



# BRONX COMMUNITY BOARD 8

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Julie Reyes, Chairperson

Vanessa L. Gibson, Bronx Borough President

Farrah Kule Rubin, District Manager

## MEETING MINUTES OF THE HOUSING COMMITTEE

DATE	December 20, 2023	START TIME	7:00 PM	END TIME	7:55 PM
MEETING HELD AT	BXCB8 OFFICE – Conference Room				
ADDRESS	5676 Riverdale Avenue, Bronx, NY 10471				

### ATTENDANCE

Present	Lee Chong, Ingrid DeLeon, Rosemary Ginty	Total	3
Absent	Ted Morris, Jessica Sosa	Total	2
Extraordinary Circumstances		Total	
Guests	Chair Julie Reyes, CB Member Laura Spalter, CB Member Mary Ellen Gibbs, CB Community E&S Committee Member Karen Argenti, Jenna Klaus, Chief of Staff to Councilmember Eric Dinowitz, Viv Carter, Ardy Malziu, CB Staff	Total	7

The meeting was called to order at 7:00 pm.

A quorum being present, the minutes of the November 2023 Committee Meeting were unanimously adopted.

**(3-0) In favor: L. Chong, I. DeLeon, R. Ginty**

### Discussion of Local Law 97

Ms. Jenna Klaus, Chief of Staff to Councilmember Eric Dinowitz presented an update on LL 97 which deals with carbon emissions from buildings of at least 25,000 SF and went into effect 10/24/23. Ms. Klaus stated that 800 buildings are affected in CM District 11. She can share that list with the committee. An organization named Accelerator, will assist building owners in compliance with the new law. She will research "Article 321" dealing with NYCHA developments, houses of worship, etc. and how the new law will affect them. The committee thanked Ms. Klaus for her time and effort in professionally presenting LL 97.

## **Chair's Report**

The Chair informed the committee that due to scheduling conflicts, Councilmember Sanchez was unable to visit our committee. It will be rescheduled. A Department of City Planning staff representative will attend the January committee meeting to discuss census tract information on housing unit numbers, types, income information, etc.

The Chair shared an article about NYS Governor committing \$50 million to upgrade 500 SRO units in the city. In addition, the mayor announced an experimental program for 15-single family home owners to use \$400,000 to add an additional unit, The resulting rent would be limited to \$2,600/month for a 1-bedroom unit.

The Chair reminded the committee that the updates for the Housing Guide are due at the next meeting.

## **Old Business - City of Yes-Economic Opportunities Resolution re: NYCHA Developments**

The following resolution was presented and discussed. A number of community board members suggested that the resolution might be extended to include all residential developments, whether existing or proposed and not just the NYCHA developments. The Chair explained that the committee, as requested, had focused all committee discussion solely on NYCHA. The need for the resolution was to assist the Land Use and Economic Development Committees as they draft a resolution(s) for their joint January meeting. The committee did not disagree with the suggestion to broaden the resolution's scope only that the committee's discussions had not considered it.

### **RESOLUTION**

#### **CB #8 Housing Committee**

WHEREAS, the City of Yes—Economic Opportunities includes a section on allowing commercial development on “campuses”, and

WHEREAS, a portion of this "campus" section permits up to 15,000 SF of commercial development on the ground floor of New York City Housing Authority developments in residentially-zoned districts, and

WHEREAS, Marble Hill Houses and Fort Independence Street Apartments in CB #8 are zoned R6 with no commercial overlay, and

WHEREAS, the Housing Committee of CB #8 discussed this proposal with committee and community members at its November 27th committee meeting, and

WHEREAS, members expressed concern about resulting increased truck traffic from both deliveries and refuse removal, extended hours of operation and signage with or without illumination.

THEREFORE, BE IT RESOLVED that the Housing Committee finds that the proposal to include 15,000 SF of commercial development in NYCHA developments is incompatible with a residentially-zoned and residentially-developed NYCHA neighborhoods, and

BE IT FURTHER RESOLVED that such commercial development will be detrimental to the quiet enjoyment of the developments, is unnecessary and offers no benefits to the developments, and

BE IT FURTHER RESOLVED that the Housing Committee opposes the Department of City Planning's proposal to allow commercial development in the residential buildings of NYCHA developments.

The resolution was adopted unanimously. **(3-0) In favor: L.Chong, I. DeLeon, R. Ginty**

### **New Business**

The Chair offered to research up to 20 years of Housing Committee FY budget requests and share with committee members for the January meeting when we will begin discussing FY 2026 requests.

The Chair introduced a proposed DCP Rule change called Green Fast Track for CEQR Type II Rulemaking. The proposal would eliminate the need for environmental review of developments with fewer than 150 units in low density zones and 250 units in higher density zones. She will send the DCP PowerPoint to committee members and requested the board office to obtain a hearing date and comment period from DCP.

### **Adjournment**

The Chair wished all happy holidays and a happy New Year. The next meeting will **be Monday January 22, 2024 at 7:00 pm.**

The meeting was adjourned **at 7:55 pm.**

Minutes drafted and reviewed by Rosemary Ginty, Chair and reviewed by Lee Chong, Vice Chair