



Matthew S. Washington  
**Chair**

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## COMMUNITY BOARD ELEVEN

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**Housing Committee Minutes**  
**Monday, January 25, 2010, 6:00pm**  
**Board Office**  
**1664 Park Avenue**  
**New York, NY 10035**

- Present:** Alvin Johnson, Candy Vives-Vasquez, Carmen Villegas, Nadine Verna, Peggy Morales, JoAnn Lawson and Lee Chong
- Excused:** Xavier Santiago and Daniel Perez
- Absent:** Linda Rainey and Antonio Rivera
- Guests:** Monserrate Rosado, Marie Dembele, Tasha Williams, Benay Chisholm, Nelson Perez, Sylvia Diaz, M. Brockington, Rose Marie Sylvester, Evette Marshall, Carmen Vasquez, Sam Gonzalez, Vennessa Johnson, James Barrow, Diego Gerena-Quinones

Meeting called to order at 6:10 pm by Committee Chair Candy Vives-Vasquez

### 1. Discussions and Presentations

#### a. 8 East 110<sup>th</sup> Street

Carmen Perez from Hope Community, owners and managers of 8 East 110<sup>th</sup> Street, submitted information to CB11 that includes all measurements of cracks that have developed at the building (created by adjacent construction at the Museum of African Art) and a report from the Department of Buildings that states the building is still safe for residents to occupy. Sam Gonzalez from Hope Community informed committee members and building residents that they will meet with DOB, developers Brickman Associates and contractors Bovis on February 2 to finalize a mitigation plan to permanently stabilize the building. Committee Chair Alvin Johnson stated that Bovis and Brickman have thus far not been responsive to remedy the problem they created and that the tenants have legal options to pursue against them.

Tenants of 8 East 110<sup>th</sup> Street asked that written communication be forwarded to all building tenants with the above information and an action plan of expected work to resolve the problem (Hope Community agreed to produce the information for all tenants). Benay Chisholm introduced herself to the committee as the new Tenant Association President of 8 East 110<sup>th</sup> Street and promised to work with management to ensure information is shared in a timely manner.

**b. Diego Gerena-Quinones – Community Voices Heard**

Diego Gerena-Quinones from Community Voices Heard informed the committee that his organization has been working with residents of the 1100 unit Dawnay Day portfolio. Similar to other predatory equity firms, Dawnay Day purchased the units from Steven Kesner and expected to force existing tenants out, increase rents and make more income. Dawnay Day recently defaulted on their loan and the Bank of NY Melon is foreclosing on the property and trying to sell the \$150 million debt still owed on the buildings. A lawyer has been appointed by the bank to receive the properties and ensure proper management during the foreclosure process.

Community Voices Heard and the tenants would like to arrange a preservation sale to a non-profit entity that will keep the housing affordable. They are seeking preservation funding from public sources but are still far short of the expect sale price of the debt. They are trying to work with the bank to ensure they sell the portfolio in a responsible manner, possibly even breaking up the portfolio into more manageable groups. CVH is still working to reach out and organize all tenants in the portfolio and expect to eventually engage in a full public outreach campaign to pressure the bank into responsibly selling the units.

Peggy Morales made a motion to issue a letter supporting CVH's efforts combating predatory equity firms, specifically their efforts to coordinate a preservation sale of the Dawnay Day portfolio to potentially keep 1100 units of housing affordable (most of which are in East Harlem). The motion was seconded by Candy Vives-Vasquez and approved unanimously.

**2. New/Old Business**

None

**3. Announcements**

None

**4. Action Items**

**Peggy Morales made a motion to issue a letter supporting CVH's efforts combating predatory equity firms, specifically their efforts to coordinate a preservation sale of**

**the Dawnay Day portfolio to potentially keep 1100 units of housing affordable (most of which are in East Harlem). The motion was seconded by Candy Vives-Vasquez and approved unanimously.**

## **5. Adjournment**

JoAnn Lawson made a motion to adjourn the meeting. The motion was seconded by Peggy Morales and approved unanimously.

Meeting adjourned at 7:50 pm

DRAFT