

Community Board 12, Manhattan
Minutes for the Housing and Human Services Community Meeting
December 3, 2015 – Office Meeting space
530 West 166th Street – 6th Floor
New York, NY 10032

Committee Members Present (4): Richard Lewis (Chair), Jay Mazur, Barbara Frazier and Felipe Wityk Sanchez.

Committee Members Absent (5): Estevan Nembhard, Ayisha Ogilvie, Katherine Diaz, David Mattera, and Christina Burgess(Public Member).

Public (5): Joel Yoffie, Joseph Frewer (Neighborhood Trust), Diego Quintuna (Office of Assembly member Guillermo Linares), Mark Rowland (Henry George School of Social Science), Doris Giordano.

Staff: Paola M. Garcia.

Welcome, Opening Remarks and the Agenda. Richard Lewis, HHS Committee Chair, called the meeting to order at 7:18 pm. Arrangements were made to record the meeting to a digital audio file on an OLYMPUS © handheld device. Board members introduced themselves, as did members of the Public present. A quorum was not present for the meeting. Topics for the evening's agenda were outlined.

HHS Committee Chair's Report

- Announcement of how the committee did on the board's FY2016 Budget Rankings (see addendum at the end of these minutes.)
- Due to inactivity of the board's Committee for the Aging our committee will be considering some important issues facing that community. Some of those issues are on our agenda. The Chair attended the inaugural; release of a publication by Columbia University's Center for Justice on "Aging in Prison- Reducing Elder Incarceration and Promoting Public Safety". We will try to get copies, the video, and guest speakers.
- Attended InwoodNYC on November 10th, the CNYC Annual Housing Conference for Co-ops and Condos and the ISC East (Security Expo) 2015; participated in a meeting at the NYC Alliance to Preserve Public Housing, and a panel presentation at the Park West Policy Forum on MIH and ZQA. Visited the NYC Department for the Aging and attended a meeting at CB9, M.

Source Documents Released at the Meeting.

The following source documents were distributed or made available at the meeting.

- DRIE - How To Apply For The NYC Rent Freeze Program (For People With Disabilities)
<http://www1.nyc.gov/site/finance/benefits/tenants-drie.page> and <https://www.youtube.com/watch?v=Jpi2M67N3jA>
- Forms (formularios)
<http://www1.nyc.gov/site/finance/benefits/property-benefit-forms/benefits-forms-property-tenants-drie.page>
- A GUIDE FOR TENANTS - Senior Citizens (62 and over) and People with Disabilities
<http://www1.nyc.gov/assets/finance/downloads/pdf/brochures/scriedriebrochure.pdf>
- Una guía para inquilinos – ciudadanos de la tercera edad (más de 62 años) y personas con discapacidades
http://www1.nyc.gov/assets/finance/downloads/pdf/translations/scrie-drie_spanish.pdf
- PALM CARD - Freeze Your Rent - Are You a Tenant With a Disability?
<http://www1.nyc.gov/assets/finance/downloads/pdf/brochures/drie-palmscard.pdf>
- Congele Su Alquiler - ¿Es un Inquilino Con una Discapacidad?
<http://www1.nyc.gov/assets/finance/downloads/pdf/brochures/drie-palmscard-spanish.pdf>
- SCRIE - Senior Citizens Rent Increase Exemption Info
<https://www.youtube.com/watch?v=vwpGGRK4JgA>
and <http://www1.nyc.gov/site/finance/benefits/property-benefit-forms/benefits-forms-property-tenants-scrie.page> or
<http://www1.nyc.gov/site/rentfreeze/index.page>
- SCRIE Forms (formularios)
<http://www1.nyc.gov/site/finance/benefits/property-benefit-forms/benefits-forms-property-tenants-scrie.page>
- A GUIDE FOR TENANTS - Senior Citizens (62 and over) and People with Disabilities
<http://www1.nyc.gov/assets/finance/downloads/pdf/brochures/scriedriebrochure.pdf>
- Una guía para inquilinos – ciudadanos de la tercera edad (más de 62 años) y personas con discapacidades
http://www1.nyc.gov/assets/finance/downloads/pdf/translations/scrie-drie_spanish.pdf
- PALM CARD Freeze Your Rent - At Least 62 Years Old?
<http://www1.nyc.gov/assets/finance/downloads/pdf/brochures/scrie-palmscard.pdf>
- Congele Su Alquiler - ¿Tiene al Menos 62 Años de Edad?
<http://www1.nyc.gov/assets/finance/downloads/pdf/brochures/scrie-palmscard-spanish.pdf>

