



## CITY OF NEW YORK

### MANHATTAN COMMUNITY BOARD 10

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### Joint Land Use/Landmarks & Housing Committee Meeting Minutes

Thursday, February 21, 2013 6:30 PM

215 West 125<sup>th</sup> Street, 3<sup>rd</sup> Floor Conference Room

**Land Use Committee Attendees:** Stanley Gleaton, Joshua Bauchner, Pam Bates, Lupe Moreno, Daniel Land Parcerisas, Randall Richardson, Forrest Taylor, Gloria Richardson, Brian Benjamin, Marquis Harrison

#### **Agenda:**

- Welcome
- Randall Richardson: Window replacement plan at 22 West 123<sup>rd</sup> St.
- West Harlem Group Assistance Inc. Presentation on Dorie Miller Apartments
- West Harlem Group Assistance Inc. and Trinity Financial Presentation on: A. Philip Randolph Houses at 114<sup>th</sup> Street/Frederick Douglass Blvd. and Adam Clayton Powell Jr. Blvd.
- New/Old Business
- Q&A
- Announcements
- Adjournment

**Randall Richardson: Window replacement plan at 22 West 123<sup>rd</sup> St.:** Mr. Richardson owns a brownstone at 22 West 123<sup>rd</sup> Street, located in historic landmark district. He is upgrading the building to a high standard of energy efficiency known as “passive house”, which essentially involves completely sealing the building from the outside. In order to do so he needs to install triple pain windows, which require larger frames than the existing windows and which do not slide up and down in the way that is typical in brownstones. Because the building is located in a landmarked district, any change in the appearance, materials or functionality of the windows requires a public hearing by the Landmarks Preservation Committee, which in turn requires approval by the Community Board. Mr. Richardson is requesting a letter from the Community Board stating that there are no objections to the proposed windows.

Mr. Richardson describes the concept of “passive house” and how the proposed windows would function and look. He provides diagrams of the proposed windows showing the windows will be made of wood and that their exterior appearance will be no different than the existing windows. They will be different in functionality because they will either open like a door or tilt instead of sliding up and down in order to maximize energy efficiency.

**The Committee votes to approve writing a letter stating there are no objections to Mr. Richardson's windows by 9 votes in favor, 0 against and 1 abstention (by Mr. Richardson himself).**

**West Harlem Assistance Inc. Presentation on Dorie Miller Apartments:** The Chair of the Land Use/Landmarks Committee discloses that he is a former employee of West Harlem Group Assistance Inc. and knows some of the presenters, and states this for the record. West Harlem Group Assistance makes a presentation regarding Dorie Miller Apartments, four apartment buildings (located at 232 West 149<sup>th</sup> St, 304 West 152<sup>nd</sup> St, 2472 7<sup>th</sup> Ave and 2797 8<sup>th</sup> Ave) which will undergo gut rehabilitation through HPD's Multifamily Preservation Loan Program.

Two of the buildings are currently partially inhabited while two more are vacant. The buildings have structural problems and the rehabilitation will involve temporarily relocating some of the remaining tenants. Current tenants will have a guaranteed right to return to the development. The result of this \$13 million rehabilitation will be 54 units of affordable housing designed to match current family composition. Units will be affordable to tenants earning 50%-60% of AMI, and current tenants will not pay over 30% of their income in rent. The sites along 7<sup>th</sup> and 8<sup>th</sup> Aves will also have commercial space. The project will be financed with tax exempt bonds and 4% Low Income Housing Tax Credits. The developer hopes to close on the properties in July and to start work on the vacant buildings soon after while it seeks to relocate the tenants in the other buildings. **This is a non-voting item.**

**West Harlem Group Assistance Inc. and Trinity Financial Presentation on: A. Philip Randolph Houses at 114<sup>th</sup> Street/Frederick Douglass Blvd. and Adam Clayton Powell Jr.**

**Blvd.:** West Harlem Group Assistance Inc and Trinity Financial have partnered with NYCHA to redevelop the A. Philip Randolph Houses on West 114<sup>th</sup> Street between Frederick Douglass Blvd. and Adam Clayton Powell Jr. Blvd. Kenan Bigby of Trinity Financial explains the company has financed a variety of developments, including distressed public housing, historic rehabilitations, luxury housing, multifamily housing and mixed use developments. They have done over 2400 units of mixed-finance redevelopment of public housing.

The redevelopment of the A. Philip Randolph Houses will start with the south side of the street, which is currently vacant. The residents on the north side will then be moved into the south side while the north side is redeveloped. The south side will consist of 147 units of public housing that will be occupied by the residents of the north side as well as any of the south side residents currently relocated throughout other NYCHA developments who wish to return. Any of the 147 units that are not occupied by residents of the north side or relocated residents will remain under the control of NYCHA as public housing. The south side will additionally have 28 units financed with Low Income Housing Tax Credits which will be affordable to tenants earning 60% of AMI. The south side will also have a 3000sf community center, outdoor green space, onsite management, laundry facilities, elevators and security systems. The north side will consist of 141 units of Low Income Housing Tax Credits and have similar amenities, but will use the community space on the south side. Construction on the north side is anticipated to begin in

September 2015 and finish in February 2017. NYCHA will retain ownership of the land and sign a ground lease agreement with Trinity Financial.

The development will also have social services provided by West Harlem Group Assistance, which is currently talking to tenants to assess their needs. Possible services may include job training in the construction and hospitality industries, services for seniors, etc.

The project has the support of the tenants association at A. Philip Randolph Houses. There were also discussions with community members regarding current drug activity on the street and physical changes the developer may want to consider in order to address this problem. **This is a non-voting item.**

With no additional items to discuss, the meeting is adjourned at approximately 9pm.