

Housing and Human Services Committee Meeting
Community Board 12 – Held at the Hammer Building Room 312 A&B
January 5, 2012
7:00pm

Committee Members Present (3): Richard Lewis, Alyce Smith, and Melanie Hidalgo.

Committee Members Absent (3): George Fernandez, III (excused), Carol Mulligan, and Gabriela Rosa.

CB12 Members Attending (1): Steve Simon.

Public and Guests (5): Roger Montesano, Tom McCarthy, Maria Rivera, Gilberto Colon, and Jenine Addo.

Staff: Paola Garcia.

Note: There was no quorum present during the meeting.

Richard Lewis convened the meeting in the excused absence of Chair George Fernandez, III. Mr. Lewis introduced other members of the committee and himself to our guests, had our visitors introduce themselves, and gave an overview of the committee's agenda for the evening. The presentation from the NYC Department of Finance on the Senior Citizen Rent Increase Exemption (SCRIE) process will be re-scheduled for another meeting.

The NYC Fire Department (FDNY) Presentation on SRO and Illegal Conversions.

There was a presentation given about SRO (Single Room Occupancy). The presenters were: Roger Montesano, Director of Community Affairs, FDNY and Tom McCarthy, Battalion Chief of the 13th Battalion, FDNY located at 181st Street & Amsterdam Avenue which serves all of Washington Heights. Mr. McCarthy provided most of the information on this subject as follows:

- There are many requirements, permits, and inspections that must be approved by several NYC agencies before a SRO can be given legal status, but this process is rarely followed or done by those who build, erect or inhabit them.
- Mr. Montesano indicated that SROs and illegal conversions are problematic and potentially dangerous due to the type of buildings where they are located and structures that are erected in the spaces involved without publically available architectural plans posted as well as the lack of the use of fireproof materials and safe corridors for egress.
- In CB12 there are many six story multiple dwellings where at least two types of SRO or illegal conversions have been found within these buildings
 - One type of conversion reported is where a basement or cellar or unused space below ground/street level is partitioned off and rooms or spaces are created that subsequently may be rented out.
 - Another type of conversion reported is when residents, who have large apartments and possibly unknown to their landlord or superintendent, rent or sublease these rooms out to individuals. An unintended consequence of this action is apartment overcrowding or over occupancy.
 - A kind of day/night time sharing in this type of apartment may also occur.
 - It was pointed out that even though a landlord may not be aware of this SRO situation, that owner is still legally liable for this situation. So due diligence is always a need that cannot be ignored.
- The NYC Fire Department cannot legally enter someone's apartment, so they may only find out about these SROs or illegal conversions when they get calls and respond to some sort of emergency, like a water leak, fire, or medical emergency. At that time they may see evidence of an SRO when entering an apartment and notice a padlock door with a combination lock or a network of extension cords. With

this evidence of a potential illegal occupancy the FDNY has the option to approve such a SRO on the spot as long as there are reasonable means of egress in case of a fire (their agencies standard of a conditional or unregulated approval) or refer the matter to the Department of Buildings (DOB) who then must immediately send their inspectors.

- FDNY will stay on the scene until the DOB arrives and write summons, if necessary.
- FDNY will issue summons to commercial occupancies, if necessary.
- FDNY does not respond to a tenant reporting the possible existence or knowledge of a SRO. Call 311.
- Discussion continued on legalities and the responsibilities of building ownership regarding conversions.
- Mention was made about the widespread seven to twelve end of life problem confronting Carbon Monoxide (CO) detectors that were a requirement of NYC local laws in 2004. If the device is found continuously beeping or inoperable upon a new battery installation it should be immediately replaced. The price range is about \$26 to \$34 and the cost is borne solely by the apartment leaseholder.

Renaissance Health Care Network

Maria Rivera from the Renaissance Health Care Network began a presentation of what her organization does for health in our community and other areas in Manhattan.

- The Network has nine health centers in Central and West Harlem and Northern Manhattan.
- They also have clinics located within eight schools.
- Medical/Health insurance is not needed as they operate on a fee scale where you can receive blood tests, vaccines and flu shots.
- Bariatric services (weight control) are provided at their West 118th Street site on a fee basis.
- The Medina Clinic located at the West 116th Street site is operated with grant assistance and focuses the delivery of its services primarily for anyone from the African Community who may have avoided or prolonged their entrance into traditional health care facilities, physicians or services for screenings and diagnoses and instead used hospital emergency rooms as their clinic for fear of being deported or not having medical/health insurance. Allianza Dominicana present at the meeting does a similar thing.
- Some organizational challenges:
 - Columbia Presbyterian is their largest competitor.
 - Dyckman Clinic visits have increased.
 - Ms. Rivera stated that they are losing large numbers of maternity patients because mothers don't want to go to Harlem.
- Free blood pressure screenings are given at Farmers Markets on West 175th and West 200th Streets.
- Mr. Lewis invited Ms. Rivera to our next General CB12 Meeting

