



CICELY HARRIS
Chairperson

SHATIC MITCHELL
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CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
215 West 125th Street, 4th Floor
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**COMMUNITY BOARD 10
HOUSING COMMITTEES MEETING MINUTES
Monday May 24, 2021 @ 6:30 PM**

Members in Attendance: Hon. Charles Powell; Hon. Donna Gill; Hon. Deborah Yates; Hon. Terri Wisdom; Hon. Delsenia Glover; Hon. Staci Ramos

1. Welcome by Housing Committee Chair, Charles Powell
 - The Chair called the meeting to order at 6:35 PM
 - The Chair asked each Housing Committee Board member to introduce themselves;
 - The Chair introduced and acknowledged other Board members in attendance;
 - The Chair acknowledged a number of community members in attendance.
2. Remarks by Elected Official or their Representatives:
 - Minah Whyte of NYS Assemblyman Al Taylor offered remarks
 - Ysabel Abreu of MBP Gale Brewer offered remarks
3. Presentations/Discussions:
 - a. *HCCI Presentation on the “Bradhurst Revitalization Study”*
 - The Chair welcomed President & CEO of Harlem Congregations for Community Improvement (HCCI) who then introduced HCCI’s long-time partner and collaborator Shachi Panday, Urban Design Specialist and Professor, to make the presentation
 - Ms. Panday indicated that the study, funded by the New York State Department of State (DOS) has been taking place since 2012 and encompasses principally the target area of 163rd Street to 145th Street from the Harlem River to Jackie Robinson Park (although as she pointed out the study understands and takes into consideration the impact on other areas of Central Harlem
 - The presentation and study will be made available to CB 10 and to the community at large as it is too detailed and comprehensive to be summarized in these minutes. In short, it involves the designation of targeted areas within the Bradhurst area and the creation of strategic plans for development through the establishment of significant community partnerships
 - Ms. Panday and Mr. Punter patiently fielded questions and comments on their presentation from members of the Board as well as members of the community



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4. Old Business

- The Housing Committee Chair, along with other members of the reminded all in attendance of the importance of filling out the ***Covid-19 Tenant Hardship Declaration*** which is a protective tool to protect against evictions and evidence of Covid related hardship in rental payments
- ***NYS Covid-19 Tenant Relief Program***
 - a. The Chair requested that Community leader and housing advocate Gregory Baggett provide a “snapshot” outline of New York State’s highly anticipated tenant relief program scheduled to roll out on June 1, 2021
 - b. Mr. Baggett provided an excellent outline of the program and identified its primary target of tenants and small businesses and offered office for tenants to begin to prepare their documentation to make applications for relief as this program is on a “First come-First Served” basis
 - c. The Housing Committee Chair echoed the sentiments of Mr. Baggett and reminded all in attendance to begin to collect their tax returns, wage earning statements, etc. to have them ready to upload electronically
 - d. Mr. Baggett indicated that he would return to the Housing Committee meeting in June 2021 hopefully with representatives of “Housing Justice for All” to provide more information and updates
- ***95 Lenox Avenue Update*** – Lisa Harris, President of the 95 Lenox Avenue Tenant’s Association provided a brief update of the upgrades to kitchens and bathrooms within this entirely Section 8 housing development. She continues to express concerns as to whether these upgrades will result in increases in the tenant’s share of monthly Section 8 rental payments. The Chair and CB 10 District Manager agreed to further investigate

5. New Business

- ***Dunbar Houses Tenant Complaints***
 - a. Dunbar Houses Tenant Representative Bobby Jones spoke on behalf of the tenants
 - b. Mr. Jones, a resident of the historic Dunbar for over fifty years, spoke of a range of poor housing conditions; health and safety issues confronting tenants on a daily basis including, but not limited to, poor and inadequate apartment and property maintenance; poor and inadequate lighting within the development; major rat infestation; poor security; major gas leaks; inadequate heat and hot water, etc.
 - c. Mr. Jones raised the question as to how some planned for major capital improvements (long promised and delayed/unfulfilled) should be contemplated by ownership and management when the above listed conditions are not being attended to
 - d. The Chair of Housing pointed out that the Housing Committee would coordinate our overall response to the anticipated Landmarks letter of support being



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requested of CB 10 with Land Use and the Board to ensure that there is no disconnect between the need of owners and management to address all tenant concerns properly and promptly before our Board would consider providing a letter of support for Landmark related alterations

- e. The Dunbar tenants were advised that it is the intention of the Housing Committee to convene a meeting of tenants, owners, management company, elected officials, and we to address these concerns and establish a plan for remediation

- ***Rennie Condo Constituent Complaint***

- a. District Manager, Shatic Mitchell, has brought to the attention of the Housing Committee a complaint of a constituent relating to her perception of unfair treatment by the Rennie Development in regard to her application to purchase an established, affordable Condominium apartment
- b. The concern of the Housing Committee was that, although having firm proof of eligibility and having met the requirements to purchase, the constituent was advised that certain information pertaining to her eligibility would not be considered even though she and her husband has now met all of the requirements to proceed
- c. During the discussion, it was suggested that HCCI was the Tenant Housing Ambassador for the Rennie Condo project and Malcolm Punter, HCCI President committed to looking into this matter and provide the applicant assistance;
- d. CB 10 District Manager will follow up on the matter.

- ***CB 10/HPD Housing Resource Forum on June 28, 2021***

- a. The Chair and District Manager announced that the June 29, 2021 Housing Committee meeting will be a Housing Resource forum with New York City Housing Preservation and Development (HPD) and tenant support groups such as Housing Justice for All
- b. The Resource forum flyer is attached to these minutes

- ***Section 8 Housing waitlist***

- a. The Chair reintroduced Ysabel Abreu of the MBPO who reminded all that the waitlist for the Section 8 Voucher lottery would close accepting new applicants on Friday, May 28, 2021
- b. Ms. Abreu and others commented on the fact that the real issue for our District is that many landlords refuse to accept Section 8 Vouchers for rent
- c. Ms. Abreu identified a number of resources available to tenants with vouchers as they search for options to rent and landlords who do accept them
- d. The Chair, District Manager and Ms. Abreu agreed to have a follow-up meeting to discuss and plan further how to better identify and make these resources available to our constituents (NOTE: This meeting did take place and will be reported on in our next Housing Committee meeting).

6. Adjournment

Meeting was adjourned at 8:30 PM