

**CB9 Housing, Land Use and Zoning
Committee Meeting
Wed, Sept 21st, 2016- 6:30 P.M.
Location: Broadway Housing, 583 Riverside Drive @ West 135th Street**

Committee Members:

Hon. April Tyler, Chair; (presnet), Hon. Signe Mortensen, Co-Chair (present), Hon. Annette Robinson (present), Hon. Walter South (present), Hon. Barry Weinberg (present)

Public Members: Olga Salcedo

Minutes

- I. **Call to Order – WELCOME BACK!**
- II. **Adopt Agenda**
- III. **Adopt Minutes**
- IV. **Introductions/Presentations/Announcements on:**
 - a) 469 W 143rd– Request for Deed Restriction Removal
 - owner bought a few years ago and refurbished, owner intended to live there but now want to sell due to unexpected deed restriction and zoning of land for multiple family. Need our help to lift deed restriction.
 - CB9 has asked for follow up documents to review so we can make an informed decision and Ltr of support. There is not a rush in this matter.
- V. **Old Business**
 - a) HDFC Proposed RA Update
 - i. April gave a recap of where we are now with the HPD proposed Regulatory agreement. HPD is trying to move quickly so they can sunset DAMP tax.
 - ii. CB9 continues to ask that shareholders voices are heard before a new RA is approved by city council. Petition rejecting RA as it stands currently in circulation – write council member a letter. HDFC Coalition is leading the way to rally nearby HDFCs and come together. Hdfccoalition.org
 - iii. Plan to meet with various city council members
 - iv. Petition will be put in Spanish online.
 - b) Morningside Heights Rezoning and Historic District Update and JTS and UTS Update – meeting recap with MHCC
 - i. Laura gave recap of the meeting about Morningside overdevelopment and need to rezone this area.
 - ii. MHCC are in support of HDFC RA opposition and CB9 supports rezoning and continued support of MHCC.
 - c) Building Updates from over the summer
 - 501 W 143rd St – still in danger of going back into TPT, flip-tax can benefit the building. Packing back taxes, but water bill still an issue. Need councilmember to forgive back taxes.
 - 644 Riverside – after 14 years currently moving from TIL to HDFC co-op

- 473 W 145th St – building shareholders need to internally continue to come together for benefit of the building. Over summer a meeting was held to remove President and elect new.

d) Serenity Garden by PS 186 Update

- MLTrust said Serenity was in violation due to it being closed and asked for key. Serenity gardeners cannot open in current state due to repairs needed from damage caused by PS 186 and soil issues resolved before it will open.

VI. New Business

- a) HUD Small Area FMR proposal – Federal agency is changing structure of vouchers given to NYCHA residents. Break down rent according to zipcodes. Those who have vouchers will see a reduction and will be told to go to another area and will have trouble finding a place at that price. Council Member Richard Torres is rejecting this proposed voucher by zipcode.
- b) November meeting date (conflicts with elections) – Nov 16th (update Nov 15th)

VII. Adjourn