

## **CB 12 Housing & Human Services Meeting Notes 1/6/22**

Notetaker: Michelle Lee

Marielle Ali: This meeting will be co-chaired by myself and Bruce since our Chair Daryl is unable to make it. Let's start with brief intros.

Marielle Ali: Assistant chair

Ayisha Oglivie: Member of committee

Marshall Vanderpool: 1st VP of Dyckman residents association, public member

Bruce Robertson: Co-chairing meeting and on the committee

Edda Santiago: Been on the committee for 2 years

Michelle Lee: Member of committee

Marielle: Let's dive into the agenda. 37 Hillside project variance hours. Committee did vote for it to move to the general body, at that meeting it was tabled. Concerns around having more info about the resolutions. First look at resolutions, add friendly amendments and ask additional questions, move it forward to the general meeting later this month.

Ayisha: Before we need to adopt the agenda we need to amend it to add 2nd property

Marielle: Thank you, 4790 Broadway. Both resolutions require Saturday hours. Can I get a motion? And second? [Ayisha and Bruce]

Michelle-- would you be able to take minutes for the meeting?

Michelle: Yes.

Marielle: Thanks, let's start with 37 Hillside. Shinelle, I just sent you the resolutions in case you can share it before Bruce.

While we are waiting, let's start with Adam if you can remind us about the project.

### **37 Hillside Project**

Adam Zeidel:

Works for developer of 37 Hillside project.

100% affordable housing for seniors and new space for Rocky Mount Baptist Church  
Sponsored by HPD, passive house, all electric and doesn't use carbon, copper facade for building, energy efficient

Currently in constructions, delayed significantly (4-5 months) because of ConEd (they had to come and turn off the gas)

Seeking permission to work on Saturdays to catch up

We hold monthly meeting with neighbors to address concerns

Have not had one neighbor complaint

1.5 years into the job

Would like to request Sat working time to finish up project.

Marielle:

Thank you. Shinelle has shared her screen. I'll go ahead and read it. (reads resolution)

This was drafted by Daryl.

Friendly amendments from the board meeting were to include current weekday hours and proposed Saturday hours.

Votes were 7 yes and 0 no's and 1 abstention.

Ayisha:

She abstained from the previous committee vote, the request was to hear from community members. Best practices to hear from the community, not developers. Land use committee members had similar feedback after presentation to their committee. Wanted to hear from the community.

She has since done a post in 2 of the Inwood community groups. One person answered they have never heard of such an outreach and lives near construction, it's been loud and getting impact in their apartment to their water.

Edda:

Don't recall seeing actual wording of res during the last meeting. This committee selected affordable housing for seniors as our top budget priorities. Propose "a 100% affordable housing and senior housing" versus "a housing facility". It's vague.

Is this correct: construction can already work on Saturday but just asking to start early 8-9AM versus 10AM? We can clarify. They're going to work on Saturday regardless of how we vote.

The 3rd Whereas we got bogged down with "considerable effort" and who decides that. Propose changing that to "indicated or stated they made efforts"

Marielle:

I'm taking notes, these are all friendly amendments.

Richard:

Would like 1st Whereas to be more specific "affordable housing" language. Don't want this to be a precedent for all developers. Want this to be project specific, generally supportive of project. Suggest eliminating second Whereas- doesn't help the argument and too general, could be misused.

Marielle:

Naming the developer in amendment. I hear what you say about the 2nd Whereas. Important to note why they are asking for the resolution.

Marshall:

3rd Whereas could be bolstered with promise of future cooperation with neighbors. Recalled one community member coming in last month, and there was some disagreement.

Bruce:

5th Whereas, let's say Saturday hours will start at 8AM or 9AM. Be more specific.

Ayisha:

Include selling points. We should have best practices like licensing committee like what

community participation looks like. Even being invited to meetings of developers with community. Prevents backlash. Best practice: when friendly amendments are proposed, we should know what those are when they come back. 3rd Whereas was discussed at general meeting.

