



Hon. Marquis A. Harrison
Chairperson

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

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LAND USE

Committee Meeting Minutes

Thursday, February 16, 2023

Hon. Karen Dixon, Chair

The meeting was called to order at 6:35 PM

1. WELCOME & INTRODUCTIONS (5 minutes)

- A. CB10 Land Use Committee Members – Honorable K. Dixon, D. Glover, D. Paterson, H. Dukes, C. Harris, C. Powell
- B. CB10 Board Members – Honorable B. McClure, S. Brannon, D. Brown-Blackmon,
- C. CB10 Land Use Excused/Absent Committee Members - S. Gleaton, L. Downing, G. Harrell, K. Taylor,

2. PRESENTATION AND DISCUSSION ITEMS: (

a. Community Land Trust (CLT) – Gregory Baggett

- i. Mr. Baggett requested that the presentation be tabled for a future report and review

Chair Dixon reminded Land Use Committee members of homework prior to the meeting which was to review two documents:

- *Draft Questions for the Equitable Development Index to be presented to the full board before it goes to the community.*
- *The 2016 CB10 MIH Zoning Resolution*

- A. Equitable Development Index: Mr. Rickenbacker, Director of the J. Max Bond Center, gave a review of the initial questionnaire for CB 10 Board Members

- Explained the intent is to provide a range of questions that can be measured statistically. The document being viewed (screen share) would become an electronic survey, this survey is a draft pdf for comment. The survey will produce percentage results, and Mr. Rickenbacker gave background on language questions some of which is taken from CPC Land Use studies. The intent also is to cover issues of community in the current housing climate. The goal is to produce objective results, with a longer term goal of using it for a community survey. The Land Use Committee is tasked with examining the draft survey and making recommendations as co-authors with the J. Max Bond Center.

- Questions/Comments from board:
 - D. Glover raised a question regarding the language of the survey and accessibility. Mr. Rickenbacker explained that the current survey is for Board members only, and after that there will be a review and development of a second survey for the larger community. The plan was designed to come to the community board first, then the larger community. Chair Dixon will follow up with members. Chair Dixon invited Vice Chair Glover to join future planning meetings. Mr. Rickenbacker shared his screen to review the questions and gave some background on the ongoing Land Use study process and findings. There is limited publicly owned land available. The tool being used is part of a new equitable development tool to process their pilot program.
 - Member Dukes further clarified the history of the current process.
 - CB10 member B. McClure asked if non-land use members could comment, and asked for clarity on the AMI ranges in the survey. Mr. Rickenbacker suggested that there be a hi/low approach as there is only so much that can be in the questionnaire content, but the idea is to get a sense of the value of AMI.
- Chair Dixon advised committee members to send an email outlining any comments or suggestions, as well as sending an email to state that you do not have comments or concerns.

B. Discussion & Review: Mandatory Inclusionary Housing Zoning Resolution – No. MIH 2016:

- Chair Vice Chair Glover made the following comments: It needs to be updated or a full redo based upon events, legislation passed, examinations of AMI, and,
 1. Since 2016, there has been a racial impact study legislation that is required
 2. During the recent redistricting, the community came together to advocate for drawing district lines to preserve a Black percentage majority - how does this play into our land use
 3. Not enough deeply affordable
 4. Percentages required for extremely low, low, and moderate income housing are lacking
 5. Nothing about racial impact and displacement
 6. Recommendation that we should reach out to affordable housing developer
 7. No deep dive or examination on the true affordability levels needed in the community – who lives here
 8. Believes that there has been a study on AMI within the district during the redistricting process.
 9. Recommended a review or analysis of true community AMI
<https://anhd.org/report/new-york-citys-ami-problem-and-housing-we-actually-need>
 10. Land Use Committee member H. Dukes commented that she supports the resolution as is.

11. Chair Dixon advised committee members to send an email outlining any comments or suggestions, as well as sending an email to state that you do not have comments or concerns.

OLD BUSINESS

MART 125 Community Input Survey: Chair Dixon encouraged CB members and the public to complete the survey which is posted on the Community Board website, accessible with the QR Code. The survey was also linked in the Zoom chat.

ANNOUNCEMENTS

Chair Dixon Harlem Community Advisory Board Lobby Day: They will be doing ongoing advocacy on legislative interests. Thursday, March, 9th is Operation Popcorn; on Thursday March 9th they will be senior centers will conduct a Phone Bank wherein seniors will call state elected officials to advocate for NYC Health & Hospital State legislative requests and legislation that affect the community.

The Meeting adjourned at 7:24 pm.

Prepared by Land Use Committee Vice Chair Delsenia Glover