



THE CITY OF NEW YORK  
OFFICE OF THE PRESIDENT  
BOROUGH OF MANHATTAN

**SUMMARY REPORT OF THE MANHATTAN BOROUGH BOARD**

July 21<sup>st</sup>, 2016

***In Attendance:***

***Presiding:*** Hon. Gale Brewer, Manhattan Borough President; Aldrin Bonilla, Deputy Borough President for Community Affairs and Constituent Services; Jessica Mates, Chief of Staff; Jim Caras, General Counsel; Adele Bartlett, Deputy General Counsel; Lucille Songhai, Director of Community Affairs; Shula Warren, Director of Policy and Special Projects; Rosalba Rodriguez, Deputy Director of Northern Manhattan Office; Hally Chu, Policy Analyst; Diana Howard, Community Liaison; Yissely Ortiz, Community Liaison; Giovanni Puello, Community Liaison

***Council Members:*** Hon. Rosie Mendez; Hon. Mark Levine, accompanied by Jay Ko; Louis Cholden-Brown (representing Hon. Corey Johnson); Cory Epstein (representing Hon. Daniel Garodnick); Paul Westrick (representing Hon. Ben Kallos); Sean Fitzpatrick (representing Hon. Helen Rosenthal); Rebecca Crimmins, Stephanie Arroyo & Marisol Fernandez (representing Spkr. Melissa Mark-Viverito); Ophelia Rivas (representing Hon. Inez Dickens); Russell Murphy (representing Hon. Ydanis Rodriguez)

***Community Boards:*** Anthony Notaro, Jr. (CB 1); Terri Cude (representing Tobi Bergman) (CB 2); Jamie Rogers, accompanied by My Phuong Chung & Susan Stetzer (CB 3); Tina DiFelicianantonio (representing Delores Rubin) (CB 4); Eric Stern & Wally Rubin (representing Vikki Barbero) (CB 5); Rick Eggers (CB 6); Elizabeth Caputo, accompanied by Audrey Isaacs (CB 7); Jim Clynes, accompanied by Ed Hartzog & Cos Spagnoletti (CB 8); Victor Edwards, April Tyler & Barry Weinberg (representing Padmore John) (CB 9); Brian Benjamin, accompanied by Donna Gill & Mari Moss-Yawn (CB 10); Diane Collier, accompanied by Debbie Quiñones & Marie Winfield (CB 11); Wayne Benjamin & Osi Kaminer (representing Shahabuddeen Ally) (CB 12)

***Minutes:*** Morris Chan, Community Liaison

*Agenda for July 21<sup>st</sup>, 2016 Borough Board – Adopted*  
*Minutes for June 16<sup>th</sup>, 2016 Borough Board – Adopted*



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**Presentation: Regulatory Agreement for HDFC Properties (HPD)**

*Presenter: Anne-Marie Hendrickson, Deputy Commissioner, Office of Asset and Property Management*

Housing development fund corporation (HDFC) co-operative is a type of limited income housing governed by Article XI of Private Housing Finance Law (PHFL). HDFC housing is limited to households with income below 165% of area median income (AMI), and articles of incorporation of an individual HDFC may place further eligibility limits, some of which based on maintenance and utilities. Most HDFCs are also under property tax abatement known as Division of Alternative Management Program (DAMP) cap, which is scheduled to expire in June 2029. DAMP cap limits the taxable value of HDFCs at per-unit basis, subject to annual adjustments with an expected increase of 6% every five years. For FY 2017, DAMP cap limits taxable value of HDFCs to \$9,787 per unit.

Dept. of Housing, Preservation and Development oversees 1,048 HDFC estates, with a total of 1,274 buildings, 681 of which are in Manhattan. Most HDFCs were formed under an array of past housing programs. Agency has so far brought only 207 HDFCs under its regulatory agreement regime; the remaining 841 are not regulated at all.

Despite that most private HDFCs are financially sound, 27% of HDFCs are under financial distress, defined as having tax and municipal arrears in excess of \$3,000 per unit. Mismanagement and lack of oversight are causes for concern. Some HDFCs have seen high-price sales or unauthorized sublets, contrary to the affordable housing objective of the HDFC. At worst, some HDFCs in financial distress have ended up in third-party transfer; 37% of Round X third-party transfers involve HDFCs. Under PHFL, agency is only responsible to approve HDFC formation, dissolution and changes to certificate of incorporation.

