



THE CITY OF NEW YORK COMMUNITY BOARD 9 MANHATTAN

Morningside Heights
Manhattanville
Hamilton Heights
Sugar Hill

Manhattan Community Board 9
Housing, Land Use, Zoning (HLUZ) Committee
Frequently Asked Questions (FAQ) worksheet

Questions:

1. What is a community board? NYC Community boards are volunteer, entry-level government created by local law in 1975. Community Boards are made up of people who live, work, own a business, attend school or have other significant interest in the district. See CB9's website, [here](#). Facebook page, [here](#).
2. Community Board 9's area includes Hamilton Heights, Manhattanville, Morningside Heights, and West Harlem. The 2014-2018 Estimate is 112.6k population with a density of 73,330 persons per square mile. See more demographic information [here](#).
3. Community Boards are the places for discussion and debate of local issues. For example, CB 9 committees are: Arts & Culture, Economic Development, Health & Environment, Housing, Land Use & Zoning, Landmarks Preservation & Parks, Senior Issues, Strategic Planning (ad hoc), Uniformed Services & Transportation, Youth, Education & Libraries, as well as SGL/LGBTQ, Cannabis, RKO/Hamilton Theater, and Film & TV Task Forces.
4. From an article explaining Community Boards from a local newspaper, *The City*, with full article [here](#):

“There are 59 boards total, each corresponding with a community district, groupings of neighborhoods that can include up to 250,000 people. Each board has up to 50 members, all volunteers, and have no minimum number of members. Board members serve via staggered two-year terms, which means half must be reappointed or replaced every year. All of those people are appointed by their own borough president. City Council members can recommend new applicants, but the final call rests with the BP.” Visit the Manhattan Borough President, Mark Levine's information page, [here](#), and CB9 page, [here](#).
5. What is Housing, Land Use, and Zoning? / what does this committee do?
 - Housing is where people live for shelter and housing issues include that of affordability, livability and security. Land Use concerns the planning and enforcing the applied use of property including residential, commercial, manufacturing and recreational. Zoning is organizing and setting limits on how land can be used in different parts of the neighborhood, including creating and enforcing standards for building shape, affordable housing, walkability and climate change resiliency.
6. What are the boundaries of CB9? See a CB9 land use map, [here](#).
7. Is my address in Community Board 9?



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- Search for your address [Here](#) - a map of NYC's Community Districting.
- 8. What is the district demographic profile of Community Board 9? To see who lives here and statistics of the area, click [here](#).
- 9. Are community boards different from council districts?
 - Yes, to find your council district and City Council member, [visit here](#)
- 10. Are community board areas different from Department of Education school district areas?
 - Yes, to find your school visit the DOE map finder [here](#).
- 11. Can I attend a meeting of the HLUZ Committee?
 - Yes. All community board meetings are open to the public. The HLUZ Committee Meets on the second Tuesday of each month. However, only members will be able to vote on certain issues
 - To lookup the next meetings: https://www.cb9m.org/cal_events
- 12. How can I get involved?
 - Anyone can attend a meeting, become a public member or apply to be a community board member. Public member applications are taken on a rotating basis. Community Board member applications are due in the first quarter of the year and submitted to the Manhattan Borough President, [here](#).
- 13. How can I contact the CB9 HLUZ Committee or request to be added to contact list? You can email mcb9housing@gmail.com. Please be patient as this email is not monitored daily.
- 14. What is the responsibility of the CB9 HLUZ Committee?
 - Monitoring the delivery of city services related to housing, land use and zoning.
 - Planning and reviewing land use applications including zoning changes
 - Making recommendations for each year's city budget as part of the annual CB9 Community Needs Statement.
- 15. What is CB9's vision for the district as it relates to land use and zoning?
Community District Needs Related to Housing, Economic Development and Land Use
(summary from CB9 Community District Needs Statement)

