

HOUSING AND HUMAN SERVICES – MEETING MINUTES

Thursday November 7, 2019

Committee Members Present

Barbara Frazier, Interim Chair
Waldys Cruz, Assistant Chair
Naysha Diaz, Assistant Chair
Carolina Charles
Ashley Fernandez
Christopher Ventura

Committee Members Absent

Richard Allman
Jonathon Nunez-Frometa
Karen Taylor

Board Members Present

Bruce Robertson
Jeanne Rusluis

Public Members Present

Richard Habersham
Alexander Melendez
Marshall Vanderpool

Public Members Absent

Staff: Paola Garcia

Guests: Xena Leycea Bruno, Gloria Kirsten, Erik Cuello, Antonio Mendez, Minah Whyte

- 1) The meeting of the Housing and Human Services Committee (“Housing,” “HHS” or the “Committee”) of Community Board 12 Manhattan (“CB12M”, or the “Board”) was called to order with quorum present at 7:06 PM. Interim Chair Barbara Frazier greeted guests and welcomed Committee members. Committee members introduced themselves.

2) **TIL, HDFC, owner occupied buildings:**

Gloria Kirsten of HDFC Coalition (the “Coalition”), has visited the committee to offer potential amendments to Mark Levine’s Local Law 64 (“LL64,” or the “Housing Portal Law”), City Council passed LL64 of 2018 to force developers to register new affordable rental units, in which HDFC units were also included. Noncompliance by HDFC shareholders fines totaling \$2,000 a month for not adhering to the law. Updates on the status of the legislation and background on the Administrative code of New York City were discussed:

- a) As presented by Kirsten, LL64 requires HPD to set up a new website and create a reporting process for apartment owners, or the board of directors of HDFC if the apartment is a rental owned by the co-op corporation. HDFC owners will be required to provide significant amount of information to HPD each year, and additional information will also be required whenever an HDFC apartment comes on the market for sale/or rent.
- b) Amendment to LL64 would be to exempt HDFC cooperatives from the requirements of the law so that HDFC shareholders would not be required to register and sell their homes through an online portal. The amendment, also referred to as 1783-a (“1783a), is defined as the exception of individually owned units in co-ops and condos from the requirements of the law and to only require compliance by landlord and developers of rental buildings.

A motion supporting a resolution in support of the proposed amendment of the Administrative Code of New York City in support of Int. No. 1783a by Council Members Levine, Cornegy, Rosenthal, Rivera, Rodriguez, Cohen and Kallos to Local Law 64, made by Barbara Frazier. Motion was seconded by Carolina Charles.

The motion was passed with the following votes:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Committee	7	2	1
Board	--	--	--
Public	5	--	2

3) **Third-Party Transfer (“TPT”):**

Gloria Kirsten of HDFC Coalition presented on Third-Party Transfers to the committee.

- a) As Presented by Kirsten, the City’s foreclosure TPT process lacks transparency and has not been reformed for 43 years. Shareholders in co-ops do not get direct notice of their foreclosure proceedings and the city does not issue necessary warnings on the foreclosure process. The HDFC Coalition’s efforts resulted in saving the homes of 537 HDFC shareholders in 19 HDFC cooperatives from foreclosure and dead loss to TPT preferred landlords who receive many city benefits and subsidies to convert these buildings back to rental properties.

- b) The HDFC Coalition opposes the use of foreclosure proceedings and the TPT program, and fought to enable foreclosures HDF's a second chance through an "Amnesty 11 Rehabilitation" program. The HDFC Coalition's Anti-Foreclosure Committee monitored elections for new boards and rendered free financial help with 5-year budgeting, 5-year marketing plans and maintenance/ rent restructuring to help the HDFC's get financially stable rather than lose their coop ownership.

- i) No New or Old business

A motion to adjourn was made by Barbara Frazier, and the meeting was adjourned at 8:50 PM.

Submitted by Chris Ventura