

***Full Board Meeting
Eric M. Nelson, Chairman
December 5, 2000***

Eric Nelson called the meeting to order at 7:30PM. Steering Committee will be held on an alternative date due to the holiday conflicts.

Public Session:

Russell Pinsley criticized the Board and the Housing Committee in specific.

Gloria Bedoya from the Children's Aid Society commented on the need for foster parents.

Rena Maslansky, JCC of the Upper West Side. New building on West 76th Street is underway. December 14th at 8PM, the JCC will present a concert of Dave Israel's composition based on poetry for Judah Halevi.

Brad Usher, Senator Duane's Office, commented on telemarketers "Do Not Call" List and the methods and legal repercussions for violating the list. Senator Duane has proposed new Mitchell-Lama program to build affordable housing.

Wendi Paster, Assemblyman Gottfried's Office, spoke regarding the Coliseum and the proposed tax abatement.

Dan Cohen informed everyone that Three Parks will host a Holiday Party December 17th 6-9PM at AYH, 103rd Street/Amsterdam Avenue.

John Simpson, Assemblyman Stringer's Office, spoke about the Assemblyman's efforts to fight diesel buses and December 13th Holiday Party.

Alan Flacks spoke about the Transportation Bond Act and the lack of public phone at the Post Office.

Mary Ellen Carew, Mayor's CAU, spoke about Child Health Plus.

Phyllis Gunther announced a rally regarding Florida recount on December 7th 5PM @ Times Square.

Melanie Wymore announced the 59th Street Rec Center Task Force meeting and tours of Asphalt Green and Riverbank.

Noah Pfefferblit, Manhattan Borough President's Office, spoke of the West Side rail yards and development plans. Nightlife Task Force report has been issued.

Business Session:

Resolution to approve Two Lincoln Square, Museum of American Folk Art application to the City Planning Commission for a minor amendment (ULURP# M880002BZAM) to Special Permit (N880002ZAM) to locate the Museum's gift shop into a portion of the Covered Plaza, which is now occupied by the Museum; and a modification of Special Permit (M880002 (A) ZAM) to permit an increase in the hours during which the Covered Plaza operates, was adopted: 40-0-0-0.

Resolution to approve 229 Columbus Avenue a renewal application DCA#908448 to the Department of Consumer Affairs by Flej Inc., d/b/a Pomodoro at 229 Columbus Avenue (West

73rd-74th Street), for a five-year consent to operate an unenclosed sidewalk café with 6 tables and 12 seats, was adopted: 38-2-0-0.

Resolution to approve a new application to the NYC Department of Transportation by Fine Times, 44 West 69th Street, to reconstruct the stoop and fenced-in area was adopted: 36-1-1-0.

Resolution to approve Intro 249, prohibiting the placing flyers on motor vehicles was adopted: 26-11-1-0.

Present: Eric M. Nelson, Chairman, Barbara Adler, Andrew Albert, Annette Averette, Peter Bailey, Beth Berns, Gale Brewer, Steve Carbo, Dan Cohen, Hope Cohen, Sheldon Fine, Georgette Gittens, Guillermo Gonzalez, Jean Green-Dorsey, Doug Griebel, Phyllis Gunther, David Harris, Lawrence Horowitz, John D. Howell, Barbara Keleman, Marc Landis, Jan Levy, Klari Neuwelt, Lydia Padilla, Sharon Parker-Frascier, George Price, Melanie Radley, Oscar Rios, Barry Rosenberg, Hector Santana, Jr., Ethel Sheffer, Elizabeth Starkey, Patricia Stevens, Barbara Van Buren, D. Maria Watson, Angela Wiggins, Melanie Wymore, George Zeppenfeldt-Cestero, Robert Zuckerman, Daniel Zweig.

Absent: Richard Asche, Robert Herrmann, Joyce S. Johnson, Ulma Jones, Betty Katz, Lenore Norman, Evelyn Tamarin, Thomas Vitullo-Martin, Jeffrey Zahn.