Needs for Land Use

Manhattan Community Board 9 proudly benefits from a long and rich tradition of historic preservation and tenant empowerment. As a result of these positions, many of the building stock in the community was not demolished in the 1970s or 1980s when landlords were abandoning the area, but instead most became limited-income HDFC cooperatives, while the remaining usually became non-profit owned affordable rentals. To this day, CB9 has the highest concentration of HDFC co-operatives in the City. As a result of this emphasis on preservation and tenant self-determination, there were relatively few vacant lots and soft sites in the neighborhoods. The exception to this, after the Manhattanville eminent domain use and rezoning for Columbia University, was Morningside Heights. Morningside Heights is unique in the overwhelming dominance of



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institutional owners whose building uses are frequently categorized as community facility space. The ability to agglomerate large assemblages of lots, the exemption to the New York State rent regulations that allow these institutions to remove housing units from rent regulation at the end of a tenancy, and the sky plane exposure-based 1960s zoning in the neighborhood means that Morningside Heights is uniquely vulnerable to unchecked, out-of-context luxury condominium development. The highest land use priority in CB9 is to rezone Morningside Heights with height-based zoning designations while up zoning the remaining potential development sites so that Mandatory Inclusionary Housing applies and affordable housing is required in any new development.

Needs for Housing

55% of households in Manhattan Community Board No. 9 (MCB9) are rent-burdened: 30% pay more than 50% of their income in rent, and 25% pay between 30% and 49% of their income in rent. Additionally, there are long standing open housing violations in the Hamilton Heights/Sugar Hill and Manhattanville area. To address this crisis, MCB9 seeks to preserve and create affordable housing of various types--NYCHA, rent stabilized, rent controlled, coops/condominiums, HDFCs, TILs and 1-4 family townhouses. Additionally, enforcement of housing code violations and mandated repairs in rental units must be significantly increased, along with coordination with local nonprofits and the State Division of Housing and Community Renewal to secure the appropriate rent abatements and reductions for tenants due to the loss of services reflected in the violations. From 2007-2016, we estimate based on DOF data that MCD9 suffered a net loss of 1,824 rent regulated units of our stock of 16,932 units regulated at the start of 2007. We also ask that DOF conduct audits of any property owners who have reported a reduction of rent regulated units while in receipt of a tax abatement like 421a or J-51 which does not permit deregulation of units in the building. We also seek to have community input in development projects big and small--particularly any plans for "soft" development sites. Having a designated planner available to the HLUZ committee and the board, in general, would help greatly in this regard.

Because CB9 has the largest concentration of HDFC cooperatives in New York State, funding for low-interest loans for capital repairs to these buildings and other low-income homeowners, as well as tax abatements and technical assistance, are a very high priority. Additionally, the three NYCHA complexes in CB9 (Manhattanville Houses and Rehabs, General Grant Houses, and Audubon Houses) are in desperate need of capital repairs, with Audubon Houses having over 300 open work orders at the end of every month this year, Grant Houses having almost 4,500 open work orders at the end of each month, and Manhattanville Houses and Rehabs II and III collectively having over 3,700 open work orders at the end of each month. The 2017 Physical Needs Assessment identified \$42 million in necessary capital work at Audubon Houses, \$415 million in necessary work at Grant Houses, and \$316 million in necessary work at Manhattanville Houses and Rehabs II and III. This work must be completed to maintain NYCHA residents' housing in livable conditions. Finally, MCD9 is in desperate need of more



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permanent, deeply-affordable supportive housing with on-site services. We strongly suggest HPD fund development of new affordable housing to further that goal at 1763 Amsterdam Avenue.

Other

An existing condition report on the City-owned site of the former 135th Street Marine Transfer Station to be included in an RFI (request for interest) for the purpose of moving forward with the development of the structure to serve the community. The goal would be to attract developers to support community needs in developing small business enterprises, youth opportunities in education and employment in 21st. century jobs, working in partnership with Community Board 9 and local organizations.

16. What are future housing goals for HLUZ?

There is a need to focus on community preservation (especially for those who have roots here) to be able to remain in the "villages" that raised them. For the younger generation that have been unable to rent or buy into their parent/grandparent's neighborhoods and found themselves "displaced". Adult children of our neighbors should have ways to continue to live with their families and communities. We also want to find ways for seniors to stay, enjoy and contribute to the area where they spent their lives. We work to find collaboration between building and housing projects that impact the community and the families that live in CB9.