Marielle:

Both of these amendments were put on the agenda days before the meeting. There should be more time for community to come to meetings. Could add noise limiting for friendly amendments. Other members didn't send friendly amendments to Daryl. Going to go back and listen to recording.

Adam:

Had to fight to make the project as good as it was to get it approved by city. All electric, etc. Not delivering on time and on budget would strengthen other arguments that this project isn't possible.

Can check records- 311 calls, DOB complaints, and does not remember any member coming to last committee meeting to complain.

Tries to resolve issues ASAP, neighbors have his cell phone.

If everyone is generally satisfied, they don't show up to community board meetings. Difficult to motivate people if they are generally happy.

Happy to provide more evidence.

Could start Sat at 10AM under DOB rules, but workers won't show up to work just a few hours. In order to work Saturdays, need 8AM start time.

Michelle:

It would be nice to share your engagement with the neighbors? Ability for one of us to sit on your meetings. Angel suggested posting something at the site as well with info on where they can give feedback. Let's be proactive.

Adam:

1) Happy to share contact info with cell phone and email through Shinelle and you can circulate to anyone in the community 2) Happy to post something near the site so anyone walking by can see it and contact me 3) We hold monthly meetings, typically 5 mins per meeting. Meeting is open to board members. Happy to do these things moving forward.

Edda:

Include what the commitment is from the owner, 3 steps he is willing to take should be reflected in the resolution.

Marshall:

My recollection was that there was a public person who said they lived on the block and had some issues. I'll check the video recording.

Ayisha:

I did take screenshots of the chat. In the general meeting someone was saying there should be more outreach to the community. Angel said it shouldn't be our responsibility to engage the community, but I think it is our responsibility. Practices of community involvement.

Marielle:

Maybe it's a matter of drafting what that looks like for this committee, such as including commitments of developers so residents can refer to that.

Let's go for a vote based on the friendly amendments discussed here and review of Dec meeting which I will do.

Motion to vote (Bruce) and seconded (Edda)

**Roll call for 37 Hillside Resolution:**

<b>Member</b>	<b>Yes/No/Abstain</b>
Edda	Yes
Michelle	Yes
Ayisha	Abstain
Marshall	Yes
Bruce	Yes
Marielle	Yes
Richard	Yes

**6 Yes, 1 Abstain, 0 No**

**4790 Broadway**

Marielle: There were some concerns about making it ore specific, including the hours. Will give time to read through.

Edda: My feedback is similar to last project. Looking at this I don't know what this project is about.

Bruce: It's the Eliza

Edda: This project is located on a major commercial coordinator. 2nd Whereas seems out of place. 3rd Whereas "demonstrated considerable effort" to change to reflect that it's what the construction company said.

Ayisha: If you Google 4790 Broadway, you can see residential buildings across the street. Small due diligence on our part can show the truth. I don't think it should state residential buildings are not affected. Looks like the same resolution as before- could be more specific. Where is the community in this?

Richard: I'd like to see if one of these two actually works out. I think every developer could say let's have more hours to finish quicker. Feels a little quick to do 2 together.

Bruce: Why don't we redo both resolutions and resend.

Richard: My comments are going after having a few months between these resolutions, so we can see how it works.

Ayisha: 4791 is a massive building across the street. Confusing as there's a massive building across the street.

Edda: Don't agree with Richard. Just if one works well doesn't inform much about the other projects because they are different. There is a difference being on Broadway versus on Hillside. The school is more of an emphasis because working on Saturday is less disruptive to school since students are there Monday - Friday.

Marielle: We should take out the part out in the 1st Whereas because residential building will be impacted. Will go into Dec minutes since we asked team about noise which can be captured in resolution. Recommend we vote, spent an hour on both resolutions.

Ayisha: I see something in the QA.