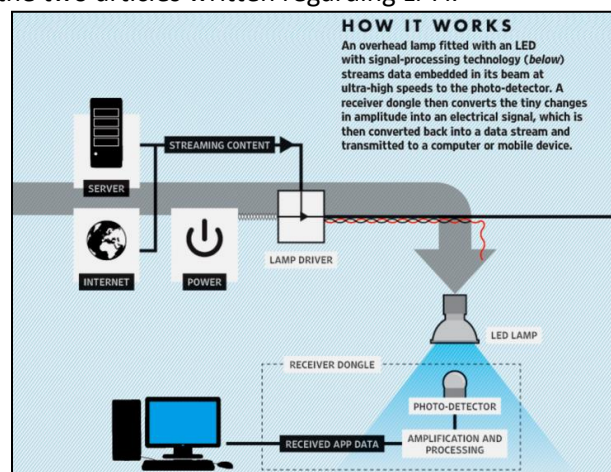
- Senior Employment Services
http://www.nyc.gov/html/dfta/html/volunteering/job_training_and_placement.shtml
- The Alzheimer's and Caregiver Resource Center
<http://www.nyc.gov/html/dfta/html/caregiver/alzheimer.shtml>
- HRA Adult Protective Services Brochures
http://www1.nyc.gov/assets/hra/downloads/pdf/services/aps/APS_BROCHURE.pdf
or http://www1.nyc.gov/assets/hra/downloads/pdf/services/aps/family_homes_102708.pdf
- About Reduced Fare
<http://web.mta.info/nyct/fare/rfindex.htm>
- All About your new Access-A-Ride (AAR) MetroCard™
http://web.mta.info/accessibility/access_metrocard.htm
- What Is Li-Fi? Meet The Revolutionary Wireless Technology That Is 100 Times Faster Than Wi-Fi
<http://www.ibtimes.com/what-li-fi-meet-revolutionary-wireless-technology-100-times-faster-wi-fi-2199883>
- 'Li-Fi 100 times faster than Wi-Fi'
<http://www.bbc.com/news/technology-34942685>
- NYC LANDLORDS WATCHLIST – FROM THE WORST BUILDINGS TO REPORTED VIOLATION CRITERIA – NOVEMBER 2015
<http://landlordwatchlist.com/>
- ANHD - June 2015-421a-2016-Reform-Synopsis-final (June 2015 Albany Reforms - 421a Developer's Tax Break)
<http://www.anhd.org/wp-content/uploads/2015/07/2015-421a-2016-Reform-Synopsis-final.pdf>

Discussion on the Mayor's Proposed Zoning Text Amendments (MIH&ZQA)

- Discussed the special Manhattan Borough Board meeting remarks by Manhattan Borough President Gale Brewer and other community board chairs or their representatives.
- Discussed the mandatory inclusionary housing (MIH) and the Manhattan Borough Board resolution recommending conditional disapproval of an application by the Department of City Planning.
- Discussed feedback on the zoning for quality and affordability (ZQA) by the Manhattan Borough Board. The resolution recommends the conditional disapproval of an application by the department of city planning to create a mandatory inclusionary housing program.
- Richard Lewis compiled a progressive list of news articles and reports in date order showing the sequence of events of all NYC boroughs' board rejections of the MIH/ZQA proposals (available upon request from the board office).
- Discuss the ZQA/MIH letter written by Borough President Gale Brewer and City council members of Manhattan to the City Planning Commission chair, Carl Weisbrodt, dated November 17, 2015.
- December 16, there will be a public hearing at the DCP regarding the MIH text amendments??
- 421a June 15th, 2015 new law needs to be agreed by developers and the unions by January 15th, 2016 or it sunsets.
- Barbara Frazier discussed that the Board of Standards and Appeals loophole in the zoning text resolutions must be tightened so that it will be only used in the presence in real hardship and not as a path of least resistance for developers who do not wish to build affordable housing.

