

## CB9 Housing /Land Use & Zoning Committee Meeting Minutes

Date: Dec. 15-2009

Time: 6:30 PM

Location: Fortune Society, 630 Riverside Dr.@140th

Committee Members:

Yvonne Stennett, Co-Chair, present  
Jane Arrendell, absent  
Javier Carcamo, present  
Tamara Gayer, present  
Marshita Washington-Meyers, present

Christa Giesecke, Co-Chair, present  
Callie Branch, Leave of absence  
Larry English, present  
Barbara Marshall, present  
Ernestine Welsh, excused

Public Members:

Peter Favant, present  
Tom Kappner, present  
Evelyn Maier, absent

CB9 Members present:

Savona Baley McClain  
Vernon Ballard

Diane Wilson  
Walter South

Guests present: see attached lists

Meeting called to attention at 6:43 pm, quorum was present, agenda was adopted,

### M.L. Wilson Boys and Girls Club of Harlem

Intro – Shirley Lewis summarized their proposal to familiarize people with the project.

– \$79 million is the projected cost of the development

Developer Sue Green spoke about how affordable the units will be to local families

– Financing provided by Capital grants from elected officials, HDC, and other entities

– Building will consist of 2\_3 bedroom apartments most new developments in the city are studios and 1 bedroom

– Sizes ranging 800\_1000 sq ft

– Rents ranging from \$934.00\_ \$1100.00

– 80% of units will be made available to families with income at a maximum of 60% of A.M.I.

o 4 person household max \$47,000 = 60% A.M.I., \$72,000 = 100% A.M.I.

o 6 person house hold max \$55,000 = 60% A.M.I., \$92,000 = 100% A.M.I.

– 20% of units available at market rate 100% A.M.I.

– It was mentioned by the public that local A.M.I. is \$30,000

– She was asked about the minimum and she didn't have the numbers but mentioned that the rent is typically calculated at 1/3 of family income. Therefore using the numbers given to us (\$934 and \$1,100)

o  $(934 \times 12) \times 3 = \$33,624.00$

o  $(1100 \times 12) \times 3 = \$39,600.00$

– At least 50% of units will have community preference. Could be conceivably 100% depending on outreach to community families. Some units will also have preference for city servants such as FDNY.

– Restoring building will cost \$40 million which is not feasible according to the developer

– Restoring building is not possible according to Architect Richard Dattner

– The building will have a 15 year tax credit period. Boys and girls club will then have the opportunity to own the whole building

– HPD and HDC sets guide lines for development

– It was mentioned by the public that the focus should be on the kids

### City planning update by Edwin Marshall

– Summary of previous meetings to familiarize people with the rezoning effort.

– Next presentation is going to focus on the M district and 145th street corridor

- \_ Mentioned the 129th street rezoning proposal by West 129th Street Realty I LLC was passed by the city planning commission after the board voted against it.
- \_ He said the 145 street rezoning must accommodate the plans by the M.L. Wilson Boys and Girls Club of Harlem.
- \_ When it comes to preservation they have “shrink wrapped” some areas through zoning ordinance
- \_ City planning has met with the LPC since the last meeting and said that they understand they must do more to preserve aspects of the neighborhood through land marking

Tom Kappner – proposes a community housing forum

- \_ Asks public to identify housing activists and get them in contact with him

Walter South presented that he will introduce a Reso for land marking PS186 at the next Landmarks and preservation meeting on January 11.

Adjourn

**NEXT HOUSING /LAND USE & ZONING COMMITTEE MEETING IS**  
**TUESDAY, JANUARY 11, 2010**