List of NYC Worst Landlords in MCB12:

- A partial list (the top ten of twenty four worst WaHI properties) was introduced by the committee for review and comment, see the table below, that was recompiled from the recently released NYC Public Advocates "2011 NYC Worst Landlords Watchlist2.0" (<http://pubadvocate.nyc.gov/landlord-watchlist>)
- Some members of the committee want to publicize this list to the community and eventually advance a resolution so these high numbers in Washington Heights can significantly decline.
 - 48% of worst landlords in the top 50 category in Manhattan are in Washington Heights.
 - The list is based on NYC HPD Housing Maintenance Code violations and the high number come from landlords that fail to do repairs in compliance to Notice of Violations issued and mailed.
 - With this failure to timely correct these known violations, and permanently fix or anticipate other structural and or apartment, building facilities breakdowns these buildings are rapidly deteriorating and their aging is accelerating.

- This process has had an effect on the number and quality of affordable housing in our community as renters move to other communities and new higher vacancy rents are charged.
- Many of these owners collecting high rents, sufficient to make these repairs should be imposed fines for non-compliance that can be collected automatically through administrative hearings.
- A vicious cycle or combination of events may also be operating here that may partially explain this non-compliance by some owners to cure code violations. It may be related to high mortgage rates they are currently carrying on a given property, a problem of a bank or financial house extending loans with high interest rates and low principal amounts, excessive landlord real property holdings with the limited financial resources needed to maintain or cover all these investments or properties, wraparound mortgages, buying properties with no expertise on how to manage them, and the finally the effects of the current global recession we are having.

NYC's Worst Landlords watchlist 2.0 Manhattan - Compiled by Richard Lewis

Top Ten of Fifty in Washington Heights/Inwood (2011)

Rank in WAHH	Rank in Manhattan	Property/Building Address/Location Units/Apartments Date Building Built Block/Lot	Owner or Management Company	Total Number of Housing Violations Trend since	Type and Number of Violations A-Class B-Class C-Class I-Class	NYC Council District
1	2	206 AUDUBON AVENUE NEW YORK NY 10033-8413 Date Built: 37 Units / Block & Lot 2133/20	206 AUDUBON LLC DANNY HAKAKIAN, HEAD OFFICER	Total: 367 Trend: 51 since 4/5/2011 ↑	A-Class: 56 B-Class: 231 C-Class: 60 I-Class: 0	District 10-8
2	6	1985 AMSTERDAM AVENUE New York, NY 10032 Date Built: 22 Units / Block & Lot 2108/75	MOSHE SAMOVA, INDIVIDUAL	Total: 220 Trend: 29 since 11/9/2011 ↑	A-Class: 43 B-Class: 107 C-Class: 70 I-Class: 0	District 7
3	7	1447 ST. NICHOLAS AVENUE NEW YORK NY 10033-4004 A/K/A 600 WEST 183 STREET NEW YORK NY 10033-3939 Date Built: 1920 50 Units / Block & Lot 2165/38	600 WEST 183RD STREET REALTY CORPORATION ARMANDO GUZMAN, HEAD OFFICER	Total: 218 ↑	A-Class: 51 B-Class: 127 C-Class: 40 I-Class: 0	District 10
4	8	432-434 WEST 163 STREET NEW YORK NY 10032-4303 Date Built: 1930 30 Units / Block & Lot 2110/18	432-434 WEST 163 ST HLDG LP EDITH CARDONA, HEAD OFFICER	Total: 216 Trend: 7 since 6/22/2011 ↓	A-Class: 31 B-Class: 135 C-Class: 50 I-Class: 0	District 7
5	9	3990 10 AVENUE NEW YORK NY 10034 Date Built: 1910 25 Units / Block & Lot 2230/19	1071 HOME CORP JOSH NEUSTEIN, HEAD OFFICER PO BOX 990 BRONX, NY 10463-0990	Total: 203 Trend: 50 since 4/5/2011 ↑	A-Class: 40 B-Class: 146 C-Class: 17 I-Class: 0	District 10
6	12	440 AUDUBON AVENUE NEW YORK NY 10040-4502 Date Built: 1911 68 Units / Block & Lot 2158-16	PAUL SKLAR, AS RECEIVER IN RECEIVERSHIP BLAIR VENTURES LLC	Total: 199 Trend: 41 since 4/5/2011 ↓	A-Class: 47 B-Class: 107 C-Class: 45 I-Class: 0	District 10
7	16	276 SHERMAN AVENUE NEW YORK NY 10034-2212 Date Built: 1926 52 Units / Block & Lot 2228/37	276 REALTY LLC AARON BAUER, OFFICER	Total: 169 ?	A-Class: 25 B-Class: 125 C-Class: 19 I-Class: 0	District 10
8	17	184 NAGLE AVENUE NEW YORK NY 10034-6034 Date Built: 1940 49 Units / Block & Lot 2217/43	184 NAGLE AVENUE HOLDINGS LP EDITH CARDONA, HEAD OFFICER	Total: 169 Trend: 43 since 4/5/2011 ↓	A-Class: 31 B-Class: 105 C-Class: 32 I-Class: 0	District 10
9	18	100 AUDUBON AVENUE NEW YORK NY 10032 Date Built: 44 Units / Block & Lot 2127/22	100 AUDUBON HOLDINGS PERSEUS CAPITAL MGMT EDITH CARDONA, HEAD OFFICER	Total: 167 Trend: 73 since 4/5/2011 ↓	A-Class: 34 B-Class: 90 C-Class: 43 I-Class: 0	District 10
10	20	1534 ST. NICHOLAS AVENUE New York, NY 10033 Date Built: 23 Units / Block & Lot 2157/75	DUPONT REALTY LLC LEE STOKES, HEAD OFFICER	Total: 126 Trend: 10 since ↓	A-Class: 26 B-Class: 52 C-Class: 48 I-Class: 0	District 10

