

The
City
of
New York



Community Board 9 Manhattan

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CB9M

Hon. Patricia Jones, Chairwoman, PatJonesNy@aol.com
Mr. Lawrence T. McClean, District Manager, MnQ99@cb.nyc.gov

Housing Committee Meeting July 9th 2008 At Dorothy Day Bldg. 583 Riverside Drive Penthouse Draft Minutes

J. Reyes-Montblanc in the Chair

- A. Meeting called to attention at 6:40PM quorum present with Board Chairwoman present.
- B. Agenda adopted unanimously on P. Jones motion seconded by E. Welch.
- C. On Motion of P. Jones seconded by J. Arrendell the June minutes were approved unanimously subject to any necessary emendations.
- D. Reports:
 - a. Avalon Morningside: Rachel Loeb presented the background of the new construction erected in the Cathedral of St. John the Divine on 110th Street and Morningside Drive with 59 dwelling units income targeted affordable for CD9M and CD7M residents see attached summary. Josephine Perrella VP Phipps Houses proceeded to explain the very complicated tenant selection process. Avalon and Phipps will periodically report progress on the project starting at the September 2008 Housing Committee Meeting.
 - b. UDAAP Hearing on 601 West 138th Street Tenant Association failed again to appear before the Committee so the Resolution in Favor of the sale that was tabled at the June General Board meeting will remain tabled until such time as the TA presents itself before the Committee and the Board.
 - c. The Department of Buildings Leah Donaldson explained the need of DoFB work permits to be properly and visible display at work sites and how to identify their validity covering the proper manner to report complaints always informing the Community Board as well as calling 311 and giving specific information including the sites full address floor and apt. number as pertinent.

CB9M WestSide Harlem:

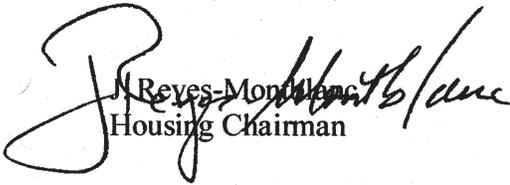
SERVING: HAMILTON HEIGHTS * MANHATTANVILLE * MORNINGSIDE HEIGHTS

Also advised that normally permits allow work from 7am to 6pm and only exceptional after those hours and if after hours the permit will indicate so.

For noise and air quality complaints call 311 and ask that complaint be passed to Dept of Environmental Protection AND DoFB. Also that any time 311 is called to obtain a complaint number and pass it to the Community Board with the specific complaint.

- E. Old Business – The Mirabal Sisters has requested a joint hearing by CB9M and CB12M about actions of Vantage Properties vis-à-vis their tenants. The Chair has asked for specific complaints from Vantage tenants residing within CD9M but the reply received in English and Spanish was to the effect that the elected officials had sold out. The CB12M Housing & Human Services Chair Cheryl Pahaham, being present requested to meet with the Chair after the meeting to further explore this issue.
- F. New Business – No new Business introduced
- G. Meeting Adjourned at 7:00 PM

Sincerely,


Reyes-Montero
Housing Chairman

Attached :

- Agenda
- Attendance sheet
- Avalon Morningside Summary
- Approved Minutes of June Meeting

REMINDER TO COMMITTEE MEMBERS THE MEETINGS ARE EXPECTED TO COMMENCE AT EXACTLY 6:30 PM ARRIVAL IN TIME TO ADJOURN IS UNACCEPTABLE AND AGAINST THE CB9M BY-LAWS. YOU DO NOT HAVE TO MEMBER OF THIS COMMITTEE, YOU REQUESTED BEING ASSIGNED TO THIS COMMITTEE THEREFORE YOU ARE EXPECTED TO RESPECT YOUR FELLOW BOARD MEMBERS AND THE PUBLIC THAT ATTENDS OUR MEETINGS BY BEING PRESENT ON A TIMELY FASHION. THE CHAIR WILL REQUEST THE REMOVAL FROM THIS COMMITTEE OF ANY MEMBER ABSENT WITHOUT EXCUSES FOR 3 MEETINGS.