Discussion of the City Li-Fi Internets and Smart Home Concept for Renters and Video Presentation

- There was a video presentation made of the revolutionary wireless technology that is 100 times faster than Wi-Fi. Discussion ensued of the two articles written regarding Li-Fi.



Here's how Li-Fi works, according to *pureLiFi*



Here's how Li-Fi will work in comparison with typical Wi-Fi networks, according to *pureLiFi*.

Discussion on the Latest Release of the NYC Worst Landlords List

- Reviewed and discussed the internet of the NYC's Landlords Watch List, Worst buildings reported and violations criteria in Inwood/Washington Heights. This borough by borough list is created by Public Advocate Letitia James and lists property owners around the city who have racked up the most violations relative to the number of apartments they own. The district list was created by the chair (see addendum at the end of these minutes)

Discussion of Community Services for Senior Citizens and Disabled Individuals

- Discussed the program for tenants with disabilities (DRIE) and the eligibility requirements. Viewed a video about the requirements. <https://www.youtube.com/watch?v=Jpi2M67N3jA>
- Reviewed a video of SCRIE and their requirements for tenants to qualify for NYC Rent Freeze Program. <https://www.youtube.com/watch?v=vwpGGRK4JgA>
- Learned about a new Access-A-Ride Metrocard and their requirements.
- Discussed reducing elder incarceration, the aging in prison and community re-entry programs.
- Discussed senior employment services available for low to moderate income individuals over the age of 55 provided by the NYC Department of Aging.
- Discussed the Alzheimer's and Caregivers Resource Center of NYC department of aging.

Discussion of the Planning Session for the Human Resource Session II Informational Fair

- Proposed date is in March 2016 and we will email the planning discussion to one another.

New Business

- Mark Roland of the Henry George School of Social Medicine requested his group give a presentation on a flat tax solution for property development.
- Doris Giordano, a resident of 171st Street, discussed her disability and rent controlled apartment issues and received some recommendations from the committee.

The Meeting adjourned at 10:00 pm.

Respectfully submitted by
 Felipe Wityk Sanchez (Assistant Chair)
 Edited with additions by
 Richard Lewis – HHS Chair
 Dated: December 3rd, 2015

ADENDUM

CB 12, M PROPERTIES ON THE WORST LANDLORD WATCHLIST – RANKINGS AS OF NOVEMBER 23RD 2015

Quick Summary – List Cutoff at 150 Violations - More Properties Available for Listing