HPD's online GLOSSARY, the agency protocol followed, and an abridged description of all the types of housing maintenance code violations that an inspector may issue can be found on the HPD Website at: http://167.153.4.70/hpdonline/help_glossary.aspx

- The summary of the classes of Housing Maintenance Code Violations:
 - Class A - 90 days to fix from the mailing of a Notice of Violation.
 - Class B - 30 days to fix from the mailing of a Notice of Violation.
 - Class C - 24 hours to fix from the mailing of a Notice of Violation.
- Resolution for legislative changes in the law will be reviewed and developed next month because we did not have a quorum.

Community Board 12 Mail Received for Review.

- Vacate Orders from HPD on December 20th and 21st 2011.
 - Fire damage at 467 W. 164th Street and 530 W. 163rd Street.
- NYU Real Estate School.
 - Review of Subsidized Housing.

Since there was no quorum work on the housing survey and planning for a possible community resource event were held over for consideration at the next committee meeting in February.

Meeting Adjourned @ 9:00pm.

Respectfully submitted by Alyce Smith, edited and parts re-written by Richard Lewis.

HOUSING & HUMAN SERVICES - MINUTES
February 2, 2012

COMMITTEE MEMBERS PRESENT

George Fernandez, Chair
Melanie Hidalgo
Gabriela Rosa
Alyce Smith
Richard Lewis

COMMITTEE MEMBERS ABSENT

Carol Mulligan

BOARD MEMBER EXCUSED

Public Member:

Anthony Parsons

Staff member: Paola Garcia

Guests: Lee Fiorino, Director Business and Community Out Reach Department of Finance

Meeting convened at 7:15 pm by Chair, George, Fernandez, III,

George Fernandez, chair of HHS began meeting by welcoming everyone to the monthly meeting. Chair went on to explain that the purpose of this months meeting. Char went to introduce Ms. Lee Fiorino from the Department of Finance who provided a presentation on the Scrie and Drie program.

Ms Fiorino explained that these programs were part of the Department for the aging and explained how when they transferred the program over they were under the impression that all the staff would transfer over, however that is not the case there only two staff members who work in the Scrie and Drie, Her self and one other staff who helps with the processing of applications.

Ms Fiorino explained that the senior citizens rent increase Exemption program known as (SCRIE) helps senior who in rent regulated apartment like rent Control or rent stabilized apartments. She explained that in order to be eligible one needs to be:

- 62 years of age
- Live in a rent regulated apartment approved by DHCR
- Annual; Household income of 29, 000 or less
- Rent-more than one third of the total household rent.

Approved Notification

An order of approval or denial will be sent to the tenant and or the landlord, if the tenant is approved, a notification letter is sent with the frozen rent amount and exemption period

Documentation

One must submit if you live in rent stabilized apartment the following documents, Renewal lease, the prior and current one or two year lease signed by you and the landlord, a preferential rent rider (if Applicable) , low income housing tax credit(LIHTC), 80/20 or 60/40 rider if applicable and a DHCR rent history.

