



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
215 West 125th Street, 4th Floor—New York, NY 10027
T: 212-749-3105 F: 212-662-4215

CICELY HARRIS
Chairperson

SHATIC MITCHELL
District Manager

HOUSING/LAND USE COMMITTEE MEETING

Thursday, January 25, 2021
6:30 PM

1. Welcome and Introductions (Committee & Board Members):

The meeting was called to order at 6:35 PM and welcome remarks were made by:

- a. By Housing Committee Chair – Charles Powell
- b. By Land Use Committee Chair – Karen Dixon

2. Comments by Elected Officials (Related to Housing/and Land Use)

Comments were made by representatives of the offices of the following elected officials:

- Shana Marks of the office of Congressman Adriano Espaillat;
- Minah Whyte of the office of NYS Assemblyman Al Taylor;
- Rafael Escano of the office of NYC Council Member Bill Perkins.

3. Presentations/Discussions:

- a. Malcolm-Shabazz Harlem Plaza Project – NYC HPD
 - The Housing and Land Use Committees were pleased to welcome the owners and development team of the Malcolm-Shabazz Harlem Plaza Project to be located on the Southern side of West 116th Street between Malcolm X Boulevard and Fifth Avenue;
 - In introducing the presentation, Housing Chair Powell thanked the Malcolm-Shabazz team for accepting the Committee's invitation for them to make the same presentation they made to the Land Use Committee (as this project remains in its pre-ULURP status;

- The development team was introduced by Veanda Simmons of NYC HPD and her associate in the HPD Development office James Hull;
- As with the presentation made before the Land Use Committee, the owners and development team provided all with a history of the site which has and is currently known as the “African Market.” The presentation highlighted the anticipated plans of the site to be developed as a mixture of housing and the modernization, retention, and expansion of the existing market;
- Members of the Housing and Land Use Committees; CB 10 Board members and community participants raised several questions regarding the site including but not limited to discussions of:
 1. Greater affordability of the residential units and the need for more units with lower AMI’s;
 2. Concerns over plans to move the tailors currently operating as a major component of the African Market to another location away from the vendors who traditionally sell African fabrics (the thought being that traditionally and optimally patrons can purchase the fabrics and in the same location have direct access to tailors without having to travel to another location to have clothes made);
 3. Whether the new development would allow for space for all the vendors that currently operate out of the market especially because the developers anticipate adding food vendors to the mix of vendors within the operating spaces;

4. Whether all the owners had been contacted as to the future plans of development and the whether the vendors would be able to afford their spaces once the development is completed.
- The owners and developers responded to each of the expressed concerns (in summary as follows:
 1. As this project is still in the pre-ULURP stage, there is a willingness on their behalf to consider more affordable units and lower AMI's. It was suggested and agreed that conversations on the issues of affordability be held (and if possible) changes and agreements be reached on greater affordability before the project goes into formal ULURP later in 2021;
 2. The owner's express openness to concerns regarding ensuring that all vendors currently within the market would be retained and specifically stated that all current owners of vendor spaces have been adequately notified and that they are in constant and continual discussion with them. In further response to concerns about vendors, it was suggested that food vendors be moved to another close location which would allow the tailors to remain in close proximity to the vendors selling materials;
 3. The owners expressed their willingness to have future discussions on the questions of vendor placement; notification to vendors of current and future plans and ensuring continuity of vendors and non-displacement.
- b. Notice of Property Value (NOPV) - NYC Department of Finance (DOF)
 - The Chair of the Housing Committee introduced Corliss Evans of the New York City Department of Finance (DOF) for a brief presentation about Notice of Property Value (NOPV);

- Ms. Evans briefly outlined and discussed:
 1. Market and assessed values of taxable real property;
 2. How such taxes are calculated and assessed;
 3. How and when such calculations can be changed and/or challenged;
 4. What property tax exemptions and abatements are available for those eligible.
- It was agreed by Ms. Evans and the Housing and Land Use Committee members that a more complete NOPV presentation is desired by CB 10 and that plans should be made for an such an outreach session in the month of February 2021.
- Ms. Evans also provided a flyer which lists NOPV Outreach Sessions being conducted by DOF weekly during the months of February. The Housing Committee has invited Ms. Evans back for a more detailed presentation at our February 2021 Committee meeting.

c. Discussion of Housing Rental Assistance Programs (Federal & NY Sta

- An important, albeit too brief a discussion was held on the question of existing support for tenants in need of rental assistance and the urgent necessity for much more to be done on behalf of our tenant constituents;
- Areas that were briefly touched on (but require more study and action were stronger legislation that provides immediate and long-term solutions for issues that preceded the Pandemic but has been exacerbated by same; Housing Justice for all (involving mandatory Section 8 vouchers, social housing and even the thought of the cancellation of rent);
- It was agreed by all that this topic must be addressed with by, as Board member Delsenia Glover outlined, (“Defining the needs; proposing solutions and taking coordinated action”);
- This matter will remain on the Housing Committee Agenda for all future meetings,

4. Old Business

There was no Old Business.

5. New Business

There was no New Business.

6. Adjournment

Meeting was adjourned at 8:10 PM