

Bronx Community Board 8  
Land Use Committee Meeting

April 3, 2023

Minutes

A link to a recording of the meeting is available here: [https://youtu.be/TSG19G\\_d-58](https://youtu.be/TSG19G_d-58)

Committee Members (9): Charles Moerdler, Martin Wolpoff, Rosemary Ginty, Dan Padernacht, Sylvia Alexander, Bob Bender, Lee Chong, David Gellman, Julie Reyes, Camelia Tepelus

Absent: Nick Fazio

Guests: Ted Weinstein (HPD), Mary Ellen Gibbs, Michael Leigh, Belinda Hancock

Land Use Committee Chair C. Moerdler called the meeting to order at approximately 7pm.

Affordable Housing Resolution

C. Moerdler brought forward an Affordable Housing resolution for the committee's consideration.

- There was a discussion on changes to the resolution including whether to include references to income levels vs. references to specific row and columns on a chart of Average Median Income (AMI).
- There was a discussion on the nature of AMI, how it is set at federal level and whether it can be set in a more localized way and redefined/influenced when federal subsidies are not being used for affordable housing development.
- There was a discussion about whether there should be a separate citywide office to determine and implement affordable housing.
- There was a discussion on whether it's possible to restrict AMI limits for new affordable housing apartments to be less than 100% AMI, and whether or not that is achievable based on how subsidies/funding can be obtained and the importance of distribution in terms of the range of incomes.
- There was a discussion on advocacy for more family-sized units (larger than single occupant rooms)
- A friendly amendment was accepted by C. Moerdler to change the resolution to say HPD instead of new citywide office.
- There was a discussion on how to prevent warehousing of available apartments and potential municipal enforcement of this issue. Friendly amendment was accepted by C. Moerdler to remove the phrase "eminent domain" from the resolution.

C. Moerdler made a motion to approve the resolution with the following amendments:

- Paragraph #1: D. Padernacht to make additional edits and submit them to the committee chair

- Paragraph #2: The percentages of AMI distribution is to be determined on community board- or borough-wide basis for projects that do not take advantage of federal money.
- Remove the phrase “eminent domain” from the resolution
- Remove the term “special office” and replace it with HPD

Following a discussion, C. Moerdler withdrew the motion to approve the Affordable Housing resolution from the floor of this Land Use Committee meeting.

- There was a discussion on whether to discuss resolution at an upcoming executive committee meeting. C. Moerdler commented that he would make the aforementioned amendments to the resolution then raise it at the Executive Committee meeting on April 10<sup>th</sup>. Following that, he would bring it to the floor of the Full Board Meeting on April 18<sup>th</sup>.

#### New/Old Business

C. Moerdler transferred chairmanship to B. Bender for a discussion on the Tishman Speyer housing development at 160 Van Cortlandt Park South.

- R. Ginty raised questions concerning possible impacts to open space, the School Construction Authority easements due to an alleged zoning lot merger by Tishman Speyer with respect to the 160 Van Cortlandt Park site.
- Discussion ensued regarding lot coverage, development rights and procedures with the School Construction Authority.
- There was consensus on getting zoning documents and these questions answered by Tishman Speyer and the School Construction Authority.

C. Moerdler sought a motion to approve the February and March committee minutes.

- L. Chong, D. Padernacht and C. Tepelus made friendly amendments to the minutes which were accepted by the chair.
- R. Ginty made a motion to approve the February and March minutes as amended. D. Padernacht seconded the motion. There were no noted objections and the motion passed unanimously.

The meeting adjourned at approximately 9:12pm.

Minutes were prepared by Luke Szabados, Community Coordinator, Bronx CB8