Rent controlled Apartment

Notice of maximum collectible rent, (form# RN- 26 prior year, notice of maximum collectable rent, (form RN-26 for current year), owners report and certification of fuel cost adjustments (Form R 33.10 for prior and current year.

Hotel Stabilized Apartment

DHCR annual apartment registration for prior and current year, signed rent increase letter from the management or owner and DHCR rent History

After explaining the Scrie program, comments were made by the public who stated that SCRIE is taking along time processing their applications and that the rent keeps going up and seniors are getting backed up on their rent and landlords are not getting their tax abatements and this is causing real issues. Ms Fiorino explained it's due to the programs being short staffed.

Ms fiorino went on to discuss the Disability Rent Increase Exemption Program referred o as the (DRIE) helps disabled tenants under rent controlled or rent stabilized , Mitchell Lama developments etc. , be exempt from future rent increases

Main Benefits

Approved tenants do not pay the rent increases

Eligibility

- Head of household (18 years of age or older
- Tenant of record/disabled spouse/disabled registered domestic partner
- Receives eligible state or federal disability related assistance
- House hold income – 19, 860 (one) & 28, 668 (two) or more
- Rent is more than (1/3) of the total household income

Documents required with DRIE Application if you live in

Rent stabilized apartment

One must submit if you live in the following documents, Renewal lease, the prior and current one or two year lease signed by you and the landlord, a preferential rent rider (if Applicable) , low income housing tax credit(LIHTC), 80/20 or 60/40 rider if applicable and a DHCR rent history.

Rent controlled Apartment

Notice of maximum collectible rent, (form# RN- 26 prior year, notice of maximum collectable rent, (form RN-26 for current year), owners report and certification of fuel cost adjustments (Form R 33.10 for prior and current year.

Appeal Process

- Applicants must complete and submit an appeal form an attached copy of the order or decision they are appealing
- Applicants who are denied DRIE or disagree with the departments order or The rent freeze amount , benefit period etc) may appeal the department of finance decision
- To appeal applicants must submit a complete application for appeal of the finance decision

- Appeal should be post marked no later than 60 days after the date of order
- Applicant will be notified if more information is needed or if a hearing is required
- Applicant will be notified of the decision regarding their appeal

Rent Freeze for Senior (SCRIE) and (DRIE) contact info

New York City Department of Finance
SCRIE Unit
59 Maiden Lane, 22nd Floor
New York, New York 10038
Call 311
E-mail- scrie@finace.nyc.go

Ms Fiorino as well discussed the Tax Reduction Program Exemptions and Abatements

- Exemption provided tax relief by reducing a property assessed value
- Abatement reduces taxes by applying credits to the amount of tax due
- Tax reductions are available for residential property, assessed value
- Tax reduction is available for residential property commercial construction, governmental, industrial and nonprofit organizations

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School Tax Relief: Basic Star

- Available to all residential property owners
- No age requirements income must be less than 500,000
- Saves approximately 200/ year on taxes

Enhanced STAR

- Available to all residential property owners age 65 or older
- Total household income for last calendar year must be 79,050 or less
- Saves approximately \$ 350/year on taxes

Senior citizens home owners Exemption (SCHE)

- Available home owners age 65 or older with adjusted gross household income for the last calendar year of less than 37,400
- SCHE lower assessed value by 5% – 50% depending on household income

Disabled Home Owners Exemption (DHE)

- Low income home owners with disabilities
- Applicant must have a disability
- Applicant must submit proof of this disability by one of the following
- Social security disability insurance
- Supplemental Security Income Benefits
- Railroad retirement disability benefits
- Disability pension from the US postal Service
- Certificate from the State Commission for the Blind and visually handicapped stating that the person is legally blind.

Veteran's Exemption

- Available to US veterans who served during periods of conflict, their unmarried widows/widowers, and Gold Star parents

3 levels of Benefits:

- Veteran Served during period of conflict but not in the conflict area in conflict area
- Veteran served in conflict area
- Veteran was disabled during their time of service

Eligibility Requirements for all exemptions

- Owners of the property must use it as their primary residence
- If you only own one property and live in it, it your primary residence
- If you own more than one home your primary residence is the one that you live in for most of the year, where you are registered to vote etc.