Commissioner Been is cognizant that HDFCs are vital sources of affordable housing and that regulating HDFCs involves numerous stakeholders. Proposed regulatory agreement regime will allow the agency to identify problems early and permit a greater level of agency intervention. Agency is seeking to implement a 40-year regulatory agreement regime, in which HDFCs will be subject to agency instructions on asset levels, reserve funds and unit sales, in exchange for deeper tax abatement than the current DAMP cap. Under this program, every HDFC, including the high-value ones, will receive the benefit, with the lowest-value ones paying no property tax at all conditional upon using the savings to pay off arrears, perform necessary maintenance and replenish the reserve fund. The 40-year term will also provide sufficient long-term assurances for financial institutions in re-financing.



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The new regulatory agreement will institute a “flip tax” at 30% of the profit for each sale, with proceeds directed to the reserve fund. It will build in routine increases of maintenance in keeping with the rising expenses. It will require all participating HDFCs to have a third-party monitor and a third-party manager, the former to ensure compliance, the latter to operate property in an effective manner. If agency deems an HDFC in good operation, it may petition to waive the third-party manager requirement on an annual basis. An HDFC in good operation is defined as one that is financially healthy, under good governance, in compliance with regulations and democratically administered.

Eligibility for HDFCs will be limited to households with income at no more than 120% AMI, with assets not in excess of 175% AMI. The unit must serve as the shareholder’s primary residence, and shareholder may not own properties within 100 mi. of New York City boundary. Sublet will be permitted only with the dual approval of the HDFC board and the third-party monitor. HDFC shareholder must live at the unit for at least 270 days a year, must file taxes at the address and must register to vote at the address. Special exemptions for active duty military personnel will apply. Agreement will also limit sales price to a level affordable to buyers with income at no more than 110% AMI.

Agency considers regulatory agreement as a vital tool to continue its objective of preserving affordable housing and address problems before the distress balloons to a point of no return. Agency does not support third-party transfer or any other *in rem* actions that will lead to the loss of affordable housing. The new regulatory agreement regime will require City Council approval, and the Dept. of Housing, Preservation and Development looks forward to support from Council Members.

CM Levine: HDFCs constitute a diverse array of buildings, some in distress, others thrive. Overall, HDFCs provide life-time affordable housing and entry to middle class for the resident shareholders. No one wants to see the 27% in distress lost to third-party transfer and exit affordable housing for good. On the flip side, a unit selling for more than \$1 million is plainly not affordable. At last, no one wants to harm those who play by the rule, put in sweat equity and contribute to the neighborhood. Can the agency explain the role of the third-party monitor and discuss which provisions are in place to prevent equity evaporation?

Hendrickson (HPD): The third-party monitor is in place to ensure all sales are for the right buyers at the right price, in line with agency instructions. HDFCs with higher sales price may require another layer of oversight. There is no intent to take away anyone’s equity. Agency will soon issue a request for qualifications for the



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third-party monitors, who will most likely be non-profit. Agreement will also have a carve-out provision to exempt high-value units, at no more than a third of total units in the HDFC co-operative, from agreement restrictions.

Cholden-Brown (CM Johnson): How is the agency able to claim routine increases in expenses at a time of back-to-back Rent Guidelines Board freezes and decrease in operating costs? How will this regime establish an initial price for HDFC units, with unit size classification and individual needs all in consideration?

Hendrickson (HPD): Buildings without maintenance increases are often not in a state of financial viability. Some HDFCs make up for maintenance shortfalls by unauthorized sublet. Regulatory agreement will require yearly audit and will also provide dispensation from maintenance increases for buildings with sound finance. The usual increase will be at 2% to 3% yearly, with each individual HDFC board petitioning to the third-party manager on the exact amount. Initial price is capped at level affordable to a household at 110% AMI, adjustable annually. Agreement will spell out unit configuration changes, as the agency has only the configuration at the time the building came under City ownership. Agency will provide a list soon.

Cude (CB 2): With eligibility set at 120% AMI, price affordable to buyers at 110% AMI and 30% "flip tax" on profit, what happens if housing market nosedives again?

DiFelicianantonio (CB 4): HDFC shareholders spent time, money and sweat to fix up the building. Why does the agreement fail to take capital improvements into account? This regime appears to sidestep this issue and is poised to do great damage to those who are on their way out after having done all the work.

Hendrickson (HPD): HDFC is not for real estate "flipping" and is only for those who intend to remain on long-term basis. The subjective nature of capital improvements means that agency cannot establish a mechanism to quantify such without seeing legal challenges. It still welcomes ideas that will help it to account for the efforts.

