

**Housing and Human Services Committee CB12**  
**Thursday, March 1, 2018**

**Committee Members Present:** Ayisha Ogilvie (Chair), Barbara Frazier (Asst. Chair), Fern Hertzberg, Ariel Miranda

**Committee Members Absent:** Jay Mazur (Excused), Victor Pena-Bastella

**Other CB12 Members Present:** Wade Benjamin, Richard Allman

**Community Members Present:** Nancy Preston (Moving Forward Unidos), Valin Ronelli (Moving Forward Unidos, Save Inwood Library) Martin Collins, Katherine Savenese & Eli Weiss & Jorge Madruga (MADD Equities), William Bollinger (JCAC Devt.), Graham Ciraulo, Adam Meagher (NYCEDC), Oliver Gridllon (LIFT NYC), Paola Ruiz(NYCEDC), Keisy Duran

**Meeting called to order at 7:10pm by the chair. Quorum present.**

1. MADD Equities representatives gave presentation on building affordable housing, drawing on their experience developing St. Ann's Terrace and Webster Commons in the Bronx.

St Ann's Terrace was rezoned R7X with a C2-3 overlay from M1-1. There are 635 apartments in 8 buildings ranging from 50% to 100% of AMI Also has set aside for formerly homeless families on Sec8 vouchers. Also has 400 parking spots on the former parking lot. Retail includes pre-school and first Blink fitness in Bronx area. Affordability is 35-80 years. Then is rent stabilized.

Webster Commons was rezoned from R6 to R7X. Previously undeveloped 2.3 acres. 4 buildings with total 448 apartments, all with parking beneath. Also has universal pre-K center. Won NYS Assoc. 2016 Project of the Year Award. A Affordability is 35-60 years and then rent stabilized.

**MADD Equities** emphasized a) affordable housing needs good design,  
b) need tenancy in all income levels 30%-130% of AMI in 10% increments  
c) buy and hire local, and try to lead to permanent positions  
d) home or coop ownership if possible—mention was made of potential city program being developed and may be available by January, 2019. Committee suggested that higher end AMI's could possibly be interested toward these. Madd Equities uses capital bonds, HPD subsidies, Federal Low Income Tax Credit and Reso A funding from Bronx Borough President.

2. Inwood Plans: MADD Equities recently acquired the Car Wash next to Inwood Library and wants to do combined project. Much of project requires rezoning, but height generally is 6-8 stories. They also own current parking lot under the 207<sup>th</sup> St. University Heights Bridge. While they wish to maximize FAR, this will not necessarily mean great heights. Heights of 12-15 stories are expected there, since building high can be much more expensive. The expense cannot be recouped by charging more for high floors with affordable housing. Due to waterfront, cannot build on entire property. State they are currently in touch and working with the North Cove Restoration group. Would use same financing as above.

Note: Under MIH, if use HPD financing, an addition 15% units must be permanently affordable.

3. Adam Meagher from NYCEDC was asked about displacement of residents on preferential rent by potential rezoning. He could not give any plan or perspective, but emphasized housing and legal assistance being offered.

4. The committee and community members then formulated the following points of concern:

**Committee Points of Concerns Regarding Proposed Rezoning of Inwood by NYCEDC**

1. MIH is not appropriate for our lower and moderate income community. MIH floods large numbers of market rate upper income apartments into area with few Inwood income affordable apartments gained. CB12 and this committee have repeatedly called for 100% affordable housing at Inwood levels of affordability.

2. Issues of infrastructure are not addressed in the EDC report although there would be a large increase in population.

3. Human services such as impact parks, transportation and health are not addressed in the EDC report. No substantial increase in services or public space is planned.

4. Need for additional schools, mental health services, and hospital services are not included and actually refuted by EDC report.

5. Displacement of current residents is not accounted for or projected in the current study, although 30% of Inwood's rent-stabilized tenants are on preferential rent.

6. The proposed "Commercial U" zoning will encourage displacement of businesses with affordable products, amenities and services used by current residents.
7. 45% of Inwood residents would benefit from deepest affordability but term sheets would accommodate the inverse.
8. Little community input has been accepted and there has been little change from original plan by the EDC since 2015 that meets the crucial concerns of the community, especially as related to affordability.
9. SEQR analysis fails to include critical parameters crucial to the community profile leading to inaccurate conclusions. Examples of excluded parameters include, but are not limited to, preferential rent and WMBE businesses. The Manhattan Legal Aid Society has commenced a legal action concerning this flawed analysis and its impact on another community.

Meeting adjourned at 10:30pm

Respectfully submitted,  
Barbara Frazier  
Assistant Chair