



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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BRIAN A. BENJAMIN
Chairperson

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HOUSING COMMITTEE

Monday February 27, 2017 - 6:30 PM

Hon. Charles Powell, Chair
Hon. Donna Gill, Vice-Chair
Hon. Danni Tyson, Chair HDFC Sub-Committee

CB 10 HOUSING COMMITTEE MEETING MINUTES OF FEBRUARY 27, 2017

Committee Members in Attendance: Hon. Charles Powell; Hon. Danni Tyson; Hon. Jason Clark; Hon. Shanelle Washington; Hon. Donna Gill; Hon. Ibrahima Diafoune

Committee Members Not in Attendance: Hon. Kevin Bitterman (Excused); Hon. Derrick Graham; Hon. Earl Keller; Hon. Mark Bones; Hon. Lisa Downing; Hon. Barbara Nelson

CB 10 Board Members in Attendance: Hon. Stanley Gleaton; Hon. John Lynch

PRESENTED AGENDA ITEMS & DISCUSSIONS

1. Welcome/Introductions

2. Discussions:

- a. **SOHA Issue:** Joint Discussion with CB 10 Economic Development Committee on SOHA Renaming Opposition Resolution
 - Committee member Danni Tyson has led in identifying the attempt by a realty company and other businesses within the District in seeking to rename a portion of Harlem (below 125th Street to 110th Street) as SOHA. It was decided to hold a joint discussion between the Housing Committee and Economic Development Committee to discuss the issue and craft a CB 10 response.
 - Committee member Danni Tyson and Board members John Lynch and Stanley Gleaton led the discussion regarding the issue. Danni Tyson pointed out the interactions she has had with Keller Williams and his real estate team regarding the community's objections to the attempt to rename

Harlem. John Lynch pointed out the objections of the Frederick Douglass Boulevard Alliance and its outreach to *Soha listings* and Keller Williams regarding what they describe as the “offensive branding” efforts of this realty firm. More discussions with the Alliance to follow.

- Reference was made to several of the news reports on the subject by DNAinfo; Metro News and Fox News where it was clearly expressed that this form of rebranding Harlem was unacceptable and should be formally addressed by CB 10..
- It was agreed that Danni Tyson and John Lynch would work on a Resolution for CB 10 regarding our collective objections to this form of attempted rebranding and profiting from same.

b. HPD’s Proposed Regulatory Agreement: Review and discussion on the results of the Housing Committee HDFC Sub-committee’s Shareholder’s Questionnaire

- Danni Tyson, Chair of the HDFC Sub-Committee summarized and outlined the key responses to the Questionnaires submitted by the Committee to HDFC shareholders in response and reaction to the new regulatory agreement proposals of NYC HPD.
- The key positions and objections of HDFC Shareholders as expressed in the questionnaire responses were (in no order of priority) 1. No early DAMP sunset (these critical tax benefits and exemptions are scheduled not to sunset until 2029 but HPD is asking that they expire now for those HDFCs which do not sign a new Regulatory Agreement; 2. A detailed plan for the rescue of failing HDFCs; 3. No Third Party Transfer; 4. More input from and education of HDFC Shareholders on the details and terms of the new proposed Regulatory Agreement; and 5. That the NYC Council not take a vote on the terms of the proposed Regulatory Agreement until such time as Shareholders have had greater opportunity to express their objections and concerns.
- Danni Tyson and her Sub-Committee will develop a Resolution for consideration and vote at the next Housing Committee in March; then for consideration by the CB 10 Executive Committee in March and the full Board at its April meeting.
- Kudos to Danni Tyson; Donna Gill and Mark Bones for their work on the HDFC Questionnaire and for their persistent work on behalf of the interests of HDFC Shareholders.

c. NYCHA Next Generation Plan - Report and discussion on the City’s Plan for the Infill and Privatization of Public Housing – Forum with the Committee for Independent Community Action in May, 2017

- Dr. Jesse Fields of the Committee for Independent Action spoke of the need of direct grass roots action to express the objections of NYCHA

residents in particular and NYC community residents overall to the ongoing efforts to privatize public housing. Dr. Fields and other NYCHA residents in attendance spoke of the adverse effects to their residences and lives as a result of the NYCHA Next Generation Plan; the loss of playground and meeting spaces, etc. The Committee for Independent Action has already collected over 11,000 signatures in objection.

- Dr. Kay Samuels spoke of the negative impact of the City allowing for a Charter School to be built in the middle of the St. Nicholas Housing Development in our District. Dr. Samuels and others expressed the need for political action to prevent this initiative from moving forward and the need for NYCHA residents to be better educated on the subject and take action.
- The Housing Committee of CB 10 has agreed to partner with the Committee for Independent Action to hold an informational forum on Monday, May 22 to gain more community response to this issue and provide educational information.

d. Tenant Eviction Protection: Discussion of the Plan of NYC to offer Free Legal Help to Tenants Facing Eviction and other options needed to Assist Tenants

- Board member Jason Clark spoke of the Legal Clinics to be sponsored by CB 10 that will take place monthly starting on Wednesday, March 15, 2017. Mr. Clark described how two lawyers with extensive housing court experience will be in attendance and the fact that these lawyers from MFY Legal Services will continue to provide direct services to constituents for at least a three month period.
- Mr. Clark emphasized how critical it is for there to be good attendance at these clinics because the number of lawyers provided (at least 2) depends on at least 8 target constituents for each lawyer scheduled to attend. Anything less will result in fewer attorneys.
- The Housing Committee agreed to help get the word out to ensure good attendance and continuity with these sessions which will not be limited to housing issues but broader legal concerns of members of our community.

e. Tenant's Grass-Roots Organization: Discussion on developing a Template for local tenant organization/Block Associations to do "Grass Roots" organizing

- While this will be a continuing discussion within the Housing Committee members of the public were reminded of and agreed that such organizing and engagement was one of the best ways to have a better informed and active community.

3. Old/New Business/Announcements

- Board and Committee member Shanelle Washington spoke passionately of the need for greater education and awareness of issues relating not just to housing but to overall community concerns.
- Ms. Washington spoke of the fact that when she first joined the Community Board she expressed concerns regarding HDFCs only now to see those concerns about the challenges to real home ownership come to fruition with the battle over the newly proposed HDFC Regulatory Agreement and its restrictions. She asked for a map of all HDFCs in the District and it was stated that we would follow up with our District Manager to see how we can get that done.
- Ms. Washington also expressed (as she has done in previous Housing Committee meetings) the need for research to be done on the question of artificial inflated appraisals of properties within Harlem. She is seeking researchers to assist in examining and acting on this important issue. Board member Jason Clark spoke of a team of law students from Columbia U and Chairman Powell suggested that lawyers on the Committee and the Board should seek to help in this project.

4. Adjournment