

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND
FRANCHISES

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July 10, 2018
Start: 2:17 p.m.
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HELD AT: Council Chambers - City Hall

B E F O R E: Francisco P. Moya
Chairperson

COUNCIL MEMBERS:
Barry S. Grodenchik
Rory I. Lancman
Ydanis Rodriguez
Donovan J. Richards
Antonio Reynoso

A P P E A R A N C E S (CONTINUED)

James Patchett, President and CEO of New York City Economic Development Corporation

Cecilia Kushner, Vice President of New York City Economic Development Corporation

Gregg Bishop, Commissioner of Small Business Services

Maria Torres-Springer, Commissioner of New York City Department of Housing Preservation and Development

Iris Weinshall, Chief Operating Office of New York Public Library

Danita Nichols, Manager at Inwood Library

Cassandra Lewis, Policy and Advocacy Associate of The Children's Village

Yvonne Stennett, Executive Director of Community League of the Heights

Ebenezer Smith, District Manager of Manhattan Community Board 12

Shahabuddeen Ally, Chairman of Manhattan Community Board 12

Richard Lewis, First Vice Chair of Community Board 12

Elizabeth Loris-Ritter, Chair of Parks and Cultural Affairs Committee, Community Board 12

Gale Brewer, Manhattan Borough President

Candis Tolliver, Deputy Political Director, 32BJ
SEIU

Katie Moore, New York Hotel Trades Council

James Cataldi

Laurie Tobias-Cohen, Representative for
Congressman Adriano Espaillat

Carla Cruz, Laborers Union

Bennet Melsak, Inwood Resident

Eli Weiss, Managing Director of Joy Construction

Jorge Madruga, Owner of Madd Equities

Diosanis Perez, Inwood Resident

Charles Bendit, CEO of Taconic Investment
Partners

George Tsapello, Vice President of Taconic
Investment Partners

Rita Gorman, Inwood Resident

Ted Freed, Inwood Resident

Robert Jackson, former City Council Member

Nancy Preston, Inwood Resident

Zuleima Till, Executive Director of Bodega
Association

Mino Lora, Executive Director of Peoples Theater
Project

Ivan Diaz, Inwood Resident

Maria Lizardo, Executive Director of Northern
Manhattan Improvement Corporation

Charles Corliss, Executive Director of Inwood
Community Services

Elijio Reynoso, Washington Heights Tennis
Association

Marty Goodman, Retires Transit Worker

Velarde Jesus, Inwood Resident, Paralegal for
Urban Justice Center

Maggie Clark

Brother Anthony Zuba, Capuchin Friar

Dana Hershard, Inwood Resident

Peter Farkas, Concord Development Partners

Omar Soriano, Owner, Twin Donuts

Robert Joseph, Municipal Arts Society of New York

Graham Ciralo, Member, Good Shepherd Church

Marshall Douglas

Carla Fisk, Organizer with Inwood Small Business
Coalition

Tiffany Lee, Executive Director of Altagracia
Faith and Justice Works

Cliff Elkind, Inwood Resident

Bernadette Elkind, Inwood Resident

Jeannie Dubnow, Riverside Edgecombe Neighborhood
Association

Ava Farkas, Director of Metropolitan Council on Housing

M. Hirsch, Inwood Resident

Laura, Northern Manhattan is Not for Sale

Sarah Fisher, Member of Community Board Health and Environment Business Development Committee

Katherine O'Sullivan, Inwood Resident

Ray Rogers, Inwood Resident

Steven Latham, Inwood Resident

Lena Melendez, Inwood Resident

Julia Ruben, Save Inwood Library

Anna Orosco, Northern Manhattan is Not for Sale

Valen Rinelli, Inwood Resident

Sharon Mimondazir, Inwood Resident

Jeannie Matte, Inwood Resident

Denise Rickles

Olga Shiglova, Inwood Resident

Avi Garelick

Christopher Kelly, Inwood Resident

Ivana Floyd, Inwood Resident

Brian Cook, Assistant Comptroller of Economic Development for NYC Comptroller Scott M. Stringer

Phil Simpson, Inwood Resident

Leslie Caraballo-Castillo, Inwood Resident

Thomas Lewin, Inwood Resident

Ellen Osuna, New York City Resident

David Eisenbach

Zoya Cosur, Inwood Resident

Zoisa Perez

Gertrude Hamilton, Inwood Resident

ISRAEL MARTINEZ: Sound check for the Committee on Zoning Part 2, Inwood Rezoning. Being recorded by Israel Martinez. Scheduled to take place 1 p.m. in City Council Chambers, July 10th, 2018.

CHAIRPERSON MOYA: Good afternoon. I am Council Member Francisco Moya. I am the Chair of the Subcommittee on Zoning and Franchises. Today we are joined by Council Members Lancman, Grodenchik, and Council Member Rodriguez. And we have Council Member Richards who has just walked in. This afternoon we will hold a public hearing on the Inwood Rezoning applications, LU's 135 through 140. If you are here to testify please fill out a white speaker slip and make sure you give it to the Sergeant At Arms. If you wish to hear today's testimonies translated into Spanish please see the Council's Community Engagement staff in the back of the room in order for you to obtain a headset. This application consists of six separate Land Use Actions for which the New York City Economic Development Corporation is the applicant. The first Action is a zoning map amendment that would rezone certain manufacturing districts to residential districts, up-zone or modify other manufacturing districts to facilitate economic development and

utilities consolidation. Contextual rezoning many existing residential districts, up-zone certain commercial corridors and map more up to date commercial overlays throughout the neighborhood. The zoning text amendment would establish mandatory inclusionary areas that would require affordable housing protection as part of new housing development. The text amendment would also establish a special Inwood district within the rezoning area which would have special urban design and use rules. The Application also includes disposition actions and acquisition actions that would facilitate the development of waterfront open space by both the City and private developers. Enable a land swap between the City and a private land owner to create affordable housing development, and allow HPD to develop a 100 percent affordable building. And a brand new library, social service delivery center and Pre-K facility on the site of the Inwood Library. And an adjacent DOE owned parcel. Additionally, we will hear the application for an urban development action area designation and project to facilitate the library project. The community is represented by Council Member Ydanis Rodriguez who has engaged with

the de Blasio administration and the community for many years to make sure that this process result is the best possible outcome for the community. But, before turning it over to him, however, I would like to state a few of the priorities I have been pushing for throughout both this process and as well as other neighborhood processes in my capacity as the Chair of the Subcommittee. First of all, I wanted it noted that I believe that housing is a human right. A government that is guided by justice and egalitarianism is obligated to ensure access to safe, secure and affordable housing. We as a City need to do better both in the quality of affordable housing that we produce, and the depth of affordability that is achieved. The affordable housing should be deeply affordable so that local residents can actually afford the housing that is being built. No one should be forced to choose between buying groceries and paying rent. There are City owned sites in and around the study area that should be used for affordable housing even though the agencies may be reluctant to part with them. let the record show that I am firmly behind Council Member Rodriguez to build affordable housing on these sites. Additionally, affordable

housing should not be built on populated areas like super fund sites. As we've seen in about 70 percent of low income housing in the United States. Nor should it be built in food deserts as we see in many low income neighborhoods in New York City. Next, New York City is in the midst of a housing emergency and we need to recognize why that is. It's time that we acknowledge that the proliferation of market rate, and luxury housing is directly responsible for the current prices. But it's not the wealthy renters who bear the burden of this housing pinch, it's struggling, working class New Yorkers. New York City's rental vacancy is 3.63% according to a March 18 report by the New York City Department of Housing Preservation. That's well below the 5% threshold that triggers a housing emergency, but that figure belies which New Yorkers are actually affected by it. The vacancy rate for rent stabilized units is just 2.6% while the rate of private, non-regulated units is 6.6% above the housing emergency bar. In other words, the housing crisis is disproportionately squeezing working class New Yorkers while sparing wealthy households. I also believe that a protection should be in place for workers and residents affected by the

rezoning. The men and women who build these new developments should be paid at a prevailing wage, under fair and work safety conditions. We also need to expand the forthcoming certificate of no harassment program to prevent landlords from pushing tenants out of their units in order to raise the rent. Finally, I believe we need to study these communities before and after rezoning's to determine their effects as I am concerned about how equitably the burdens of these housing plans are being born across the City. In order to craft good policy we need good data. These studies would be integral to making well informed decisions that would make this a more just City. With that, I would like to invite Council Member Rodriguez to make an opening statement.

COUNCIL MEMBER RODRIGUEZ: Thank you. Good afternoon. First of all I'd like to thank Chair Moya and also thank Chair Salamanca from the Land Use Committee. Thanks to Speaker Johnson for all of the support that they've been providing in the Central Office through the Land Use. The best thing that any municipality can have are the Council I know that we have here. So, thank you James and George for the

great job that you've been doing. And also thank you to my staff, Jose Luis, my Chief of Staff. Stefan Emiliano, Beverly and the rest, everyone has been doing a great job. Thanks to the Community Board for all of the recommendations that you put in as you vote in this process. [SPEAKING SPANISH 00:08:57-00:11:23] I want to learn from what happened in other places. The rezoning in Inwood will only happen if we continue addressing some concerns that the community has been bringing to us loud and clear. My record speaks by itself from my 53 years that I have, 40 years or more have been dedicated to social justice. So, I just want to be clear with that because there are some politicians, that now it's easier because of politicians that come and say their position against the rezoning but they voted for vacancy to control. And vacancy to control was the cause of the crisis that have been pushing thousands, of thousands of tenants from our community. Like many of you in this room, I have dedicated my entire life to the social justice fight against racism and discrimination, police brutality, and representing the voices. We share the same goals, to maintain the landscape or community. A community where working class can live

with dignity and not get pushed out of their homes. And when we can build affordable housing, most of them according to the median income of Community Board 12. The community I have been honored to represent, Washington Heights, Inwood and Marble Hill, has historically been home to many immigrant groups that have influenced the cultural or entire city. Jacob Javitz, Greenspan (sic), Harry Belafonte, Henry Kissinger. The mother of Thomas Perez, all of them graduated from George Washington High School. And that's only a few of the immigrants that came here decades ago now the community has changed and we also have to continue working regardless of your country of origin. People, like you and me, that have come from all over the world with the hope of creating a better life for themselves and their families. My community, like other underserved community has not benefited from the investment necessary to create new economy opportunities because most of those billions of dollars stay in Midtown. While other communities in the City have enjoyed public investment in new affordable housing, community infrastructure, education, and training, we have been ignored by previous administration. With

the NYC proposal we are striving to have the opportunity to address many of the challenges that have gone neglected for countless years. There are certainly changes that will need to be made to this rezoning proposal to respond directly to the community feedback. Today we are here to listen to your concerns and your voices on the proposed rezoning plan. Particularly in the preservation and construction of affordable housing which we agree has to be more clearly defined and articulated by the administration. From the onset of this process I have been consistent in demanding that we keep families in their homes by preserving existing affordable apartments and creating new affordable units for working families. Let's deal with the reality, in the four years of the previous administration, only 250 affordable units were created. Only one building, 100 percent affordable at (inaudible) was built by the previous administration. I have been clear that we must protect our small businesses by creating affordable commercial space, contracting with MWBE businesses and providing quality training for our labor force so that they have the ability to earn decent wages to build our new affordable housing.

Additionally, we must lead in tech and STEM education for K to 12, to build a strong local pipeline of talented high school students for a higher education degree in mechatronics. This is one significant effort in leveling the playing field for women and people of color as they advance in the growing tech field. We must ensure the future of the institution that are created are well funded and focus on celebrating our diversity through investments in art and culture. Including the first national research and performing arts center dedicated to immigrants that we don't have so far in the nation. All of the research centers that we have, they are located in (inaudible) in academic institutions, but there is not one that we have in the nation. And I think at the time when immigrants are on the attack, the City can be a role model building the first immigrant research center performance art. We must invest in service providing community based organization to ensure the financial sustainability. We must enhance our green space where our children can be exposed to sports that are so important to their development. But our poor children, they do not get the same quality of sports in Washington Heights as children

get in the upper middle class community. I am eager to hear from all of you who have come to testify today. It doesn't matter if your opinion is for or against it, I just hope that you bring recommendations on how we can make this rezoning better for everyone. A rezoning that should allow to turn Washington Heights, Inwood and Marble Hill as a role model where the working class will live in dignity and taken to the middle class, the children of the working class. [SPEAKING SPANISH]

CHAIRPERSON MOYA: Thank you, Council Member Rodriguez.

[UPROAD FROM AUDIENCE]

CHAIRPERSON MOYA: So, folks, we have some rules here and we'd like for you all to respect that if you could. Let me just remind everyone please, that you have a voice here if you want to be heard. Please sign the slip, come down and you'll be able to testify, but we ask that everyone please be quiet. Let the panelists come up and give the presentation so we can run this hearing accordingly. So I want to thank you all in advance if you can please keep that in mind as we go forward. [SPEAKING SPANISH 00:18:23-00:18:55] Do we have our staff here? Thank you. We

have been joined by Council Member Reynoso and now I'd like to invite the representatives of the Economic Development Corporation and other City agencies to make their presentation on the proposed rezoning. We are joined by James Patchett, President and CEO of NYCEDC. Cecilia Kushner, Vice President of EDC. Gregg Bishop, Commissioner SBS and of course we are joined by the Commissioner of HPD, Commissioner Springer. Thank you for being here this afternoon. Did everyone get their translations? Those that wanted the translation services? I'm going to have the Counsel please swear in the panel.

COUNSEL: Do you each swear or affirm that the testimony that you're about to give will be the truth, the whole truth and nothing but the truth and that you will answer all questions truthfully? Please each state your name and the affirmation.

CECILIA KUSHNER: Cecilia Kushner, I swear.

JAMES PATCHETT: James Patchett, I do.

COMMISSIONER SPRINGER: Maria Torres-Springer, yes.

COMMISSIONER BISHOP: Gregg Bishop, I do.

COUNSEL: Thank you.

CHAIRPERSON MOYA: Thank you. You may begin.

JAMES PATCHETT: Good afternoon y buenas tardes. Chair Moya, Council Member Rodriguez, and members of the City Council Subcommittee on Zoning. My name is James Patchett and I am the president and CEO of the City's Economic Development Corporation known as EDC. Here with me this morning to provide testimony are Maria Torres-Springer, Commissioner of HPD and Gregg Bishop, Commissioner of SBS, Small Business Services. We are also joined by many of our colleagues from partner agencies who have been working with EDC to implement the Inwood NYC Neighborhood Plan. I'd also like to recognize Manhattan Community Board 12. And Borough President, Gale Brewer who has worked tirelessly to ensure the community voices have been heard throughout this process. We are grateful for their continued advocacy and for pushing this City to do better for the Inwood Community. We appreciate the opportunity to discuss Inwood NYC this afternoon. After speaking with thousands of residents through this over three year, bilingual planning process, one thing is clear, Inwood is truly a beloved neighborhood. Located

between Inwood Hill Park, a 200 acre jewel on the Hudson and the Harlem River, the area is home to over 40,000 residents. Half of these residents are foreign born and more than 75% of the population identifies as being Hispanic or Latino. With one of the highest concentration of Dominican residents in the five Boroughs, Inwood is one of the ethnic enclaves that make New York the most diverse and dynamic city in the world. The area also has amenities and character that has attracted families for generations. A distinctive neighborhood fabric, one of the largest stocks of rent stabilized housing in the City, good transit access, ample green space and delicious food. But despite Inwood's many positive attributes, it also has experienced a number of challenges that call for immediate action. The areas unemployment rate remains higher than the City average, and rents are increasing faster than those in other neighborhoods. Together these factors threaten Inwood as a haven for immigrants and working families. Council Member Rodriguez has eloquently described his vision for connecting residents of Inwood and Northern Manhattan with 21st Century economy jobs. Today, residents are being left behind because they lack the right

preparation for an awareness in STEM careers.

Especially in healthcare and technology. This plan will change that through a comprehensive and innovative set of investments in STEM programming throughout the neighborhood. Inwood's affordable housing is one of its greatest assets, but this asset has not been replenished over time. Only 200 units of housing have been built in Inwood in the past two decades. This plan will keep Inwood affordable by significantly expanding the stock of affordable homes for the first time in generations. Of course our first priority is to protect Inwood residents. For the last several years, we have been taking aggressive action to preserve existing affordable housing and protect tenants from harassment, and these efforts will continue long after the rezoning is complete. Another challenge facing Inwood is infrastructure. Through our dialogue with the Inwood community, we have frequently heard concerns that the City has not made sufficient investments in local infrastructure such as streets, sewers, parks and community facilities. In response, we are working with Council Member Rodriguez to define a set of transformative public investments that will enhance

quality of life for decades to come. Given these realities, creating a comprehensive plan for Inwood's future has been a community priority for years. Our sense of urgency was heightened following Council Member Rodriguez's call to action for the neighborhood three years ago. This also coincided with the start of Housing New York. The Mayor's plan to build and preserve hundreds of thousands of affordable homes throughout the City. This created a unique opportunity to conduct comprehensive neighborhood studies throughout all five Boroughs. The Inwood plan before you today, outlines a number of key steps and strategies to keep the neighborhood affordable and attractive for immigrants and working families. While the application before the Council is specific to zoning and land use, this is just one of the tools we are deploying to meet our objectives. Inwood residents need existing affordable housing to stay affordable as well as more opportunities for affordable homes so that families can stay in this wonderful neighborhood. They also seek new and improved open space and access to the waterfront. Job training and career opportunities, support for local small businesses and the arts and cultural scene.

Better community services and significant infrastructure investments. All of these pressing needs are addressed through the multi-agency effort we call Inwood NYC. Zoning Inwood has been frozen in time. The last zoning update was made in 1961, the same year John F. Kennedy became President. This zoning has created two Inwood's; one is West of 10th Avenue and has lively commercial corridors and charming build character. But no zoning height limits and no mandate for affordable housing. The other is along and east of 10th Avenue, where zoning mostly does not permit any new housing and limits the potential for commercial and communities facilities. Today these areas are defined by over 10 acres of parking lots, unattractive streetscapes and lack of access to the Harlem River waterfront. This cuts residents off from the Harlem River which should be a valuable asset to the community. Today's rezoning proposal has been shaped by years of planning and waterfront studies conducted by the City and the community under the leadership of Community Board 12 and Council Member Rodriguez. The land use application under review seeks to address several key priorities we learned through the process. Preserving

Inwood's distinctive character, especially that of the existing residential community west of 10th Avenue. Extending the neighborhoods vibrant mixed use character to restored and revitalized public waterfront. And creating opportunities for thousands of new homes. Including the first significant expansion of Inwood's affordable housing stock in decades. All of these objectives seek to strike a balance between preserving the neighborhood character and creating much needed affordable housing, commercial and community facility space. The Land Use Actions before you reflect this objective. The proposed zoning would facilitate the creation of over 4,000 new homes including over 900 permanently affordable homes on privately owned sites through the Mandatory and Inclusionary Housing Program. By applying the MIH program, we will ensure that all the new housing in up-zoned areas comes with permanently affordable housing. While we acknowledge that we must go further to meet the acute affordability needs of Inwood, this action is an important catalyst. To that end we are using City owned land to create more affordable housing and meet other community needs. Through a partnership with New York Public Library,

we will build a state of the art new library, universal Pre-K space, and 175 deeply affordable homes on the site of the existing Inwood Branch Library. I'm also pleased to announce today that the City will develop hundreds of affordable homes and waterfront open space on a City owned site in the northern part of Inwood. Together these projects will significantly expand Inwood's affordable housing stock for the first time in decades. We are also working with private property owners to incentivize the creation of hundreds of affordable homes on non-city owned sites. Perhaps most importantly, the City is taking strong and immediate action to preserve Inwood's existing affordable housing and protect tenants from harassment. In late 2016, the City funded the opening of a new Inwood Office of Legal Services NYC in order to bring these services closer to local tenants. We are also launching a pilot of Certificate of No Harassment program in Inwood. My colleague, Commissioner Torres-Springer will elaborate on these efforts in her testimony. Next, I want to emphasize this rezoning proposal has changed and evolved in response to community feedback. In response to feedback from Community Board 12, local

groups and elected officials, we expanded the rezoning from a much more targeted proposal focused exclusively on the Harlem River Waterfront to a more comprehensive approach that encompasses the entire neighborhood and balances sustainable growth with preservation of Inwood's distinctive build character. We also filed an amended land use application in April that directly responds to feedback from CB12 and other participants in the ULURP process. My colleague, Cecilia Kushner, will describe these challenges to the proposal in more detail during her remarks. We are also using zoning as a tool to encourage the construction of new commercial and community facility space. We are heard from the community a desire for more opportunities for business and non-profit organizations to locate and expand in Inwood. As well as the desire for more indoor community spaces. Long standing ground floor shops that currently do not conform with zoning would be made conforming. We are also making a concerted effort to promote the future growth of institutions and industries like healthcare which officer jobs at a range of education levels. Overall, the rezoning would create potential for approximately 1.5 million

square feet of commercial and community facility space over and above what the zoning currently allows with over 45,000 jobs associated with that space. There is one more aspect of the rezoning proposal I'd like to highlight, through a tool called the Waterfront Access Plan, we are creating a framework for public and private investments that will eventually create over one mile of restored public waterfront, esplanades and open spaces along the Harlem River. An action that is long overdue. Under zoning all mixed use development and waterfront sites will be required to build and maintain public open space. At the North Cove which today is a much loved informal community space and bird habitat, and Academy Street on Sherman Creek near Niches Dyckman Houses campus, we are de-mapping unused streets as a first step toward potential future investments in new public open spaces. These actions will help the Inwood community realize a long held desire to improve and gain access to the incredible waterfront resource in their backyard. In addition to implementing zoning changes, the effort to plan for Inwood's future is focused on providing the community with much needed infrastructure and programming

investments. These initiatives ensure that current needs are met while laying a foundation for sustainable growth. I'd like to briefly talk about the vision and some of the early actions the City has already taken. An aspect of the plan that I am particularly excited about is economic development and access to opportunity. With leadership from the Council Member we are excited to leverage the momentum of our collective efforts to put forth a strong economic development vision for Inwood. One that seeks to give Inwood residents the tools to participate in our rapidly changing 21 Century economy. Our vision has three main components. A neighborhood wide initiative to make STEM fields exciting and accessible to Inwood youth, workforce investments to connect working age residents with good jobs in growing industries like healthcare and technology. And expanding awareness of STEM and technology throughout the community. Expanding access to opportunity must start with education. Our vision for Inwood is to provide as many onramps as possible for students of every age to get excited about STEM. Be exposed to careers and learn the foundational and applied skills needed to be ready for future pursuit

of STEM in their post-secondary education. We think the most effective way to do this is to create a network of sites throughout the community where youth can access programming so that no student is ever far away from the opportunity to participate with STEM learning. To that end we are adding programming in District 6 schools which serve the Inwood community to give students the tools they need for 21st Century careers. We are working with the department of education to expand Algebra for All, Computer Science for All and existing literacy programs in schools to ensure that Inwood youth are starting from a strong foundation. We are also exploring ways to work with innovative programming partners and those in higher education to drive further collaboration with Inwood Schools. One example of a potential partnership is with the George Washington Educational Campus where Council Member Rodriguez has highlighted an exciting opportunity to create a STEM education hub serving youth from all over the neighborhood. Another is the potential for a new multidisciplinary degree program combining electrical engineering, computer science and related fields. The president of City College of New York is here today to talk about this

opportunity. Regardless of what the economy looks like in the coming years, these fundamental skills are critical to adapt to this changing world. For working age residents, addressing this challenge involves addressing unemployment, and underemployment head on. In connecting Inwood residents with stable, good paying jobs particularly in rapidly growing fields like healthcare and tech. In 2016, the City opened a new Northern Manhattan Workforce 1 Center to bring workforce services closer to the residents. This center provides a new set of culturally relevant services known as the global talent pipeline aimed at the needs and strengths of foreign born workers and focuses on jobs in healthcare and tech. Recently, in partnership with Council Member Rodriguez, New York Alliance for Careers in Healthcare and New York Presbyterian Hospital, we have been working to strengthen the pipeline connecting local residents with jobs at the Allen Hospital in Inwood, the Columbia Presbyterian Main Campus in Washington Heights as well as other renowned medical institutions in Northern Manhattan. In a few minutes my colleague, Commissioner Bishop, will explain more about how we are creating stronger pathways to good

paying jobs. By implementing these programs we are working to ensure community residents are ready for continued economic shifts. Beyond education and workforce onramps we are finding ways to engage the larger community in STEM and technology. In May, the City announced that Inwood would be the second location for the Neighborhood Co-Lab Program run out of the office of the Chief Technology Officer. Through this the City will work with Inwood leaders to get the community excited in talking about technology by identifying specific neighborhood challenges that the community wants to solve. And challenging the community and the industry to find innovative technology solutions. This model has worked well in Brownsville, Brooklyn and we are excited to bring it to Inwood. By creating onramps through education, workforce, and community program we hope to make STEM pervasive in Inwood. Another aspect of our economic development strategy is support for Inwood's vibrant small businesses. Through the neighborhood 360 program, the City has invested over \$1 million in grants to local organizations for projects like marketing, extra sanitation services and free workshops to assist

business owners and entrepreneurs with leases, access to capital and starting a new business. Recognizing Inwood's diverse cultures in an underutilized asset. We've also provided funding and training to local arts organizations to help support their work. Commission Bishop and staff from the Department of Cultural Affairs are here to talk about those efforts. Finally we believe that a comprehensive plan for Inwood must include a robust set of capital investment and infrastructure. Here, again, the City is already taking action. DOT is rehabilitating the Broadway Bridge and implementing pedestrian and bike improvements to make it easier and safer to get around the neighborhood. We are developing a drainage plan to guide future investments in water and sewer infrastructure while DEP and the Department of Design and Construction carry out a sewer upgrade project in northern part of Inwood. We are also making major investments in the neighborhoods great parks, large and small. The Parks Department recently committed over \$15 million to renovate the Inwood Nature Center, restore the Dyckman Farmhouse and other worthy projects. Just to the south of Inwood, the City is making a transformative \$30 million

investment in Highbridge Park through the Anchor Parks Program. Today, I'd like to highlight two additional (inaudible) that we have been able to secure. The City will invest \$15 million to bring waterfront infrastructure on the Hudson River in the vicinity of Dyckman Street into a state of good repair. Including two piers and a floating dock that allow community groups and residents to access this wonderful natural resource. We have also identified funding to restore and provide public access to the historic Highbridge Water Tower in Highbridge Park. Colleagues from these agencies are here to answer your questions. Going forward we are working with Council Member Rodriguez to finalize a list of additional capital investments that will deliver on the ambitious goals of this plan. We look forward to sharing more details in the coming weeks. In closing, this plan is not just about zoning. It's about bringing all the City's tool to bear to address the urgent needs of a diverse and vibrant community. It's about ensuring that all Inwood residents continue to have access to economic opportunity, affordable homes and good quality of life in a diverse and equitable neighborhood. It's about making sure that Inwood

remains what it always has been, a haven for immigrants and working families. Thank you for your consideration. My colleague, Cecilia Kushner will now give a brief presentation on the rezoning proposal and I'm happy to answer any questions at the end.

CECILIA KUSHNER: Thank you, President Patchett. Thank you, Chair Moya, and members of the Subcommittee and Council Member Rodriguez...

[UPROAR FROM AUDIENCE]

CHAIRPERSON MOYA: Can, one second please. Folks, I know that there is a lot of passion in this, but we have to get through this together so I please ask that you be respectful of the panel. As we will be respectful to everyone that is coming up to testify as well. So, please adhere to the rules of the chamber. Thank you so much. You may proceed.

CECILIA KUSHNER: Thank you. My name is Cecilia Kushner. I am the Senior Vice President of the Economic Development Corporation. And as President Patchett said I'm just going to spend a few minutes to give some more details about the zoning proposal. So, as President Patchett mentioned, this proposal has changed over the last three years. This process started in March of 2015 when Council Member

Rodriguez called on the City to study and invest in Inwood. There were multiple public workshops, a community survey and several public open houses through 2015 and 2016 resulting in a draft zoning proposal in July 2016 that focused solely on the area along and east of 10th Avenue along the waterfront. As the engagement process progressed we heard growing concerns about the area west of 10th Avenue. Specifically that warn of private rezoning application would degrade the distinctive and consistent build character of the community. Beginning in September 2016, we received a request from Community Board 12, local community groups, Borough President Brewer and Council Member Rodriguez to apply contextual zoning to these areas and in response we delayed starting the public review process so we could study these requests. In spring 2016, Council Member Rodriguez and Borough President Brewer formally requested that the City expand the rezoning area and apply a balanced framework that preserves neighborhood character while also ensuring that new development provides affordable housing. The administration agreed to that request and more than doubled the zoning area in response to include all of

Inwood west of 10th Avenue. We continued outreach as we revised this proposal and we began environmental review last summer, and entered ULURP in January. The original zoning proposal aimed to extend the vibrant mixed use character of Inwood East to the Harlem River, and to require permanently affordable housing where housing is not allowed today, and where we have more than 10 acres of parking lots that don't meet the needs of Inwood residents. That is the area in purple on the map. The revised proposal that is in front of you, would apply our 7A rezoning district with closely mirrored existing midrise apartment building stock. To 80% of the expanded area west of 10th avenue. That is the area in blue on the map. And along Inwood's major commercial corridors, along Dychman Street, Broadway and West 207th Street where current zoning allows hundreds of units to be built without any affordable housing or height limit. The expanded proposal allows for some additional density, maps MIH and while still imposing height limit and other contextual requirements that do not exist today. And that is the area in green on the map. So, first we'd like to thank the Inwood Community, Borough President Brewer and Council Member Rodriguez

for making this plan better and for asking us to go back to the drawing board. Zoning is one of the important tools the City is harnessing to implement Inwood NYC. As Chair Moya mentioned, there are several proposed land use actions in front of you including the zoning map amendment, to rezone 59 blocks in Inwood with a balance between new development and preservation. A number of zoning tax amendments to establish the special Inwood District to tailor zoning to the specific characteristics of this neighborhood. Map mandatory inclusionary housing and create an Inwood Waterfront access plan. We also have UDAP approval and disposition to facilitate the development of affordable housing and a state of the art new library. As well as property disposition and acquisition to facilitate the creation of waterfront open space, affordable housing, and reconfigure a City parcel in the tip of Manhattan area to produce more affordable housing. And finally, we also have a couple of City map changes to de-map streets to facilitate future waterfront open spaces. As President Patchett mentioned, zoning in Inwood has not been updated in over half a century and its holding back progress, and the needs and the

priorities of the community as identified. In Inwood, a large portion of the neighborhood is zoned for manufacturing in C8 districts which are commercial districts for heavy commercial uses. Warehousing is allowed which is all of the R districts that are in yellow on the map as well as the C44 district.