The COOP – Condo Abatement

- Provides Partial tax relief for owners of Coop & Condo units
- Only the board of directors, managing agent or other official representative of the development can complete the application
- Individual owners may not file for the coop/condo abatement themselves
- However , they must file for a personal property tax exemption

The Exemption& Abatement Application for Owners

- One application for all tax reduction programs
- Approved exemptions are shown on the statement of account
- Available on finance web site at nyc.gov/finance or by calling 3-1-1
- Must be submitted by March 15th to begin receiving tax reduction on July 1, 2012

The Finance WEB site

Property Tax Benefit Information Lookup ACCESS

- Home owners can look up which exemptions programs – basic and Enhanced STAR, Senior Citizen Homeowner, Disabled Homeowner, Veteran and Clergy, etc- that are applied to their properties.
- Commercial (Property Tax) Exemptions Benefits look up screen is also available for property owners to access information concerning 421-a, 421-b, 421-g, ICIP, J-51 and other programs for commercials properties

After the presentation was over, the chair thanked Ms. Fiorino for coming out and providing such a great informational session for the committee and to the residents who attended. Chair went on to discuss an application for a 421-a tax abatement that the board office received for 29 Overlook Terrace / aka 524 Fort Washington. The chair explained how Land Use and Housing were going to work together to present a joint resolution opposing the application. The resolution which was passed on Land Use on the 1st, of February was presented, we read over the resolution and added HHS details to the resolution, the resolution was voted on, **HHS members voted 5-0-0, members of the public 2-0-0.**

Chair went on to discuss another resolution that was drafted from our December 2011 housing and human services meeting and when presented in January we did not have a quorum so we were unable to put it to a vote. Chair explained how for (Partial Orders to Vacate within CB12 Manhattan was the top reason as per the department of buildings. This is a major problem because we are losing residents and, loss of resident equals loss of local revenues that can be poured into our local business. The resolution calls for “ILLEGAL CONVERSIONS, EMERGENCY DECLARATIONS, SINGLE ROOM OCCUPANCIES, and THE NEED TO INSURE SAFE AND HABITABLE LIVING SPACES WITHIN COMMUNITY BOARD 12 Manhattan”. **HHS member voted 5-0-0 and members of the public voted 2-0-0**

A third resolution was presented on the Worst landlord watch list which calls for "RESPONSE TO RANKINGS OF BUILDINGS on the Worst Landlord Watch list 2010 and 2011 IN COMMUNITY BOARD 12". , we voted HHS members 5-0-0 and members of public voted 2-0-0 , other member of the board 1-0-0

The meeting was adjourned at 10:05pm

Respectfully Submitted,

George Fernandez, Chair
Housing and Human Services
CB12 Manhattan

Community Board 12 Manhattan
Joint Committee Meeting

Housing & Humans Services/ Committee of the Aging
April 5, 2012

Present

George Fernandez, Chair
Alyce Smith
Richard Lewis
Gabriela Rosa

Absent

Carol Mulligan
Melanie Hidalgo

Excused

Betty Lehman
Edgard Nau

Committee of the Aging

Gloria Vanterpool, Chair

Staff Member: Ebenezer Smith, District Manager

CB12M Public Members:

Diana. L Hernández- COA
Nancy Decandido- COA

The meeting was conducted at ARC Senior Center, 4110 Broadway. Many thanks to Fern Hertzberg Executive Director of ARC for allowing the committees to host their meeting at their Facility.

Chairs George Fernandez and Gloria Vanterpool began meeting at 7:15 pm. They welcomed everyone and thank them for attending the meeting. Chair George Fernandez went on to explain the meetings agenda and its importance to the community. Items on the Agenda were, Intro 477 Tenants Bill of Rights, SCRIE (Senior Citizens Rent Increase Exemption Program and DRIE (Disability Rent Increase Exemption Program) and Affordable Housing for the residence of community district 12M.

Chair George Fernandez went on to introduce Guest speakers Fern Hertzberg, Director the ARC, Senior Center and Edith Prentiss board member of CB12M and Vice Chair for Disabled. She was their Representing as VP of Legislative Affairs for Disabled In Action of Metropolitan New York.

Fern Hertzberg - provided an overview of the SCRIE and spoke about the service it provides for senior citizens in NYC and explained in order for them to be eligible they needed to be 62 years of age and receiving total household income of 29,000+ and that this program freezes their rent.

Went on to explain the program is overseen by the Department of Finance who handles the tax exemptions part for landlords and 3 years ago the Mayor's office transferred the SCRIE application out of the Department of Aging to consolidate the tax exemption part of program, and they would add the personnel needed to run the program. Through its inception it was discovered the application process has slowed down. Went on to explain the process for new applicants took about 6-8 weeks and now the process takes 3-6 months and for a new application, New application is taking about 6-12 months to process.

Fern Hertzberg: went on to mention that when DOA had oversight they were 39 staff members dedicated to providing, outreach, case managers, handed out flyers and gave update about program and now that DOF has the program there is no outreach going on at minimum and no packages being sent out.

