



CICELY HARRIS
Chairperson

SHATIC MITCHELL
District Manager

CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10
215 West 125th Street, 4th Floor
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T: 212-749-3105 F: 212-662-4215

HOUSING

Committee Meeting Minutes

Monday, November 22, 2021 – 6:30 PM

Hon. Charles Powell, Chair

Hon. Donna Gill, Vice Chair

Members in Attendance: Hon. Charles Powell; Hon. Donna Gill; Hon. Katherine Giscombe;
Hon. Kathy James; Hon. Shamier Settle; Hon. Dominick Boyce; Hon. Shawn Brannon; Hon. Staci Ramos.

1. Welcome by Housing Committee Chair Charles Powell
 - The Chair called the meeting to order at 6:35 PM
 - The Chair asked each Housing Committee Board member to introduce themselves;
 - The Chair introduced and acknowledged other Board members in attendance;
 - The Chair acknowledged a number of community members in attendance.

2. Remarks by Elected Official or their Representatives:
 - Minah Whyte of NYS Assemblyman Al Taylor offered remarks;
 - Shana Marks of Congressman Adriano Espaillat offered remarks
 - Ysabel Abreu of MBP Gale Brewer offered remarks.

3. Presentations:
 - a. *St. Nicholas Houses Modernization*
 - The Chair welcomed Michelle Moore, Director of Comprehensive Modernization of the New York City Housing Authority (NYCHA) who then provided a presentation of the planned 330 Million + modernization of the historic St. Nicholas Houses within our District;
 - Ms. Moore's presentation indicated that this particular modernization project is completely funded (allocated funds are in the New York City OMB) and includes the complete renovation of the over 1300 residential units as well and in particular the remediation of mold as well as plumbing and electrical improvements;
 - Ms. Moore also indicated that the work to be performed in the units within St. Nicholas would require each resident to be relocated and that best efforts would be made to have tenants relocate within the development or in another NYCHA development close by. The tenants are assured that they will be able to return to the development when work is completed with the only exception being if it is determined that the family relocated either needs a larger apartment than the one they previously occupied or in the converse does not need as large an apartment;
 - Committee members; Board members and community members all expressed concerns of ensuring the greatest level of community participation in the entire process of modernization including (but not limited to) the involvement of residents in the design



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and selection of materials; hiring from within as to the anticipated labor force; the selection of all outside paid consultants and professionals (including the General Contractor; project managers, etc.);

- Donna Gill, Committee Vice-Chair asked that senior NYCHA officials (the decision makers) meet with the Community Board to ensure proper notices to the community and to further ensure that promises made as to true community engagement will take place. Ms. Moore agreed to arrange such meetings which would include the St. Nicholas Tenant's Association;

4. New Business:

The Committee received brief updates on the following subjects:

- The New York State Emergency Rental Assistance Program (ERAP)
- Esplanade Gardens

5. Old Business

There was no Old Business reported at the meeting

6. Adjournment

Meeting was adjourned at 8:10 PM.