

Housing Land Use and Zoning Committee Meeting Minutes – May 10th, 2022

Brianna (Barnard alum) is offering a walking tour of "redlining - then and now"

Rev. Patrick Williams - St. Lukes Church (on Convent). Sale of St. Lukes. Sale of necessity. Stewards of 2 buildings (including St. Martins @ Lenox and 127). Don't have the resources to maintain both buildings. He's the only full-time personnel. They don't inhabit either. Working with a sister org.

Since late last year, received a lot of interest. Multiple offers. Consistent feedback is the level of deterioration. Cost of stabilizing it. What Landmarks would accept/reject. Must go before Diocese. Expect to hear back next month.

Water has gotten into building from various points. Plaster falling down. Years of deferred maintenance. Millions of dollars in work.

Only 10 members when church closed in 2015.

Yuien -

They have been the worst. Concerned about intent to let it deteriorate. At some point it will be too expensive to restore or fix. Won't sit well

Out of respect for neighbors, exterior of building should be cleaned up and not create blight. Half of admin staff is there and knows her. It's been years.

There have been grants for architectural study, for Black churches.

No attempt to even seek out grants to stabilize the building. African American Fund for Sacred sites. Little things to stem the deterioration like hire porters to remove trash; buy plastic to cover or save it. Lack of disregard and No efforts made.

Eloise Patterson - no intent to see it deteriorate. Issue with homeless people who have been living under shed. Can't enter yard for safety reasons.

Liz - No homeless people living there anymore; she knows this b/c she lives across the street. There are opportunities that come with buying a landmark site.

Me - Who are prospective buyers? They put together an LLC Eli Pavel, Moshe Friedman and Joseph Riegal

Liz - Part of this decision is centered around what landmarks is going to allow. Is there a meeting scheduled btwn this part

Ilana - affordable housing

Me - why has congregation dwindled down to 10 ?
Please urge them to use public, Not charter schools

Briana - gentrification and many community changes
"While we're still here" project. Had a discussin in Oct that garnered a lot fof interest. How
CU's expansion has impacted people thru personal experience.

Site of former McDonald's - misled about school; will become a 34 story high rise.
Honorarium so people can be paid. Not set in stone yet.

"Undesign the Redline" undo these structural inequities.

Brianna and Vanessa - Had to unlearn lessons learned in community

Barry - May 19 - full community board meeting. Would be great to have them

Yuien - these studies have been going on for years. What is the end goal and how will it
benefit the community that finds itself the subject of many studies?

Anita - Surprised to learn that management was collecting money, but not paying the bill
\$3 million in water debts
Lot of deferred maintenance. Lot of seniors or people low income. Parents got sick b/c of
Covid. Facing urgent exterior (Roof, parapet, pointing). For this not to become an eviction
event. Shouldn't have to raise maintenance. Hoping they can get any kind of help esp
w/inter rates rising.

Barry - Provision in CBA that would have allowed CBA to do this. It's in there from 13 - 15
years ago. Caveats:
-->WHDC has not done anything like this. Closest was seting up a plan to lend money
\$2500 to purchase their HDFCs and that would be interest free loan

They have money; they invested it in
Rev. Morgan Thomas and Pat ___ might be good people to set up a meeting with, with
Barry, Signe & Liz

Variables to consider: Interest free? How many loans can they offer?

Anita - Jonatan Sinagub mentioned Capital improvements for HDFCs

Historic preservation tax credits. Problem w/tax credits is that those income tax credits get prorated out to shareholders. Complicated for coops there is no income generated from the building.

Audobon & Bethume gardens qualified for National Registrar.

Would the comm board support remaining use of funds in that way.

In 1 year 125 HDFCs were foreclosed on
HDFC foreclosure Committee

Arrears wiped clean when foreclosed HDFCs purchased by
\$100 million pulled out of
Became cash cows

CDFI - got them to have meetings with HDFCs. Ronaldo

Carver Fed savings 125th
CANVA Econ Dev Corp
Umes - Rev Morgan Thomas
Lower East Side is a CDFI and a

In cahoots w/Lower East Side Cred Union. UHAB now owns HDFCs.

Victor, Signe, Liz, Pat - has spent a lot of time on possibility of WHDC helping struggling HDFCs.

Minah Whyte

Shelter closed, doesn't know what they're doing w/hotel now.
State funding called HONDA supposed to provide funding to purchase hotels).
Prosecutions in the 80s

Me - Women's shelter on 111th Street.
Contact Minah Whyte
Danny O'donnell's office heavily involved in fighting to keep them there

Old Business
Budget hearings

May 9th meeting - Executive Budget Hearing
May 20th - Ex Budget Hearing on Landuse

5/23 - Exec Budg HEaring on Public Housing

Tanya - 2 Summer Wed 6/8

Workshop on landuse and zoning

Somoene from non profit side or academic. Sent Tom Longotti

Someone who could give overview and case studies on landuse currently happening.

Need help w/mailer. 1 side on both workshops and other side more broadly on comm. board and joining board. Looking to find a second speaker

Email Tanya for any ideas re. space and venue, mailers and speakers names

Broadway spanish baptists owes ~\$200K in back taxes and hasn't paid in a while. Started falling behind in 2018.

Carlton Davis

Manhattan Updates - Roofing job was ok. Almost done (bldg 6 and 7 running u Amsterdam)

No complaints. Laundromat, pavement remain

Tenant meeting w/Manhattanvile

Rezoning is moving ahead. EIS is underway. 125th street subway elevator looking very promising

St. Nick Block Association is a 501 C3

HDFC Awards Dinner is being rescheduled