Tyler (CB 9): The proposed regulatory agreement came out of an agency task force and will roll out upon City Council approval. Where is the input from HDFCs? As DAMP cap is set to expire in 2029, this "voluntary" regime is in fact much more mandatory and coercive, as HDFCs that decline to participate will lose their tax abatement. Is there any precedent on abatement subset? What is the mechanism? What is the deeper level of abatement expected for participating in the agreement program? Does the promise not to result in equity evaporation means that "trust fund babies" owning HDFC units can have their higher sales prices protected? HDFC



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shareholders put in own funds to renovated own apartments. People want to move here after these initial shareholders saved their buildings and neighborhoods, and they do not wish to see their equity reduced or limited. There are entire HDFCs with no shareholder with income below 120% AMI. Are these HDFCs ineligible to be part of the regulatory agreement regime and benefit from the tax abatement? What happens to high-value units not included in the carve-out?

CM Mendez: Will there be building-by-building considerations, or is it an omnibus?

CM Levine: There are concerns that the 110% AMI cap will result in effects that is the same as taking. Does not the AMI cap work in a way similar to a price cap? One cannot see why it is not taking, especially as there is also an asset cap.

Cholden-Brown (CM Johnson): AMI ceiling for buyers will lead to lower sales price.

Hendrickson (HPD): Agency will provide ample opportunities for shareholder input. City Council has to revoke the old consent agreement and approve the proposal for it to take effect. Tax abatements and exemptions change all the time. The measure will be an omnibus for all HDFCs. Agency feels that it must have regulations in place, hence the rule that the deeper tax abatement is conditional upon participation in the regulatory agreement regime. Tax abatement will be on an escalating scale; units with taxable value at \$8,000 or below will be fully tax exempt. No restrictions may constitute a taking; the 110% AMI rule is about preventing those with no sweat equity from reaping profit. HDFC board may also lower the AMI level for buyers. One should be reminded that HDFC is housing for low-income, not market-rate. Statute will govern the AMI limit for buyers. The carve-out provision is not meant to exempt the entire HDFC from the AMI-based eligibility limits.

Rogers (CB 3): Will the monitor be responsible for audits and removal of ineligible tenants? How about inheritance of properties within 100 mi. of New York City?

Hendrickson (HPD): The monitor is there to ensure that only those eligible are becoming HDFC shareholders. Manager is the one who will remove the ineligible. Monitor must file certified shareholder affidavit to demonstrate compliance upon accepting the shareholder. There was debate on the 100 mi. rule; it was cut back from the more onerous 300 mi. initially proposed. Agreement will give reasonable time for HDFC shareholder to sell the property inherited, but shareholder may not retain the property inherited as asset.

Press (HPD): Regulatory agreement should have no impact on the sales price *per se*.



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Kean (NYS AG Schneiderman): No regulatory agreement, no tax abatement. It works by a ceiling on the AMI, not a ceiling on the price. What may constitute taking is much more complicated; carve-out structure will serve to determine it and provide for measures to avoid taking.

Collier (CB 11): One becomes HDFC shareholder for its affordable and generational investment nature. On the flip side of high-price sales, a great number of buildings in East Harlem continue to languish under tenant interim lease (TIL) and have never transitioned to HDFC. Resident management of buildings requires financial literacy and estate planning trainings. Residents should not head “straight for a loan” for their needs, but it is undisputed that many lack the skills to navigate the world of amortization, financing and even competitive bidding for boilers.

Hendrickson (HPD): Agency hopes to move TILs to other programs soon. This program is for current HDFCs only; TILs will move to regimes that will also come with private, third-party monitor and manager. Property management is hard, and agency will continue conducting resident trainings. It is also why agency would like to have third-party managers with expertise to run the buildings. It will support all residents, not just those on the board, and work to change the mindset of passive residents, all to ensure that residents will be able to “mind” their managers.

CM Mendez: Why only 207 buildings have regulatory agreements? Are there specific reasons for 27% of HDFCs to experience financial distress? Is it because taxes are too high, buildings failed to pay bills, or maintenance did not go up in accordance with expenses? How is it that HDFCs account for 37% of third-party transfers? Furthermore, HDFCs exist in all sizes. Many require shareholders to sell the unit back to the board upon departure for initial price and interest only. Why is the new regulatory agreement regime an omnibus? Is there plan for HDFC co-operatives to convert to other housing tenures? HDFCs are meant to be rent stabilized. Many of the applicable tax abatements, such as J-51, will sunset in the near future. Many tenant-controlled and tenant-run HDFCs have suffered mismanagement. How many of these mismanaged developments are out there? Will their maintenance go up?