Affordable housing is not required. And because of a lack of height limit and street wall requirements, new development could completely erode the existing character. And finally, current zoning does not require waterfront open space which has been a long standing goal of this community and the City. The proposed zoning that's in front of you is not off the shelf. It is highly tailored for the unique condition of this community and the neighborhood. It aims to take a balanced approach by addressing many needs, extending the vibrant mixed use character of Inwood East to the Harlem River requiring permanently affordable housing, strengthening the existing character with a focus on preservation west of 10th Avenue. And creating opportunities for economic development, job growth and new community facilities. The proposed Land Use Actions are needed to ensure that new permanently affordable homes are built in

Inwood. As Council Member Rodriguez and Moya said, preserving existing affordable housing and protecting existing tenants are the highest priority.

Replenishing Inwood's housing and affordable housing stock is critical to ensure that the neighborhood continues to offer opportunities for immigrants and working families to find a home. Today, under existing zoning there is no way to require new affordable housing on privately owned sites. And housing is not allowed east of 10th Avenue. The proposed zoning will open acres of parking lots along the waterfront for housing and Map MIH to require permanently affordable housing. The proposed Land Use Actions are also needed to encourage an active public realm and waterfront. Opening up the waterfront has been a community and City long term goal in Inwood. The proposed zoning and the waterfront access plan would require public open space and provide a framework for a continuous public shoreline. Today there are some parts of the neighborhood, especially west of 10th Avenue, where we have active streets with retail and community use on the ground floor built up to the sidewalk. The proposed zoning will reinforce this vibrant character where it exists in a

neighborhood and required it in portions of the neighborhood where it has not been achieved. For example, along 10th Avenue near the train east of 10th Avenue. The proposed Land Use Actions are also needed to unlock opportunity for job intensive uses. As President Patchett mentioned, the City is investing in Inwood's residents including students and job seekers, as well as its businesses and its cultural assets. The land use actions are necessary to ensure there is space for businesses, not for profit offices and facilities, cultural amenities and other job creating uses. Mixed use zoning will encourage commercial and community facility uses along with residential. And on some blocks on the top of Manhattan area, proposed zoning is focused solely on...

CHAIRPERSON MOYA: [interposing] I'm sorry, can you just go just a little slower for the translation? Thank you.

CECILIA KUSHNER: Slow down. Yes. I will do that thank you.

CHAIRPERSON MOYA: Thank you.

CECILIA KUSHNER: Thank you for stopping me. And commercial overlays will ensure that existing

retail can expand and new retail is encouraged on the first two floors. The proposal has evolved since January. In April the City filed an amended ULURP application with improvements to the zoning, many of which responded to community feedback. The application changes included the creation of industrial mixed use zoning in Sherman Creek to facilitate the relocation of wholesale businesses. Changes to encourage additional commercial development along existing commercial corridors. Transit easements for subway station improvements. Better waterfront open space and circulation in the tip of Manhattan area. Bulk (sic) flexibility to encourage better building design, and required along Dyckman and West 207th Street that 50% of the ground floor frontage be required for retail and service establishments. And limited frontage of 25 feet for bank and loan offices. And in response to further community comments, the City Planning Commission also made modifications to the proposal to strengthen public shoreline requirements, refine ground floor regulation and further facilitate job incentive uses where they exist today. So, in closing, I just want to emphasize that the proposal before you is a result

of a long process that takes into account all of the community feedback that we've heard since 2015. We tried to have a highly tailored approach to zoning, harnessing it to meet a wide range of policy goals that reflect the very feedback we've gotten as well as the unique characteristics of this neighborhood. And we look forward to continued dialogue with Inwood residents and with the City Council to better the proposal. Thank you.

CHAIRPERSON MOYA: Thank you.

Commissioner?

COMMISSIONER TORRES-SPRINGER: Good afternoon, Chair Moya and members of the City Council Zoning Subcommittee. My name is Maria Torres-Springer. I'm the Commissioner of the Department of Housing Preservation and Development. Before beginning, I would like to extend in particular my thanks to Council Member Ydanis Rodriguez for his extraordinary leadership in the Inwood community. He has been a tireless advocate for the needs of the community, and through his vision and work with the City this proposal has continually improved. Over the last several years HPD has been closely involved in the Inwood neighborhood planning process and we have

developed, and are continuing to refine a housing strategy for the area as outlined in our draft Inwood Housing Plan which I will talk about through these slides. Now despite the huge number of rent stabilized apartments in Inwood, as our City and our neighborhoods grow, rents are increasing everywhere. Between 2002 and 2014, rents in Inwood and Washington Heights increased by 38%. Which is more than rents increase citywide. While Inwood has significant diversity of incomes as you can see on this chart, there are a significant number of low income and extremely low income residents in the neighborhood. As you may know, Inwood has one of the highest concentration of rent stabilized housing in the City, more than 2/3 of all homes in Inwood and Washington Heights are regulated by government agency. Compared to about a third of homes across the City. Since 2003, HPD has financed the preservation of over 2,000 affordable homes in Inwood and Washington Heights. But that's been mentioned, the last affordable apartment building constructed in Inwood was over 10 years ago. A big reason for this is that there is very little land in Inwood that is zoned for residential available to be developed as housing. The

proposal before you today will allow us to reverse this trend to create thousands of new affordable apartments in Inwood over the next several years. The rezoning proposal is crucial to helping address the high demand for housing by enabling growth in appropriate areas while requiring permanently affordable apartments. Now working closely with our sister agencies and through robust community engagement, HPD developed the Draft Inwood Housing Plan which memorializes a set of strategies to address the areas unique housing needs. First and foremost, as always, we want to preserve existing affordable housing and keep people in their homes, but we also need to ensure that we are pursuing opportunities for the creation of new affordable housing in order to keep pace with our growing population. Lastly, we are continuing to make improvements to the way we do business to ensure residents are better able to access and benefit from our investments. Preserving the affordable housing that already exists in Inwood is our number one priority. HPS offers loans and tax incentives to help building owners improve the quality, physical condition and efficiency of their properties. In

exchange for financial assistance, property owners are required to maintain rents at levels that are affordable to existing tenants and to limit rent increases in the future. We are conducting more proactive and strategic outreach to property owners than ever before to let them know about our financing programs to make building improvements and to extend affordability. Our new Neighborhood Pillars Initiative will dedicate funding for not for profits and other mission based organizations to acquire and rehab unsubsidized rent stabilized buildings so they can maintain the affordability of this crucial housing stock. We also launched a landlord ambassador pilot and designated MHANY to conduct outreach and provide support to local property owners interested in using our financing programs to preserve affordability. HPD continues to improve housing quality through enforcement of the housing maintenance code which is critical to ensuring that landlords provide proper maintenance and essential services. Since 2014 we've increased the number of inspections in Inwood and Washington Heights by 11% and the number of violations issued by 21%. We are part of the multiagency Tenant Harassment Protection

Taskforce. Each enforcement agency issues appropriate violations for physical conditions or conducts appropriate investigations into allegations of harassment. In Manhattan Community District 12, the taskforce has inspected 20 buildings with 570 dwelling units, issuing more than 1,300 hazardous or immediately hazardous violations. Many of these buildings have ongoing cases in housing court initiated by HPD and or tenants. And more than 10 buildings are active in our AEP or Alternative Enforcement Program. Referrals to the taskforce by community groups and elected officials have been instrumental in identifying some of the most egregious cases of harassment throughout the City. In Inwood, where more than 2/3 of all apartments are rent stabilized, we know that keeping tenants in their homes is going to be the most important way to ensure long term affordability. We've launched a number of important new programs to protect tenants from harassment and deregulation. Outreach specialists from Tenant Support Unit or TSU who are trained in community engagement and collectively speak over 12 languages conduct door to door outreach to document building conditions, inform tenants of

their rights and identify housing related issues. Tenants in need of assistance are comprehensively case managed and connected to a range of services including emergency repairs and free legal services. From July '15 to June '18, TSU specialists have knocked on over 31,400 doors and assisted close to 2,500 tenants in Inwood. To support tenants who are facing eviction or harassment, the City has expanded funding for civil legal services for low income New Yorkers at HRA's Office of Civil Justice. From 2015 to May 2018, City funded legal service programs for tenants have assisted approximately 1,300 households in the Inwood zip code of 10034, providing legal assistance to approximately 3,300 Inwood residents facing displacement, eviction or harassment by unscrupulous landlords. And HPD, I'm happy to report will include Inwood and Washington Heights in its very new Partners in Preservation Initiative to establish a hub for neighborhood base and high displacement initiatives. A core element of this program will include additional resources for community based organizations to help organize tenants and develop and implement action plans for at risk buildings in close coordination with HPD and

other relevant partners. The Certification of No Harassment Program is really a product of a collaborative yearlong working group in response to growing interest across the City. The program will identify specific buildings that meet the criteria indicating that tenants may be harassed and owners of such buildings will be required to obtain a (INAUDIBLE) certification of no harassment before being granted permits for demos or change of use, or occupancy. Now one of the major goals of this rezoning is to encourage new construction of affordable housing as has been mentioned a few times. Something that hasn't happened in Inwood in about 10 years. First, through the application of the new mandatory inclusionary housing program, any new development and most of the neighborhood would be required by law to set aside at least 25 to 30% of all apartments as permanently affordable. We also offer subsidies and tax benefits to encourage developers to work with us to develop 100% affordable housing. Several property owners have already committed to using City financing to develop affordable housing that exceeds the minimum MIH requirements. I also want to highlight that any

project in an MIH area that receives HPD subsidy must set aside an additional 15% of apartments permanently affordable. On top of the mandated MIH requirements. And as always, we are looking to identify opportunities to develop affordable housing on publicly owned land. For example, at the Inwood Affordable Housing and Library Development Project which I'll talk more about in a second, we also continue to evaluate the feasibility of other public sites in the neighborhood for affordable housing. In partnership with HDC and the New York Public Library, we recently announced the development plans for the Inwood Affordable Housing and Library Development Project. The development team is being led by longstanding not for profit groups like CLOTH and the Children's Village in partnership with Olympic and Ranger will bring years of development experience to the team. As mentioned, it will create 175 deeply affordable homes, a new, modern Inwood Library, space for the City's UPK program and an ACTS center. Activities, Culture and Training center which will have cultural educational programming. All 175 apartments will be permanently affordable. And the ACTS Center will provide community facility space for

education, health and wellness related programs, job training and community activities. The activities, programs and services at this center will be open to the public. On community meetings in Inwood we have heard time and time again that in addition to creating new housing, the City needs to make sure that residents in need can access that housing. We are working to remove barriers to qualifying for affordable housing. For example, just last month we updated our affordable housing marketing handbook to strengthen the City's policies and procedures for allocating affordable housing through our New York City Housing Connect Lotteries. These policy changes make affordable housing more accessible to New Yorkers who have otherwise been previously disqualified and they include, for instance, limiting options to reject applicants based on credit history, and debt. And ensuring that applicants can no longer be punished for taking their landlords to court. Clarifying eligibility guidelines for a speedier review process by eliminating the mandatory employment history requirement for self-employment and freelance income. Introducing additional protections for domestic violence survivors such as

ensuring applications cannot be denied housing for adverse factors such as poor credit, or negative debt payment history if those factors are a direct result of domestic violence, dating violence, sexual assault or stalking. We continue to take steps to help residents become better prepared to submit and complete accurate applications including through our housing ambassadors program which trains local community groups to help residents submit applications for the lottery. Community League of the Heights is our partner in Inwood and Washington Heights. And last, but not least, we are committed to ensuring that our investments in affordable housing, creates jobs and strengthen small businesses. Through Hire NYC, all developers are now required to post available construction jobs with a local Workforce 1 Center and interview qualified candidates. In our public site RFPs we now require developers to create a targeted hiring outreach plan as part of the competitive review. Our new Build Up program requires developers to spend at least a quarter of all HPD supported costs on certified minority and women owned businesses. Before concluding, I would like to thank the members of the Inwood community many of whom are

here today for their continued advocacy for their neighborhood. Many of these strategies, whether applied locally or citywide, have come directly from our conversations and collaborations with community groups and elected officials in Inwood and I look forward to our continued collaboration. And at this point would like to pass this onto Commissioner Gregg Bishop.

COMMISSIONER BISHOP: Thank you. Good afternoon, Chair Moya, Council Member Rodriguez and members of the Subcommittee on Zoning and Franchises. My name is Gregg Bishop and I'm the Commissioner of the New York City Department of Small Business Services. At SBS, we aim to unlock economic potential by connecting New Yorkers to quality jobs, building stronger businesses and fostering thriving neighborhoods. Over the last year, SBS has worked closely with our partner agencies, community based organizations, business and residents to implement new investments for small business and job seekers in Inwood with the goal of increasing economic security of local residents. Chief among the new investments to date is Neighborhood 360. A program created to identify and develop commercial revitalizations

projects in partnership with local stakeholders.

Through Neighborhood 360, SBS worked with the local community partners including the Washington Heights Bid, Inwood Artworks, Northern Manhattan Arts and Culture, and others to conduct a commercial district needs assessment. That analyzed several local commercial corridors, conditions and opportunities for improvements. Findings from the CDNA directly guided the priorities for the competitive Neighborhood 360 grant which resulted in SBS awarding over \$1.1 million in funding over three years in early 2017. In partnership with several Inwood community based organizations, the funding will provide direct resources to staff, plan and implement customized commercial revitalization projects including direct business services, district marketing, supplemental sanitation services and merchant organizing over the next three years. The grant funding supports one on one small business consultation, advising, and community engagement activities and events. This includes the Film Works Alfresco free outdoor summer film series offered in Inwood Hill Park in both English and Spanish. In addition, our funding provides opportunities for

local merchants to learn new skills in hospitality, customer service and small business financing through free workshops taught by area professionals. These workshops are tailored around the needs and requests of Inwood small business owners. SBS also provides free business services to small business in Inwood through the NYC Business Solution Centers located at 560 West 181st Street. These free services help businesses start, operate and expand in New York City and include business education, access to capital, free legal resources and commercial lease review. SBS recently launched the Commercial Lease Assistance program which provides eligible businesses with pro bono legal services to address commercial lease issues prior to litigation. Through the program which can be accessed at the nearby NYC Business Solutions Center, our legal service providers can assist small businesses with signing a lease, renewing, amending or terminating an existing lease or resolving other commercial lease related issues such as landlord harassment, bad conditions and breach of contract. All free for Inwood businesses. We also heard from the Inwood community about the desire to increase quality employment and training opportunities for

residents of Inwood. To address this, SBS will ensure access to Workforce 1 training and recruitment services. SBS operates a network of 21 Workforce 1 career centers across the City including one currently located at 516 West 181st Street. The centers programming includes services designed to provide the necessary support for foreign born New Yorkers to be successful in growing industries in the New York City labor Market. The center focuses on providing, integrating, and customized services to help foreign born New Yorkers to effectively connect to job opportunities. Job seekers can also receive support to connect to employment, connect to training and post training employment and develop skills to strengthen their job candidacy. The center offers occupational training programs including bilingual medical assistance training, commercial driver's license training and web development training. Additionally, SBS works with a network of over 300 workforce development community partners across the City to connect Inwood residents to quality employment and trainings. SBS healthcare industry partnership, the New York Alliance for Careers in Healthcare, NYACH, is also in conversations with New

York Presbyterian Hospital to consider partnership opportunities to increase healthcare training and employment for Inwood Residents. In addition to our Chamber on the Go and compliance with our advisor teams, SBS also recently launched a mobile outreach unit. This is another way we are boosting our support to communities by bringing our services directly to business owners and job seekers in their own neighborhoods. Allowing SBS to rapidly address their needs. SBS is committed to serving the residents of Inwood and will continue to provide necessary services for the community's business owners and job seekers. Thank you and we are happy to take your questions.

CHAIRPERSON MOYA: Thank you. Thank you to all the panelists. Just a couple of questions. Do you believe that neighborhood re-zonings lead to real estate speculation?

[UPROAR FROM AUDIENCE]

CHAIRPERSON MOYA: Wait, please, folks.

JAMES PATCHETT: It is our view that real estate speculation is occurring throughout the City. I think as evidence by the increase in rents in Inwood which has gone up 38% over the last 12 years.

Notwithstanding the fact that there's been no zoning action and no affordable housing built in the neighborhood compared to 24% citywide.

CHAIRPERSON MOYA: I ask that because there's been several large purchases of rent regulated housing since the announcement of the possible rezoning in Inwood. And, folks, you'll be removed. I've given several warnings, I've asked you to please comply. We have a lot of questions that we want answered, but please respectful or else you will be removed from the chamber okay? So, my point is that there's been large purchases from rent regulated housing since the announcement of the possible rezoning of Inwood. Don't you feel that that's really how it leads to speculation coming into communities where now big developers are purchasing big swaths of land in order to benefit themselves as opposed to what can come in for the community?

COMMISSIONER TORRES-SPRINGER: We certainly share what I know a lot of community residents feel and certainly in discussion with the Council Member, the desire to make sure that the investment that happens in neighborhoods is not predatory investment. And we believe that the actions

that are the result of this rezoning, in addition to all of the other programs and services, and I'll name a few just to be clear, that we're taking are the best tools to ensure that investments that are happening in neighborhoods are beneficial to communities versus being predatory. So, for example, to the extent that there is development happening in a neighborhood like Inwood now, there is no requirement for affordable housing. So the mapping of MIH allows us to ensure that the benefit of affordable housing happens as the development happens. In addition, we have an entire gamut of anti-displacement initiatives, preservation initiatives. Some of which have been ongoing like all of the legal services to tenants, work on anti-harassment and new ones like the Certification of No Harassment. Like the predatory equity watch list. And we're going to bring all of that to bear because the one thing that we do know, in order to both ensure we are meeting the housing crisis, while at the same time protecting tenants, we have to use all of those tools. And we're prepared to do that. We've been doing a lot of that already in the neighborhood and

we will certainly make sure that that continues as hopefully this rezoning gets implemented.

CHAIRPERSON MOYA: So, based on that, do you think that the neighborhood with this rezoning will be more affordable to live in in 10 years?

COMMISSIONER TORRES-SPRINGER: We will use every tool that we have to make sure that people will stay in their homes. That they will continue to be able to call this neighborhood home. The reality is that if we do nothing, if we do not build more affordable housing, if we do not increase the supply of housing, rents will continue to rise and outpace incomes deepening the crisis. And so actions that are part of the proposal before you today allow us to prepare for that future and we're going to do that in a way where we're not just looking at investments in housing. But investments in the bones of the community that we know are needed because it can't just be about housing. It also has to be about the schools, and parks, and infrastructure. Investments that the neighborhood has not seen in decades and now we have the opportunity to do that together.

CHAIRPERSON MOYA: And what was the housing market like in Inwood that drew you to that

neighborhood? And is it fair to say that the neighborhood is already attractive to developers before the rezoning?

COMMISSIONER TORRES-SPRINGER: I'll mention a couple of things and (inaudible) my colleagues want to add. Because of the restrictions, as mentioned in the power point in terms of zoning. There has not been significant development in the area, but that also means that there hasn't been affordable housing that's developed. Only 200 units and that was more than a decade ago. And so as rents continue to rise, our hope through this plan is to get ahead of further market changes and make the investments that are necessary to build the housing that will benefit current residents. But also position the neighborhood more strongly into the future.

CHAIRPERSON MOYA: And I just want to reiterate, just to reiterate again we have seen significant rent increases over the last decade as the residents well know and obviously it's a concern of ours. Clearly no zoning action has not led to no rent increases. In fact, as I said, it has outpaced citywide averages by more than 14% over the last

decade. The, "what drew us to Inwood", what drew us to Inwood was the fact that we believe this is a community that deserves the City's focus and attention because it's an area that has been disconnected from the eastern waterfront forever. There is no reason that there needs to be such a significant amount of physical infrastructure and parking lots that cut off residents. Residents should have a right to access that waterfront. That has been a community priority for decades. We also believe there is, frankly, a history of disinvestment in underserved communities across the City, which includes Inwood. We recently completed a rezoning of downtown Far Rockaway and were able to bring significant investments to that community as a part of it. the reason we focused on the community was because it had been a community that had long been disinvested and forgotten by previous administrations. So, we believe this is an opportunity, in a time of limited resources, to bring a focus to this community and bring investments that we believe the community needs with the guidance of local elected officials, the Council Member in particular.

CHAIRPERSON MOYA: So, let me ask you another question. Why are we relying on the market and private development to create affordable housing for New Yorkers.

[UPROAD AND APPLAUSE FROM CROWD]

CHAIRPERSON MOYA: Folks, folks, folks, please, please, please. Please. I'm going to ask again. Why are we relying on the market and private developers to create affordable housing for New Yorkers? And doesn't the profit motive in the creation of housing mean that it will always skew towards the higher income brackets of our City's AMIs?

COMMISSIONER TORRES-SPRINGER: That's a very important question, Chair Moya. The affordable housing model that we have really advanced here in New York and has resulted in the creation and preservation of hundreds of thousands of units of housing. It's public/private model. And by that what I mean is that in a time where we don't have unlimited City resources to build affordable housing ourselves, we have to rely on a model that leverages private investment. And so the model that we have been employing, for instance, for every City dollar,

capital dollar invested in a project, it leverages another \$5.00 of State, and federal, and private investment. The leveraging, however, of that private investment does not mean that we are without protections. We have very strong regulatory agreements that ensure that we are getting the bargain that is necessary to ensure that that project is affordable into the long run, and meets the need of community residents. The question of the income mix, of course has been a topic of much interest over the course of the last several years. The Mayor's Housing Plan has a target of 25%, for instance, of the entire 300,000 goal for extremely low and very low income households. We have exceeded that target. A full third of the production to date has been for extremely low and very low income families, and in fiscal year 17, that number was close to 50. So we have to leverage private investment because it's a time of scarce resources, but I guarantee you that we are doing that in a way where we're ensuring that we're protecting the tenants who are in the projects in which they are located. Not just today but into the future.

CHAIRPERSON MOYA: Thank you. Will the up-zoning of the commercial U have an effects on the rent stabilized housing in the area?

JAMES PATCHETT: I think where the focus on the area of Dyckman and 207th Street and Broadway which you're referring to as the Commercial U. That area has currently no affordable housing requirement and no height limits. So, the City's effort here is to create certainty around what future development would look like there by providing height limits so that there is certainty about how high buildings could be because at the moment different sites could be aggregated to create additional height. So we're creating height limits and also making a requirement for affordable housing as a part of new development.

CHAIRPERSON MOYA: So, dealing with the environmental impact study in the EDC amendment suggests that only 31 business will be displaced through development activity. Give the Borough Presidents assessment of soft sites with 147 businesses at risk of displacement in the commercial U alone. Could you explain how you developed the small business displacement numbers and why they

differ so drastically from the Borough Presidents findings?

JAMES PATCHETT: So, I can't speak to the Borough Presidents findings, but I can tell you that we take very seriously the possibility that businesses will be impacted by development. Whether it happens under the current zoning framework or a future zoning framework. As I said, the current zoning on that area, what you're referring to as the commercial U, provides no requirements for affordable housing. So, new construction could there now with no height limit and no requirement for affordable housing. So, we believe by implementing these changes we have the ability to require affordable housing in new development because we know it's going to happen at some point and we want to get ahead of it. And we want to provide height limits to provide certainty for the neighborhood about what that's going to look like. As far as the impacts on small businesses, this is an issue that has been of significant concern to the Council Member. He has relayed it to us repeatedly. We recognize that it's a real concern and we have some tools that we talked about as a part of our presentation that we are committed too, but we

are also committed to continuing the conversation about additional ways to address the issues of concern about displacement from development.

CHAIRPERSON MOYA: Thank you. Aside from the library project, will the new affordable housing on City owned sites be at incomes appropriate to the local community? And what about on the private sites?

COMMISSIONER TORRES-SPRINGER: So, first in terms of the public sites and we've worked very, very closely with Council Member Rodriguez and we will continue to do that to make sure that we are using that precious land that's within our control in a way that's consistent not just with the income mix in the community, but really the vision that the community has for what the future of these sites should be. And so I think that the library project example is a good one. So, that 175 permanently affordable units. The ranges, in terms of income for the units available through that project given the program, the subsidy program that will be used. It really caps incomes for individuals between \$22,440.00 and for a family of three that's about \$28,000.00 to \$56,000.00. And so we believe deeply affordable projects. We will use the same method in

future public sites. It starts really with a community engagement, community visioning process where we make sure that we understand what the different aspirations are of the community for the site. We will broaden (sic) a procurement in order to find the best developer team. We have to make sure that the project is financially feasible, but in every instance we want to make sure that we are getting as many deeply affordable units as the project can bear. And as is needed by the project. Depending on the MIH option of course, that is chosen, that sets the incomes in terms of the private sites. If a project, a private site uses HPD subsidies then our program term sheets have income ranges associated with each of those. But we will also then require, in addition to the MIH requirement, and additional 15% of permanently affordable. All of which is to say that if the site is a public site or a private site, if it takes advantage of our subsidy programs, we work very hard to maximize affordability.

CHAIRPERSON MOYA: When it comes to the retail, what retail controls will be put in place in the commercial U?

JAMES PATCHETT: So, we as a part of this process, after the original land use application was filed at the advocacy of the Council Member, we made two changes to the zoning. One of which was to require that at least 50% of the ground floor spaces be dedicated to retail and/or services. What we don't want to see from this is if there is new development, to see not an active street front. So, the objective there is to set a requirement as we've done in other neighborhoods that the developers, if they build buildings, are required to provide an active street front. The second requirement that we put in was a limitation on the amount of street frontage you could have from banks. We thought that was important because in some communities we've had financial institutions was an issue on the Upper West Side in the past. There were so many banks that it felt like that was the only retailer in the community and so, one zoning adjustment that has been made and that we've done in this community, is to limit the size of banks, and the amount of street frontage they can take.

CHAIRPERSON MOYA: Why wasn't the DOT bridge repair site included in the rezoning? Or the

sanitation site? It's in the heart of the new residential area and has extraordinarily low density.

JAMES PATCHETT: So, we are very serious about trying to identify every City owned site that is viable for development and turning it into 100% affordable housing. That is our objective in this community. We started, as Maria mentioned, with the library project, as part of this process we have also been able to successfully turn a City owned site which was entirely land locked, it was up against the Harlem River, had no street frontage. We were able to work out a transaction with a private party such that we were able to create a housing site which will be 100% affordable housing. We will create hundreds of units of affordable housing from what was effectively a parking lot on the waterfront. So, we think that we have demonstrated our willingness to be creative. As respect to the DOT site, the Department of Transportation runs a bridge repair facility out of there. As I think the residents of Inwood have expressed concerns about how quickly they can get in and out of their community. Thus, the two bridges that connect that community are a really important central means of egress to the community. And having

a DOT facility located proximate to that is extremely important. So in the event that there is an emergency or an incident on those bridges it can be repaired quickly. It's important the DOT be able to have close access to that. There is a limited number of these facilities, they need to be located on the waterfront so that they're close to the bridges which clearly are located on the waterfront. And so that's why that site needs to be there. As respect to the Department of Sanitation site, I say two things about that. The first is that it is overall the City's objective to rethink the use of that site, but that is contingent on finding another location for the sanitation facility. And we've been in conversations with the Council about potential other locations. The City has recently built sanitation facilities in Manhattan, in Tribeca, and on the Upper East Side. We don't currently have an agreement with the City Council to locate another sanitation facility. So once we are able to do that, we are optimistic that we might be able to do something else with that site. I'm not certain if it's the best housing site in and of itself, but we are open to being creative with the

community about how to best use it, and the other City sites in the neighborhood.

CHAIRPERSON MOYA: Thank you. just a couple more questions. So, the theoretical capacity of the rezoning appears to be a net of approximately 40,000 additional residence over existing conditions. The City has reduced that number to approximate 1/3 based...

JAMES PATCHETT: [interposing] Well...

CHAIRPERSON MOYA: On the assumption used (sic) 12 projects...

JAMES PATCHETT: [interposing] I'm sorry, 12,000 residence.

CHAIRPERSON MOYA: 12,000?

JAMES PATCHETT: Yes, I don't know are...

CHAIRPERSON MOYA: Okay.

JAMES PATCHETT: There are currently 40,000 residence.

CHAIRPERSON MOYA: So, then I must have a different number because I had 40...

JAMES PATCHETT: [interposing] It's 4,000 (SIC) new units of expected.

CHAIRPERSON MOYA: 40,000 additional residence over the existing conditions. The City had

reduced the number to approximately 1/3 based on the assumption used in their projections for build year 2032. Inwood population would double if 40,000 new residents moved in and is it not true that in Long Island City, the rezoning anticipated 300 new apartment and ended up with 10,000? How could we be certain that the projections are not similarly flawed for Inwood?

JAMES PATCHETT: I think, speaking about, and I can't speak in detail about Long Island City right now. I mean I think clearly we use the...

[UPROAD FROM AUDIENCE]

CHAIRPERSON MOYA: Folks, folks.

