



Diane Collier
Chair

Angel D. Mescain
District Manager

COMMUNITY BOARD ELEVEN

BOROUGH OF MANHATTAN
1664 PARK AVENUE
NEW YORK, NEW YORK 10035
TEL: (212) 831-8929/30
FAX: (212) 369-3571
www.cb11m.org

Housing Committee Tuesday, October 3, 2017, 6:00 p.m. Community Board Office

***** Minutes *****

Present: Henry Flores, Emily Grajales, John Green, Erica Jones, Nilsa Orama, Xavier Santiago, Jeremiah Schlotman, Jemar Ward, Angel Mescain (staff)

Excused: La Shawn Henry, Shawn Smith

Absent: Jean-Pierre Kamwa

Guests: Lakeisha Sparrow, Mildred Mora, Jenny Tromski, Jenny Akchin, Murray Allen, Beverly Pabon

1. Call to Order – Adoption of Agenda

Mr. Schlotman called the meeting to order at 6:10pm.

Nilsa Orama made a motion to adopt the agenda which was seconded by Xavier Santiago and passed.

2. Informational Updates

3. Presentations & Discussions

- a. Informational presentation about Rental Kharma, a service for renters to build credit through rental payments
 - i. Murray Allen, certified credit consultant from MCE Financial Services, MCE Credit Empowerment program, gave a presentation on Rental Kharma, which is a national program that allows renters, with participation from their landlords, to report up to two years' worth of monthly rental payments. Currently, only one of the three major credit reporting agencies (TransUnion) participates, but Experian is likely to begin participation in the near future. Participants must first complete a credit assessment and counseling session to determine whether participation in Rental Kharma makes sense for the individual. Initial fee is \$25 to register and then \$4.95/mo. each month thereafter (for couples initial fee is \$50 and monthly fee is \$6.95). Presenter stated potential

increase of credit score by 20 to 80 points. **NOTE:** Since presentation to the committee, Rental Kharma program has been discontinued.

- b. Committee discussion on the status of the Housing Not Warehousing Act (three bills currently laid over in Buildings and Housing Committee of City Council): In September 2016, the Buildings and Housing Committee of New York City Council held a hearing on three bills addressing building warehousing (i.e., properties remaining vacant over long periods of time). **Intro 1034** would create a mandatory registry for all landlords holding their property vacant and fines for landlords that fail to register. **Intro 1036** would create an annual count of all vacant property in New York City. **Intro 1039** would require the Department of Housing Preservation and Development (“HPD”) to conduct an annual survey of all city-owned properties to identify vacant buildings or lots that may be suitable for affordable housing; the bill would further seek State and Federal cooperation to identify similarly situated state-owned and federally-owned properties, and HPD would submit an annual report to the Mayor and Speaker with recommendations on the rezoning and/or development of the identified properties.

In the near future, the committee will take action urging that these bills be moved forward, particularly given the potential for warehoused buildings in East Harlem to be used for the expansion of affordable housing stock.

- c. Continuing discussion on Fiscal Year 2019 Statement of District Needs and Budget Requests

4. Old Business

5. New Business

- a. Discussion on NYC HPD’s planned foreclosure of Housing Development Fund Corporation (HDFC) buildings: The City is in the process of imminently foreclosing upon and enacting third-party transfers (“TPT”) of HDFCs that have struggled financially. The enactment of TPT threatens the affordable homeownership opportunities that HDFCs provide at a time when affordable homeownership opportunities are increasingly difficult to find. A number of legislators and government officials have called for a moratorium on TPT in order to better evaluate which HDFCs the relevant agencies can work with to extricate the HDFCs out of financial troubles and thereby preserve their status as HDFCs.

Motion by Xavier Santiago, seconded by John Green, to issue a letter of support for a moratorium on the foreclosure and/or TPT of HDFC buildings so that evaluations and plans can be set in place that enable the preservation of as many HDFCs as possible. Motion unanimously passed by the committee.

6. Announcements

- a. CB11 will hold a public hearing and vote on the Fiscal Year 2019 Statement of District Needs and Budget Requests during its Full Board meeting on October 17, 2017.
- b. Because November 7, 2017 is Election Day, Housing Committee will hold its monthly meeting on Thursday, November 2, 2017 at 6pm.

7. Adjournment

Motion to adjourn by Nilsa Orama, second by Henry Flores, passed unanimously.
Meeting adjourned at 7:51pm.