

**RESULTS OF:**  
**Uptown NY Taskforce Meeting**  
**April 5, 2006**

**Topic: Housing**

CB 11 Position: As the selected developer responded to and won a competitive RFP for the construction of a commercial development, a new competitive RFP should be issued to select a developer(s) to build the housing component of the planned development, allowing local developers who have a successful track record of building affordable housing the opportunity to respond to the RFP.

**Results of 4/5/06 Task Force Meeting:**

- Agreement that a new RFP will be issued soliciting new proposals for this residential/commercial site in late August of 2006.

CB 11 Position: 50% of the housing should be rentals and 50% should be homeownership

- The homeownership units should be set up as either cooperatives or condominiums according to the guidelines of housing construction subsidy programs including:
- HDC's Affordable Cooperative Housing Program, targeting 175%-200% of AMI
- NYS Affordable Housing Corporation, targeting 112%-137% of AMI
- HUD's HOME Investment Partnerships Program, targeting households making less than 80% of AMI

**Results of 4/5/06 Task Force Meeting:**

- Agreement that homeownership will be a required component of this project
- Agreement that the model of homeownership (ie, condominiums, cooperatives, or a combination of both) will be decided upon by the Taskforce later in the process
- Agreement that the target percentage for total homeownership units will be determined later in the Taskforce process
- Agreement that HDC's Affordable Cooperative Housing Program target of 175%-200% of AMI is only a maximum; the RFP can encourage developers to go lower

CB 11 Position: A portion of the homeownership opportunities must be provided for Community Board 11 residents who typically can't afford market rate opportunities

**Results of 4/5/06 Task Force Meeting:**

- Please see below “All housing must target CB11 Affordable Housing Development Guidelines”

CB 11 Position: Manhattan Community Board 11 residents must be given at preference for at least 50% of both the rental and homeownership units, with secondary preference being provided to residents of Manhattan Community Boards 10, 9, 12 and Bronx Community Board 1 in the South Bronx.

**Results of 4/5/06 Task Force Meeting:**

- Agreement that marketing to reach 50% community preference must be conducted in close association with the community and Community Board
- Agreement that RFP must require developer(s) to create a real partnership with the community in developing a marketing plan which is both transparent and has the support of the community
- Agreement that homeownership training for first time homeowners should be offered in pre-marketing phase of development

CB 11 Position: All housing (rental/homeownership) must target a mix of household incomes based on the Community Board 11 Affordable Housing Development Guidelines, specifically 40% middle income, 40% moderate income and 20% low income.

**Results of 4/5/06 Task Force Meeting:**

- **Agreement that City/HDC can achieve the Community Board 11 Affordable Housing Development Guidelines goal of 40% middle income, 40% moderate income and 20% low income housing for all rental housing in project**
- Agreement that City/HDC will work to achieve sufficient affordability for the homeownership units and the level of affordability will be agreed upon later in the Taskforce process
- Agreement that the Taskforce will inform the City of the total number of housing units desired for the entire project
- Agreement that market rate commercial rents will help subsidize housing components of the project or other community benefits
- Agreement that the project should avoid segregating housing units by income and mix them throughout the site whenever possible, with the possible exception of separating homeownership and rental buildings
- Agreement that low/moderate/middle income units should be physically indistinguishable from market rate units

CB 11 Position: Housing must also accommodate families (2 or 3 bedrooms)

**Results of 4/5/06 Task Force Meeting:**

- Agreement that HPD and HDC need more information from the Taskforce regarding the massing/zoning of the site and total number of housing units requested to determine unit sizes (2 or 3 bedroom apartments)

CB 11 Position: The proposal should incorporate the following “green” designs elements and adhere to the LEAD Silver Standard:

- Energy efficient design
- Energy efficient appliances
- Energy efficient heating and ventilation systems
- Green roofs
- Day lighting in apartments
- Green spaces and common areas
- Low VOC (Volatile Organic Compounds) paint

**Results of 4/5/06 Task Force Meeting:**

- Agreement that HPD is open to adding more components to its minimum “green” requirements (which were included in the recent HPD Cornerstone Round 4 RFP) to get as close as possible to the LEED Silver Standard or better
- Agreement that projects will be given preference if they include certain “green” design elements which are not required as minimum thresholds in the RFP