Hendrickson (HPD): Regulatory agreement regime only came out in 2003; it is now mandatory for all HDFCs seeking loans. New York State Homes and Community Renewal would have regulated HDFCs anyway if City did not in the first place. Third-party agreements such as ones for community land trust may be separately entered into, but all agreements are on file for the 207 HDFCs with regulatory agreements. Financial distress is a combination of factors ranging from tax to maintenance to water bill. A total of 30% third-party transfers involve co-operative buildings; all



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units under third-party transfer will become affordable rental. The proposed 110% AMI is an income ceiling for HDFC buyers. Agency hopes that HDFCs will become well-managed co-operatives similar to Mitchell-Lama ones. Parameters will allow HDFCs to open up avenues toward financial sustainability and affordability while DAMP cap, which is applicable to probably all HDFCs, is still extant. There will be different ways to re-structure HDFC rent, but Dept. of Housing, Preservation and Development usually oversees only residential rentals, not co-operatives.

Crimmins (Spkr. Mark-Viverito): Will there also be a price cap for sales, aside from the 110% AMI cap for buyers and 120% AMI for all shareholders? HDFCs do have incentives to bring in shareholders similar in income.

Hendrickson (HPD): New regulatory agreement allows HDFC shareholders to remain as long as their income is below 120% AMI. Agency continues to encourage HDFCs to aim for households of lower income. Regulatory agreement is as much about home ownership as about incentives. Sales price also cannot go too low out of concerns for financial viability. The proposed AMI ceilings are there to ensure that neither depressed earning nor windfall can occur.

Stern (CB 5): A 40-year regulatory agreement is an almost permanent arrangement. Market changes over time may overweigh the benefit of a long-term deal. How long will the HDFCs remain on tax abatement? When the 40-year term ends, will HDFCs continue to have some of long-term arrangement?

Hendrickson (HPD): Agency hopes that capital and other needs will prompt HDFCs to re-enroll when the 40-year term expires. By law, no tax abatement may be in excess of 60 years.

Benjamin (CB 10): How can the community find a list of monitors and managers?

Hendrickson (HPD): Agency has a pre-qualified list of managers and monitors and will share information of those qualified but not appearing on the list. Monitor is expected to remain in service for the HDFC for the entire 40-year period; agency will not be able to negotiate arrangements one-by-one. Current proposal must still go before the City Council and may be changed. Documents for review will be available.

Tyler (CB 9): Community only got presentation and a FAQ sheet for Mandatory Inclusionary Housing (MIH) and Zoning for Quality and Affordability (ZQA). Actual documents, not watered-down materials, are must-have for transparency purposes.



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**Presentation: Action Health NYC for Low-Income Immigrants (DOHMH)**

*Presenter: Rishi Sood, Deputy Director of Policy, Primary Care Access and Planning*

Action Health NYC is a program jointly operated by Dept. of Health and Mental Hygiene and Mayor's Office of Immigrant Affairs. The program is now accepting enrollments and would like to ask the community to help spread the words.

Thanks to Affordable Care Act, 86% of New York City residents now have health care coverage. Non-citizen residents, however, are far likely to remain uninsured. A total of 35% of all immigrants and nearly two-thirds of undocumented have no coverage at all; it translates to 345,000 undocumented uninsured, 245,000 of which are over 19 years old and with income under 200% of Federal poverty level.

Action Health NYC was announced in March 2016, with public forum held in April. Enrollment began on May 2<sup>nd</sup> and will end August 13<sup>th</sup>. Clinical services began on June 1<sup>st</sup>. Enrollment in Manhattan is available at NYC H&H Gouverneur Health and NYC H&H Bellevue Hospital. Action Health NYC provides health, mental and dental services through a network of participating community health centers and NYC Health & Hospitals facilities.

Action Health NYC uses idNYC as "insurance" card for all health care services. Fees will be similar to the current fee scale used by NYC Health & Hospitals facilities, usually at \$15 to \$20 for each visit for all services provided. Action Health NYC will also provide care coordination and encourage preventive care. Patients will be able to call a customer service number and arrange for care. Program has foundation funding support for year one, with evaluation to follow.

In Manhattan, NYC H&H Gouverneur Health, Charles B. Wang Community Health Center, Community Healthcare Network and William F. Ryan-NENA Community Health Center are the participating facilities. In addition, all NYC Health & Hospital facilities are available for specialist care. Program outreach has a focus based on where the target population receives care. Media campaign covers both paid and earned media in all five boroughs. Participants thus far come from all over the city and speak over 20 languages.

