



Hon. Marquis A. Harrison  
Chairperson

# CITY OF NEW YORK

## MANHATTAN COMMUNITY BOARD 10

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### CB 10 Land Use Committee Minutes Thursday, March 16, 2023 6:30 PM

The meeting was called to order at 6:35 pm, Chair Karen Dixon presiding.

#### **Attendance:**

Land Use Committee members:

K. Dixon, D. Glover, H. Dukes, K. Taylor, G. Harrell, C. Powell, C. Harris, S. Gleaton, L. Downing, D. Patterson

CB 10 Members: Chair M. Harrison, S. Brannon, 2nd Vice Chair C. Johnson, K. Horry, B. McClure, D. T. Downing, D. Gill, C. Smith

Elected official representatives:

Congressman Adriano Espaillat

Councilmember Kristen Richardson-Jordan

Assembly Member Inez Dickens

Assembly Member Al Taylor

NYC Public Advocate Jumaane D. Williams

Manhattan Borough President Mark Levine

- Chair Dixon reminded Land Use Committee members that they were to review documents prior to the meeting:
  - One45 Harlem 4All – New draft plan
  - Draft CB10 Survey from the Max Bond Center (for Land Use Committee members only prior to submission to the full board), as part of the development of the equitable development index for the land use study process
- Chair Dixon gave a brief review of the agenda with a reminder of the road rules for Q&A sessions after presentations.
  - One45 revised plan
  - Survey created by the J. Max Bond Center for CB10 members
  - Gave road rules for the One45 Presentation: reminded attendees that it is not a hearing - it is a preliminary presentation and discussion, land use committee members will ask questions, then members of the board, then members of the community. Public comments will be limited to 2 minutes.

#### **Presentation**

One45 Harlem 4All Project: Tristan Nadal, Bruce Teitelbaum

Tristan Nadal presented an overview of the new One45 Harlem 4All project. The new proposal consists of the following:

- Contains 915 apartments of which 458 units will be permanently affordable, 457 will be fair market. This represents over 200 more affordable units.
- 91 units @ 30% AMI, 83 units @ 40% AMI, 83 units @ 60% AMI, 81 units @ 80% AMI, and 120 units @ 120% for a total of 458 units.
- Previously, the project proposed 866 units of which 260 are affordable.
- There will be three buildings on the proposed site.
- Plan to maintain proposed partnerships with Positive Workforce, Local 79, and 32BJ. Additionally, they are developing new relationships with 100 Black Men as well as plans to redevelop the Youth Mentorship and Empowerment Initiatives.
- Committed to developing a Green Energy Improvement District

LU Committee/CB10 Member points/questions:

- Vice Chair Delsenia Glover: Request for documentation of the number of units at AMI levels with number of rooms listed
- Question: Have you had conversations with MTA or other transportation folks about the issue of density; have you identified a non-profit partner
  - o Ans. Have had conversations last year with MTA and they cannot make any changes to the stations beyond what was done 4 or 5 years ago; DOT - environmental Impact study done, they will need to renew but it does not yield significant impact, but are looking at access
- Question: Bus depot – explain the environmental improvement - how will the clean-up happen?
  - o K. Dixon reminded that WeAct for Environmental Justice, the Mother Clara Hale Community Task Force, worked with the MTA to create a green bus depot. The following link was posted in the chat.  
<https://www.weact.org/campaigns/mother-clara-hale-bus-depot/>
  - o Tristan - this is significantly less carbon produced than a typical building, working with local and state agencies to create a grid system to compare the main plant to other buildings like Esplanade or other large developments in the neighborhood for improvement on carbon output in their mechanical systems; provides cleaner heating and cooling for residents of other buildings.
- Question: Are the lower income housing and supportive housing in one building or scattered?
  - o Ans. - Units scattered throughout all three buildings.
- Discounts for local business:
  - o Yes, have preferred rates and discounted rates
- Question: How are you enforcing Green Energy
  - o Ans. Any green energy district was not feasible in the initial plan presented previously, what has been the change. Following the initial meeting with the BP and clarified the misconception that the BP had that they have a plan to deliver the green results outlined in the original plan. Request for a copy of the correspondence to the BP and other elected officials was requested. Development team stated that they would forward to the District Manager.
- Question: Union targeted - What does that mean?
  - o Ans. 120 percent AMI units will be union built. Clarification - apartments for union targeted workforce -
  - o Which unions? They have not identified specific unions but the union they are working with asked for units for members of the union whose members are working on the project
- Question: What are elected officials saying - have you met with all elected official