JAMES PATCHETT: We use the best available information we have at the time to make our estimates based on what we believe are the accessible sites. There is an accepted methodology. In some cases we expect way more residential units than ever get constructed and sometimes there are more residents who move in than anticipated. The estimates we have are that we would expect a population increase of about 2,200 in Inwood with any action. And we expect an increase of about 14,000 with action. So that's a net increase of 12,000.

CHAIRPERSON MOYA: Okay. And which MIH option would best meet the needs of this community? And the Community Board called for deep affordability option. Now how can enforce option 3 on a private development?

JAMES PATCHETT: So, I mean I think the two options that we looked at in the environmental impact statement were options 1 and 2. Which were 60% of area median income with at least 10% being committed to 40% of area median income. And also a 30% affordable housing requirement with 80% of area median income. As far as what the preference is for this community, that's something we are obviously going to speak with the Council Member about and the rest of the community to determine what makes the most sense at the end of the day.

CHAIRPERSON MOYA: Okay. Moving on, how many individuals have applied to jobs through the Hire NYC program?

COMMISSIONER BISHOP: So, Hire NYC, just to be clear, Hire NYC is based on projects around the City.

CHAIRPERSON MOYA: [interposing] Correct.

COMMISSIONER BISHOP: So, it all depends on what's happening whether its through the HPD or EDC. We work with the developer that is obligated to hire locally and I don't have that number right now, but it's dependent on the actual projects. And I think in the past...

CHAIRPERSON MOYA: [interposing] So to date...

COMMISSIONER BISHOP: been a few...

CHAIRPERSON MOYA: [interposing] To date, how many people have applied through Hire NYC?

COMMISSIONER BISHOP: So, I don't have that number on me.

CHAIRPERSON MOYA: So, I just want to say that this is second major rezoning hearing that we've had. I asked the same question and I got the same response from your department. That's completely unacceptable to this Committee, to the body here, and the people who are taking their time out to come here and we still never get the answer to a very simple question for a program that the City is touting and haling this as one of the best programs that they have. I am saying one last time to the folks at SBS that when you're coming here to this Committee, when

you're going to come and talk about rezoning's, be prepared. I'm going to ask you another question on Hire NYC. How many individuals have been interviewed or considered for hire by employers through the Hire NYC program?

COMMISSIONER BISHOP: So I was prepared to talk about the Workforce 1 Center and the work that we do. So, Hire NYC, as I said, it's based on the actual projects. There have not been a lot of projects across the City...

CHAIRPERSON MOYA [interposing] I know. How many have been hired?

COMMISSIONER BISHOP: I can get back to you with that number.

CHAIRPERSON MOYA: How many individuals have been hired through the program?

COMMISSIONER BISHOP: Again, I'll get back to you with that number.

CHAIRPERSON MOYA: How many employers have participated in the Hire NYC program?

COMMISSIONER BISHOP: Again, I apologize. I was prepared to talk about the Workforce 1 Center and the work that we do in Inwood. I will get back to

you on how many employers have actually worked with Hire NYC.

CHAIRPERSON MOYA: So, this program has been labeled by the City as the best model for hiring local residents, what data can the Administration prove to back this claim?

COMMISSIONER BISHOP: So, I have, and we have worked closely with local employers through our Workforce 1 Center. We've served over 7,000 residents through the Workforce 1 Center. Hire NYC is just one of the tools we've talked about. In terms of forcing a private developer to hire locally. Hire NYC is the best tool that we do have. However, we do have companies that look for local residents and those companies are in technology, those companies are in healthcare. Those companies are in transportation. Now we work with our Workforce 1 systems to ensure that we connect Inwood residents to the best quality jobs.

CHAIRPERSON MOYA: I have a bunch of questions that I think I'm going to get the same response. So, again, I ask that you provide myself and this Committee all the data and the questions that I've asked on Hire NYC. I now want to turn it

over to my colleague, Council Member Rodriguez for questions.

COUNCIL MEMBER RODRIGUEZ: Thank you. a question for the HPD side, how many rent stabilized apartments do we have in Community Board 12 and what number from those are new?

COMMISSIONER TORRES-SPRINGER: We have in Community Board 12 about 61% of the stock is rent stabilized. That's approximately 46,000. And that is for Community Board 12. And I will follow up on the specific breakdown of that for Inwood (sic).

COUNCIL MEMBER RODRIGUEZ: How many, if you have a number that you can share with us, how many rent stabilized apartments they will lose as a community from 2000 to 2010?

COMMISSIONER TORRES-SPRINGER: I don't have that number, but what I do know, Council Member, is that the trend of the loss of rent stabilized units was pretty dire for a while and that's actually stabilized in the last few years. But we do know that our work is not over and so we you mentioned earlier, the work that we have to do together in Albany next year is extraordinarily important. And the Mayor has spoken about a three prong strategy, ending vacancy

decontrol, ending the vacancy allowance, limiting IAI and MCI increases. And there are a number of other reforms that we will be pursuing as well because to the extent that we can protect each and every one of those rent stabilized units, we know that that is job number one. I'll also just mention one other thing is that there are buildings with rent stabilized leases, but are not necessarily regulated or are within the City regulatory agreement. And we just developed, we just launched a new program called Neighborhood Pillars. What that will enable us to do is provide financing for not for profit organizations and mission driven organizations so that they can acquire those buildings and we can make sure that they are affordable into the long run. Essentially enable not for profit organizations to compete in the private market where right now they might be losing out to speculation.

COUNCIL MEMBER RODRIGUEZ: What percentage of residents of Inwood, in the rezoning area, is Latino?

CECILIA KUSHNER: I believe it's over 50% foreign born and over 75% Latino or Hispanic.

JAMES PATCHETT: Yes.

COUNCIL MEMBER RODRIGUEZ: As far as I recall, I think 87% of that population is Latino.

JAMES PATCHETT: Yes.

COUNCIL MEMBER RODRIGUEZ: Has the Latino community been engaged in this process?

JAMES PATCHETT: Absolutely. We have had, as a result of your advocacy, we have held a series of events that are all bilingual. We've provided simultaneous translation at the events as well. We also did a tele-town hall that we did simultaneously broadcast in Spanish and we took questions in Spanish as well as in English. So we have our best to reach out to the Latino community and we have done our best to provide simultaneous translation as the Council is offering right now throughout the process.

COUNCIL MEMBER RODRIGUEZ: Do you have an estimate of what number of apartments became preferential rents in the last of years in the community?

COMMISSIONER TORRES-SPRINGER: What I do know is that, and this is according to the rent guidelines board, about 26% of all rent stabilized apartments in CD12, that's about 12,000 apartments, have a preferential rent. Just to put that in

context, citywide the proportion of units with preferential rent as a subset of all rent stabilized is actually 31. So in CD12 it's 26% or 12,000 apartments.

COUNCIL MEMBER RODRIGUEZ: And we know that many of those tenants who were pushed out from the rent stabilized apartments and those apartments became preferential rents. Those were the apartments that used to belong to Dona Maria, Dona Juana, Don Pedro. Tenants who used to live in a building that used to belong to Vantage and to Pinnacle and to those unfortunately I hope that they have learned a lesson about those bad landlords who ended settlement with the AG because of not being able to provide the services and using bad tactics to push tenants from a community.

COMMISSIONER TORRES-SPRINGER: So, we need to say a couple things. One about preferential rent, and I think it's helpful to talk about harassment in general because I know that's an issue that many tenants, too many tenants in our City face. First, in terms of preferential rent. It's important to know that it is legal, however, we know that there are landlords who might be exploiting the use of the

preferential rent in a way that's not beneficial for tenants. So our approach in general has been four fold. One is to make sure that tenants through legal services making sure that our tenant support unit reaches out. They has as much education as is needed about their rights if you do in fact have a preferential rent. Two, as you mentioned, Council Member, enforcement. Making sure that our task force knows when there is behavior by the unscrupulous landlord that might include exploiting or finding loopholes in preferential rent, but that usually mean that they are doing other things and being as, throwing the book at them where it's needed. The new programs like CONH that I mentioned earlier and then importantly the fight in Albany. And so that is how we are, we have been, and will continue to work on preferential rent. But in general, I think the issue is one about bad actor (sic) landlords and we have tools within HPD that we try to use as aggressively as possible and certainly have appreciated the partnership of local community groups and tenant organizers so we know what is happening on the ground. And as we continue to fight the fight in Albany that is needed so that the laws that we have

that protect rent stabilized tenants are as strong as they can be.

COUNCIL MEMBER RODRIGUEZ: I think that the community has been a community that has welcomed immigrants and individuals that we have moved from different places. As I've said before, that's a safe community for the Jews that came from Germany. The Irish, the Italian, Kristen (sic) queen (sic) used to go to (INAUDIBLE), Cat (sic) Stringer (sic) her mother used to be a Council Member from the area, she went (inaudible). Then we have the Greek, St. Spyridon Church, we have the Cubans, then we have other groups coming. I believe that the new changes that we have seen in communities, that people are being priced out from other communities. Now they're taking those apartments that they have become the preferential rent. At the end of the day, we have to welcome anyone that comes to our community. My goal is to create a community, a home for people they live in for decades. And investing for the new economy (SIC) we cannot tell anyone that was priced out from Brooklyn, from the West Side, not to come to Washington Heights. But I think we need to deal with that reality. We've be dealing with bad landlords and

that reality was happening before we started talking about this rezoning in Inwood. And if we leave those apartments that we have, the new landlords buying the big portfolio, 20-25 apartments, unfortunately many of those apartments, they are in preferential rents. How much is the City ready to invest in those buildings that we have left? That they are rent stabilized apartments, that they can work with those landlords in offering the program that the City has for them to be able to maintain those working class individuals, those who make less than \$20,000.00 those who are the voices in our community. Those who went to the library in the 80s and the 90s when their mother said, after you finish (INAUDIBLE) wait for me at the library because drugs is killing our jobs (SIC) and our community. So what is our plan? Because that is what the community wants to hear. How much money are you willing to invest on preservation? That's in particular a big ask that we have. And something that we have in common here, so are we ready to say that I don't want to put numbers now? But are we ready to continue negotiating to be able to say, Inwood should know that, here we are putting these millions of dollars for preservation.

COMMISSIONER TORRES-SPRINGER: We know that preservation is the cornerstone of this housing plan. That is the case in so many neighborhoods in which we do this work. Our commitment to that will be unequivocal. We will use every enforcement tool that we have to ensure building conditions are taken care of and we will use both existing and new approaches to preservation. And we will be as aggressive as we can be. I mentioned programs like Neighborhood Pillars, there are in addition, the Partners of Preservation which is a wholly new approach to identifying, being more proactive about which buildings need to be targeted. And I think in terms of funding, the Mayor's housing plan represents the historic and largest commitment of resources to affordable housing that the City has really ever seen. And we...

COUNCIL MEMBER RODRIGUEZ: [interposing]

But...

COMMISSIONER TORRES-SPRINGER: Will make sure that in Inwood, that the investment is commensurate with the need.

COUNCIL MEMBER RODRIGUEZ: I just went for you guys to know that we need to be ready to put

numbers. I know when we had the opening budget hearing, Secretary of Budget had, the Budget Director, I think that how much money do we have in the pipeline for the next few years for preservation. And that's \$3 billion that we have just for preservation. Our community, unfortunately as I said, even other communities, they receive 3,000-5,000 affordable housing in the four years of the previous administration. For us to receive only 250 when doing the same time, we have Vantage and Pinnacle putting cameras (sic), making those buildings very beautiful, but just to be following up with bad tactics to push people out. Our community will be expect it and that's what it will be, and I feel that we are having good conversation by community numbers. We need to be ready to say are we putting \$100 million for the Community Board 12? Are we putting \$150 million? How many millions are we investing on preservation? I have a great citywide view from my middle class and working class New Yorkers, but (sic) everything is local. So, at the end I would like for it to be ready to continue looking at the numbers because I need real investment on preservation because I say we are in the same boat and I believe that we have one

interest, to preserve our community where the diversity of the Black, Latino, White and Asian continue living, where working class will be able to be maintaining our community.

COMMISSIONER TORRS-SPRINGER: We understand.

COUNCIL MEMBER RODRIGUEZ: Okay. And my last question because as we know, we have great panels, is that I want you guys to be ready to the City site, I said before, I've been here for nine years. I have not done a rezoning, one, in my community. And the reason why I have not done it yet is because I have not been able to put a plan that we can say, this will be good for my community. I'm listening and I've met with Eva (sic), Mehta (sic) and everyone last night. And I met with you guys, and we talked about ideas and suggestions that you have. Life is not everything or nothing, so as I'm pushing the Administration to help us, to bring us as many resources as possible for this rezoning. It is important that we also focus on a specific thing that we want as we address this conversation. But, I say in the culture where we are, at City Hall, sometimes we expect that we negotiate, we talk to big number

and then go into the middle. 1989 I led a student movement to cover City College, I led a negotiation with Cuomo's Administration, his father, we won that battle. We stopped tuition increase and cutting the budget to CUNY. In this rezoning, this has to be a win for our community and I would like to be clear, preservation, building affordable housing, commercial space for local small business, building the first National Immigrant Research Performing Arts in here, in New York City. Building the Mechatronic School, a two year college. And we hope that CUNY will be the partner. We hear from the president that we are so lucky, those who live in Washington Heights, most of the time he takes the train and he lives in a community since '91. So if we can be able to work in the City to invest at CUNY, to build a project, those are key things that we want. Again, I feel that we are getting good progress in this complex rezoning that we are discussing. But I just hope, again, that you know that I'm not putting big things to get half of those (sic). And with that, the site and everyone should know, yes, I would like to live in another society knowing that (INAUDIBLE) dictated only by the markets that we have. By the markets that we have in

New York City, unless we have city land, its more difficult to build affordable housing. Here we have the sanitation garage where hundreds of trucks, if you pass by 218 and Broadway, it's parked on the street. Most of them, they are not serving our community. They come (INAUDIBLE) I am calling for the City to close that sanitation garage and use it for affordable housing. I am calling for New York City to work for the familiar sign in front of the firehouse, (INAUDIBLE) building the first third floor for indoor sports recreation to our youth. We don't have an astro-green, we don't have a JCC in our community. Our children who live in Inwood, many of them parents have to travel to the Upper West Side to opposite and to Riverdale in order to add the services that those kids need. So, for me, the familiar sights, again, using third floor for indoor recreation for our youth is as critical as affordable housing (inaudible). The DOT site is critical, the Spectrum charter and other than that one we have more things incoming (sic), it's critical too. And with that, unfortunately I would like to say we chose Con Edison when it comes to their commitments. Inwood, Washington Heights, we don't trust the corporation because after the

blackout, they offer with a letter of intention that Martin (sic) Cole (sic) still has a copy of that letter. That the community will, that they will work with the City to use one of the sites that they own to build affordable housing. What guarantee do we have, first of all that we will continue in engaging conversation to use those public sites that I'm mentioning? To work with a disposal (sic) for future action to build affordable housing, and how can we guarantee that Con Edison will be building housing in those sites that you're being able to work with them.

JAMES PATCHETT: Sure, so as you're very well aware, Con Edison occupies a significant portion of the area east of 10th Avenue. The agreement that we reached with Con Edison was to consolidate their operations to the southern end of that and make available two sites for housing at the northern end of that area. That is an agreement that they have committed to with us in writing and I know that they're providing testimony later today. I to us, another important element of that is the access to the water front so what they have agreed to do as well is relinquish a portion of Academy Street which I know has the ability to provide real waterfront

access to the community in an area where the community really hasn't had access. And the City will hold them accountable to seeing 100% commitment and action on the items that they have committed to including, again, making two sites available for housing. Which will include at a minimum, mandatory inclusionary housing requirements as well as the Academy Street and access to the waterfront along Sherman Creek.

COUNCIL MEMBER RODRIGUEZ:

[INAUDIBLE...]... to make, we need to be sure that there is a plan where HPD and Con Ed. Can be able to made accountable or what the plan is going to be for them to build affordable housing on that site. Because for me it's about here we are allowed to get access to the waterfront, but that's not enough. How many sites, as you've been discussing with Con Ed. Now will be, again, on a volunteer base, I hope that it's going to be more enforceable with them, what can be used for affordable housing.

JAMES PATCHETT: Two sites.

COUNCIL MEMBER RODRIGUEZ: Two sites?

JAMES PATCHETT: Two sites.

COUNCIL MEMBER RODRIGUEZ: Okay. So, my last question, as you know, I do believe that we are having a good approach to looking at centering the rezoning to the east of 10th Avenue because we have a major opportunity to develop there, to change the rezoning that we move from manufactures who misuse. In the plan that we are discussing right now, we will be allowing rezoning 202 and 10th Avenue, so for the small business tenants who will be relocated in that site. That, again, I can be honest with you, I have mixed feelings on giving that rezoning to that particular site. I prefer that the City work, at something that we've been talking about, to work with the individuals who own biggest distribution who also own the other sites. For him to be able to work with you guys and identify, and work with the City land in north 207 bridge so that that site will be used for affordable housing. And for that property owner who also has tenants, who have businesses in the area, to be able to relocate those businesses in the site that the City owns in the Bronx, in the other side to the river at 207.

JAMES PATCHETT: Okay. Well, I absolutely hear you and that we will work you on the most

effective strategy to maximize affordable housing and ensure that the businesses are not impacted and have the ability to have continuous operations.

CHAIRPERSON MOYA: Thank you, Councilman Rodriguez. We have a few more questions from Council Member Reynoso.

COUNCIL MEMBER REYNOSO: Thank you, Chair. And thank you to the panel for being here. I just want to ask some general questions. First, can you describe what access to the waterfront means and what exactly that entails?

JAMES PATCHETT: Yes, a requirement that there be at least 40 feet of waterfront esplanade along the entire waterfront on the Harlem River as the sites are developed.

COUNCIL MEMBER REYNOSO: And when you think about access to waterfront, do you feel that 40 feet is a sufficient amount of park space to even constitute a park in the first place? I just want to say 40 feet is four basketball hoops. So it's not even a basketball court size. A basketball court is about twice that size. So, that is the amount of waterfront access that you feel is appropriate for

the development of what I hear from you is almost 12,000 units?

JAMES PATCHETT: 4,000 units, it's 12...

COUNCIL MEMBER REYNOSO: [interposing] Why 4,000, you told us that the difference between the...

JAMES PATCHETT: [interposing] 12,000 people...

COUNCIL MEMBER REYNOSO: [interposing]... development versus the development under the rezoning, there will be an increase of 12,000 units.

JAMES PATCHETT: People.

COUNCIL MEMBER REYNOSO: People. So, 12,000 people, so...

JAMES PATCHETT: [interposing] 4,000 units, 12,000 people.

COUNCIL MEMBER REYNOSO: Okay, so 12,000 people.

JAMES PATCHETT: Um-hmm.

COUNCIL MEMBER REYNOSO: 40 square feet...

JAMES PATCHETT: [interposing] 40 feet...

COUNCIL MEMBER REYNOSO: along the waterfront is what you consider sufficient space...

JAMES PATCHETT: [interposing] It's not 40 square feet. 40 feet wide for an entire mile length

stretch at which we, it was a part of, this is the City wide policy. It's called the Waterfront Access Plan. It's something that exists in some communities. That is, in some parts, much of Lower Manhattan doesn't even have a greenway that wide. We believe that 40 feet is a great start and a huge investment to give people the access. There are other great parks in this community including Fort Tryon Park and Inwood Hill Park as well as Highbridge Park to the south. I don't think in any way we're suggesting that 40 foot wide is the only greenspace that a community needs, but we're also saying that we believe throughout the City, including Upper Manhattan, not just Lower Manhattan, people deserve the right to access the waterfront.

COUNCIL MEMBER REYNOSO: So then I want to talk about access to waterfront. In Williamsburg we have more than 40 feet of park space when it comes to the rezoning of 2005 and 2006. More than 40 feet in width is I guess what you're saying, mile long...

JAMES PATCHETT: [interposing] Yes, 40 feet is the width and a mile long, yes.

COUNCIL MEMBER REYNOSO: And it feels more like the backyard for the new Mercury housing

residents than it does feel like a park for the rest of the residents in the City of New York. I think what we've seen, I mean in the district, I think what we've seen with the Two Trees development, where they actually built a street in between the park and the housing development.

JAMES PATCHETT: Yes.

COUNCIL MEMBER REYNOSO: Then it definitely did feel like it was our park. Domino Park feels like the Williamsburg Park. The ones along the edge and other sites definitely feels like a backyard. In some cases we can see their pool, we can see delineators, where they separate the park from another site. So I just want to speak to, when we talk about good planning, that maybe 40 feet of dedicated space to the waterfront doesn't necessarily feel like open space for the residents that have been there for a long time.

JAMES PATCHETT: I think that the City has learned from that concern, very legitimate concern. As I mentioned, it is also critical that, as you point out, that there be streets that allow people to walk through and get to the waterfront as opposed to feeling like there's a walled off complex of market

rate developments that cut off people from the waterfront. Academy Street is going to be a critical corridor as well as 207th Street further to the north. I think is all critical to making sure that throughout the length of the mile-long waterfront, there be regular community access and that it really is a community asset. And again, I'm not suggesting that that should be the only park investment that we make as a part of this. As you are well aware, one of the critical things that happened as a part of that rezoning was the Bloomberg Administration committed to building a park, Bushwick Inlet Park, but they never funded the park. This Administration came through with a huge investment in that park to ensure that it actually got built. So I think we have demonstrated that we actually will deliver on what we say as opposed to just saying it and walking away.

COUNCIL MEMBER REYNOSO: Well I'm hoping that you do more because I think that when you talk about, again, the waterfront parks need to be accessible to the long term residents that have been in this community the whole time not enjoying the waterfront. They have other parks, but they're not enjoying the waterfront.

JAMES PATCHETT: Absolutely.

COUNCIL MEMBER REYNOSO: And what ends up happening is that we make waterfront available to rich people and then everyone stays inside. So I just want to make sure that we do everything we can to clearly distinguish that this park is for everyone. Not just the people that are going to live in these new developments. I also want to talk about this logic that the administration is using related to divestment in communities and that it's existed for so many decades and they were finally going to come in here and start giving the community investments. Why is it that that has to happen almost exclusively through rezoning's? Where is the, I guess the moral foundation by which this Administration can move forward with investing in these communities outside of development. That maybe some of these communities just need investments without towers and market rate housing. Have you...

[APPLAUSE FROM AUDIENCE]

CHAIRPERSON MOYA: Folks, folks, folks, please. Please.

COUNCIL MEMBER REYNOSO: So, and look, you guys have 10 rezoning's you want to do in 10

communities, I want to know the five communities you're not going to do a rezoning in where you're going to invest in, exclusively just investing because it's the right thing to do. I would like to hear that plan.

[APPLAUSE FROM AUDIENCE]

COUNCIL MEMBER REYNOSO: Can you not clap please? No, I love you all very much but we can't clap or they're going to get rid of you and I want you to hear this. I think it's important.

JAMES PATCHETT: Thank you, Council Member.

COUNCIL MEMBER REYNOSO: No problem.

JAMES PATCHETT: So, I think I absolutely hear your point. By no means is the City saying that we're only going to invest in neighborhoods that are going to be rezoned. The City has a \$40 billion Capital Budget that we are investing in communities across the City. The Parks Department announced the Community Parks Initiative and the Anchor Parks Initiative to invest in parks all across the City. Not connected to rezoning's, but rather just communities that have been long forgotten and not been invested in or had their parks invested in.

Highbridge Park was a result of a \$15 million investment from the Parks Department and this Administration long before there was any conversation about a rezoning. That we just because the Administration believed that there were communities, frankly often communities that were not below 96th Street in Manhattan, that had years and years of disinvestment.

COUNCIL MEMBER REYNOSO: [interposing] So, and I'm sorry, because they don't have me on a clock but I know they don't want to be here all day. I've got a novella I have to watch at six o'clock so I've got to get out of this early here. So I want to just, so just that part, so you are investing in communities. So I just want you to reframe from this conversation where you say that the lack of investment is why we have to come in here. You're already doing that. You just said \$40 billion of City funding going to Capital needs to communities that have been long underserved, entire Administrations let's say. But now, so why use that, if you're doing that independent of these rezoning's, why use that as part of the conversation as to why you're coming into these poor Black and Brown communities to do these

rezoning's? So I want, maybe your messaging might have to switch because I'm tired of hearing that you have to come into these Black and Brown neighborhoods because they've been left abandoned. You're already doing that with or without the rezoning. So it shouldn't be the reason why you come in here. It should be maybe you want to do more investments, but don't say that you're disinvesting when you're actually doing something. I think it does a disservice to what this Administration is doing for communities that, again, we think haven't seen investments in a long time. And then another thing is, M to R, manufacturing to residential, this happened in Williamsburg and I want to say that this is looking mightily close to the Williamsburg rezoning of 2005-2006, it was an 80/20 development, right, this is going to be maybe 75/25, so we see a slight increase in affordable housing, 5%, all along the waterfront, manufacturing to residential rezoning. And since then we've had over 30,000 Latinos have been displaced from Williamsburg as a result of the 2005-2006 rezoning. And this is looking very close to it, I'm just saying. I just want to caution us and use history to do better. That's very

important. M to R, in the M zones, converting them to R, right now you might fetch \$15 to \$21.00 a square foot on manufacturing land right now if you were to house a business. You get a lot more than that, you correct me if I'm wrong, over \$100.00 a square foot for residential development. So, if we're giving them let's say 85% increase in value for that land, I'm talking about just the ground floor. We're not even talking about the height you're giving them off the ground floor. Why not ask for more than MIH in the M to R rezoning's. Why not figure out a way to devise a tool that can get you more in M to R's considering the increase in land value that's happening there. Maybe I get it if you're going from an R6 to an R8, or an R5 to an R8. MIH, I supported it, I think it's a good idea. M to R, not so much. Why not build a new tool to get more out of those properties.

JAMES PATCHETT: Well I note that you're very conversant in zoning terminology which I respect. R6 to RA. So, I think first of all I think the important thing to note here is that the manufacturing to residential area of the rezoning is primarily east of 10 Avenue. At this stage that involves a series of fairly identifiable projects and

we have the largest scale of those projects, we expect to be 100% affordable housing and we're working very closely with the Council Member to ensure that's the case. And we are in conversations with the other projects that we're aware of and we are optimistic that we're going to get significantly more than MIH there as well. That is exactly our plan and that is exactly what we're doing.

COUNCIL MEMBER REYNOSO: So, what is that? Through regulatory agreements prior to the rezoning happening?

JAMES PATCHETT: The...

COUNCIL MEMBER REYNOSO: I don't think we can do that. By law we are not allowed to sign a regulatory agreement tied to a zoning. So is that what you would be doing, and correct me if I'm wrong, you're thinking like a gentleman's agreement here, or a gentlepersons agreement. In stating that we're going to do the rezoning and after the rezoning you're going to come to us so that we can lock into 100% affordable housing, right. What if they say, you know what thank you but no thank you, we're going to take the rezoning and not do the 100% affordable housing. Do you have, and this is important for me,

do you have a mechanism that can do that because if you can I think it would be very interesting for a lot of these Council Members that are trying to push rezoning, that we lock these developers in before or during the rezoning instead of after.

JAMES PATCHETT: It is, and I believe it will be manifested in agreements between the developers and the City Council.

COUNCIL MEMBER REYNOSO: All right so that's a no.

[APPLAUSE FROM AUDIENCE]

COUNCIL MEMBER REYNOSO: Guys.

CHAIRPERSON MOYA: Folks, please. Please folks.

COUNCIL MEMBER REYNOSO: So, and those are all, I want to just say, I'm not trying to give you guys a hard time it is things that we need to pay attention to as elected officials. We just need to do better. This City is panicking. The people are here, I think because you don't have a master plan. I think if they see that you're going to do the same thing in Inwood that you're going to do let's say in Riverdale in The Bronx, that maybe everybody is going to take a hit, we will work together to make this happen. But

the City hasn't followed through with a plan, a housing plan across the City of New York where they know that White neighborhoods are going to be developed just as much as Black and Brown neighborhoods. I think if we do that we stop these fights from happening and then the Council doesn't need to be a sounding board every single time there's a rezoning. So I want to encourage a master plan that talks about housing so we don't have these fights. And then to the residents that are here. I do think that there is, I know you appreciate a lot of the questions that I was asking, but there's a reality as well. One I don't think that building prevents gentrification because there is an unlimited supply of rich people that want to come to New York City. It seems like you build 5,000 units of market rate they get filled up the next day. You have another community build 500,000, they just keep coming. I don't know where they're coming from, there is an unlimited supply of rich people that want to live in New York so we can't build ourselves out of this mess because Williamsburg would have done that, Dumbo would have done that and it hasn't happened. So I just don't think that's a fair case, but we do need

to build for the future. We cannot be the same City we were 20 years ago when it comes to development. There is a certain reality that has to happen. A balance of development for our future while also understanding and preserving the history that exists. And that balance is very difficult to accomplish, but what we need to do is compromise. There needs to be a discussion of what a zoning looks like that makes sense for everyone's and it means you have build in your community. Your community is not going to be free of any development. Some of it has to happen and I think that there has been a fight from one side against this side where it's no development and shut it down. We only want contextual zonings. We cannot do contextual zonings. We have to build for the future. Inwood did not look like this before its last rezoning and it's not going to look like this after this rezoning. So just be very mindful that we need to work together to make this happen. I'm hoping in the future the next rezoning, which might happen in Bushwick, we don't have the same crowd. That instead it's a partnership between the City and the residents and we figured it out, and we're not fighting as much anymore. Thank you for the time and good luck to

everyone here. And I just want to say, [SPEAKING SPANISH 02:07:42-02:08:20] Thank you.

CHAIRPERSON MOYA: Thank you, Council Member Reynoso. We have a few questions from Council Member Richards.

COUNCIL MEMBER RICHARDS: Thank you. And I will be shorter than Reynoso. And certainly if he doesn't want rezoning investment in his community I'll take all of the capital dollars in my district. But a few questions. I wanted to hit on workforce development a little bit. So, Commissioner, can you take us through local hiring a bit more? What are your goals there and what does outreach look like to the local community? And is there an existing Workforce 1 Center in the vicinity of this rezoning?

