



# THE CITY OF NEW YORK

## BOROUGH OF THE BRONX

### COMMUNITY BOARD 7



PAUL FOSTER, CHAIRMAN

FERNANDO P. TIRADO, DISTRICT MANAGER

## HOUSING COMMITTEE MINUTES

### Monday, February 28, 2011 @ 6:30PM

- I. Request for letters of support for development projects & reviews of projects
  - A. Affordable Housing: 3160-66 Webster Avenue. We had a joint presentation by Azimuth, the private developer, and SEBCO, the nonprofit housing manager, who are partnering to develop 60 units of affordable housing at the above address (north of 204<sup>th</sup> Street).
    1. The units in the building, a mix of studio, 1, 2 and 3 bedroom apartments, would be reserved for individuals and families earning at or below 60% of the Area Median Income (\$50-\$55,000 for a family of 4). Community Board 7 residents will receive preference for at least 50% of the units (they'll take more of our residents if we can find them qualified applicants), and 5% of the units will be reserved for municipal workers. Additionally, the building will house 9 formerly homeless families with a preference for veterans. The building will include a laundry room, computer lab, and rear courtyard/play area for tenants and a 2,500 square foot community room (made available for community meetings).
    2. The building will include a laundry room, computer lab, and rear courtyard/play area for tenants and a 2,500 square foot community room (made available for community meetings).
    3. The ground floor of the building will be leased to a for profit daycare group (Brightside Academy) that will serve 200 children from infants to 12 years old, accepting both daycare vouchers and a sliding scale rate. The afterschool component of the daycare will operate until 8 or 9pm in the evening.
    4. Joy Construction will build the development; it is a nonunion and non-prevailing wage development. Joy can hire residents from the community. Additionally, SEBCO and Brightside daycare are going to notify CB 7 of any available employment opportunities.
    5. The size of the lot will not allow much flexibility for the development to contribute to the streetscape. The building will go up to the lot line on the street, and will include 4 tree wells on the sidewalk. The building will apply for LEED gold standard, incorporating green roof elements.
    6. Board members asked if they could make units available to a greater mix of incomes. The tax credits that they are applying for through NYS require a maximum AMI of 60%.
    7. If the project receives approval and funding, they would begin construction in December of 2011, expect to complete construction within 18 months, and fill units with tenants over 3-6 months.
  - B. 421-A Tax Abatement: 301 E. Gun Hill Road
    1. Sharon Hockman Gunhill LLC has applied to HPD for 421-A tax abatement to move forward a stalled development at 301 E. Gun Hill Road. The developer is proposing market rate units, charging between \$2,000 and \$2,300 per unit. We invited the developer to provide more details and answer questions about the development at the meeting, but they did not respond.
    2. Housing Committee passed a motion: We passed a motion to send a letter to HPD denying our support of this project. The rents proposed by the developer are not affordable, and therefore the developer should not receive a tax abatement for the units. The developer has been nonresponsive to requests by Community Board 7 for additional



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information. The Committee is concerned that if they developer is unable to rent units at these prices, they will turn to a city or state agency to rent the units as transitional housing for a special need population.

- II. Basic Housing Rights Training- At the March 28<sup>th</sup> Housing Committee Meeting, we will hold a basic housing rights training for board and community members facilitated by Sally Dunford of the West Bronx Housing and Neighborhood Resource Center. Held at Fordham Bedford's Serviam Gardens Senior Residence located at 323 E. 198<sup>th</sup> Street, the first of this two part training series will focus on what government agencies are responsible for addressing a variety of housing concerns. All are welcome!
- III. Tenants' Rights Town Hall Meeting- Plans are in the works for CB 7 to organize a Town Hall meeting on tenants' rights, featuring city government agency representatives, elected officials, and housing assistance nonprofits before the end of the City Fiscal Year. More details to come as the planning progresses.
- IV. Real Rent Reform Campaign- Several housing committee members will attend an advocacy event in the Bronx to organize residents around renewing Rent Regulation Laws set to expire later this year.
- V. CB 7 Support for Tenants' Bill of Rights Legislation- Committee members passed a motion to bring to the Executive Committee to send a letter of support for Council Member Cabrera's Tenants' Rights legislation.
- VI. Joint Committee meeting on Webster Ave Development- Housing Committee members participated in the March Economic Development Committee meeting to discuss a shared vision for the Webster Ave. redevelopment.
- VII. Federal Funding Cuts to local housing assistance programs- Committee members passed a motion to bring to the Executive Committee to send a letter to our US Senators asking them to restore funding to housing programs cut in the budget continuing resolution passed in the House of Representatives, impacting many neighborhood housing programs.
- VIII. Development requiring BSA action at 186 St. George's Crescent- The Housing Committee passed a motion to send a letter to the Board of Standards and Appeals and the Landmarks Preservation Commission, expressing concerns of a proposed development on a historical sight. This motion has been tabled in light of a study provided by the developer and their plan to attend the March Land Use Committee meeting.
- IX. Adjournment