



**THE CITY OF NEW YORK**  
**BOROUGH OF THE BRONX**  
**COMMUNITY BOARD 7**



RUBEN DIAZ, JR., BOROUGH PRESIDENT    JEAN HILL, CHAIRPERSON    ISCHIA BRAVO, DISTRICT MANAGER

## HOUSING, LAND USE & ZONING COMMITTEE

<b>Chair</b>	John Snider
<b>Meeting Date:</b>	Tuesday, April 9, 2019
<b>Meeting Time:</b>	6:30pm
<b>Meeting Location:</b>	Bronx Community Board 7 Office
<b>Members (Check Those In Attendance)</b>	<input checked="" type="checkbox"/> John Snider <input checked="" type="checkbox"/> Erick Ascensio <input checked="" type="checkbox"/> Sandra Erickson <input checked="" type="checkbox"/> Edgar Ramos <input checked="" type="checkbox"/> Helene Redd <input checked="" type="checkbox"/> Barbara Stronczer
<b>Minutes Done By:</b>	John Snider

**Minutes:**

- I. Introductions**
- II. Review of last month’s minutes**
- III. Follow-up from previous month**
- IV. Old Business**
- V. New Business**
  - a) After a brief discussion and review of March's minutes that included an update on the Bedford Manor building (2987 Webster Avenue) and the tenant association, the meeting was open for new business.
  - b) Recently, the community board has seen a surge in complaints from community residents regarding rent increases, therefore, a discussion was held on what is preferential rent and how it impact the residents of Community Board 7. Landlords who manage rent-stabilized apartments have the option of offering units for a price that's lower than the legal regulated rent, which is determined by the apartment's rental history. In theory, this sounds like a good idea; renters get a cheaper apartment, and landlords may be able to keep apartments full for longer, so everyone wins? According to the Metropolitan Council on Housing, “in most cases the preferential rent can be revoked whenever the lease is renewed, and the landlord can start charging the higher "legal regulated rent" plus other allowable increases. Furthermore, along with preferential rent it’s been well documented that residents of Community Board 7 have one of the highest rate of evictions in the city. Therefore, the Housing Community will be hosting a "Special



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Meeting" addressing the issues of preferential rent and evictions. The meeting will be held in September, 2019.

- c) Finally, staff from New York Botanical Gardens gave the board an update on the renovations currently taken place in the conservatory which is scheduled to last until April 2020 with no interruptions to current services.

#### **VI. Discussion on next month's agenda**

- a) The CAMBA organization is expected to present
- b) A brief follow up from representatives of STAGG organization and Bedford Manor Tenant Organization

**VII. Next month's meeting date:** Monday, May 13, 2019; Sister Annunciata Bethell Senior Center

#### **VIII. Adjournment**