BLDG	STREET-AVE-BLVD	COMPANY	OWNER/AGENT	VIOLATIONS	Rank-CD	Rank-M
2461	AMSTERDAM AVENUE	2461 AMSTERDAM I - LLC	JPSEPH COOK - HEAD OFFICER	447	1	2
1091	ST NICHOLAS AVENUE	165 ISKAY ASSOCIATES LP	MICHAEL BISHAY - HEAD OFFICER	281	2	7
514	WEST 211 STREET	211 LLC	MAURICE SOHAYE - HEAD OFFICER	272	3	9
66	FT WASHINGTON AVENUE	66-72 FORT WASHINGTON LP	ASHLEY BRUN - HEAD OFFICE	247	4	16
533	WEST 158 STREET	158 MANAGEMENT LLC	DAVID HAKAKIAN - HEAD OFFICER	239	5	18
86	FT WASHINGTON AVENUE	86 FORT WASHINGTON LP	ASHLEY BRUN - HEAD OFFICER	235	6	20
535	WEST 162 STREET	535-539 WEST 162ND LLC	EDWARD SETTON - HEAD OFFICER	234	7	21
268	CABRINI BOULEVARD	RIVERSIDE GROUP LLC	STEVEN KURLANDER - HEAD OFFICER	225	8	23
23	VERMILYEA AVENUE	PALATIAL COMP LLC	JAY RAND - HEAD OFFICER	222	9	24
272	SHERMAN AVENUE	272 SHERMAN LLC	ZAHAVA KADOSH - HEAD OFFICER	220	10	26
495	WEST 186 STREET	NUSSBAUM ASSOCIATES COMPANY LLC	RICHARD NUSSBAUM - HEAD OFFICER	217		
525	WEST 158 STREET	RAINBOWRIDGE LLC	HENRY TING - HEAD OFFICER	204		
1981	AMSTERDAM AVENUE	499 WEST 158TH STREET HDFC	DAWN EPPS - HEAD OFFICE	194		
476	WEST 165 STREET	MGS ASSOCIATES INC	JEAN SAINT-CYR - HEAD OFFICER	194		
192	NAGLE AVENUE	ONE NINE DEUCE ASSOCIATES LLC	JASON KORN - HEAD OFFICER	188		
1430	ST NICHOLAS AVENUE	1432 ST NICHOLAS AVE LLC	MOSHE KATZAV - HEAD OFFICER	181		
657	WEST 161 STREET	161 HOLDING LTD	SHIMON GREISMAN - HEAD OFFICER	181		
509	WEST 212 STREET	DMARC 2007-CD5 212TH STREET LLC	DAVID SORISE - HEAD OFFICER	177		
90	PINEHURST AVENUE	90 PINEHURST LLC	NATHAN SILVERSTEIN - HEAD OFFICER	175		
66	VERMILYEA AVENUE	NY HOLDING CO. ASSOC	HARRY OSTER - HEAD OFFICER	174		
104	AUDUBON AVENUE	AUDUBON 550 W 171 PORTFOLIO LLC	JOEL GOLDSTEIN - HEAD OFFICER	168		
184	NAGLE AVENUE	NAGLE 184 LLC	SHAUL KOPLOWITZ - HEAD OFFICER	167		
133	FT GEORGE AVENUE	BSP 133 FORT GEORGE LLC	JOSHUA GOTLIB - HEAD OFFICER	166		
2324	AMSTERDAM AVENUE	QUISQUEYA HOUSING CO	ROBIN P PACE - HEAD OFFICER	165		
25	SHERMAN AVENUE	SHERMAN 25 LLC	SHAUL KOPLOWITZ - HEAD OFFICER	165		
549	WEST 163 STREET	549 W 163RD ST HDFC	YESENIA REYES - HEAD OFFICE	165		
504	WEST 159 STREET	SP 158-159 LLC	ADAM VERNER - HEAD OFFICER	162		
118	VERMILYEA AVENUE	120 VERMILYEA ASSOC LLC	LAURENCE GLUCK - HEAD OFFICER	159		
600	ACADEMY STREET	600 ACAD LLC	JASON M GREEN - HEAD OFFICER	157		
1341	ST NICHOLAS AVENUE	601 WEST 177TH ST LLC	BRUCE HALEY - HEAD OFFICER	156		
1993	AMSTERDAM AVENUE	1993 AMSTERDAM AVE HDFC	DONNA R GATHERS - HEAD OFFICER	155		
461	FT WASHINGTON AVENUE	455 WASHINGTON AVE ASSOCIATES LLC	ROBERT GERSHON - HEAD OFFICER	155		
2089	AMSTERDAM AVENUE	2089-91 AMSTERDAM AVENUE HDFC	JOSE CABRERA - HEAD OFFICER	152		
415	EAST 71 STREET	415 E 71ST ST LLC	MARTIN KESSELMAN - HEAD OFFICER	152		
111	WEST 225 STREET	CHAMP MARBLE COMPANY	EMANUEL POLLACK - HEAD OFFICER	152		
2296	AMSTERDAM AVENUE	500 WEST 174 STREET HDFC	ROSA CABRAL - HEAD OFFICER	151		
655	WEST 160 STREET	655 WEST 160 HOLDINGS LLC	IRVING LANGER - HEAD OFFICER	151		
561	WEST 186 STREET	561 WEST 186TH STREET HEIGHTS ASSOC. LLC	KELVIN GUTIERREZ - HEAD OFFICER	150		

Rank-CD = Community Board 12 Ranking

Rank-M = Ranking in Manhattan

- Worksheet compiled by Richard Lewis, 11-24-2015.

