

**CB9 Housing, Land Use and Zoning
Committee Meeting
Tuesday, October 13, 2015
6:30 P.M.**

Location: Broadway Housing, 583 Riverside Drive @ West 135th Street

Committee Members:

Hon. April Tyler, Chair; (absent)
Hon. Signe Mortensen, Co-Chair (present)
Hon. Annette Robinson (present)
Hon. Walter South (present)

Hon. Brad Taylor (excused)
Hon. Simon Thoresen (present)
Hon. Linda Walton (present)
Hon. Barry Weinberg (present)

Visitors:

Jose Taveras- (Board Member)
Joy Jihyun Jeong (Columbia Student
Df Banjari Bocf (Columbia Student)
Signe Harriday (HDFC @ St Nich)
Tiana Leonore (123rd)
Ingrid Doye (143rd HDFC)
Lucian Reynolds (MBP)
Edwin Marshall (City Planning)
Marie Calvert Kilbane (Uhab)
Cathy H Bae (115th St)

Maiko Nishi (113th St)
Magali Capi (HDFC St Nich)
Vaughn Jackson (fortune society)
Edgar Westerhof (HDFC St Nich)
Peter Brightsill (Columbia Student)
Ronaldo Riel (143rd HDFC)
Tiago Kiel (143rd HDFC)
Rosa Gutterrez (143rd HDFC)
Fernando Garcia (143rd HDFC)

AGENDA

- I. Call to Attention- 6:38pm
6:45pm quorum achieved- Call to Order
 - II. **Adopt Agenda-** with changes so moved and 2nd Linda Walton
 - III. **Adopt Minutes-** no minutes present
 - IV. **Introductions** (see list above)
 - V. **Presentations/Announcements on:**
 1. DCP's Mandatory Inclusionary Housing and Zoning for Quality and Affordability Zoning Text Amendments. (**Both Zoning Text Amendments comprise key elements of the Mayor's Housing Plan**). Given by: Edwin Marshall, Planning – DCP
 - o HPD could not come tonight but can come next month – we will welcome them back – if passes this will make affordable housing mandatory.
 - o MIH and ZQA new text amendments for inclusion– up for review and comments from Community Board. CB9 has until Nov 30th to submit comments.
 - o Followed handout page by page
- Questions/Comments on MIH portion:**
- **Does this cover rental or ownership?** Both – HPD will come to next meeting to discuss for AMIs etc.
 - **This is only a proposal or expected?** This is proposal, review now and up for review
 - **What effect will MIH have on developers to tear down existing buildings?** They will need to house tenants (better tenant protection) – HPD can better protect.
 - **How are you addressing climate change?** For city projects there are requirements. Larger projects have to follow standards. Smaller sites may not have standards. **Why don't you make it mandatory?** Suggest we make that a suggestion in review.
 - **Only mapped area for MIH is 145th and Broadway and small area by .** If this is passed it will be required for upzoning to include affordable housing

- **MIH doesn't change wall heights**
- **What AMI is being used?** – metropolitan as always - HUD has mentioned that the AMI would go from metropolitan to zipcode which would change AMI by district and more reflect our area.
- **AMI at 40% won't cover cost of building maintenance.** That is what market rate rents are for. **Still won't cover costs.** Question for HPD

○ **ZQA – Housing for Seniors**

Questions/Comments on ZQA:

- Mistake to build senior housing- should keep them in their own housing and distributed throughout the community.
 - Senior housing is being allowed higher FAR – this would significantly change high cap 2-3 stories? A worrying outcome might be a clustered area of senior housing. Less age diversity and a cluster of seniors?
 - Current senior housing gives some projects increased FAR- non-profit residence with sleeping accommodations (homeless shelter) and nursing homes all have higher FAR– get a special permit.
 - Been 40 years since changes – more space is needed for infrastructure and changes in technology.
- **Proposal** – Encourage better ground-floor retail and residential spaces and apartment switch adequate ceiling heights. Change rules that lead to flat, dull apartment buildings to encourage visual variety and features common in traditional apartment buildings.

Questions/Comments

- We need to have HPD at the next meeting!
- Transit zoning proposal is very good – would suggest eliminating parking in ALL buildings.
- Encourage no parking at all in buildings in Transit Zone then you get a boost?

Old Business while Edwin is here: Rezoning Morningside –letter from Levine sent out.

- How long does it take for gears to go in motion for Zone changing after councilmember sends letter and supports it?
 - Institution rich and need rezoning
 - No set timeline, but us all the tools you have at disposal. Local councilmember advocate for us. More support the better.
 - ACTION: Send resolutions to Edwin @ emarsha@planning.nyc.gov
 - Historical district – need someone from Landmarks – alert landmarks committee

VI. Action Items - Letter of Support re: 501 W 143rd St (Shareholders)

- Shareholders clarified situation and shared details
- Bills have not been paid from tenants (Laundromat), fire in Bodega
- Bigger issue than just this building and language in letter should reflect a larger issue at hand and press action
- Signe, Barry, Jose will work on draft of letter to present at next General Board meeting.
- Tenant Protection Taskforce? Join with other CBs and groups to combine efforts. Gale Brewer would be a great advocate for this.

VII. Old Business (contd)

1. **Hamilton Theater** - air rights? If MIH is passed? 205' tall?
2. **CB4 report of open spaces** – asked Lucien from MBP how we can duplicate in CB9 ? Fund for the City of New York – urban planning students are appointed to CB. Reach out to them.

VIII. New Business – 152nd, Convent, St Nicholas HDFC is concerned about parking lot was owned by DTH -has been sold to developer and they want info.

IX. Adjourn- motioned and 2nd by Barry @ 9:10pm

Note: Next Meeting Monday, Nov 9th

Respectfully submitted by,
Hon. Signe Mortensen, Co-Chair of Housing