

COMMUNITY BOARD 7/MANHATTAN OCTOBER 2001 RESOLUTIONS

RESOLUTION

Date: October 2, 2001

Committee of Origin: Land Use

Re: The Abraham Joshua Heschel School, 20 West End Avenue.

Full Board Vote: 34 In favor 0 Against 0 Abstentions 0 Present

WHEREAS, a school is permitted by special permit at the site otherwise zoned for manufacturing at 20 West End Avenue, owned by The Abraham Joshua Heschel School ("The School"); and

WHEREAS, The School has programmatic needs not met by the envelope and configuration of the existing school building at 20 West End Avenue; and

WHEREAS, The School proposes to amend the special permit allowing school use at the site to allow an increase in building size of 16,800 sq. ft; and

WHEREAS, the size of the expanded building will still be well within the zoning envelope for the site; and

WHEREAS, there are no immediate residential neighbors affected by the proposed changes to the building;

BE IT RESOLVED THAT Community Board 7/Manhattan approves application BSA 289-86BZ to the Board of Standards & Appeals to amend the previously approved special permit to allow the expansion of a high school in a MI-6 zone at 20 West End Avenue.

Committee: 4-0-1-0. Board Members: 3-0-0-0.

RESOLUTION

Date: October 2, 2001

Committees of Origin: Housing and Land Use

Re: 55-57 West 109th Street, 215-17 Manhattan Avenue, and 352 Cathedral Parkway,

ULURP #C020026HAM

Full Board Vote: 35 In favor 2 Against 2 Abstentions 0 Present

WHEREAS, the Housing and Land Use Committees of Community Board 7/Manhattan held a Public Hearing for the ULURP for the properties on September 20, 2001, and reviewed the project plan with representatives of the Department of Housing Preservation and Development (“HPD”) and the joint venture development team on April 19, 2001 and May 3, 2001; and

WHEREAS, HPD issued a Request for Proposals for middle-income housing through its Cornerstone Program and received 7 competitive responses in the summer of 2000; and

WHEREAS, HPD listened to members of the Community, Community Board 7/Manhattan and Elected Officials and is attempting to provide a variety of housing options and needed community daycare, to provide economic balance in the Manhattan Valley area through the Cornerstone Program for middle-income and home-ownership housing and the Third-Party Transfer Program, which will preserve existing affordable rental housing. HPD has attempted, within the constraints of different programs, to keep a mix of incomes; and

WHEREAS, The Cathedral Gardens project, to be jointly developed by Artimis Construction and Columbia University, will include 25-homeownership-condominium units to be sold to middle income purchasers, whose household incomes are less than 250% of AMI, and 87 units of housing for graduate students and research faculty of Columbia University, 9,500 SF of community space and an outdoor community garden; and

WHEREAS, the developers of the project have confirmed in the attached letters that of the 9,500 SF of community space, a minimum of 5,500 SF, to be operated rent free by an operator of Day Care facilities, will be available to any resident of the City, and 4,000 SF will be available rent free for other community use; and

WHEREAS, the design of the proposed Cathedral Gardens development incorporates a 3,700 SF landscaped community garden, the construction costs and maintenance cost to be contributed by Columbia University, which will be open and used by neighborhood residents; and

WHEREAS, the developer, Artimus Construction Inc., will select purchasers for the apartments through a lottery system and will give a maximum of 30% preference for the purchase of the middle income condominiums for current residents of Community Board 7/Manhattan; and

WHEREAS, the proposed developer will also give preference to any former residents of the previously demolished 352 Cathedral Parkway, for the purchase of condominiums, or the Third-Party Transfer buildings, even if they are no longer current residents of Community Board 7/Manhattan;

Resolution Re: 55-57 West 109th Street, 215-17 Manhattan Avenue, and 352 Cathedral Parkway,

ULURP #C020026HAM

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BE IT RESOLVED THAT Community Board 7/Manhattan strongly recommends approval of to

the Department of City the ULURP application #C020026HAM by the Department of Housing, Preservation and Development Planning:

