

**PENDING COMMITTEE APPROVAL**

**BRONX COMMUNITY BOARD NO. 8**

**MINUTES OF THE HOUSING COMMITTEE MEETING  
HELD ON THURSDAY, DECEMBER 22, 2016 AT 7:30 P.M.  
AT THE RIVERDALE MENTAL HEALTH ASSOCIATION  
5676 RIVERDALE AVENUE, 2<sup>nd</sup> FLOOR CONFERENCE ROOM  
BRONX, NEW YORK 10471**

**Board/Community Members Present:**

Paul Ellis  
Amy Joy Robateau  
David Gellman  
David Kornbluh  
Julie Reyes

**Affiliation:**

CB8 Housing Committee, Chairman  
CB8 Housing Committee, Vice Chair  
CB8 Housing Committee  
CB8 Housing Committee  
CB8 Housing Committee

**Guests:**

John Sims  
Muslima Adams  
Sylvia Jackson

Community Resident  
Community Resident  
Community Resident

**Absent:**

Anthony Creaney  
Sergio Marquez  
Omar Murray  
Georgia Santiago  
James Santiago

CB8 Housing Committee  
CB8 Housing Committee  
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The meeting was called to order at 7:40 PM.

Paul Ellis, Chair of the Committee, welcomed the attendees and introduced himself. Mr. Ellis then went on to review the agenda for the evening.

**1. Approval of minutes**

Due to the absence of a quorum, approval of the November 3<sup>rd</sup> and 28<sup>th</sup>, 2016 Housing Committee minutes was postponed until the next committee meeting.

**2. Preparations for the January 2017 Public Forum**

Mr. Ellis opened a discussion on the upcoming Public Forum to be held in January, the topic being Financing Affordable Housing: Part III - Preservation.

Anticipated speakers include representatives from city and state agencies such as Housing Preservation and Development (HPD) and Housing Finance Agency (HFA), along with a developer who is familiar working with the relevant agencies and programs. Among the

programs to be addressed are the Participation Loan Program (PLP), J51 tax incentives and tax incentives for sustainable construction.

Committee members discussed publicity and other logistics in anticipation of the event.

### **3. Preparations for Upcoming Housing Resource Day**

Mr. Ellis opened a discussion on the proposed “Housing Resource Day” (HRD) event tentatively set for late spring 2017. A subcommittee will meet to plan and work on event, which everyone is welcome to join. Mr. Ellis, Amy Joy Robateau, John Sims and Julie Reyes have volunteered to participate in the subcommittee.

Various issues and suggestions were discussed regarding the planning of HRD, such as day of the week for the event, time, location, informational tables, topics of interest, guest, panelist/presenters, and publicity.

Some of the suggested topics were locating available affordable housing, applying to New York City Housing Authority (NYCHA) housing, resolving issues in Housing Court, homelessness prevention, foreclosure prevention, the process for resolving complaints against private landlords, programs for financing green/sustainable renovations, the Senior Citizen Rent Increase Exemption (SCRIE) Program, the Disability Rent Increase Exemption (DRIE) Program and the Senior Citizens Homeowners Exemption (SCHE) Program.

Some of the suggested participants were HPD, NYCHA, housing advocacy organizations, Legal Aid, Con Ed and Realtor Associations.

### **4. Follow-up on Issues Arising in Borough Budget Consultations**

Mr. Ellis reported on his meeting at the Borough Budget Consultations with NYCHA representatives. He noted the following topics that were addressed:

1. Heat & hot water issues at Fort Independence Houses – Fort Independence is supposed to be receiving a new heating system in the near future
2. The status of roof replacement at Fort Independence Community Center
3. A proposed increase in staffing of the caretakers for better garbage pick-up and cleanliness at Marble Hill Houses

A question was raised as to whether all the cameras have been installed and are operational at Marble Hill Houses. Mr. Ellis believes they are all in place yet not monitored. Ms. S. Jackson concurred with Mr. Ellis.

Amy Robateau reported on the Borough Budget Consultations she attended with the Department of Buildings (DOB) and HPD, noting the following:

1. DOB is working on solutions for improving their response time
2. DOB is currently in process with the development of a new online work order system

## 5. Old Business

Mr. Ellis outlined the Committee's tentative timeline of topics over the next several months:

**January** Affordable Housing Forum  
**February** Working session on problem landlords in CB8  
**March** Co-op & Condo issues or presentation on the state of the real estate market  
**April** HRD or sustainable construction presentation/budget meetings  
**May** HRD or sustainable construction presentation/budget meetings

Committee members then discussed the possibility of a meeting on homelessness. Mr. Ellis suggested that it could be a joint meeting with the Health, Hospitals & Social Services Committee. Some particular issues discussed were availability of food pantries and shelters in the Northwest Bronx, church involvement and mental health association involvement.

## 6. New Business

Mr. Ellis reported that Ms. Barbara Lauray, the President of the Fort Independence Tenants Association, contacted him to advise that the heat had been out of commission for five days at Fort Independence. Mr. Ellis contacted NYCHA, and the heat was apparently restored soon thereafter, although Mr. Ellis noted that there was no reason to know whether our efforts had had an impact on that outcome.

Mr. Ellis reported that as of this evening, Mr. Sims has attended three consecutive committee meetings and is now eligible for consideration to become a Community Committee Member.

There being no further business before the Committee, the meeting was adjourned at 9:10 p.m.

Minutes recorded by,  
Julie Reyes  
Housing Committee Member  
Bronx Community Board 8

Respectfully submitted,

Paul Ellis  
Chairperson  
Housing Committee  
Bronx Community Board 8