



CICELY HARRIS
Chairperson

ANDREW LASSALLE
District Manager

Land Use Committee Minutes

Thursday, March 15, 2018 – 6:30 PM

Board Members present (9): Stanley Gleaton, Chair; Keith Taylor; Karen Dixon; Crystal Shipp; Donna Gill

Board Members Absent/Excused (4): Kevin Bitterman (Excused); Michelle Booker (Excused); Lisa Downing (Excused); George Harrell (Unexcused); Victoria Horsford (Excused); Charles Powell (Excused); Danni Tyson (Unexcused); LaShanda Myers (Excused)

The meeting was called to order at 6:37 pm.

I. Welcome/Introductions

- a. Introduction of board members followed by community members.

II. Presentations

The following presentations were given as Information purposes only no further action will be required by the board.

A. Malcom Punter, President, Harlem Congregation for Community Improvement, Inc. (HCCI) Victory Plaza at 11 West 118th St

- Lots owned by HCCI
- Camber Property Group LLC has been selected as co-developers
 - To be completed 2020
 - Permanent housing
 - 30% of income
 - Application- Lottery System
 - % will be set aside for community board (TBA)
- Present Development Site:
 - 3-11 West 118th St.
 - New York, NY 10026
 - 13,725 SF Vacant
 - 15 Space Parking Lot
- Original Site:
 - Transferred from NYC to Victory One Housing Development Fund Corporation, an HCCI affiliate.
- Encumbrances:
 - HUD Mortgage
 - Use Agreement
 - 202 Rental Assistance Contract



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- Victory One + New Development to be used:
“In perpetuity for housing for elderly persons of low income”
- Lot 33 (Victoria One) to be released from
HUD Mortgage and Use Agreement
- The proposed development will be contextual with the neighborhood
- Victory One, together with new development to be called “Victory Plaza”
- The property will include: 81,230 GSF
- Residences:
 - 136 AIRS (Affordable Income Rentals for Seniors) Studios
 - 30% (39 Apartments) Residences for formerly homeless seniors
 - Energy Efficient
- Community Space
 - Outdoor Space
 - Indoor Recreation Space
 - Social Service Space
 - Staff Offices
- Staff
 - Live-in Super
 - Full-time Porter
 - Full-time Resident Project Manager
 - Full-time Social Worker

**B. New Hope and Deliverance Supported Housing Agency, Inc.,
Bettie J. Sanders, President of New Hope and Deliverance Supported Housing Agency,
Inc. and Gerard Frohnoefer**

- Lot Acquisition: (Proposed)
 1. 2803 8th avenue, Harlem 10039, Block 2045, Lot 89
 2. 2762 8th avenue, Harlem, Block 2032, Lot 2
 3. 2735 8th avenue, Harlem, Block 2045, Lot 13
 4. 2405 Fredrick Douglas Blvd, Harlem 10027, Block 1955, Lot 16



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- Plan:
 - To create cooperative housing for families currently living in shelters and for families with incomes below \$32,000 a year.
 - Intend to acquire funds from NYSHDFC, HPD, and HUD for construction funding and Section 8 Vouchers to mortgage the cooperative apartments.
 - Westchester Modular Homes to build the shelters and apartment buildings. (Funding will be provided by DHS with the assistance of DHCR)
- Partners:
 - Cogen Architects
 - NYC Department of Homeless Services
 - NY State Housing Development Corporation
- Apartment Building Structure:
 - Basement level- Parking and storage space for tenants
 - Street level- Commercial rental space
 - 2nd floor- Day care center, commercial office rental, after school program
 - 3rd floor- 7th floor – One bed room and two bedroom apartments
 - Roof- Garden and Solar panels

Committee Action:

Land Use committee has asked for this project to come back with a more visual and concise presentation. Committee had questions regarding financing, the use of modular homes, community support and HPD involvement (not present). It was explained to the group that they would have to return to the committee more than once to solidify project. City planning representation was there and explained the ULURP process. It was explained to the group that if they are not prepared by the June committee meeting they will have to wait till September to start the ULURP process barring any HPD requirements.

III. Announcements

IV. Adjournment

Meeting adjourned 8:36 PM.