Marielle: Anonymous question around the name of the committee members. For the individual who is joining us, we will give you an opportunity to speak in new business session.

Bruce: Move to vote. Seconded (Ayisha)

**Bruce roll call for 4790 Broadway resolution:**

<b>Member</b>	<b>Vote</b>
Ayisha	Abstain
Marielle	Yes
Edda	Yes
Marshall	Yes
Michelle	Yes
Richard	No
Bruce	Yes

**5 Yes, 1 No, 1 Abstain**

Marielle: Move to next point on agenda, discussion on NYS homeowner assistance fund.

Richard: Saw an email forwarded to Daryl. Haven't had a change to research. I know we have lots of coops in moderate income home ownership situations in the neighbor so this makes sense.

Bruce: Can we table this and take it up for Feb?

Ayisha: Can we invite someone from the fund itself come to present to us?

Bruce: We can invite someone.

Edda: Isn't there a deadline? Is this the one where homeowners are applying for assistance. I thought it opened Jan 3 and ends Feb 4th. Deadline would have passed by next deadline. For anyone listening for them to know it has a deadline. Up to \$50k in aid.

Bruce: We will have Ebenezer send out a notice to everyone.

Marielle: Edda is right, application period is open for 30 days. We can send out in community board listserv, Facebook etc. Funds to help homeowners at risk for displacement because of pandemic.

Marielle:

Next point is alternatives to shelters. Uptown 2.0 FB group with an individual who has reached out to community members asking for support. Person is experiencing homelessness and looking for resources. Backlash to the person asking for assistance because they experienced issues with the shelter in the past. Idea to pull together different resources that exist for food, clothing, subsidies, reduced or free metrocards- compile a document to share through diff platforms.

Edda:

Great idea but these resource could change, e.g. food pantries.

Marielle:

Loop in electeds. Refresh document regularly, and print out fliers. Some people who need resources don't have internet. And translating to Spanish.

Ayisha:

Started when Richard Lewis was chair. Maybe the office has something. Feel that this is reinventing the wheel. Start with what exists already and raise the platform. Went to shelter section of Armory SPMI (severe and persistent mental illness) shelter and saw the officer take the person's bag and throw it on the floor and yell at him.

Richard:

Discussion has evolve to different topics. It's a big project. Worth 1 or more of us reviewing what we have. What additional platforms are out there- Alisha's point. Conversation with MBPO's office, much has been done by borough president- would be useful to all 12 CB's. We don't know much about human services in district and what they need. Like to see us expand on that and have knowledge from different places. Could do with health and environment.

Bruce:

That's a great idea, can connect with Mark Levine.

Ayisha:

DHS did come and explain what was under their services in the past. Shelter in community can be a hub for homelessness.

Bruce:

Segways to old business about armory.

Michelle:

Part of our role as community board is to connect community with services. I don't always know what services are available. Not seeing commitment and some vagueness from board.

Ayisha:

Use case accepted by Microsoft to build platform to share out info to resident. A guide is good, but moving slow on how to distribute the data on hard copy paper.

Edda:

Dump info that we know in Google document. Homeowner fund info on Zoom.

If we have one place that committee members have access to, can start amplify that right away.

Document updated on regular basis.

Ayisha:

Would post resources on a separate FB group, original FB group created by me and now defunct because of new administration and new one has fewer people. Group can not only be from us, others can post and can have moderators to remove some stuff.

Marielle:

Agree with a Google document. Instead recommend share existing platforms that exist, such as uptown FB groups. So we don't have to moderate discussions and approve posts.

Daryl:

Have seen other community boards with a resource page. Could replicate that on website of community board.

Marielle:

Next steps: can dig up what exists and circulate what exists. Does someone want to create doc on Google docs?

Edda:

Can create the Google sheet, skeleton.

