



THE CITY OF NEW YORK

BOROUGH OF THE BRONX

COMMUNITY BOARD 7



RUBEN DIAZ, JR., BOROUGH PRESIDENT

PAUL FOSTER, CHAIRMAN

HOUSING COMMITTEE MEETING MINUTES

Wednesday, May 15, 2013 @ 6:30 PM

- I) "Norwood Terrace", a proposed development at 3349 Webster Avenue (@ Gun Hill Rd):
- A) Alan Bell of B&B Supportive LLC, the for-profit partner, opened the presentation along with Andrea Harnett-Robinson, project consultant. They were later joined by Ralph Fasano, Executive Director and Elizabeth Lunde, LSW, representing the not-for-profit partner Concern For Independent Living, Inc.
 - B) This is an 8 story, 115 unit project combining Supportive Housing (58 studios dedicated to residents with mental illness) and 57 units for tenants earning less than 60% of AMI (Area Median Income) Rents are as follows:
 - 1) 1 bed \$909 income band \$36K-\$41K
 - 2) 2 bed \$1,101 income band \$41K-\$51K.
 - a) This site was first brought to the CB by the DOE Fund shortly after the new zoning for Webster Avenue. Funding for the project is being sought from NYS- HCR (Homes and Community Renewal) 4% LIHTC (Low Income Housing Tax Credits). The developers have and/or will be applying to: NYS-HCR for funds from MRT (Medicaid Redesign Team) specifically for persons suffering from long-term mental illness who are high Medicaid /hospital users as well as bond financing from NYS-HFA (Housing Finance Agency).
 - b) This site was a former automobile service station and will require clean-up of any environmental contamination with assistance from NYS Brownfield Cleanup Program.
 - c) The committee asked Mr. Bell to submit a remediation overview as this issue is of great concern to CB 7.
 - d) The committee discuss the proposed development and has these follow up questions/comments:
 - i) The team was not specific as to the kinds of "therapeutic services" available to the supportive residents, please provide details
 - ii) Which employee will be authorized to dispense medications
 - iii) Developer states the creation of 15-20 new jobs; will a preference be given to CB residents? If not, it is requested that the job listing be provided to the CB Office for distribution
 - iv) Must provide details on the environmental cleanup and who will be doing the work at the site
 - v) A request for the floor plan including square footage of a typical studio, 1 and 2 bed apartments



THE CITY OF NEW YORK

BOROUGH OF THE BRONX

COMMUNITY BOARD 7



RUBEN DIAZ, JR., BOROUGH PRESIDENT

PAUL FOSTER, CHAIRMAN

- vi) Provide an overview of the security camera system, especially outdoor cameras
- vii) The committee was most concerned with the lack of parking in the design presented. The developer has only 8 parking spots and these appear to only be for staff use. The committee wants the design to include no less than 20 spots, which will also be available for the use of residents. This area has a crucial shortage of parking and must be addressed

II) Galaxy Construction:

- A) New market rate housing constructed on Mosholu Parkway

III) 'The Bedford' 3060 Webster:

- A) Was awarded 9% LIHTC from HCR on 5/7/13. One of only 2 Bronx project to receive this award. This is a mixed use project including units for 80% AMI

IV) Tracey Towers:

- A) Update on the welcomed HPD oversight of the robust construction work
- V) Discussed UNHP's (University Neighborhood Housing Program) study "Nowhere To Go: A crisis of Affordability in the Bronx" including comments from local housing advocates: Sally Dunford of West Bronx Housing and Greg LoboJost of UNHP

VI) Meeting adjourned