



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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CICELY HARRIS
Chairperson

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District Manager

HOUSING COMMITTEE MINUTES

Monday, January 28, 2019 - 6:30 PM

Housing Committee Meeting Notes

January 28, 2019 @ 6:30 PM

Attendees: Hon. Cicely Harris (Board Chair); Hon. Charles Powell Committee Chair); Hon. Donna Gill; Hon. Deborah Yates; Hon. Safiya Mann; Hon. Makeda Thompson; Hon. Michael Downie; Hon. Shanelle Washington; Hon. Joshua Clendon;

Excused: Hon. Danni Tyson; Hon. Stephen Johnson; Hon. Dominique Mejia

- Welcome and Introductions

The Committee Chair welcomed all to the meeting and introductions of Board members and community attendees were made. The Chair informed the Committee and the public attendees that the purpose of the meeting was to update each other as there was not a Housing Committee meeting held in December (due to holiday conflicts).

Prior to the discussion of the Agenda items, the Committee Chair welcomed Board Chair Harris who provided some updates on certain Board activities including the event the Arts & Culture Committee held with the Harlem Arts Alliance (as hosted by Housing Committee member Michael Downie).

Chair Harris also spoke about the plans for CB 10 to do monthly tributes to the Harlem Renaissance Centennial celebrations and the Housing Committee was asked to plan a five minute tribute to be presented at a future meeting. It was agreed that we would do so.

- Update and discussion of developing issues relating to Housing Development Fund Corporations (HDFC's); Tenant Interim Lease Program (TIL) and the Affordable Neighborhood Cooperative Program (ANCP)

The Chair emphasized the importance of our continued focus on the status of Housing Development Fund Cooperatives (HDFCs) within our District and the efforts to ensure that those HDFCs in distress were not being foreclosed on. It was encouraging to hear from the office of Assemblyman Al Taylor (Menah Whyte was in attendance) that pending foreclosures had been stopped and that the next round of anticipated foreclosures had been suspended.

The discussion regarding the Tenant Interim Lease (TIL) program focused on the status of the removal of 206 West 120th Street from the program (and the pending Article 78 Proceeding in State Supreme Court) as well as the pending removal of 123 West 112th Street from the program. The Committee is in the process of obtaining updates on the status of those two buildings. It was also discussed and agreed that CB 10 should formulate a position regarding the TIL Program and the removal of buildings from same. This will be taken up in our February meeting.

Gregory Baggett apprised the Committee of the fact that the City's ANCP program is now the "new TIL" program and suggested that we become more familiar with its workings, goals and objectives. The Committee agreed and the Chair indicated he would make outreach to HPD to arrange for senior representatives of the program to present at a future meeting.

- Update and discussion on developing issues relating to NYCHA (conditions of premises; privatizations, etc.)

The Committee members and community guests had a very lengthy discussion regarding the failure of the City to adequately address conditions within NYCHA developments. Committee members Joshua Clendon made note of a particular NYCHA tenant group who have taken to address building conditions themselves and it was suggested that we reach out to and meet with this tenant association. It was also agreed that the Housing Committee needs to be more proactive in meeting with NYCHA Tenant Associations. The Committee agreed to do so and in addition, the Committee will plan to host more activities that allow it to hear from NYCHA tenants and respond to their needs more rapidly. In addition the Committee discussed ways to improve the communication between our Board and NYCHA residents including the use of social media etc. One suggestion was for the Committee to consider having a meeting at a NYCHA site.

- Update and discussion of issues relating to the City's Third Party Transfer Program

Board member Joshua Clendon and community member Gregory Baggett provided an update on the TPT program and some issues surrounding it especially as it relates to family owned properties. It was pointed out that TPT is on the defensive and there are calls to kill the program the mayor has

proposed expanding it and members of the City Council is calling for legislation that would prohibit family homes from TPT. It was agreed that more on this subject will be discussed in future meetings.

- Update and discussion of issues relating to Preferential Rents; predatory lending and the impending expiration of rent regulations impacting our District

Board members and community guests had an extensive discussion regarding the pending proposals of elected officials and housing advocates regarding the elimination of preferential rents. It was suggested that preferential rents do serve a legitimate purpose but at the same time have been abused. It was agreed that the Committee would take this matter up for a vote in the very near future so as to allow the full Board to take a policy position on the matter.

- Discussion of Opportunity Grants and Affordable Housing

Committee Chair gave a detailed report on the creation of Opportunity Zones that relate to our District and the creation of Opportunity Zone Funds that could conceivably result in considerable real estate investments within our community. Chairman Powell indicated he would make a detailed report in the February meeting so as to allow our Committee and Board to take a position on the matter.

- New Business

As there was no new business, the meeting was

- Adjourned at 8:15 PM