

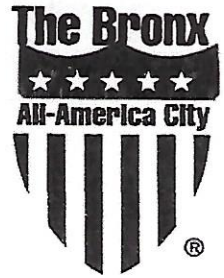
BRONX COMMUNITY BOARD #1

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ECONOMIC DEVELOPMENT-LAND USE & HOUSING

December 1, 2021

MINUTES

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DISTRICT MANAGER

The Chairman Mr. Freddy Perez, Jr. requested that attendance be taken of the members present.

The member attendance was taken.

The Chairman Mr. Freddy Perez, Jr. said that today we have a presentation being made by Catholic Homes New York and it is a voting item. I understand that you're requesting a rezoning from an R6 to an R7A at a location that is described as 272 East 151st Street. I would like to have the presenters introduce themselves and then we can go from there of whomever is going to take the lead and make the presentation.

Ms. Susan Albrecht, Catholic Homes New York said that this is the housing development side of Catholic Charities of the Archdiocese of New York. We're here to present the rezoning of the former Our Lady of Pity church for 100 percent affordable housing. Joining me are my colleagues Drew Kirizides and our Architects Amy Shakespear and Nicole Vlado, SGVA and Eric Vath our Counsel Goldman Harris, Greg Bauso Mononck and finally our supportive housing group Richard Espinal, Catholic Charities. So, we do have a presentation we also invited Fr. Sean McGillicuddy Pastor Immaculate Conception, but he may have been called away this evening. As you know Immaculate Conception is his parish located nearby our Lady of Pity. So, if you like I will share my screen and we can go through our presentation.

The Chairman Mr. Freddy Perez, Jr. said okay we're going to allow you to make your presentation and then we're going to move onto the questions.

Ms. Susan Albrecht, Catholic Homes New York said that again this our Lady of Pity apartments on the site of the former Our Lady of Pity church and 100 percent affordable housing. Our team that we just introduced again is Catholic Homes and the office of Catholic Charities it will

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be owned by an affiliate know as Morris Avenue 151st Street. As we introduced SVGA as the Architects, Eric Vath as the Land Use Attorney, and Mononck Construction. We have not determined yet the Management Company, as we progress with this process, we will do an RFP for the Management Company. So, this is just a page a little bit of a background about Catholic Homes New York, and these are three projects that we recently completed. Again, our mission is to develop and to provide safe affordable housing for families, seniors and people with special needs based on our belief that having a home is a sacred human right. We have over 2,900 hundred units of housing, the one on the left here is located on West Farms just recently completed and occupied this year called Second Farms with over 319 units of housing, the one in the middle on the site of the former St. Augustin Church in Morrisania 112 units and the one on the right is the St. Vincent de Paul senior housing which was also completed this year located next to the Nursing Home in Longwood.

Ms. Amy Shakespear, Architect SVGA said that some of you have seen me present to you in the past. We're a woman owned firm here in the city and we do a lot of affordable housing work and so these projects here on the screen now are also in the Bronx and you may be familiar with Borinquen Court and the Tres Puentes project which is right down Morris on East 138th Street where we renovated the Court building, and on the right we're about to currently start construction in the Highbridge neighborhood another senior building called the Fisher Park which will be completed in the next couple of years.

Mr. Drew Kirizides, Catholic Homes New York said that as Freddy mentioned the project is a rezoning the ask of the Community Board is for a rezoning from R6 to R7A so we can develop affordable housing. The site was a former church Our Lady of Pity it was closed and a couple of years ago it was demolished and if we build affordable housing on it, it will be two buildings one fronting 150th Street and one fronting 151st Street and that's the one that faces the Alfred E. Smith playground. One building would be 112 units and one building in the R7A would be 90 units a total of just about over 200 units. We're looking to utilize funding from the City or the State and using programs to target incomes in the AMI range from 30 percent AMI to 70 percent AMI and as you're well aware there is a requirement to have a population of formerly homeless and beginning at about 15 percent of the units, but it really depends on the program that funds it. The buildings themselves will like most new buildings will have a mailroom a package room, laundry room, bike room a room where tenants can meet. One thing that's very nice about this project is the backyard and because of 150th and 151 street it's quite large. It's a typical block with a pretty big open space we plan to do a small area for young children's playground as well as recreational areas and maybe a fountain as well. We plan to have a pretty good security system cameras as well as key fobs, intercom system in all the apartments

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and in our design, we have Security Guards stationed, now the funding's are tight for affordable housing but to at least have 8 hours in that high-risk area from 5 o'clock to midnight.