Transportation Committee Meeting
Andrew Albert and Dan Zweig, Co-Chairs
December 12, 2000

The meeting was called to order shortly after 7:00pm by Andrew Albert and Dan Zweig.

1. Presentation by Con Edison on work on high-voltage cable under Broadway between W.107 St. and W.110 St. and their proposal to include night work for this project.

This job is to repair the main feeder line that serves most of the West Side and runs under the most easterly southbound lane of Broadway in this area. Work is required because of erosion of the main protective shield on this cable due to ambient electrical currents resulting from the cable's proximity to the Broadway subway. They hope to start in mid-Feb.'01 and complete the project within 150 days, including an area near 122 St. on Broadway and an area between 66 St. and 67 St. on West End Ave. They have proposed working around the clock to get the project completed more quickly, thereby minimizing disruption to traffic and to the neighborhood. 'Quiet' work, which can be performed during the nighttime hours, has been shown to be less disturbing to area residents than the less than satisfactory use of metal plates to cover the trench at night. Since work can progress on a 24-hour basis, the duration of the disturbance is also minimized. The committee generally supported the concept and will request CB7 to send a letter of support. The committee also requested that trucks, which are used for warm quarters for the working crews, use electric sources from the Con Ed main source of power so that truck engines do not have to run all day and night long to supply this and other services. A resident who lives on Broadway near W. 108 St. and close to the project expressed concern that the 'quiet' work at night would be disturbing to his family which included a new baby. Con Ed will do their best to minimize any noise and disruption but said that there would be some, even at night. Every effort will be made to see that crews remain as quiet as possible in the nighttime hours.

2. Columbia University presentation on study of traffic at Broadway and W.110 St. A traffic trip analysis was presented concerning the current counts and future (post build) projections for this intersection. To help with maintaining the current levels of traffic and pedestrian flow, Columbia proposed two main areas of modification. A. To implement a 13- second delay of the green light for northbound Broadway traffic intended to allow an unimpeded advance left turn for southbound traffic turning eastbound on to W.110 St. A left turn signal would be provided for the southbound Broadway traffic. This turn, which is also made by the M4 buses going south to Penn Station, backs up in current use and would benefit from immediate implementation.

The committee proposed a resolution to approve the southbound left hand advance turn signal and the northbound delayed green and urged that it be implemented by DOT as rapidly as possible. The resolution was approved by the committee 5-0-2-0 and by non-committee board members 2-0-0-0. Columbia's traffic consultant, Sam Schwartz, gave a preliminary presentation of a number of proposals that would allow the drop-off and pickup of students at the new school facility on the southeast corner of W.110 St. without disrupting the flow of traffic and use of the bus stop by the southbound M4 bus. Some proposals had room for only one bus in the bus stop; one proposal had room for two buses in the proposed bus stop, but that bus stop was moved 150 ft away from Broadway. It was expressed by Dan Zweig that they should continue to search for

a method that would accommodate the two bus-length bus stop at a location that was nearer to the corner of Broadway.

3. Parking regulations on W.66 St. - Reaching general consensus that there were serious traffic problems due to the high traffic volume including bus traffic and stops, and deliveries, and realizing that it was a relatively short time ago (less than 2 years ago) that parking was first permitted in the proposed area for change, and that the currently allowed parking regulations were contributing to the traffic bottlenecks on this block, the committee proposed and passed the following resolution:

Be it resolved that Community Board 7 approves the removal of 5 parking spaces on the North side of W.66 St. located from the point 40 feet east of the awning of 165 W.66 St. going west to Amsterdam Avenue, and that the regulations for this location be changed from allowable Alt-side parking to No Parking Anytime.

Committee: 6-0-0-0 Non-Committee Board: 1-0-0-0.

The committee declined to approve any special No Standing zones, as requested, in front of the buildings on the block.

Present: Andrew Albert, Dan Zweig, Gale Brewer, Barbara Keleman, Oscar Rios, Barbara Van Buren.

Absent: Joyce Johnson, Georgette Gittens, Klari Neuwelt, Elizabeth Starkey.

Board Members Present: Hope Cohen, Willie Gonzalez, Marc Landis.

