

**Community Board 12, Manhattan Housing & Human Services Committee Meeting: Thursday, October 4, 2018 – Board Office (530 W. 166th St., 6th fl., NYC 10032)**

**Called to Order (Ayesha Ogilvie):** 7:10pm

**Meeting Adjourned (Ayesha Ogilvie):** 10:03pm

**Committee Members Present:** Ayisha Ogilvie (Chair), Barbara Frazier (Assistant Chair), Fern Hertzberg, Jay Mazur, Nicholas Martinez, Waldys Cruz, Bianca Guerrero, Ariel Miranda

**Public Member Present:** Marshall Vanderpool

**Members Excused:**

**Members Absent:**

**Peak Constituent Attendance:** Paul Hinterstiner, Jeann Ruskin, Charamie Mondesire, Diana Ereskira, Ryan Kohler, Cosette Nuñez, Graham Ciarulo, Karina Hernandez, Rekha Shanmugen, Jose Tur, Genesis Abreu – We ACT, Metin Sarci, G. Biel.

Agenda Order (by Agenda #): A, A1, 2, 3 (E, F, F1 not addressed due to time constraints)

**A. Rezoning Passage/Updates**

**Updates**

- Ayisha attended the **U.N. Habitat Global conference** – it was favorable to banking and investor interests. She will circulate her notes.
- Ayisha attended an **open data tech conference** – it made her think about what DHCR needs to do to be more transparent.
- Ayisha has found a **stenographer school** that is interested in starting an internship program to provide minutes for the Board – This is still being discussed in the executive committee. There was unanimous support by the committee and constituents for it.
- Fern and Ayisha attended the **committee on aging's** meeting, and Fern provided a brief update on RiseBoro's presentation
  - o 9-story building of 100% senior and affordable housing at Rocky Mount Baptist church with a ground level church, 325 sq. ft. studio apartments, no parking
  - o Plan would stay on the property's footprint, provide community space, and social services on site.
  - o Barbara and Nicholas provided background on Section 202, a federal program that provides low-income housing exclusively for low-income people, and people with disabilities.
  - o **ACTION:** Committee to request the development service project and an example of something analogous to what they want to do here
- 1. 1763 Fort George Hill SOBRO Developer
  - At General Meeting, board members voiced concerns about location, unit mix, support service services, parking, and height of this development.
  - Building would be near 1 Train stop on Dyckman. Four years ago, the developers wanted to double the FAR, height, etc. that was legally permitted. Three hundred signatures were collected to petition against the site and CB12 rejected the proposal. SOBRO went to the Board of Standards and Appeals which granted a variance that demands no studio apartments and parking and increased 2-3-bedroom apartments. SOBRO applied for an amendment to the variance to include 40% studios, no parking, and a longer building. Their request is pending. Barbara shared a letter from the BSA to the developer that must be answered line by line. We will wait for the BSA to act before putting this back on the housing agenda.
    - o **ACTION:** Barbara will keep an eye on the BSA calendar.

- Nicholas provided a summary of SOBRO's presentation to the Land Use committee.
  - o New pilings to stabilize the soil and building
  - o Number of units re-allotted, still mostly 1 bedroom and studios; ELLA program allows the developer to pack more units instead of providing parking
  - o Single corridor along the back. Subway noise would bounce off the building, into the hillside so the Land Use asked that the façade include holes, so noise can go through the building.
  - o Would include church services and a day care.
  - o Developer not required to make the 1 train stop ADA accessible.
- The committee voiced many concerns:
  - o Church goes all come by subway. The Mundial Evangelista Church that SOBRO is working with doesn't have 800 members in the community.
  - o Fort George Hill is an official emergency route. There are 550 cars going up that hill an hour.
  - o If there was a fire in the front of the building, people cannot get out from the back of the building due to proximity to the train.
- The committee and public attendees would like to know:
  - o What is the mix of units?
  - o Is the parsonage space considered a community facility? Will it include 3 units?
  - o Is a 517 square foot daycare feasible?
  - o How removal of parking affects the findings
  - o What population will the supportive services serve?
  - o Is this a brownfield site?
- This site was part of Congressman Adriano Espaillat's tour of possible development sites in the district. HPD said they would assess the site
  - o **ACTION:** Committee to follow up with HPD regarding the assessment.
  - o **ACTION:** Committee to request that DOT study the car load on Fort George Hill and this development's impact on it.
  - o **ACTION:** Committee to forward the SOBRO proposal to the Youth & Education Committee.

## 2. MADD Equities

- While not on the agenda, Ayisha wanted to address because many of the public attendees were at the meeting specifically to hear this issue.
- Ayisha sent an email about environment and other assessments of the MADD Equities site. MADD Equities will not break ground until January 2019 the earliest. EDC said what was states is what is available, and the mechanisms will kick in whenever a development is proposed for the site. The state Department of Environmental Conservation would investigate this matter and has requested that the site be cleaned up.

## 3. NYCHA Repairs

- NYCHA has an agreement with the federal government to hand over scattered site buildings to private managers. Scattered site buildings are the hardest to manage. Tenants would be on Section 8 rent rules instead of Section 9. Section 8 is the current way for the City to get federal rent subsidies, while Section 8 provides developers with money for repairs. After the repairs are done, the tenants can decide to stay or can move with a Section 8 voucher.
- This switch has happened in Ocean Bay already and has been successful. It is now rolling out in Queens, Brooklyn, and the Northern Manhattan area is next.
- There are 23 NYCHA sites uptown. The Washington Heights Rehab 1-6, Fort Washington Housing, and Marshall Thurgood Plaza buildings are slated for this program. NYCHA has already met with tenants. Tenants will have to sign new with new management company before constructions and

repairs begin. There are 1-2 management companies slated to service the scattered sites in Northern Manhattan.

- **ACTION:** Committee to invite the Vice President of NYCHA back because he had nothing prepared the first time.
- **ACTION:** Committee to request presentation on the state of NYCHA in CB12 and the most recent physical needs assessment.

#### 4. 2110 Amsterdam Avenue & 21 Arden Street

- Fern asked that we look at last year's priorities and what we said to agencies during the rezoning and align them for budget priorities. Ariel agreed, and ask that we follow up with Council Member Ydanis Rodriguez or Deputy Mayor Alicia Glen regarding HPD funding for 2110 Amsterdam and 21 Arden Street.
- NMIC's Maria Lizardo is working on 21 Arden Street and thought it had momentum. Ariel mentioned that HPD wanted to see if they could get partial funding from tenants, so the tenants could own their units. Most of the tenants, however, do not have the income to do so.
- HPD's Emergency Repairs Program: HPD will does repairs in distressed buildings and bill landlords. Not clear if costs trickle down to tenants.
  - o **ACTION:** Committee to invite HPD present and to address our concerns.

#### **BUDGET**

- Ariel also requested that we prioritize tenants from the building fire along 10<sup>th</sup> Avenue, near the 1 Train 207<sup>th</sup> St. stop. There were long standing issues in the building and the HPD Commissioner went herself after the fire. Ayisha suggested that we include rehabilitation of the building for the multiple locations affected by fires this past year. The priority focus could be the Arden Street, Amsterdam, and the building Ariel mentioned.
- Barbara requested that we make NYCHA our second priority under Capital Expense.
- Once a budget resolution is passed, the Board Chari must advocate with elected officials. That is the only way to hold the City, agency, and elected officials accountable.

#### B. Old Business

#### C. New Business

##### 1. Upcoming Agenda

#### D. Adjournment

**Commented [BG1]:** I had to leave at 10 PM so not sure if the Committee got to any of this. I asked that someone else take notes before I left.