

Brooklyn Community Board #4 Regular Monthly Meeting
Wednesday, December 18, 2019
Hope Gardens Multi Service Center
195 Linden Street
Brooklyn, New York 11221
6:00PM

Chairperson, Mr. Robert Camacho
District Manager Ms. Celestina Leon

Board Members in Attendance:

Grace Aytes, Jo-Ena Bennett, Bridgette Blood, Martha Brown, Robert Camacho, Felix Ceballos, Gardea Caphart, Louisa Chan, Daniella Davi, Elvena Davis, Carlos Feliciano, Victoria Fernandez, James Fitzgerald, Freddy Fowler, Egaudy Gomez, Christopher Graham, Anne Guiney, Migdalia Gutierrez, Michelle Hilliard, Tanesha Honeygan, Barbara Jackson, Kristen Jock, Virgie Jones, Desmonde Monroe, Samy Nemir, Luisa Jose-Olea, Gladys Puglla, Raul Rubio, Eliseo Ruiz, Julio Salinas, Vernedeaner Shell, Barbara Smith, Dustin Sonneborn, Annette Spellen, and James Wiseman

Board Members Excused:

Joshua Brown, Melissa Carrera, Sufia Chowdhry, Julie Dent (resigned), Denisse Reyna-Dolin, Jose R. Guzman, Mary McClellan, Peter Tam, and Jerry Valentin

Board Members Absent: Cheryl Jones, Austin Martinez, Zulma Novoa, Acire Polight, and Odolph Wright.

The District Manger opened the monthly Community Board #4 meeting at 6:05PM

- Public Hearing Item -

Drew Vanderburg, Project Manager - RiseBoro Community Partnership: presenting on the Old Stanley Affordable Homeownership, located at 641 Chauncey Street site ULURP. RiseBoro is developing a 5 building scattered-site affordable homeownership project. One site requires ULURP because it is city-owned land.

Mr. Philippa Cortez from the New York City Department of Housing Preservation and Development along with Ms. Juliana Sanchez from HPD's new construction.

They are seeking the Community Board 4's support for Urban Development Action Area Project (UDAAP) Designation and Project Approval and the disposition of the City-owned vacant lot located at 641 Chauncey Street on Block 3444 and Lot 18, between Broadway and Bushwick Avenue.

The development site is mostly residential, however commercial and retail spaces can be found along Broadway.

Those familiar with the area know that the area is shared with multifamily center that also the Community Board office, the Moffat Garden, Senior Residents by RiseBoro and the Eddie Harry Residential facility which is a men only shelter, located a few steps from the site.

We are very excited, and we believe that this will bring some great homeownership opportunities for New Yorkers and Community Board 4 residents and will allow us to develop long standing vacant City owned and underutilized City owned land, stated Mr. Philippa Cortez.

Mr. Drew Vanderburg:

The site where we are proposing to build the building is next to a RiseBoro building, a senior citizen building. Also nearby is Moffat Gardens. I want to emphasize, stated Mr. Vanderburg, is the reason why we selected to do homeownership in this project is because we believe that homeownership is a valuable asset for communities, and it is increasingly hard to own property in New York City and so we are partnership with the City to create affordable homeownership which will be well below market rate and regulated by HPD so that it stays affordable.

This building will allow the owners to have a democratic structure to own and manage the building.

641 Chauncey Street – Building Details

- 1) 8 – Unit Co-Op Building
 - Three 1 – Bedroom (600 Sq. Ft. – 650 Sq. Ft.)
 - Three 2 – Bedroom (750 Sq. Ft. – 825 Sq. Ft.)
 - Two 3 – Bedroom (960 Sq. Ft. – 1050 Sq. Ft.)
- 2) 4 Stories High
- 3) 83 % to 100% AMI – Mr. Vanderburg acknowledge that the AMI is higher than the Bushwick general community area median income but he want to emphasize that RiseBoro brought before the same community board body low income rentals last year and this is a slice of their vast amount of work in social services and affordable housing which is going to homeownership which is a slightly higher income range but still middle income for NY City and well below the market rate.
- 4) In-Unit washer/dryers
- 5) Bicycle Storage
- 6) Back Yard – For the use by all residents.
- 7) Approximately 8,220 Sq. Ft. of building floor area
- 8) HPD-Regulated resale value to ensure long-term affordability

The residents living on the first-floor co-op will have privacy.

<u>AMI</u>	<u>Minimum Income</u>	<u>Sale Price Range</u>
83% AMI	\$67,500	\$203,000
95% AMI	\$105,000	\$311,000
100% AMI	\$111,000	\$276,000 - \$341,000

Co-op apartments in New York City for that price is really something unheard of in 2020.

Subject to change as the project is probably not going to happen for another year or so.

This site is the only site that requires the URLURP approval.

The other 4 building in the project.

- 1) 1277 DeKalb Avenue – 2 Units
- 2) 1143 Hancock Street – 3 Units
- 3) 676 Central Avenue – 2 Units
- 4) 1262-1264 Bushwick Avenue – 8 Units

At present these addresses are vacant lots and RiseBoro is also developing homeownership on those lots although that's not what this presentation is about this is just for your information.

Fee Simple Homes – units affordable at 100% AMI

Eight Co-op Units – units affordable between 83% AMI and 110% AMI

641 Chauncey Street and Old Stanley Project Overview

- HPD is seeking ULURP approval of 641 Chauncey Street for the development of 8 affordable co-op units.
- 641 Chauncey Street is part of Old Stanley that will result in a total of Five new buildings & 19 homeownership units and four affordable rental units
- Homeownership units will be affordable to households earning incomes between 83% to 110% of AMI
- Majority of unit mix is family-sized units: 83% two – and three-bedroom units
- All homeownership units plan to include dishwasher and washer/dryers.
- Amenities for each building include bike storage and recreational rear yard
- Project will be financed under HPD's Open Door Program. The Open-Door Program is a new program by HPD for homeownership specifically.

