

Chairs Report
Community Board 9
March 19, 2015

Renovations to start in several months for the Board Office at 3291-95 Broadway the initial agreement is that the renovations will be completed within four months barring any unforeseen construction issues.

Meetings and numerous phone conversations held with members and committee chairs regarding issues of around designated bus lanes, support of spring activities for local schools, construction, parks, proposed up zoning, state and city allocations for new housing units etc.

Assisted in facilitating the public hearing on proposed safety measures for Riverside Drive.

Attended meeting with TCCS to discussion space for school expansion. And received updates of programming and teacher selection.

Numerous conversations have occurred with representatives of Monadnock regarding hiring practices. I have requested MWBE statistics because 4 out of 4 young men sent to the job site to inquire about work were told "there is no work" and did not fill out any documents. They report that they are hiring from the community "as persons walk on the site" they are seen and fill out an application on the spot they then refer them for drug testing and Osha training. This practice has not been validated and CB9 is requesting that they send a Utilization report outlining the subcontractors that are local and/or minority/women currently working on the site.

Meetings held with EDC to discuss need for **ferry service** for West Harlem, as well as with a private group seeking to provide ferry service from New Jersey to West Harlem. This group has met with Mayor's on the New Jersey side. The group continues discussions and will meet with CB9 Economic Development Committee and then with EDC to plan next steps once they have a consensus from New Jersey Mayors.

Met with EDC and DOT to discuss permanently install the "H" at 12th Ave. and 125th street. Both EDC and DOT supportive, however, there will need to be an applicant who will take responsibility for the process of making it permanent. As well as adjustments to the design to enable it to be safe for year ago display. There was also the suggestion of displaying in during the holiday as part of the "Holiday Lights" program. CB9 will continue to follow up on identifying the applicant for the project.

Met with: Derrick Haynes, Anti Violence Youth coordinator, currently working with Youth in Grant and Manhattanville houses. He is interested in CB9's participation in assisting him to form recreational AAU Basketball event at the Manhattanville Center.

30th Precinct Clergy Council: Engaging youthful 1st time offenders.

DOE Representative, Ms. Anderson: Outreach for UPK

WHDC Housing Committee: How to best create and maintain current affordable units of housing stock.

Akilah Thompson: Seeking insight as to best way to bring Girls Boot Camp to CB9.

Attended: Black History program, Convening of the Elders.
Henri Clarke Celebration.

MBPO African Immigrant Task Force joined Borough President Gale Brewer as co-sponsors of the Immigrant Small Business Town Hall, in collaboration with the Mayor's Office of Community Affairs, NYC Department of Consumer Affairs, NYC Department of Small Business Services, the Mayor's Office of Immigrant Affairs, and the Greater Harlem Chamber of Commerce. This event was informative and educational for small businesses in our community owned and operated by Immigrants and gave value to their efforts and their participation in the economics of the City.

Borough Board meeting:

Presentation: Housing New York: Zoning for Quality and Affordability (DCP)

Presenter: Danielle DeCerbo, Director, Government Affairs

Dept. of City Planning is tasked with the duties concerning necessary land use and zoning changes in order to implement Mayor de Blasio's *Housing New York* plan. The plan, which was unveiled in May 2014, is primarily concerned with both the lack of affordable housing and the rise in the senior population. It also specifically indicates that zoning regulations must remain responsive to the housing needs of the current and future residents in order to permit housing unit construction to proceed. The current zoning resolution, however, has remained unchanged since implementation in 1961. It does not reflect the rapid loss of affordable units and the sharp rise in the number of seniors. In addition, its parking

requirements are incompatible with the transportation habits of the affordable housing residents, and its quality housing and affordable unit regulations have failed to consider relationships between the street and the buildings.

First, the proposed text amendment will promote senior housing. The number of seniors in New York City is projected to rise by 40% in the next 40 years, with the number of 85-year-old and above growing substantially faster. The city is about 9,000 nursing short of the desired amount now, and every available senior housing unit attracts an average of 60 applications. Zoning regulation, not updated for over 30 years, provides a separation of non-profit affordable units, assisted living units and nursing home units too rigid for mixed-income, mixed-use development. The proposal will modernize zoning definitions, provide consistent floor area ratio (FAR) bonus regime and eliminate the nursing home special permit requirement.

Second, the proposed text amendment will modify rules governing bulk envelope control and provide flexibility for constrained lots, senior and inclusionary housing and variety in design. Rules governing contextual zoning were adopted in 1987 to address the proliferation of incongruous, "tower-in-the-park" structures in historic neighborhoods. The rules, however, assumed an 8 ft. 8 in. floor height, ground floor entrance with no setback and a general lack of design variety. The rules also failed to account for market changes, new building practices, irregularly shaped lots, new fire, building and safety codes and the Americans with Disabilities Act of 1990. Dept. of City Planning hopes to use this amendment to restore the more conventional 10 ft. floor-to-ceiling height, phase in modular or pre-cast "block and plank" building methods and allow building setback. It will allow additional 5 ft. to 15 ft. in building height in exchange for setbacks in areas outside inclusionary housing zone. For inclusionary housing zone, it will permit one to two additional stories for R6 to R8 zones and up to four additional stories for R9 and R10 zones, plus additional height for non-contextual zones and rear yard bonus for community facilities. It will require building street wall and ground floor to resemble pre-existing designs and provide flexible rules on inner courtyards. At last, as most standard lots are already built, it will relax yard and lot coverage rules to save many applications from seeking needed variances through Bureau of Standards and Appeals.