COMMISSIONER BISHOP: So there is, in 2016 we opened up a Workforce 1 Center on...

COUNCIL MEMBER RICHARDS: [interposing] Okay.

COMMISSIONER BISHOP: 281st Street.

COUNCIL MEMBER RICHARDS: Okay.

COMMISSIONER BISHOP: That center was primarily focused on foreign born New Yorkers to focus on underemployment. So as we know many

immigrants come to this country with credentials that are not recognized by this country. So, we are working closely with the healthcare sector because we have identified that sector as fast growing. To provide contextualized training for the community and Inwood residents. We have also focused on technology so we do have a web development training that we are also connecting Inwood residents to. We also have connections with the transportation sector. So we have had residents who have been trained in commercial driver's licenses and now are actually operating as school bus drivers and those pay a decent wage. Our focus for the center has always been quality jobs. Certainly we have companies that are operating within the Inwood area that are actually utilizing our center to do recruitment because it's in the company's best interest to have employees that are local.

COUNCIL MEMBER RICHARDS: And what does your partnership with local stakeholders outside of Workforce 1 look like? Is there a partnership? Is there...

COMMISSIONER BISHOP: Yes. So, we have a network of over 300 local organizations and

particularly in Inwood, we have connections with a couple of organizations: Columbia University, Urban Institute, Charter Communications, Con Ed, CUNY and the Children's Aid Society to name a couple.

Dominicans (SIC)...

COUNCIL MEMBER RICHARDS: [interposing]

And do they have a development, what I'm looking for are local development corporation or something more indigenous.

COMMISSIONER BISHOP: So we work with these organizations to source job candidates...

COUNCIL MEMBER RICHARDS: Okay.

COMMISSIONER BISHOP: Out for any of the job openings that we have.

COUNCIL MEMBER RICHARDS: Okay. So, what I'll just say is I would hope that there's going to be a strong partnership with local non-profit organizations on the ground.

COMMISSIONER BISHOP: Right.

COUNCIL MEMBER RICHARDS: In terms of tracking the jobs, retainment, local hiring fairs and other things.

COMMISSIONER BISHOP: Correct. And we certainly would rather more specialized recruiting

events and because job fairs, what we don't want to do is actually bring people to just meet employers and not...

COUNCIL MEMBER RICHARDS: Right.

COMMISSIONER BISHOP: have a follow through so we work with employers to identify the actual job and then we do the recruitment based on the candidates that we have seen at the center. And our...

COUNCIL MEMBER RICHARDS: [interposing]
And how many jobs do you think this particular...

COMMISSIONER BISHOP: So, since the center has been opened we've actually served over 7,000 residents. Last year we placed over 500 residents into jobs and we continue to work closely with the Council Member. One of the things the Council Member has said is that the community is not aware of the services that we offer. So we want to continue working with the community to let them know that this venture is available. These resources are available at no cost to them.

COUNCIL MEMBER RICHARDS: All right. And can you go through, I guess this is for Commissioner

Maria, what is the estimated unit count that this rezoning...

COMMISSIONER TORRES-SPRINGER: Yes, happy to do that. As mentioned earlier, we believe the zoning, we believe its potential of generating an additional 4,000 residential units. And of those, we will maximize through MIH which is over on private sites. Which is over 900 of those units. And then every public site where we can do 100% affordable, we will get hundreds of more units and that does not include where we are, and will be aggressive in exceeding, the MIH on private sites so...

COUNCIL MEMBER RICHARDS: [interposing]
Right. And you're going to use our space so whatever developers use particular term sheets you'll be taking a particular amount of homeless?

COMMISSIONER TORRES-SPRINGER: Yes, absolutely. We will use all of the regular term sheets that we have that enable us to finance deeply affordable units while at the same time meeting the needs of our most vulnerable New Yorkers including the formerly homeless seniors...

COUNCIL MEMBER RICHARDS: [interposing]

And is there a projection of how many units would be at 30% AMI yet?

COMMISSIONER TORRES-SPRINGER: It will depend for the public sites on how each of those projects shapes up, but I think that an example, if we look at the library project for instance. All of the units are between 30 and 60%...

COUNCIL MEMBER RICHARDS: Okay.

COMMISSIONRE TORRES-SPRINGER: So, it's deeply affordable. And then 13% are for the formerly homeless. So it's a representative project and for each one we will make sure that it is crafted in a way that is consistent with what we're hearing in the community.

COUNCIL MEMBER RICHARDS: And can you take me through, also, your retail plans? So are there plans for affordable retail, are you working with local residents on?

COMMISSIONER BISHOP: So there is a number of conversations that we are having in terms of the private developers, figuring out some type of affordable retail space. Those conversations are ongoing, but we have been on the ground since 2015

working with over 200 small businesses to really understand the needs of the small business community. We have identified different interventions that the small business community has actually requested and that has shaped how we have deployed our resources including the million dollars that we've invested for the next three years. We did this in 2017. What we've heard from the small community; number one is protection. So certainly we have expanded and we have a dedicated staff member that is going door to door to make sure that these business owners understand the resources that are available. That they have access to free legal services. Those free legal services will not only help them negotiate a fair lease, but also prepare and help them in case there is any bad actors. I have seen, across the City, and without any interventions from the City, landlords who may actually behave improperly and we want to make sure that every single business in Inwood knows that there is free legal services available to them. We've also heard from businesses, additional sanitation services. So we've actually deployed additional supplementary sanitation for the area...

COUNCIL MEMBER RICHARDS: [interposing]

Can they have a bid for these?

COMMISSIONER BISHOP: No. And it is not necessarily the request from the community for a bid. What we have heard from the small businesses is the ability to organize and have one voice. And that's what we are supportive of. I sometimes tell Council Members that bids are not necessarily what the answer is. It's really just giving the small businesses a voice and that is what we are doing. And what we have heard from them is actually marketing. So they need help with marketing the district, and we have made investments there. So, up in Inwood is a realization of that. And we've also heard from them, additional support in terms of attracting more businesses to that area. So we've made investments already...

COUNCIL MEMBER RICHARDS: Okay.

COMMISSIONER BISHOP: And we will continue making investments, working closely with the business community.

COUNCIL MEMBER RICHARDS: And then school seats, daycare seats, I'm sure with the influx of a larger population there will be a... will there be a shortage in school seats or are they at capacity...

JAMES PATCHETT: [interposing] There's currently projecting to be at capacity, but we're taking it seriously. And as the Council Member has certainly an interest in investing the existing schools.

COUNCIL MEMBER RODRIGUEZ: Okay. All right and last question is how are you working with stakeholders in the local community? So you did a great job in Far Rockaway, at least I can tout and say our rezoning was probably a good, it was a great rezoning effort. How are you working with local stakeholders through this process? Have you set a similar advisory board like you did for Far Rockaway? And if not, do you intent to?

JAMES PATCHETT: We've worked with and I think obviously you set up a fabulous process in downtown Far Rockaway and we were able to work very well together on that. I think that in Inwood the process has been a little bit different, but it's been close to three years at this point, through several iterations and I think that we've done a wide variety of public outreach sessions and we've also tried some alternative techniques. Like doing tele-town halls and answering questions that way because

we've trying to reach a lot more people, thousands of people. But I think obviously getting local institutions involved is critical to us and we want to ensure that that is an important part of this. The Council Member set up a group Northern Manhattan Agenda which has been an important part of this conversation which includes a lot of the institutions. Including Columbia, New York Presbyterian, but also more local organizations like CLOTH, and more affordable housing and service providers in the community.

COUNCIL MEMBER RICHARDS: Thank you.

JAMES PATCHETT: Thank you.

COUNCIL MEMBER RICHARDS: Thank you.

CHAIRPERSON MOYA: Thank you. Thank you to the panel. Thank you for testimony here today. We are now going to be calling up the next panel. Iris Weinshall, Danita Nichols, Cassandra Lewis and Yvonne Stennett. Counsel, will you swear them in?

COUNSEL: Before answering please turn your mic on and state your name. Do you each swear or affirm that the testimony that you're about to give will be the truth, the whole truth, and nothing but

the truth and that you will answer all Council Member questions truthfully?

IRIS WEINSHALL: I do. Oh, I'm Iris Weinshall, I do.

DANITA NICHOLS: Danita Nichols, I do.

CASSANDRA LEWIS: Cassandra Lewis, I do.

YVONNE STENNETT: Yvonne Sinnet, I do.

CHAIRPERSON MOYA: Thank you. You may begin.

IRIS WEINSHALL: Thank you. Good afternoon, Subcommittee Chair Moya, Councilman Rodriguez, and the Members of the Committee. My name is Iris Weinshall and I am the Chief Operating Officer of the New York Public Library. I am very pleased to testify in support of this ULURP application for the proposed development known as the Eliza. A mixed use building with approximately 175 units of affordable housing. This project will include a new state of the art library which will be owned and operated by the New York Public Library. In addition to the library, the building will house a universal Pre-K center, and a community center known as ACTs. The Activities, Culture and Training Center. The NYPL is the nation's largest library system

including 88 neighborhood branches across The Bronx, Manhattan, and Staten Island. And four world renowned research facilities. Our collections hold approximately 45.2 million research items and just over 23 million circulating materials. In fiscal year 2017, NYPL hosted over 17 million visits and offered over 93 programs and nearly 2 million attendees. We currently have more libraries and more public square footage than any other time in our history. Our public libraries have been an essential presence in every neighborhood across the City for more than a century. Providing safe and reliable space for all New Yorkers regardless of age, background or economic means. The NYPL has provided library services to the Inwood community since 1902. We moved to the current location in 1952. In fiscal year 2017, the Inwood Library had nearly 160,000 visits and circulated over 250,000 materials. While the Inwood Library team continues to provide exceptional service, the aging building is outdated and in need of repairs. This project provides a unique opportunity to rebuild a library at the existing location and give the Inwood community the programs and services it deserves now and well into the future. An opportunity like this

does not come very often. This is especially important for Libraries such as Inwood with significant physical needs. The current issues at our Inwood Library branch include a leaky roof, old and inefficient HVAC system. No dedicated teen room, currently a section of the adult reading room. Columns and elevators in the middle of the building. Lack of visibility for safety and monitoring spaces, lack of sufficient outlets and wiring, insufficient community space in the basement of the building. In addition to replacing an aging building, we believe this project will provide significant opportunities to help expand programming in Inwood and be more welcoming and inspiring space for children and families for years to come. We know from experience that new, fully renovated, state of the art libraries mean increased visits, circulation, program attendance, and a better library experience. Our current program offerings at Inwood include early childhood, bilingual literacy for school age children, STEM activities for school age children, book discussions, citizenship lawyer, financial counseling, Spanish computer classes, computer lab, ESOL, OSC and summer reading. A new branch will allow

us to expand our current programs, create dedicated teen space and increase teen attendance and programming. Provide additional and innovative tech classes and programming, provide college readiness programming, provide more reading and community spaces. And provide additional ESL classes. Libraries and its services continue to evolve. There is a growing need for comprehensive community based wrapped around services in addition to core services. As stewards of this library, it is our responsibility to respond to the needs of our communities. And it is growing more difficult to respond to those needs in inadequate and aging buildings. That is why we support this proposed plan to create a new library for the Inwood community.

CHAIRPERSON MOYA: Thank you.

DANITA NICHOLS: Good afternoon. I am Danita Nichols. I am the manager of Inwood Library. I am very proud to say I have served the City of New York as a public librarian for almost 30 years. A couple of years ago at Inwood Library, we were participating in the citywide Latin American Cultural Week festivities with an evening of Venezuelan jazz. The next day, a man came to me struggling to

communicate in English and said, "I am from Venezuela, yesterday I was sad. Then I heard music from my country and I spoke to people from my country and I am happy. Thank you." It's moments like this that keep me being proud that I'm doing what I'm doing, and of my team and all that they do every day for homesick immigrants, for overwhelmed parents of young children. For school aged children learning new skills, technology. For seniors who just need a friendly face. We do this despite an aging, often uncomfortable and inefficient building. It isn't just about a leaky roof. Leaky rooves can be repaired, HVAC systems can be upgraded. There is that stuff in the middle that blocks the sight lines is what really limits our services. It makes it impossible to keep quiet areas quiet. It limits any possibility of developing the teen area that our teens in Inwood deserve. It means that our community space which is in the basement needs to be underutilized because of the inability to continually monitor the entrance and who is down in the basement. Today, a couple of hours ago, a seven year old Camila was in that basement working with our tutoring programs, she has fairly serious language and reading skill problems, that

space is hot in the winter and cold in the summer. It's inefficiently designed and just plain ugly. She deserves a better space to learn. Andy, who is 13, almost assuredly came in a few hours ago. He is obsessed with computers, computer games, hanging out with his friends. He talked too loud, he swears too much. He is a typical middle schooler, but we have no teen room. He is uncomfortable at the adult computers, and the people in the children's room are often uncomfortable with him. He deserves a space where he fits and where he can be inspired to learn skills that he needs for the future. Let's give Andy and Camila that space. A new Inwood Library such as the one proposed here is one way to do that and make it happen. Thank you.

CASSANDRA LEWIS: Good afternoon. I am Cassandra from The Children's Village. I am the Policy and Advocacy Associate. I am here to present Dr. Jeremy Kohomban, his testimony. He is the President and CEO of Children's Village. We are a member of the development team. Founded in 1851, the Children's Village annually serves over 15,000 of New York City's children. We work inside 30 of the City's public schools, operate community centers, medical

clinics and care for hundreds of children in foster care and juvenile justice. And we are the largest provider of temporary shelter for immigrant children in federal custody. In 2017, working with Alembic Development, we built a home for The Harlem Dowling. Finally fulfilling a promise made by New York City. A promise to rebuild the colored asylum orphanage that was destroyed by the drafts riots in 1863. A home for Harlem Dowling finally provides the successor of the Colored Orphanage home a home. It provides 48 affordable apartments to Manhattan's families, and 12 studio apartments for youth aging out of foster care. At the heart of our success, it is a simple belief, children do best when families are strong. And children succeed when they have at least one appropriate willing adult in their life. The ACTS Community Center at the Eliza is founded on the core beliefs. The ACTS Center, Arts, Cultural, Training, and Services will provide Inwood's families the resources most of our own children take for granted. Adults who care and provide supervision, engaging activities, access to culture, opportunities for learning and a network to help young adults into the world of career and employment. The ACTS Center will

offer the Clemente Course. It's a course where they will get free college education through Columbia's core curriculum with credits from Bard College. The ACTS Center will also provide a volunteer driven, which is the open door reading program which promotes literacy and options to books, and just promoting overall education. We will also provide urban farming through Harlem Grown which is designed to inspire youth to lead healthy, ambitious lives through mentorship and hands in education in urban farming, sustainability and nutrition. In addition, we will provide youth activities and technology programs like the STEM program for kids to have more access to math and science. Health and wellness for children, families and seniors, and also youth engagement through Brave Hearts. Brave Hearts is one of our special program which we work with youth 14 to 26 year olds, where we change the message of victim to victor. In addition, we have also decided that we would like to provide immigration support. Through this immigration support is what we call the Post Release Program, where we have case workers that will provide assistance to kids who are unaccompanied who cross the border to find fit and willing relatives or

resources in the community. Case workers will provide assistance with school enrollment, healthcare, social support, mental health services, legal referrals and many other issues that might arise. In addition to that, we also would like to provide foster care and prevention programs which we do at Children's Village as we speak. And we have been doing it for a number of years. Lastly, support for pregnant and parenting teens. Children's Village, which has merged with the Inwood House which is now called the Inwood House At the Children's Village, we have since 1830, have provided comprehensive services to pregnant and parenting teens on pregnancy prevention and education in New York City. So, again, thank you for the opportunity to testify and I look forward to walking many of you through the ACTS Center in the near future. Thank you.

YVONNE STENNETT: Good afternoon. My name is Yvonne Stennett, I am the Executive Director of Community League of the Heights. I am very pleased to be here and as a proud member of the team that was selected by HPD and the New York Public Library to redevelop the Inwood Library. Our team consisting of the Community League of the Heights, Alembic

Community Development and the Children's Village and range of properties brings many years of experience and excellence in providing social services, affordable housing and community development in Hamilton Heights, Washington Heights, and throughout New York City. Our response to the request for the Inwood Library was, and remains rooted in our desire to address the needs expressed by the residents in the Inwood community. Specifically, the need for quality affordable housing for individuals and families. As well as valuable human development services through education and health programming. We recognized that the redevelopment of the Inwood Library demonstrates the City's commitment in making significant financial and resource investments in Inwood. We believe that our teams vision and plans for the library is tailored to use this investment wisely and concretely to provide a true neighborhood asset for all. The Eliza, the name chosen for the project, clearly identifies with goals in the Inwood NYC Plan for the development of City owned sites. The Eliza will provide a new three level library with programming for all ages. 175 units of 100% deeply and permanently affordable housing. Serving

individuals with annual incomes between \$21,930.00 to \$43,860.00 and families of three with incomes between \$28,170.00 and \$56,340.00. Rents will range from approximately \$367.00 for a studio and up to \$1,472.00 for a three bedroom unit. The project will also provide space for universal Pre-K with outdoor gardens and play areas. Further, the ACTS Center, which you've heard of, will be open to the entire community offering job training, wellness programs, youth and adult education classes. Recognizing the enormous need for affordable housing that the library project alone cannot address, the Inwood Action Plan seeks to support private developers in constructing new, affordable, and mixed income housing and to preserve the existing affordable housing in Inwood. The plan also calls for a comprehensive zoning framework and improvements of the neighborhood infrastructure. There are several other goals that the community has articulated and which we expect the City to respond to over the coming months as they review the plan and it moves forward. Our team looks forward to working in concert with the City, our elected officials and stakeholders for the ongoing improvement of the quality of lives for the residents

of Inwood. Thank you so much for allowing us to testify today.

CHAIRPERSON MOYA: Thank you very much. Thank you for your testimony. Council Member...

COUNCIL MEMBER RODRIGUEZ: First I would like, a lot of these deals to be followed (sic) as you know, the children's Robotics (sic) center is something that for me is very critical. And I know that in my approach, I don't want either, for the vision of the not for profit who want the RFP and the developer to reduce whatever idea they have the cultural space, but as we know, my idea is how do we also add, especially to the media area, to the library looking at the possibility to put a robotics center. So for me, I just want to get more detail on the vision and how, and this is not about whatever we are putting there are robotic, has to be the best citywide robotics program for children. So that is my stand on whatever my vision for that site. And in that direction for me, just a suggestion for you guys to know that as we will follow conversations that important. The other pieces, as we know and yes, as I've said before, but I guess to put on the record, for me the immigrant research performance arts is

something that I will see the City put in the funding to build it. I'm not asking the library to now for the library to figure the \$20-25-30 million to run it. I'm asking the City for them to be ready so no, and I'm not asking for 20-25 to get 10. I'm asking similar or more what the Schomburg center is getting. For me it's a special library as we have at Lincoln Center, as we have the business (sic) one (sic) in Marisol (sic) and 34 Street. So, my question is to (INANUDIBLE) how much, where do you think we are when it comes to making progress with that concept to build the immigrant center performance art?

IRIS WEINSHALL: So, Councilman, as you and I have discussed, that is really a negotiation between the City of New York and you for this rezoning. We look forward to working with the City and you once those details have been worked out. As for the robotics center, you and I have talked a great length about that and one of the, I guess, aspects of this design of the library is that there is a lot of multipurpose space as we've discussed which can at times be used for a robotics class. So we are looking forward to further defining what that robotics class would be and if we can put more

classes outside of the library. We look forward to working with whatever groups are available.

COUNCIL MEMBER RODRIGUEZ: Thanks.

CHAIRPERSON MOYA: Thank you. Thank you to the panel. Okay, thank you. We are now going to be moving the public portion. I just want to remind everyone that there is two minutes and we ask everyone to please adhere to the two minutes. We have a lot of people testifying here today. So, let me call up Ebenezer Smith, Shah Ally, Richard Lewis, Shahabuddeen Ally, Elizabeth Lorris-Ritter. Okay if you can state your name begin your testimony.

EBENEZER SMITH: Good afternoon. My name is Ebenezer Smith I am the District Manager of Community Board 12 Manhattan. On March 20, 2018, Community Board 12 Manhattan passed a resolution regarding the Inwood rezoning application. It is the Community Board 12 Manhattan position that any comprehensive neighborhood planning, zoning, and development initiated in Washington Heights and Inwood must protect existing neighborhood character, protect the existing stock of affordable housing. Also created and support opportunities for the development of new affordable housing, protect

existing small business, support new economic and new development opportunities. Preserve open spaces and landmark view, and also support an increased demand on the transit, education, recreation and infrastructure. Also, Community Board 12 understands that these proposed actions are for the most part not a development plan. That there is no guarantee that all or any of these projected development will occur and that the development that may be realized will not occur at once but over a period of 15 years. Community Board 12 wish to ensure that if any rezoning is consistent with the vision for what is going to (INAUDIBLE) a positive neighborhood change. Also, Community Board 12 encourages that developing new affordable housing is a priority for Washington Heights and Inwood, but affordability must be defined by the affordable of local resident. Not by the area median income for the City of New York or the City Metropolitan region. But the median income for the household in Washington heights and Inwood based on the Inwood plan that is \$41,607.00.

CHAIRPERSON MOYA: Thank you.

SHAH ALLY: Thank you. Good afternoon Mr. Chairman. And good afternoon to our local

Councilmember Ydanis Rodriguez. My name is Shah Ally and I'm the Chairman of Manhattan Community Board 12 which covers Washington Heights and Inwood which this ULURP application concerns. The, I believe for the Committees consideration, the boards resolution dated March 23, 2018, was presented. I am very proud of this resolution, it was a very deliberate, thoughtful resolution that considered the plan. Manhattan Community Board 12 does not support the application as is proposed, but we also view this resolution as a roadmap as to how this application can be successful. I am very grateful for this opportunity to testify. I will not recite this resolution as I believe the four corner of the resolution speaking for itself. It was months and months of deliberation. The one thing I will point out is that I am very encouraged and happy to see many of the residents in Inwood, in the house today. I've always thought that the best way of knowing what the neighborhood needs is to ask the neighborhood residents. And they have always been thoughtful and this resolution reflects the thoughtfulness of the neighborhood. No on priority in the application outweighs the other. So there is a need for affordable housing, and there's a need for

development to keep people in their homes. This should not be outweighed by the massive change to context. There is a reason why Inwood is home to those folks who have made it their homes, because we love the character of the neighborhood. Any kind of change has to be supported with very logical conclusions. If you're going to add more housing, more individuals you also have to talk about infrastructure. How are we going to move around, our parks, the access, but the application I will say also does have some good points to it and the members of the panel today are also here with me are members of the community board who will speak to the positive points. And also the concerns of this resolution. So, thank you Mr. Chairman for your time.

RICHARD LEWIS: Good afternoon. I am Richard Lewis, First Vice Chair of Community Board 12. First of all I'd like to thank both you, Chairman Moya and Council Member Rodriguez for your clarity, sensitivity and your probing questions to the New York EDC and especially HPD. I think that there are a lot of answers that you need to get before you move on this resolution. And in fact, although the community board knows with conditions we have 42 of

those conditions in our resolution that I think you should look at. I believe as our Chair has said, there is a possibility for you to do better and I think that's what the residents have told us. And what probably they will be telling you again in their testimony. So, thank you for that opportunity and again, we are concerned with deep affordability, vacant lots which we've asked for the past five years for HPD to do and they haven't. And also we are concerned with not creating food deserts as you've mentioned and the poverty that is ravaging our community. I would like to respond to HPD's tools that they claim that have. And I find that disparaging. First, I was chair of the housing committee for three years and over and over again, there were no tools to protect anything related to preferential rent. And to blame it all on Albany is not acceptable. I think we can do better. We've lost so many of our rent stabilized housing. We've lost it not only to vacancy decontrol, but also the number of co-ops and cooperatives that plague our community. So, we need more affordable and deeply affordable housing and I hope you will do something about the zoning to handle

that issue other than dealing with promises that HPD might give you.

ELIZABETH LORRIS-RITTER: Good evening. My name is Elizabeth Lorris-Ritter, Liz Ritter. I am Community Board 12's Chair of the Parks and Cultural Affairs Committee. I want to thank you for this hearing and also to thank Council Member Reynoso for his really probing questions as to why some of the investments, which are wonderful aspects of this proposed plan, have to be tied to some of the more problematic aspects of a rezoning. We definitely need these infrastructure investments. The trappings of developing the waterfront, adding more funding for culture, adding more funding for parks, that's great. But we are very concerned, as you can see from the waiving hands, of some of the unintended consequences of a rezoning. And it is that part that we urge you to be careful. With specific regard to waterfront, I just want to point out that the width of this room is, I don't know, maybe 60 feet. So that's 40 feet that would be a buffer that is maybe two thirds of the width of this room. So, just to keep that in mind as you imagine what the proposed, I think the waterfront access plan is very good in theory, but it

does not go, I think, far enough. And I mean that literally. I also, there is a lot of information about sky planes and view sheds, and open space in Inwood and I beg you to keep in mind that thing that once lost cannot be regained. In the same way that you look over these people and you see a lot of ceiling, and a lot of room, as you look over Inwood you see a lot of sky and a lot of New York. That's an important part of the neighborhoods character and it must be preserved. Lastly, with respect to housing, it's not really a part of the Inwood rezoning, but we have been begging, as a board, for years, for the full funding of the redevelopment and renovation of 21 Arden Street and 2110 Amsterdam Avenue which between them have 26 affordable units and if the City is serious about affordable units, you could start there. Thank you so much.

CHAIRPERSON MOYA: Thank you. Thank you to all the panelists. Thank you. I will be calling up the next panel. We have the Manhattan Borough President who is here, Gale Brewer. Thank you for coming to testify. Candis Tolliver from 32BJ. Katie Moore, hotel trades. James Cataldi and Cassandra

Lewis. Okay, Madame Borough President, whenever you're ready.

PRESIDENT BREWER: Thank you very much, Mr. Chair and Council Member Rodriguez. You have been here all day, so congratulations I think I saw you this morning. So, I am Gale Brewer, Manhattan Borough President. We are here to talk about Inwood. The City's rezoning proposal has generated enormous concerns and fears among Inwood residents as we know. Many of them are at income levels below the City's average, and they are immigrants, and they are worried. And we understand that this proposal with either cause or hasten gentrification. And these concerns are justified. Inwood has the highest concentration of rent regulated apartments in Manhattan. 30% of them, as you heard earlier, are subject to preferential rent. We know that that means that the rent could go up at any time. Inwood also has the downtown strip known as the Commercial U is kind of like a neighborhood main street. But unlike other parts of the City, in Inwood, gentrification is happening. Not through development, but through the attrition of affordable housing and the influx of newer residents searching for affordable Manhattan

rents. So if we are going to encourage significant new development we have an obligation, as I think we all know, to ensure that our plans address these issues now and in the long term. The argument for accepting this plan as is, is that if we do nothing, at some point the huge number of preferential rents will increase making units unaffordable, rent stabilized apartments will be lost to decontrol, local businesses will be forced out by high rent and all of this will occur without the construction of permanent affordable housing. But you cannot expect a neighborhood to accept a rezoning that raises the specter of displacement in the short and medium term, by telling the community it is not nearly as bad as what is likely to happen in the long term. The current plan, as you heard from the wonderful community board, needs to be sufficiently revamped so that there are more, shorter, and medium term pluses to the community. To that end, you have to get from the Administration, one: create new, more affordable housing, rents that are appropriate for Inwood. Two: identify and fund programs to allow current residents to remain in their homes. Three: make sure that small retail space continues in the community. Four:

provide opportunities for local businesses, employment and cultural to maintain Inwood's diversity. And so there are a couple of ways to do this. Small business, I do not believe that you should rezone the Commercial U except with the area around the library. I know that's controversial but I do support the library project with some caveats. Any rezoning of the remainder of the Commercial U should be delayed until the rezoning actions have generated 50% of the draft EIS projected commercial floor area. EDC and SBS should be required to develop and fund Inwood specific programs that work with small business and developers of new retail space, not an easy challenge. And they need financial assistance I am sure. Second, as part of the efforts to help small business, include a zoning tax that would limit store frontages to 40 feet and bank frontages to 25 feet. Something I know that the Council Member has suggested and that I did in law, on the Upper West Side. This helped a little bit, I can't say it's the panacea to keep retail space and local character. Third, implement the plan I have fought for to relocate the warehouse businesses to the newly proposed M14 district in Sherman Creek and finally,

fourth, make every effort to relocate the automotive repair businesses to a concentrated area in Inwood or the surrounding so that you don't lose all of those important employment generating businesses. And in affordable housing, we know that the City lot currently occupied by the DOT at Sherman Creek, between 205th and 206th should be 100% affordable in 500 units. Use the City owned land occupied by Charter Communications also for 100% affordable units for another 500. Make every effort to acquire the federally owned site at 5051 Broadway for 100% affordable units. Go ahead with the Inwood Library, but try to find a way to add the carwash (sic) site adjacent to the library because a lot more affordable housing would be created. And finally, combine option 1 under the MIH with the deep affordability option to require that 20% of the residential floor area be dedicated to housing for residents with income averaging 40% AMI or less. Make sure to preserve housing. In addition to the right to counsel, including Inwood in the Certificate of No Harassment Program as we did in East Harlem, but you need 7.5 annually for Inwood's targeted tenants assistance legal services to make sure that every rent

stabilized tenant does not have to deal with harassment, eviction or preferential rent. Finally, in the area of historic preservation and cultural resources, make sure we reserve the significant historic sites including the Native American Burial and Artifacts, and the African Slave burial grounds. And we sure need to make sure we have artistic workspace, cultural performance space. None of which exists now. I want to add that we have to make sure we have money for Dyckman houses, whose residents will certainly be impacted by the rezoning. Without these changes, in summary, the plan will offer inadequate protections and benefits to the current residents and the local businesses of Inwood. Making these changes, and others that I know you will come up with, will move the plan significantly towards the goals expressed by residents and business owners, whom we have had the pleasure of working with over the last two or three years. Thank you very much.