Employment Opportunities

RiseBoro will involve the community in the actual development, before, after and during the project

- Local hiring from Bushwick and surrounding area, for property management and green energy, technology jobs through RiseBoro and that will be required of our general contractors as well.
- Further employment of MWBE contractors and vendors – (STAT Architecture is a MWBE firm)
- Jobs will be posted on HPD's HireNYC portal
- RiseBoro's Workforce Development and Training Programs (Please ask RiseBoro about these programs. These programs will also be available to the residence that move into their buildings, as well as anyone from the neighborhood)

Anticipated Timeline of the Project

- November 12, 2019 – ULURP Certified
- November 25, 2019 – CB4 Housing & Land Use Committee
- December 18, 2019 – CB4 Full Board Hearing
- January 2020 – Borough President
 - 60 Day review – City Planning Commission
 - 50 Day review – City Council
- Summer 2020 – Anticipated ULURP Approval
- Fall 2020 / Winter 2021 – Anticipated Closing
- Spring 2022 – Anticipated Housing Connect
- Summer 2022 – Anticipated Construction Completion

Questions were entertained:

Ms. Martha Brown, HLU Committee Chairperson: Mentioned at the HLU Committee Meeting that the AMI was too high for the residents that already live in the community. She asked at the meeting that the AMI figures be adjusted. The people in Bushwick are constantly being pushed

out of these projects and I think that we need to revisit the prospect AMI that is set up among different communities. The AMI that is being presented is for the whole Metropolitan Area. The people in this neighborhood do not make the kind of money to afford these housing and I feel that they're being pushed out slowly. The developments are not made for the people of Bushwick, nor the people of color and they're not made for anybody that is working hard these days. People that make more money have more income, so I have asked you to please consider that.

Mr. Drew Vanderburg: I empathize with your concerns and I work every day at RiseBoro to fight for the lowest AMI that we can do in these projects, but I will take that comment back to the City. They are working with us, so it has been lowered a bit since when I presented it before the Community Board. We had some units that were a 110 AMI and now, we got it all the way down to 100 AMI, but we still have more to do, I think. The development company, the construction company, everybody in the City has more to do. I think you should also know that there is 50% set aside for residents of Community Board 4 for this project. So, 50% of the residents that buy homes here will have to be from Community Board 4.

Mr. Philippe Cortez: When we went to the Housing and Land Use Committee, we had 83% to 110% AMI and now we have 83% to 100% AMI. We need to be responsible for the financing of the project and if we can lower the AMI we will. We need to be careful, but we are all working towards that goal, Ms. Brown.

Ms. Martha Brown: The amount of the AMI is for everyone's edification.

Mr. Drew Vanderburg: the 100% AMI is for those who minimum income is \$111,000 a year. I think that there are some in this area that make that amount.

Mr. Cortez: 83% will be for a 1-bedroom apartment and the 100% AMI with the sale price of \$341,000 will be a 3-bedroom apartment.

A gentleman in the audience: Does RiseBoro plan now or in the future to return the land that they have stolen from the residence in Bushwick and my other question to HPD is, how can you continue to find these people who are slumlords and who are sitting on equity?

Mr. Drew Vanderburg: I am not sure which property you are talking about but...

The gentleman: Former HDFC's that were managed by RiseBoro, managed to be in foreclosure. RiseBoro is holding these projects and I think it is a conflict of interest, how a building that they managed is in foreclosure, if you had managed them correctly, they would not have gone to foreclosure, and these same buildings you (RiseBoro) now own them.

Chairperson, Mr. Robert Camacho: We will take care of that at another date and time. We are talking about 641 Chauncey Street, that is what the presentation is here for. (Speaking to the gentleman) If you have something that we need to know you can go to the Housing and Land Use Committee meeting and bring your concerns there and we will address them accordingly. Right now, we are doing a presentation regarding 641 Chauncey Street.

Community Board Member, Gladys Pullga: You mentioned that one could be eligible for the Co-op if you make \$66,421 or more a year. I work for the City and I do not make, not even \$50,000, so how can I apply for these apartments? Not even one bedroom or a studio could I afford. Maybe before when we use to get overtime, but now we are not getting overtime. I do

not know how I can apply for this apartment, if I don't match your AMI, I don't know. I am just one person and there are a lot of low-income families in this area. So, if I cannot apply for those apartments, do you think they could? So, I do not know how you can do something so that this will be affordable for the people in Bushwick.

Mr. Vanderburg: I do empathize with that, I have brought other project before the board that have been more at that range, I do not have an answer for you. I think we must work together, we have to do workforce development, and we have to make sure wages are increased across the City. We have to figure out a more sustainable and affordable way to build buildings. There is a lot that must be done so that everyone can find a permanent home. This is for a family of four, it differs for a family of one or if you have kids living with you, or not living with you. This is a very complicated project and we have different projects for different folks.

Community Board Member, Mr. Desmonde Monroe: Drew, the last time you were here we talked about how much the mortgage payments would be. We wanted you guys to add in all in to the price of the condo and the administrative fees so that we can really get an idea of what people would be paying, did you guys do those numbers?

Mr. Vanderburg: You are reminding us of the conversation about the maintenance charges that are along with these buildings and we calculated that into the mortgage payments.

Mr. Monroe: We wanted to know how much everything would be.

Mr. Vanderburg: We calculated that into the mortgage payments. We did not do those numbers yet and we just rework some of the other details the other day but because these buildings will be owned by third party folks what we say is alone going to be estimates, but we do have estimates and basically what the monthly mortgage payments include so we will be capping that at 30% of the incomes of the owners after that, but how much that is really depends on the decisions that are made by the co-op once the co-op is formed.

Also, RiseBoro and the bank that will be working on this with us will be offering 1st time homeownership training and other resources for homeowners, to minimize the cost and to make sure they manage their buildings well. However, I will get back to you with that as the project develops.

Ms. Juliana Sanchez from HPD: HPD also offers HomeFirst which is a subsidy that a first-time homebuyer can use to help qualify for the home. It is a first-time home owner assistance program which provides qualified homebuyer with up to \$40,000 toward the down payment or closing costs on a 1-4 family home, a condominium, or a cooperative in one of the five boroughs of New York City.

Mr. Cortez: Because the project has not started, we did not want to give you numbers that will be different at the end. We are looking into ways to make this a better deal for everybody.

The chairperson, Mr. Camacho closed the public hearing.

