

Community Board 12, Manhattan
Minutes for the Housing and Human Services Community Meeting
February 4, 2016 – Office Meeting space
530 West 166th Street – 6th Floor
New York, NY 10032

Committee Members Present (3): Ayisha Ogilvie (Chair), Barbara Frazier and Felipe Wityk Sanchez,
Committee Members Absent (5): Jay Mazur, Estevan Nembhard, David Mattera, Katherine Diaz, and George Fernandez

CB12 Member (1): Sha Ally, CB 12 President

Public Member (0): Christina Burgess (Absent).

Public (14): Eric Paul Ruiz, Lantern; Brian Dickerson, Lantern; Eric Smalls, Lantern; Laura Wierbicki, Lantern; Malachy Fallon, Lantern; Laura Lazarus, Lantern; Amy Berg, Lantern; Roderick McLauren, Lantern; Robert Wendall, Community Resident; Dana Windsor, Community Resident; Guillermo Aceado, Community Resident; Nicole Johnson, Community Resident; Kana Diaz, Council Member, Ydanis Rodriguez' office; Gail Steier, Community Resident.

Welcome, Opening Remarks and the Agenda. Ayisha Ogilvie, HHS Committee Chair, called the meeting to order at 7:15 pm. Arrangements were made to record the meeting to a digital audio file on an OLYMPUS © handheld device. Board members introduced themselves, as did members of the Public present. A quorum was not present for the meeting. Topics for the evening's agenda were outlined.

Public Hearing

There was a presentation by Lantern Community Services, which is proposing to build and establish a residential facility at 444-446 West 163rd Street, New York, NY 10034 a/k/a "Savanna Hall." This is a planned block and plank seven-story residential building with community space for social services and recreation. Savanna Hall will create 73 units of permanent rental housing comprised of 72 studios and 1 one-bedroom apartment where the superintendent will reside. Thirty percent of units (22 studios) are allocated for low-income tenants with a preference for Community Board 12 residents. Twenty-five studios are reserved for young adults aging out of foster care. Twenty-five studios are set aside for homeless single adults living with special needs. The project is designed to promote a supportive community, improve the independence and well-being of tenants, and increase the supply of affordable housing in the area.

Savanna Hall will be adjacent to lantern's Audubon Hall Building.

The Lantern Community Services proposal is attached. Also attached is the Project Fact Sheet.

The contingency from the Lantern presented their proposal and answered questions from the community and CB 12.

The community residents object to the construction of Savanna Hall on the block. Savanna Hall will span more than three lots and have a density of 24 apartments per lot. Other buildings on the block have between 8 and 18 apartments per lot. The population who will live in Savanna Hall are people just getting on their feet. Once they improve their lives and become successful, they will move on, only to be replaced by people just starting out again. They are concerned that the existence of this building and the

dense population of people just beginning to get on their feet will be a set-back to improvements on the block that current residents have been fighting for over a period of years.

- Lantern wants to increase the number of low-income units available for the community through utilization of Section 8 vouchers. They asked HPD and were refused. They contacted the Manhattan Borough President's office, which is in contact with HPD. They have asked the NY State DHCR for Section 8 vouchers. Lantern suggested that CB 12 Housing Committee pass a resolution asking NY State DHCR for Section 8 vouchers.
- Community residents wanted to know who vetted the process for creating the density of the building. Each studio apartment is 350 square feet.
- Lantern responded that they have "As of Right" from the DOB to build a building on land that they own.

The Committee discussed Paths out of Homelessness.

The Committee discussed Aging out of Foster Care.

The meeting adjourned at 10:00 pm.