



71ST Assembly District

ASSEMBLYMEMBER

AL TAYLOR

REPORTS TO THE PEOPLE

Community Board 12
September 2018

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THIS MONTH IN THE DISTRICT

City Council Approves Modification to Rezoning



Discussing rezoning in the Inwood NYC Action Plan with U.S. Congressman Adriano Espaillat

The New York City Economic Development Corporation (EDC) has been developing plans for rezoning in Inwood over the past year. The development team behind the rezoning proposal included the Community League of the Heights (CLOTH), Ranger Properties, The Children's Village NYC, and Alembic Community Development. After the March 20, 2018 General Meeting of Community Board 12 to present the first resolution to address rezoning, the Community Board 12 committee passed the resolution on March 23, 2018. Then, on August 8, 2018,

the New York City Council overwhelmingly approved a plan for rezoning a large part of Inwood amidst meetings and protests in the community. The concern of some residents that market-rate apartments are changing the face of the community appears to be justified. In recent years, there has been an influx of residents leaving Inwood because of increasing rents. The EDC has argued that the pressure on rents will still happen even without rezoning. In the last 20 years, only 200 new units of housing have been built in comparison with the 67,000 units built elsewhere in Manhattan in the same number of years. In the current rezoning plan, 4,100 units of affordable housing will be created and preserved, although this will likely be exceeded by the number of market-rate apartments that will also be introduced into the neighborhood. The current plan also includes neighborhood investment of around \$200 million, a new library with affordable housing, a waterfront access plan, and \$50 million in improvements at the George Washington Educational Complex. Nevertheless, the specter of gentrification looms as the impact of the rezoning modifications is yet to be determined, but Assemblymember Taylor champions the plans to increase and protect affordable housing in the Inwood community.

MTA Announces 1 Train Station Closings Beginning January 2019

The MTA announced earlier this year that the 168th Street 1 Train station will close from January 2019 to January 2020, the 181st Street 1 Train station will close from February 2020 to February 2021, and the 191st Street 1 Train station will remain open, but there will be no access from St. Nicholas Avenue from February 2021 to February 2022. Changes to the stations will include elevator repair, stations renovations, and sidewalk replacement at 168th Street. The station closings are part of the New York City Subway Action Plan to renovate and modernize the New York City subway system.

Fighting Against the HDFC Crisis

The crisis in Housing Development Fund Company cooperative buildings (HDFCs) developed over a number of years and is growing exponentially in the 71st Assembly District. In response to the crisis, the Office of Assemblymember Taylor is hosting a four-



HDFC Forum on August 27, 2018 at New York-Presbyterian Hospital

part forum series for constituents to voice concerns and to work with experts to develop solutions via legislation, litigation or negotiation. The second forum in the series, which concerned regulatory agreements,

was held on September 24, 2018 from 6-8pm in the Myrna L. Daniels Auditorium at Columbia Presbyterian Hospital to address concerns about HDFC foreclosure. Panelists included Edwin Vega from Legal Aid Society, Glory Kerstein from the HDFC Coalition, Shimlee Lambert, Treasurer to 936-938 Cliffcrest HDFC, Yetta Kurland, Attorney for 936-938 Cliffcrest HDFC. Assemblymember Al Taylor and Darlene Bruce, Esq. moderated the event. WeAct and Neighborhood Housing Services also were present to table and act as resources for HDFC residents. Two more meetings are scheduled at New York-Presbyterian Hospital to discuss predatory lending (October 15, 2018, 6-8pm) and the HDFC environment and quality of life (November 5, 2018, 6-8pm). The feedback from these forums will be taken back to the appropriate committees to help produce legislative solutions. As the Chair of the New York State Assembly Subcommittee on Regulated Mortgage Lenders, Assemblymember Taylor wants to hear from constituents to produce positive results and pledges to fight to stabilize buildings, empower the community and bring an end to the crisis facing HDFCs.

June Listening Tour at the Hebrew Tabernacle Recap

On Thursday, June 21, 2018 from 7pm to 9pm, Assemblymember Taylor held a listening tour at the Hebrew Tabernacle. Also in attendance were Allan Vallero from the Manhattan District Attorney's Office, Ophelia Rivas from the Manhattan Department of Sanitation, Maria Febus, the Northern Manhattan Deputy Administrator from the New York City Parks Department, Clement James from the New York City Fire Department (FDNY), Deirdre Parker, Assistant Director of Government & Community Relations from the Metropolitan Transportation Authority (MTA), and Ken Stuart from Access-a-Ride. Constituents were able to voice concerns and ask questions and the Assemblymember and panel were able to respond and address constituents' comments and issues.



From Left to Right: Allan Vallero (District Attorney's Office), Ophelia Rivas (NYC Dept. of Sanitation), Assemblymember Al Taylor, Maria Febus (NYC Parks), Clement James (FDNY), Deirdre Parker (MTA), and Ken Stuart (Access-a-Ride)

INTERNSHIP OPPORTUNITY: Assemblymember Taylor is looking for qualified individuals to intern at his District Office

The internship typically runs throughout the year and offers flexible hours to accommodate student schedules, but is generally during office times (Monday to Friday, 9am-5pm). Though unpaid, the position offers invaluable work experience and mentorship. Please consider the following applicant requirements before you apply:

Have a background in journalism, public relations, public administration or advertisement

Possess general office etiquette and strong writing skills

Be well-versed in using multiple social media platforms

Interested candidates can forward their resumes and cover letters to

ruedam@nyassembly.gov for further instructions on how to apply.