District Manager, Celestina Leon: Thanked RiseBoro and HPD. The committee has decided to hold the vote for this specific project to the next full board meeting which will be January 15th 2020. So, there will be no vote regarding this presentation tonight. If RiseBoro and/or HPD would like to attend the January 15, 2020 Community Board meeting please let me know.

The District Manager, Ms. Celestina Leon called the first roll call:

First Roll Call: – 27 members present this does constitute a quorum.

The acceptance of the agenda was made by Ms. Gladys Pullga and second by Ms. Elvena Davis. All board members present were in favor. Motion moved.

The acceptance of last month's minutes was made by Ms. Anne Guiney and second by Mr. Freddy Fowler. All members present were in favor. Motion moved.

Chairperson's Report:

I just heard about our former chair, a good friend and a second mom to me has resigned from this board. It is very hard. Ms. Dent is a pillar, she is an educator, she is smart and wonderful woman, I love her and wish her the best. I guess I will stop by and visit her... It breaks my heart to see her leave this board when she has been here so many years. Her mother was the chair of this board for many, many years. I will miss her. It is sad to see the old-time people here losing out. I just found out about it, she sent her a text, I couldn't believe it.

Chairperson Camacho attended several meetings since the last full board meeting.

Thursday, November 21: Went to 165 Cadman Plaza, NYC Emergency Management Open House, with Barbara Smith, Downtown Brooklyn

Friday, November 22: 12-4pm, went to Audrey Johnson Learning Center and had Thanksgiving with the kids. Ms. Dent had all the Elected Officials there. It was pretty good.

Monday, November 25: HLU Committee Meeting.

Sunday, December 1: 212 Evergreen Avenue to the new Senator Salazar's Office – it is even hard for the senator to rent a place.

Tuesday, December 3:

- Brooklyn Borough Meeting at Brooklyn Borough Hall
- City Hall to a rally. The CB would like to have a racial impact study in Bushwick done. This study would prove to the City that they have been pushing Latinos and Afro-Americans out of Bushwick only because they cannot afford to live here.
- Attended the Executive Committee Meeting

Thursday, December 5: Attended the Permits & Licenses Committee Meeting

Friday, December 6: Held staff meeting at the Community Board's office

Saturday, December 7: 1349 Gates Avenue, BCP (Bushwick Community Plan), the Community Board and the Elected Officials met regarding the framework in Bushwick and the zoning change that the Community Board was trying to work with. The Community Board would like to make a recommendation to send a letter to the Mayor indicating that we want the Bushwick Community Plan and not any other plan, but the plan that Bushwick made and has worked on for 6 years.

Tuesday, December 10: Health/ Human Services/ Senior Citizens / Veterans Committee Meeting

Wednesday, December 11: District Service Cabinet Meeting – Not happy with the City agencies. Do not feel that they respect the Community Board, especially, Department of Traffic regarding the Citi Bikes

Thursday, December 12: Attended the EPTS (Environmental Protection Transportation Sanitation) Committee Meeting

Town Meeting at IS 383 – 1300 Green Avenue – School funding

Friday, December 13: Ribbon Cutting Ceremony at Green Central Knoll regarding the brand-new bathroom. And Beaver and Knoll

1419 Broadway attended ACE Integration Head Start 25th Anniversary Holiday Celebration. ACE received a proclamation from the Borough President, Eric Adams & the NYC Comptroller, Scott Stringer, both did not attend so he presented both proclamations to ACE as the Board's Chair.

Wednesday, December 18: Attended the Clergy Council Meeting along with Ms. Elvena Davis and Ms. Barbara Smith.

Mr. Camacho also attended Ms. Barbara Smith's Toy Drive, where 400 kids attended. All the children received a toy. Additional toys that were left over, Mr. Camacho gave to a daycare and to a pastor to give toys to the children in her church.

The Elected Officials and / or their representatives that was present at the meeting.

- 1) Jonathan Pomboza, Representing Brooklyn District Attorney, Eric Gonzalez, 350 Jay Street, Brooklyn, NY 11201. Action Center: 718-250-2340. Pomboza's #: 718-250-2817
- 2) Sihem Mellah-Silker, Representing Senator Julia Salazar, 212 Evergreen Avenue, Brooklyn, NY 11221, 718-573-1726
- 3) Paula Melendez, Representing Assemblywoman Maritza Davila, 249 Wilson Avenue, Brooklyn, NY 11237, 718-443-1205
- 4) Julio Salazar, Representing Congressman Nydia Velazquez, 266 Broadway, 2nd Fl., Brooklyn, NY 11211, 718-599-3658
- 5) Nan Blackshear, Community Affairs Director, Representing Brooklyn Borough President Eric Adams, 209 Joralemon Street, Brooklyn, NY 11201, 718-802-3700 or directly at 718-802-3863
- 6) Karen Cherry Representing 54th Assembly District, Assembly Member Erik Martin Dilan, 718-386-4576, 366 Cornelia Street Brooklyn, NY 11237
- 7) Fatima Elmansy, Representing Councilmember Antonio Reynoso, 34th Council District, 244 Union Avenue, Brooklyn, NY 11211, 718-963-3141

Federal, State or City Agencies

- 1) Boniface WeWe, Brooklyn Public Library, Washington Irving Branch, 360 Irving Avenue, Brooklyn, NY 718-628-8378

83rd Precinct

Deputy Inspector Daniel Dooley: The 83rd Precinct has been very busy. Over 1,000 turkeys were given away over the Thanksgiving Holiday. Over 400 toys were giving away at the holiday toy drive. This Saturday, December 21 at 6pm there will be a sleigh ride (Secret Santa), over 500 toys will be given away.

Crime: Record lows in crime, burglaries and robberies this year and historic low in shooting incidents this year. He thanked the community and everyone for help making this possible.

Chairperson Camacho invited the Captain up to say a few words. He said, "I wish everyone a happy holiday, and may you all be blessed! Thank you".

District Manager's Report:

The District Manager, Ms. Celestina Leon thanked everyone for taking the time to attend the last full board meeting of 2019 and the holiday party.

She asks that everyone take a moment to acknowledge and appreciate the spirit of this time of the year and think about the Bushwick that you would like to see in the future. How do you get there? Who do you see with you and what is the next best step forward?

