



**THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN**

Morningside Heights
Manhattanville
Hamilton Heights
Sugar Hill

Housing, Land Use, and Zoning Committee Meeting

David Ratner (Co-Chair), Metin Sarci (Co-Chair), Juan Colmenares, Ilana Mercado, Ria McDonald, Alexander Abraham, Theresa Cole-Ragin
April Tyler, Co-Chair (in memoriam)

DATE: Tuesday, June 9th, 2026

TIME: 6:30 p.m. (Called to Order at 6:41p.m.)

MINUTES

Attendees:

Committee Members Present: Metin Sarci (Co-Chair), David Ratner (Co-Chair), Victor Edwards (CB9 Chair), Alexander Abraham, Ria McDonald

Public Members Present: Signe Mortensen, Barry Weinberg

Other Attendees: Tiffany Khan, Yuien-Main, Catherine Gray, Brent Schneider (NYCHA IGA), Jim Shelton (NYCHA Real Estate), Sharay Ptomey (NYCHA Neighborhood Service Coordinator), Samantha Cardenas (Urban Resource Institute), Charles Carroll (URI), Nathaniel Fields (CEO, URI), Christine Chisholm (URI Consultant), Benjamin Stark (Hirschen Singer & Epstein LLP), Joseph Moyer (MAP Architects), Karen Boodhram (URI)

- I. **Call to Order:** Co-Chair Metin Sarci called the meeting to order at 6:41 p.m.
- II. **Adopt Agenda:** The agenda was adopted with a friendly amendment to include a presentation by the Urban Resource Institute (URI) on a proposed supportive housing development on 129th Street between Amsterdam Avenue and Convent Avenue.
- III. **Adopt Minutes:** The May 2026 meeting minutes were approved following a motion and vote without objection.
- IV. **Introductions/Presentations/Announcements**
 - a. **1727 Amsterdam Avenue (ULURP Update):** Co-Chair Sarci reported that there are currently no major procedural updates for 1727 Amsterdam Avenue following the April HPD Land Disposition



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Agreement (LDA) hearing. The committee is waiting for the final LDA to be uploaded and posted to ACRIS to inspect the recorded closing terms and evaluate community testimony impact.

- b. **620 West 153rd Street (BSA Variance Update):** Co-Chair David Ratner provided an update regarding the BSA variance granted for the 28-story building constructed 14 stories above the legal height limits. A planned meeting with the Manhattan Borough President's Office was delayed and ultimately unconstructive. The 30-day statute of limitations under BSA rules for initiating an Article 78 challenge has passed. The committee discussed taking lessons learned from this transition period moving forward.
- c. **Monthly Resource Agenda:** Co-Chair Sarci presented the monthly listing of housing services, resources, upcoming city council budget hearings, and municipal agency meetings. He noted that committee sessions will recess for July and August.
- d. **New York City Housing Authority (NYCHA) Presentation:** Co-Chair Sarci stepped down temporarily as co-chair during the NYCHA presentation due to his employment with the agency, turning the chair over to Co-Chair Ratner.

Representatives Brent Schneider, Jim Shelton, and Sharae Ptomey presented on three major topics:

RAD/PACT Updates:

Audubon: Closed in 2023 (167 units) as part of a bundle that brought \$166M in investment. Construction and building upgrades are complete, and the development is now in a stabilized phase.

Manhattanville Rehabs: Converted in November 2020 (96 units) under Wavecrest management. Construction is complete and stabilized.

Manhattanville: Converted in late 2024 (1,272 units across six buildings) with Gilbane, Apex, and West Harlem Group Assistance. Construction is approximately 35% complete and scheduled for completion in 2027. Major ongoing work includes rebuilding the central boiler plant, replacing/rehabilitating 20-story elevators, facade repointing, window replacements, and phased interior apartment renovations (85 units completed to date). Temporary relocations are tracked under formal move agreements with guaranteed return rights to original units.



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Grant Houses Capital Needs: Current active capital projects include a gas riser replacement (\$33.6M, target completion April 2027), laundry room overhaul (\$3.5M, 76% complete), central heating plant/heat pump redesign (\$26M in design, construction target May 2028), and Grant Park court redesign. Total 5-year capital need is \$811.1M, and 20-year need is \$1.01B (driven by apartment renovations, heating, facades, and plumbing). NYCHA representatives agreed to follow up with quotes for building entry camera installations and investigate delayed door replacements at 430 West 125th Street.

Neighborhood Service Coordinator: Sharae Ptomey introduced her role servicing King Towers, Grant Houses, and St. Nicholas Houses, acting as a liaison between residents and property management, coordinating social services, food/healthcare assistance, and rental support.

e. Urban Resource Institute (URI) Supportive & Affordable Housing Presentation:

Representatives from URI presented an updated proposal for their two-building development project on 130th and 129th Streets:

130th Street Site: Approved 91-unit transitional housing facility for families with children, currently under interior construction and on track for completion/TCO by March 2027.

129th Street Site (Phase 2): Originally proposed as an 84-unit building, then updated to 102 units under City of Yes. Utilizing the city's new Charter Provision 666A process via the Board of Standards and Appeals (BSA) for 100% affordable projects, URI now proposes a 24- to 25-story building containing 183 permanent units (a 60/40 mix).

Unit Breakdown: 109 units dedicated to permanent supportive housing for domestic violence survivors (25:1 caseworker ratio, 24/7 security, wraparound services) and 74 units reserved for community lottery households at or below 60% AMI. Incorporating prior CB9 feedback, the unit mix was adjusted to include 55 one-bedrooms, 59 two-bedrooms, and 69 studios.

Community Commitments: URI agreed to conduct local hiring outreach in partnership with NYCHA's economic development arm, host local Housing Connect application workshops, and apply for pre-development funding through the West Harlem Development Corporation (WHDC).

V. New Business Discussions

- a. Deed Theft Resolution & Joint Letter:** The committee reviewed a joint resolution and letter initiated alongside Community Board 10 supporting regional anti-deed-theft enforcement. Key policy requests to Governor



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Hochul include enforcing existing deed theft legislation, expanding temporary eviction moratoriums during title disputes, establishing citywide opt-out cease-and-desist zones, fully funding Right to Counsel for title fraud victims, and funding dedicated investigative units.

VII. Old Business; Subcommittee/taskforce reports

- a. **RKO Hamilton Theatre:** Nothing to report.
- b. **Legislation/Developments:** Barry Weinberg reported that Assembly Bill A.Taylor / S.Cordell Cleare—clarifying that Health and Hospitals Corporation (HHC) land dispositions are subject to ULURP—passed the Assembly despite HHC pushback. Advocacy will focus on Senate passage and gubernatorial signature.
- c. The committee noted upcoming reviews for 1763 Amsterdam Avenue (Childs Memorial site).
- d. **Inter-Board Collaboration:** Discussion took place regarding organizing a joint dinner meeting with Housing Committee chairs from CB10 and CB12 to align upper Manhattan housing policy priorities.

VIII. Action Items

1. **Deed Theft Resolution:** The committee voted unanimously to approve and adopt the joint CB9/CB10 Deed Theft Resolution and Letter.
2. **URI Support Resolution / Letter:** The committee voted unanimously to pass a resolution of support for URI's BSA Charter 666A application and WHDC grant submission. The resolution will formalize support for expanding to 183 units while memorializing URI's commitments to local hiring (including NYCHA coordination), application assistance workshops, 24/7 security, and unit mix targets.

IX. Adjourn: The meeting was adjourned at 8:21 p.m.

Next CB9 HLUZ Meeting: Tuesday, September 8th, 2026.

Minutes respectfully submitted by Metin Sarci