



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
215 West 125th Street, 4th Floor—New York, NY 10027
T: 212-749-3105 F: 212-662-4215

CICLEY HARRIS
Chairperson

ANDREW LASSALLE
District Manager

HOUSING COMMITTEE

Meeting Minutes of

Monday September 25, 2017

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

Attendees: Hon. Charles Powell; Hon. Donna Gill; Hon. Jason Clark, Hon. Shanelle Washington, Hon. Ibrahima Diafoune, Hon. Aleah Gathings

Excused: Hon. Danni Tyson, Hon. Derrick Graham

Committee Members Not in Attendance; Hon. Earl Keller; Hon. Mark Bones; Hon. Barbara Nelson

1. Welcome/Introductions
 - a. The meeting was convened at 6:30pm with a welcome and introductions.
2. Review and Acceptance of Minutes of June 26, 2017 Committee Meeting
3. Agenda Items and Minutes of Discussions:
 - a. Agenda Item: Summary of Committee Work from September 2016 to June 2017 – Chair Hon. Charles Powell
 - i. HDFC Sub-Committee Resolution passed at June 2017 General Board Meeting (D. Tyson – CB 10 point contact)
 1. At Issue: a newly proposed Regulatory Agreement
 2. Of concern: a one-size fits all approach and other concerns expressed by our constituents.
 - ii. NYCHA Privatization Forums and Collaborative Forums (C. Powell)

1. A draft resolution was circulated to Housing Committee members for discussion.
 2. Dr. Fields gave a brief presentation and requested that CB 10 take a position on the resolution, once finalized.
 3. Proposed Process: Present resolution to the Executive Board at September 2017 meeting, put forth for discussion at the October 2017 General Board Meeting, and actionable at the November 2017 General Board Meeting.
- iii. Tenants Rights/Protection Forums and Outreach (J. Clark)
1. Monthly Free Legal Clinic – partnership with Mobilization for Justice, Inc. (formerly MFY Legal Services, Inc.); clinic held every third Wednesday at 215 W. 125th Street 6:00pm-8:00pm.
 2. Encourage community residents need to attend for sustainability purposes.
- iv. Outreach to Tenant Associations/Organizations and Block Associations about tenant complaints and displacement (C. Powell)
1. Meetings with 95 Lenox Avenue Tenants Association are ongoing.
- v. Collaboration with CB 10 Parks & Recreation Committee on Mandela Gardens (“M.G.”) (C. Powell)
1. Goal: To establish a policy that emphasizes the value of community gardens.
 2. Request for CB 10 to provide support for M.G. to a) combat HPD proposal to remove the garden and b) transfer control/oversight from the City (HPD) to the State (Parks Dept.).
 3. Proposed action: CB 10 to develop a policy to help protect community gardens.
- b. Agenda Item: Committee Goals/Objectives and Focus for September 2017 to June 2018.
- i. Strengthen policy on mandatory inclusionary housing – from deeply affordable housing to provisions that address homelessness.

(C. Powell)

- ii. Work to mandate community hires to monitor housing lottery system. (C. Powell)
- iii. Address equity gaps in the process of becoming an appraiser. (S. Washington)
- iv. Create a Housing Committee NYCHA Sub-Committee
- v. Create a Housing Committee Displacement/Homelessness Sub-Committee
 - 1. Convene a focus group to identify problems that lead to tenant displacement.
 - 2. Plan a legislative meeting with Senator Brian Benjamin to discuss key issues and actions.

c. Agenda Item: Update on 95 Lenox Avenue Tenants Association

- i. Tenant-members cited concerns about: construction noise, rodents, and dust; no scheduled meeting with developers; and encroachment on/questions about playgrounds and common areas.
- ii. Developers presented to Land Use Committee in May of 2017.
- iii. A future meeting with developers is desired to discuss concerns.
- iv. 95 Lenox Avenue Tenants Association to develop a one-pager that documents concerns, with the Housing Committee's support in drafting the language.
- v. Project Status: Developers still need to undergo ULURP process.

d. Agenda Item: Presentation by Wilmer Cabral of Neighborhood Housing Services ("NHS")

- i. NHS has not taken a position on the Regulatory Agreement
- ii. Questions about the quality of training were raised at the September Committee meeting.
- iii. Any NHS training needs to be sufficient to prepare and protect tenants.
- iv. The Committee will host a future forum with HPD Coalition members, the CEO of NHS, HPD representative, and other interested parties to address the concerns around training quality. A forum is slated to take place in the coming weeks.

e. *Agenda Item: CB 10 District Needs Statement*

- i. Comments/suggestions regarding housing needs/funding items due by Friday, October 6th to Chairman Charles Powell.

4. Old/New Business/Announcements

- a. Saturday, October 7, 2017 – NYCHA Stop Privatization Rally and March @ 11am in the Bronx; See flier for more details.

5. Adjournment

- a. The meeting was adjourned at 8:06pm.