The board's office remains available and ready to help anyone in need. The board also look forward to coordinating several special events early next year in response to growing concerns in the neighborhood, including a Church Resource Fair. More information will be made available soon.

Meetings Attended by District Manager:

Note a page was missing from her report, so she mentioned what was available on her report.

Thursday, November 21: Met with D'Vonte Graham, Department of Education Community Affairs Borough Manager – Mr. D'Vonte is the new liaison for Bushwick. The state of education in Bushwick was discussed, including common concerns and various proposed projects. The DM ask for assistance coordination a presentation on student enrollment given recent news and reports of under enrollment.

Information:

- National Grid – The staff /crew will be off for the holidays starting Thursday, December 19 and will return Thursday, January 2, 2020. Over the next week when they return, the crew will continue working on Flushing Avenue between Bogart Street and Bushwick Avenue. During the day there will be changes in traffic patterns on Flushing Avenue with flaggers present to redirect traffic as necessary.
- Wilson Avenue Compost On-the-Go: Location – Wilson Avenue & Moffat Street (near the L train) Brooklyn, NY 11207. <https://www.grownyc.org/compost/locations>
- Jefferson Street Compost On-the-Go: Location – Wyckoff Avenue & Starr Street (SE corner, L Train Station), Brooklyn, NY 11237.
- Community Education Council 32 meeting, 797 Bushwick Avenue, NY 11221, Rm. 319, 718-574-1245. Thursday, December 19, 2019, 6:00PM. PS/IS 384 Auditorium – 242 Cooper Street Brooklyn, NY 11207
- Police Service Area 3, Toy Giveaway. 4:00PM to 9:00PM December 20, 2019, 25 Central Avenue, Brooklyn, NY 11206. For more information contact Community Affairs Det. O'Connell/Det. Eusebi at 718-386-4537.
- Bushwick Community Partnership is looking for a Community Ambassador.
- Girl Scouts of Greater New York: Troop 6000 – Troop 6000 serves girls and their mothers living in the NYC shelter system. Meetings are held on a weekly basis, inside shelter homes across the city, and her held by trained troop leaders. Why not become a Troop 6000 Leader!

Committee Reports:

Permits and Licenses Committee, (PLC), Committee Chairperson, Melissa Carrera

Meeting: Thursday, December 5, 2019 6:00 PM, 1420 Bushwick Avenue, Suite 370, Brooklyn, NY 11207-1422

Committee Members in Attendance: Melissa Carrera – PLC Chairperson; Jerry Valentin, James Wiseman

Others in Attendance: Robert Camacho, Community Board 4 Chairperson; Celeste Leon, Community Board 4 District Manager; Willie Morales, Community Board 4 Community Associate; Matt Webber, Kate Buenaflor, Matt Sbeglia, Katalyn Sarazen, Paul Cacici, Anya Scipozhnikova, Kae Burke

Liquor License Applications for Review

- 1) Carmelo's – 1544 DeKalb Avenue (corner of Irving Avenue) – Renewal of Liquor, Wine, Beer & Cider License in a Restaurant.

It is a bar that has 2 pool tables and is 2 levels with a little balcony.

A letter from the 83rd Precinct stated that the establishment has had 23 – 311 complaint calls, 5 assaults and 2 grand larcenies. The precinct recommended approval for a 30-day advance notification waiver, as the owners tried to address the issues within the establishment.

- 2) K. Buenaflor Dillion on behalf of entity to be determined – 445-447 Troutman Street (between Scott & Cypress Avenues) – New Liquor, Wine, Beer & Cider License in a Bar/Tavern.

The establishment was previously a bar known as Hard Times (previously Montana's Trail House). The new business owner has operated a bar/tavern in Williamsburg called Kilo Bravo for 5 years. Her intention is to open a location in Bushwick called Echo Bravo. The bar will be an American style neighborhood bar.

There were 14 – 311 noise complaints (karaoke nights) however, no summonses were issued. All the complaints were from the past when they were Hard Times, not the new ownership. Ms. Buenaflor is 100% in agreement with the no sales of liquor after midnight on Sunday.

- 3) Carmentas – 50 Starr Street (corner of Wilson Avenue) – New Wine, Beer & Cider License in a Bar/Tavern.

They're an Italian specialty shop serving homemade pasta and sandwiches. They have applied to serve beer and wine to increase their profit margins, but they are not a bar. They only have 10 seats in their establishment and are more like a takeout spot. Their operating hours would be 12pm to 12am Monday to Sunday. This establishment has no issues.

- 4) District LLC – 8 Wyckoff Avenue (between Troutman & Jefferson Streets) – New Liquor, Wine, Beer & Cider License in a Bar/Tavern.

The owners are the current owners of House of Yes. They are opening another location nearby. It is not connected to House of Yes. This business will be more of a lounge occasionally hosting private parties. Their hours of operation are pending since they're not open yet.

Sidewalk Café Application for Review

- 5) Bushido Restaurant Company LLC – 321 Starr Street (between Cypress & St. Nicholas Avenues) – New Unenclosed Sidewalk Café application.

The establishment is only 800 square feet, not very big with a seating capacity of 16 seats. The board's office received a complaint via email from the health facility next door detailing the extension of the sidewalk café being too close to their entrance. The owner informed the committee that the issue was going to be resolved and noted it in writing. Operating hours are Monday to Sunday 11 am to 12 midnight.

Old Business

In the October PLC minutes there were some confusion and it needed to be corrected. It has sense been taking care of, said Ms. Leon.

New Business

Proposed PLC Liquor License Applicant mapping guide draft is a tool for guidance when the committee considers specific stipulations for businesses based on the method of operation, location, and nearby establishments. This mapping guide draft is still a work in progress.

A resident on Wyckoff Avenue contacted District Manager Leon with noise complaints. This resulting from several bars, however, only one bar (Luv Story) is in Bushwick. The others are in Ridgewood Queens. Queens Community Board 5 was contacted by Community Board 4 & the resident, to which CB5 stated that this bar has more serious issues than just the noise complaint.

For next month's meeting there will be 2 sidewalk café requests for review. Tentative next month meeting is scheduled for January 6, 2020

Recommendations

No recommendations were made, as the committee did not achieve quorum.