Community Board 7 Parks, Libraries & Cultural Affairs Committee
Co-Chairs: Barbara Adler and Bob Herrmann
December 14, 2000 Committee Meeting Minutes

Charles McKinney, Riverside Park administrator, presented the Parks Department proposal for the operation of a café and/or a floating café at West 70th Street in the new section of Riverside Park. The park is scheduled to open January 2, 2001. A draft of a request for proposals was distributed at the meeting.

Charles McKinney spoke first regarding a floating café on a barge in the Hudson River at West 70th Street. He stressed that he was at the meeting to hear community concerns regarding the proposed cafes. He stated that he believed that a floating café would serve a need in the park and that it would be self-supporting, in that kitchen and restroom facilities would be on board the barge. Mr. McKinney explained that deliveries would be made early in the morning using the path under the highway and that garbage would be removed in the evening. No parking would be permitted within the park in connection with the café. The barge would be supported by pilings sunk into the Hudson River. The barge would be near the north side of the new pier. The barge would be approximately 1,500 to 3,000 square feet and approximately 15 to 20 feet high. The barge would be in place from May to October and would be removed after that date.

Mr. McKinney also spoke about the possibility of a café on land near the pier that would have an enclosed seating area. He pointed out, however, that kitchen facilities and restrooms would, in all likelihood, be required to be in a building under the highway.

A number of those present at the meeting spoke against the café. There were questions regarding the provisions of the Restrictive Declaration governing certain work in the park. Some thought the proposal premature since the park has yet to open. Others favored the project, saying it would be desirable to maximize use of the waterfront, and a café would help increase safety in the park at night.

After discussion, the committee voted to table the proposal until its January 11 meeting so that Board members and others could make a site visit to see the possible locations for a café on land as well as the café in the Hudson River. Charles McKinney agreed to lead a site visit on Saturday, January 6 at 10 am (meeting location - 68th and the new Riverside Blvd.).

Committee members present: Barbara Adler, Bob Herrmann.

Committee members absent: Dan Cohen, Douglas Griebel, Phyllis Gunther, Betty Katz, Joyce Johnson, George Price, Barry Rosenberg, Maria Watson, Jeffrey Zahn.

Board Members Present: Hope Cohen, Jan Levy, Klari Neuwelt.

Land Use Committee
Co-Chairs: Richard Asche and Larry Horowitz
December 20, 2000

1. 473 Columbus Avenue

The Committee adopted the following resolution:

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the renewal application #1008999 to the Department of Consumer Affairs by Club America, Inc., d/b/a Viva Brazil at 473 Columbus Avenue, for a five-year consent to operate an unenclosed sidewalk café with 7 tables and 14 seats.*

Committee Member vote: 4-0-1-0 Board Member vote: 2-0-1-0

2. 435 Amsterdam Avenue

The Committee adopted the following resolution:

*BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the renewal application #0890567 to the Department of Consumer Affairs by Bowery/Grand Food, Inc., d/b/a Monsoon Vietnamese Restaurant at 435 Amsterdam Avenue, for a five-year consent to operate an enclosed sidewalk café with 7 tables and 24 seats.*

Committee Member vote: 3-0-1-0 Board Member vote: 3-0-0-0

Land Use Committee
Co-Chairs: Richard Asche and Larry Horowitz
December 20, 2000

Joint with the Youth Committee

Agenda Item #3. Columbia University.

Emily Lloyd, Vice President for Administration at Columbia University, presented the application being made to the Board of Standards & Appeals (BSA) by Columbia University for variances to permit the construction of a mixed-use building on the southeast corner of Broadway and 110th Street.

The 12-story building would feature approximately 30 units of faculty housing and a K-8 school, modeled on the University of Chicago’s Laboratory School. There would also be commercial space, including the continued presence of Chase Bank on the second floor of the existing neighboring building that would be adjoined to the new structure.

Jack Beyer, architect (Beyer Blinder Belle), presented the design of the proposed building. The building is designed to be of the materials, scale, and general character (e.g. street-wall, approximately 150 feet in height) of neighboring buildings along Broadway. The ground floor would house retail space and feature large windows with retractable awnings.