Each Action Health NYC applicant will be scheduled for a screening appointment. Enrollment staff will assist those who are found to be eligible for health insurance coverage to sign up for coverage. Action Health NYC cannot replace insurance; it is designed for those ineligible due to immigration status.



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Action Health NYC has a care model that is age and gender appropriate. It provides a documented care plan with reminders for enrollee outreach, follow-up and care coordination. Enhanced care coordination for chronic illness and homeless includes at least six contacts during the first year of enrollment, pre-visit planning and care coordinator services. Enrollment in Action Health NYC takes time. All should encourage constituents to call to schedule appointment early.

Quiñones (CB 11): What will happen next with Action Health NYC past year one? Will it expand to uptown communities?

Sood (DOHMH): Action Health NYC is still in its pilot stage, with two neighborhoods selected randomly, one in Manhattan and one in Queens, for year one. Agencies will look into expansion neighborhoods shortly and will make evaluations available.

Rogers (CB 3): CB 3 is also interested in finding additional outreach partners. Is it possible to extend the enrollment deadline?

Stetzer (CB 3): Are all the settlement houses participating? How is the outreach for street homeless, whom homeless outreach non-profits visit several times weekly?

Arroyo (Spkr. Mark-Viverito): Current deadline for enrollment is August 13<sup>th</sup>. When will the enrollment re-start?

Sood (DOHMH): Agencies welcome all available help on all fronts. The project has not conducted any particular outreach for the street homeless, but the program is open to them if they are eligible. Clinical services for enrollees began in June and will run until June 2017. All enrollments expire on June 30<sup>th</sup>, 2017. Agencies will have health care options for all enrollees if the program does not continue.

Benjamin (CB 10): How was it that neither CB 11 nor CB 12 was selected?

Notaro (CB 1): Since it is privately funded, is there a maximum program capacity?

Sood (DOHMH): Pilot neighborhood selection was based on percent uninsured and percent undocumented across neighborhoods. It was focused on where people receive health care. Current funding supports outreach and evaluation for a year, with the number of enrollees capped at 1,200 in year one. The hope is to secure public funding and scale up the program in the future.

Deputy Borough President Bonilla: How about medical record privacy?



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Sood (DOHMH): Action Health NYC complies with all privacy standards of Health Insurance Portability and Accountability Act (HIPAA) and adheres strictly to the standard of informed consent for access to enrollee medical records.

**Office of Borough President Report**

Community Affairs Director Songhai: FY 2017 Manhattan Capital Grants Program funding has been allocated. All Community Boards should review the allocations; budget staff will be available to speak about the \$26 million allocated this year. Borough President Brewer and Council Member Chin held a press conference to call on the City to require deed restriction removals to undergo Uniform Land Use Review Procedure (ULURP) process. It will increase transparency and prevent another incident similar to that of Rivington House. Borough President Brewer held a roundtable on race relations last night; second roundtable is tonight from 6:00 PM to 8:00 PM at Harlem RBI Charter School.

Chief of Staff Mates: Borough President Brewer would like to hear how capital grant recipients are moving forward with the projects. FY 2017 Manhattan Community Awards Program application will open in August; it will provide one-time awards from \$3,000 to \$5,000 for programming expenses.

**Council Member Reports**

**CM Garodnick:** Cory Epstein joined the staff of Council Member Garodnick and will be attending Borough Board meetings as the regular representative.

**Community Board Reports**

**Community Board 1:** Lower Manhattan remains the home of over 90 construction projects within its 1.5 mi<sup>2</sup>, and without any construction coordination. State Dept. of Transportation rebuilt the bike path along Rte. 9A. Recent fatality along that bike path shows how vehicles turning right toward Battery Park City have become major safety hazard for cyclists. CB 1 is taking part in a meeting on resiliency this evening, with community engagement to kick off soon. CB 1 continues to address land use and planning issues; a case for deed restriction amendment is pending, and CB 1 finds that process to amend or remove deed restrictions remains unclear. Is there any way for CB 1 to get more time on South Street Seaport? Howard Hughes Corp. have all the lawyers to segment proposal and time each piece for introduction and CB 1 review to cut down time for public participation to the minimum.



