

Housing and Human Services Committee
Minutes September 5, 2019
Community Board 12, Manhattan
530 West 166th Street NYC, NY 10032

CB 12 Housing Committee Members Present: Barbara Frazier (Acting Chair/Asst. Chair), Ariel Miranda (7:40pm), Waldys Cruz, Carolina Charles, Marshall van der Poole, Public Member

Absent: Naysha Diaz

Other CB12 Members Present: Sarah Fischer, Ayisha Ogilvie, Ashley Fernandez

Members of Public: Avi Garelick NMCLT, Jeanine Ruskin NMN4\$, Cheramie Mondesire NMN4\$, Johanna Moye Met Council, Ryar Dessi, Carl Klapper, Jerry Culligan

Meeting called to order at 7:15.

1.. Avi Garelick presented proposal for Safety City development of 100% affordable housing at the DOT lot at 158th and Riverside Drive. The proposal, assembled by a graduate student team at Hunter College and partnered with CLOTH, was submitted to Bank of America Low Income housing Challenge and made the national finals. The development would be 180 rental units targeted at incomes of \$28,000-\$60,000/year. The site would be governed by a CLT (community land trust) and managed by CLOTH (Community League of the Heights).

“RENA (Riverside Edgecombe Nhbd Assoc) gathered over 1000 signatures in support of the proposal which has also garnered support of Councilman Mark Levine and Boro President Gail Brewer. Safety Cities/NMCLT said the “hit a wall” with Mayor DeBlasio. The DOT which controls the site is firmly opposed as it cites it as “essential use”.

The Housing Committee raised a number of questions concerning the proposal. Could parking, currently non-existent, be included? Could underground parking for DOT satisfy the needs of DOT? The developer fees (exceeding 10%) seem large. Why not a limited profit co-op, perhaps in conjunction with labor unions that employ many WaHi residents? What about the blocking of views of the neighboring Mitchell-Lama coop? There is only 30 feet between the coop and proposed building.

The full presentation can be seen on docs.google.com. Search for Safety City. Also see YouTube video “Safety City CLT”

2. Johanna Moye from Met Council on Housing gave presentation on changes to rent stabilization law and its implications. The major changes are:

1. Rent regulations are now permanent, NOT perennially sunset
2. “Preferential rent” exists for tenancy of current tenant. May be only increased to full legal rent when current tenant vacates.
3. Limitations on MCI increases
4. Time to challenge rent overcharge increased from 4 to 6 years

5. Rent deregulation ended

Discussion on how to successfully implement these measures, especially DHCR oversight. Met Council identified 3 major mega-landlords that need critical oversight by DHCR. She agreed to supply committee with more information on critical clusters of buildings that need more monitoring for compliance with the laws.

3, Conrad Klapper, community resident, presented proposal forbidding mortgages.

Meeting adjourned at 10:15pm

Submitted by,
Barbara Frazier, Acting chair