Jonathan Cole, Provost of Columbia University, presented the proposal for the Columbia School for Children. The school is needed for Columbia to be able to recruit and retain excellent faculty. The high cost of housing and the difficulty of finding quality schools often discourage candidates (especially those with young children) from accepting faculty positions at Columbia. The University intends for the school to serve as a laboratory for innovations in education. The school would have 650 students, with first preference given to children of Columbia faculty. Approximately half of the student population will be children of Columbia affiliates. The rest will be selected by lottery from the community, almost entirely from School District 3 and School District 5. Tuition will be competitive with other independent schools, with Columbia-affiliated students typically attending on 50% scholarships, and other students receiving scholarships based entirely on need.

The proposed building’s Zoning Lot is formed by the merger of five lots, yielding a total allowable floor area of 174,187 ft² for community facility use (which includes university housing as well as school facilities). The major site for the proposed building is the current Lot 4, located at the southeast corner of Broadway and West 110th Street. The applicant plans to use these additional development rights to develop the proposed building:

- the unused development rights associated with three of the neighboring parcels (Lots 1, 3, and 6), all of which parcels are owned by the applicant
- the unused development rights associated with the neighboring Lot 56 (Congregation Ramath Orah Synagogue), which rights are owned by the applicant.

Having assembled this development site of 174,187 ft², the applicant proposes to redistribute the bulk of the proposed building to support the proposed educational and residential program. Thus it is applying for the following variances from BSA:

Variance Required	Permitted/Required	Proposed
Sections 33-431 and 24-522: Height and Setback	15 foot setback at 85 feet height	No setback (149-foot streetwall)
Section 24-552: Rear-Yard	20-foot setback from Rear-Yard	No setback (building height is

Setback	Equivalent required above 125-foot height	149 feet at required setback area)
Section 24-111: Lot Coverage	65% for through and interior lot portions of lot	72.75% on through lot, 100% at existing interior lot
Section 24-382: Rear-Yard Equivalent	60-foot minimum depth, located within 5 feet of midpoint of the lot	46-foot, 10-inches, not located within 5 feet of midpoint of the lot
Section 32-421: Supplementary Use Regulations	Community facility use not permitted on upper stories of buildings with commercial use above 1 st story ceiling	Existing bank to remain in occupancy of 2 nd floor with community facility use on upper stories
Section 23-861: Minimum Window Distance	30-foot minimum distance from new walls to existing legally required windows	3-foot, 4-inches to 10 feet at former lot lines
Sections 23-223, 35-411, and 24-21: Zoning Rooms	35 (calculated based on required lot area set aside for community facility and commercial uses, and existing open space ratio remaining for residential)	99 (existing, no increase) located in residential units in tenement buildings to remain

The applicant pointed out that the need for these variances arises from the presence of the existing buildings on the merged Zoning Lot; if the parcels were vacant, the applicant would be able to build a zoning-compliant building that meets its programmatic needs.

The Height and Setback variances redistribute the bulk of the building on the lot. Together with the Rear-Yard Equivalent, Lot Coverage, and Supplementary Use Regulations variances, they would allow the applicant to build floorplates of the size and shape deemed by the applicant to be required for the building's educational and residential program. The Zoning Rooms variance is needed largely to correct an existing non-compliance.

The Land Use Committee is often particularly concerned about variances affecting the lot-line windows of neighboring buildings. The existing buildings on Lot 1 and Lot 6 consist of Columbia-owned housing for non-affiliates of the University. Seventeen apartments are currently occupied and under rent control; the remaining vacant apartments are and will continue to be low-cost housing. Four apartments currently have lot-line windows blocked by the existing rear-yard incursion; another six apartments (of which two are currently vacant) would be affected in this way by the increased height of the proposed building's rear-yard incursion.

Approximately 80 members of the community were present at the meeting.

