



THE CITY OF NEW YORK

BOROUGH OF THE BRONX

COMMUNITY BOARD 7



RUBEN DIAZ, JR., BOROUGH PRESIDENT

ADALINE WALKER-SANTIAGO, CHAIRPERSON

HOUSING COMMITTEE MEETING MINUTES

Wednesday, January 15, 2014 @ 6:30 PM

- I) Attendance sheet in file:
- II) Presentation by Universal Contracting:
 - A) Universal Contracting is proposing a 75 unit 9-story Senior Housing development at 2763 Morris Avenue. Present at the meeting were Sally Tayeb from Universal and their architect James McCullar, PC. Along with the housing unit there will be a 500 seat church on the ground floor. This is a R8 zoned project. These units will consist of 1 bedroom and studio apartments with dimensions of about 600 plus square feet for the 1 bedroom and more than 500 square feet for the studios. The cost of the project will be about \$125 million. The church owns one of the lots and will sell it to the developer. The deal structure between the Church and the Developer is still in the approval stage and will have to be signed off by the Attorney General. There will be an HDC lottery for applications for the apartments. The Senior units are for independent living and the goal is to get funding through HPD, HDC along with tax credits.
- III) Stagg Group Update:
 - A) At a recent meeting at the Borough Presidents office attending by Housing Committee member Sandra Erickson questions about why their development at 2985, 2987, and 2999 does not have to provide parking. Inquires are being made to the Dept. of Buildings to get further clarification. Stagg has not been responsive concerning this issue and the committee agrees that close attention must be paid to this project.
- IV) Webster Avenue Projects:
 - A) Another question asked at the Borough President meeting, can a developer receive a 421A RE Tax abatement along with full tenant subsidies? The Committee has requested that the requirement to have ground floor active uses apply to all developments. This would keep with the spirit of the Vision Plan.
- V) Meeting Adjourned