

Housing and Human Services Committee

Thursday, June 3rd, 2021 7:00 pm

Committee Members: Ariel Miranda (Chair), Angel Vasquez, Bruce Robertson, Ayisha Oglivie, Marielle Ali (Assistant Chair), Marshall Vanderpool (Public Member)

Board Members: Glennis Aquino-Gil, Sally Fisher

Public: Tony, Dr. Gary Altheim, Eileen Leonard

Introductions

Meeting was called to order at 7:06 pm. Angel Vasquez seconded. Committee Members introduced themselves. Chair, Ariel Miranda, talked about the follow up to the Inwood rezoning process, in particular a review of the individual items in the Memorandum of Understanding from 2018. The agreed items in the MoU show both the capital and expense items would come out of the Inwood rezoning process.

How to's on Publicly Available Resources

1. NYC Rezoning Commitments Tracker¹

The website lays out the requirement that was passed pursuant to Local Law 175 OF 2016 making the City responsible for publishing a list of capital and programmatic commitments. The website is managed by the New York City's Mayor's Office of Operations. The website captures each of the rezoning's that have been passed, including Inwood (2018).

The Committee reviewed the Inwood update² of the online tracker and talked about the goal of the plan as outlined on the website –“to ensure that Inwood remains an affordable and livable neighborhood for working families and to improve the quality of life for all Inwood residents.”

The Committee also noted the overlap of outcomes rezoning commitments across the Community Board committees – Housing and Human Services, Transportation, Business Development, Land Use, Parks and Cultural Affairs, Youth and Education, among others.

The projects on the website are categorized into five groups: Housing, Open Space, Community Resources, Transportation and Infrastructure, and Economic & Workforce Development.

Under the **Housing** category, the Committee noted that there are 25 overarching goals each with its own projects. The Committee discussed some of the projects and highlighted points of follow up under each project.

- Advance affordable housing development on publicly owned land
 - **Inwood Library:** this project is an updated library branch combined with 175 affordable housing units, universal Pre-K classrooms, and community facility

¹ NYC Rezoning Commitments Tracker <https://www1.nyc.gov/site/operations/performance/neighborhood-rezoning-commitments-tracker.page>

² NYC Rezoning Commitments Tracker Inwood Update
<https://morr.maps.arcgis.com/apps/MapSeries/index.html?appid=e53a9d13cad442829c5db6c7bc1b16d8>

- space. Committee, alongside Land Use, may want to seek an update on number of pre-k classrooms (anticipating 3) as well as the use of the community facility space.
- **Dyckman Houses:** Committee may want to seek clarification from NYCHA on the 180-250 units of 100% affordable housing as well as understanding income requirements and ensuring the income bands meet the needs of residents of Inwood. Committee Member, Marshall Vanderpool, expressed community concern regarding the feasibility of the new affordable housing units
 - **DOT Bridge Repair Facility**
 - **4095 Ninth Avenue:** The site is anticipating 507 affordable housing units.
 - Explore additional potential opportunities for affordable housing on public land
 - **DSNY Manhattan Community District 8 Garage:** Committee expressed concerns about quality of life (noise, pollution) if there are housing units near the bus depot.
 - Advance preservation projects in City-owned Buildings
 - **2110, 2185 Amsterdam and 21 Arden Street:** These sites are part of the Affordable neighborhood Cooperative Program (ANCP)
 - Open a SUS (Services for the Underserved) Homebase Office in Washington Heights
 - Committee expressed concerns about the potential of a large increase in homeless families after the rent moratorium ends.
 - Help community organizations acquire rent stabilized buildings through the Neighborhood Pillars Program
 - Include Inwood, Washington Heights, and Marble Hill in the new “Partners of Preservation” initiative to develop a comprehensive neighborhood anti-displacement strategy
 - Facilitate the consolidation of Con Edison infrastructure to free up sites for mixed-use development, including affordable housing, in the Sherman Creek Area
 - Support mission-driven groups interested in developing affordable housing on underutilized sites

The Committee discussed future meeting ideas, including a presentation from the NYC Mayor’s Office of Operations and relevant NYC agencies to discuss the ongoing projects. On the tracker, the Committee should focus on the purple areas of the map as they indicate the areas of Inwood expected to experience the most up zoning. There are concerns raised by Manhattan Borough President, Gale Brewer, that Inwood is losing supermarkets causing food prices in the community to rise.

2. HPD Online Website

The Committee discussed the Housing Preservation and Development website³. The website is user friendly and is a resource for community residents seeking information about a particular building. The website includes information on the number of stories and

³ New York City Housing Preservation and Development <https://www1.nyc.gov/site/hpd/about/hpd-online.page>

units, property owner registration information, complaint history, open violations (including type of violations), complaint status, and more.

3. Department of Building Website

The Committee discussed the New York City Department of Buildings' Building Information Search website⁴. The website provides a property profile overview. It also includes information on zoning, complaints, violations, elevator records and more.

Committee member, Ayisha, spoke about a recent incident in the community where the façade of a building (618 West 18th Street) collapsed and hurt a resident. The building had violations with HPD and not DOB. The Committee reviewed the building's property profile overview on the DOB website and did not find any recent violations regarding the building's façade. In the past, the Committee has called for more building inspectors.

4. New York City's Zoning & Land Use Map

The Committee reviewed NYC's Zoning & Land Use Map website⁵. The resource provides information on what zoning and land use regulations are in place in a particular location.

5. Checkbook NYC

The Committee reviewed the Comptroller's Checkbook NYC website⁶. The platform gives a breakdown of how the city agencies spend their budgets as well as contracts that the City of New York may grant to community organizations. It also breaks down the amount of funding that goes to minority and women owned businesses.

Committee Member, Ayisha, shared information on the Lobbyist Search database⁷ as another publicly available resource for the community.

Discussion on future Housing & Human Services Committee objectives for the following year

The Committee agreed to have a future meeting to discuss updates on the projects of the Inwood Rezoning process. The Committee also agree to revisit the list of items members agreed earlier in the year. Other items of interest were raised such as the renewal of housing vouchers, pre-war buildings and electrical outlet safety, and the foreclosures of HDFCs. Community Board Member, Sally Fisher, encouraged the Committee to look at the privatization of NYCHA properties. The meeting day and time of the committee will also be revisited in the fall to ensure it does not conflict with other Community Board Committee meetings.

Old Business

Two of the three resolutions from May's meeting passed:

⁴ New York City Department of Buildings Building Information Search <http://a810-bisweb.nyc.gov/bisweb/bisp00.jsp>

⁵ New York City's Zoning & Land Use Map <https://zola.planning.nyc.gov/about/#9.72/40.7125/-73.733>

⁶ Checkbook NYC https://www.checkbooknyc.com/spending_landing/yeartype/B/year/122

⁷ New York City Office of the City Clerk Lobbyist Search Database <https://bmp.nyc.gov/elobbyist/search>

- Resolution urging the NYC Rent Guidelines Board to grant no rent increases for rent regulated apartments for one- and two-year leases commencing October 1st, 2021
- Resolution to investigate and make public all licenses for the utilization of the Fort Washington Avenue Armory

New Business

None

Adjournment

Meeting was adjourned at 9:00 pm and seconded by Ayisha Oglivie.