



CICELY HARRIS  
Chairperson

SHATIC MITCHELL  
District Manager

CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 10  
215 West 125th Street, 4th Floor  
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## HOUSING COMMITTEE MEETING MINUTES

Monday, February 22, 2021 @ 6:30 PM

Zoom <https://bit.ly/2Awe8wW>

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

### 1. Welcome by Housing Committee Chair

- a. The Chair called the meeting to order at 6:35 PM and welcomed all to the call.

### 2. Introduction of Housing Committee Members & CB 10 Board Members

- a. The Chair asked each Housing Committee Board member to introduce themselves;
- b. The Chair introduced and acknowledged other Board members in attendance;
- c. The Chair acknowledged a number of community members in attendance.

### 3. Comments by Elected Officials – 2 Minutes

- a. were no elected officials or representatives of elected officials on the call at the beginning of the meeting;
- b. Shana Harmongoff, of the office of State Senator Brian Benjamin joined the call for the meeting in progress;
- c. Board member Michelle Booker of the office of Congressman Adriano Espaillat joined the meeting in her dual capacity as Board member and representative of Congressman Espaillat's office

### 4. Presentations/Discussions:

#### a. Harlem Senior Housing–Guests William Hamer & Debra Gilliard –CB 10 Senior Task Force

- i. The Chair was honored and pleased to introduce the Hon. Debra Gilliard, Chair of the CB 10 Senior Task Force who introduced William Hamer, member of the Task Force and distinguished leader and advocate within the senior citizen community;
- ii. Mr. Hamer gave an excellent presentation of critical issues relating to senior housing in the CB 10 District, principally focusing on the issue that spaces within senior supported housing developments are being occupied by residents who under relevant laws and applicable regulatory agreements and restrictive covenants should not be residing within;
- iii. Mr. Hamer was clear that he was not insensitive to the needs of formerly homeless residents who obtain vouchers for permanent housing but emphasized that allowing that population to gain apartments in housing earmarked and dedicated for senior living is to the direct detriment of our senior population (where there are lengthy waiting lists for eligible seniors);
- iv. Mr. Hamer and Ms. Gilliard pointed out that often it is the companies who contract with the City to manage this supported housing who are not adhering to the rules and in



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allowing ineligible residents in. One Board member called for “greater accountability of these management firms” and suggested some form of “report card” to determine on-going eligibility to manage this form of housing;

- v. Several Committee members and members of the community expressed the need for this matter to be further pursued by the Housing Committee and some policies to be put into place by our Board to correct the continuation of this issues;
- vi. The Chair agreed to work with committee members, our District Manager, and the Senior Task Force to formulate some board positions and resolutions in advance of our March 2021 meeting.

**b. Updates on 95 Lenox Avenue Section 8 Housing- Guests Avery Seavey & Lisa Harris**

- i. In response to outreach by the Tenant’s Association of 95 Lenox Avenue to our Committee and to our District Office, we invited Avery Seavey, the owner of the fully Section 8 Housing project and Lisa Harris, the President of the Tenant’s Association to appear before us in our February 2021 meeting;
- ii. Our District Manager, Shatic Mitchell, began the discussion with an outline of the issues presented to CB 10 which focuses on a notice sent to residents relating to an upcoming inspection of apartments for asbestos;
- iii. As Ms. Harris pointed out, many tenants were then fearful that they were living in unsafe conditions as the notice in question did little if anything to dispel that notion;
- iv. Mr. Seavey (as he did in an earlier conference call with the Chair and our District Manager) acknowledged that the notice in question could have been a lot clearer to indicate that the inspection of a sampling of apartments within 95 Lenox (for asbestos) was required by the NYC Building’s Department for the development to obtain permits to do much desired upgrades to kitchens and bathrooms within all units;
- v. Mr. Seavey pointed out that all the inspections had been done and that there was no evidence of asbestos in any units sampled and that, subject to continued discussions of financing with U.S. Department of Housing & Urban Development (HUD), the work would be able to proceed in the next several months;
- vi. Ms. Harris requested and Mr. Seavey agreed that any future notices be sent to her in advance of its distribution to residents and the Chair asked that it be sent to our District Manager as well;
- vii. It was also asked whether, when the work commences, the workers would be required to test for Covid-19 before entering residential units. The representative of the General Contractor (Apex Construction) stated that such a protocol does not currently exist but that it would be something to consider. The chair pointed out that this matter should not only be considered but adopted as a mandatory protocol for maintenance workers to enter residential units to do the type of extensive rehab work contemplated.



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**c. Aurum Condo – 171 W. 131<sup>st</sup> Street – Constituent Complaints**

- i. Following a presentation by residents of the Aurum Condominium before the CB 10 Economic Development Committee earlier this month, they were invited to attend our Housing Committee meeting;
- ii. Several Condo owners were on the meeting call and recited and testified to a wide range of objectional conduct by management (and its representatives) as well as a Condo Board who have demonstrated their unwillingness to take any form of corrective action and (if anything according to Condo residents) may be complicit;
- iii. The Condo owners in the meeting spoke of several incidents that suggests possible discrimination against those owners who benefited from being selected from a lottery in the 80/20 split of market to affordable mix, as well as racially charged (gender and sexual orientation as well) and motivated conduct by the building superintendent and other building representatives;
- iv. Condo owners also spoke of unsafe conditions within the building (darkened hallways) and in one instance an injury to a child that resulted;
- v. Questions were raised by Board and community members as to what the Condo owners have done to date to address their concerns. The Committee was told that a complaint had been made to the New York State Attorney General’s office (that is pending) and at least one Condo owner has hired an attorney who wrote a “Cease and Desist” letter to management;
- vi. A great deal of discussion centered on the perception that as private owners normal tenant protections do not exist. While it was clearly stated that the Condo owners should seek out private counsel for assistance, note was taken that discriminatory practices and conduct are actionable.
- vii. District Manager Shatic Mitchell has followed up with Condo owners as to the Committee’s suggestion that all requests for assistance from our Community Board be placed in writing and Mr. Mitchell has also provided links to the State Division of Human Rights and the NYC Human Rights Commission for possible complaints by individual owners;
- viii. The Housing Committee will continue to follow up with the Condo owners and report out at our next meeting.

**5. Old Business**

- a. No Old Business was discussed

**6. New Business**

- a. No New Business was discussed

**7. Adjournment**

- a. Meeting was adjourned at 8:10 PM