Mr. Greg Bauso, Mononck said that we've completed a couple of projects in the Bronx in Community Board 1. The system that we use to encourage local hiring first of all we make it clear to all of our Sub-Contractors that work on the project that it's a requirement they need to reserve a certain amount, of positions for new hires from the community. Once we've made that commitment, they provide us a number and we provide a work order and with that work order form that gives the details of the position skills needed, salary, and wage benefits. We work a pretty extensive local network community groups, Elected Officials, we've worked in the past with Mr. Loftin from the Community Board, Workforce 1 and many other resources in the neighborhood and we're open to working with others so, if the Board has recommendations. We try to pre-screen and connect potential candidates to the positions on the project right now for example on the project that we're completing nearby at 425 Grand Concourse as an example we had a total of 75 new hires on the project and 32 people were identified through the effort I just described and placed on that project. In terms of the local catchment area local zip codes for example local zip codes in proximity of that project 425 Grand Concourse there were a total of 219 workers from the local Bronx zip codes that were identified there. So, we will work with any local constituents, organizations that are doing job preparation and will get them engaged early and do our best to provide as many positions as possible with local residents on this project.

Ms. Nicole Vlado, Architect SVGA said that this just shows the proposed site which is East 150th Street and East 151st Street between Morris Avenue and Courtlandt again, currently a vacant site. You can look at the next slide a zoom in of the proposed design which is two 9-story buildings each along their respective frontage 150th and 151st with that special condition we have of this shared open space for the two buildings. We've talked a little bit about the yard connected to the two, the buildings in addition to the images that you've seen so far, the buildings are also designed to have a physical relationship and similarities to one another they have natural features. So, the north building on East 151st Street the image you see on the left has a light colored, brick at the front volume and because it is north facing and darker brick at the set-back and rear of the building while the south building at 150th Street that you see on the right which is a slightly longer frontage brings the darker brick in the frontage and has the lighter brick at the set back and rear. We did this to try help minimize the appearance of the bulk of these buildings, and we've also done that by breaking the front volume with horizontal bricks in the front volume of both the north and south buildings. We've also set the height of the set-back down east and west at both sites to really help nest the buildings within context of their neighbors. Then you can't necessarily see here we've introduced details to help

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articulate the base and the top of the building to allow them to feel special within their sites. The shared yard will be beautifully designed by a Landscape Architect whose, on the Design Team, it will not only be something that's lovely to look upon from within the buildings but will have program spaces for tenants of all ages. The buildings will be designed to conform to the latest energy codes and, Enterprise Green criteria because of their height will be a strong candidate for solar design. The owners have expressed an interest in an, all electrical approach which we're studying our Engineering Team and if you sort of zoom out of the immediate context, we've found that the buildings are not only found to be contextual on their blocks but also in the blocks that surround them because there are buildings of similar and taller heights in the surrounding area. So, that's just a quick overview of the design.

Mr. Eric Vath, Goldman Harris said that I just want to say a quick word about the proposed zoning. If you'll look on the map on the left shows what the existing zoning is for the neighborhood the project area shown in an orangey red. It's currently an R6 zone within 100 ft. of Morris Avenue there is a commercial overlay. The proposed rezoning is shown on the map on the right and it will be rezoned to an R7A contextual and has a maximum building height, and the commercial overlay will stay the same C1-4. I also want to point out that there are a bunch of R7 districts in the vicinity to the north there is a R7-1, across Morris Avenue there's an R7-2, and south of the development site there's a C4-4 which is an R7-2 equivalent so, an R7 is a pretty standard district in the neighborhood.

