

Community Board 12, Manhattan
Minutes for the Housing and Human Services Committee Meeting
September 7, 2017 – Office Meeting space
530 West 166th Street – 6th Floor
New York, NY 10032

Committee Members Present (3): Ayisha Ogilvie (Chair), Barbara Frazier, Ariel Miranda and Victor Pena-Bastalla.

Committee Members Absent (5): Jay Mazur, Fern Hertzberg and Carlos Suero.

CB12 Member (0):

Public (6): G Biel, Gretchen DeChelli, Ellen Barter, Anna Ofelia Rodriguez, Deborah Cardona, Phil Simpson.

Call to order

A meeting of Housing and Human Services was held at 530 W. 166th Street, 6th floor, large conference room on September 7, 2017 at 7:25PM. Quorum was established.

Reports

- New members were introduced and made a brief introduction
- Inwood Library RFP
- RFP was presented on the screen by Ayisha
- Aisha started the presentation of the RFP
- Barbara stated that she wanted everyone to take a better look at the lengthy proposal
- Pre-Submission of RFP 9/12
- Submission deadline 11/20
- Started in depth look at the RFP starting with the table of contents
- Member of the public pointed out that the RFP measure of the library space is short 3,000feet. Current lot size: 21,000 feet / RFP lot size: 18,000 source: David Tom
- AMI discussed: It includes Westchester, NYC and parts of long island (AMI is a federal figure)
- We all agreed that we need neighborhood specific AMI
- Ayisha mentioned consideration of community land trust for the benefit of the community
- Member of the public pointed out the developer needs experience with 70 unit developments
- Barbara resurface conversation of lot size and commented that 1,350 feet is too small for a playground that fits three Pre-school classrooms
- Members of the public commented regarding building a bigger library and not the same size
- Member of the public commented regarding building around the existing library and not waste money on a new one
- Member of the public commented to refute the proposal
- Member of the public commented regarding the time to build the new library is five years and pointed out that there are two schools nearby and the long-term construction could disrupt the schools.

- Barbara pointed out time and suggested to move along with the RFP discussion
- Ayisha suggested we all attend the 9/12 pre-submission meeting to express our concerns
- Barbara expressed that “100% affordable units” is currently a goal and should a requirement
- A member of the public who is the CEO of a housing group that started in 1983 presented herself and explained her reason for being here and provided information of projects her group has been involved and commented on HPD promises vs deliveries
- Barbara pointed out “Trojan horse” in the proposal on page 13, section C. Current proposed zoning UDAAP vs ULURP
- Ayisha explain to everyone the definition of the terms UDAAP and ULURP
- Member of the public expressed their concerns regarding the passing of city property to a private developer
- Page 17, income graph. Numbers source is unknown and the graph shows that 27% of people living in Inwood make more than \$81,601
- Member of the public commented regarding which areas were covered in the RFP income calculation
- Page 18, Housing graphs. We discussed affordability of units and the housing crisis
- Page 22, Negotiation letter was reviewed
- Member of the public stated that the RFP lets the developers get the final say on the new library development
- “Save Inwood Library” member pointed out page 25 of RFP (last preference item) states that a temporary library site will be provided without any specifics on size, budget, location etc..
- Page 26, status affordability should be 100% of units must be affordable
- Page 26, market comparable is mentioned under “Rent and Markets Comparable”
- We reviewed the mixed income / mix match term sheet
- HPD will approve unit distribution / net square footage of unit types show the units will be small
- Page 27, reviewed threshold requirements and competitive criteria’s
- Member of the public pointed out that we should ask for an extension and bring out the points that we need to revisit and concerns to come up with a proposal that represents the community
- Ayisha pointed out to everyone to come to the October meeting to express their concerns
- Pre-submission conference was explained (Sept 12, 2017) Any person can attend / not just developers
- Ayisha stated she was going to bring our concerns to the executive committee
- Discussion regarding the board meetings being doubled up surfaced

Inwood Rezoning

- Scoping meeting / September 14
- Barbara brought up point regarding current status of transportation in Inwood
- All of Inwood is not included in the rezoning
- Member of the public stated that in the June meeting held in the Allen Pavilion the public wanted all of Inwood included in the rezoning
- Environmental Impact of the rezoning
- Copy of “Draft scope of work for an environmental impact statement” was shown by member of the public
- Draft is available online
- Member of the public brought up comment regarding the electrical grip and power consumption
- Member of the public wanted committee to support the resolutions by other committee to ask for more time before the deadline (September 29)
- Ayisha open the floor to a vote to ask for time and look at the resolutions of the Land Use committee and Business Development committee to ask for more time so all the resolutions and comments are aligned. We want to ask for a deadline of 120 days from the release day
- Vote passed, all community members voted in favor, public members voted in favor

Budget Priorities

- FY2018 sheets were distributed to members of the public
- Barbara explained the purpose of the FY2018 Expense/Capital ranking to the new members
- Ayisha further explained the purpose and brought everyone up to speed
- We need to make sure the city delivers on the budget priorities.
- Ayisha explained the “Register of the community board”

New business Announcements

- Ayisha showed the cards that were made to spread the word the community board and get more members of the public involved

Meeting adjourned at 10:550PM, no objections.

Secretary

Date of approval