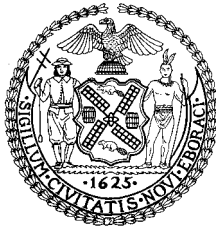


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The City of New York
Manhattan Community Board 8

Housing Committee
Church of the Holy Trinity
316 East 88th Street
Draesal Hall
Monday, March 20, 2017, 6:30 PM

Minutes

CB8 members present: Ed Hartzog*, Loraine Brown*, Rita Popper*, Marco Tamayo

Members of the Public: Alexandra Harrington, Kim Selway, Ian Slater

*Committee member

The Meeting was called to order at 6:35 p.m.

1. Section 421-a Application for 200 East 95th Street, Block 1540 Lot 2 (formerly Lots 2, 3, 4, 45, 46, 47, 48 & 49)

The Committee invited the Applicant, 95th and Third LLC and/or its attorneys to attend the meeting to make a presentation about the project (i.e., “The Kent”) and, to address questions and concerns from the committee and the public.

Prior to the meeting the Applicant’s attorneys, Seiden & Schein, P.C., advised the committee that they and their client would not appear at the meeting, but they would answer any questions sent to them prior to the meeting. The co-chairs advised then that they did not know all the possible questions that the public and/or the community board could or would have regarding the project and, as such, they could not furnish questions prior to the meeting – however, they would send them a list of questions and concerns that were raised during the meeting.

Having stated that the applicant and its attorneys would not be appearing, the meeting was opened for questions and comments from the public and committee members. By way of background everyone was advised that the Kent is not a rental, but rather a condominium building with a total of 104 units, 21 of which are “affordable,” defined as 125% of AMI.

The building is 28 stories tall with apartments ranging in size from studios to 5 bedrooms. The affordable units are located on the 3rd and 4th floors and are limited in size to studio, 1 bedroom and 2 bedrooms. The price for studios range from \$340,000 (apt. 4K) to \$356,000 (apt. 3H); 1 bedrooms from \$344,000 (apt. 3I) to \$364,000 (apt. 3F); and, 2 bedrooms from \$373,000 (apt. 3J) to \$409,500 (apt. 3D).

Market rate units are located on the 5th floor and above and range in size from 2 to 5 bedrooms – there are no studio or 1 bedroom market rate units. The price for 2 bedroom apartments range from \$2,457,000 (apt. 5B) to \$3,194,000 (apt. 5F) – there are no 2 bedroom apartments above the 7th floor. The price for 3 bedrooms range from \$3,386,000 (apt. 5A) to \$5,268,000 (apt. 28C). The price for 4 bedrooms range from \$5,820,000 (apt. 8B) to \$7,904,000 (apt. 28B) and \$12,900,000 (PHB). The price for 5 bedrooms range from \$8,279,000 (apt. 9A) to \$10,769,000 (apt. 28A) to \$11,900,000 (PHA) or \$19,500,000 (PHC).

Based on the foregoing, the public and committee members expressed the following questions and concerns for the applicant and their attorneys. Specifically, is there a “flip tax” applicable to any of the units? With respect to resale of the affordable units – are any funds (i.e., percentage of profits) set aside for the building and improvements? Are there any restrictions on amenities between the affordable and market rate units – i.e., “poor doors?” With respect to the affordable units, are they affordable in perpetuity? And, are they part of a lottery? If so, who or what entity will administer the lottery? Will HPD administer the lottery? With respect to “fixtures” in the units – are there any differences between the market rate and affordable units? For example, the finishes in the kitchens and bathrooms – i.e., counters, tile, faucets, etc. What are the salary requirements for families of 1, 2, 3 and/or 4 persons? How do they qualify for the affordable units? What is the length of the tax abatement? Will the applicant make any improvements to the block – other than the building? How much of a deposit must be made for the affordable units? How much are the common charges? Is there a difference between the affordable and market rate units? If so, how much?

Since the applicant and its attorneys were not present, the committee agreed to reserve judgment on the project until answers to the foregoing questions and concerns could be provided. As such, the committee forwarded the questions to the applicant’s attorneys and re-scheduled the matter for consideration as part of the agenda for the April meeting.

With respect to the April meeting – Rita Popper pointed out that the previously schedule date of April 10 conflicted with the beginning of Passover. The committee agreed to consult with the board office about re-scheduling the April meeting to another date.

The next day the co-chairs contacted the board office and arranged to have the April meeting moved to Monday, the 24th – at the same location, Stanley Isaacs Neighborhood Center, Dining Room A & B.

The April meeting will be a joint meeting with the Small Business Committee.

Old Business.

There was no old business.

New Business.

The Committee took up a resolution from Community Board 5 in Queens, regarding NYS Assembly member Andrew Hevesi’s proposed new program – the “Home Stability Support” (HSS) program. The program seeks to stem the increasing tide of displaced families and individuals who are swelling the ranks of homelessness in New York City and New York State, as well as the rising cost of this problem.

The resolution was read and proposed for adoption by the Committee, subject to the insertion and/or substitution of language reflecting the facts and circumstances of Community Board 8.

WHEREAS, as a local Community Board we are alarmed by the magnitude of homelessness in New York City, and the attendant human and financial costs to our city and its neighborhoods;

WHEREAS, the problem of homelessness has reached a critical juncture with more than 60,000 homeless people in New York City, and another 80,000 families on the brink of homelessness in New York State;

WHEREAS, the costs to our communities are unsustainable and we need a fiscally-responsible approach that reduces overall cost of housing the homeless while keeping more families in their homes;

WHEREAS, Assemblyman Andrew Hevesi has proposed a new program, called the Home Stability Support HSS) program, which can stem the tide of displacement that is driving large numbers of families and individuals into homelessness each and every day;

WHEREAS, HSS is a strategic proposal that will address New York's growing homeless crisis by creating a new statewide rental supplement for public assistance-eligible families and individuals that are:

Facing a loss of housing due to formal or informal eviction, domestic violence, or hazardous conditions:

Already homeless and living doubled-up, in shelters, or outside in places not meant for human habitation:

WHEREAS, under the State and City's current programs we pay three times the proposed cost of HSS, while at the same time we continue to see homelessness rates grow (since the 2011-2012 State Budget lowered the State's share of public assistance costs, this burden has fallen largely on New York City, which likely necessitated increases in property taxes impacting homeowners and small businesses in the process);

THEREFORE, BE IT RESOLVED, Community Board 8, Manhattan supports Assemblyman Hevesi's Home Stability Support Initiative as a cost-effective approach that can help prevent homelessness and we demand our Governor and State Legislator incorporate this program into the 2017-2018 New York State budget and enact legislation for its successful implementation.

The Committee passed the Resolution 4-0-0 (Yes – Brown, Hartzog, Popper, Tamayo).

There was no other new business and the meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Ed Hartzog and Loraine Brown, Co-Chairs

Loraine Brown and Edward Hartzog, Co-Chairs