

Minutes of the Chinatown Working Group (CWG) Full Group Meeting
5:30pm to 7:30pm, Monday, January 9, 2012
American Legion L.T. Kimlau Post 1291

Voting members present: American Legion Post 1291 (Gabe Mui); Asian American Arts Centre (Robert Lee); Asian American Legal Defense and Education Fund (Bethany Li); Bowery Alliance of Neighbors (Mitchell Grubler); Chinese Progressive Association (Mae Lee); Chinese Staff and Workers Association (Josephine Lee); Committee Against Anti-Asian Violence (Billie Zhu); Community Board 1 (Michael Levine); Community Board 2 (Antony Wong); Community Board 3 (Gigi Lee, John Leo); CREATE in Chinatown (Amy Chin); Hamilton-Madison House (Thea Goodman); National Mobilization Against Sweatshops (Sophie DeBenedetto); Two Bridges Neighborhood Council (Victor Papa, Wilson Soo).

Press: Sing Tao (Bonnie Li); World Journal (Yichen Tu).

Also present: Rob Hollander (Lower East Side Residents for Responsible Development); Irving Lee (Property Taxpayers); Alyson Schill (Grow NYC); Susan Yung (Bowery Poetry Club); Frank Yee (Yee Fong Toy Association).

Meeting called to order, 4:15pm, Mae Lee and Antony Wong facilitating

1. Agenda

>>**Agenda approved (no objections)**

2. Minutes

>>**Minutes approved (no objections)**

3. CAPZ presentation to Community Board 3. Victor Papa and Michael Levine

Victor Papa: CB3 strongly objected to two of the ten points of our CAPZ agreement. Last week CAPZ met to remove those two items, specifically to exclude the recent East Village/Lower East Side rezoning and SPURA from our plan and boundaries, so we can return to CB3's Land Use Committee.

Michael Levine: In a meeting this morning, the Chair of the Land Use Committee, David McWater, says that he sees no problem with the new plan and its exclusions (**see map A**). Mr. McWater asked about the development plan, incubators, affordable housing. Michael assured him that those plans have never been taken off the table, but the specifics remain to be formulated. We feel ready to return to the Land Use Committee (Feb.2) and to the Planning Committee of CB1 in March and to CB2 in either February or early March in time to meet the March 31 deadline to submit a request to LMDC to spend the \$150,000 to The Fund for the City of New York has agreed to administer the grant for the consultant.

Josephine Lee: At the last CAPZ we agreed to express our remaining concerns about the excluded areas, in **a letter [see addenda 2 & 3]** to the CB3 Land Use Committee.

Victor Papa: We did draft a letter and mention that "we remain concerned about secondary displacement and affordable housing in the removed areas. We hope that going forward we can work together with the Land Use Committee to address these concerns."

John Leo: It should be sent from the [CWG] co-Chairs.

Rob Hollander: Are there hard data of secondary displacement since the 2008 rezoning?

Victor Papa: Add potential displacement.

Mae Lee: There are many factors for secondary displacement, not just zoning. All factors should be considered.

Bethany Li: AALDEF has found an increase in DoB permits in the excluded areas since 2008, and CAAAV is currently working with tenants at 2 Delancey Street.

Michael Levine: Can we wordsmith?

Gigi Li: The date has to be changed, and "affordable housing" needs a modifier.

Rob Hollander: Does this imply that CWG is going to look at the rezoned area even though we've taken it out of our map.

Mae Lee: Since CB3 has the authority to take on the effort, it makes more sense for us to ask them to do it and invite us to participate.

Bethany Li: CB3's response will be nothing. And they won't invite us.

Mae Lee: Gigi, what do you think?

Gigi Li: Minimal difference.

Josephine Lee: We shouldn't always defer to CB3. We are a legitimate community planning process and we have legitimate concerns. CB3 is not the only planning body. We are one too.

Gigi Li: Remove "In light of this revision" because it looks like we're asking for a quid pro quo.

