unit – response to be provided.** NOTE: AMI will change in 2021.

- Community Discussion: No questions.

Voting Item

- Roll Call – quorum established – see attendance sheet.
- Central Harlem Open Door/NCP Cluster Certification
 - Discussion: Bitterman acknowledged that this project represents a significant allotment of affordable housing based on a wide range of AMI entering the District. It is also encouraging to see home ownership as part of this project and called HDP to consider more home ownership opportunities in the future. Bitterman also acknowledged the project leader’s attention to our previous questions, including amendments to the project. Member Dukes concurred with Bitterman about the benefits of affordable home ownership programs for generations to remain within and return to the District to raise families and develop deeper roots.
 - Motion made by Bitterman to approve the three Proposed Land Use Actions: 1) Designation of an Urban Development Action Area (“UDAA”); 2) Urban Development Action Area Project (“UDAAP”) approval; 3) Disposition of City-owned property. Seconded by Powell.
 - Vote by roll call: 9 YES – 0 NO – 0 Abstention - 0 Recusals; motion approved. See voting record.

New Business

- **DCP - Zoning for Coastal Flood Resiliency text amendment**
 - Summary: Committee Chair Dixon and Bitterman met earlier with DCP to discuss a proposed city-wide text amendment for Coastal Flood Resiliency zoning. Project is new and was certified in October; however, DCP has received an extension for the second presentation to occur during the December 2020 CB10 Land Use meeting for a full board vote in January. This text amendment is focused on resiliency on the coastline to be in compliance with future building. Materials will be sent to the full board and we ask that all members read them in detail before the Dec 17 CB10 Land Use Public Hearing so that we, as a committee can make an informed decision for a General Board vote in January. This is a more robust proposal for zoning text amendments to address coastal resilience post Hurricane Sandy, including new building and retrofitting buildings along more vulnerable areas. CB10 Chair Harris heard an advance presentation at the Nov. Borough Board presentation, and CB1 had concerns and it will be important for CB10 to understand the comprehensive impact of this proposed text amendment. DCP is presenting to CB11 on Dec 9th, and all are welcome to attend for an advance presentation.

Announcements

- Committee Chair Dixon reminds all members to review the Land Use resources provided to the Committee. Both Dixon and Bitterman are committed to increasing access to knowledge and resources in the months to come. Member Dukes expressed appreciation for these resources.
- Housing Committee will cancel their Nov committee meeting and attend the MBP Tenant Resource Fair – all are encouraged to attend.
- HPD – On December 8th HPD will provide a MWBE RFP Training from 10-3pm for MWBE groups and nonprofits to better understand the RFP process. Please contact the District Manager for more info.
- HPD has offered to work with HDC and DCP to provide an info session on programs for the community regarding affordable housing policies and programs.

Adjournment

- Motion to adjourn at 7:37 made by Member Powell, seconded by Dukes.