



THE CITY OF NEW YORK

BOROUGH OF THE BRONX

COMMUNITY BOARD 7



RUBEN DIAZ, JR., BOROUGH PRESIDENT

ADALINE WALKER-SANTIAGO, CHAIRPERSON

November 23, 2015

Hon. Carl Weisbrod
Chairman
New York City Planning Commission
120 Broadway 31st Floor
New York, NY 10271

Dear Chairman Weisbrod:

Community Board #7, Bronx, at its meeting of November 17, 2015, voted to oppose both ULURP application # N 160049 ZRY "Zoning for Quality and Affordability Text Amendment", by a vote of 20 "ayes", 0 "nays" and 7 "abstentions" and ULURP # N 160051 ZRY, "Mandatory Inclusionary Housing" by a vote of, 19 "ayes" and 0 "nays" and 8 "abstentions".

The Community Board members and members of the public who attended the various Housing and Land Use Committee meetings, as well as the public hearing on these two applications had the following concerns regarding the proposals.

The following concerns were raised regarding the "Zoning for Quality and Affordability Text Amendment," N 160049 ZRY:

1. An increase in the height of new buildings does not conform to the characteristics of the board area, which is composed of primarily 5 and 6 story apartment buildings with some single-family homes.
2. The one size fits all philosophy of the proposal does not allow for any input from the community.
3. The reduction and elimination of parking at affordable and senior housing sites would be detrimental to our neighborhood which already suffers from a lack of available parking spots for current residents.
4. The proposal does not include any improvements to our infrastructure. Our schools, parks, transit facilities and shopping areas are already overcrowded and over utilized.

The following concerns were raised regarding the "Mandatory Inclusionary Housing Text Amendment N 160051 ZRY:

1. The formula for calculating the Average Median Income (AMI) and the subsequent rent for these new buildings do not match the income levels in Community Board #7. One formula for the entire city does not fit every neighborhood.



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2. The community board is removed from the negotiating process with developers. Under MIH the developer has 3 options for affordability. The need for more middle or lower income developments for a given area is lost by the lack of community input.
3. Community Board #7 already has over 20 new projects in the pipeline. Some are in construction and many are in the process of being approved by the Department of Buildings. Many of these projects are supportive complexes with an affordability component.

We hope that these concerns are addressed as you move forward with these proposals.

Sincerely,

Adaline Walker-Santiago
Chairperson

cc: Hon Ruben Diaz Jr., Bronx Borough President
Hon. Fernando Cabrera, NYC Councilman, 14th C.D.
Hon. Andy Cohen, NYC Councilman, 11th C.D.
Hon. Ritchie Torres, NYC Councilman, 15th C.D.