Speaking **in support** of the proposal were:

- Renata Clynes (Columbia University); the school is needed to recruit and retain faculty
- Dr. Korner (Columbia University), who is a physician and example of Columbia affiliates providing services to the community; she is also an example of the type of faculty to be recruited and/or retained with the help of this facility
- Marvin Soshet
- Noel Kapon (Columbia University)
- Mr. Kuhn; more independent schools are needed in the neighborhood.

- Bob Resdecker (Morningside Heights Residents Association), who is encouraged by Columbia's cooperation in the development of the proposal, and finds the building's bulk and aesthetics to be acceptable
- Barbara Hohel.

Speaking **in opposition** to the proposal were:

- Robin Schweder (Morningside Heights – Manhattan Valley – Harlem Neighbors for Viable Neighborhoods)
- Carolyn Burden, who is concerned about locating a school at the site and suggests locating uses underground on the existing Columbia campus
- Steve Strauss, who is concerned about locating a school at the site; furthermore, granting zoning variances is essentially a public underwriting of a benefit to private citizens, i.e. employees of Columbia University.
- Paula Roman; Columbia is a tax-exempt organization, and the proposal would expand non-taxable property in the area
- Luis Roman, who is concerned that the location cannot accommodate the traffic and congestion to be brought by large numbers of students and residents
- John Liffert, who is concerned about location a school at the site; furthermore, the building's design is incompatible with the Broadway street-wall
- Lynn Max, who is concerned about drug dealing in the neighborhood, and believes this building would be a target for criminal activity.

Other speakers were:

- Hildreth Walzer, speaking in support of a supermarket continuing to be located at the site, including during any period of construction; she presented a petition of 1000 signatures
- Dan Cohen, speaking in support of a supermarket continuing to be located at the site
- Carlos Lopez, speaking in support of the existing businesses: Mike's Papaya, check-cashing establishment, and the supermarket
- Guillermo Gonzales, speaking in favor of cooperation between the neighborhood and Columbia
- William Demoss, speaking in support of a supermarket continuing to be located at the site; Columbia could build atop the existing market.

With a great deal of material to examine and consider and with no pressing BSA deadline on this application, the Committee decided to postpone resolution on this matter until its January meeting (i.e. 17 January 2001).

4. Coliseum site

AOL – Time Warner, the principal tenant of Columbus Centre, currently under construction on the site of the New York Coliseum, has applied for an Industrial & Commercial Incentive Program (ICIP) abatement of real-estate taxes. Because the Coliseum was demolished under the guise of “renovation,” it seems that AOL – Time Warner may be eligible for this tax break. The Committee agreed that tax abatements are completely inappropriate for development of the Coliseum site, for the following reasons:

- a major reason for the sale of the site by the Metropolitan Transportation Authority (MTA) was to cause the property to become taxable; an abatement contradicts that purpose
- this was a very highly sought-after site, needing no incentive to attract developers
- this is an entirely new development, and should not be eligible for incentives awarded for renovations.

The Committee endorses the efforts of the Tri-Board Task Force (of Community Boards #4, #5, and #7) to prevent the abatement from being awarded.

There being no further business, the meeting was adjourned.

Land Use Committee Members Present: Richard Asche, Hope Cohen, Doug Griebel, Lenore Norman, Melanie Radley, Ethel Sheffer, Maria Watson. **Land Use Committee Members Absent:** Beverly Feingold, Larry Horowitz, Betty Katz, Lydia Padilla. **Youth Committee Members Present:** Peter Bailey, Guillermo Gonzalez, David Harris, Sharon Parker-Frazier, Patricia Stevens, Evelyn Tamarin. **Board Members Present:** Dan Cohen, Eric Nelson.

Landmarks Committee Meeting
Co-Chairs: Dan Cohen and Lenore Norman
December 19, 2000

1. 321-329 Amsterdam Avenue.

Barbara Kucy from Bone/Levine Architects researched the original designs and old photographs, but could not get a clear picture of the original architectural details although she was able to uncover original limestone columns. Piecing together this original information and what was known of the area at the time of the design and configuration, Ms. Kucy presented an alternating column scheme and exposed limestone design along with added wood paneling details and lettering above the retail storefronts.