A) To designate 55-57 West 109th Street, 215-17 Manhattan Avenue and 352 Cathedral Parkway as an Urban Development Action Area, and to designate an Urban Development Action Area Project for such area; and

B) To facilitate construction of a 9- and 13-story building, tentatively known as Cathedral Gardens, with 25 units of middle-income homeownership housing, community space to be leased at no rent for day care facilities and community space to be leased at no rent for other community use, a community garden, and 87 units of graduate and faculty housing for Columbia University; and

BE IT FURTHER RESOLVED THAT the existence of a structurally deficient, unused former community garden on this site, which is currently in litigation with the NYC AG's office, should not hold up disposition of this land since a 3,700 SF community garden will be replaced on the project site; and

BE IT FURTHER RESOLVED THAT Community Board 7/Manhattan expects, the development team, based on its commitments in public meetings, to return to the Community Board for consultation on decisions about:

- an operator for the 5,500 SF child care facility;**
- use and operation of the 4,000 SF of public space;**
- design and operation of the community garden.**

RESOLUTION

Date: October 2, 2001

Committee of Origin: Housing

Re: Platform statement of Housing First!

Full Board Vote: 33 In favor 4 Against 2 Abstentions 0 Present

WHEREAS, the population of New York City grew over the last decade by more than 450,000 people to over 8 million while the City constructed only 85,000 new housing units; and

WHEREAS, the City of New York's capital budget to build and preserve affordable housing is less than half of what it was in 1990 (adjusted for inflation); and

WHEREAS, more than 525,000 families at all income levels (one-quarter of all renter households) pay more than half their income for rent, according to the U.S. Census Bureau, and 150,000 families live in housing with serious maintenance or repair problems; and

WHEREAS, the vacancy rate for apartments, at all but the very highest rent levels, has decreased dramatically over the past four years; it went down by almost 14 percent for apartments renting under \$700 and by 66 percent for those renting under \$400; and

WHEREAS, many housing units built with direct or indirect subsidies are in jeopardy of being lost to the affordable housing stock; Federal project-based subsidies, rental restrictions financed with federal Low Income Housing Tax Credits and the regulatory agreement and long-term tax-abatements that supported Mitchell-Lama buildings are in the process of expiring and the inevitable outcome will be that a substantial number of apartments will be converted to high, market-level rents; and

WHEREAS, the scarcity of affordable housing jeopardizes the City's continued economic success as growing companies will be reluctant to locate or expand here if their employees cannot find affordable places to live; and

WHEREAS, the crisis affects people at virtually every level of the economic spectrum: many homeless, low-income, moderate-income, and middle-income people cannot find decent, affordable housing; and

WHEREAS, the housing crisis undermines quality education and other vital municipal services; children cannot fulfill their potential in school while living in overcrowded or substandard housing and teachers and many of the City's uniformed service employees who cannot afford to live in New York City have been forced to find more affordable housing in suburbs far outside the communities they serve; and

WHEREAS, substandard housing conditions have been linked to chronic health problems among New Yorkers, especially childhood asthma, further straining an already overburdened public health care system; and

WHEREAS, New York City has many outstanding housing programs, an impressive history of public/private partnerships, innovative private financing approaches, and an infrastructure of not-for-profit and for-profit developers, but is missing the adequate public investment to meet the overwhelming housing need;

BE IT RESOLVED THAT the City of New York needs a substantial, multi-year investment of capital to create new affordable housing and rehabilitate and preserve the durable housing stock that we have inherited; and

BE IT RESOLVED THAT Community Board 7/Manhattan endorses the platform statement of Housing First! and calls on the City of New York, The Mayor, Public Advocate, Comptroller, and City Council Members, as well as the candidates for all these offices, to commit to a ten-year capital investment of \$1 billion per year to create 100,000 new housing units and rehabilitate and preserve an additional 85,000 housing units.