Rob Hollander: CB3 cannot ignore secondary displacement. They can't ignore a whole community. Let's put the ball in their court. If they don't do anything, then we can always go back to them with the data. Not everything needs to be resolved in this one letter.

Gigi Li: Land Use will consider secondary displacement. McWater himself is interested in how it plays out. It can be tweaked at the meeting.

Rob Hollander: What do you object to in the last two lines.

Josephine Lee: We are not an arm of McWater and should be explicit about what we are want, and we want to work with you.

Michael Levine: Do the members of the Land Use Committee know about this letter. Water has to be prepared. Do we need a cover letter?

Mae Lee: Follow-up is key. Someone has to talk to the members.

Gigi Li: How about "under the guidance of the Land Use Committee" – I don't like the word "under" -- or "with the leadership of Land Use"

Bethany Li: Prefer "in collaboration with Land Use..."

Victor Papa: Prefer "in collaboration."

Rob Hollander: I would like Gigi to decide this.

Mitchell Grubler: The modifier of "affordable housing" should be "loss." And it should name not "CAPZ" but "CWG."

Michael Levine: the CAPZ chairs will sign it on behalf of CWG. Also there should be a broad presence at the next meeting to show that there is wide interest in the plan.

[Michael has to leave; he excuses himself.]

Victor Papa: Let Gigi decide the language.

Gigi Li: "with the guidance of CB3."

>>Consensus: "with the guidance of the CB3 Land Use Committee."

Irving Lee: Is CWG under the guidance of CB3 by law?

Victor Papa: It is a word intended to evoke trust and confidence.

Mae Lee: Straw poll: all agree.

>>Letter is approved by acclaim (unanimous) [see addendum 4].

Rob Hollander: **The map** still includes the EB-Essex-Grand St. And the coops to the ER.

Victor Papa: CB3 should take object publicly to Dominic's letter. Serious issue.

Rob Hollander: if you don't want to do anything there, why invite trouble.

Josephine Lee: There are other voices in the Grand Street coops.

Rob Hollander: You won't get anything there.

Victor Papa: We can't do anything there for every political reason. Take it out..

Mae Lee: We have to get it right.

Bethany Li & Gigi Li: Can we do this at the Land Use meeting?

Rob Hollander: If we are ready to take it out, take it out. There's an issue of good faith.

They need to know exactly what we intend. What about Henry and Madison? That's Shtiebl Row and Educational Alliance and Henry Street Settlement

Thea Goodman: It's all private. What can you do in that area?

Gigi Li: There are 22 members of Land Use, 8 from Grand and 3 affiliated.

Mitchell Grubler: The line should exclude only East Broadway.

Mae Lee: Just take out all the Grand Street coops.

Victor Papa: Nothing stops us or the consultant looking at anything. But for the purpose of this letter, we should take it out south to East Broadway.

Rob Hollander: How are you going to justify Henry and Madison?

Victor Papa: You are responding to the CB Chair's letter.

Rob Hollander: No. I am responding to our legitimacy What's on Madison?

Gigi Li: We shouldn't take out more. It opens the door to them asking more. That's residential there too. I know people who live there. The goodwill gesture is SPURA, the rezoning and to East Braodway is enough.

Victor Papa: East Broadway-Essex Street-Delancey to the FDR.

Thea Goodman: Henry Street is Chinatown.

>>All agree on the new boundaries: East Broadway-Essex Street-Delancey, the coops to the FDR.

Rob Hollander: What about the FAR numbers? Weren't we going to replace numbers with "the most protective FAR possible."

Bethany Li: We agreed not to replace but to add that language.

Victor Papa: McWater is okay with the numbers.

Rob Hollander: Withdrawn.

Implementation Task Force, Mae Lee presenting (Kathleen Webster is away)

Mae: Since the last CWG meeting, we went to CB1 and CB2 to discuss our action plans. The meetings went pretty well. They were very supportive. The members are educators, social workers etc. and said they would help individually. They were concerned about the education policies that are state-wide and are beyond CWG's power. Also spoke to the Glenn MacAfee of the Chinatown Y. They are interested in hosting a parent resource center although there are few funds or staff available with all the budget cuts. But they are interested in knowing more. We are yet to set up meetings with Sheldon Silver and Daniel Squadron. They are friends of CWG, and we need state support. We will inform members of the meeting schedule.

