Housing and Human Services Committee
Thursday, December 2, 2021

Meeting called to order at 7:08 pm

Committee Members: Daryl Cochrane, Bruce Robertson, Edda Santiago, Michelle Lee, Ayisha Oglivie, Marshall Vanderpool, Richard Allman, Marielle Ali, Angel Vasquez
Public Attendees: Adam Zeidel, Chris Marangoudakis, Yvonne Stennett, Ellen Seidman, Maria Viera (RiseBoro), Tida Johnston, John Johnston, Randall Toure (RiseBoro), Rafael Escano, Jeremy Kohomban

Committee Chair, Daryl, called the meeting to order at 7:08 pm.

1. **37 Hillside Avenue After-hours variance construction work for Saturdays**
    a. Presentation by Adam Zeidel
        i. Adam Zeidel gave a short presentation on the multiuse building that includes senior housing and space for Rocky Mount Baptist Church. Building will be 100% affordable housing for low-income seniors (164 units) and using Passive House voluntary standard of energy efficiency. Current construction hours are Monday to Friday from 7:00 am to 6:00 pm. Without CB support, the earliest the company can receive a permit is 10:00 am. Company prefers 8:00 am start time to have more productive work hours on Saturdays. **Company is seeking letter of support to be shared with NYC Department of Buildings from Housing and Human Services Committee for a Saturday work permit starting at 8:00 am as opposed to 10:00 am to speed up the construction of the building. DOB normally issues permits to start at 10:00 am. Community Board support would help company with earlier start time in order to be more productive.** Company has regular meetings with nearby buildings (25-35 Hillside Avenue and 45 Fairview) on the status of construction project. Adam shared thus far the company has not experienced complaints regarding noise from nearby buildings. It is a prevailing wage paying project.
    b. Committee Q&A
        i. Angel
            1. Is this part of Inwood rezoning?
                a. Project is outside of rezoning area.
            2. Where are the seniors going to be recruited from that are meant to live in building? What is the ratio of the people in this neighborhood that need to be allotted slots?
                a. Seniors will be recruited through HPD's Housing Connect. This project and because of HUD and federal regulations the company cannot list a community preference. However, company will do heavy marketing within the

community to encourage seniors in the area to apply. Lottery style selection. Company is also planning to run an education campaign for the community including senior centers, nearby church, and other neighborhood centers to show them how to apply.

ii. Marielle
    1. Are you connected with Housing Ambassadors program?
        a. Yes, company works with Community Board and also partners with Housing Ambassadors.
    2. Will the presentations be bilingual?
        a. Yes
    3. If work permit is granted, how will it push up the expected completion date? What is the current completion date?
        a. If able to work 20 Saturdays, it would push completion date forward by a month. Current completion date is second quarter of 2023.

iii. Daryl
    1. Is this for every Saturday?
        a. Permit would allow the ability to work every Saturday, but work days would be dependent on the stage of construction at the time. Company in dialogue with neighbors and supers and have company representatives' contact information for questions or concerns.
    2. Comment – It would be good to work with Community Board's Aging Committee.
    3. Is it feasible to start working at 9? For example, move equipment or do quieter operations early and actual construction later in the day.
        a. No, the Moving equipment is considered working, so the
    4. Explain prior structure.
        a. Rocky Mount Baptist Church prior location that was dilapidated and did not meet Fire Safety codes. It will now be a 9 story building and include aspects of the church and residential building. 164 units; 100% affordable, all for seniors. Company is rebuilding church.

iv. Ayisha
    1. Supports construction companies but is sensitive to the needs of the residents especially for people working from home. Noise is something we made a priority in our community.
    2. Ayisha motioned to table the vote until next month to allow the committee to meet with the neighbors in the area. It was not seconded.

v. Marshall

1. Asked how building is scheduled to be built with scheduled completion for second quarter of 2023.
    a. Company financing is dependent on finishing project by February 2023, and they are currently behind 5-6 months. Company has made efforts to work and collaborate with neighbors.

vi. Committee members expressed concern about noise and not hearing directly from community residents. Company shared that they offered co-working spaces for neighbors during height of pandemic but none of the residents took up the offer. Company also shared that some of the construction will be interior work that is not as loud as exterior work. Bruce suggested using the 311 call log to see if there are noise complaints related to the company. Angel asked if construction companies are required to post public notices if they are speaking at Community Board meetings. Angel also asked if the company is using sound limiting technologies to reduce noise. Company shared that they have a noise mitigation strategy in place. Company will concentrate noisier work during the week and will be as reasonable as possible. Edda asked whether company could revisit the ask once the external structures are completed. Company responded that they are already 5-6 months behind. As the permit is a new ask for work on Saturdays, committee members expressed that complaints can start. Company hopes that they've worked with neighbors in the past and will rely on those relationships to ensure any issues are addressed.

vii. Community Member Rafael Escano
    1. What have the delays in the project have been attributed to?
        a. Experienced geotechnical difficulties due to location near mountainside.

viii. Bruce motioned to vote on vote for Community Board to issue a letter of support with an 8:00 am start time on Saturdays. Angel seconded.
    1. Vote
        a. 7 – Yes 0 - No 1 -Abstention
        b. Yes – Edda, Bruce, Marshall, Angel, Michelle, Marielle, Daryl
        c. Abstention – Ayisha
        d. Richard did not vote due to technical issues.

2. American Red Cross Community Presentation by John Johnston (Community Relations Volunteer)

a. American Red Cross presentation to inform community of Red Cross program in light of recent fires in community. Supports 12 million people in the Greater New York area. American Red Cross provides financial assistance, medical services. Services free of charge regardless of immigration status. 1877-REDCROSS

b. Post and Nagle fire – Red Cross supported 48 households and approximately 125 residents. About 22of the households needed temporary housing, those who needed more time transferred to HPD.

c. Marielle raised the role of the committee to do more preventative work as it comes to fires.

d. American Red Cross will share materials for community board.

3. 4790 Broadway After-hours variance construction work for Saturdays

a. There are three schools within the structure. Company is requesting letter of support from Community Board to for Saturday permit with work beginning at 8:00 am. Project is currently on track for scheduled completion date – May 2023. Permit would allow company to work on Saturdays and minimize noisier construction times during school hours. Current operations is Monday to Friday from 7:00 am to 5:00 pm.

b. Ayisha raised concerns about lack of community

c. Edda motioned to vote on matter regarding a letter of support of the Community Board. Motioned was seconded by Bruce.

i. Vote

ii. 7 - Yes 0- No 1 Abstain

iii. Yes – Marshall, Angel, Edda, Michelle, Bruce, Marielle, Richard

iv. Abstain - Ayisha

4. Fort Washington Armory Follow Up

i. Committee began to discuss the questions community would want answered in future forum as well as consider the format of the meeting and who should be invited. Ayisha raised including 23 questions in

ii. Marielle asked about timing for forum and who would be responsible for organizing the forum. Ayisha shared a contact about the impact in redlining in housing and gentrification as a potential guest for the forum. On timing, Daryl shared that the forum should take place before summer with a preference for late winter/early spring. Forum is meant to be organized by Chair with support with HHS Committee.

iii. Marielle encouraged early engagement with all parties to set out timeline.

b. Richard also expressed that the committee's work should also focus on human services.

5. Old Business

a. Bruce raised resident concern regarding community resident and DOT and accessibility. Daryl will raise with Ebenezer.

Edda motioned to adjourn the meeting. Angel seconded. Meeting ended 9:03 pm