Fern Hertzberg- also stated that she attended the city council hearing about 6 weeks ago, where a discussion was held about SCRIE and council members stated they are being inundated with complaints from their constituents about the SCRIE program and that they are frustrated, senior's complaints when received by 311 are taking 2-4 weeks to get a response from DOF.

Edith Prentiss -VR for of Legislative Affairs for Disabled In Action of Metropolitan New York provided an overview about DRIE. Ms. Prentiss went on to state that individuals with disabilities are not getting their rent freezes, she went to explain how she pays 1000 dollar in rent and that she has been collecting been collecting disability for 12 years and that if the state would have passed the program at the same they passed SCRIE her rent would not be at the rate it is now. Also that in order to be eligible for DRIE you must be under 65 and have total income f 19, 000+. She also stated that there is no other agency in the city of New York , only The Mayors office for people with disabilities and that it she ran under the that unit. Furthermore that the state assembly has made many promises about SCRIE and DRIE

Edit Prentiss- Vice chair of Legislative Affairs for Disabled In Action of Metropolitan New York. Introduced her self and began speaking about DRIE and mentioned that SCRIE #'s dwarf DRIE applications because of income eligibility and that the department of finance is not doing a great job handling DRIE applications, its taking up to one year and there are major disparities between the programs. More people with disabilities and seniors are surviving now.

Juan Felix – Representative of Washington Heights Inwood Coalition introduced himself and spoke about how is agency is understaffed (from 3 down to 1) and they are seeing more and more seniors who are being pressure by landlords and the impact on non- English speaking clients.

Richard Lewis- "IF tenants are not receiving their leases than they can get a RA 990 form failure landlord renewal form will substitute the lease for renewal process. Mr. Felix went on to explain that it is not easy for seniors; especially non- English speaking.

Alyce Smith- HHS committee member asked Mr. Felix to describe how is WIC servicing seniors? Felix" I am helping them to process SCRIE applications".

Fern -"commented that the renewal process for DRIE will not remove DRIE applicants from program rather that they will do a retro active application process for DRIE applicants stay in program. Also, that the New York City Council has pending legislation requesting for SCRIE to be returned to the department aging.

During the meeting further discussion was held about seniors and people with disabilities; longer for the approval of applications for tenants and landlords not getting their tax abatements. As well that tenants (SCRIE) are loosing their benefits, some landlord are not filling lease for seniors , as well that not many seniors or DRIE applicant are familiar with DHCR web sites where they retrieve the necessary document if a landlord fails to give lease.

Further discussion about how senior centers have SCRIE and that there is are no DRIE locations for people with disability and Edith Prentiss expressed that DRIE should be overseen by the Mayor office for people with disabilities and that there are not enough advocates working with people with disabilities. Ms. Prentiss went to explain that there are 6 Independent living centers in the 5 boroughs NYC that explain the service and that Manhattan has 2 staff, Brooklyn 1 Housing part-time personal and Harlem has part-time, 3 days a week

Fern- went on to explain that during the hearing the department of finance stated that they had one office on Manhattan that is providing service 3 days out of the week and is not a full day

Edith- preceding the city council hearing last year VITO Lopez and Joan Mill state assembly held hearings and the NYC council members testified because the tax issue funded out city real-estate dollars

Recommendation were suggested during the meeting

- George Fernandez and Gloria Vanterpool suggested that a collaborative project between CB12M, other CB'S, ARC Senior Center Action Committee, and other senior centers rally and have a demonstration calling for the necessary changes and to bring the awareness of the distress our seniors and people with disabilities are facing.
- That we include elected officials in the discussion of SCRIE and DRIE
- A community letter be sent to all seniors

- Gabriela Rosa- member of HHS recommended that the staff of elected officials could help out with the processing of the application.
- Mr. Vargas, resident of CD12M “there should be a subject of awareness for people disabilities; about resources.
- Chairs George Fernandez and Gloria Vanterpool indicated that they will need to speak with Pamela Palanque-North Chair of CB12M on April 9, 2012, before they could take action.
- *Diana L. Hernandez- ARC will get permits,*
- *Sound system from CB12M*

Two resolutions were presented during the meeting, below are the results

1- SCRIE

<u>Aging</u>	<u>Housing</u>	<u>CB12M Members</u>	<u>Public</u>
3	4	2	10
0	0	0	0
0	0	0	0

2- Affordable Housing (WAHI)

<u>Aging</u>	<u>Housing</u>	<u>CB12M Members</u>	<u>Public</u>
3	4	2	11
0	0	0	0
0	0	0	0

