Bricks and Mortals
Leadership Committee
MINUTES
02.11.21
11:00am - 12:30pm

1. Welcome by Jason Labate (10 mins)

- Welcome - Meeting called to order by Jason Labate
- The following persons were present:LC Members and Guests: Pat O'Connell, Rachel Beaver, Laura Wolf-Powers, Kevin Ritter, Avi Garelick, Jordan Vogelsang, Marc Greenberg, Ira Schuman, Beverly - Avenue Church NYC, Perris Straughter, Myer Mermel, Richard Van Duesen, L. Joel Dautruche, Taylor Aikin, Robert Foltz-Morrison, Ted Houghton, Colin McGlynn, Patrick Duggan, Nina Ricci, Phil Tom, Rhonda-Lee Davis, Meta Brunzema, Veanda Martin-Simmons, Heidi Blau, Peter Cook, Kate Toth, Jason Labate, Neil Steinkamp, Braham Berg, Arshad Bacchus, Karen DiLossi, Fred Lucas, and Rachel Bondra

2. Introductions:

- Laura Wolf-Powers: Professor working with B&M on a studio project.

3. B&M update:

- Update on process of becoming 501c3
- 12.10.2020 Meeting Minutes adopted unanimously

5. Presentation by Perris Straughter, Arshad Bacchus, Nina Ricci, and Veanda Martin-Simmons

- Affordable Housing and Faith-based Communities
    - What is affordable housing?
        - When a household spends no more than 1/3 of their income on rent and utilities - determined by AMI (area median income) from the metropolitan area.
        - Different types of housing: unregulated, rent stabilized, public housing, and government assisted housing
        - Regulation through housing subsidies by HPD
    - HPD's Programs
        - HPD recognises that incomes in NYC neighborhoods are much lower than established AMI, which constructs housing below 30% AMI
        - New Construction programs include: ELLA, Mix and Match, NCP, SARA, and SHLP and the Open Door Program.
    - Potential site opportunity and assembling a team
        - Determine what your property is really worth, HPD generally goes with the pre-rezoning assessed value
        - Questions to ask:

        - What can I build on my land? What is allowable and do I need any land use action to change zoning to build what I want to build?
        - Do I have a clean title?
        - What is on the land now?
        - Will we need to relocate/demolish in order to build the project that I want to build?
        - What populations do you want to serve?
    - Developing affordable housing and development process
        - Often times houses of faith do not expertise in house, and will need:
            - Joint venture development partner
            - Legal Counsel (legal counsel must be experienced in property development)
            - Owner's Representative (HPD maintains a list of persons and organizations who can consult and developed property in partnership with HPD in the the past)
            - Architect (will need to determine who vets and brings architects)
        - Projects must have 25% non-profit ownership and partnership with MWBEs
        - The development process takes years and it is important to set expectations. There is a long time of projects at HPD waiting for HPD resources.
        - HPD loan periods are 30-60 years
    - Questions and Follow Up
        - **How do people add themselves to the PQL?**

            The list is rolling, applicants can reach out to Perris if there are any issues with the portal.
        - **At what point would it be appropriate for congregations to reach out to HPD?**

            It is helpful to have conversations with members of a congregation before approaching HPD. It is also helpful to speak to the Department of City Planning to sort out any zoning issues.
        - **What other policies at HPD would make affordable housing on faith properties easier?**

            We are still grappling with the situation; LISC is completing similar work. There are initiatives currently underway that might not be public yet. Borough Directors are the points of contact for pre-development projects.
        - **Can we compare notes about when we layout the pre-development process? Some congregations are hesitant about starting because of the fear of the end result.**

            Balancing results and costs are very important, perhaps the ELLA programs are compatible with the goals of congregations. HPD looks for sponsors and developers to bring funding to the deal.

- **What if a church does not want to contribute their full value, they want to contribute some of their funds to ensure affordability - is that a problem?**

  If there is a mission driven reason for not taking the full market value, then the AG is apt to approve the transaction.

  Churches need assistance making the decision regarding the kinds of development and levels of affordability that they want to undertake.
- **Is HPD interested in promoting community land trust?**

  Yes. The agency is committed to CLTs and is working out how to implement them in different forms, perhaps leveraging public sites to work out models.
- **Can the terms sheets accommodate CLTs?**

  HPD has been working on CLT transactions for several years but none has closed. The new construction side is expensive and so there are policy issues. It is not clear if the CLT adds more value to developments.

6. Data Presentation:

- Compiling data on all houses on faith in NYC, issues with validating data.
- 5600 located properties. List of properties with violations (most of them have violations, 500 had 5+ violations and 12 have 50 or more violations)
  - Next Step: Why do these 12 have so many violations? List of affordable housing units constructed on formerly sacred sites.
- Interested in how to leverage sacred sites to create more community assets. Achieve through relationships with the Hunter class.

7. Prof. Wolf-Powers Summary of Class Work:

- Entering first phase of studio, dedicated to documentation and mapping.
- Where do seemingly distressed buildings overlap with low income communities.
- Second Phase to start at end of march, regroup and take on adaptation and development scenarios.

8. Updates from Kate:

- Three Upcoming Events
  - Theologies of Bricks and Mortals - donna, Peter, Rev. William Wilkinson, and Mindy Fulliove - March 23, 2021 TBD
  - Land Use Event with Taylor Aikin - Cosponsored by the AIA - Date TBD
  - Co-sponsored Event with the Partnership on Pre-development Issues - Date TBD
  - Reaching out by mail to all houses of faith in NYC
- Applying for grants for quarterly events next month
- New Website
- Shout outs to Rachel, Joel and Rhonda!

- Sign up to the NYHC: https://u4housing.thenyhc.org/ by reaching out to Brendan.Cheney@thenyhc.org
- *Next Meeting 4.8.2021*