CHAIRPERSON MOYA: Thank you, Madame Borough President. We are going to begin with you, Candis.

CANDIS TOLLIVER: Good afternoon, Chair Moya, Council Member Rodriguez. My name Candis

Tolliver. I am the Deputy Political Director for 32BJ SEIU. I am here on behalf of the Unions leadership, our New York City membership and especially on behalf of our approximately 2,000 members who live in Inwood. I'm here today to speak about what this rezoning means for building service jobs and workers. As you know, 32BJ SEIU is the largest property services workers union in the country with more than 165,000 members in 11 states and in the District of Columbia. In New York, we have about 85,000 members, around 30,000 of whom clean and maintain apartment buildings like the ones that could be built in Inwood if this rezoning is approved. At 32BJ we see firsthand how working families in New York City are squeezed between stagnating wages and rising housing cost. And how they struggle to make ends meet. We believe that in order to be part of the solution rather than part of the problem, rezoning's and new development they generate must deliver good jobs and affordable housing that benefit local communities. I'm glad to say that of the area where rezoning's have occurred under the de Blasio Administration, the Inwood rezoning includes the most significant commitments by local property owners to commit good

building service jobs at the prevailing wage. These family sustaining jobs pay well above the minimum wage and provide for comprehensive healthcare and retirement. They will offer working families in the neighborhood new opportunities for economic mobility and help uphold the standard the building service workers have fought for citywide. In addition to jobs, I want to touch on housing. An important priority for our union. As I previously mentioned, 32BJ represents over 2,000 members who live in Inwood and we believe that the neighborhood needs and deserves investment in permanent, affordable housing that is set aside for low and moderate income people. If it goes forward, the rezoning plan is expected to create well over 1,000 affordable housing units to a range of incomes helping to ensure that Inwood remains a place where 32BJ members can live, work and retire with dignity. I'll stop since my time is up.

CHAIRPERSON MOYA: Are you almost towards the end or?

CANDIS TOLLIVER: I'm done.

CHAIRPERSON MOYA: Okay, thank you.

KATIE MOORE: Good afternoon, Chair Moya, Council Member Rodriguez. My name is Katie Moore and

I'm here on behalf of the New York Hotel Trades Council. Our union's 35,000 members work in hotels across New York and northern New Jersey and make up approximately 75% of the hotel industry within the five boroughs. As is the case with any rezoning in our City, our union places great importance on developer responsibility, community inclusion, and the creation of good jobs. We feel that Inwood NYC is striking this very balance and we support the City's plan. We believe that the hundreds of Hotel Trades Council members who live in the community will experience immediate quality of life improvements thanks to new investments in local infrastructure such as parks and community spaces. We are especially supportive of the proposals to inclusion of a special permit for hotel use which we believe provides a critical step towards ensuring community input and the creation of good jobs for locals. The special permit will allow the community to have a key seat at the table during every step of public review for a potential hotel. While the special permit may limit the development of hotels, we feel that it is the most sensible means of ensuring that any new hotel development suitably fits within the stated purpose

of the overall rezoning while providing the most benefit to the community. We strongly support the City's plan. Thank you.

CHAIRPERSON MOYA: Thank you.

JAMES CATALDI: Well, first of all I'm dyslexic so we'll see how this is going to go. My comments are primarily focused on the riverfront and the development next to the north cove. My name is James Cataldi, many know me as birdman. I've lived in Inwood for 32 years and volunteered for the past 18. I'm a New York State licensed wildlife rehabilitator, and 2012 EPA environmental quality award winner for my restoration work at the north cove on the Harlem River front. My organization has removed over 1,300 cubic yards of debris by hand with my neighbors over approximately the past 12 years. And with support from the MTA and NYRP, and many business in Inwood. I have personally donated over \$300,000.00 over those years on no tax write offs to restore the ecosystem health and to provide river front outreach primarily internships and events. Three of my organizations restoring the north cove were cited in the 2008 Sherman Creek masterplan approved by Community Board 12 but never funded, however, our work went forward.

I have a strong following with an inclusive program in the community. And with all of the area stakeholders in the Sherman Creek area. I believe that the work at the Inwood north cove, from its wildlife initiatives, working hand in hand with federal wildlife rehabilitation facilities through its internships, through its outreach, serve a vital function at no cost to the tax payer. While there are many elements which are problematic including the 40 foot access, I support the rezoning initiative and support and trust the City and the developers will do the right thing. I will work with the City and the developers to make it better in the details where possible. This is once in a longtime opportunity in my judgement. While not talked about, I believe the rezoning along the waterfront will provide great benefit for the community and we certainly need more affordable housing. I strongly support more access for the river and amenities along with major wetlands restoration including oyster reefs, et cetera. And on minimizing the negative effects of development next to the north cove and swindlers cove. I see great opportunities to have the best practice model of high density affordable housing and storefront footage

next to our restored wetlands providing usable, healthy ecosystems including at north cove interconnected to the two coves to the north and south. Currently, the parking lot immediately south of the Inwood north cove and north of 207th Street is greatly underutilized and should be detoxified from the historical toxic generators and built up as 100% affordable housing. I have to give and take, I have to be reasonable because people need affordable housing too. And there are very few places to build. I support all of the NYRP (SIC) points in their statement which they haven't read yet, so I won't repeat them. Finally, I believe any investment or development must protect and build on the north cove's model of community based stewardship and a unique wildlife experience in New York City. Thank you.

CHAIRPERSON MOYA: Thank you. We just have one question from Councilman Rodriguez.

COUNCIL MEMBER RODRIGUEZ: Thank you, Chair. This is basically to... one a recommendation, I think it is important for the unions, the Hotel Trade, 32BJ, and I know that DC37, they were also being not necessarily, being (INAUDIBLE) for me is

about how, those numbers that you mentioned, members of 32BJ who live in Inwood, I think it is important also to look for those number for (INAUDIBLE) DC37 because I believe that those will be men and women, that they also make the average income. Many of them in the community who will also benefit from the affordable housing that we will build. And to the Manhattan Borough President, I believe that a charter City site is already included as we are planning to use it for to build affordable housing there. The other sites in that area are the sanitation sites. Are we ready to work together with that one to work with the City to see how we can relocate those trucks to other places?

PRESIDENT BREWER: Yes.

COUNCIL MEMBER RODRIGUEZ: So that's a yes. And the other one is Vermilyea Avenue, again from the fire department. My recommendation before to EDC was that the City should be working to build an indoor recreational center used by the school and other groups, and then also building affordable housing on top of those buildings. It's trying to push the City to identify the other sites. Those are

the sanitations, those are the Vermilyea, those are the DOT sites. That also is a huge site.

PRESIDENT BREWER: And the twin donut (SIC) maybe we could get that to be 100%. And also the library site, if we could get the folks to work with the carwash which might be a different proposal, but would mean more affordable housing.

COUNCIL MEMBER RODRIGUEZ: Yes. Where also we need your help so that we can work together in collaboration is, and as I said before, to put pressure on Con Edison. Because Con Edison owns two sites that now will be rezoned.

PRESIDENT BREWER: I talked to Kyle and I didn't get very far, but I will keep pushing Kyle.

COUNCIL MEMBER RODRIGUEZ: Okay. Thank you.

PRESIDENT BREWER: Thank you.

CHAIRPERSON MOYA: Thank you. Thank you to the panel. The next panel we will be calling up is Laurie Tobias Cohen, Carla Cruz, Marshall Vanderpool (SP?), Washington Ornez, Carol Turner. Thank you, Madame Borough President. Lee Callman (SP?), Lynn Eldsworth (SP?), Abel Rodriguez, Kristen Theodos

(SP?), Bennet. Thank you, if you can just state your name, you can begin.

LAURIE TOBIAS COHEN: Laurie Tobias Cohen, on behalf of the Congressman Adriano Espaillat. Thank you for hosting today's hearing on the Inwood Rezoning Proposal. I am submitting testimony today in strong opposition to this rezoning plan as it will displace thousands of residents and many small businesses that have built up this community over the past several decades. To express support for this proposal would be a disservice to the constituents that elected me to represent their interests in government. For the past three years, City agencies have been represent a vision of how to rezone Inwood and holding forums to allow local residents to speak. The response from the community is appropriately represented in the recommendations from Manhattan's Community Board 12 and Manhattan Borough President Gale Brewer. While there is a way to ensure a rezoning that would benefit this community, the current plan is grossly inadequate in achieving this goal and will be the proximate cause of the net displacement of thousands of my constituents. Washington Heights and Inwood is home to the highest

concentration of rent stabilized housing in New York City accounting for 61% of apartments in the neighborhood. While this does provide some protections, approximately 1/3 of these apartments have preferential rent. As the market rates for apartments in the neighborhood increase, landlords are unlikely to continue offering rent below the legal maximum and can cause rents to spike to levels unaffordable to current residents as soon as their lease is up. This places 3,000 preferential rent households in Inwood, and over 12,000 preferential rent households in Community Board 12 at a significant risk of displacement. The best way to ensure that this rezoning benefits local residents is to create affordable housing which is why I have proposed the creation of 5,000 affordable apartments in Washington Heights and Inwood. This vision relies on additional investments from the City, non-profit organizations and private investors to utilize prospective sites to create 100% affordable units. I also have strong opposition to the inclusion of the Commercial U in the rezoning. While there are clear potential benefits to repurposing largely industrial areas east of 10th Avenue if done correctly, allowing

greater development west of 10th Avenue would drastically change the character of the neighborhood. This will directly lead to the displacement of mom and pop small businesses through the demolition of one and two story buildings for the purpose of building luxury apartments. And likely result in an increase in national chain stores obtaining rental space. The inclusion of the Commercial U rezoning would yield minimal benefit in terms of affordable housing, but will inevitably fuel the hyper-gentrification of the area. As a starting point, I have presented...

CHAIRPERSON MOYA: [interposing] We are sticking to the two minutes, thank you.

LAURIE TOBIAS COHEN: 15 potential site locations which could create 3,800 additional apartments. Thank you.

CHAIRPERSON MOYA: Thank you.

CARLA CRUZ: Good evening. My name is Carla Cruz and I am here representing the Laborers Union. Thank you Chairman Moya for having me here today to speak on our concerns on Hire NYC and we want to thank you for the questions that you asked the Administration. Because the Administration has

failed to make public the data regarding Hire NYCs efficacy, (INAUDIBLE) filed a freedom of information law (sic) request with SBS to retrieve the information collected from employers through the programs reporting. From this data, we learned that as of April 10, 2018, in one sample group of 1,100 Hire NYC referrals, only 162 individuals were hired. Leaving 83% of applications pending. According to the data reported to us, out of 991 pending applications, 403 are from over 12 months ago. 187 are from more than 16 months ago. While 664 of the referrals were construction positions, only 77 were hired and 87% are still pending. These numbers, which we've received from the City, contradict the Administrations claims that Hire NYC in its current form is capable of successfully connecting local residents into good paying jobs. This data shows that public assets expensed (SIC) for private development did not ultimately benefit the tax payer. A 13 story, 200 unit affordable project that is under regulatory agreement with HPD and HDC, has received City bond tax credits in a total of \$72.5 million in HDC funding, only hired two people out of a pool of 35 applicants. 91% of applications are still pending.

This is not an isolated case or a standout jobsite. The laxity and ambiguity of ADC (SIC) and HPDs procurement and funding processes have lowered and deteriorated standards in the affordable housing industry. Developers and contractors are not held accountable when receiving financial assistance on City funded projects. (INAUDIBLE) contractors continue to win lucrative projects even after exploiting workers. I just want to add one more thing Council Member Rodriguez. We are actually really glad to see our brothers and sisters from 32BJ and the Hotel Trades because it means that you have addressed their issues. We just don't want you to forget about construction workers. Especially the Latino immigrants that come here for a better opportunity, but instead get exploited in the affordable housing industry. Thank you.

LEE: Hi, my name is Lee. And I'm testifying on behalf of the New York District Council of the Ironworkers. So, I want to talk about Joy Construction, the partner of Maddr Equities who is here today. So, Joy Construction is a low road developer and general contractor. They subcontract with a number of bad contractors including the

Oringer (SIC) affiliated companies like US Crane and Rigging and Urban Erectors, New York Precast and others. So the Oringer Companies have settled multiple class action wage theft lawsuits, unreported accidents, injuries and have a well-documented record of exploitative treatment of workers including an EEOC settlement for racial discrimination and sexual harassment. They have at least 178 major violation since incorporating 15 years ago and 130 major violations in the past 10 years alone. So, Joy Construction, to talk specifically about their practices. They are the permitted GCN over 30 projects where Oringer has worked and Joy did the following projects with Origner; Webster Commons, that is also with Maddd Equities. The Tiffany Crotona Terrace, these are all affordable housing jobs. So, Joy also has a record of wage theft and worker deaths, a class action lawsuit as recent as 2014, and three worker deaths. One in 2012, when a worker was struck on the head and killed by flying debris in Ridgewood, New Jersey. One in Brooklyn on Fulton and another one in 2004 in the Bronx after a worker fell 64 feet to his death. So, these are some of the contractors who will be coming in and working in

Inwood if we do not implement responsible contractor language, and we don't create standards for who can work and build in Inwood. So our stance is that public subsidies should not go to developers and contractors who have been debarred, convicted of wage theft or workers compensation fraud. Or with records of major accidents, OSHA violations, low safety rating and records of discrimination. We support local hire and good jobs for Inwood residents. We want to see more folks in Inwood getting into the trades and having opportunities to work in high paying construction jobs.

BENNET MELSAK: Thank you Council Member Moya and Council Member Rodriguez. My name is Bennet Melsak (SP?) I'm a lifelong Inwood resident. I'm a clinical social worker and I just want to clarify something. The Commercial U is not a commercial U, it's a commercial residential U. I live on that U. this is not an MBR argument, it's not a not in my neighborhood, this will result in the loss of my apartment and stuff (sic) in where I live, and where 125 other families live in my building. The Commercial U includes approximately 1,388 apartments, mostly rent stabilized or rent controlled. There are

also 147 businesses in that U. I think it's important that people understand what's really going here. If you want to talk about creating affordable housing you don't want to lose 1,388 apartments that are affordable and in fact, the commercial residential U is the heart of the neighborhood. It's the key boulevard heart of the neighborhood. It has been a long day, thank you for your time.

UNIDENTIFIED: [SPEAKING SPANISH 03:24:12-03:26:49]

CHAIRPERSON MOYA: [interposing] [SPEAKING SPANISH 03:26:49-03:26:52]

UNIDENTIFIED: [SPEAKING SPANISH 03:26:52-03:27:10]

CHAIRPERSON MOYA: [interposing] [SPEAKING SPANISH 03:27:09-03:27:25]

COUNCIL MEMBER RODRIGUEZ: First of all I'd like to let those of your representing the workers that we are on your side. And we are going to be advocating together to improve safety for the workers and to be sure that we get funding from the City to provide better quality training for the workers. I have been advocating for a large percentage of those workers to be trained from our

community and hired from our community. As also, I believe that it is important that a large percentage of those 20-25% of (INAUDIBLE) for women and minorities to be offered first to local entrepreneurs of Inwood. If they follow all the criteria and regulation that the City has. So, we will continue, we will meet with you and the other members of your team to continue talking about how important it is to develop a plan, if we get there, that also includes protecting our workers. [SPEAKING SPANISH 03:28:31-03:28:37] When you say that the mob invests \$8 million in the Council, you need to be careful because that is an accusation that you're making, and then you will have to prove you say.

UNIDENTIFIED: [SPEAKING SPANISH 03:28:47-03:28:59]

COUNCIL MEMBER RODRIGUEZ: [SPEAKING SPANISH 03:28:48-03:29:00] So come here to the Council and say that the mob invested \$8 million on this body, to control us. It is irresponsible and unacceptable. We take any opinion that people can have here. Everyone knows that we are soldier to your expectation and you have the right. It doesn't matter if we are in favor or against it. So come and address

any issue that you want. But I can tell as someone that since 1989, especially organizing with youngest brother in the Dominican Republic, as I said many people here, we can disagree on specific piece of this rezoning, but at the end of the day we're going to be crossing the Brooklyn Bridge marching against the attack the immigrants has been living their lives everyday. So, I think we have to be careful. So come to the body and make those accusations. [SPEAKING SPANISH 03:30:04-03:30:45]

UNIDENTIFIED: [SPEAKING SPANISH 03:30:44-03:31:41]

CHAIRPERSON MOYA: [SPEAKING SPANISH 03:30:49-03:31:43] This panel is asked to please take their seats. Thank you. For the next panel I want to bring up Diosanis (SP?) Perez, Jorge Madruga, Gail Weiss, Bill Balanter, Charles Bendit and George Tsapelas. Thank you. Please state your name and you can begin your testimony.

ELI WEISS: Thank you. My name is Eli Weiss here representing the joint venture partnership between Madd Equities and Joy Construction. I just want to thank the Council and everybody here who has made it their time not only today, but over the last

few years to be involved with this rezoning. As Councilman Rodriguez said very eloquently, I think we can all have our opinions on various aspects of the rezoning, but I think it is very important for all of us to respect each other and to respect each other's points of views. My point of view comes from working in the affordable housing field for the last 15 years, three years working for the City of New York from 2003 to the end of 2006. And for the last 13 years in the private sector. I have worked on over 30 affordable housing projects in the private sector and about 50 in public sector. I have been responsible for working on over 10,000 units of affordable housing. The two sites that we are focused on in Inwood, we have proposals into the City of New York who we have been working with hand in hand since the inception of this rezoning to come up with a formula where as we can build all of the units on these two sites within a program of affordable housing. I'd also like to correct the young lady who spoke before about Joy Construction. Joy Construction has never built, nor been licensed to build a building in New Jersey. So I'm not sure where that fact came from, but it was incorrect and probably should be

retracted. You're welcome. All I can say is that we are a trusted partner of the City. The Webster Commons project that was referred to won the award as a mixed income project from NYSAFAH, the New York State Affordable Housing Association and we hope to continue to build projects like that. And those are the types of projects we hope to bring to Inwood. Thank you for your time.

JORGE MADRUGA: Hi, my name is Jorge Madruga. Thank you Council for being here and trying to put this together. I am the owner of Maddd Equities and I own the site on 207th Street and 9th Avenue and happen to own the carwash site next to the library. And we've told the City and we've told the Council Member we were committed to build 100% affordable housing on both of those projects. Working with the City and the Council Member to create some affordable retail for local businesses that are in the area. This is what has been, I don't want to say demand, but it's been suggested from the City that we have to do to be able to make this project its part of what we do. This is exactly what we do in many other projects. Like Eli said, we've done over 10,000 units of affordable housing in the City and this is

what we do and we are committed to do it in this neighborhood as well. Thank you.

DIOSANIS PEREZ: [SPEAKING SPANISH
03:36:10-03:36:22] Hello, my name is Diosanis Perez and I'm here to represent all those families that were not able to be here. They are working. And to represent our community. So the community, the families, all the families need for affordable housing. That is definitely. So there are so many families right now, they are doubled up, living six-seven people in one apartment, two bedroom, one apartment. And I can speak from experience. I came from Dominican Republic, when I first came, my sister gave me support. We lived with my sister in a two bedroom apartment, we were there for a while until we were ready to move out. We moved out, we had such a difficult time to find an affordable apartment and that was years ago. A couple of months ago, my nephew just found an apartment, looking for months and months for affordable apartment. He just found one. Now my niece, they're going to be ready to move out. Where are they going to go? Years ago it was so difficult to find an apartment and right now it's difficult to find an affordable apartment. So what

about with those children who are coming up now ready to move. Where are they going to go? So, we need more affordable apartments. We need more affordable apartments for these families they are doubled up here. And I'm talking about experiences where there are so many out there families that double up and they're not here to speak. There also teachers, fire fighters, policemen that they need also a place to live. A nice, affordable place to live. That's all. Thank you so much.

CHARLES BENDIT: Good afternoon, Chair Moya and Council Member Rodriguez. My name is Charles Bendit. I am the Co-CEO of Taconic Investment Partners. Taconic has a track record of significant neighborhood development initiatives including Essex Crossing which is a 1.9 million square foot project along Delancey Street consisting of 1,079 units half of which are affordable. And recently commenced on a 1,000 unit affordable housing project in Coney Island. Not only have we been providing affordable housing in these locations, but we have a significant program local hiring and workforce training. At the end of 2015 we acquired the Pathmark site. What we saw there was an opportunity to take a site that was

under developed and vacant. We have leased that space temporarily to a local merchant with the plan of redeveloping the site in what we think is a transit oriented site that has the opportunity to create much more density and much more affordable housing. We strongly support this rezoning at the density it's proposed. The Sherman Creek development sites, and I'm talking about Sherman Creek only, are controlled by and large by Taconic, Paul Gagliardi, Madd Equities and Con Edison. All of which who have been in support of this rezoning. Taconic and Paul Gagliardi are partners on the Pathmark site and are working together to develop Paul's sites which have the potential of developing as many as 2,500 units. To that end and with respect to Pathmark, we have had ongoing discussions with HPD and Council Member Rodriguez regarding affordable housing on this site. And subject to the outcome of those discussions, we've expressed our commitment to provide 100% affordable at a range of incomes starting as low as 30% of AMI. Overall, this site is expected to achieve approximately 730 sites that is the Pathmark site alone. While MIH would require that we do 25 to 30% which is about 180 to 200 units, we will be giving a

net gain of 550 units of affordable housing above that. In addition, I just want to mention one other thing, we have also signed an agreement with 32BJ to provide quality jobs. In addition, our business preservation plan results in keeping the existing wholesale jobs in the neighborhood.

GEORGE TSAPELAS: Good afternoon, Chairman Moya, Council Member Rodriguez. Building on what Charlie just said, to us, Sherman Creek has always been a little bit of a different animal than the rest of Inwood...

CHAIRPERSON MOYA: [interposing] Could you just state your name?

GEORGE TSAPELAS: Oh, sorry. George Tsapelas, Also with Taconic. So, to us Sherman Creek has always been a little bit of a different animal than the rest of Inwood. Sherman Creek is either, there is a lot of underutilized vacant sites and there is a lot of one story manufacturing buildings. All of the sites that we are focused on or one or the other. None of the sites that we are going to be working on require any residential displacement. For anywhere where there are existing businesses, we've worked with the City, with Council Member Rodriguez.

I know Borough President Brewer mentioned earlier, to create an MX-2 district where some of these businesses could be relocated at a later date within Sherman Creek. The importance of that is that it allows the full breadth of this zoning in terms of affordable housing, in terms of the waterfront access plan, to be realized. And it also allows for these businesses which are vital to bodega's, vital to restaurants, vital to keeping jobs in the neighborhood, it allows them to stay in Sherman Creek. It gives them brand new facilities with zero downtime. Our plan is to actually build some of the new buildings on some the vacant sites. Move those businesses into those new buildings and then redevelop the sites that they were formerly in. For these businesses, they will now have new spaces. A lot of the buildings there are very run down right now and they will have a whole new customer base. They will have thousands of new families living in the neighborhood, shopping at their stores. Also, Council Member Rodriguez is very concerned with pedestrian safety. Right now the Sherman Creek neighborhood, there is a lot of trucks and it's a bit of a hazardous situation walking through the Sherman

Creek neighborhood. Consolidating those businesses, rethinking some of the pedestrian pathways, the truck routing really makes for a much better business and residential integration within that neighborhood. That is pretty much, I assume I'm about to run out of time. The last thing is, in terms of timing, Pathmark site we would be looking to start development next year.

[INAUDIBLE AUDIENCE MEMBER]

CHAIRPERSON MOYA: Sergeant At Arms, please remove him.

GEORGE TSAPELAS: And bring the 730 units...

CHAIRPERSON MOYA: Please continue.

GEORGE TSAPELAS: So our plan is to break ground next year and bring the 730 units on the Pathmark site to market by earlier 2022. And again, that is a 100% affordable site.

CHAIRPERSON MOYA: Thank you. Thank you to the panel. Thank you for testifying today. I am now going to call the next panel. Rita Gorman, Ted Freed, David Schwartz, Paul Gagliardi, Nancy Preston, Robert Jackson. Okay, we can begin, state your name.

RITA GORMAN: My name is Rita Gorman, do you want me to start? Okay. I'm a resident of Northern Manhattan, I've been following the proposed Inwood rezoning for some time now. This includes Councilman Rodriguez' most recent statement of his aspirational goals for Inwood. While I find his vision inspirational I cannot help but, what's that, all right...

CHAIRPERSON MOYA: It's okay.

RITA GORMAN: I cannot help but contrast this vision with the reality of what I observe and experience in Northern Manhattan. As you probably know, Inwood, and I think the Community Board was eluding to this, Inwood and Washington Heights make up Northern Manhattan and share the same antiquated subsurface infrastructure. About a week and a half ago, we experienced a power failure on Cabrini Boulevard that knocked out power in several apartment buildings. Perhaps this is not so surprising given that Northern Manhattan's electrical transformers are 100 to 150 years old. The normal life span is approximately 60 years. I have several other examples, but looking at the clock I think maybe I will just cut to the chase. In summary, while I do

not oppose Councilman Rodriguez aspirational goals, I believe this Inwood rezoning plan should be sharply amended. He offers far reaching goals without the means to support them in any meaningful way. His plans envision increasing population density by thousands of people over the years. Meanwhile the current antiquated infrastructure cannot support the people already here. In fairness, some small upgrades are happening, that's true, but far from enough. Thank you for your time and your attention.

CHAIRPERSON MOYA: Thank you.

TED FREED: Good evening, Council Members. My name is Ted Freed. Frankly, I am sorry that I have to tell you that I have no acronyms or credentials to place after my name. The truth is I'm mere resident of Inwood. I have lived in Inwood for over 30 years, I'm a retired musician born and raised in the metropolitan area. To be honest, for some years I thought of Inwood as nothing but a place to rent an affordable apartment, and frankly an out of the way place and an inconvenience. Some of friends were even afraid to visit. They thought uptown neighborhoods were unsafe. But many things have changed over the years. Inwood is now seen as not just safe, but even

a destination. For my part, I have fallen in love with Inwood. Inwood is a wonderful neighborhood with a unique mix of races, ethnicities, faiths and outlooks. It's a neighborhood where people know one another, where they stop to chat and share the news. Where neighbors gather on their front stoop to play dominoes and talk quietly together. Where mothers are out playing with their children in the evening on the sidewalk. Where patrons know the owners and workers in the businesses they frequent. Inwood is indeed busy and urban, but it also a place with human scale, a neighborhood with quiet parks, woods and fields where one can play ball or just sit quietly and reflect on the day. This is the fabric of our community. We now stand to lose to all of this. Over the years, I've fallen in love with Inwood. I expect to remain in Inwood and in my apartment for the rest of my life however short or long that may prove to be. I am asking you to work with our community to adopt a rezoning plan that will genuinely reflect our needs. I am begging you, our Council Members, to vote no on the current Inwood Rezoning Proposal. Thank you.

ROBERT JACKSON: Good afternoon, Chairman Moya and Council Member Rodriguez. I'm Robert Jackson, former member of the City Council of New York where I was a member of the Zoning and Franchise Committee, Subcommittee, the Land Use Committee, Housing and Buildings Committee, and I co-chaired the New York City Council Black, Latino and Asian Caucus. And I say that because I know from a personal experience about this process. The City Council turned down the Sherman spot rezoning and I ask now that Council Member Rodriguez and this Subcommittee vote no this afternoon on this particular matter. I represented half of Inwood when I was in the City Council of New York. EDCs proposal will accelerate the displacement of current residents particularly those with preferential rent. You heard many people say that. 61% of the units in Inwood are rent regulated with 30% of the units under preferential rent. And I know about rent because I'm a renter, I do not own. I wish that I owned, but I don't. The pressure of proposed rezoning would send land lords into over drive trying to evict tenants and deregulate apartments. The proposed rezoning will also prove disastrous for Inwood's small business,

and Council Member Rodriguez, you're the prime sponsor of the Small Business Survival Bill. And our job is to try to protect those owners. So, I say to all of you, even if these businesses are given a right to return, they will unlikely be unable to afford the massively increased rent. Also, the gas and electric infrastructure where gas outs for many months, and brown outs have occurred. You heard Rita talk about it. Obie Bing, the retired engineer from Con Edison CB12 vice chair constantly raised this issue when he was alive. And finally, hundreds of Inwood residents have testified and urged you Council Member Rodriguez to vote no. and we hope that you listen to the people who elected you and vote no. Northern Manhattan lost over 20,000 unit residents due to displacement and CB12 and Borough President Brewer recommended a no vote. Now, Northern Manhattan is not for sale, as I'm a member, ask you Council Member to lead us in a no vote in the proposed rezoning. Support uptown united platform, thank you very much.

CHAIRPERSON MOYA: Just a quick correction, Councilman, there will be no vote today. This is just a hearing. Okay.

ROBERT JACKSON: Okay, well that's good.
It gives you more time to think about it.

CHAIRPERSON MOYA: Thank you Councilman.

