



## Housing, Land Use, and Zoning Minutes

12 November 2024 at 6:30pm

### Attendees

**Committee members present:** Hon. Liz Waytkus (co-chair), Hon. Barry Weinberg (virtual), Hon. Clayton Sanford, Hon. Juan Colmenares, Hon. Annette Robinson (virtual), Hon. Ilana Mercado (virtual)

**Committee members absent:** Hon. Signe Mortensen (co-chair, excused), Hon. Divine Essence White

**Public members present:** Tanya Gallo (virtual),

**Other community board members present:** Hon. Heather Jason (virtual)

### 1 Call to Order

Liz Waytkus (LW) called the meeting to attention at 6:37 pm. There were three attendees in person, out of five needed for quorum.

### 2 Adopt Agenda

An update on City of Yes (CoY) from Audre Wachs (AW, [NYC Department of City Planning \(DCP\)](#)) was added under the “Legislation We Are Watching” section. No votes could be conducted due to a lack of quorum.

### 3 Adopt Minutes

The September and October meeting minutes were distributed for review but not adopted due to a lack of quorum.

### 4 Introductions

All attending board members introduced themselves.

### 5 Presentations / Announcements

Barry Weinberg (BW) announced that District Manager Eutha Prince will be honored by [People Against Landlord Abuse & Tenant Exploitation \(PA’LANTE\)](#) for decades of service to West Harlem, with a gala scheduled for December 5.

He also informed the committee of two recent fires in the district, at 720 Riverside Drive and 528 W 145th Street, noting that victims are working with Pa’lante for assistance.

BW provided updates on recent Supreme Court decisions that have not overturned rent stabilization, marking small legal victories for tenants. LW inquired about city policies addressing risks of deportation, particularly concerning Trump-era immigration changes. BW clarified that the state currently does not cooperate with ICE, but future developments remain uncertain.

Yuien Chin (YC) asked for updates on the [135th Street ULURP](#). BW confirmed its passage, noting that the City Council eliminated Mandatory Inclusionary Housing (MIH) option 2, focusing solely on deeply affordable income bands. (This followed the original choice by [City Planning Commission \(CPC\)](#) to approve MIH options 1 and 2.) LW inquired about the future role of DCP in

the project, as it remains subject to Amtrak approval processes; AW noted that such involvement is likely to be limited, as the zoning question has been handled.

## 6 New Business Discussions

None.

## 7 Old Business; Subcommittee/Taskforce Reports

### 7.1 Legislation We Are Watching

AW provided updates on the [City of Yes Housing Opportunity](#), noting that two City Council hearings have taken place and a vote is tentatively scheduled for November 21. Jose Trucios (JT, DCP) shared that some Council Members raised concerns about accessory dwelling units (ADUs) and parking, but no modifications were yet confirmed. BW emphasized CB9's support for the Town Center provisions due to the potential for increased density citywide, and highlighted the importance of the outer-borough neighborhoods doing their part.

### 7.2 Developments We Are Watching

BW raised concerns about the contextual zoning compliance of the already-constructed building at 620 W 153rd Street, questioning whether its height violated R8 zoning restrictions. JT confirmed the issue had been raised with the [Department of Buildings \(DOB\)](#) legal department, but challenges fell outside the 40-day complaint window. BW recommended escalating the matter with a letter from CB9 to the DOB Commissioner.

YC expressed frustration that community protests about pre-construction activities were ignored, suggesting further outreach to elected officials such as Mark Levine. BW also highlighted concerns over permits at 1440 Amsterdam Avenue and recommended seeking clarity on mitigation options for zoning violations.

Separately, LW reported a positive meeting with representatives from St. Luke's Church about alternative property uses. She expressed interest in inviting church leadership to future committee meetings. BW provided updates on other potential development sites, including Iglesia Bautista on 136th and Hamilton Terrace.

### 7.3 Public Members Updates

Tanya Gallo (TG) expressed ongoing interest in outreach efforts and potential collaboration with Jared Knowles.

### 7.4 MHCC Updates

Signe Mortensen (SM) recently sent an email to City Council voicing the support of CB9 for the [Morningside Heights Community Coalition \(MHCC\)](#) Morningside rezoning plans.

### 7.5 NYCHA

BW reported issues with RAD/PACT lease signings, where residents were not allowed to review leases before signing. Legal Aid flagged problematic clauses that could lead to eviction for house rule violations. LW suggested inviting representatives from Gilbane or PACT Renaissance to address concerns, including the impact of privatization on public spaces and tenant downsizing.

BW provided historical context on RAD/PACT, explaining the shift from Section 9 public housing to Section 8 funding. He noted concerns about unit reclassification if tenants leave or properties fail inspections. Concerns were also raised about losses of tenant community space through the privatization process.

### 7.6 RKO Hamilton Theater Taskforce Update

Ilana Mercado (IM) reiterated the importance of collaboration between HLUZ and the [Arts & Culture Committee](#) committee to find co-chairs for the taskforce.

## **7.7 TIL**

BW reported that Gale Brewer secured a verbal agreement with [NYC Department of Housing Preservation & Development \(HPD\)](#) to eliminate private debt associated with [Tenant Interim Lease \(TIL\)](#) properties converted to [Housing Fund Development Corporations \(HDFCs\)](#). A recent lawsuit challenged HPD's legal reasoning for TIL contracts.

## **7.8 HDFC Updates**

BW shared concerns about City Council candidate Harvey Epstein's legislative history affecting HDFCs.

## **7.9 Film and TV Taskforce Updates**

IM noted the need for leadership for the taskforce.

## **8 Action Items**

None.

## **9 Adjourn**

The meeting concluded at 8:33 pm.

*Minutes respectfully submitted by Clayton Sanford.*