Whereas in the absence of historical data that would show the original design, and whereas the architect has considered that the sign will be installed on a strip of wood or brass so as to reduce the amount of presentation of the limestone frontage as each sign changes, and whereas the architect agreed to install darker wood trim preferable black,
Be it resolved the committee approves the proposed changes.

3-0-0-0

2. 55 West 83rd Street

For the second time, the architect did not appear. This application was denied without prejudice.

3. 2211 Broadway - Aphorp Apartments

Dennis Hatfield, designer, representing Barbara Ross, the Manager of the building presented the plans for a new gatehouse. The gatehouse is not part of the original design, and the current facility which is, of no architectural merit, was added in the 1970's. The new version, approximately 50% larger and more distinct, uses classical elements to blend into the existing structure. It will match the height of the doorway into a small staff room behind it, and will have concrete bollards on either side as crash guards. Materials are painted black steel, with glass and brass detailing.

Whereas, the designer has made a clear effort to build a more harmonious, aesthetically pleasing structure,

and whereas, if the color of the paint is of a low-shine variety and the brass detailing is kept to a minimum as promised,

Be it resolved, the committee approves the new guardhouse.

3-0-0-0

4. 291 Central Park West

Charles Capaldi, Architect and Jeffrey Wien, building manager explained some of the history of the project - the current unfinished penthouse addition was added before Landmark designation, and is

grandfathered. Four alterations are proposed to complete and expand the structure: (A) making 89th Street side flush with existing penthouse cornice, (B) expanding room and enlarging window to the west, (C) building half-circle bay window to the north, and (D) adding bulk to provide area for a stair to the apartment below, which has the same owners.

Amy Davidson, tenant next door at 11 West 89th Street, raised objections to the change (B), as too big, and creating even worse an eyesore, an opinion which was shared by the committee members. Similar objections were raised about alteration (D), which seemed to be unnecessary.

Whereas, the committee finds the existing structure to be a scar on an otherwise beautiful building, and whereas, the committee is trying to make a bad situation a little better, and whereas, changes (A) and (C) are not objectionable, but changes (B) and (D) are objectionable as being too large, unappealing and much more visible from the street,

Be it resolved, the committee approves alterations (A) and (C) which are not as visible, and smooth out some of the more awkward angles of the structure, and

Be it further resolved, the architect has indicated a willingness to address the committee's and next door resident's concerns about alterations (B) and (D), the alterations to a portion of the project are approved. The architect will contact the office when he has altered the designs of areas B and D, which were found unacceptable.

3-0-0-0.

Respectfully submitted.

Dan Cohen

Present: Dan Cohen, Lenore Norman, Ulma Jones.

Absent: Beverly Feingold, Jan Levy, Klari Neuwelt, Patricia Stevens, Tom Vitullo-Martin, Angela Wiggins, Jeff Zahn.

Housing Committee Meeting
Beth Berns and Tom Vitullo-Martin
December 7, 2000

Beth Berns, Co -Chair began the meeting at 7:29 p.m., Future CB#7-Housing Committee meeting will be called for and begin promptly at 7:30 PM.

1. Discussion of Problem at NYCHA's DeHostos- (93 Street and Amsterdam Avenue) Miligros Stanley- Tenants' Association President discussed **Major security issues and on-going elevator problems**: Elevators are constantly out of service. Drug sales as soon as police walk out of building. Surveillance cameras are needed- Tenants are not organized.

- Advocacy was recommended
- Organize other tenants with the assistance of NP's, other NYCHA property experts (i.e. Napoleon from Lower eastside-Annette to set up a meeting): Petitions, Letter writing campaign to elected officials.