NANCY PRESTON: Hi, I'm Nancy Preston. I'm a 17 year Inwood resident, I'm a community activist. This deeply flawed, top down plan ignores the input of community residents and small businesses. Why else would the EDC amendments allow big box stores, large nightclubs, hotels, and change for Commercial U to permit MIH height (SIC) bonuses with no housing. It will result in displacement of residents and businesses. 9,200 people with preferential leases, 61% residential units that are regulated. 94% of the small businesses that hold leases. Property owners will see their parcels appreciate exponentially incentivizing tear downs and flipping. This aggressive plan asks Inwood to absorb a 40% population increase of 14,000. The Uptown United Platform estimates the rezoning enables development of 46,000. Remember in 2001, Queens Plaza rezoning, 300 new residential units were estimated but 10,000 were built. Inwood has absorbed more than its fair share. We've been dumped on, dismissed and disinvested for decades. Now is the time to give back

that land that has housed City trucks, buses, utilities and rails. 100% affordable, real affordable housing contextual to Inwood can be created by a community land trust and developed by non-profits. This land should not be given away and subsidized to entities that will eventually turn it over to market rate. NYC should be a leader, we should be a leader in the CLT movement. Full disclosure, I'm a member of the Northern Manhattan Community Land Trust. There is a great opportunity here to produce an ethical and practical long term plan that will benefit the people. And it's all in the Uptown United Platform. Rezoning must serve all the people. What is the role of our government but to be visionary and to be humane, especially now. Please say no to the EDC Platform, and yes to the Uptown United Platform. Thank you.

ZULEIMA TILL: Good evening, Councilmembers. My name is Zuleima (SP?) Till (SIC). I'm the executive director of the Bodega Association and I'm also here representing the Sherman Creek Wholesalers. We are grateful for the new rezoning platform. We understand that it's not a perfect plan, but as previous Council Member has said, we would

like to propose an amendment. We believe that it's time for Inwood to change, but we would also like the wholesalers to be part of this change and preserve the local business. We are proposing that the rezoning stop north of 207, that lot 60 maintain M1 zoning in order for a vibrant wholesaler hub could be build there in order to house, in the area there is not parking lot like many of them have said. There is a beer seller, there is a produce market, there is a dairy produce, there is a Restaurant Depot there. So there is many wholesaler businesses as well as reduction (SIC) center. So there is business there that have many employees and that also serve a service to more than 5,000 small stores, bodega owners and restaurants in the Bronx area as well as in the Inwood area. So we would like those businesses to also maintain their routine and for that we are asking that the north portion of 207 maintain the M zone that is existing (SIC) in order for a developer could build a very vibrant wholesaler hub for those businesses to maintain and preserve their livelihood. Thank you.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony today. I'm going to call up the

next panel. Elijio Reynoso, Ulysses Novoa, Mino Lora, Maria Lizardo and Charles Corliss.

MINO LORA: Dear Council Member and City Council, my name is Mino Lora. I am the executive director of people theatre project. Since 2008 PTP has been service the Washington Heights and Inwood immigrant youth of color ages 4 through 24 through our rigorous and comprehensive theater and social justice programs. We believe in creating brave and creative spaces for our immigrant youth of color to lead both onstage and off. And we are really working to build the next generation of leaders of this country. As an organization we hold the values of equity, community and creativity high. These infuse (SIC) our belief that art is a human right and should be accessible to all regardless of income, race or language. Because of this strong understanding of the role of the arts and culture, the power and talent that we see in our youth every day and the undeniable attack on the immigrant community in our country. Based on conversations that I've had with my colleagues in arts and culture over the course of the last few years, the need for Washington Heights and Inwood's first theater space, cultural center, space

for the hundreds of artists who live in our community and dozens for CBOs that are doing cultural work is needed. We need a dedicated space for that as we see it as a human right. As an organization also who has been partnering and collaborating with local DOE schools in District 6, we have seen firsthand how the arts have continued to decrease for our kids. Especially for "L" students who are often really pushed for the testing and not allowed a process all that they're going through. Unless we draft a rezoning plan that supports the anti-displacement, a lot of the harsh repercussions will lane on our kids and that's why spaces like the cultural space that I am very grateful is included in this plan is needed for the mental health and the support that our young people will need, are needing and we've seen over the last 10 years that we've been serving. We really request arts funding to increase for our schools, for education, and for the groups serving the community Uptown. Thank you.

CHAIRPERSON MOYA: Thank you. Proceed.

IVAN DIAZ: Good afternoon or good evening, everyone, fellow Councilman Ydanis Rodriguez and Chairman Francisco Moya. My name is Ivan Diaz. I

grew up in Inwood for the first 15 years of my life. I have dedicated the latter part of my life assembling affordable housing projects in the Bronx. As life would have it, I am back in Inwood testifying before you today why this rezoning is critical to our community. For the last 12 years I have been working alongside developers to identify and acquire development projects that focus exclusively on 100% affordable. There is no housing stock in Inwood. If this rezoning does not pass, we will spend another 10 years talking about what we should have, could have, but did not happen. For the record, the only few housing that has been built in the entire Inwood community is 228 Nagle and 4467 Broadway. The first development was 100 units of affordable housing in 2008, well over 10 years ago. The second, 4467 Broadway was 86 units of affordable housing in 2008, also 10 years ago. The proposed rezoning will create new housing where otherwise none exists. Is plain and simple, rezoning equals decent homes for working and low income families. Inwood has always been a haven for people that want to have a decent and affordable place to live in New York City. Inwood is a destination. People are proud to say they are from

there. It's affordable, filled with mixed people from all walks of life and everyone enjoys being there. Allowing other people to live here is not the problem. Not having any residential housing that is affordable to our own community is the major problem. Passing the rezoning is a step forward to ensuring that our children, friends and family will have access to decent affordable housing in the neighborhood we grew up in. the number one common denominator we have in Inwood is the lack of affordable housing. We all agree that affordable housing is not only essential, but it is mandatory under the City's mandatory inclusionary housing. We recognize that at least 25 to 30% of the new housing stock must be affordable. My team commits to 100% affordable in every project we bring to the City. New York City is a melting pot...

CHAIRPERSON MOYA: [interposing] So, we have a two minute time limit.

IVAN DIAZ: Please don't set back Inwood another 10 years. We commit to bring you more affordable units to Inwood...

CHAIRPERSON MOYA: [interposing] Folks, folks, please.

IVAN DIAZ: And we can agree to one thing.

CHAIRPERSON MOYA: I need you to wrap it up, we need to move on okay?

IVAN DIAZ: We fully support the rezoning and hope the City Council agrees.

CHAIRPERSON MOYA: Thank you. Thank you for your testimony, thank you.

MARIA LIZARDO: Good evening. I am Maria Lizardo the executive director of Northern Manhattan Improvement Corporation, NMIC. Since 1979 we have been providing community based legal services and tenant organizing work in Washington Heights in Inwood to prevent displacement. Through our development projects, NMIC has also provided home ownership opportunities to 350 community members who otherwise may not have been able to purchase an apartment in New York City. NMIC recognizes the need to build affordable housing to address the housing shortage, however, preserving our existing housing is a high priority for us. With the highest number of rent stabilized housing units in New York City and with at least 27% of the leases in Inwood incorporating preferential rents, Washington Heights and Inwood residents are at high risk of displacement

unless we draft a rezoning plan that extensively supports anti-displacement efforts. Although NMIC applauds universal access to council, it is only the first step to prevent the displacement of thousands of people who for decades have made Washington Heights and Inwood their homes. With this background, NMIC makes the following recommendations to protect current tenants and make housing opportunities available to low and middle income families. One, employ affordability standards that address the needs of Inwood community members who are the most vulnerable to displacement by prioritizing their ability to benefit from the rezoning. Such standards should reflect the distribution that allocates 30% of units for families making between \$25,000.00 and \$89,000.00. 50% for families making under \$25,000.00. 10% for seniors and 10% for formerly homeless families. Two, make all housing built on City owned land permanently 100% affordable. Three, provide aggressive enforcement of affordability standards and the certificate of no harassment program in Washington Heights and Inwood and Marble Hill. Four, ensure the roll out of the Universal Access for Council Program for Inwood and neighboring Washington

Height zip codes and develop and referral system to prioritize tenant referrals to local community based local services offices. Five, fund a tenant organizing unit consisting of at least 10 additional Inwood based NMIC tenant organizers dedicated to Inwood and increase anti-harassment in terms of protection funding that will enhance the capacity of community based legal services organizations to address the legal needs of newly formed tenant associations.

CHAIRPERSON MOYA: Thank you.

CHARLES CORLISS: Hi, good evening, Chairperson and Ydanis. Charlie Corliss, Director Inwood Community Services. We began August 1, 1979, we started with \$20,000.00 of DFY funding. We have about a \$6.5 million budget now. About 225 employees, the biggest CBO in Inwood for a long time. We are in six different schools, we have a large SYP program, we have a top tier literacy program. We are in four different Inwood schools for prevention. We have two large clinics; chemical dependency and mental health. We serve about 6,000 residents annually and we'd like to do so much more. And I guess from our vantage point on Academy Street, Inwood is, in spite of the

best efforts of our Council person, still relatively underfunded. There is so much need that needs to be addressed and part of why we're here today is to be able to address that need. And my clock is ticking so I'll talk for the next three or four hours if you guys are good with that, I don't think you guys would like that. So, I guess from our vantage point, the way we see it, with people coming in, things are increasing. Four recommendations. Recommendation number one, it may be self-serving, but I believe Inwood Community Services deserves a home of its own. I have staff dedicated for decades, not making a lot of money, committed to the community. We are in a place that we've been renting, and renting, and renting. At some point Inwood Community Services institutionalized into this community since we've been there thick and thin, difficult times. I think it would be a good thing. Second point, Vermilyea Avenue, there is a vacant track, DOE owns it, they use it maybe 10% of the time. To use that to build what Ydanis is saying, some sort of a community center. Inwood deserves a community center. Thousands of kids would benefit from that, it doesn't exist right now. Likewise, to set up a family center, a

family life center that can allow expanded mental health services and chemical dependency services since there is such a need for it. It would be a very, very good thing in the community. And then my fourth recommendation, specifically there should be a vision zero thing put forward that every single resident who lives in Inwood today, right now, as this moves forward, everything should be done to make sure that person stays in his or her apartment. And that's my recommendations and thank you all very much.

CHAIRPERSON MOYA: Thank you. Can you just state your name?

ELIJIO RENOSO: Eljio Reynoso. Good evening, Chairperson. Good evening, Ydanis Rodriguez. Good evening to everyone present here. I run the Washington Heights Tennis Association which is a sport program. I have been teaching and living in Washington Heights for over 40 years. I teach in the Upper West Side and I address a lot of the quality programming that is at Manhattan Country School which is located on 86th on the West Side. It's incredible how we, throughout the times that I live in Washington Heights, for the first time we see this

opportunity that addresses not only the residents of Washington Heights, but also the youth, the culture, the arts. All the programming that we have been neglecting throughout the decades. And for the first time we have somebody here that addresses a comprehensive plan that would deal with some of the issues that we've been lacking for a long time. I have worked with the different Council people. One have also stood here and promised us all kinds of projects and ideas. And under the leadership of Ydanis, a progressive person, I can trust that he will do the right thing when it comes to working together with the City. He agrees that the current plan is not the right plan, but I trust, and Councilman Reynoso was here and spoke about the idea that we should work together to make sure that justice is done to the residents. But also we cannot just workout one single plan where it only addresses the residents, we should also look at the holistic idea of communities that addresses youth that today we have thousands of kids. We have...

CHAIRPERSON MOYA: [interposing] Thank you.

ELIJIO REYNOSO: hundreds of kids that go through our program and nobody seems to be addressing those issues...

CHAIRPERSON MOYA: [interposing] Thank you. thank you for your testimony.

ELIJIO REYNOSO: The Councilman is addressing that so I thank you guys very much for allowing...

CHAIRPERSON MOYA: [interposing] Thank you. Thank you all to the panel. Thank you for being here today. We are going to be moving onto our next panel. Joanna Garcia, Velarde Jesus, Marty Goodman, Anthony Zuba, Maggie Clark. Josmad (SP?) Rojas, Dana Henshard (SP?). Thank you please state your name and you may begin.

MARTY GOODMAN: My name is Marty Goodman. I'm a retired transit worker, former executive board member of the TWU. The union that shut down New York in 2005. I hear that there is plenty of anger in this room about gentrification, and there deserves to be. This is nothing but gentrification. But it's also, in my view, ethnic cleansing. In short, it's racism. Worse than gentrification is the implementation of a strategy to chase out working people. And in this

context, we could see that Mayor de Blasio and all of the Democrats who put us in this position along with the Republicans like Bloomberg, are complicit in Trumps world vision of an all-White society. Now, if I can read my notes here, rezoning in Brooklyn resulted in a massive rip off. The promised all kinds of affordable apartments there along Atlantic Avenue and they got zip. Mr. Ratner (SP?) who owns the real estate over there, in my view and the view of the residents, screwed them out of so called affordable housing. Now rent stabilization, I am a rent stabilized tenant, there is one underlying issue here of the whole operation is rent stabilization taking over buildings and chasing out people like myself who have worked their whole life. We've seen gentrifications from Dickens on through. I suggest people read the great book, *Zoned Out*, by a local professor which showed that, demonstrated and proved that every attempt of zoning in the last decades resulted in the massive displacement of working people.

CHAIRPERSON MOYA: Thank you.

VELARDE JESUS: Good evening at this point. My name is Velarde Jesus. I am a resident of

East Harlem, born and raised. I'm also an advocate in my community, I also am a tenant rights paralegal with the Urban Justice Center. But I'm here today to stand by my 2.5 million rent stabilized tenants that are going to be affected and are being affected by rezoning. And I can say that from experience, living in East Harlem especially since rezoning was put on the table, and since it being passed. I don't know where Maria Torres is anymore from Madison Avenue on 111th Street, I don't know where Jose Robles is who is maybe part of my family, but who used to live on 112th and 5th Avenue. I don't know where many of my neighbors are because what's happening in my community is that they're being thrown out. They are being displaced. Not only are the tenants being affected, but our small businesses. I don't recognize 3rd Avenue anymore in my community. Everything is either a Dunkin Donuts, a T-Mobile, a whatever the other corporation stores are. All of the small businesses are being affected because the landlords are pushing them out because they know that a big corporation will come in especially with rezoning being passed. I hear many talks on this panel about immigrants and workers, you are actually

going to be increasing to that by passing these rezoning. I know this because I spend day to day in court against the landlords and going against their attorneys. I am in these buildings in this area, I have buildings in your area, Ydanis, that they haven't had gas for almost two years. This is what the tenants are going through. So adding onto rezoning is not going to help. This is not going help. EDC, I love your power point presentations, not realistic and I said this in my testimony for East Harlem. The City, and I will finish up and wrap up, the City cannot handle what it has at hand. HPD can't even enforce (INAUDIBLE) a judge orders a landlord to do something, the landlord doesn't do it. You tell HPD, they don't have the power to enforce it. This is not good. And my opinion, if you pass this, then you two can be considered somewhat like a Trump. The local Trumps.

CHAIRPERSON MOYA: Thank you.

MAGGIE CLARK: I'm Maggie Clark, PhD. The agencies, and I'm sorry, Council Member Rodriguez, everybody is ignoring the environmental impact statement that the City wrote. Adding 14,000 or many people to Inwood will have major environmental

impacts because it's almost surrounded by water and park. Most streets have one traffic lane and only three main ways in and out of Inwood. And we call them chokepoints, it is very easily gridlocked. This EIS admits that 45 intersections will go to mostly an F level of service. The E level means operating at full capacity, we're talking about the roads. F means the road is in constant traffic jam. Intersections delays will increase everywhere in Inwood up to 10 minutes. This is in the EIS. It understates impacts because they didn't study any after 4:30 p.m. Unified Inwood had requested numerous studies to include peak times and locations, and EDC refused to do these studies. You can't widen the streets, you can't fix this. When Inwood is in gridlock this will spread to Washington Heights and the Bronx. More people will attempt to ride the subways, but 8,000 more trips are already forecast and the delays will spread up and down the lines. Some of the worst delays were near Allen Hospital where 27 story buildings are proposed. Ambulance, fire and police delays will cost lives. A third of Inwood is in the 100 year flood zone. The New York City Panel on Climate change predicts Inwood will flood more severely and more frequently in

coming decades. Many 17 to 30 story buildings are proposed for this flood zone. The many environmental and social impacts that make the City's plan for Inwood so deficient should be that no one in good conscience should be able to support it. It will be disastrous. Please reject this plan and ask the City to create a more modest plan such as the Uptown United Platform.

CHAIRPERSON MOYA: Thank you.

BROTHER ANTHONY ZUBA: Good evening. I'm Brother Anthony Zuba, a Capuchin Friar on staff at Church of the Good Shepard, Inwood. I represent the Upper Manhattan Interfaith Leaders Coalition whose congregations comprise 15,000 residents of Inwood and Washington Heights. Our coalition has studied the EDC plan for the Inwood rezoning as well as the community alternative, Uptown United. Respectfully, we faith leaders believe the EDC plan in its current form will accelerate rather than mitigate displacement and gentrification. We are concerned about the lack of meaningful community engagement in the planning process, and the criteria being used to define affordable housing in the EDC plan. The affordability levels offered through mandatory inclusion, combined

with an up-zoning of certain areas of Inwood, will lead to housing that is neither affordable nor available to the majority of our congregants. Thousands of rent stabilized tenants are at great risk of being displaced from our neighborhood and from our congregations. And we are concerned about the lack of substantive plan for infrastructure improvements to accommodate the thousands of new residents in a community underserved by the present, decaying infrastructure. We cannot bless the current rezoning plan without improvements in affordability and infrastructure. So, we ask you to invest in the development of truly affordable housing through additional City subsidies and tax incentives in order to reach deeper affordability levels. To protect the existing rent regulated housing stock by enforcing the rent laws and investing in programs that protect tenants from the predatory loopholes, to encourage the development of 100% affordable housing on public land. To issue a comprehensive infrastructure improvement plan to accommodate the anticipated population increase in Inwood before approving a rezoning plan in ULURP, and to seriously engage the Spanish speaking community in the development of a

rezoning plan. Please also consider the recommendations of Community Board 12 and the Manhattan Borough President, and all the community testimony. God bless you and thank you.

CHAIRPERSON MOYA: Thank you.

DANA HENSHARD: Hello, my name is Dana Gay(SIC) Henshard. I have lived in Inwood since 1985. I moved up there as a student in college because that's where you could get a place to live. And for musicians where you can make some music and have some thick walls. Inwood is a place that has the most abundant wildlife on Manhattan. I can go out into the field at Inwood Hill Park in the morning and I can see about three to 400 geese. I can't do that anywhere else on the island. I might be able to do that on Staten Island. I see raptors, I see hawks every day, I see eagles. We've had pheasant, I haven't seen those for a while. We have so much. What is going to happen when we build this commercial C. What is the meaning of this? What is the meaning of a high tech Inwood when Inwood is about land? What's the meaning of bringing jobs to people who come from outside when you not it's not going to be for us. The empowerment zone on 125th Street, all it did was

empower 125th to become like 34th Street. Applebee's, all of them, all of the big box stores and that's all that's here. That's what they do in Israel, that's what they're doing here. The C are just walls, that's what they area. And I don't understand how you can look at a place as beautiful as that and have no real perspective and no real vision. That plan and the way that we've been treated, it's been so offensive. The politicians get up there and you talk to us like we're children. I'm the same age as you. and I just feel like, it's so crazy. We have Inwood Hill, if you know, it was made through volcanic action. We don't talk about this. Dyckman Street is a fault line, under the Harlem River is fault line, under the Hudson River is a fault line. Now they're talking about the magma under New England waking up.

CHAIRPERSON MOYA: Thank you. Thank you so much for your testimony.

DANA HENSHARD: All right, but the thing is the land doesn't have states or boundaries. It's everywhere.

CHAIRPERSON MOYA: Thank you, ma'am for your testimony.

DANA HENSHARD: When you talk about building, let's talk about some sense.

CHAIRPERSON MOYA: Thank you. Thank you to the panel. Folks, please. Thank you very much for your testimony today. I'll be calling up the next panel. Omar Soriano, Peter Staffis (SP?), Zule (SP?) Mateo, Annabelle Rodriguez, Tracy Hewlitt, Fern Hertzberg, Rita Vega, Luis Menchaca (SIC), Ally Carrington, Ed Brown, Olbad (SP?) Folkhar (SP?), Roland Lewis, Nelson Castro, Will Taveras, Richard Garcia, Carlos Diaz, Peter Farkas, Joaquim Velasquez, Rafael Rayes, Neil Herwitz, Robert Joseph, Marshelle Vanderpool, Graham Ciralo (sp?), okay, now we have a full panel and we are ready.

PETER FARKAS: Good evening, distinguished Council Members and all you folk that stayed out all these hours. It's a wonderful thing to see that everybody participates in the community. My name is Peter Farkas and I've been working in the Bronx and Upper Manhattan for about 10 years. In the rest of New York City for longer than I care to remember. You had an opportunity to hear from my partner, Ivan Diaz, who spent his formative years, grew up in Inwood. And he and I are partners in a development

company, in a real estate brokerage company called Concord Development Partners and Diaz and Associates. And we have been working hand in hand with a long list of partners, by example only, Mega Construction, Maddd Equities and myriad of not for profit organizations. And our vision consistent with our partners is that for Inwood, it's only 100% affordable housing. And we are certainly not stepping out of our comfort zone when we say that because in our development activities in the past 10-12 years, all we've done is affordable housing development, 100%. So, I'm wholeheartedly supporting the passing of the rezoning presently under construction and I realize not everybody agrees. Although I may have a self-interest in the outcome given I am in the business, I believe I can make a compelling case and I'd like to take those few moments to do so to this body and not withstanding my self-interest, the underlying premise that the passing of this rezoning on balance serves the best interest of the greater cross section of the Inwood Community. I thank you for your time.

CHAIRPERSON MOYA: Thank you.

OMAR SORIANO: Yes, my name is Omar Soriano. I was born in New York City. A resident of Washington Heights most of my life. I support the rezoning because I think it's essential to the community. I understand that infrastructure development, when it's outside of our community it's viewed as social victories. We say, hey look at Chelsea, look at Hell's Kitchen and what has happened there, but once that infrastructure is within our community it's viewed with some level of trepidation. I think if we look passed the emotional aspects of it, the reality as proposed, while there may be some adjustments that may be necessary, there are clear benefits to the community. STEM training for our youth, increased commercial corridors, improved libraries as well as increased housing and affordable housing. I think that to ignore those benefits to a community that has been traditional disenfranchised is socially irresponsible. I think that the Council has it right, where if this is implemented with both increased affordable housing as well as safeguards to protect the unnecessary displacement of tenants that don't deserve to be displaced, I think that there can be social benefits to this project that will be seen

for years to come. And that we can all look back and be proud of that. So based on that I fully support the project and I hope that City Council can take that into consideration.

CHAIRPERSON MOYA: Thank you.

PETER STAFFIS: Hi, my name is Peter Staffis. My family has owned and operated the Twin Donuts site on 218th Street since 1984. With the current zoning we intend to maintain local ownership of that site and develop it into a residential site. This proposed rezoning delivers affordable housing to thousands of residents. Affordable housing paid for by a company Market Rate Units. Failure to pass a forward thinking zoning such as the one proposed would do more to displace residents than any landlord can. Upward pressure on Inwood rents exists already and landlords will be handed a monopoly and raise preferential and market rates with impunity, without any new construction to compete with. Further, the lack of sophisticated office space discourages businesses from starting or expanding here. When discussing the rezoning with my customers, I only need to point across the intersection to a warehouse that has been abandoned for the last 15 years.

Parking lots and warehouses need to make way for housing. Failure to plan for the future would be an injustice. Without this rezoning displacement will accelerate. Please take this opportunity to pass this zoning that would encourage housing and well-paying job creation. Further, some comments on the last panels, despite being in flood zones, some of these areas, half of the Netherlands is located in a flood zone. You can develop it responsibly without seeing the type of disruption we saw in Houston. Thank you.

ROBERT JOSEPH: My name is Robert Joseph, from the Municipal Arts Society of New York. MAS is encouraged by the Inwood NYC action plan including the affordable housing at the library site, the outreach to community residents. The investment in neighborhood programs and infrastructure. However, we remain concerned about the potential for low income residents to be displaced. The gentrification of retail establishments and the potential long term effects future development will have on cultural and natural resources. You know the impacts of the rezoning; 12,000 new residents, 4,400 new dwelling units. An increase in the population of 30% in less than 15 years. The proposal would add 1.2 million

square feet of commercial space. The most of any City led rezoning and almost a half million square feet of community facility space. The rezoning could drastically change the socioeconomics of the Inwood Community. For a proposal that touts affordable housing as a primary objective, no MIH level has been selected yet and it's unacceptable to this community to now know what they're supporting before they have the opportunity of what's been selected. This is the largest commercial rezoning primarily because of the proposed Columbia Presbyterian Hospital expansion which is expected to result in a half million square feet of new office development. Given the magnitude of this proposed development, more details need to be released about it so it can be properly evaluated. While Inwood is a hub of Dominican Culture today, incoming residents are unlikely to demand the same retail opportunities. I may ask that these factors be considered along with specific protections to prevent to the extent practical (SIC) and direct to business displacement. We appreciate the direction of the City's work on the Inwood affordable housing library site. The project will create 175 affordable units available to households earning the lowest incomes.

Also encouraging is the increase in size of the new library. On a concerning note, there are 17 sites in the rezoning area that may contain important archeological artifacts. However, there are no measures in place to require archeological testing for private developers apart from reporting any human remains. That's alarming. Thank you so much for the opportunity to present.

GRAHAM CIRALO: Hello, I am Graham Ciralo. I'm a member of Good Shepherd Church. I want to really talk zoning for a minute. So, let's focus on the Commercial U for starters, the EDC sets up a straw (SIC) binary. What they're telling us is that the current zoning, developers can build and evict businesses at will as a right. This isn't happening, but that's their argument. Their solution is to up-zone the entire business corridor to R7-D for most of it and a very radical R8 at the corner. And that's like putting Sherman Plaza's on the corner of main streets. What they don't tell you is that there's another option to preserve the businesses, to preserve the housing there, and that's to do R7-A or R2-6A which is the commercial equivalent. That would preserve the businesses that would preserve the

housing. Why won't they tell you that? So, I'm going to hark back to something Alicia Glenn said back in February, she said I think we would be here for a month if you wanted a list of every time a City Council person didn't understand what was going on in a particular project or a rezoning. She's such a gem. Then you heard earlier, James Patchett, her protégé from Goldman Sachs, express surprise at Council Member Reynoso's knowledge of zoning which is pretty extensive. They could on us not to know the details. They don't respect us, they don't respect you, they don't respect anything but the people that they work for which are the developers. We need to know the details, we need to do our homework. We need to look at the alternatives. We've created an Uptown United Plan that offers these alternatives. I encourage you to please look at that and if you're not going to look at it then you have to vote no on the rezoning because this is not going to work for us. It's not going to work for the community.

CHAIRPERSON MOYA: Thank you. Folks, please. Thank you very much for your testimony. We will now bring up the next panel. Marshal Douglas, Carla Fisk, Barbara Emma Goldman Sherman, Cliff

Elkind, Bernadette Elkind, Tiffany Lee. Thank you. If you can just state your name you can begin.

MARSHALL DOUGLAS: Hi, my name is Marshall Douglas. The real estate moguls are running out of places in Manhattan to continue building for the uber wealthy. They have dislodged the largely white, high income earners who are now discovering, like Columbus did, our Inwood and Washington Heights where our largely Latino/Hispanic community has long used as our home. The real estate industry is salivating over the opportunity to displace many of our community's largely Hispanic residents, largely Dominican residents. The rezoning plan amounts to an ethnic cleansing program, thank you Marty. This is being promoted with the weasel word phrase, affordable housing. The average household income in Inwood is \$41,000.00 a year. A significant chunk of the privately developed new units will be rented out at whatever the market will bear. Greatly exceeding Inwood residents ability to pay. It's only then that the mandatory inclusionary housing income ranges are opened up. These will consist of several brackets ranging up to apartments for those who make as much as over \$100,000.00 a year. This upper end is two and

a half times higher than the average income in Inwood. The bulk of so called affordable apartments will exclude most of the locals who truly need actual affordable apartments. They are intended for those from outside our community. People who will transform the character of our neighborhood. Under the lottery system that chooses among applicants, 50% of the affordable units after the market rate ones of the balance 50% of those will be designated for those who live outside of Community Board 12. That is for residents from all around the City. The remaining 50% of the 20% remaining will go to Community Board 12 residents from Inwood, Washington Heights and Marble Hill. In the end, after the carve out for market rate renters, for non-Community Board 12 applications, for those earning over the average Inwood income, and for those who don't even make enough to apply for one of these apartments. Only a fraction of the new units will be made available to the largely low income current residents of Inwood.

CHAIRPERSON MOYA: [interposing] Thank you, sir, for your testimony.

CARLA FISK: Thank you, Council Member Moya, Council Member Ydanis Rodriguez and Committee

Council. My name is Carla Fisk. I am an organizer with Inwood Small Business Coalition and every Inwood business owner who came to the hearing had to leave. That I saw, had to leave. I'm here to speak for one Inwood business who is not able to attend at all, but let me say many business owners couldn't come because they had to work. They had to keep their business running. And some of them are afraid to come to a hearing like this because they're afraid of retaliation from their landlords or elsewhere. So, I'm going to read the testimony from Dr. Jennifer Tsung who wasn't able to come. My name is Dr. Jennifer Tsung, I'm a veterinary doctor and the owner of the Inwood Animal Clinic. I wasn't able to testify in person today because I have patients I had to see. Small business owners are always working non-stop to keep their businesses running. I opened Inwood Animal Clinic 10 years ago. Inwood never had a veterinarian and really needed one. When I started, I knew that Inwood is not a high income neighborhood. We work hard to do our best for our community pets for a reasonable price. The majority of our employees all live in the neighborhood. The existence of the Inwood Animal Clinic and all of Inwood's small businesses is

threatened by this rezoning. Property taxes are paid by small businesses not by their landlords. With rezoning, there would be a jump in property values and that would mean a jump in property taxes as well as rents for business owners. One of my business neighbors just had his property taxes jump by 35%. My business is under specific threat from the rezoning proposal because my building is located in what is called a soft site. A low building that would be rezoned to allow buildings to be built up to 11 stories high. This would give my landlord a strong financial incentive to not renew my lease. You can see from the map I distributed that all the commercial industrial areas of Inwood would be dramatically rezoned from the present maximum height of 7 stories to up as high as 30 stories. This rezoning proposal would hurt or remove almost every independent small business in Inwood. Please vote no on the Inwood NYC Zoning Proposal.