HOUSING & HUMAN SERVICES - MINUTES
May 3, 2012

COMMITTEE MEMBERS PRESENT	COMMITTEE MEMBERS ABSENT	BOARD MEMBER
George Fernandez, Chair Alyce Smith Melanie Hidalgo Richard Lewis	Carol Mulligan Gabriela Rosa	
Public Member:	Anthony Parsons	
Staff member: Paola Garcia		

Guests:

Martin Collins, Representative of council member Robert Jackson' District 7
Yokarina Duarte, Community Liaison for council member Ydanis Rodriguez, District10

Introduction

Chair of housing and Han's services committee George Fernandez called meeting to order at 7:20 pm.

The chair went on to thank the members of the committee and the invited guest who were in attendance; Martin Collins representative for Robert Jackson council member of district 7 and Yokarina Duarte from the office of council member Ydanis Rodriguez district 10 for coming out to discuss their co-sponsorship of Intro 477 Tenants bill of rights.

Chair explained that intro 477 "Tenants Bill of Rights" a bill that is pending in the city council, which was drafted by Met Council on Housing and introduced by lead sponsor Fernando Cabrera council member of district 14 in the Bronx.

What is the Tenants' Bill of Rights Law?

Intro 477, the Tenants' Bill of Rights Law, is pending legislation at the New York City Council, which the Metropolitan Council on Housing helped to draft and is now working to pass. The law is simple: it would require that a poster summarizing the basic rights of tenants is displayed in the lobby of every privately-owned residential building with at least three apartments, and that this same summary is given to tenants along with their leases.

As of March 2012, 33 New York City Councilmember's are co-sponsors of the Tenants' Bill of Rights Law. That's enough for it to pass - and to override a Mayoral veto if it comes down to that. But no action has yet been taken to move this bill through the legislative process. To help us pass this law

Chair suggested that the conversion on intro 477 tenant's bill of rights be tabled until June so that that the committee could here testimony , concerns and input form other local housing CBO's, met council and a representative from Cabrera office to speak on the pending bill.

Members of the housing committee expressed concerns about the pending legislation and how they felt it needed to be simpler and clarified for all tenants who live in some form of rent regulated apartments and suggestions were made that the manager and or owner provide tenants with an orientation of their rights. Further more, that the owner/agent/ manager and tenant sign a document indicating so and if passed by the city council "Intro 477 tenants Bill of Rights when displayed needs to be in compliance with the ADA law.

Richard Lewis made suggestions that their rights written with the lease rider and an exclusionary clause is presented in the tenant's bill of rights, informing tenants to seek legal council before taking action.

Chair explained that Mr. Mazzoni from met council was invited to attend the housing and human services meeting in April but was unable to attend due to a conflict with his work schedule and again for the May meeting, Martin Collins stated that he would reach out to Met Council on Housing to invite Mr. Mazzoni to Junes' housing and human services meeting and Yokarina Duarte stated she would reach out to the office of Fernando Cabrera to request a representative to come out and speak on the matter..

Chair went on to the next items on the agenda to discuss accessible housing for individuals with disabilities.

Discussion took place about the affordable accessible housing resolution which was tabled in the April general meeting, due to some concerns board members had about the data and what the resolution was asking for. Members of the committee spoke about the importance of how each community has its needs and that this resolution should thoroughly argue the need for affordable and accessible housing within Washington Heights and Inwood.

The chair of HHS went on to share that the first resolution presented was compiled based on the data/white paper provided by the affordable housing task force selected by Council Member Ydanis Rodriguez.

HHS went on to discuss the latest Housing Preservation Development and Preservation Housing Vacancy Survey (2011), The Rent Guideline Board Housing Supply Report (2011), and The Furman Center for Real estate & Urban policy THE STATE OF NEW YORKCITY'S HOUSINGAND NEIGHBORHOODS 2011 (2011).

A brief discussion took place on accessibility and housing for individuals with disabilities, members talked about the challenges individuals with disabilities are having with housing accessibility. The recommendation for more information about accessibility was discussed and decided that we need to invite disability advocates to attend our June meeting to further the discussion; so a motion was made to table the discussion until June, so that the committee could hear from disabilities advocates and the public on the subject matter.

The meeting was adjourned at 9:10 pm.

