

# **Public Meeting of the CB12M's Housing and Human Services Committee Meeting**

## Meeting Minutes

Thursday, December 5<sup>th</sup>, 2019

**Location:** CB12M Office 530 West 166 Street, 6th Floor, New York, NY 10032

**Committee Members Present:** Barbara Fraizer, Waldys Cruz, Naysha Diaz, Carolina Charles, Ashley Fernandez, Ariel Miranda, Christopher Ventura, Public Member: Marshall Vanderpool

**Members Absent:** Richard Allman, Jonathan Nuñez-Frometa, Karen Taylor, Public Members: Richard Habersham, Alexander Melendez

**General Public:** Karen Riera, Ada Tejada, Barbara Kolitz, Elsie Vasquez, Fermin Castro, Ramon Medrano, Denise Canniff, Edda Santiago

### **Agenda Items:**

1. Tenant Interim Lease (TIL) Buildings
2. Eviction and worst landlord interactive data
3. Old business
4. New business

### **Discussion took place as indicated below:**

- Meeting started with introductions and Tenant Interim Lease (TIL) Buildings presentation by Ada Tejada at 7:20PM. Quorum met at 7:40AM.
- Ada Tejada stated she and other tenants have been waiting over 14 years to become shareholders at 551W 157<sup>th</sup> Street. HPD has documents under review, these same documents have expired in the past and been reissued at additional legal costs to the tenants.
- Third Party Transfer (TPT) program has been ineffective and the building is not being well maintained while rents have been restructured to reflect the maintenance costs.
- Ada asked CB12 to assist in the form a resolution or letter. Elsie Vasquez to assist in the drafting of these documents. Elsie mentioned establishing a time frame to prevent the expiration of documents submitted by the buildings. HPD would have a set amount of time to approve or reject the applications.
- Elsie Vasquez founder of Pa'lante Harlem started presenting stating there is a land grab happening in the city of NY. She strongly advocates for the city to stop the transfer of buildings to TPT, defunding ANCP and funding TIL. Elsie stated a taskforce was created following a City Council hearing to undo the land grab. Elsie will return to committee with specific action items addressing a timeline for HPD to process paperwork, succession rights, and third-party transfers. The committee was encouraged to review the package provided by Elsie and look up the Pa'lante Harlem YouTube page.
- Community Board member Ashley Fernandez presented landlord watchlists websites. Ashley demonstrated on the interactive board how to access the information on various sites available to the public. She stated 33% of the worst buildings in the city's bottom 15 are in Washington Heights and Inwood and 23 of the city's worst landlords are north of 155<sup>th</sup> Street. Ashley mentioned <https://www.justfix.nyc/> as a tool to organize tenants with the same landlord. Barbara stated tools like 'Just Fix It' can then lead to organizing blocks and neighborhoods.

- The Interim Chair brought up the resolution “SUPPORTING THE CITY COUNCIL AMENDMENT INTO 1783-A TO EXCLUDE WITH CONDITIONS CERTAIN COOPERATIVE AND CONDOS FROM THE HOUSING PORTAL” drafted November 7, 2019 and updated December 5, 2019 after a vote to table the resolution passed at the November General Board Meeting. There was a lot of discussion between Elsie Vazquez, Ariel Miranda and Naysha Diaz regarding oversight on who has access to the units for sale and how the sale process should be regulated. Ariel Miranda and Naysha Diaz expressed concern with the lack of oversight if affordable coops and condos are removed from the portal and excluded from compliance with Local Law 64 of 2018. The committee voted to support the amended version of the resolution as follows: 5 in favor, 1 against, 2 abstained.
- Meeting ended at 10:12PM

Submitted by Carolina Charles, Member