Announcements

The December 10th Civic Public Safety Religious Committee's meeting was cancelled, and the Health Human Service Senior Citizens Veterans Committee was moved to the 6pm time slot.

Motion to adjourn meeting made by Melissa Carrera and second by Jerry Valentin. Meeting adjourned: 7:28pm

Housing and Land Use (HLU), Committee Chairperson, Ms. Martha Brown

Meeting: Monday, November 25, 2019, 1420 Bushwick Avenue, Suite 370, Brooklyn, NY 11207-1422

Members in Attendance: Martha Brown, Joshua Brown, Anne Guiney, Felix Ceballos, Louisa Chan, Freddy Fowler, Kristen Jock, Desmonde Monroe and James Wiseman.

Others in Attendance: Robert Camacho, Community Board 4 Chairperson; Celestina Leon, Community Board 4 District Manager; Drew Vanderburg, RiseBoro Community Partnership; Lin Zeng and Felipe Cortes, HDP.

Members Excused: Jose R. Guzman

Members not in Attendance: Brigette Blood & Michelle Hilliard

Ms. Leon called the meeting to order welcoming everyone before moving on to introductions. She then moved on to the first agenda item at 6:00pm.

Items Discussed:

Agenda Item #1 Old Stanley ULURP Application – 641 Chauncey Street
Drew Vanderburg, Project Manager, RiseBoro Community Partnership

Referring to tonight's meeting:

This is one building out of five for this project. HPD is co-sponsoring this project. A photo of the site was shared. It's also known as 14 Moffat. They're applying for the Urban Development Action Area Project (UDAAP). Next door is a RiseBoro building and a DHS building.

HPD proposed to transfer the land to RiseBoro to build residential. The Old Stanley project is a homeownership project, including 8 homeownership apartments. 83% to 110% AMI which is higher than the rental projects, which may concern the community and they share those concerns. It is how HPD runs the homeownership projects. We must make sure that the city includes long-term affordability.

(For a copy of the HLU Committee report please contact the community Board's office)

Ms. Brown stated at the Community Board meeting that this item will not be voted on until the January 2020 full board meeting. During the HLU committee meeting. Ms. Brown voiced her concerns about the affordability for people from our community regardless of a 50% first choice for Bushwick residence. This is a matter that she hopes will be open for further discussion. She mentioned that she is sorry that the people of the Bushwick Community are being pushed out slowly and that we really must do something about it. This issue will be revisited hopefully before the January 2020 meeting. Thank you.

Health Hospitals Human Services Senior Citizens and Veterans Committee (HHSV),

Committee Chairperson, Ms. Louisa Jose-Olea

Meeting: Tuesday, December 10, 2019, 6:00PM

Location: Community Board #4, 1420 Bushwick Avenue, Suite 370, Brooklyn, NY 11207-1422

Members in Attendance: Ms. Barbara Jackson and Mr. James Fitzgerald

Others in Attendance: Mr. Robert Camacho, Community Board 4 Chairperson; Ms. Celestina Leon, Community Board 4 District Manager; Mrs. Sharon Fludd, Community Board 4 Principle Administrative Associate; Ms. Megan Christ & Ms. Josephine Brown, NY Memory Center; Ms. Zulma Novoa, NYC DOH; Ms. Lousette St. Victor & Mr. Syed Buhyian, Shop Healthy Community Coordinators.

Members Excused: Ms. Mary McClellan and Ms. Barbara Smith

Members not in Attendance: Ms. Cheryl Jones

Items Discussed:

1) Lousette Saint Victor & Syed Buhyian, Shop Healthy Community Coordinators, DOHMH Center for Health Equity – presenting on the Shop Healthy program. Shop Healthy is currently working in Zip code 11206 to increase availability and access to healthy food in neighborhoods.

The program has reached several zip codes over time. During Wave 3 & 4 they were serving the 11207 - zip code along with other zip codes. During Wave 7 they were serving the 11237 - zip code among others, and during Wave 8 in which they are currently serving the 11206 - zip code along with others.

Ms. Leon, District manager: In September 2019 the district manager attended an event in which the owner of a bodega was honored in the Bushwick community. The owner was honored for participating in the program and making sure that the community has access to fresh, healthy food.

2) Josephine Brown, Executive Director and Megan Christ, Caregiver Social Worker, New York Memory Center – presenting on growing New York Memory Center services in CB4. NY Memory Center is looking for ways to improve in their services to the community. They hoping to reach and impact the lives of individuals living with memory loss and their family caregivers. They would like to continue serving Bushwick and are looking for additional opportunities to connect with caregivers and provide education and wellness programming.

For more than 30 years, New York Memory Center has been a pioneer in the movement to bring evidence-based home and community solutions that positively impact both the lives of adults living with memory loss and their caregivers. They are breaking new ground and setting an enlightened standard of care and support. They want the best care for individuals living with a memory disorder.

The program is designed to sustain functional independence, reduce agitation, improve disease related behavior symptoms, reduce or eliminate depression, limit excess disability, and reduce caregiver burnout.

New York Memory Center's state of the art Memory Technology Center offers a new approach to strengthen "brain skills: using the latest memory enhancement techniques. The program targets eight cognitive domains: Short term memory, language, perceptual skills, attention, constructive abilities, orientation, problem solving, and functional abilities.

Their members participate in a variety of programs in a club-like setting where one can cultivate lasting friendships, engage in personal growth and avoid the social isolation that often accompanies an early diagnosis.

- Escorted round-trip transportation to and from your home from most Brooklyn neighborhoods
- A morning snack and afternoon lunch
- Group-based and one-on-one computer cognitive training classes
- Art, music, dance, yoga, meditation, poetry, exercise, therapeutic recreation classes, and more
- Peer support group
- Special community outings

- Opportunities to engage in community projects that benefit others

Services are fee-based, offering membership through private pay, Medicaid Managed Long-Term Care plans, private long-term care insurance and short-term scholarships.

New York Memory Center, 199 14th Street, Brooklyn, NY 11215, 718-499-7701, www.nymemorycenter.org

For additional information on either report please contact the Community Board's office at 718-628-8400.

Mr. Camacho thanked new community board member Mr. James Fitzgerald who is a veteran for his services.