CB9M WestSide Harlem:

SERVING: HAMILTON HEIGHTS * MANHATTANVILLE * MORNINGSIDE HEIGHTS

**MORNINGSIDE AFFORDABLE HOUSING
SUMMARY AS OF JULY 9, 2008**

MORNINGSIDE – W. 110TH STREET, NEW YORK – TOTAL 59 UNITS

40% AMI 9 UNITS

<u>STUDIO</u>	<u>1BDRM</u>	<u>2BDRM</u>	<u>3BDRM</u>		
1	6	1	1	=	9 UNITS

50% AMI 50 UNITS

<u>STUDIO</u>	<u>1BDRM</u>	<u>2BDRM</u>	<u>3BDRM</u>		
6	32	3	9	=	50 UNITS

Preference Requirements: Total: 37 units

50% for Community Planning Board 7 & 9 - 30 units

5% for Municipal Employees- 3 unit

5% Mobility Impaired- 3 unit

2% Hearing and Visually Impaired- 1 unit

BREAKDOWN:

40% OF AREA MEDIAN INCOME – TOTAL 9 UNITS

STUDIO – 1 UNIT

- STILL INTERVIEWING

1BDRM – 6 UNITS

- 2 APPLICANT – APPROVED & PENDING FOR ORIENTATION

2BDRM – 1 UNIT

- STILL INTERVIEWING

3BDRM – 1 UNIT

- STILL INTERVIEWING

50% OF AREA MEDIAN INCOME – TOTAL 50 UNITS:

STUDIO – 6 UNITS

- STILL INTERVIEWING

ONE BEDROOM – 32 UNITS

- 1 APPLICANT – APPROVED & PENDING FOR ORIENTATION
- 4 APPLICANTS - WAITING FOR HDC APPROVAL
- 2 APPLICANTS – PENDING TO SEND TO HDC FOR APPROVAL

TWO BEDROOM – 3 UNITS

- 1 APPLICANT – PENDING TO SEND TO HDC FOR APPROVAL

THREE BEDROOM – 9 UNITS

- 1 APPLICANT – WAITING FOR HDC APPROVAL
- 2 APPLICANTS - PENDING TO SEND TO HDC FOR APPROVAL

SUMMARY:

- 3 APPROVED APPLICANTS ARE FROM COMMUNITY BOARD 9
- 2 APPLICANTS ARE PENDING FOR HDC APPROVAL ARE FROM COMMUNITY BOARD 9
- 8 APPLICANTS ARE PENDING FOR HDC APPROVAL ARE FROM COMMUNITY BOARD 7

LOG#31-CB7, 90-CB9, 109-CB9, 348-CB9, 376-CB7, 394-CB7, 401-CB7, 451-CB9,
632-CB7, 1137-CB7, 1709-CB7, 1928-CB9, AND 2048-CB7

COMMUNITY BOARD APPLICANTS BREAKDOWN:

**TOTAL 441 CB7 AND CB9 APPLICANTS AT CURRENT MORNINGSIDE
AFFORDABLE HOUSING LOG**

• **369 APPLICANTS ARE INELIGIBLE**

- ZIP CODE: 10023 – 12 APPLICANTS
- ZIP CODE: 10024 – 35 APPLICANTS
- ZIP CODE: 10025 – 160 APPLICANTS
- ZIP CODE: 10027 – 59 APPLICANTS
- ZIP CODE: 10028 – 1 APPLICANT
- ZIP CODE: 10030 – 6 APPLICANTS
- ZIP CODE: 10031 – 91 APPLICANTS
- ZIP CODE: 10035 – 2 APPLICANTS
- ZIP CODE: 10036 – 1 APPLICANT
- ZIP CODE: 10039 – 1 APPLICANTS
- ZIP CODE: 10069 – 1 APPLICANT

REASON OF INELIGIBLE (248-Over income/Under Income, 45-Did not show up the office interviews, 13-credit issues, 15-As per applicants' requests, and 48-Other reasons(Did not submit requested info, family size, and Xerox applications)

• **72 APPLICANTS – BEING PROCESSED**

- ZIP CODE: 10023 – 4 APPLICANTS
- ZIP CODE: 10024 – 2 APPLICANTS
- ZIP CODE: 10025 – 34 APPLICANTS
- ZIP CODE: 10027 – 10 APPLICANTS
- ZIP CODE: 10030 – 1 APPLICANT
- ZIP CODE: 10031 – 19 APPLICANTS
- ZIP CODE: 10032 – 2 APPLICANTS

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February 8, 2007

HDC FINANCING ALLOWS FOR AFFORDABLE HOUSING CONSTRUCTION IN MORNINGSIDE HEIGHTS, MANHATTAN

Unique Agreement with the Cathedral Church of St. John the Divine Creates New Rental Apartment Building in Morningside Park Neighborhood



R.M. Klimet + Francis

A building with 59 apartments reserved for low-income households will be financed with \$100 million in tax-exempt bonds issued by the New York City Housing Development Corporation (HDC)

Public officials, community leaders, local residents and leaders from the Cathedral Church of St. John the Divine gathered today with AvalonBay Communities to celebrate the groundbreaking for AvalonBay's new affordable housing community, Avalon Morningside Park. Under a unique agreement with the Cathedral Church of St. John the Divine, AvalonBay is building a new rental apartment building on an underutilized perimeter parcel at the corner of Morningside Drive and Cathedral Parkway (110th Street) that will provide a mixture of market-rate and affordable units.

