



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
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**CICELY HARRIS**  
Chairperson

**SHATIC MITCHELL**  
District Manager

## **COMMUNITY BOARD 10**

### **HOUSING COMMITTEE MINUTES**

**Monday, September 28, 2020 @ 6:30 PM**

Committee Members in Attendance:

Hon. Charles Powell; Hon. Donna Gill; Hon. Safiya Mann; Hon. Terri Wisdom; Hon. Deborah Yates; Hon. Delsenia Glover; Hon. Mari Moss

Committee Members Not in Attendance:

Hon. Aisha Romany; Hon. Kamaria Milford; Hon. Staci Ramos

#### **AGENDA ITEMS**

1. The meeting was called to order by Housing Committee Chair Charles Powell @ 6:40 PM.

Chair Powell welcomed all in attendance via the Zoom Call.

2. Chair Powell introduced

- All Committee members in attendance;
- All Board members not on the Committee in attendance;
- The Hon. Gale Brewer, President of the Borough of Manhattan, and Athena Moore from the MBPO
- Presenters and guests

3. Comments by Elected Officials

- The Committee was honored to have MBP Brewer on the call for the entire meeting, along with MBP Office Athena Moore;

· Borough President Brewer was invited to offer remarks on various subjects relating to the work of the Housing Committee and covered an array of topics, including but not limited to:

- a) The need for greater legal services for tenants;
- b) The need for greater protections of tenants impacted by the economic circumstances associated with the Covid-19 Pandemic and beyond;
- c) The need for a stronger Mandatory Inclusionary Housing (MIH) mandates for new and existing developments;
- d) The lack of adequate supported housing (especially for seniors but not limited to that population);
- e) Concerns about the manner in which the Department of Homeless Services were dealing with their placements and the overall sad state of homelessness with our District; the Borough of Manhattan and the City overall;
- f) The value and importance of Not for Profit minority developers and their projects within our District.

· Borough President Brewer and Ms. Moore patiently and graciously answered questions from members of the Committee, Board, and members of the public and listened intently to their concerns and comments pertaining to the subject discussed and their concerns raised.

#### 4. Presentations

· West End Residences Development @ 15 West 118th Street, NY, NY

- a) Eliot Hetterly presented on behalf of West End Residences;
- b) This is the third time Mr. Hetterly has presented to the Housing Committee;
- c) Mr. Hetterly presented that actual physical work on the project is now expected to commence on or about November 1, 2020 and is expected to be completed within a two-year period;
- d) Mr. Hetterly explained that while there would be a preference for youth within the established age range of 18 to 25 years; all persons within that age range would be considered an accepted;

e) As with earlier presentations, members of the Committee; Board and the general public raised questions to Mr. Hetterly regarding:

i. Community Support for the project. Donna Gill asks that written documentation to be provided to the Committee to reflect the support he indicated he had received from residents and organizations in the development area and he agreed to so provide;

ii. Questions were raised regarding how would members of the LGBTQ community be able to blend in with other residents to prevent the kinds of tensions that occur outside of such supportive housing and he responded that counselors within the project were trained to address such issues;

iii. This was an informational presentation and did not require any vote or approval from the Committee or from the CB 10 Board. We will continue to follow this development as it progresses and report further with any new developments.

· CB 10 District Needs Statement

a) The Housing Committee was pleased to receive a presentation from Board Treasurer, Joshua Clennon on the work being done for the preparation of the 2021-2022 CB 10 District Needs Statement;

b) Joshua updated the Committee on the work being done by the CB 10 District Needs Task force which he is heading. Chair Powell is a member of the Task Force;

c) The Task Force has asked each Committee Chair to appoint a member of their committee to be part of the Task Force and Chair Powell has appointed Committee member Terri Wisdom to be our representative;

d) The Task Force meets each Sunday and will continue to do so until such time as the District Needs statement is finalized;

e) Joshua has also created a District Needs Survey and asks that all Board members complete same as well as send the Survey out to our respective networks to gain the broadest level of responses. PLEASE FILL OUT YOUR SURVEY.

· 95 Lenox Avenue Tenant's Association

a) Lisa Harris, President of the 95 Lenox Avenue Tenant's Association, has asked the Committee and the District Office to assist the residents in clarify a letter received from the U.S. Department of Housing Urban Development (HUD) relating to a letter

each of them received indicating that the owner of the development was requesting an increase in rental levels for each unit;

b) Donna Gill also received a request for assistance and reached out to Community member Gregory Baggett for his advice and assistance;

c) At the request of Chair Powell, District Manager Shatic Mitchell reached out (quite persistently) with management of the development to clarify whether the request to HUD would result in any increase in the Section 8 rental share of tenants and also to inquire as to whether this had anything to do with the promise made by the owners to upgrade kitchens and bathrooms in each apartment within the development;

d) DM Mitchell was able to schedule a conference call with Avery Seavey of the Seavey Organization and myself and Mr. Seavey indicated and acknowledged that no tenant would receive an increase in the portion of Section 8 paid by them and that in fact these increases will help facilitate the improvements promised to tenants;

e) Mr. Seavey will present at the October 2020 Housing Committee meeting.

5. There was NO OLD BUSINESS

6. New Business

· Lenox Court HDFC

a) The Housing Committee acknowledges that before the end of 2019, representatives of the Lenox Court HDFC had reached out to CB 10 to alert us as to their concerns regarding a requirement being imposed by NYC HPD for them to amend their Certificate of Incorporation as a condition to receive some much needed funds for capital improvements;

b) Shatic Mitchell and I joined a discussion with representatives of the HDFC to gain a better idea of their concerns and were told that the primary one was the amendment that would prevent them (called Anti-propaganda) from reaching out to elected officials with any issues, complaints or call for assistance;

c) At the August 2020 meeting of the Executive Committee, representatives from the HDFC were introduced and they were invited to attend the September Housing Committee meeting for further discussion;

d) In this meeting, Rep Vernon Ballard indicated that while the Shareholders had voted to accept the amendments, the concerns still existed. Our response is that the

Housing Committee and our Board remains firmly committed to being of support now and in the future.

e) We will keep the Committee informed of any further developments and provide periodic updates.

7. The Meeting was adjourned at 8:30 PM.