



**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, May 12th, 2026

TIME: 6:30 p.m. (Called to Order at 6:34p.m.)

MINUTES

Attendees:

Committee Members Present: David Ratner, Metin Sarci, Juan Colmenares, Ria McDonald, Theresa Cole-Ragin, Alexander Abraham, Ilana Mercado

Public Members Present: Barry Weiberg

Other Attendees: Victor Edwards (MCB9), Andres Orejuela, Heather Jason (MCB9), Michael Gross (MCB9) Audrey Henry (Harlem Coalition for Age in Place in Affordable Dignity [HC-APAD]), Sabrina Lamb (HC-APAD)

- I. **Call to Order:** Co-Chair Metin Sarci called the meeting to order at 6:34 p.m.
- II. **Adopt Agenda:** Agenda adopted with a friendly amendment to include a presentation by Michael Gross, on behalf of the Columbia Tenants Union, asking for letters of support concerning housing issues at Columbia and Barnard.
- III. **Adopt Minutes:** The April 2026 meeting minutes, prepared by Metin Sarci were approved without objection.
- IV. **Introductions/Presentations/Announcements**
 - a. **Monthly Resource Agenda.** Co-Chair Metin Sarci presented his listing of Housing, Land Use and Zoning services, resources, events and meetings that will be taking place during the period after the May meeting until the next HLUZ Committee meeting on June 9, 2026.



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- b. **Columbia Student Union Letters of Support regarding Housing Issues at Barnard and Columbia;** Michael Gross presented two draft letters of support. The first asks for compensation to Barnard Students who suffered damages as a result of a gas outage at their Barnard-owned residence at 620 West 116th Street. The second: (a) requests that Columbia make available additional Rent-Stabilized apartments for non-affiliate tenants; (b) asks for reassurance that student/tenants at 542 West 112th Street will be relocated into comparable housing; and (c) seeks information as to whether units currently occupied by non-affiliate tenants are in units subject to rent regulation. The Committee voted by unanimous consent to approve both letters of support and send them to the Executive Committee.
- c. **Harlem Coalition for Age in Place and Affordable Dignity ("HC-APAD") Letter of Support.** Sabrina Lamb and Audrey Henry-Zilk from HC-APAD presented on a letter of support concerning a looming property tax crisis affecting HDFC (Housing Development Fund Corporation) co-ops and similar limited-equity housing citywide. Tax abatements under the 421-a and J-51 programs are expiring, with some residents facing monthly property tax jumps from roughly \$14 to over \$900 by 2031. About 47% of affected residents are seniors or fixed-income households with nowhere else to go. Legislative action in Albany is needed before June 10th. Accordingly, the letter of support proposes a four-part plan: (a) extending the J51 repair tax program; (b) passing the Jackson-Taylor HDFC Self-Determination Act (making tax exemptions permanent; (c) a property tax freeze for qualifying seniors and people with disabilities; and (d) expanding the statute of limitations on developer construction defect lawsuits from 6 to 15 years. The committee voted by unanimous consent in favor of the LOS in principle, with revisions to be finalized, voted on my e-mail and, if approved, submitted to the Executive Committee by Thursday.
- d. **Andres Orejuela** informed the Committee of a fund put together by the NYS Attorney Generals office of approximately one million dollars, to be administered by UHAB, providing loans to HDFCs of up to \$50,000 at under 3% interest (partially forgivable), with the first round expected in August.

V. New Business Discussions



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- a. **1727 Amsterdam Avenue:** Co-Chair Sarci reported on developments with regard to the 1727 ULURP application. HPD held a hearing on April 17 to discuss and finalize the Land Disposition Agreement (LDA) for 1727. A number of members showed up and testified. The final terms of the LDA, including any changes that may have been made, will not be known until it is published and then posted on ACRIS. At that time, the Committee will need to monitor the agreement in order to ensure that the parties are held accountable to the terms.
- b. **620 West 153rd Street:** Co-Chair David Ratner provided an update on the BSA variance application granted to legalize this 28-story building that was built 14 stories above legal limits under the Zoning Resolution. Subsequent to the Committee's last meeting, Ratner was put in contact with Nyles Robinson from the Manhattan Borough President's Office, who indicated that the BP would meet and discuss the possibility of bringing an Article 78 appeal of the BSA decision. The results of that meeting are not yet known. Also, since the last Committee meeting, BSA voted on April 27 (after reopening the hearing) to affirm its determination to grant the variance application. That decision will be finalized in the beginning of May and will start the 30-day appeals window.

VII. Old Business; Subcommittee/taskforce reports

- a. **RKO Hamilton Theatre:** Nothing to report.
- b. **Legislation/Developments:** Nothing to report.
- c. **NYCHA Update:** Co-Chair Sarci reported that representatives from NYCHA were not able to come to last month's Committee, so they are now scheduled to present at the June meeting. The topics will be: (a) the capital needs of the Grant Houses; (b) the status of RAD/PACT (i.e. Rental Assistance Demonstration/Permanent Affordability Together programs) at Manhattanville Houses, Manhattanville Rehab and Audobon Houses; and (c) discussion of the new Neighborhood Service Coordinator program.

VIII. Action Items



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- a. **Columbia/Barnard and HC-APAD:** Co-Chairs Sarci/Ratner to present the letters of support regarding Columbia and Barnard student housing and HDPC tax legislation at the Executive Committee meeting.
- b. **620 West 153rd St:** Co-Chair Ratner will follow up with the Manhattan Borough President's Office.

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

Next CB9 HLUZ Meeting: Tuesday, June 9th, 2026.

Minutes respectfully submitted by David Ratner