Environmental, Protection, Transportation & Sanitation Committee Meeting (EPTS),

Committee Chairperson, Mr. Raul Rubio

Meeting: Thursday, December 12, 2019, 6:00PM

Location: Community Board #4, 1420 Bushwick Avenue, Suite 326, FSNNY Large Conference Room, Brooklyn, NY 11207-1422

Members in Attendance: Ms. Martha Brown and Mr. Dustin Sonneborn

Others in Attendance: Mr. Robert Camacho, Community Board 4 Chairperson; Mrs. Sharon Fludd, Community Board 4 Principle Administrative Associate; Ms. Louisa Jose, Ms. Barbara Jackson, Mr. Eliseo Ruiz, Ms. Elvena Davis, Ms. Virginia Giovinco, Lorina Barrett, Suzanne Stack, Barbara Freeman, Wilfred Laramcst, Victoria Simmons, Florent Moneppet, Louise Barry, Austen Martinez, Lily Gordon-Koven, and Mabel Kessler, DOT; Leroy Branch, DOT; Harvey Pollak, Wayne Townsend, Alexis Spikes, Nassan Barrett, Anne Guiney, Presten, Karen Cherry, Zulma Novoa, and Tracy Townsend.

Members Excused: None

Members not in Attendance: Mr. Raul Rubio and Mr. Jose Guzman

Items Discussed:

Mabel Kessler, Expansion Planner, Lily Gordon-Koven, Senior Policy Analyst, Bike Share and Leroy Branch, Community Coordinator, NYC Department of Transportation – presented an overview of the Citi Bike rollout in Bushwick.

Mr. Raul Rubio summarized the report.

Citi Bike Expansion:

What is Bike Share?

Network of shared bicycles- Intended for point-to-point trips

Increased mobility

- Convenient for trips that are too far to walk, but too short for a taxi or the subway
- Connections to transit
- Can be used in place of L train during service reductions

Convenience

- System operates 24/7
- No need to worry about bike storage or maintenance (for example: taking bike up and down the stairs)

Planning Principles (Why the stations go at certain places)

- Success based on equal access to stations across the service area and even distributions of stations across the system
- Stations located every few blocks (approximately 3-5-minute walk)
- Larger stations located at major destinations (including transit hubs, universities and shopping areas)
- Preference for sidewalk stations in Bushwick

Site Considerations

- Must stay clear of crosswalks
- Must not be at a bus stop
- Must stay clear of hydrants
- Should have good visibility
- Roadbed stations must not block travel lanes
- Sidewalk stations require adequate width for pedestrian clearance
- Must have 24/7 public access
- May be on Parks Departments property or City property at agency's discretion
- May be on private property at the property owner's discretion

Safe Cycling

DOT promotes cycling safety with:

- Helmet fittings (FYI: they give away 25,000 helmets every year)
- Light and bell giveaways
- Safety awareness classes (classes on how to ride bikes on the street)

Learn to Ride

- Citi Bike and Bike New York offer street skills classes and safety related outreach events

2019 Green Wave Plan

- Focuses on improving bicycle infrastructure in bike share expansion area
- Includes education and enforcement efforts (must have lights on bikes)

Equity Efforts

- NYCHA Residents & SNAP Recipients
 - \$5/month
 - No annual commitment
- Community Development Credit Union Memberships
 - \$5/month
 - Annual committee
- Community Partnerships & Programs
- Prescribe-a-Bike (Doctors can prescribe for health reasons)
 - Bike Share for Youth
 - Community Keys
- Community Grants
 - Lyft to destitute \$300,000 to community-based organizations for engagement with low-income and minority populations
 - El Puente Bushwick

Citi Bike Expansion

<u>Phase</u>	<u>Year</u>	<u># of bikes</u>	<u>City</u>
Phase 1	2013	6,000 bikes	Manhattan, Brooklyn
Phase 2	2015-17	12,000 bikes	Manhattan, Brooklyn & Queens
Phase 3	2019-24	40,000 plus bikes	Manhattan, Brooklyn, Queens & Bronx

- Phase 3 will double the current service area and triple the number of bikes (the bikes are owned and sponsored by Lyft)
- Expanding to the Bronx for the first time and reach diverse communities in Manhattan, Brooklyn and Queens
- Expansion funded by sponsorships and memberships, no city funds used

Citi Bike Timeline in Community Board 4

- ❖ December 2018: Presentation to CB4 Transportation Committee
- ❖ June-July 2019: Online Feedback Portal
- ❖ Fall 2019: Stakeholder Meetings
- ❖ Spring – Fall 2019: Installation

Ongoing Correspondence

- 311
- Bike Share email & website
- Brooklyn Commissioner's Office

Questions were entertained:

Community Board 4 Chairperson, Mr. Robert Camacho: Addressing DOT - The City Charter states that regarding the Citi Bikes, input is needed from the community and the services rendered must be needed by the community.

Part of our City Charter is to work together and to improve services together. The Community Board did not get that from DOT. DOT came before the board when there was going to be a L Train shutdown, however there was no L Train shutdown and the implanting of Citi Bikes did not scale down when the shutdown was reworked.

The Community Board has received many letters from Bushwick residence.

Mr. Camacho read a letter from a home owner who lives in one of 3 Colonial landmarks homes on Bushwick Avenue between Linden and Grove Streets. Homes are owned by seniors and having the bikes racks stationed in front of their homes is very disheartening. One homeowner whom is confined to a wheelchair now must use the side entrance of her home because of the bike racks stationed in front of her home. Her next-door neighbor uses a cane and a wheel chair at times.

Many of these stations, are not being used. Citi Bikes have not been parked there since they were installed.

Mr. Camacho: Now the bike stations have become a dumping ground for garbage. Garbage is being trapped between the bike stations. The law states that the homeowner must clean 18 inches over the curb. These seniors must keep the area clean. These are seniors and live on a fixed income, so they cannot afford to hire someone to keep the area clean.

They also cannot put their own garbage in front of their house for garbage pickup because of the bike stations. So, they must drag their garbage to their next-door neighbor's home. If there is a problem with the garbage, who gets the ticket? It is not fair that their neighbor gets a ticket, it is not their garbage!