17. Who should attend HLUZ meetings?

- Any person with an interest in housing, land use and zoning issues relevant and important to Community Board 9.

18. What can I expect at a meeting?

- The HLUZ Committee is "the entry level" to local government so local-level issues are welcome
- Every committee meeting follows an agenda which is distributed beforehand. Community Board meetings are managed with a parliamentary structure (much like the City Council or U.S. Congress).

19. Can I bring an issue before the HLUZ Committee?

- Yes, if already listed on the agenda you may request to speak during discussion of that issue. If it pertains to a new issue not on the agenda, please ask to be heard during "New Business" portion of the agenda at the top of meeting or when that section begins.
- Any member of the public, the board or Representatives of City agencies shall be permitted to comment on any matter listed on the Agenda or on any other matter which the speaker believes to be of general interest to the community and to the Board. At the discretion of the Chair, all those wishing to discuss a single issue may be asked to address the Board in succession.
- In the interest of affording all citizens the opportunity to be heard, each speaker shall be limited to a period of no more than three (3) minutes, unless otherwise



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permitted by the Chair. Each speaker is limited to speak once on any given issue unless otherwise permitted by the Chair.

20. What kinds of housing are in Community Board 9?
 - Housing Types include: Private market, unregulated and regulated; subsidized; Section 8; Mitchell-Lama, Public Housing & Affordable housing, more info [here](#).
21. What types of zoning are in CB9?
 - There are four types of zoning districts in CB9, Commercial, Manufacturing, Residential, and Park.
22. What is the zoning of my address?
 - You can find a zoning map of NYC online [here](#). Just search your address and find all the information you need.
23. Can I change the zoning of my property?
 - Zoning district changes can be requested by nearly anyone, but for more information go to the [NYC Dept. of City Planning's website](#) and [FAQ](#).
24. Are there historic districts in Community Board 9?
 - Yes, a new [West Harlem State Historic District](#)
 - Yes, the Hamilton Heights Historic District
 - See a map from West Harlem Community Preservation Organization (WHCPO), [here](#).
 - [For more landmarks information](#)
 - See also the CB9 Landmarks, Preservation and Parks Committee, https://www.cb9m.org/cal_events
25. Does Columbia University have a Community Benefits Agreement (CBA) that includes CB9 affordable housing?
 - Yes, the West Harlem Developments Corporation has a CBA begun in 2009, with a 25-year term. See document [here](#).
26. What are the NYCHA developments in CB9? See interactive map, [here](#).
27. What are air rights? Here's an [explainer](#).
28. What if I have a legal housing question? CB9 HLUZ committee does not provide legal services or advice. CB9 Manhattan works with the following partners to provide legal services to residents of our district.
 - [Manhattan Legal Services Website](#)
 - [PALANTE Harlem Inc. Website](#)
29. What is "as-of-right"?
 - As-of-right is a classification of development that rests within the restrictions of the zoning regulations of the property. Most development is in this category. To see a property's zoning classification, as well as its restrictions, go to [ZoLa](#).
30. What is ULURP (Uniform Land Use Review Procedure)
 - ULURP is the procedure whereby the public, i.e. the Community Board, reviews proposals by developers to change the usage of land in the community district.



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- ULURP is triggered when a developer wishes to do something that is outside what they can normally do “as-of-right,” **or** when the developer wants city funding.
- So, the developer must file a ULURP application with the Department of City Planning, and the affected community board, who gets 60 days to review the proposal. During this time period the board must hold a public hearing on the proposed change, then decide on a course of action. This action can include a letter, a referral to local organizations, or nothing at all. Either way, the community board’s input is purely advisory, and need not be taken into account by the City Planning Commission or the City Council, who actually vote on whether to reject or accept the developer’s proposal.
- [Here is a chart explaining ULURP’s process more thoroughly](#)