

Housing Committee Meeting Notes from 3/30

Discussion with Council Member Alexa Aviles about the St Rocco's rezoning. Original agenda for meeting was to discuss various changes in laws/programs and their impact upon affordability. The council member asked if she could attend the committee meeting to discuss current plans for St Rocco's, aka 738 4th avenue.

The council member spoke for about 20 minutes outlining what has transpired since the last time the developer came to present at CB7. Alexa mentioned that she had meet with the developer to discuss the new proposal. She did not specify to the developer that she approved of new proposal. Council member stated that the three priorities on the project were more family size 2 and 3 bedrooms for working families, senior housing and deeper affordability in lower AMI ranges.

Questions from committee members included discussion about lowered amounts of parking in new proposal, deeper affordability in proposal and also various questions about height and construction issues from local residents on the block. In regards to parking, the number of parking units have been lowered from 20 to 9 parking spaces. Council member Aviles said that less parking did not necessarily equate to more affordable units. Question about about building C, the 100% affordable building has zero 3 bedrooms and only 6 affordable bedrooms in the other two buildings. Council member Aviles said in her meeting with the developer that she expressed a desire to see more 3 bedroom units.

Local residents from 27th street read their statement letter to council Member Aviles and the public, letter states some of their desires for the project. Residents said they are collecting signatures for the letter and had already collected 22 signatures from neighbors supporting the letter and will collect more. One of the main asks of the letter is that there's a CBA, community benefits agreement, that underlines the asks in the letter and helps to somewhat enforce the asks. Letter is [linked here](#) and also attached with meeting notes.

Other questions from local residents concerned the amount of trash already all over the St Rocco's property and the developer doing a better job of cleaning that up. Council member Aviles agreed and said she walks past it daily and sometimes takes pictures or reports to 311 herself. Question about environmental review and that neighbors have found contaminants in soil in their backyard, Residents worried the construction site would bring up more contaminants.

There were also many questions about the church's role and non-profit status in relationship to the deal, Council member Aviles did not have specific knowledge of business arrangement or details of how land would be conveyed to Fifth Avenue Committee. Council Member said that was something to ask developers when they come on April 13th.

The council member stayed for about an hour and the meeting adjourned 5 minutes after the council member left.