Speakers at this morning's celebratory event included: Department of Housing Preservation and Development (HPD) Commissioner Shaun Donovan; New York State Assemblyman Daniel J. O'Donnell; New York City Housing Development Corporation (HDC) President Emily A. Youssouf and Henry L. King, Esq., President of the Cathedral of St. John the Divine.

The new building will offer 296 rental apartments. The New York City Housing Development Corporation financed the construction of the building by issuing \$100 million in tax-exempt bonds through its Affordable Housing Bonds program, which will ensure that 20% of the building's apartments will be affordable to households earning at or below the area's median income.

"HDC is pleased to be providing financing for this exceptional project," said Emily A. Youssouf, President of HDC. "This development is an example of how HDC creatively taps into the private capital market to create affordable apartments for hard working New Yorkers. It is through many unique developments like Avalon Morningside Park that HDC has become the number one issuer of affordable housing bonds in the city."

As part of the ceremony commemorating the groundbreaking, the Cathedral also announced that to address the need for affordable housing in the community, it will establish a Housing Mission Fund. In an agreement with AvalonBay, the Cathedral's Fund will contribute \$200,000 annually for thirty years to the 59 affordable units in the building.

AvalonBay Communities has selected The Phipps Houses Group, one of the nation's oldest and most respected not-for-profit developers, owners, and managers of affordable housing to oversee the affordable housing development in Avalon Morningside Park.



Church and development officials celebrated groundbreaking of affordable housing at 110th Street and Mor from left to right: The Very Reverend James A. Kowalski, D.Min., Dean of the Cathedral Church; Henry L. Kliment, Chairman of the Board of Trustees of the Cathedral of St. John the Divine; The Right Reverend Mark S. Sisk, D.D., Bishop of the Cathedral; Emily A. Youssouf, President of the New York City Housing Development Corporation (HDC); Daniel J. O'Donnell, State Assemblyman; Fred Harris, Senior Vice President Development New York of AvalonBay Communities; Shaun Donovan, Commissioner of the New York City Department of Housing Preservation and Development (HPD); Rachel Loeb, Development Director for AvalonBay Communities, Inc.; Melissa Mark Viverito, New York City Member-District 8; Leslie Wyche, Community Liaison District 9 New York City

"This is a momentous day in the long history of the Cathedral Church of St. John the Divine, the largest cathedral in the world, built to be a cathedral for all people," said The Very Rev. Dr. James A. Kowalski, Dean of the Cathedral. "We initiated this effort over seven years ago as part of a strategy to preserve the grounds on the grounds as well as the religious, educational, cultural, social and civic programs that support the Cathedral. The Cathedral set strict development guidelines as to what can be built, required that construction surround the structure and carefully oversaw the design of building. We are pleased to have an experienced developer like AvalonBay and this project will not only make a vital contribution to the community but will also help the Cathedral as it enters a new era of renewal and growth and strengthens its mission to the communities we have served for over a century."

"This past December Mayor Bloomberg signed legislation reforming the 421-a program to provide for the construction of more affordable housing on-site while maintaining the incredible housing boom New Yorkers are experiencing. Avalon Morningside Park typifies what we hope will be the end result of these reforms: a new development with market-rate and affordable rentals located in a diverse and growing community. Shaun Donovan, Commissioner and HDC Chairperson. "By cultivating relationships with non-profit developers, and local institutions, the City can continue to strengthen communities, like the Morningside Park, and advance Mayor Bloomberg's ten-year New Housing Marketplace Plan to create affordable housing for New Yorkers, the largest municipal affordable housing plan in the nation's history."

The building, designed by R.M. Kliment + Frances Halsband Architects, an award winning New York City firm, will have a two-story glass entrance opening onto Cathedral Parkway, surrounded by landscaped grounds. Construction Crews to visually connect with Morningside Park, across the street. It will offer a variety of beautiful studios, and one, two and three bedroom layouts from which to choose. The Cathedral required that construction materials and materials of new building be of high quality and no buildings on the grounds will be demolished. Construction on Avalon Morningside Park is expected to be completed within twenty four months.

"We are excited to expand our presence in Manhattan with such a unique property, and in particular a new era for the Morningside Park neighborhood with the addition of our newest community, Avalon Morningside Park," said Fred Harris, Senior Vice President - Development for AvalonBay. "We appreciate the dedication of the team from the Cathedral Church of St. John the Divine in making this project a reality. We look forward to working together in adding new vitality to the surrounding community and the magnificent Morningside Park."

Avalon Morningside Park is part of the Company's ongoing efforts to expand its presence in the New York City metropolitan area. The Company currently has five projects in the tri-state area under development. The third phase of its community in the Cooper Square Urban Renewal Area on the Lower East Side is Avalon Morningside Park will be the Company's fourth Manhattan development.

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