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**Community Board 2:** CB 2 expresses thanks to all elected officials for taking part in Accessibility and Resources Day on July 11<sup>th</sup>; event was a great outdoors occasion with a great turnout. CB 2 will adopt resolution on the St. Johns Terminal proposal at its general board meeting tonight. Project will create a special district with floor area of 2 million ft<sup>2</sup>. CB 2 hopes that it will lead to community benefits. NYU 2031 Plan construction at 181 Mercer Street will begin soon; community hopes for means to mitigate impacts. Land use, liquor licenses and landlord issues remain the major items before CB 2 each month. Small businesses and vacant storefront are also major concerns. CB 2 is still working on restoring bus services lost in 2010. Thanks to elected officials for their effort on Mt. Sinai Beth Israel Medical Center transition; CB 2 is still feeling the impact of the loss of St. Vincent Catholic Medical Center.

**Community Board 3:** Borough Board is a great occasion for all Community Boards to exit their own “silos” and learn about cross-district issues. CB 3 continues to monitor development on Mt. Sinai Beth Israel Medical Center transformation for its impacts and future facility configurations. CB 3 participates in Lower Manhattan Community Resiliency alongside CB 1; Mayor’s Office of Recovery and Resiliency is overseeing the initiative. CB 3 is seeing proliferation of as-of-right extra-tall towers, some soaring as much as 1,000 ft.; some community members are weary of this development and would like to see responsible choices made on this front. CB 3 is on top of Rivington House matters and hopes for borough-wide discussion.

Chief of Staff Mates: Press conference yesterday did call for legislation to mandate that Dept. of City Planning require ULURP review for all deed restriction removals.

**Community Board 4:** Representative unable to stay to deliver the report.

**Community Board 5:** Representative unable to stay to deliver the report.

**Community Board 6:** CB 6 is experiencing an uptick in street homeless. It is home to the East 30<sup>th</sup> Street men’s shelter, said to be the largest single adult male shelter nationwide. CB 6 is also witnessing a spike in public construction project in the area, many of which incurring time and cost overruns. Recent project, such as Murray Hill tunnel ventilation work, have residents feeling squeezed between construction works. CB 6 is seeing serious traffic accident on average once weekly as of late, the worst of which led to a fatality at Second Avenue and East 58<sup>th</sup> Street on July 1<sup>st</sup>. Dept. of Transportation work on Second Avenue re-configuration fails to address traffic “hotspots” and implement mitigation measures. CB 6 met with the agency and heard presentation at the committee. All it takes is a left-turn or a pedestrian lead signal. Area LinkNYC consoles has become places where people camp out all day.



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**Community Board 7:** Representative unable to stay to deliver the report.

**Community Board 8:** Queensboro Oval is now leased to a private tennis club for nine to ten months each year. Community does not have a lot of parkland and would like to see this facility open for year-round public use. Dept. of Transportation went ahead with crosstown bike lanes against CB 8 recommendations. LinkNYC consoles are now installed across the district; each one is around 12 ft. tall and 4 ft. wide; are they there mainly for advertising purposes?

**Community Board 9:** CB 9 had a successful HDFC forum. Boys & Girls Club Harlem will move to West 145<sup>th</sup> Street, between Broadway and Amsterdam Avenue; this location is a former public school which has been vacant for over 30 years. The building will also house 78 units of affordable housing.

**Community Board 10:** CB 10 discussed homeless shelter relocation from West 127<sup>th</sup> Street to West 136<sup>th</sup> Street at the committee level. Over 125 people showed up in opposition and decried the lack of transparency at the Dept. of Homeless Services. CB 10 would like to find all the homeless permanent homes, but where to find them? Stories of quality-of-life offenses abound, even including incidents in parks. Where to move the homeless? Is there a way to be fair to all sides?

**Community Board 11:** CB 11 held a public hearing on re-zoning on July 19<sup>th</sup> and remains hopeful that it will have a positive relationship with the developers during the process. CB 11 thanks for the Spirit of Service festival, which matches people seeking to volunteers with organizations looking for help. Church of Scientology applied to close East 125<sup>th</sup> Street for a celebration; CB 11 opposed the proposal but assisted the organization to find a parking lot for its event, with only the sidewalk closed. CB 11 hopes to become more engaged in policy matters moving forward.

**Community Board 12:** CB 12 met with the Economic Development Corp. on Inwood re-zoning. CB 12 convened a committee of the whole on July 19<sup>th</sup> to discuss the matter; lots of people showed up to protest. CB 12 conducted outreach at a recent New York-Presbyterian Hospital event for those unable to attend meetings. Armory Track & Field Center is naming its first track lane after former Mayor Dinkins; naming ceremony is this morning.

*Borough Board adjourned.*