CHAIRPERSON MOYA: Thank you.

TIFFANY LEE: Good evening. My name is Tiffany Lee and I am the executive director of Altagracia Faith and Justice Works. I'm also a rent stabilized tenant in Inwood and I work with the faith

communities in Northern Manhattan. For us the rezoning really has to establish certain values and principals such as being a just, inclusive, participatory rezoning with care for our most vulnerable and care for the common good. The EDC plan does not reflect these values. In the interest of time, I will refer you to the Uptown United Plan which does reflect this collaborative spirit, grassroots approach. Prioritization of our most vulnerable tenants, small businesses and provisions for the common good like infrastructure and the environment. I don't pretend to represent the voices of all people of faith or faith communities, but given the difficulty of the time and location of this hearing I would like to share with you some of the comments and feedback that have been shared with me. Some of the concerns from our faith communities. One pastor who attending the CPC hearing, who was on the fence about the rezoning shared that it was clear how little planning there is for the poor and vulnerable. My other neighbors and fellow parishioners have shared their concerns that these improvements are not for them. That with the rezoning triggering MIH, the majority of the new apartments will be out of reach

and will threaten their existing affordable housing. Last night we shared a special mass and vigil with the special intention of this rezoning. And we celebrated a unified community and many members of the faith community prayed for those of us here testifying. They prayed for you, our elected officials. That your decision reflect their needs, concerns, interests and in reflecting on all of this in last two years of work that we've all done, and the state of our country and our community right now. It's clear that when there's a threat, it really brings people together and that it's shown us the strength we have, the unity that's possible. And if you vote no to this rezoning, the faith community and our community is ready to work together with you on a better plan. Please vote no.

CHAIRPERSON MOYA: Thank you.

CLIFF ELKIND: Hello. I'm Cliff Elkind and thank you for listening. I have a statement by a member of an Inwood small business owner whose immigrant father arrived in the 1960s. And in the mid 1980s bought a supermarket here in Inwood. I'll be reading the first part and my spouse will be reading the second part of his statement. A few of us started

the Inwood Small Business Coalition to speak not on behalf of City officials, but small business owners. As everyone knows, rezoning will raise everyone's property taxes which are usually passed to small businesses. If this zoning proposal goes through unchanged we will have closed store fronts everywhere waiting to be demolished for years and years. Why would City officials agree to such a drastic rezoning? Why are we pulling the carpet out from underneath minority and women owned businesses and why are we doing it without their input. If you are for the people you must listen to the people. I am not against rezoning, but I am against this irresponsible current Inwood Rezoning Plan. I am a small business owner, but I am also a developer and a builder. Rezoning is good if it's done right, with true community outreach. I own a development site in Inwood, I went for a rezoning upgrade which was met with strong resistance. I met with many community organizations and working together we came up with a plan that both sides are happy with. The big misconception is that you can't produce affordable housing units throughout Inwood without drastically rezoning Inwood. Instead there are 421-A and many

other HPD programs which will meet the City's goal of affordable housing units and keep developers in the black with their investments. It is a no brainer. Any developer in Inwood can take advantage of these programs and thus create affordable housing without drastically up-zoning Inwood and crushing the small business community. I'm doing it and it makes financial sense and I believe most future developers in Inwood would do the same. Thank you.

CHAIRPERSON MOYA: Thank you.

BERNADETTE ELKIND: Hello, I'm Bernadette Elkind. I'm a resident of Inwood and a supporter of the Inwood Small Business Coalition. To continue: if small business is paying \$30.00 to \$50.00 a square foot now in commercial rents. What will rent be like after a developer just invested \$25 million to put up a high rise to lease at \$80.00 to \$100.00 a square foot? Say bye-bye to small, immigrant family business. Because we are barely paying our rents today. Second, when rents go up, prices on goods to up. So it will trickle down to the residents of Inwood one way or another financially. Will small business be allowed to return, or will all the spots where we invested 10, 20, 25 years of our lives

instead be already spoken for by big business. What will happen to the wholesale businesses along 9th and 10th Avenue? Do you know those wholesale businesses rely on the local Inwood businesses to purchase goods? Once small business is gone, bye-bye wholesale businesses. Who is going to be able to cross the 207 Street Bridge to do business when rezoning happens? It's a complete nightmare now to cross. What Inwood resident who has experienced everyday life in Inwood can agree to this rezoning as it is explained to us. We demand zoning all the Commercial U to an R7-A with commercial overlay. We demand a special wholesale district for Inwood displaced (SIC) wholesale business. We demand retail size caps and restrictions on storefronts. Any landlord will tell you it's more profitable to have four small stores than one big one. So why wouldn't we demand this. If you truly want to listen we will support rezoning, but this current plan is unacceptable to small business in Inwood. No to Inwood Rezoning.

CHAIRPERSON MOYA: Thank you for your testimony today.

BERNADETTE ELKIND: Thank you.

CHAIERPSON MOYA: The next panel. Jeanie Dubnow (SP?), Anna Orozco (SP?), Ava Farkas, M. (SP?) Hirsch, Laura Panarata (SP?), Sarah A. Fitzbar (SP?). If you could just state your name.

JEANIE DUBNOW: My name is Jeanie Dubnow and I'm with the community organization, RENA, Riverside Edgecombe Neighborhood Association. And we are part of the Coalition Northern Manhattan is Not for Sale. So, I'd like to first question the logic. Logic is important if we're making laws. I'd like to question the logic of EDC and the logic of our Councilman Ydanis Rodriguez on certain points. The logic says the following: we need a center for arts, we need a certain for youth, we need a high tech hub, we need STEM training, we need access to the waterfront. What does that have to do with the rezoning? Let's have it, let's have it. Let the City do it. Who said we shouldn't have it? We're not against that. But it has nothing to do with rezoning at all. That's one. Point two, preservation. We're talking a lot about preservation of affordable housing. Okay, we are going to provide you lawyers, oh good, we're going to get lawyers. Tell somebody who is going to war that they'll get doctors. You

might be killed, but you'll have a doctor. Thank you very much. No harassment, there is going to be a law against harassment. I thought we already had laws against harassment. I've been organizing tenants in Washington Heights and West Harlem for 30 years. I don't even remember how long anymore and I have seen what's going on. So I want to talk a little bit more about this preservation issue. We will provide lawyers to small businesses also. Oh thank you very much there's no laws that protect small businesses so what the hell good is a lawyer if there's no law to protect them. HPD-we're going to preserve housing, we're going to give loans and grants to small landlords so that they can fix their buildings. Thank you very much, the tenants will be very happy if HPD is wasting its money on giving loans to those landlords. I thought there was no City money. I thought there was no money to do these things. So we experience and let me give you a little experience that we've had...

CHAIRPERSON MOYA: [interposing] So, we, it's two minutes.

JEANIE DUBNOW: Okay, when the government institution, DHCR, two years ago, a landlord was trying to get a tenant out on 173 Street...

CHAIRPERSON MOYA: [interposing] We really have to wrap it up.

JEANIE DUBNOW: Two years, with a lawyer, with HPD, with DHCR and us fighting.

CHAIRPERSON MOYA: Okay. Thank you. Thank you.

JEANIE DUBNOW: She's still waiting for her lease. That's what is going to happen with this rezoning.

CHAIRPERSON MOYA: Thank you for your testimony.

JEANIE DUBNOW: Vote no on the plan.

[APPLAUSE FROM AUDIENCE]

CHAIRPERSON MOYA: Please, there's no clapping, folks, please. Please state your name.

AVA FARKAS: Ava Farkas, Director of the MET Council on Housing. If the number one goal of this plan is to preserve affordable housing, then it will be a total failure. The argument that 200 affordable units has been developed in the past decade is misleading. Inwood already is an affordable

neighborhood because it has the highest concentration of rent regulated housing in the City. However, this plan puts all of that at risk. The City lied to you, Council Member Moya, when they told you that in the Commercial U, no rent regulated apartments would be affected. In fact there are 34 rent regulated buildings with 1,400 on blocks slated for up-zoning. And 28 of them are in the Commercial U. The FAR on these buildings is going to increase on average 55% percent, but on some it's going to more than double making it profitable for landlords to knock down their existing buildings in order to build taller market rate buildings. Second, the rezoning will spur secondary displacement through increased speculation. Since the rezoning has been announced, we have seen landlords like Barbery Rows (SIC) and Koplowitz (SP?) buying dozens of rent regulated buildings in Inwood and inflated prices that will require them to look for ways to raise people's rents. Taconic, the developer who has purchased the Pathmark site on the rezoning area also appears to have bought 12 other rent regulated properties recently on 207, Seaman, Bogardus, Hillside, Elwin and Wadsworth as part of a \$234 million package. Their gamble on the

neighborhood clearly seems predicated on the rezoning which in order to generate profit will rely on them changing who lives in the community. Last, the existing preservation programs are totally insufficient. I had a conversation with the group that is doing the landlord ambassador program. It is a joke. I'm sorry. They have not gotten any large, multifamily buildings to voluntarily opt into a regulatory agreement. It's for small land lords that are on the lien sale list. That is not going to help large multifamily buildings in our neighborhood. It's totally insufficient. I do not believe Council Member Rodriguez, that you don't know that increased market rate development is not going to be hugely detrimental to rent regulated housing.

CHAIRPERSON MOYA: [interposing] Thank you.

AVA FARKAS: Sometimes the best answer is to do nothing. And we encourage you to vote no...

CHAIRPERSON MOYA: [interposing] Thank you for your testimony. Thank you for your testimony.

M. HIRSCH: Good evening. My name is M. Hirsch and I am lifelong resident of a rent stabilized unit in Inwood. I am a member of Northern

Manhattan is Not for Sale and I am extremely concerned about the residential displacement exacerbated by the rezoning. I have heard City agencies state that HPDs programs will be enough to protect Inwood residents from displacement. However, HPDs housing preservation has been a failure in Inwood and there is no evidence they can turn it around at the scale needed. In this rezoning plan, one of the City's main strategies to preserve existing rent regulated housing is to offer low cost loans or tax breaks to landlords to improve their buildings in exchange for regulatory agreements to maintain affordability for 15 to 30 years. But this is now new, HPD has been trying this in Inwood since at least 2003. In the last 14 years they've only preserved 680 affordable apartments in Inwood or only 48.6 apartments per year. Yet Inwood has over 10,000 rent regulated apartments that are under threat. That means HPD has to multiply it's success rate by 15 to 20 times, preserving 750 to 1,000 units per year to come close to making a difference. There is no evidence they can do that. As Ava just said, HPD is trying a new landlord ambassadors program to entice more landlords to take incentives and enter

regulatory agreements, but the reported progress has been minimal. They can only get a few landlords with a low number of apartments to sign up. These programs work for small landlords with one or two buildings, but Inwood's rental housing is dominated by companies with vast portfolios like Barberry Rows, Koplowitz or Taconic. They're backed by banks and the last thing they want is an agreement to keep their rents low for decades. They'd rather raise rents as fast as they can through vacancy and MCI bonuses, deregulate apartments, and get low income tenants out so they can rent to higher paying newcomers. Given 10,000 plus regulated units in Inwood and speculation headwinds created by rezoning, HPDs puny preservation efforts cannot be counted on to make a difference. In conclusion I urge you to vote no on the EDCs Inwood Rezoning Plan and instead adopt the points outlined in the Uptown United Platform.

CHAIRPERSON MOYA: Thank you.

LAURA: Hi, my name is Laura. I'm with Northern Manhattan is Not for Sale. For the past few months I've been going door to door in Inwood talking to low income, mostly immigrant, rent stabilized, long term tenants. [SPEAKING SPANISH 05:02:47-

05:03:59] How do I reconcile those two? [SPEAKING
SPANISH 05:04:01-05:04:08]

CHAIRPERSON MOYA: Thank you.

SARAH FISHER: Hi, my name is Sarah Fisher. I'm a member of the Community Board Health and Environment Business Development Committee. I'm a cofounder of Friends of Inwood Hill Park and a founding member of the Washington Heights Inwood Food Council, the Northern Manhattan Arts and Culture and River Keeper Ambassador. I'm speaking as myself and someone who cares about our natural resources. I also want to mention that I have attended every single public session discussing the Inwood NYC Plan. Unfortunately the plan that was developed seemed to have been written well before the sessions began. I ask you today to defer to the Community Board and to our President, yes, Gale, not Donald, and reject the EDC platform. I also want to emphasize that little consideration has been given to the protection and preservation of our natural resources. Our blue, green and open spaces or environmental education and stewardship. Sadly I do not think the City is up to the task on the West Side of Inwood. We've had the de facto privatization of our waterfront at the La

Marina concession. Given Parks failure to follow the law, enforce the contract that was signed and we still do not have a nature center. As I mentioned and express to EDC and others throughout the last three years, I think that we need an environmentally responsible and sensitive waterfront access plan directed by people, led by people who understand what's at risk. And what's at risk is our river, what's at risk is our natural resources. There are a lot of people in the community that understand the environment that would be happy to be engaged in this process and I really don't think you want to risk the earth that we live on. New York Restorations Project was here. they have shown that they're up to the task, they have managed blue, green and open space, river to river in all five boroughs and I encourage you, under their leadership, give the community environmentalists a shot at showing you what is possible on the river front, what is at risk, and what we can do to ensure that the rivers are going to keep flowing, and that we will have the natural resources that we deserve. And that our children, and our children's-children deserve.

CHAIRPERSON MOYA: Thank you. I know Councilman Rodriguez has a comment.

COUNCIL MEMBER RODRIGUEZ: Well, first of all I, what everyone has been saying, and it means a lot to me. I am the person who was born and raised in a family, my older sister is around the social justice value. So, I also hope that we all understand there is a reason why sometimes we need to be the voice of the voiceless. If you look right, the audience here, and I want to be honest, most of us here, we don't live in the Inwood rezoning area that we are discussing today. Most, I say, in the area that we are rezoning, the east of 10th Avenue, the Sherman, the Post, the Vermilyea, there's a reason why we still have not been able to get the working class a modest advantage once...

UNIDENTIFIED: [interposing] I just want to say...

CHAIRPERSON MOYA: [interposing] Hold on one second.

[CUT DICTATION 05:07:42-05:23:58]

UNIDENTIFIED: [SPEAKING SPANISH 05:23:58-05:24:44]

CHAIRPERSON MOYA: Gracias, thank you.

Thank you very much for your testimony. The next panel will be Alexis Francisco, Katherine (SP?) O'Sullivan, Carol Stevens, Ray Rogers, Abel Rodriguez, Steven Latham, Liz Demayo (SP?), Lena Melendez, Julia Ruben. Please state your name and you can begin.

KATHERINE OSULLIVAN: Katherine

O'Sullivan, as an immigrant and citizen, I believe in the great Democratic experiment that is the U.S. of A. I believe that Inwood Library is a significant historic building that deserves preservation in its own right. The proposed library demolition plan is being used to push the up-zoning of the Commercial U. the replacement library housing proposal cannot advance without an up-zoning. This is internecine thinking. Despite repeated requests, the Andrew Berman designed proposal has not been released to the public for full review. All we were given, like you were given, a few pretty pictures, but they don't tell us what is being proposed. I do not believe Inwood will get a better replacement library for the stated amount of 10 million. It's unrealistic. There is still no location, no budget, and no plan for any

interim library since this misguided plan was first formed. The Eliza Housing CLOTH proposal should be built on City property east of 10th Avenue because all the new residents there will need a new library. It's not a bad plan in and of itself. As a public project, it must have its own ULURP. Will planning, dispositions, and concessions subcommittee be reviewing this proposal separately? I believe that this rezoning plan and has been since before 2006, a political process pushed by the EDC and the Mayor's Office. This plan is not about what would make a great neighborhood better through sound planning principals. Inwood residents have been involved at every opportunity and have been largely ignored. The plan has been pushed through to achieve political goals at any cost. It's a racist plan, please vote no. Uptown United platform, thank you.

CHAIRPERSON MOYA: Thank you.

RAY ROGERS: Good afternoon. Ray Rogers. In this book, *The Creative Destruction of New York City*, Alessandro Busa writes; Ttoday's super-gentrification is upgrading the City to standards that are unaffordable, but to the very wealthy. When did people tell their government bureaucracies to

drain City budgets to subsidize big corporations and banking giants? Or to give out massive tax breaks to developers and buyers of luxury units when affordable housing is shrinking at record pace? There must be something better than this. As people wake up there will be a chance for us to see another kind of creative destruction. The creative destruction of established political practices that have made this system so disconnected from the needs of citizens of New York." Jeramiah Moss, author of *Vanishing New York* says in his book, "This is about how the City has been taken from us. It's not just a story of death, it's a story of murder. The spirit of the City as we knew it has vanished in the shadow of luxury condo towers and rampant greed." When we talk about rampant greed we must talk about REBNY. REBNY stands for the Real Estate Board of New York or more appropriately, for the real estate bullies of New York. Ravaging every borough of New York City so property speculators, developers, and landlords can make obscene profits. The Mayors EDCs and City Department of Planning rezoning plans are dictated by the billionaire bullies and racketeers who are running REBNY. Those plans are causing massive

displacement and inflicting great hardship on longtime residents and small businesses. REBNYs rezoning policies are not leading to the building, but to the bulldozing of our libraries, schools, hospitals, community gardens and historic buildings to make way for more super tall luxury towers, malls, and absentee landlords. Our political leaders must stop. Do not promote REBNYs greed and affordable housing scam that has targeted Inwood. Vote no.

STEVEN LATHAM: My name is Steven Latham. I'm an Inwood resident and a member of socialist alternative. The organization behind Seattle City Councilor Kshama Sawant. Who by taking no corporate money and by only taking the average wage of a worker in her district has helped to build historic movements outside of City Hall to win victories within City Hall such as the first \$15.00 minimum wage in the country. I'm bringing up Kshama today because she is an example of the kind of leader within city government that Inwood and New York City need today. The point is you can't serve two masters. You can't serve both big business and your working class constituents. You have to make a choice. New York City is facing a housing affordability crisis.

Practically everyone is already rent burdened by one of the most unaffordable housing markets in the country. Homelessness rates in the City are at all-time highs with over 60,000 people in the municipal shelter system this year. To make matters worse, the state rent laws are full of loop holes that favor profiteering landlords and lead to evictions, mass displacement, gentrification and homelessness. The for-profit housing market has failed. A rezoning plan based on maximizing profits for developers can't solve these problems no matter how much the EDC gussies up their rezoning plan to sound inclusive. A rezoning plan for Inwood not based on a for-profit system could do a lot to alleviate the worst effect of this crisis. And that is why I support the Uptown United Plan. And especially its demand for 100% affordable housing. Frankly we shouldn't even be talking about what percentages of so called affordable housing such a plan would include. We should be discussing a massive public's works program or public housing funded by major tax increases on big business. My point is that the demand for 100% affordable housing already is the compromise. So as a rent burdened resident I am calling on you to make a

choice. You can fight for the working class constituents in your districts or you can serve big business, but not both. The EDC plan favors developers, but Inwood needs a rezoning by and for the 99%. Vote no. Adopt the Uptown United Platform. If you don't, then come election time we will remember that you sold us out. And we will find representatives like Kshama Sawant or like Alexandria Ocasio-Cortez. Who are showing millions of voters that an alternative is possible. I want to say lastly also really quickly that it was state earlier by the EDC that they've done a lot of outreach to the community. That is simply not true. The Northern Manhattan is Not For Sale Coalition has been doing a lot of outreach over the past couple of months, I have been there every weekend on Saturday's and let me tell you, the working class residents who live east of Broadway primarily Dominican residents who have been living there for decades don't know about this plan...

CHAIRPERSON MOYA: [interposing] Thanks.

STEVEN LATHAM: The reason, Ydanis, that they're not here today is because not enough research has been done--

CHAIRPERSON MOYA: [interposing] Thank you. Thank you for your testimony.

STEVEN LATHAM: Or, I'm sorry, not enough outreach has been done to bring them here.

CHAIRPERSON MOYA: Thank you very much. Thank you.

LENA MELENDEZ: Before I start I just wanted to point out this thing that says, a government of the people, by the people--

CHAIRPERSON MOYA: [interposing] Okay, thank you.

LENA MELENDEZ: Okay. My name is Lena Melendez and I'm a lifetime resident in the community. A true native New Yorker. I oppose the New York City's Inwood Rezoning project as it stands. I believe there would have to be more than a few changes for me to vote in favor of a rezoning in Inwood. MIH does not address the housing needs of most of Inwood Residents. We have seen what happened in Williamsburg. There have been many opportunities for EDC to make changes to this plan. EDC has not shown goodwill as they have ignored totally the alternative community plan Uptown United. Let's be clear, many of the developers who stand to benefit

from big, big, big money from these rezoning are crooked thieves and racketeers that exploit immigrant workers. These developers promise affordable housing, but what they don't tell you is that to achieve their numbers and profit margins they must exploit the immigrant workforce by not providing any safety or skill training, paying low wages and not providing workers with insurance or benefits. The City, through EDC and HPD give massive tax breaks to developers and contractors. They get these huge bonuses. Some of these developers and contractors already planning to profit from this rezoning have records of wage theft, worker deaths. Work with some of the most exploitative construction companies in the building industry. Let's not forget our politicians, I'm not going to mention any names, but one that denied for a long time that they took contributions back in September 2015 and later the story came out April 10, this year. Low and behold that he raked in over \$100,000.00 in real estate mogul money. We need to stop the collusion between landlord lobbyist, REBNY, and corporate interests and our politicians. As James Baldwin would say, there is evidence of things unseen. Time after time, again and again, I'm talking

el Barrio, Harlem, the Bronx, Williamsburg and LIC, the City Council caves to landlord lobbyists, the REBNY and corporate interests. All of the rezoning's that have passed thus far were met with fierce and widespread opposition--

CHAIRPERSON MOYA: [interposing] Thank you so much for your testimony.

LENA MELENDEZ: Thank you. And I vote no for that rezoning.

JULIA RUBEN: My name is Julia Ruben and I'm with Save Inwood Library. I oppose this plan. This plan will trigger construction projects all over Inwood, all at the same time. Creating levels of noise and dust that are harmful to everyone, but especially to children. A prime example of this is the plan to tear down Inwood Library and in its place build an apartment tower. This is right next door to IS-52. The construction noise will make it difficult if not impossible for those students to hear their teachers, let alone focus on their lessons. In 2011, PS-51 in Hell's Kitchen had to relocate because construction next door made it impossible for students to hear their teachers. In addition to this difficulty, there will be no library programs like

the Homework Help for the students who are having trouble because of the construction noise. The other problem is in the dust. Remediation is going to be necessary because in the site of the car wash, for 40 years it was a gas station. No matter how good a job the remediator's do, there is going to be toxic dust and toxic particles in the air right next to a junior high school. So, this rezoning plan is going to endanger our children's mental and physical development. There are other schools next to other sites that are slated for rezoning so they too will face construction noise and the hazards of dust. Its better to support the Uptown United plan which better addresses the needs of the community. Thank you.

CHAIRPERSON MOYA: Thank you. Thank you, panel, for the testimony. I'm going to call up the next panel. Anna Orosco, Valen (SP?) Rinelli (SP?), Sharami, Jeanie Ruskin, Milagros Benitez, Yanilisa (SP?) Espinal, Jessica Matte. Anna, if you can just state your name and you can begin.

ANNA OROSOCO: Thank you. My name is Anna Orosco. I am here with Northern Manhattan is Not for Sale. I'm also a lifelong resident of Washington Heights, born and raised. I'm a voter, I have been

voting since I was 18 in all elections. Local, state and national. And I'm here today to urge you and actually to demand, as a Washington Heights resident and constituent, a vote of no on the Inwood Rezoning Project. The proposal currently as stands will undoubtedly create mass displacement over a few years, of the working class immigrant and people of color population that is the majority of Northern Manhattan. Specially Washington Heights. Including that area that is not technically in the district of Council Member Rodriguez, this proposal as is, if passed, will have a detrimental effect on all of Northern Manhattan. And displace small businesses as well as the working class community. This idea of affordable housing being part of the plan is a farce. We know that affordable housing as it stands right now is based on area median income which includes all five boroughs and areas of Northern New York including Poughkeepsie. And that average income does not represent the average income of working people in Washington Heights. So the affordable housing that's included in the plan is absolutely not affordable for the working class of Washington Heights. If I am displaced from my community I have nowhere to go in

New York, in any of the boroughs. So I urge you right now, Councilmember Rodriguez, to do something revolutionary. To break the mold and to urge the entire City Council to vote no on this rezoning proposal. You've broken the mold before. I believe you can do it again. We know that most rezoning proposals, once they're in the ULURP process, are passed. About 99% of them are passed. Do something revolutionary, leave a legacy, a revolutionary legacy and vote no.

CHAIRPERSON MOYA: [interposing] Thank you.

ANNA OROSCO: Otherwise your legacy will be mass displacement in Northern Manhattan and of your own community.

CHAIRPERSON MOYA: [interposing] Thank you. Thank you for your testimony.

VALEN RINELLI: Good afternoon, Chair Moya and Councilman Rodriguez. My name is Valen Rinelli and I am an Inwood resident and member of Northern Manhattan is not for sale. I appear before you today not only on behalf of myself and the organization, but the hundreds of Inwood residents who filled the evening hearings of Community Board 12 and Borough

President Gale Brewer, but who cannot be here because they are at work paying the living expenses many of us can already barely afford. As it is your vote that will guide the Council, I direct my statement primarily to you, Council Member Rodriguez. I begin with an important statistic, Leo Goldberg's 2015 MIT thesis found that neighborhood rezoning's of the type proposed in Inwood result in large scale displacement of communities of color. Negative 15 and 11% respectively for Blacks and Latinos. And all people making below \$25,000.00 a year. Not long ago, I attended a concern sponsored by your office of Latin American protest music during which an actor playing an oppressed artist under a dictatorial regime, repeatedly cried during a monologue, no quiero salir, I don't want to leave. He could have been speaking for all of us in Inwood too. I saw you get arrested at the DACA march, I saw you at the march against family separation. I have seen you supporting Amanda Morales in sanctuary at Holy Rood. So I know you care about immigrants, people of color, the working class and the less privileged among us. What we face in Inwood as a result of the rezoning are the same atrocities I have seen you work publicly against.

Displacement, dispossession, separation, dehumanization. How can you do this to us, your community and your constituency, knowing so well the devastation of the practices and attitudes it is yet another instance of? Last week, you pulled me aside on the street, for which I thank you, as we talked, what I saw in your eyes was a struggle. A struggle with your own humanity, between serving your constituents and serving those whom the corrupt and undemocratic nature of this system tells you, you must. But you have the opportunity to show us that democracy is not dead and represent the people of your district. We have already many times over given you all you need to know about what our community needs. And it is not EDCs rezoning. Please, Council Member Rodriguez, listen to your conscience, find your humanity. Represent us and please vote no-

CHAIRPERSON MOYA: [interposing] Thank you. Thank you for your testimony.

VALEN RINELLI: on the Inwood NYC rezoning plan.

CHAIRPERSON MOYA: Thank you.

SHARON MIMONDAZIR (SP?): My name is Sharon Mimondazir. I'm a 43 year resident of Inwood.

Last week I heard Richard Rothstein, author of *The Color of Law: A Forgotten History of How Our Government Segregated America*, say that the past governments place restrictive covenants on housing that prohibited Black people from living there. In particular he mentioned Levittown. Which in 1953 my family was not permitted to buy into. I had thought it was strictly a personal decision of Levitt to keep Blacks out. I didn't know it was a government imposed determination. Now, we fast forward to 2018, a time of progressive City representation, and what do we still have? Highly segregated housing patterns created by government. City Council Member Brad Lander, the New York Post, and various news sources through studies, research and investigations have recently become aware that the Mayor's affordable housing effort, in particular MIH, or the misuse of MIH, is a major contributing factor in creating and sustaining segregated neighborhoods. In Council Member Brad Landers report on how to mitigate segregation in New York City, he suggests rezoning more affluent parts of the City to spur integration and counter balance gentrification. To realize the potential of MIH to increase overall housing

opportunities citywide and achieve integration without displacement, the City must also rezone wealthier, white neighborhoods to create affordable housing opportunities. Inwood is not a white or wealthy neighborhood. We are a racially, ethnically integrated to low-middle income neighborhood whose integrity will be severely diminished by the EDC plan. Most of the area rezoned in Inwood will trigger MIH with it's not appropriate for Inwood. This is your opportunity as a body of progressive, informed leaders to put a stop to racist government housing policies and truly make them a thing of the past. As Maya Angelou said, "when you know better you do better." Do better and vote no for the EDC rezoning of Inwood.

JEANIE RUSKIN: I'm Jeanie Ruskin. Inwood resident of nearly 40 years. I was first going to say good morning, but then the time has changed. So then I was going to say good afternoon but I can't do that either. So I'm saying good evening, but we're all still here so it must be pretty important. We're on a precipice of change. What is being done in this community, in this City, in this Nation, in the world, is nothing short of distributing the common

wealth to the already wealthy. Leaving the meek, those of us with little voice, seemingly with no ability to affect our own destinies. Powerless. But what earth will be left to inherit? This is being documented well if you will but read things like the current issue of Harper's Magazine, "The Death of a Great American City New York and The Urban Crisis of Affluence." Or Mindy Thompson Fullilove's book, *Root Shock: How Tearing up City Neighborhoods Hurts America*. Or Jeremiah Moss, *Vanishing New York: How a Great City Lost It's Soul*. It is not a secret, the implications are dire. I appeal to you, Ydanis Rodriguez and the entire City Council to stem the tide of corruption and special interests which is determining the future not just of this community and this City, but of this nation and indeed our humanity. If you want a legacy to be proud of, Ydanis, this could be yours. Vote no on the EDC plan to rezone Inwood. You are better than what you have become. Thank you and goodnight.