Minutes completed by,

George Fernandez, III
Chair of Housing and Human Services
Community Board 12 Manhattan



HOUSING & HUMAN SERVICES - MINUTES

June 7, 2012

COMMITTEE MEMBERS PRESENT

George Fernandez, Chair
Alyce Smith
Melanie Hidalgo
Richard Lewis

COMMITTEE MEMBERS ABSENT

Carol Mulligan
Gabriela Rosa

BOARD MEMBER

Board Member

Edith Prentiss

Public Member:

Anthony Parsons

Staff member:

Paola Garcia

Guests:

Ted Finkelstein, the *Director of New York City Human Rights Commission Disability for Project Equal Access*

Milagros Franco, *Housing Intake Coordinator @ the Brooklyn Center for the Independence of the Disabled (BCID), a Center for Independent Living*

Introduction

Chair George Fernandez III called the meeting to order at 7:15 pm and welcomed all guest and members of the committee. Committee agenda items were reviewed during the opening of the meeting; Part two of intro 477 "Tenants, Bills of Rights", Part two of accessible housing for individuals with disabilities, J-51 Tax abatement, Moving forward with HHS fall agenda, Preparation for budget discussion, CD12M Elevator Maintenance and Certification Process, CB12M Housing conference discussion, Development of a database of residential units with in CD12M.

Chair went on to request that if there were no objections to discuss part two of accessible housing for individuals with disabilities within Cd12m, given the fact that the invited guest who were going to speak on intro 477 Tenants Bill of rights were not able to make it. There were no objections from the committee or the public.

Invited guest were introduced: Ted Finkelstein Director for New York City on Human Rights Commission and Milagros Franco Housing Specialist for Brooklyn Center for independence of the disable of New York

Mr. Finkelstien spoke first and informed the committee that The NYC Human Rights Law protects residents and applicants of most types of housing in New York City against discrimination. You are covered under the Law if you reside in: Privately owned housing; Public or government-subsidized housing; Cooperatives and condominiums; Residential hotels (transient hotels are considered places of public accommodation; Two-family owner-occupied housing, if the owner makes the rental apartment available to the public through advertising or public notice, Further more that The City Human Rights Law protects the rights of people with disabilities by requiring that landlords, co-ops and condominiums reasonably accommodate the needs of disabled tenants, shareholders or owners and reasonable

accommodation can be structural, such as a ramp at the primary entrance to provide wheelchair access, or installing grab bars in the bathroom. They can also involve policy or rule changes, such as permitting a tenant who is blind or has a psychological disability to have a guide dog or a companion animal, despite a building's "no pets" policy. The Law provides guidance in assessing requests for reasonable accommodation, taking into account the nature and cost of the proposed accommodation and the financial resources of the landlord.

Mr. Finkelstein: Stated that most of the New York City housing stock and stores are not accessible and that New York needs to be more accessible for people with disabilities, he indicated that there are over 2 million apartments (Units) inaccessible. Further more, that people who are living in 5/6 story building have no access. He further stated that people with disabilities that are living in co-ops, rentals, 4 family homes 2 or 3 unit owners cannot discriminate. Mr. Finkelstien went on to state that in Washington Heights and Inwood at least 75% of the housing stock is in accessible and would benefit from retrofitting , or remodeling building entrances . He also passed out a booklet that is titled "Equal Access".

Ms. Milagros Franco: shared her personal experience; regarding her housing situation and that before she finally was granted affordable and accessible housing she was living in a SRO and the apartment was not accessible. She stated that it was too small to accommodate two wheel chairs'. She went on to share that it was a most difficult time in her life, but now she lives in an accessible apartment that she was able to get through HPD, she states its not 100 percent accessible but it's better than living in the SRO and agrees that landlords should comply with the laws with out having to be taken to court for them not complying with providing reasonable accommodations, modifications and equal access. She also agrees that many building through out New York City are not accessible to individuals with disabilities.

Ms. Edith Prentiss board member of CB12M and disability advocate stated that she has been living in the community for more than 25 years and has seen very little commitment on the part of the City of New York to build accessible buildings and apartments, and that Washington Heights and Inwood is in need of accessible housing for individuals with disabilities.

Input was provided by HHS Committee Chair, members Richard lewis, Alyce Smith and Melanie hidalgo about the justifications of changing the laws that would require landlord to be mandated to remodel and or retrofit buildings as oppose to having to be taken to court for a anti discrimination law suits; which cost landlords more money at the end .

Chair gave a brief update about his site visit to 128 Sherman Avenue and 2 Thayer st. and indicated he is complying a brief report to submit to the chair of the board.

Chair suggested that the conversation on intro 477 tenant's bill of rights , Elevators and other agenda items be tabled and extended until September , Committee was in favor and their were no objections.

Chair adjourned meeting at 9:15 pm

Minutes completed by,

George Fernandez, III
Chair of Housing and Human Services
Community Board12 Manhattan