



**THE CITY OF NEW YORK
BOROUGH OF THE BRONX
COMMUNITY BOARD 7**



RUBEN DIAZ, JR., BOROUGH PRESIDENT

EMMANUEL MARTINEZ, CHAIRPERSON

ISCHIA BRAVO, DISTRICT MANAGER

HOUSING, LAND USE & ECONOMIC DEVELOPMENT

Chair	Alex Karman
Meeting Date:	Tuesday, April 13, 2021
Meeting Time:	6:30pm
Meeting Location:	Zoom Teleconference
Members (Check Those in Attendance):	✓ Alex Karman ✓ Barbara Stronczer ✓ Edgar Ramos ___ Denise Relf ___ Edgar Cisneros ✓ Erick Ascensio ✓ Sandra Erickson
Minutes Done By:	Alex Karman

Minutes:

- I) Introductions**
- II) Review of previous minutes**
 - a) The committee unanimously approved the March 9, 2021 meeting minutes.**
- III) Follow up from previous month**
- IV) New Business**
 - a) Zoning for Accessibility Text Amendment**
 - 1) Geethanjali Minirajesh, Shawn Brede, and Juton Horstman from the NYC Department of City Planning (DCP) and Munson Park and Charvey Gonzalez from the Metropolitan Transportation Authority (MTA) presented the proposed Zoning for Accessibility (ZFA) text change. The MTA representatives explained that only 136 of 493 subway stations and 25 of 39 commuter railroad stations in NYC were accessible to people with disabilities. At present, the MTA reviews development proposals near its stations and sometimes partners with developers to improve station accessibility. ZFA would advance this effort by modifying the NYC zoning ordinance to**



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allow MTA to obtain easements for vertical access to its stations when an adjacent property is developed. In exchange for obtaining this access, developers would receive relief from certain zoning rules, such as height, setback, floor area, open station, or parking. The ZFA easement requirement would be applicable to developments of greater than 5,000 square feet in R5 districts and above or the equivalent. MTA and DCP believe this approach would allow NYC to more quickly achieve a fully accessible transit system. This matter was referred on April 5, 2021 for a 60-day public review period.

- 2) In response to questions from the Committee, the MTA and DCP representatives explained this zoning initiative was different from eminent domain. Here, MTA would only obtain an easement to allow it to more easily construct vertical access to its station. DCP believes MTA's ZFA review would not slow down projects and that it is similar to the waterfront review process.

b) Rental Assistance

- 1) Sandra Erickson provided an overview of the rent assistance now available to tenants and landlords. She explained the first effort to provide rent assistance went woefully underutilized. Under the new program, rent assistance is available to households making up to 80% of AMI, with documented financial need, who are experiencing housing instability. She explained that landlords and owners pushed to allow landlords to work with tenants to access this assistance instead of relying solely on tenants to seek this assistance. She also noted some limitations for landlords whose tenants enter into this program,



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including the inability to commence holdover proceedings. The total value of rent assistance available in New York State is \$2.4 billion. She added that tenants do not need to be behind on rent to receive the assistance and that the assistance could pay arrears as well as future rent.

2) Michael Sharp from the NYC Department of Finance explained that many tenants have not submitted their renewal forms for SCRIE and DRIE and that we were not six months past the grace period in which to do so. He offered to do outreach to encourage tenants to renew their participation in SCRIE and DRIE. He mentioned there was 500 instances of households who had not renewed SCRIE and DRIE in CB 7.

V) New Business

a) Comprehensive Long-Term Planning Bill (Intro 2186-2020)

1) This committee briefly discussed the bill and determined more information was needed before taking a position.

VI) Next meeting date: Tuesday, May 11, 2021

VII) Discussion on next month's agenda

VIII) Adjournment