

**BRONX COMMUNITY BOARD NO. 8
MINUTES OF THE HOUSING COMMITTEE MEETING**

**HELD ON MARCH 24, 2014
THE KINGSBRIDGE BRANCH LIBRARY
291 West 231st Street, BRONX NY 10463
Community Room**

Board Members Present:

Steven Balicer.
Paul Ellis
Julie Reyes
Georgia Santiago
Anthony Creaney
David Kornbluh

Affiliation:

CB Housing Committee, Chair
CB8 Housing Committee, Vice Chair
CB8 Housing Committee
CB8 Housing Committee
CB8 Housing Committee
CB8 Housing Committee

Guests:

Elvin Garcia
Ted Weinstein
Thomas C. Durham
Daisey Dixon
Yohanna Florence
Robert Wachsmann

NYC Mayor's Office
Housing Preservation Development (HPD)
Community Member
Marble Hill Resident

Total Realty

The meeting was held on March 24, 2014 at the Kingsbridge Branch Library Community Room, 291 West 231st Street, Bronx, NY 10463 at 7:10 PM.

Steven Balicer welcomed the attendees and gave a mention of thanks to Mr. Elvin Garcia for Mayor Bill de Blasio's office assistance with the coordination of tonight's meeting. Mr. Balicer then went on to review the agenda for the evening.

- 1) AFFORDABLE HOUSING - Mr. Balicer welcomed the guest speaker for the evening, Mr. Ted Weinstein, Director of Bronx Planning for Housing Preservation Development (HPD). Mr. Weinstein may be contacted by email at weinstet@hpd.nyc.gov.**

Mr. Weinstein mentioned that the Mayor's new housing plan will be announced around May 1, 2014. Without having details of the plans, Mr. Weinstein discussed ideas which have been discussed in the past, or which are likely to be part of any housing plan; to preserve or create 200,000 units within ten years.

Mr. Weinstein spoke of the role and responsibilities of HPD – distribution of HPD Organization Chart which may be obtained on the Home page of HPD Website: www.nyc.gov/hpd.

The chart shows the 2014 NYC Area Median Income (AMI) levels for various household sizes, and equivalent rent levels.

Discussion was also had on the components or ingredients for encouraging or facilitating New Residential Development:

- Land - Financing (subsidies, tax benefits) - Incentives (could be financing, zoning allowances, floor area bonuses)
- More aggressive use of unused or underutilized government-owned or controlled properties (not just HPD's or the City's). Previous example in the Bronx has been HPD-NYCHA Collaborative.
- Other examples might be institutions, public or private, with large "campuses", such as hospitals, universities, religious institutions (*all of which are often seeking new sources of funding for their own needs and activities*). [Every good sized parking lot is at risk.]
- Re-zonings, either to first allow residential (e.g. from M zones to R or MX zones) or up-zonings to allow greater density, where appropriate.
- Review Zoning Resolution and Building Code to eliminate unnecessarily restrictive provisions, thereby allowing additional housing to be developed more quickly and less expensively.
- Encourage new construction to be mixed-use or co-location, with residential housing over commercial or community facility or institutional spaces (*e.g. schools, libraries, post offices*). This provides the needed housing as well as probably needed services for the area.
- Encourage residential development above existing underutilized properties, such as low-rise commercial or community facility uses (*e.g. one-story "taxpayers", particularly with wide frontage such as supermarkets, general merchandise or department stores*).
- Deck over and develop housing (or mixed use) above below-grade properties, such as railroad/subway yards, or even, where appropriate, over below grade highways.
- Incentives for Transit Oriented Development (TOD).
- More flexible use of Transfer of Development Rights (TDR).

You may register to receive email updates - log onto www.nyc.gov/hpd.

2) Old Business

Discussion had on security cameras and security at the Marble Hill Housing Projects.

3) New Business

Discussion had on dogs, criminal activity, lack of police officer presence, consideration of having private security ...etc. at the Marble Hill Housing Projects.

Members request that the Commanding Officer, Paul Rasa, be invited to the next Housing Committee, along with Marble Hill Housing representative and local elected officials.

The meeting adjourned approximately 9:15 PM.

Respectfully submitted by,

Steven Balicer
Housing Chairman

Prepared by:

Julie Reyes,
CB 8 - Bronx, Housing Committee Member