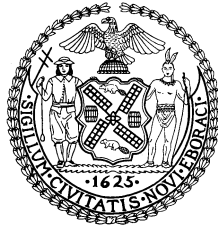


**James G. Clynes**  
Chairman



**505 Park Avenue**  
**Suite 620**

**New York, N.Y. 10022**  
(212) 758-4340  
(212) 758-4616 (Fax)

[www.cb8m.com](http://www.cb8m.com) Website  
info@cb8m.com - E-Mail

**Latha Thompson**  
District Manager

**The City of New York**  
**Manhattan Community Board 8**

**Housing Committee**  
**Lenox Hill Hospital**  
**130 East 77<sup>th</sup> Street, Theatre Room**  
**October 18, 2016, 6:30 PM**

**Minutes**

CB8 Members Present:

- L. Brown, B. Chocky, P. DiSesa, E. Hartzog, E. Polivy, R. Popper, C. Spagnoletti, and M. Tamayo

Public:

- E. Murray, V. Ranjan, N. Semeniuk, and P. Wood

Meeting called to order at 6:40 p.m. by Loraine Brown and Ed Hartzog

1. Basha Gerhards, Deputy Director of Land Use, of the Borough President's Office provided an update on the Inclusionary and Mandatory Inclusionary Housing Programs.
2. The goals were to raise awareness between Inclusionary and Mandatory Housing Programs and to clarify the previous presentation by Housing Preservation Department.
3. Discussed the Mayor's Housing Plan – New Housing Development with emphasis on text amendment to allow more development of housing citywide [ZOA], new Mandatory Inclusionary Housing program [MIH], Neighborhood Planning Studies-Rezonings/MIH and separate plan for NYCHA.
4. Three goals for zoning for quality and affordability were to promote senior housing, reduce parking requirements for affordable housing and modify contextual building envelope.
5. Discussed BP Brewer recommendation [no with conditions]
  - No height adjustments in contextual districts, special districts, or areas subject to recent rezonings
  - Reduce height increases on narrow streets
  - Silver Law applicability remain for all development
  - Rear yard encroachment rules to remain as is
  - Commitment to address construction and preservation concerns
  - Permanent height only for permanent affordable senior housing
  - Commitment to study and fix voluntary programs

6. Discussed what was passed by City Council
  - Height increases on narrow streets were reduced
  - Silver Law applicability remained 'as is' for all development
  - Rear yard encroachment rules to remain as is except for AIRS and LTCF in C Districts on wide streets
  - Reductions to parking go to CPC for mixed-income developments and to BSA for government-housing
  - No changes to minimum distance between buildings rule
7. Affordable Housing Fund is administered by HPD
  - All contributions shall be used for development, acquisition, rehabilitation or preservation of affordable housing
  - Each contribution into the fund must be used within the borough in which the MIH development is located
  - Minimum reserve of fund is TEN YEARS
  - HPD must issue an annual report on use of these reserved funds
8. Threshold Requirements: Adorama
  - 74-711 Special Permit for height and setback waivers to facilitate a 60+unit residential building – landmarks/historical
  - Height and setback are bulk requirements
  - "...where a special permit application would allow a significant increase in #residential floor area#..." City Planning Commission is establishing the appropriate terms and conditions for granting special permits
9. Next Steps
  - CAPA Process Affordable Housing Fund Guidelines
  - No movement on study of existing programs until renewal of 421a or successor program [no one is going to build unless tax credits are available]
  - Manhattan Neighborhood Studies --> Rezoning Frameworks
  - Manhattan Special Permits

Q & A followed presentation regarding enforcement of 421a's, reporting on how many units were funded under the 421a, 80/20, etc. programs, ask NYCHA to identify the 40 infill developments. Need to fix and track the accounting data.

More BP office involvement in oversight/monitoring of HPD lottery programs.

**Loraine Brown and Edward Hartzog, Co-Chairs**