- Buena Vida Rehabilitation Center, 48 Cedar Street: The Citi Bike stations are in front of the center. This has caused problems when the ambulance has been called, fire department and any other emergency vehicle. When the seniors go on a trip the bus cannot park in front of the center, they must go down the block or around the corner to get on the bus.

- Some Citi Bike stations very close to each other. Why are they so close to each other? Also, no bikes are at the station since they have been installed.

The concern of the Community Board and the residents is that the bike station have been put in the wrong places, some are in front of churches or just too close to each other. The concern is not against bikes or the Citi Bike stations themselves, the concern is where they have been installed.

If they would work with the Community Board, we can let DOT know where the bike stations should go.

Mr. Camacho received a letter stating the City Councilmember Antonio Reynoso, has an idea to speed up the process, take the bike lane approval out of the hands of the Community Boards.

Mr. Rubio asked Mr. Camacho to comment on that a little further.

Chairperson, Camacho: The letter was in the newspaper, and it specifically said that Councilman Reynoso said, that he has an idea to speed up the process on DOT. His idea is to take the bike lane approval process out of the hands of the Community Boards.

The board is not against bikes, the chairperson repeated. The issues are where they are putting the stations. The stations are empty. We need to have some date. If people are using them, then why not? If people are not using them then give us our parking spots back.

DOT said that they are not into taking anything out. That the mayor gave them the land and they can do what they must do.

The Board made a request for Citi Bike to come to answer our questions. We want to know the data on the use and/or non-use of the Citi Bikes, why are the bike stations empty.

To have bike lanes on Bushwick and Broadway is very dangerous. We have bikes lanes on Evergreen Avenue, we have bike lanes on Central Avenue, Myrtle Avenue.

I letter will be sent to the Mayor and the DOT Commissioner asking them what is going on. What is the procedure with regards to these empty spaces? Why are the stations empty? When are they going to bring the bikes?

Ms. Barbara Smith: People are dropping coffee cups and leaving their newspapers when they pick up the bikes and the homeowners are getting the tickets.

Ms. Anne Guiney: We asked who was responsible for the Citi Bike clean up and were told that it is not the responsibility of the homeowner, that it is Citi Bikes' responsibility. We need to push hard on Citi Bike's maintenance.

Chairperson Camacho: The City Charter, the borough Presidents Charter specifically says that city agencies must work with the community to get things done. DOT did not tell us, nor did they come to us.

Raul Rubio continue summarizing the report -

Mr. Austen Martinez mentioned the meeting that when a business owner wants to have a bike corral, they must come before the Community Board to get permission, the Community Board must approve the bike corral, then it goes through the City. In the case with Citi Bikes a private company was allowed to put bikes and bike stations without coming before the Community Board. That should not be. Citi Bikes is being maintained by Lyft and they should go through the same process, the same requirements should be followed for DOT.

Karen Cherry mentioned that the Assemblyman, Erik Dilan has no jurisdiction over bike lanes, etc. however the City Council does have a say. A letter will be sent from his office.

Mr. Branch suggested that the Community Board write a moratorium requesting that some of the Citi Bike Stations be removed to a different location and some be removed and/or reduced.

District manager, Leon stated that a letter was sent to both council members regarding City Bikes before that December 12th meeting occurred specifically requesting a moratorium on installations. If the board would like for that letter to be sent to anyone else directly then that is up for discussion.

Recommendations:

- 1) Increase in District Manger's salary – due to the board not being specific, the chairperson was asked to do an amendment to the approval and add-on the salary increase to the amendment which would be a 9% increase, plus retroactive back to November 26, 2019. The approval must be written, and I must send them a copy of the board's approval first by the Executive Committee, then the full board's approval and it must reflect in the minutes.

Mr. Dustin Sonneborn made a motion in favor of the Executive Board's recommendation to approve the district manager's MPO increase for 3% effective October 24, 2019 and a merit increase for 9% effective November 26, 2019. Ms. Barbara Smith seconded the motion. All in favor, no abstentions, none opposed. Motion moved.

- 2) Bushwick Community Partnership (BCP) The board would like to write a letter to the Elected Officials and to the Mayor about the Steering Committee. We want the Community Board's plan and not the City's plan regarding zoning. We want only our plan to be studied.

We accept the BCP plan and no other plan.

Board member, Ms. Bridgette Blood asked what difference a letter would make when in the past, current board members, former board member and the former chairperson testified to the Department of City Planning regarding the plan?

Mr. Camacho: The letter would put them on notice. The community at large, this is what we want.

Ms. Leon: We have not heard from them, that they are pursuing this plan at all, it has all been hearsay and so we are asking for a formal response to what we've been requesting.

Ms. Blood: Do you anticipate the Department of City Planning studying the plan?

I am opposed to that plan. I am opposed to attaching my name, my reputation, my stake to this community to that plan and I think it hurts our ability to negotiate, and to exert community power when we continually defer to that model of what community base planning looks like when it is in fact harmful for us.

Ms. Martha Brown: Which plan are you referring to? Be specific, the city's plan or the Bushwick Community Partnership plan?

Ms. Blood: I think both are harmful. I think the existing tools that the city provides us do not meet our needs. Just as you mentioned Ms. Brown, as we seen from the agenda item today about affordability, that the BCP plan will fail us, and it will have a detrimental impact on all of us. I believe that the DCP (Dept. Of City Planning) is even worse, but I refute the BCP plan will be helpful for us.

HLU Chair, Ms. Martha Brown: They want to rezone up to 5 stories, and you think that will help us, 5 stories on blocks that are two or three stories, I do not think so and then, the developers are putting in 12 stories buildings as we speak. These are all the points that we must look at, so I feel that the chairperson of the board and the district manager should write the letter and we are going to vote on this, however the city must be able to look at our plan as well and not just override us with their plan.

Ms. Blood: History has shown us that an individual URLURP application and an individual assessment of each project gives better power to the community and we have negotiated better deals than the BCP. I believe we have plenty of project that we can point to.

Mr. Camacho: We must do something. This is only a letter telling them that we want them to scope the BCP plan. We do not know what they are going to do. We want more affordable housing than no affordable housing.

Recommendation is that we sign off on the letter with the Bushwick Community Partnership plan and the elected officials that are involved.

