Meeting called to attention at 6:43 pm, quorum was present, agenda was adopted,

M.L. Wilson Boys and Girls Club of Harlem
Intro – Shirley Lewis summarized their proposal to familiarize people with the project.
  _$79 million is the projected cost of the development
Developer Sue Green spoke about how affordable the units will be to local families
  _Financing provided by Capital grants from elected officials, HDC, and other entities
  _Building will consist of 2-3 bedroom apartments most new developments in the city are
    studios and 1 bedroom
  _Sizes ranging 800_1000 sq ft
  _Rents ranging from $934.00__ $1100.00
  _80% of units will be made available to families with income at a maximum of 60% of A.M.I.
    o 4 person household max $47,000 = 60% A.M.I., $72,000 = 100% A.M.I.
    o 6 person house hold max $55,000 = 60% A.M.I., $92,000 = 100% A.M.I.
  _20% of units available at market rate 100% A.M.I.
  _It was mentioned by the public that local A.M.I. is $30,000
  _She was asked about the minimum and she didn’t have the numbers but mentioned that the
    rent is typically calculated at 1/3 of family income. Therefore using the numbers given to us
    ($934 and $1,100)
    o (934 x 12)3 = $33,624.00
    o (1100x12)3 = $39,600.00
  _At least 50% of units will have community preference. Could be conceivably 100% depending
    on outreach to community families. Some units will also have preference for city servants such
    as FDNY.
  _Restoring building will cost $40 million which is not feasible according to the developer
  _Restoring building is not possible according to Architect Richard Dattner
  _The building will have a 15 year tax credit period. Boys and girls club will then have the
    opportunity to own the whole building
  _HPD and HDC sets guide lines for development
  _It was mentioned by the public that the focus should be on the kids

City planning update by Edwin Marshall
  _Summary of previous meetings to familiarize people with the rezoning effort.
  _Next presentation is going to focus on the M district and 145th street corridor
Mentioned the 129th street rezoning proposal by West 129th Street Realty I LLC was passed by the city planning commission after the board voted against it.

He said the 145 street rezoning must accommodate the plans by the M.L. Wilson Boys and Girls Club of Harlem.

When it comes to preservation they have "shrink wrapped" some areas through zoning ordinance.

City planning has met with the LPC since the last meeting and said that they understand they must do more to preserve aspects of the neighborhood through land marking.

Tom Kappner – proposes a community housing forum

Asks public to identify housing activists and get them in contact with him.

Walter South presented that he will introduce a Reso for land marking PS186 at the next Landmarks and preservation meeting on January 11.

Adjourn

NEXT HOUSING /LAND USE & ZONING COMMITTEE MEETING IS TUESDAY, JANUARY 11, 2010