FOR THE 100 WORST LANDLORDS IN NYC See <http://landlordwatchlist.com/>

Final HHS Committee and Board FY 2017 Capital and Expense Budget Rankings (Corrections)

HHS COMMITTEE AND BOARD CAPITAL BUDGET RANKINGS – FY 2017 [ONLY THE TOP 45 SELECTED FOR OMB]*

ITEMS (New and Old) - DESCRIPTION	COMMITTEE RANKING	BOARD RANKING
Permanent Long Term Affordable Housing (Construction) - Build a high number of these apartments/housing units with immediate priority given to CB12M in the Mayor's Ten Year Plan as no new affordable housing of this type have been constructed in this district since 2001.	1	1
Affordable Housing (Rehab) Immediate priority needs to be given in CB12M for the rehabilitation and preservation efforts and funding of some 2,000 units in current rent regulated and aged properties (TIL, Third Party Transfer, HDFC, and DAMP programs) with excessive and long standing code violations through the expansion and increase funding of HPD's AEP, PPS and similar private or city owned multi-family Class A building rehabilitation programs	2	2
NEW ITEM Permanent Supportive Housing (Construction/Rehab) Immediate priority needed to build or rehab units of more supportive housing for veterans, seniors, homeless/shelter transitioning families and adults, HIV AID's individuals, and groups homes for OPWDD and aged out youths.	3	3
Vertical Urban Farms. Funding to build these hydroponic, agroponic, aquaponic or standard gardening structures in new buildings or incorporating them into affordable housing units or other buildings in CB12M as part of a long term planning initiative or the construction of a demonstration project as a first step. <u>BUDGET CODE: 312201628C</u>	4	36
NEW ITEM Funding to replace or upgrade the elevators at the Dyckman Houses - the largest NYCHA development in our area and other unsafe elevators in any NYCHA public housing buildings in this district.	5	39

HHS COMMITTEE AND BOARD EXPENSE BUDGET RANKINGS – FY 2017 [ONLY THE TOP 25 SELECTED BY OMB]

ITEMS (New and Old) - DESCRIPTION	COMMITTEE RANKING	BOARD RANKING
Provide <u>sufficient</u> funding for mandatory "right to counsel" and CBO's for HOUSING COURT and the new Office of Civil Justice to provide legal, social services and or administrative assistance, heavy attorney representation, advocacy or intervention beyond the pro bono or current non-attorney <i>Guardian Ad Litem</i> programs, and one stop HRA/LINC programs for all tenant litigants in CB12, M. <u>BUDGET CODE: 312201401E</u>	1	3
NEW ITEM: Funding for more inspectors more building inspections, better monitoring, enforcement, and reporting by HPD.	2	14
Funding for more inspectors and more building inspections, better field/digital monitoring, enforcement, and reporting by DOB . <u>BUDGET CODE: 312201507E</u>	3	17
NEW ITEM: Funding for more "Peace Officers" from DHS as they have the legal authority, to make arrests and <u>maintain order</u> both inside and outside the Fort Washington Men's Shelter.	4	33
Funding to <u>expand</u> Online Agency Information Systems, make their databases more user friendly, for searches, apps, or visual mapping of data with community drill downs. to permit joint certification of violations cured for transparency and public oversight, and provide seamless linkage to DOB, HPD, DOF, EPA, Planning and ACRIS databases. <u>BUDGET CODE: 312201610E</u>	5	41
Funding to help initiatives to advocate and educate lower energy costs, produce savings through weatherization, efficient boiler/heating systems and retrofits. <u>BUDGET CODE: 312201509E</u>	6	42
NEW ITEM: Pilot Study for a Large Centralized Non Profit Facility. Pilot study to fund the establishment a large multi-story space in a centralized building for existing and legacy Housing and Human Service Organizations and CBO's in CB12M so that their support services can be housed, shared and operate in one location or hub thereby reducing costs and duplication and afford community access.	7	48

Corrections to CB12, M Office Worksheet Used in Public Hearing for Vote Ranking (highlighted in yellow) The expense rankings had a duplicate in #7 and #4 (Peace Officers) was left out. Items in highlighted in red not eligible for consideration by OMB – only top 25 selected in the expense ranking.