- o Ans. Yes, they have [met with] all elected officials in the community and briefed them but will not characterize their responses; but some have voiced many of the concerns that the CB has expressed.
- Chair Dixon: How do you plan to guarantee the additional increase of affordable housing?
  - o Ans: you are going to have to work with the city and state to help us with subsidies, elected officials have expressed their support to marshal their resources to make the plan happen and he is confident that given the housing crisis, the need to build housing, they will be able to reach these targets.
  - o On a technical perspective, if we were to advance through the process before finalizing everything we would have a regulatory agreement with the city stipulating the affordability levels.
- Chair Dixon: Will regulatory agreement guarantee the affordable housing?
  - o Ans. Yes, they would have to abide by the regulatory agreement.

#### Public comments / questions:

- Question/comments:
  - o Julius Tajiddin: Appreciate the work, quite a few changes - we need to do a community benefits agreement; 50 percent of the base construction jobs must go to community members and not folks coming from south of the border; we are going to focus on income targeted guidelines; why are we using HUD language because it is confusing; AMI is \$120,000 a year. 60 percent of residents in the community are in the lowest AMI range so this is not done.
  - o Abena Smith - 1. Will affordable units throughout the three buildings will be totally distributed throughout the buildings and floors; in terms of going down into the ground, are their plans for mitigating factors like floods? Chair Dixon - clarification: several years ago, the city did a text amendment titled Zoning for Coastal Flood Resiliency that outlines new construction requirements for buildings in the flood zone.
  - o Gregory Baggett: Is this project proposed today any different from the amended plan submitted during the 11th hour of the previous ULURP? Ans: It is a new proposal. Are the Fred Samuels houses still a collaborator? Teitelbaum: Yes.
  - o Do you have an AMI for the market rate units?
  - o Bruce Teitelbaum: We do not know what the market rate correlates to market rate levels.
- Question: How will the workforce reflect the community? Based on building design, how are environmental considerations reflected in the structure.
  - o Ans. It is a geo-thermal system which is mitigating carbon impact – the mechanical system which heats & cools the building, potential doing solar on the roofs which has many sustainable benefits- it would be an electrified building. All these things combined would make it one of the most sustainable buildings in the city. Bruce: We identify and employment with advice from organizations – such as 100 Black Men.
- Question: Expressed concern about the “subtle erosion of affordability - MCIs and IAIs to raise rents over time –
  - o Ans: IAIs and MCIs are not applicable, they are not rent regulated.

#### Chair Dixon recapped next steps for Developer:

- Sending back a chart with the unit size, AMI, and monthly rent breakdown
- Environmental letter to the Borough President

#### Voting Items

- None

## **Old Business**

- MIH Resolution Working Group: Update from Vice Chair Delsenia Glover:
  - Chair Dixon stated that a small work group of board members are reviewing the current MIH resolution. There may be a possibility that a new resolution is developed but will require approval from the land use committee.

## **New Business**

- None

## **Announcement**

- CB10 Housing Committee: **Housing Education Forum 2023 - Monday, March 27 2023, 6:30 pm** NYS Pending Housing Legislation Explained
  - a. Good Cause Eviction
  - b. Housing Access Voucher Program
  - c. Tenant Opportunity to Purchase

## **Adjournment**

The meeting adjourned at 7:53pm.