

BRONX COMMUNITY BOARD NO. 8

MINUTES OF THE HOUSING COMMITTEE MEETING HELD ON JANUARY 31ST, 2011 AT THE BOARD OFFICE

PRESENT

Thomas Durham
Anthony Creaney
Philip Friedman
Colleen Hanley
Daniel Padernacht
Julie Reyes
Tony Edwards
Kristin Hart
Matthew Lang
Brendan McHugh
Andrew Sandler

AFFILIATION

Committee Chair, CB8
CB8
CB8
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CB8
rep. Councilman Y. Rodriguez
FIPNA
Rebuilding Together NYC
Riverdale Review
rep. Councilman G. Oliver Koppell

1. Introductions

- A. Meeting started at 7:33 PM.
- B. November's 2010 minutes accepted as is, (did not meet in December).
- C. Introduced guest speakers, Mr. Matthew Lang from Rebuilding Together Organization (RTNYCO) and Community Board 8's Treasurer, Mr. Philip Friedman, on the topic of Budget review.

Agenda

A. Guest Speakers:

- a. Mr. Matthew Lang of RTNYCO informed the committee and CB8 about their program that exist five to eight low income houses, (would like them to be on the same city block) and at no cost to the home owners, an estimated \$2,000 dollars in repair or maintenance. This program mainly aides seniors who can no longer physically or financially keep up with the repairs, however this program will help all low-income families that are in need.
Mr. Lang came to the CB8' Housing Committee to help identify a block in our community that meets these criteria's. As a committee we directed Mr. Lang to the Kingsbridge Heights neighborhood and the Kingsbridge Heights Community Center. Here the home owners can pick up an application and see if they qualify for this program.
This RTNYCO is partially city funded with most of its monies coming from corporate grants, with most of the labor and materials donated and volunteered by the construction industries.
- b. CB8's Treasurer, Mr. Philip Friedman gave a great presentation of how the CB's committees should operate when preparing their budget requests for the city agencies that each committee works in partnership with.
Mr. Friedman first told us what our responsibility is as a committee, starting with the responsibility of the chairperson.

Mr. Friedman distributed charts and parts of the CB Bylaws that dealt with procedures and protocols that we need to know in forming our budget request. Mr. Friedman took the time and clearly identified the difference between the Capital Budget & the Expense Budget. What was learned by the Housing Chairman, a Non-Profit organization such as RTNYCO that presented at this meeting, can be included as a budget priority if they were to come before your committee for financial assistance.

Mr. Friedman urged all committee's and their members to work close with their agencies and monitor their websites constantly for updates, press releases and budget requests.

Mr. Friedman extended his assistance to all committees and their members.

I strongly urge all committee chairpersons have Mr. Friedman present at their committee if he had not.

B. New Business

- a. 3475 Cannon Place. Jackson Development Group, (JDG) submitted a letter to CB8 proposing to erect a building with 93 apartments and it would also be affordable housing.

The language in this letter was strange because it started out as an "As of Right" build but ended up mentioning HDC funding, which is the use of NYC taxpayer's money.

Mr. Moerdler, CB8's Land Use Committee (LU) Chairman asked the JDG for clarification, which this board never received.

The new building proposed was going to be built on the same lot as the 2009 Urban Pathways supportive home (3469).

Although the Housing Committee was contacted initially through this proposal, due to the fact that a special variance is required to build on these twin lots, this is clearly an item for the LU committee.

The LU chairman will be inviting the JDG to present its proposal before the February meeting of the LU Committee.

- b. The Housing Committee received two letters requesting help from residents of the Amalgamated Houses on two separate issues. The first letter was from a Mr. Gonzalez and his issue was concerning mold in the area of his terrace due to water penetration. Mr. Gonzalez stated that this is a long ongoing issue and that is why he is reaching out to CB8.

The second letter is from a Ms. Goldwater. Her issue arose from a recent laundry room fire at 3980 Orloff Avenue. Her concerns covered the issues of having immediate access to fire fighting equipment such as sprinklers, exstingishers, stand pipes and locked stair well doors. We will submit these letters to the CB8 staff so they can assist these residents with these items and answers their questions.

C. Old Business

- a. The chairman will be meeting at the Promenade Apartments in February.

Daniel Durante from RY Management will follow up on the many issues discussed at Councilman Rodriguez's Town Hall Meeting.

D. Chairman's Report:

- a. The District Manager, Ms. Nicole Stent and I attended Mayor Michael Bloomberg and Council Speaker Christine Quinn's press conference that took place at the Sisters of Angels in CB8. This press conference was to announce the Department of Housing Preservation & Development (HPD) Proactive Initiative Program, (PIP). In short, this program will monitor rental buildings accumulating violations that are not being acted on by the property owners in a timely fashion. The city will take all types of legal action that the present laws will allow to go after these landlords before their properties fall into a state of despair. I will invite HPD Mr. Mike Lugo to a meeting to discuss this initiative in greater detail.
- b. The Chairman e-mailed each committee member a copy of Former NYC Comptroller William Thompson Jr. 2004's report on the state of Mitchell-Lama (ML) housing in NYC. The report is titled "Affordable No More!" This report lists every ML building in NYC, their locations, type (rental or co-op) and government sponsor in all five boroughs. The report includes site maps. This information will be healthful when issues and items come up addressing ML Housing.

E. Adjourn

- A. Meeting adjourned at 9PM
 - a. Next meeting is schedule for February 28, 2011.
Possible location, The Promenade Apartments.

Submitted by,

Thomas Durham
Chairman
Housing Committee