A motion was made by Egaudy Gomez and second by Gladys Puglla.

A new motion was made.

Ms. Louisa Chan: Made a recommendation for the board to sign a letter to require the city to scope out the BCP plan.

Roll call vote. 33 yes, 1 no, 1 abstention. Motion carried.

Ms. Martha Brown: This is a very trying time for us in this community, we are faced with the city's plan for us ... which will influence our community. We have the BCP plan that maybe a little more feasible to how we want our community to be in the future. This is a long-term project, but if we do not act on this because the developers are here... If they buy two lots of land, they can make 6 -8 stories buildings or more. They can build as far as the zoning restrictions allow. It is heart-wrenching to me because I have been here since 1955 when there were firers. We were here with the drugs, the crime, the crack, the gangs, everything. It is hard to see your neighbors gone. We must reach some kind of consensus to keep our community together and to keep our kids here in our community where they can afford to pay the rent. We must keep our kids in our schools in this neighborhood. It is not just housing, but so many other issues as well, that are detailed in these zoning changes. So please bear with us, we are working very hard on this. We are trying very hard. Thank you for listening.

Mr. Camacho: Also, our economic development, our churches are closing because there are no members, and our schools are under enrolled.

Old Business: None

New Business: None

Announcements:

Fatima Elmansy, Representing Councilmember Antonio Reynoso – Greetings from the Councilman! January 9, 2020, the 2nd PB delegate meeting. IS 347. The flyer will be forthcoming.

Mary – AHRC New York City provide services for person with developmental and intellectual disabilities and their families.

Volunteer with AHRC NYC this Martin Luther King Jr. Day. Come spend MLK Day with AHRC NYC & other community members working to combat hunger. An opportunity to help those in need, give back to the community and get involved with other organizations working to make a difference. Join Us! 522 Bushwick Avenue, Brooklyn, NY 11206

RSVP to: MLKday@ahrcnyc.org

Participate in AHRC NYC's MLK Food Drive. AHRC NYC will be collecting canned and boxed goods until January 15th, 2020. Items should not be based expiration date, dented or rusted, non-perishable foods.

Julio Salazar, Representing Congressmember Nydia Velazquez – Update on the budgetary deal that was a struck over Washington, DC. The member voted NO for the Thump Administration border wall and additional funding for the border patrol. The member voted for a deal that included \$49 billion for HUD, a \$4.9 billion increase for the public housing capital fund, that \$4.9 billion will come back to the states for our public housing developments so that we can have elevators that run. Additionally, head start saw a \$550 million increase. And much more! Happy Holidays from the member's office.

Jonathan Pomboza, Representing Brooklyn District Attorney, Eric Gonzalez – Happy Holidays from the DA's office!

HS Internship Program applications is open until December 22. Go to the www.BrooklynDA.org for more information. The Brooklyn District Attorney's Office will be offering an unpaid Internship opportunity to students who meet the requirements.

The Newsletter is now available. DA Annual Report 2018 is available online. (some copies were made available at the CB4 Meeting)

Nan Blackshear, Community Affairs Director, Representing Brooklyn Borough President - Applications for CB reappointments and new appointments are available on the website.

www.Brooklyn-USA.org

Borough President just announced opening the application for Fiscal Year 2021 Capital Budget process. He has awarded more than \$340 million to capital projects borough-wide that was for fiscal year 2020. He will now be looking for all other organizations to come to his office to apply. More information is available on the website. The deadline is February 12, 2020.

Vegan & Veg-Curious Meetup – How to achieve your optimal brain health. A conversation with Drs. Dean and Ayesha Sherzai. Monday, February 3, 2020, 6:00PM to 8:00PM, Brooklyn Borough Hall, 2019 Jorelemon Street, Brooklyn, NY 11201.

Sihem Mellah-Silker, Representing Senator Julia Salazar – Are you a community organization and need help with state or city funding, the office is open for questions or assistance. The census is coming, and funding is available for communities.

The event to apply for a driver's license while undocumented was a success. Over 400 people attended.

Victor Villamar – 671 Knickerbocker Avenue: Concerned about when attending the bank there are people with phones taking copies of checks paid to someone else changing the name and putting it back and cashing the check and the banks are paying. Mr. Villamar ask that everyone be careful when depositing. If this happens to you then an investigation is needed and this takes time, meanwhile your funds are gone.

Ms. Barbara Smith- Thanked everyone for supporting the 83rd Precinct Community Council this year. This year we gave out 214 turkeys. The turkeys were delivered to the person in their hands at their door or they came to the precinct and picked it up.

We had a fund raiser and Barbara Jackson was one of the honorees, and Melissa was another. In 2 hours, we were able to raise \$2,000. With the money Ms. Smith was able to buy toys for the kids

Assemblywoman Maritza Davila donated 100 toys towards her Christmas giveaway.

Toys were also given out to kids at 151 school yesterday, December 17. The kids were 6 to 10 years old.

For thanksgiving all our elected officials helped and gave turkeys.

Alyssa: (stated by means of a translator (Board Member Samy Nemir Olivares, tells are family store)

Her mother, 69 years old has dementia. 5 years ago, my mother was made to sign a contract. In December my mother was evicted. She was taken out of her house by force. She was hit and punched and was hospitalized. This is an injustice that is happening in our community. Her family lost the entire building, that was an inheritance for the family. Her mother has does not know what is happening. Now she is living on Green Avenue with a family and sleeping on a couch. The landlord has also sued the women for attorneys' fees. However, just this week the judge dismissed the lawsuit against her mother. Alyssa has not received a cent of the \$600.00 the woman was offered.

Alyssa would like the support of the community so that this will stop happening to people like it has happened to her mother and others.

Samy Nemir Olivares – added the all the Elected Officials are aware of the situation. However, the building is so far in the lawsuit that the building has been sold twice.

Samy Nemir Olivares translated for another gentleman who applied for a job in Texas, and got the job, however, the company only gave him a ticket to get to Texas, but nothing for him to get his luggage there. He would like help if possible.

Second Roll Call.

Meeting Adjourned: 35 Members Present, at 8:34PM.

Motion to adjourn meeting was made by Ms. Elvena Davis and second by Mr. Jamie Wiseman.