Community announcements

Grow NYC: provides education for adults and children about recycling, building assessments, tenant trainings for buildings, seminars for superintendents, recycling events, clothing exchanges, compost locations. grownyc.org/oroe, 212-788-7964

Rob Hollander: Cultural and Historical Preservation Team will present Thursday on landmarking. Come learn more about our plan.

John Leo: Apply for the Community Board. The deadline is January 13. Get the application online at CB3manhattan.org or at the Borough President's website.

Robert Lee: AAAC is having its Folk Arts Festival with Children's Museum of the Arts on Charlton Street between Varick & Church Streets. It is a remarkable and huge museum. Presenting folk artists. Usually a museum, but for this festival you can go there anytime. Children can make pots, art etc. January 28, Sat 10:30-6pm . AAAC will be there 1-6pm. Children's Museum of the Arts.

There was a demonstration about Danny Chen. Occupy Wall Street participated. OWS is trying to help, and along with the Chinatown community also wants to help Gillibrand's investigation on military hazing. We also want an investigation into military suicides as well. Please support the OWS effort to work with immigrant and Chinatown organizations.

Mae Lee: Organization of Chinese Americans, New York Chapter, has been holding press conferences and meeting with the army. Wellington Chen has been participating with those meetings in Washington, D.C. Contact Liz Young or Jerry Cheng who are members of OCA.

Meeting adjourned, 7:15pm.

Respectfully submitted,
Rob Hollander, Secretary

CHINATOWN WORKING GROUP

Community Planning Its Future

c/o Community Board #1 Manhattan
49-51 Chambers St., Rm. 715
New York, New York 10007
212-442-4008
Co-Chairs: Antony Wong & Mae Lee
www.chinatownworkinggroup.org

January 10, 2012

Mr. David McWater, Chair
Land Use, Zoning, Public & Private Housing Committee
Community Board #3
59 East 4th Street
New York, NY 10003

Dear David:

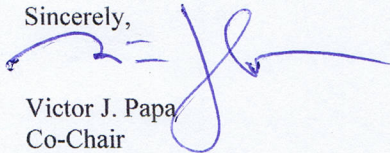
The Culture, Affordability, Preservation, and Zoning Working Team of the Chinatown Working Group met on January 5, 2012 and revised the 10-point agreement which had been a subject of discussion at the Land Use committee meeting of Community Board 3 on December 13, 2011.

With your feedback, we have revised our agreements to 8 points, removing the area between Houston and Delancey Streets and the Seward Park Urban Renewal Area. We also attached a map showing the boundaries of the study area as was requested. We look forward to making a full presentation of this revised document to the Land Use Committee on February 2, 2012.

We remain concerned about potential secondary displacement and the loss of affordable housing in the removed areas. We hope that going forward we can work together with the guidance of the Land Use Committee to address these concerns.