Third, the proposed text amendment will also alter off-street parking requirements to lessen the parking burden of affordable housing developments. Most low-income communities have a far reduced car ownership than middle-income areas, Building off-street parking in New York City costs up to \$50,000 per parking space. Through motor vehicle registration records, Dept. of City Planning discovers that variation in car ownership strongly correlates with income and distance to transit. Proximity to transit options, therefore, can serve to justify reduced parking offering in affordable housing developments, especially if they are designated as senior housing. Current rules, however, do not provide for off-parking requirement waiver for affordable senior housing. The amendment will eliminate off-street parking requirements for affordable senior housing within transit zones and permit senior housing infill on existing senior housing sites. The amendment will also give Dept. of City Planning discretionary power to reduce off-street parking requirements for marker rate housing and eliminate it altogether for affordable

units located within transit zone. For areas outside the transit zone, the amendment will consolidate, simplify and reduce off-street parking requirements to the minimum level required, as well as eliminate parking requirements for affordable senior housing through Bureau of Standards and Appeals approval.

Scoping for the proposed housing text amendment will take place in March, with environmental impact statement in May, in time for it to be formally proposed before the summer. Public review should end no later than the end of 2015. The amendment requires Community Board input, Borough Board adoption and Borough President's recommendation during the approval process.

Presentation: "Blueprint to Success" Program for M/W/DBE Contractors (EDC)

Presenter: Claudia Flores, Senior Project Manager, Contracts

Economic Development Corp. created the minority-, women- and disadvantaged-owned business enterprise (M/W/DBE) program in 2006, with the objective of increased opportunities for M/W/DBEs in all Economic Development Corp. projects. The M/W/DBE program provides capacity support through lines of credit, financial management training, outreach initiatives, transparency campaigns and networking development. As a part of outreach to M/W/DBEs, Blueprint to Success program was created in 2012, and it provides in-depth assessment of M/W/DBEs through tailored curriculum on network development and construction management. With the support of a number of external partners, including R6catalyst, BOC Capital and EMDO Enterprises, Blueprint to Success has "graduated" over M/W/DBEs from the program to become competitive contractors capable of winning Economic Development Corp. contracts.

For each Blueprint to Success program intake, about 20 to 25 M/W/DBEs are selected to participate in a tailored curriculum. The curriculum provides technology and administrative training on payment requisitions, payroll management, public sector compliance requirement and contract management. It also offers a course on business management education that covers construction accounting, strategies, branding and network building, with one-on-one coaching available. Economic Development Corp. has found that only 13% of the certified M/W/DBEs citywide are located in Manhattan. Of the 131 Blueprint to Success participants, only three are in Manhattan.

Respectfully submitted
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Chair Community Board 9 Man.

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FOR IMMEDIATE RELEASE

**THE BRODSKY ORGANIZATION HAS AWARDED OVER \$14 MILLION
IN CONTRACTS TO MINORITY, WOMEN & LOCAL HARLEM
BUSINESSES ON ITS NORTH SITE DEVELOPMENT PROJECT FOR THE
CATHEDRAL OF SAINT JOHN THE DIVINE**

MARCH 2015 – With the collaboration of Manhattan Community Board 9 Chair, Rev. Georgiette Morgan-Thomas, The Brodsky Organization is maintaining an average of 54 percent minority, women and/or local employment and over \$14 Million in awards to local and minority businesses in the construction of a new 15-story building adjacent to The Cathedral of Saint John The Divine.

Companies such as SLG, which retained the labor contract, have been working on the construction project since last summer, utilizing a predominantly Harlem-based work force with the majority of its two dozen current on-site employees residing in Central or West Harlem.

SLG's labor force is expected to balloon to 50 workers before its contract expires next year, said Ethan Bloom, principal.

"SLG and all the other African-American, women and local contractors represent the best in their respective fields," said Morgan-Thomas. "They bring great value to the project and The Brodsky Organization recognizes that and has partnered with our community to make sure that these development dollars come back to our neighborhoods."

Morgan-Thomas added that the company's investment extends beyond contracts and employment, but a true commitment to the community. The Brodsky Organization generated \$5,000 in scholarships to the Harlem YWCA's Black Achievers, making it possible for students to pursue a college education.

"We are about enabling economic inclusion and social mobility for those who have built their lives and businesses in New York neighborhoods such as Harlem and Brooklyn," said J. Dean Amro, a principal at The Brodsky Organization. "The partnerships we have cultivated with local, minority and women-owned firms are critical to the success of our business."

Companies Working On The Cathedral North Site Development:

Crescent Consulting, a 14-year-old minority-owned firm that helps construction companies with compliance management.

Onyx Group of New York, a boutique residential brokerage firm in Manhattan, helmed by an African-American woman.

Aarris Atepa Architects, an East Harlem-based landscape architecture firm, whose principals are African-American.

Constructomics, a general construction company whose owner and principal hails from the Caribbean.

SLG Construction, a general contracting and construction management company whose co-founder is African-American and is also a West Harlem resident.

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Morningside Associates LLC is an affiliate of the Brodsky Organization; a 3rd generation family owned and operated real estate developer, owner and manager of over 80 buildings in NYC. For more information The Brodsky Organization, visit

www.brodskyorg.com; Information on the cathedral apartment project, www.cathedralnorthsitedevelopment.com