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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=TUdibHpJMkdsOGdGZzJpaEt3Yk04dz09>

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)
- Special welcome to Tim Anderson, our Land Use liaison to the MBP

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%.
 - Anticipated ULURP Timeline:
 - October 5, 2020 -ULURP Certification
 - October 15, 2020 –CB10 Land Use Committee
 - CB10 Full Board Meeting
 - 30-day review Borough President
 - 60-day review City Planning Commission
 - 50-day review City Council
 - Spring 2021 -Anticipated ULURP

Completion

- 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: Question raised by Bitterman about accessibility within units for non-elevator sites; size of sites determines use of staircase or elevators, but ground floor units will be fully accessible with higher units set up for other levels of accessibility. Powel raised concerns regarding preference for local CB10 & CB11 residents to mitigate displacement; lottery process will go thru HPD Connect and additional outreach will be made by developers regarding open applicants and project will use a local marketing rep to communicate with local CBOs, churches, and CBs. Housing Connect site was recently redesigned for ease of use; HPD encourages a presentation to community on its use. Gleaton raised questions regarding contextual design (use of color and bricks); developer feels that designs are contextual but might not be clear in renderings, but they will take this feedback into additional conversation. Gill requests a breakdown of affordability for the Central Harlem Cluster ULURP application and consideration for better alignment with affordability for existing members of CB10; project must use HUD AMI but the NCP terms sheet allows use of lower AMI for rentals. As for OPEN DOOR PROGRAM, affordability levels are based on term sheet and amounts that banks deem favorable when reviewing applications. Glover requests greater detail for AMI breakdown by units and sites – specifically an additional slide detailing # of buildings and # of units at each AMI percentage, including number at market rate. Dixon request that the additional detail also include rental rates for the affordable units and price of units for homeownership units. NOTE: AMI will change in 2021.
- HEHURP ULURP Application Public Hearing- Veanda Simmons HPD (60 minutes)
 - Summary: First presented to CB10 at the September 2020 Land Use Meeting (see minutes for project detail). HPD returned to present on questions while Committee Chair Dixon presented a summary of CB11’s recent public hearing on the proposed 16th Amendment to the HEHURP, to extend the plan for 40 years. The Urban Renewal Area is generally bounded by East 106th Street to the south, FDR Drive to the east, Madison, Park, Lexington, and Fifth Avenues to the west, and the Harlem River Drive at East 132nd Street to the north. Only Site 108 is located in CB10, which was acquired and conveyed by the City in 1981 and is currently being used as a faith-based institution. All other sites fall within CB11. Primary reason for the Amendment, aside from extension, is for design controls, including: construction of at least 700 housing units on select sites; height limit on select sites; and the public open space requirement of at least 12,500 sq ft on sites in aggregate including programming as part of the HEHURP (see table with detail). HPD included more visual representation of several possible development scenarios

with/without the Amendment. NOTE: Full Board vote at Nov. '20 General Board Meeting. Voting options are: Approve; Approve with Modifications/Conditions; Disapprove; or Disapprove with Modifications/Conditions.

- CB10 Discussion: Gill questioned the 40 year term – why so long – while recognizing some benefits; HPD explained that the primary reason has to do with a multi-staged site that is currently under development (CB11) that would be under these controls and standard term on URPs across the boroughs is 40 years. Gleaton asked are any projects are prohibited within the HEHURP; HPD responded noting that the site within CB10 will be preserved and not affected in any way by this. There are only a few sites within the plan that remain under city ownerships (all within CB11) and have very specific design controls as previously stated. Glover asked for further clarification on the underlying C63 zoning – to help clarify what is allowable/prohibited; HPD restated that under the proposed Amendment, there are more design controls than allowed by the underlying C63 zoning (as of right) without the 16th Amendment. Powell wanted to know how CB11 has responded.
- HPD Comments: CB11 had similar questions: 40 years and the acquisition of sites. There are no sites in CB10 to be acquired, but several city-owned sites within CB11 have not been acquired, nor conveyed. Many brought up questions about affordability levels as related to the HEHURP; however, the plan does not dictate affordability. However, each project to be developed, on city-owned land, must follow requirements for affordability. Dixon added that the affordable housing sites within CB11 would be protected under the proposed 16th Amendment since they were constructed under the URP; they also had a larger conversation about the changing community – it is not uncommon for a URP to span 30 to 40 years.

Voting Item

- Roll Call – quorum established – see attendance sheet.
- HEHURP ULURP Certification
 - CB10 Discussion: Glover is concerned about CB10 taking a vote before CB11 Public Hearing. Bitterman reminded members that the ULURP clock has started and CB10 must vote on this at the November General Board Meeting – an option might be for CB10 to attend the upcoming CB11 hearing and let their deliberations inform our due diligence – that would require the Committee to present a resolution to the CB10 EC prior to the November General Board Meeting for approval. Gill and Gleaton would like to receive thoughts from CB11 before proceeding as they have most of the sites within their District. Dukes recommended a vote, up or down since we have quorum and multiple discussions at the committee level.
 - Motion made by Dukes approve with amendments based on feedback to be obtained from CB11 and incorporated into CB10's resolution (if any) to be presented to CB10 Executive Committee. Seconded by Powell.
 - Additional Discussion: CB11 Meeting will occur on Tuesday Oct 27th prior to CB10 Executive Committee on Wednesday, Oct 28th. Committee Chair Dixon and Vice Chair Bitterman to attend and

incorporate feedback into CB10's proposed resolution. Powell reminded Committee that we can vote to advance our recommendation, but final vote at General Board Meeting will prevail. There is time to include additional comments as part of CB10's due diligence.

- Vote by roll call: 6 YES – 4 NO – 0 Abstention - 0 Recusals; motion approved.

- **Central Harlem Open Door/NCP Cluster Certification**

- Committee defers to next month pending additional information requested from HPD. No vote taken. NOTE: Project has entered certification, so General Board Meeting vote will occur in December 2020.

- **Old Business-**

- Ennis Francis Construction Committee and Carthage 124th LP - (10 minutes)
 - Kim Smith from the Ennis Francis Tenants Association presented on progress made regarding construction site cleanliness and management. They have presented to several Land Use and Housing Committee meetings. Weekly meetings began in October 2019; residents and Carthage are on better terms and in more regular dialogue about environmental concerns associated with the site construction.

- **New Business**

- District Needs Task Force – Delsenia Glover – progress is being made during weekly taskforce calls. Three meetings held so far – issues of concern have been raised as related to both Land Use and Housing. Due Oct 30th and Glover will circulate the list of further feedback from Committee members.

- **Adjournment**

- Motion made by Glover; seconded by Gill. Adjournment at 8:30 PM.

*Please note that the time allocation includes presentation and discussion