On behalf of the Chinatown Working Group,

Sincerely,



Victor J. Papa
Co-Chair
CWG: CAPZ Working Team



Michael Levine
Co-Chair
CWG: CAPZ Working Team

Copy: Dominic Pisciotta
Gigi Li
Linda Jones
Susan Stetzer

VOTING MEMBERS: American Legion Post 1291 • Asian American Arts Centre • Asian Americans for Equality • Asian American Legal Defense & Education Fund • Bowery Alliance of Neighbors • Cherry Street Tenant Association • Chinatown Business & Property Owners Group • Chinatown Partnership • Chinatown Rotary Club • Chinatown Youth Initiatives • Chinese American Planning Council • Chinese American Medical Society • Chinese Chamber of Commerce of NY • Chinese Consolidated Benevolent Association • Chinese Progressive Association • Chinese Staff & Workers' Association • Committee Against Anti-Asian Violence • Community Board #1 Manhattan • Community Board #2 Manhattan • Community Board #3 Manhattan • Community Emergency Response Team, CB#2 • Confucius Plaza • Continental Garment Manufacturers Association • CREATE in Chinatown • Educational Alliance • 11 Allen St. Tenants Association • Friends of Columbus Park • Good Ole Lower East Side (GOLES) • Greater Chinatown Community Association • Hamilton-Madison House • Hester Street Collaborative • Hotel Chinese Association • Immigrant Social Services • Indochina Sino-American Community Center • International Chinese Transportation Professionals Association • Lin Sing Association • Lin Ze Xu Foundation of USA • Little Italy Merchants Association • Lower East Side Business Development • Lower Manhattan GOP • M'Finda Kalunga Community Garden • Museum of Chinese in America • National Mobilization Against Sweatshops • New York Downtown Hospital • PS 130M Parents' Association • 197 Madison St. Tenants Association • 61 Delancey St. Tenants Association • The Pistol Club of Greater Chinatown • 318 Restaurant Workers Union • Two Bridges Neighborhood Council • United Fukinese American Association • FRIENDS: Office of U.S. Congressman Jerrold Nadler (NY-08) • Office of State Senator Martin J. Golden • Office of State Senator Daniel Squadron • Office of State Assembly Speaker Sheldon Silver • Office of State Assembly Member Deborah J. Glick • Office of the Mayor, Community Affairs Unit • Office of City Comptroller John C. Liu • Office of the New York County District Attorney Cyrus R. Vance, Jr • Office of the Public Advocate Bill de Blasio • Office of Manhattan Borough President Scott M. Stringer • Office of City Council Speaker Christine C. Quinn • Office of Council Member Margaret Chin • Asian American Arts Alliance • 250 Canal Street (ABS Partners) • Chinatown YMCA • Lower East Side Residents for Responsible Development • NohoManhattan.org • Sanctuary for Families • Transportation Alternatives • SUPPORTER: Municipal Art Society Planning Center

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CAPZ agreements on zoning

1. We agree that this CWG process will result in a Chinatown and Lower East Side 197(c) rezoning plan to protect the needs of our community, predominantly comprised of low-income immigrant residents and small businesses.
2. We agree that affordability should be defined by the local Area Median Income (AMI).
3. We agree to call for the development of 100% truly affordable housing at local AMI on New York City Housing Authority (NYCHA) property, and for ULURP review of any redevelopment of NYCHA property.
4. We acknowledge that land use and planning needs in any one part of our community impacts on another, and therefore agree that the CWG should consider the land use and planning needs for our entire community and that we should not divide or exclude any areas.
5. We agree that a CWG plan needs strong anti-harassment and anti-demolition provisions. We also agree that certain chain stores must obtain a special permit which would require community review to operate in our community.
6. We agree that the CWG plan should call for a stronger community review than in ULURP to ensure a more democratic process and greater community participation in decision-making around land use and development proposals.
7. We agree that a special zoning district is necessary to protect Chinatown and Lower East Side as an affordable, working class, immigrant community and would suit the needs of Chinatown, including tenant protections "to preserve and strengthen the residential character of the community...to permit rehabilitation and new construction with the area in character with the existing scale of the community and at rental levels which will not substantially alter the mixture of income groups presently residing in the area...to preserve the small-scale character and variety of existing stores and activities and to control new commercial uses in conformity with the existing character of the area... to restrict demolition of buildings that are suitable for rehabilitations and continued residential use"
8. We agree that the current Inclusionary Zoning model for affordable housing is inadequate because upzoning is not an effective tool for the creation of affordable housing, so there needs to be an alternative to New York City's inclusionary zoning model and we should consider the option of the following proposal with the consultant: rezone the main Chinatown area from FAR 6.0 to FAR 3.0 – 4.0 so that the zoning is as protective as possible of the neighborhood's low-income immigrant character. To ensure that larger developments will benefit rather than displace the existing community, any new development over the stated FAR will be required to go through site-by-site review and provide at least 60% affordable housing at the local AMI.

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