Marielle:

It is 8:44. Would like to discuss issue of Ft Washington Ave Armory resolution. Daryl had asked what questions we would like to raise at the forum. 15-20 minutes to discuss what modalities will look like- who needs to be invited? Representatives, platforms, hybrid model, questions we want to ask, timing. Gary wanted to speak.

Ayisha:

Lack of equity in what gets surfaced by the office and executive board.

Dr. Gary Altheim:

GDS has asked to be put in resources but not added. GDS was wrongfully evicted 3 years ago. Why on Oct 20, 2014 29 people voted to look into ownership of building? Why Fe Florimon said it wouldn't go to the floor. Do you care about free mental services? Student died by suicide. Matt Borden said Dr. Altheim you will be offered for Request for Quotient for your space. Fe Florimon wouldn't let him speak at Youth and Ed. Steve Simon has a conflict of interest. Want to stay in Washington Heights.

Daryl:

Point of the meeting is to talk about process.

Gary:

Asking committee for help? How can I find out about Request for Quotient that Matt Borden promised? Have written a 5 page resolution.

Daryl:

We need new mayoral contact to invite them to forum.

Marielle:

Next step is to put together public session and find a timeline. Do you have more questions to put forward?

Ayisha:

Questions evolved over years from committees asking questions of elected, Armory foundation. The questions that made it into the resolution are from the board. 8 years to get the resolution. Other things we have learned since the 23 questions were created. People are protecting people. A man was sleeping on the bed in the Armory that the city is paying for, it's theft. There are best practices. Who drafted the original contract should be in the meeting, agency should be in the room. Volunteer to do outreach to have good showing of people in the room. Definitely the electeds.

Marielle:

Could you share research on how best to use these spaces in community? Dept of law. What do you suggest for format of public session? Start with experts, then Q+A?

Ayisha:

Q+A and have people who can speak to proper use.

Marielle:

Make sure it's hybrid. In terms of timing, we talked about March or April to give us time to do outreach.

Ayisha:

We need to follow through, where is the leadership to follow up with elected. Resolution passed in May of 2021.

Daryl:

Preferably in spring, but before summer break.

Richard:

Where is draft list of questions- could someone circulate the list before next meeting?

Ayisha has more info- can we put together a more detailed package?

Daryl:

We can do that.

Gary:

Phil Zablocki came to Gary because he saw that Gary was speaking the truth. Resolution for GDS to be reinstated in the Armory with lost by 1 vote. Why don't people speak up?

Daryl:

We are talking about when the forum should be held.

Gary:

Youth need mental health.

Phil Zablocki:

Would like to see timeframe moved to Feb, no later than March. Would like an update on other items in the resolution, have not gotten an answer from your chairperson.

Daryl:

Could I share your email with the whole committee?

Phil:

Yes.

Marielle:

Feb might be too soon, aim for March. Next steps are to put this in a proposal. We can get back to you on the other Be It Resolved points to provide and update. Ayisha- thank you for recirculating resolution and questions. Can compile and put forward to exec leadership.

Old business? [none]

New business?

Gary:

GDS is looking for new community space to continue mental health services. Have tried to speak at Youth and Ed and they don't let me. CB 12 does not want to share our free mental health services. Would like to be in resource directory. Asked Steve Simon if he can put out feelers in community. Worked in Harlem but feel a strong need for mental health services for youth in Wash Heights. If anyone can reach out to 5 public officials and advocate for GDS to have new space in the community or could benefit from mental health services. Programs called Leaders

for Change, programs for youth engaging elders. Had to leave Harold O'Levy school because of COVID and hard to get back in.

Marielle:

Raise an article about Washington Heights injection site. They have been able to reverse many overdoses. Will share with committee.

Anything else for new business?

Ayisha:

In the past, articles and current events were shared with committee- it was a good practice.

Richard:

Number of overdoses reversed at Washington Heights is 47. Shared info should be only informational.

Marielle:

9:17 can I get a motion to end the meeting. (motion made and seconded)

Thank you!