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THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD SIX
211 EAST 43RD STREET, SUITE 1404
NEW YORK, NY 10017

**Manhattan Community Board Six
Housing, Homeless, & Human Rights Committee
October, 15 2018
211 East 43rd Street, Suite 1404**

Meeting Minutes

Present:

Carin van der Donk (Chair)
Kyle Athayde
Claire Brennan
Abigail Krusemark
Joseph Parrish
Pam Vassil
Claude L. Winfield

Excused:

Absent:

Rajesh Nayar (Vice Chair)
Aaron Humphrey
Rich Mintz
Pam Vassil

Guests:

Arleen Otero	Resident of Community District 6
Brian J Lafferty	Liaison from Manhattan Borough President Gale Brewer
Tania Batres	Student
Ankur Ahuja	Resident of Community District 6
Matt Roberts	Member of Community Board Six (not on this committee)
Susan Steinberg	Member of Community Board Six (not on this committee)
Lydia Schinasi	Observer/ student
Matthew Kelly	Phipps Houses
Rurik Asher Baumrin	Liaison from State Senator Brad Hoylman
Timothy Harrell	Liaison from NYC Civilian Complaint Review Board

Call to Order and Adoption of the Agenda/Previous Meeting's Minutes

Carin van der Donk called the meeting to order at 06:35 PM.

Claude Winfield made a motion to adopt the agenda. The motion was seconded by Kyle Athayde and passed. Amendment to change the order of the agenda made by Carin van der Donk. The motion was seconded by Kyle Athayde and passed.

Claude Winfield made a motion to adopt the minutes from the 5/12/2018 meeting. The motion was seconded by Kyle Athayde and passed.

1. Phipps Plaza East application to preserve affordable units through the NYC Department of Housing Preservation and Development's Inclusionary Housing program
2. Resolution supporting New York State Assembly Bill A11013, The Protect Our Courts Act
3. A presentation by Committee Members and Board Staff on tools for researching affordable housing
4. Chair's Report
5. Old/New Business

Committee Business

1. Phipps Plaza East application to preserve affordable units through the NYC Department of Housing Preservation and Development's Inclusionary Housing program

Presentation by Matthew Keely, Vice President of Phipps Housing going over the various details of the application.

Questions:

Susan: # of apartments?

A: 104

of people on waiting list?

A: 5000

Claude: Are there any 504 apartments?

A: No. The building does have a number of veterans living there.

Claude: How much extra square footage is being produced by this conversion that can be used by other developers in the area? Do you have a buyer for this square footage?

A: Not sure, and no buyer as of yet.

2. Resolution supporting New York State Assembly Bill A11013, The Protect Our Courts Act.

Discussion of resolution. Some discussion regarding the use of the term "sanctuary city". Removal of this language from the draft resolution. Added language to urge the NY State Senate to also pass a similar bill.

Committee member Carin van der Donk motioned for a resolution supporting New York State Assembly Bill A11013, The Protect Our Courts Act, with Committee Member Claude L Winfield seconding the motion. The resolution passed unanimously.

3. A presentation by Committee Members and Board Staff on tools for researching affordable housing

A presentation by Cody Osterman, Community Associate, and discussion regarding the various current rent laws, and the loopholes it currently has.

Chair asked for 3 volunteers for a task force to create a resolution in support of closing those loopholes. Susan Steinberg, Kyle Athayde and Abigail Krusemark volunteered.

Claude Winfield gave an extensive and informative presentation on the history of 421a, and it's use in practice. In particular it's use for a building called "the Milan".

A discussion regarding the application of a 421a Partial Tax Exemption, Preliminary Application for premises 227-229 Lexington Avenue, NY NY 11217, Block 889; Lots: f/ka 19 and 67 nka 19. Project Sequence No. 67492 TEO:TBD. Committee member Carin van der Donk motioned for a resolution in opposition to this 421a Partial Tax, Preliminary Application, with Committee Member Claude L Winfield seconding the motion. The resolution passed unanimously.

Old/New Business

Chair will work on contacting tenant associations within the district and report back. Welcome to new members.

Chair's Report

Waived.

Adjournment

Carin van der Donk made a motion to adjourn. The motion was seconded by Claude Winfield and passed. Carin van der Donk declared the meeting adjourned at 08:58 PM

Minutes Submitted by: Carin van der Donk