

Housing and Land Use Committee

1029 East 163rd Street, Bronx, NY 10459

Wednesday, January 3, 2018

1. Meeting started at 6:10 pm by Ralph Acevdo, District Manager and Nicholas Madio, Chairpeson

2. Introductions of all Housing Members in attendance

3. Decisions for each Items including

1st Presentation by Dondi McKellar on Historic District Council of Six to Celebrate Program application process starts September 2018

Diego Robayo from the Historic District Council explained the process on how to elect a moral or a building to be consider as a Historical place and will be protected under Historical Area or Place. The program is called Six to Celebrate. The Historic District Council will select only 6 location throughout the Five Boro. They would like for the CB2 Community to participate in this program. The Six to Celebrate's Program can only select from participating communities that participate in nominating a location that the community would like to reserve as a Historical place. The CB2 community can select a moral, park, or buildings to nominate as a Historical Place. The key to the nomination is that nomination selected must benefit the community.

Nomination Choice: Must have a community clear objective

Tips:

- 1- Nominate multiple buildings**
- 2- Pursue new ways to incorporate community**
- 3- Select Non-Land Marked Locations**

Community Response of new 2018 Ideas

Bank Note Building

Hunt Points Burial Grounds

S2 Park

1029 East 163rd Street (Community Board Location)

2nd Presentation by Ismene Spellotis (Executive Director) of MHANY MANAGEMENT, INC.

RE: 700 MANIDA STREET, BRONX, NEW YORK (NEW CONSTRUCTION) Estimated start April 2018 – Finish Project By April 2020.

As per Ismene HPD has Awarded funding this past December of 2017 by March or April 2018 this summer construction will begin.

108 Affordable Unity – 8 Story Building with Community Space of 35,000 sf

60 Units for Family

48 Units for Seniors of which 8 will be solely for Seniors with fixed income. Senior Units will be located on the same for floors rear of the building facing the garden.

2nd & 6th Floors will contain studio units/seniors with family

This building will provide **Rent Stabilized Leases** which means that your rent can only go up by law 2% when time to renew lease.

***50% of Units will go to applicants from CB2 (Community Board 2 – Bronx) Minimum of 54 Apartment for CB2 residents who applied. Application process is via the web Google: NYC Housing Connected to apply. Workshops will be held to help assist CBS Resident learn how to enroll into NYC Housing Connected and to learn how to apply for all affordable housing opportunities. Workshops will be announce at a later date.**

Qualifying Income Ranges:

Very Low incomes \$22,000 - \$66,000

Medium – High Income of \$66,000 - \$99,000

Hiring Process: General Contractor: Lead Lease and International Company (Union Contractor)

Contractor's goal is to hire locally as many CB2 community residents. Workforce will be mixed meaning some union workers and some non-union workers

Maintenance Staff: 1 Superintendent and 1 Porter (Will Not Live In Building)

Note: Porter Staff will be a union 32BJ worker

Security Cameras: Throughout building interior and exterior - No security guard staff at this site

Security cameras will be linked with local 41PCT

Building Lighting: Exterior and Interior Lighting throughout common areas

Grocery Store: Super Five Emporium (Super Market will be directly across the street from 700 Manida Street) owner of Super Market name is Anthony Renoso he sells lots of Fresh Foods and Vegetables

Public Announcements: 739 Costor Street

Residence of 739 Costor Street came with Millie Colon CB2 member who also resides at 739 Costor Street. Mille stated that for 3 weeks there has **NO HEAT** thought out building. Esmene Speliotis who is the management agent who made presentation of new project 700 Manida Street. Is the same managing agent that handles 739 Costor. Millie asked Ms. Speliotis when repairs to boiler can be made or when necessary defective part was order. Ms. Speliotis was offended that Millie asked that question of **NO HEAT** after her housing meeting presentative. Mille and other neighbors who joined the housing committee to address this concern of **NO HEAT** at **739 Coster Street** direct answer from Ismene Speliotis Executive Director of their building management company **MHANY MANAGEMENT**; provided Millie Colon and residence of 739 Coster Street **NO HOPE** of getting **NO HEAT** matter resolve. Millie asked Ismene if she can place an emergency boiler due to the **COLD WEATHER**. Ismene replied and looked Millie in her face and said **NO!**