Ms. Susan Albrecht, Catholic Homes New York said I'm going to ask Richard Espinal to talk about a new program that we recently secured with Catholic Homes New York which is the Housing Support Services.

Mr. Richard Espinal, Housing Supportive Services Catholic Charities said we provide housing support services for the program areas for the homeless. We work to make sure that families are stable, make necessary repairs, acquire furniture and address any other needs for families at risk. We also work around improving quality of life by not only addressing some basic needs like food, education, health but also working to help people really self-develop by providing them opportunities to grow and expand their opportunities for their own self-development as well as improving their families, well-being. We work to increase socialization by creating community building programs improving isolation we know we have a lot of seniors for example that have aged in place at many of our sites so, we create programs like holiday events we just recently did a whole lot of turkey giveaways as well as sponsoring some dinners and we are actively right now getting ready for the Christmas season. We also create sports programs,

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salsa nights and movie nights and after school activities. Then lastly, we work to reach all the residents in the community itself by connecting them with local resources, by helping them to become actively involved with their Elected Officials, with the Community Board, helping them develop a Tenant Association if that's what they want to do but really, it's about increasing their capacity to become advocates for themselves. So, we do all of this by providing these services on site as well as with the full support of Catholic Charities Community Services and bringing to bear all the resources that the organization brings while also making sure that residents have access to all the surrounding resources from other providers.

Mr. Susan Albrecht, Catholic Homes New York said that I think one of the questions that came up was the rent ranges for families and individuals with between 40 and 70 percent of Area Medium Income and for all of our projects we do local outreach to people living in the local Community Board through our social service organizations, churches and we make that commitment again for this project. The other question that came up in our last presentation was about the unit distribution so, we're pursuing financing through both NYC HPD and through the NYS Office we have not finalized the financing at this point but we're still working with both of them to figure out what's the best program for this site but we know that every new affordable housing development in New York City regardless if it's city or state must include some component of formerly homeless and that's where the work of Richard's division is really critical. So, at least 32 of the proposed units will be for formerly homeless families and individuals but again we don't have the final unit count because we don't have the funding sources locked in, yet but this is the range of the studios between 48 to 66, between 42 and 46 one-bedroom, 71 to 72 two-bedrooms, 22 to 26 three-bedrooms. These are again, our commitment as an agency our mission is to serve families, so you'll see that are large portion of units are two and three bedrooms. So, in terms of our timeline then we are very, very happy to be meeting with you and now and we look forward to hopefully getting a recommendation from you at your meeting on December 16th and that would allow us then to go to the Borough President there's always some unknown in terms of timing. If we could go to the Borough President this year that would be great, then we would go into City Planning for approval and then the City Council and then we could start construction in late 2022 and it's 26 months for occupancy in early 2025. That concludes our presentation.

The Chairman Mr. Freddy Perez, Jr. requested for Mr. Ted Weinstein, Director of Planning, HPD to explain what a private site ULURP means which is what the presenters are trying to implement here.

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Mr. Ted Weinstein, Director of Planning, HPD said that many of the projects that come before you are on city owned property and therefore, they require ULURP for disposition of property and a UDAP designation and occasionally for rezoning. A private site ULURP simply means it's not city property but private property so therefore, it doesn't need to get disposition of property it's their property and so therefore it's a little different from the ULURP, because it's only for rezoning there's no special permits or anything that I know of. You want to be sure that, that's what the Community Board is being asked to vote on, it was certified ULURP the application was certified on November 1st, so it comes to the Community Board first and then to the Borough President, the City Planning Commission and City Council. So, unlike in October when it was an informational presentation, now it's official part of ULURP and that's what this is about. As far as the vote because I know you don't have any quorum ULURP does not require the Committee it requires the Community Board. So, every Community Board I know in the Bronx has the project come before the Committee first but whether, or not you can have a Committee vote tonight this would move on to your Full Board for them to have the vote at your Full Board meeting later in the month.

Questions and Answers

The consensus of all the Committee members present were 9-no and 1-yes was not to provide Catholic Charities New York with a letter of support on the rezoning of the former Our Lady of Pity church project.

MEETING ADJOURNED