

Housing and Human Services Committee
Thursday, September 13, 2018 CB12, 530 W. 166th St.

Members Present: Ayisha Ogilvie, Chair, Barbara Frazier, Asst. Chair, Waldys Cruz, Fern Hertzberg, Nicholas Martinez, Absent: Jay Mazur, Ariel Miranda
Community Associate: Paola Garcia

Community Members present: Nancy Preston, Moving Forward Unidos; Valim Ranelli, NMN4S; Jeanne Ruskin, NMN4S; Marshall Vanderpool, Dyckman Residents; Cheramie Mondesire, Karina Hernandez, journalist CCNY; Lena Melendez; Cliff Elkin' Rokha Shammugam, journalist CCNY; Jeanie Dubnau, RENA; Wendy Feinstein; Josefina Ventura, RENA

Meeting called to order at 7:10 by chair Ayisha Ogilvie.

1. Discussion on upcoming project by MADD equities at 3975 10th avenue. Barbara Frazier reported that firm intends to build 100% affordable project. 25% will be MIH option 1 and 75% will be HPD Mix and Match program. Development is planned to be 30 stories. Breakdown of apartment sizes not yet determined, Building will be Quality Housing which gives FAR bonus. Firm is open to discuss with community needs for use of commercial space, such as pharmacy or urgent care center, local business.
Term sheets for MIH Options and HPD Mix and Match were distributed, explained and studied by participants.

Concerns were raised by participants about the building height, especially as at Housing Committee meeting in March, 2018 Madd Equities stated they would not build above 14 stories – to do so for affordable housing was not economically viable. Labor policy, environmental concerns, parking, transportation gridlock, waterfront protections. A resolution was formulated reflecting these concerns and calling for studies and EAS and EIS. Committee members unanimous, 5 in favor, Members of public, 11 for, 2 abstain.

2. Chair Ogilvie discussed the pending expiration of rent regulations, noting the large percent of rent stabilized housing in CB12 and 30 percent have preferential rents.

3. Fern Hertzberg reported proposed building on site of Rocky Mount Baptist Church will come before Committee on Aging in October.

Meeting adjourned at 9:30pm