CHAIRPERSON MOYA: Thank you.

JESSICE MATTE: Good evening. My name is Jessica Matte, thank you for this opportunity. I have lived in Northern Manhattan since I was 9 years old.

And specifically in Inwood for 25 years. I am an immigrant, a product of our local public schools, and a retired public special education high school teacher. I am a mother, a grandmother, ley leader of the Social Justice Ministry at the Fort Washington Collegiate Church. I am also here today as a member of the Leadership Council of Northern Manhattan is Not For Sale. I tell you all of this to show that I am part of the fabric of my community. What happens in my community and to my neighbors happens to me. What makes New York City a wonderful place to live is our diversity. Every neighborhood has its own flavor and character. Council Member Rodriguez, how can you with good conscience believe that this New York City Inwood Rezoning plan as it stands today will improve the lives for the people that live there now. With only 20 to 30% affordable housing, that's not enough. Building high rise buildings will change the character of our neighborhood. Look what has happened to Williamsburg and Harlem, look what has happened to other cities like San Francisco. Since there are no controls on commercial rents, the up-zoning of the Commercial U will push out already struggling small business owners who in addition live in our

neighborhoods. How do you believe that this will not push commercial rents up even more, therefore increasing the overall market rate value for tenants? And for those that have preferential rents, their rents have skyrocketed. People are living in fear, families are being displaced, can I finish?

CHAIRPERSON MOYA: You can finish up.

JESSICA MATTE: Oh okay, homelessness is on the increase. People that get paid off by their landlords to move out of the City because they can't afford to live in the City with the highest rents in the country. Members of City Council, who have been entrusted with the welfare of your constituents, we are at a cross roads. Do you want to push working class, middle class people out? Where will the poor, disabled and our seniors go? Do we want a predominantly wealthy, homogenized neighborhood? We already have that downtown. Should every neighborhood look like downtown Manhattan? New York City has always been a place where everyone was welcome and could find a community to live in. you already have our previous statements—

CHAIRPERSON MOYA: [interposing] Thank you. Thank you for your testimony.

JESSICA MATTE: Vote, vote your conscience, not your politics. Vote no.

CHAIRPERSON MOYA: Thank you. Thank you to the panel. I will be calling up the next panel now. Denise Rickles, Olga, Avi Garelick, Christopher Kelly, Adele Altman, Liz Demayo, Ivana Floyd. State your name and you can proceed.

DENISE RICKLES: Good evening. My name is Denise Rickles. I will begin by urging you to vote no on the rezoning plan. The Northern Manhattan Not for Sale Coalition has worked with a broad range of neighborhood people each with their unique set of skills to produce the Uptown United Plan that actually addresses the issues of our community. I complement the Community Board 12 for the independence and diligence in voting no with the recommendations and Borough President Brewer voted no with recommendations. City Planning Commission has often times been described as an enabler of developer driven projects. No surprise they voted yes. Commissioner de la Uz was quoted saying ULURP unfortunately fails to address the community's prime concerns. It is extremely disempowering for residents to be engaged and then not to be listened to.

Especially when what the residents are sharing is in the City's best interest and advances inclusive growth and equity. The EDCs testimony give the false impression that their community outreach efforts to incorporate the community into their planning is an elaborate charade with maps, charts, sticky notes. All to sell us on their plan. Over the two and a half year process they have totally ignored our input. The Board of Directors at the EDC and the 13 City Planning Commissioners are appointed by or indirectly approved by Mayor de Blasio. It's not surprising they all support his policies. I am asking the City Council to find in your inner Alexandria Ocasio-Cortez' voice and vote no. Councilman Rodriguez, we know your office has been inundated with calls for you to vote no. sadly, your response was to-

CHAIRPERSON MOYA: [interposing] Thank you.

DENISE RICKLES: with flashy ideas and distract from-

CHAIRPERSON MOYA: [interposing] Thank you so much for your testimony, thank you.

OLGA SHIGLOVA: My name is Olga Shiglova (SP?) and I'm an immigrant. I moved to Inwood five

years ago because it's close to City College where I'm a fulltime student. Inwood is the last neighborhood in Manhattan where immigrants like me can afford to live. If the EDC plan is approved Inwood will turn into another homogenous neighborhood that is hostile to low income residents like me. If the EDC plan is approved I will not be able to afford living here anymore. Therefore, it will be much harder for me to pursue my degree and advance in life. I work full time to be able to afford my education for which I've paid from my own pocket. I cannot get any financial aid because I'm an immigrant. I work as a waitress downtown. I get paid to serve tables and your job is to represent your constituents, serve their best interest and not serve the best interest of the developers. Today the Inwood residents demand that you vote against the rezoning. You must do your job and vote no on the EDC zoning proposal. Thank you.

CHAIRPERSON MOYA: Thank you.

AVI GARELICK: Good evening. My name is Avi Garelick, but I'll be reading testimony on behalf of John Krinsky Professor of political Science at City College and CUNY Graduate Center. Good evening

members of the Council. Thank you for the opportunity to present this testimony. My name is John Krinsky. I am a professor of political science at The City College of New York. In the context of this rezoning, the President of City College, Dr. Vincent Boudreau was asked by Council Member Rodriguez to convene interested faculty members to assess the rezoning proposals for Inwood. His testimony reflects my research on this issue, but not an official position of City College, its president or Council Member Rodriguez. I have submitted a full working papers written testimony. In looking at proposals for Inwood, I've found that the current planned rezoning presents significant dangers to the low and moderate income renters in part because it proposes to do very little to protect them. And in part because it does not even likely replace the available housing that will be lost to this group. Further, incentives for further market rate development will only exacerbate the existing risks. Inwood faces severe displacement threats even before the proposed rezoning. According to the Furman Center in Community District 12, median asking rents are at \$2,050.00 (SIC), \$720.00 a month more than median rents. That's more than 50% higher.

Large landlords of multiple buildings in the neighborhood have capitalized their buildings in ways that push rent up often above median asking rent. Since 2013, the neighborhood has a steep climb in median and median asking rents jumping \$450.00 a month from 2012 to 2013 and an additional \$300.00 to 2016. Since 2013, the percentage of Latino and Latina residents of Community District 12 has begun to decline the median income has risen. 80% of cases in Manhattan Housing Court are from Upper Manhattan and at least one large landlord is significantly more aggressive in bringing eviction cases in Inwood than the rest of the portfolio citywide. Three recommendations to conclude; one there should be no rush to rezone Inwood. With the City Council and Mayor's Charter Revision Commissions in process it would be surprising if suggestions for changing land use were not a part of that. Two, no rezoning should proceed until HPD devises a new term sheet that is geared towards local community district level income distributions with some adjuster for fair housing. Three, no zoning should proceed without a solid and staffed partners in preservation program already on the ground-

CHAIRPERSON MOYA: [interposing] Thank you. Thank you for testimony, thank you.

CHRISTOPHER KELLY: Good evening. My name is Christopher Kelly and I am a proud lifelong resident of Inwood. I have spent the last 25 years of my life growing, learning and playing with parks and streets of Northern Manhattan and I'm here today to express my disappointment in the Inwood NYC Neighborhood Plan. In that it still does not respect or empathize with the current passionate residents of Inwood. You have already heard plenty of statistics concerning overcrowding, gentrification, loss of local business and infrastructure. And maybe that isn't enough. Today I ask you to consider something else. Less quantifiably tangible, but equally potent (SIC). Legacy through preservation. In my undergraduate coursework in urban planning and architecture at NYU, I came across a relevant quotation that I wish to share today. It is from the Historic District Councils Guide to Creating Historic Districts. They cite British artist John Ruskin in saying, "the earth and buildings on it belong as much to those who are to come after us as to us, and we have no rights by anything we do or neglect to

involve them in unnecessary penalties or deprive them of the benefits which it was in our power to bequeath." Unfortunately I believe this proposed plan will do exactly that. Please don't eliminate the chance for young people like myself to have a home neighborhood space to thrive in and be proud of to hail from. Inwood, like all neighborhoods in NYC is special and we deserve appropriate and considerate zoning policies that properly acknowledge our communities many public land assets. There is always more work to do on any plan and these circumstances are no different so please, I urge you to vote no on this version of the Inwood NYC Neighborhood Plan. For a vote no is actually a vote yes. Yes to including the research and diligent work of local stakeholders who have drafted an alternative option known as the Unified Inwood Plan. Yes, to facilitating civic engagement through unified stewardship of this historic, unique and diversely inhabited neighborhood. And yes to a seat at the table. I have and deeply hope to continue to call Inwood my home. Please help me and all other like me make that happen. Thank you kindly.

CHAIRPERSON MOYA: Thank you.

IVANA FLOYD: Good evening. My name is Ivana Floyd. I have been in New York for the last 14 years. I am a jack of all trades type of person. Any job on the street, I will do if need be and that is my situation that is occurring now. I am a small business user, a wholesale shopper, a New York City Parks Department Worker, CUNY student. I was previously a full time student. I am juggling two jobs right now because I cannot to live in my neighborhood. And if you guys allow this rezoning to occur, I will be pushed out of my neighborhood just like she will, and just like all the other people who are here today. We're not sitting here just to sit here. We are sitting here because we care. Let us be your Jiminy Cricket. We are here with Northern Manhattan is Not for Sale, we are also here with the Uptown United Platform. We are here because we care. We need our former incinerator building to become a new solar green roof, recycling and composting building. We need it to be working. To add 14,000 or 30,000 new people in New York City. Currently I only make between \$4,000.00 and \$9,000.00 at both of my jobs. That is ridiculous. I have been here for so long and I love this City so much. I want my

children's-children's-children's-children's-children to be here and they cannot be here if you rezone. The rent I pay, I pay at least \$1,200.00 a month and that is between me and my mom, and I can only make up \$400.00 off of what I'm going. And even that's hard, going to school as a CUNY student. Tuition, I've been paying out of pocket myself. I am one class away from my associate's degree and it's the best feeling in the world, but if you do not work on our buses, our choke points, our storm sewers, our electricity. We need solar panels all across Inwood. We need it and we need it right away. This is not an easy situation we're bearing with here. We're all here because we care. Show us you care.

CHAIRPERSON MOYA: Thank you. Thank you to the panelists for your testimony. And we are not going to be calling the next panel. Osadris (SP?) Flores, Brian Cook, Jennifer Hun, Janet Sobleski (SP?), Bill Moraski (SP?), Phil Simpson, Leslie Charabalo (SP?), Thomas Lewin, Ellen Osuna. If you could just state your name and you can begin your testimony.

BRIAN COOK: Good evening. My name is Brian Cook. I'm the Assistant Comptroller for

Economic Development for New York City Comptroller Scott M. Stringer. I'm here to read some testimony on his behalf. We have submitted more for the record that goes into further detail. Thank you, Chair Moya and members of the Subcommittee on Zoning and Franchises for the opportunity to testify today on the proposed rezoning of Inwood. I grew up in Washington Heights in the 70s. The only decade in our City's history where more people left than arrived, but there were some that stayed and took it upon themselves to rebuild their neighborhoods. They created the thriving communities that for-profit developers now covet. Now, the very people who built their communities are being priced out. Rents are rising twice as fast as wages. Young people are struggling to stay in the places they've always called home and our seniors, the anchors of community, are struggling to get by. More New Yorkers live in poverty than there are people in Philadelphia or Phoenix and we are facing record levels of homelessness. We are a City of immigrants, but people increasingly can't afford to live here. We cannot allow the entry to New York be a million dollar condo. Forget a Tale of Two Cities, we are becoming a

tale of two blocks. With luxury condo's on one block and public housing on the other. With the current Inwood Rezoning Plan before the Committee today, we can almost guarantee that this tale of two blocks will continue and more Inwood residents will be pushed out. The proposed rezoning in Inwood will fundamentally change the landscape of the neighborhood. It will add at least 5,000 new residents, new community facility and additional commercial space. Any up-zoning of this scale must be done with delicate and deft hands to prevent unintended consequences. Throughout the ULURP process, community residents have expressed concerns regarding the potential displacement of existing residents, the change in neighborhood character and the need for deeper affordable housing. Absent (SIC) a comprehensive plan to address these concerns, I must express my opposition to the proposed rezoning. And there is more in the testimony submitted.

CHAIRPERSON MOYA: Thank you.

BRIAN COOK: Thank you.

PHIL SIMPSON: Good evening. My name is Phil Simpson. I live in Inwood, in the rezoning, in

fact on the block that's shown in Council Member Rodriguez' poster. I've been a commercial real estate lawyer for over 30 years. I also worked at HRA as a policy analyst, I have a Master's in public administration. I've been engaged with this rezoning for the last year and a half. This hearing is about a rezoning, I'm not going to get down in the weeds, because everyone in this room knows what this rezoning is about. This rezoning is now about housing for low income or working class people. The EDCs plan for the Commercial U exposed that myth. If our Mayor really wanted housing in Upper Manhattan, he'd tell DOT to give up the Safety City site and build housing. Instead, the Mayor has let DOT keep that side for a parking lot. And we've heard this evening from Hotel Trades Council, they're anticipating hotel construction not housing. This rezoning is not about creating a vibrant small business district. Inwood has one of the most vibrant small business districts you'll ever find in this City. This rezoning is about taking a functioning, working class community, largely immigrant, people of color, many women owned small businesses and turning it over to real estate speculators and developers. Even before the rezoning,

the speculators and developers were moving in. As a lawyer I've seen it up close and personal. So the real question for the Council is simple, which side are you on? Are you on the side of the people who live and work, and strive in communities like Inwood or are you on the side of the speculators and the developers? Your vote, when you vote on this proposal will answer that question and trust me, your answer will be remembered. Which side are you on?

LESLIE CARABALLO CASTILLO: My name is Leslie Ann Caraballo Castillo. I currently live on Post Avenue. I am a recently retired member of the Citywide Council on Special Education of which I have represented District 6 and children with disabilities citywide for 5 years. I'm also a member of the Citizens Committee of Advocacy Council (INAUDIBLE) Committee of Children of New York and currently a legal fellow at the Supportive Housing Network of New York. I do not represent these organization today. I am just an educated Puerto Rican, Dominican mom here to represent my family and my community. I didn't plan to be here tonight. The changing times and the timing of this, can I hold my time for a second? I couldn't be here tonight. I didn't plan to be here

and I stopped the clock because it's disingenuous to say that people, working families, parents are not here. They can't be here. I got an email at 5:08 p.m. I came here, ran from work, when I should be with my children, to have my voice heard. I'm here to ask that the City respect the community and the (INAUDIBLE) recommendations of the Community Board to vote no to this rezoning and stand with the Uptown United Plan. There is a certain privilege in the ability to be here. I'm able to be here because I have childcare right now. I am also arriving (SIC) to add the Community School of Law. I decided to pursue law after fighting a year and a half long battle to remain in my former home at Bogardus Place against a corporate landlord that likely regulated illegally. Inwood represents the last bastion of (INAUDIBLE) affordable housing in Manhattan. I grew up on the Upper West Side where small businesses and big box franchises have just destroyed the character of the neighborhood. Inwood could be case study for what can happen when government and community work together. And I'm also concerned about the library as a mom. The fact that there is no plan for that is unacceptable. De Blasio in a statement said not too

long ago that the fabric of the City is changing and that some people will have to leave. That's unacceptable to me as a New Yorker, as people that have put into the fabric of this City, for the lifetime of this City, we should have a place to stay here.

THOMAS LEWIN: Good evening. My name is Thomas Lewin. And as my shirt says, I love Inwood. I personally love living here specifically for the character of the neighborhood. The diversity of its inhabitants, its geography, its transit access and its balance of urban and green spaces. Having studied sustainable urban development, I strongly believe that the design of Inwood has a strong influence on these characteristics. Its pattern of six to eight story residential buildings with corridors of commercial overlays is one that has been described as a goldilocks density. Buildings that aren't too tall, that one can't get to the top of the stairs if need be, yet are dense enough and have enough commercial overlay to support an enormously vibrant community. I believe the City's plan to rezone Inwood with out of context tall towers would drastically change the geography of the neighborhood. While I agree that

there are many areas within Inwood that would benefit from a development change in context, I personally believe that the City is asking for density changes that would break Inwood's already strained transit and utilities infrastructure. And would bring Upper Manhattan out of its goldilocks density into one where neighborhood interactions and a strong community start to fall by the wayside. I urge the City Council, and Council Member Rodriguez to consider this as the rezoning plan moves forward. This is our opportunity to maintain the characteristics of Inwood that make it such a rich, sustainable neighborhood and even to improve it and make it all the more vibrant. Too much density would begin to choke the area eventually rendering it sterile, serving only short term real estate interests. It is in the City Council's hands to develop a good goldilocks plan that will serve the community best and encourage healthy economic growth for all of its diverse residents in the decades to come. Please follow Community Board 12s March resolution and vote no on the current rezoning plan. And consider the Uptown United Plan. Thank you.

ELLEN OSUNA: Good evening. My name is Ellen Osuna, I am a lifelong New Yorker and my heart breaks to feel the soul loss and displacement in so many other rezoned neighborhoods. I don't live in Inwood, I'm not asking to listen to me discuss the specifics of this plan, but so many other people have spoken wise and a well-researched opposition to this that they deserve to be listened to. As other have said, investments do not and should not depend on rezoning yet those investments are dangled as incentives to implement something that might be mixed with some direct benefits, but we know in our hearts will ultimately do more harm than is disclosed in these presentations. Despite all these words about affordability, and listening to the community, enough of the community is expressing not being listened to. That it's clear something is wrong here and this should be not proceed. Please, with respect to the work already done, with respect to how difficult your job must be, please do not support a plan that so much of the community opposes. Please work with those who form the Uptown United Plan and the Land Trust Option and collaborate to create something with deeper integrity that will have more support. This is

a potent historical moment where so much truth is being brought to light. I would not personally compare you to Trump, but this is a moment when it is time to choose who one serves. At the foundation of this proposal there is a clear and vast disconnect with what much of the community wants and has done much work around. This is a time when disconnects on walking ones talk are coming to talk. Eric Schneiderman as one example. Mr. Rodriguez, your talk and your walk are much wise and deeper than those politicians are. If you really walk your talk with this and listen to the people, and learn from past rezoning's which would mean not putting something through that has so much opposition. If you can really walk your talk in this, less people will end up becoming jaded about all politicians. This world might have a shred of hope and this last corner of Manhattan with so much ancient history could be a beacon of what is possible. And you would be supported by what Martin Luther King called cosmic companionship when one walks in integrity. Thank you for listening.

CHAIRPERSON MOYA: Thank you. I know the Council Member has a question.

COUNCIL MEMBER RODRIGUEZ: I would just like to say that probably you would be good if you take, because of the day that we have from here (INAUDIBLE) you look up the plan. The Uptown United Plan and you look at the plan presented, the one that we have right now by the EDC, and you look on what can be specific recommendations that you can say how can we take ideas from those and be able, I'm not going to say that necessarily that exercise would take us to agree, but I believe it can be progress to look at recommendations. That you could look from your plan, from ideas that have been discussing today. So that we can continue conversation in another moment during the day that we have ahead of us. I've said before, it's nice to come out after we voted for the Harlem rezoning, and the West Island rezoning, and we make Harlem not Black majority anymore. So they now come and say here, yes, against it, but not dealing with bad landers has been a community taking advantage of people that don't speak the language. To put them out, taking advantage of working class people that don't have money to pay for a good lawyer. Or people that don't know the rights they have. And pushing people over and over, every

day from our communities. Most of them being the disadvantaged ones. So I think that, yes, going deeply affordable is key, yes maintaining the landscape of the community is important, yes to increase the percentage affordable is important, but as I say, preservation is the key. And as preservation is important, it is also important to build affordable housing. And I don't, Brian, if you can answer the question or if you can take it to the Comptroller, how can the Comptroller use his power as he is sitting on the advisory board to invest our pension plan and work with us. And come back to us, and this is an initial conversation, I know that we have talked to him in the past. Right now I know that there is the board that invests our pension plan. I don't recall right now, but its maybe a billion dollars working with the SEIU so to be sure, to work with a union, basically to work with a phone, so that the union is able to build housing. In the last time of Bill Townsend, he also worked on probably a similar plan, working with the form that the comptroller together is able to advise on those boards, we need to be specific now. Most of those members, my sister used to be at DC-37 working in the

school together because of the language, she knew more history than me, but even though (INAUDIBLE) she was able to go to City College, be a social studies teacher, she worked for 15 years but her salary ended with \$30,000.00 as a DC-37 member. So how can we work, with the Comptroller and the UFT, and the PW and those that influence on advising on how to invest our money and be able to say no leave that money there, the fund that is right now with SEIU, but what additional funds can the Comptroller work with us to build affordable housing especially to those members of union laborers who make the average income of the \$36,000.00 in our community.

BRIAN COOK: So, my Economic Development Bureau which I run also managed the ETI program. The Economically Targeted Investments which invests up to 2% of the pension fund into New York City, primarily into affordable housing. Right now we have about \$2.5 billion up (SIC), you are right, we do have AFL-CIO Housing Investment Trust which does union affordable housing. We have some single family home programs, we also have a program which I'm very proud of which is our PEP (SIC) hard loan program that focuses on the sort of HPD programs, mid-level buildings, the types

of things you'd see in Washington Heights where we actually purchase direct loans and try and help on the construction level. I could go through more detail at some point but what I'd love to do-

COUNCIL MEMBER RODRIGUEZ; [interposing]

That's okay. My suggestion is, because everyone here we need to push the envelope. And everyone here we need to understand, we share, that is something that I have in common with everyone here those of you that have been here so late to speak about this. Working class, most of them they're Black and Latino, they're new and the immigrants coming from the former Soviet Union living on Venice Avenue and living in poverty too. They're the ones that are not able to pay their rents. They need help. So I would like to encourage the Comptroller to work with us, to develop a plan specifically for Inwood so that we can be able to say no (INAUDIBLE) and I don't know if we have the flexibility on the phone (SIC).

BRIAN COOK: Right.

COUNCIL MEMBER RODRIGUEZ: But, all I think about, my suggestion is, and I know because of the time in here, take the suggestion, bring it to the Comptroller, and again I have mentioned it to him

before, I would like to sit with him and your team and be able to identify a way of how the Comptroller can work with us using the power that he has to advice on how we spend, we use our pension money and create a fund specifically to build affordable housing in Inwood.

BRIAN COOK: I will take it back.

CHAIRPERSON MOYA: Thank you. Thank you to the panel. We are now up to our last panel. I agree with that woo. Loris Ritter, David Eisenbach, Chris Nichol, Zoya Cosur (SP?), Zoisa (SIC) Perez, and Gertrude Hamilton. State your name and you can begin, thank you.

DAVID EISENBACH: My name is David Eisenbach. I ran for Public Advocate, I teach history at Columbia and I've been working with Council Member Rodriguez to pass the Small Business Job Survival Act. I've really enjoyed working with you and I look forward to passing that bill, that historic bill this fall. It's quite clear from this public hearing which is the most poetic public hearing I've ever been to. And also the most informative, that you have a hell of a decision to make. This is the career defining decision for you. I don't need to tell you that. It

is a historic moment which is why I decided to get into politics. It's not something I wanted to do, I actually like my job. Where we have to decide what kind of a society we're going to be, what kind of a political system are we going to be. Are we just going to be puppets of REBNY, that is going to hand over our neighborhoods, hand over our small business, and just allow the rich to get richer and the American dream to die. Or are we going to make our stand right now, and Council Member Rodriguez, I do kind of envy you because you can make this stand. You can be one who actually says enough is enough. And if you do that, and by the way, I'm running for Public Advocate and so are you, but if you do that, sir, I think the office could be yours. And so, I urge you to be the hero, to make it more difficult for me to get into political game and do the right thing. Thank you.

UNIDENTIFIED: So, the chocolate banana bread is part of a metaphor in case you haven't heard. We feel the EDC has given us a bunch of rotten bananas, but the community has come together and with love, and care, we have made chocolate banana bread. And Ydanis, all you have to do is vote it up. So we

hope you will. First, I want to just remind, I thank you for spending the time here this evening, both of you and all of the rest of you. But ultimately I want to remind you that you work for us, right, we pay your salaries, we elect you, and you work for us. And that means you need to represent us. The second point, I'm being a little messy, but I'm embarrassed that you used a photo taken on my street for the misleading poster up there because none of those things actually have to do with rezoning. Those are all things that we can do without changing the zoning text and we shouldn't allow the City to hold us hostage for those things. We should demand them on their own right and you know that you have the power to do that. And we hope you will, we will back you up if you do. But my remarks today have more to do with MIH, in case I get cut off, sneak preview MIH is bullshit. So, MIH was a policy that was designed to integrate white suburbs outside of D.C. in the 1960s and it's currently being touted as a progressive solution for affordable housing when in fact it is the opposite. It is an insidious trick to introduce market rate housing under a progressive banner. The kinds of market rate housing that have been

introduced are obviously not affordable and neither are the levels of affordability that MIH provides. 28% of Inwood households earn less than \$24,500.00 a year. MIH will not even touch that category of people. And many of them are here today who are going to testify, well I guess they're not going to testify, but many of them left because they couldn't be here, because they have to work multiple jobs to make it work. MIH will only address a very small fraction of the need in our community and I think you know that, and I think you've taken a look at the affordability numbers. So, I think we need to reject any plan that bases its affordability off of MIH. That's my message, vote no unless we see the changes we need here. Thank you.

CHAIRPERSON MOYA: Thank you.

ZOYA COSUR: Yes, thank you for the opportunity to speak. Thank you for hanging out all morning, all afternoon, all evening. MY name is Zoya Cosur, I'm a 23 year resident of Inwood. My parents were immigrants, they lived in East Harlem and then the East Village. I grew up in Michigan but somehow I ended up right back here. This proposed plan by EDC is a textbook recipe for rapid gentrification of the

last affordable neighborhood in Manhattan. The rationale offered for the rezoning is affordable housing, but it serves as a ruse for the opposite and that is a large scale displacement of low and middle income, mostly Latino residents as well as 179 potentially local and small businesses. That just not a number, its 179 businesses and families who built those businesses. Some over 20-30-40 years, who rely on that and where are they going to go. The City dramatically underestimated the number of current residents who will be displaced and priced out. The best data we have right now is that through up-zoning of the current buildings that are in Inwood now, there are 4,160 people at risk of direct displacement. And indirectly, 29,000 people who are in rent regulated housing and they are at risk of displacement. What I want to ask you is to vote no along with many other people here, and the other thing that I wanted to just respond to your question before or your challenge, to provide and to work together or come to some kind of compromise is that the Community Board 12 response as well as the response from Gale Brewer to the rezoning is in fact that amalgamation of the Uptown United Platform

responding to. So their proposed amendments are exactly incorporating what we have presented. You actually have that in hand from both Gale Brewer and Community Board 12. Thank you so much.

CHAIRPERSON MOYA: Thank you.

ZOISA PEREZ: [SPEAKING SPANISH 06:33:49-06:36:37]

CHAIRPERSON MOYA: [interposing] [SPEAKING SPANISH 06:36:37-06:36:39]

[APPLAUSE FROM AUDIENCE]

CHAIRPERSON MOYA: Please, folks. I mean we're really almost there, could you not, just hold on for one more panelist please. Please. Thank you.

GERTRUDE HAMILTON: My name is Gertrude Hamilton. I'm going to be the final echo here. My family and family members have been in Inwood for more than 80 years. Not with me, but I grew up in Inwood and I came back. My husband and I came back in 2007 after our children had moved into Inwood and wanted us to move back and be with them which I was delighted to do. So I feel very deeply rooted in Inwood. And I'm going to just, again, reach out to Councilman Rodriguez and remind him that the inhabitants of Inwood from all classes and all ethnic

backgrounds have reached out to him, letting him know of our problems with the current rezoning proposal. And Uptown United has given a carefully developed alternate plan that concentrates on affordable housing and preserving the characteristics of our diverse neighborhood which all of who are here, greatly treasure. And I have attended all of the public hearing meetings and I have heard the recommendations of the Community Board 12 and Gale Brewer and I agree with the amendments and urge you to consider them and try to incorporate them, and urge you to vote no on the proposal, and work with us to develop some good rezoning for Inwood. And not have disasters such as Williamsburg which did not accomplish what it was supposed to do. That's all.

CHAIRPERSON MOYA: Thank you.

COUNCIL MEMBER RODRIGUEZ: Thank you everyone. First I would like to thank, let's give an applause to Chair Moya. We take him to Washington Heights—

CHAIRPERSON MOYA: I'd love to.

COUNCIL MEMBER RODRIGUEZ: He'd love to be there. And everyone to be here, Zoisa, [SPEAKING SPANISH 06:39:21- 06:40:40]

ZOISA PEREZ: [SPEAKING SPANISH 06:40:37-
06:40:42]

COUNCIL MEMBER RODRIGUEZ: [SPEAKING
SPANISH 06:40:53-06:41:02]

CHAIRPERSON MOYA: Okay.

ZOISA PEREZ: [SPEAKING SPANISH 06:41:01-
06:41:22]

COUNCIL MEMBER RODRIGUEZ: Gracias.

CHAIRPERSON MOYA: Gracias, thank you. Are
there, hold on, no, no, no.

[PROTESTS FROM AUDIENCE]

CHAIRPERSON MOYA: No, no, no, no. So, now,
are there anymore members of the public who wish to
testify? I'm seeing none, I now close the public
hearing on this Application on LUs 135 through 140.
Will be laid over. I would like to take this
opportunity to thank the members of the public, thank
you very much for taking the time to come out here,
educate us and inform us on what your thoughts are.
We truly appreciate that. I know that Council Member
Rodriguez is actively working on this project, but I
want to take this opportunity also to thank the Land
Use Staff who has worked very, very hard on this
project. All of the Land Use Staff members especially

my co-pilot here today, Julie Lubin, give her a big round of applause because she really deserves that. And with that, this meeting is adjourned. [gavel]

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date July 31, 2018