Victor Gonzalez (TA Pres.-Wise Towers) will discuss with the Manhattan South Tenants Association (Millie)

Jean Green Dorsey recommended specific steps for organizing and obtaining results

- Funding for organizing from NYCHA Budget
- Invite NYCHA Property Manager -Patrice Grace to future CB#7-Housing Committee meeting this winter, to discuss
- Technical Assistance from NYCHA (and possibly ACORN-Milagros to call)
- Reach out to public officials: Eldridge, Reed, Nadler-Lisa Ruben, Rangel, Sullivan, Stringer, HUD-Larry Hirsch, and NYCHA officials

2. City owned housing- follow-up from Russell Pinsley

HPD's- 2 West 92nd -51 Unit Building - why was this approved with -Columbia given vacant units? Stickers Bay Program- Part of Tenant Income Leasing Program (TIL) -500 Units

-City is E 178 Units into smaller units; UTA has been disbanded by HPD

3. SRO Law Project- Ann Cunningham

CB7 should have REPRESENTATION AT;

City Council- increased rent guidelines

Make Board Appointments

Citywide Taskforce in Housing Court

PMG sold Broadway American and Martha Washington, PMG selling 340 Amsterdam

The Commander on 73rd St and Broadway for SALE- 216 Units (SRO and Apts.)

SROs are now all PRIVATELY owned and used only for special needs

4. PLANNING FOR HOUSING COMMITTEE

- a) Each meeting we will discuss several on-going Westside housing items (if needed)

NYCHA issues (service delivery) (DeHostos, Wise Towers, Amsterdam Houses, Amsterdam Extension, Douglas Houses, 1500 units in brownstones)
City owned housing (TIL properties, UTAMTA, 3rd Party Transfer)
Privately owned housing-Code Issues, harassment, Building Facades, DOB
New initiatives (report on Cornerstone 2 Site-February 2001)
Mitchell Lama Issues

SRO's (March 2000)
Status of 42la properties/80/20s

HOW DO WE CREATE A MANDATE TO KEEP and CREATE LOW and MODERATE INCOME HOUSING?

b) Investigate other areas with speakers/outside experts at each meeting-
Pratt- Ron Shiftman
Ann Cunningham recommended:
Rent Guidelines Board Representative
Citywide Taskforce in Housing Court/a Housing court Judge
NYS Tenants and Neighbors-Marian Serrano-located at 508 Eighth Avenue
Metropolitan Council on Housing-located at 104 (or 64 Fulton)

- c) Inventory on Upper West Side
- Review INVENTORY OF PUBLIC ALLY OWNED PROPERTY
 - **New -Community District Needs Statement**
 - Map new developments

WHAT IS HOUSING STOCK? SRO, HOTELS

d) PRESERVATION IS KEY to keep housing
Association of Neighborhood Housing Development (ANHP)
Platform of Affordable Housing in NYC
ACORN

e) Look at Financing Mechanisms

- Goddard Riverside tried to buy SRO at 83rd Street but out bided by 2 private Co. Building on 87ib once owned by Strikers Bay
- Financing Solutions for Creating Affordable Housing:
Vallone's Position Paper-Building Affordable Housing
Battery Park Concept
Dinkins \$ went to GAP closing where is the rest of it?
Port Authority sales proceed
A rep from -Carl McCall- State Pension Funds (like California)
NYCES city equivalent of Pension
Manhattan Borough President Report- A Time to Build
Brownfields

f) Other Speakers:

DOUG TURESKI-ANHD (Association of Neighborhood Housing Developers)

A representative from NYCES

SCRIE income eligibility; seniors are losing homes because they don't know about this program- possible seminar for the west side community

Low Income Housing Fund (Lisa Kaplan)-

Loans for preservation of affordable housing-to tenants' groups, 2nd position

Community Service Society (CSS) has low-income loans

LISC program

Unions/AFL e.g. Dennis Rivera's 1199- \$ for housing

Notes:

FEDERAL Median Income is 30% to 60% above poverty?

\$56,200 for Family of four in NYC

New Pilot program-NY STATE TAX CREDIT- \$2 Million- FY 2001- tenants - up to 90% Median Income

Present: Beth Berns, Annette Averette, Gale Brewer, Jean Green-Dorsey, Evelyn Tamarin, Bob Zuckerman.

Absent: Tom Vitullo-Martin, Sharon Parker Frascier, Barry Rosenberg