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## COMMUNITY BOARD ELEVEN

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### Housing Committee Tuesday, March 28<sup>th</sup>, 2017, 6:00 p.m. MNN Firehouse Studios

\*\*\* Minutes \*\*\*

- Present: Brodie Enoch, Emily Grajales, John Green, Nilsa Orama, Xavier Santiago, Jeremiah Schlotman, Angel Mescain (staff)
- Excused: La Shawn Henry, Wendy Hewlett, Alvin Johnson, Erica Jones
- Absent: none
- Guests: Mahfuzur Rahman, CB11; Angela Maul; Beverly Pabon, 2 East 127 TA; Barbara Turkewitz, NYCHA; Michael Clandorf, NYCHA; Jennifer Montalvo, NYCHA; Shakira Henderson, constituent; Marvelius Sattiewhite, constituent

#### 1. Call to Order – Adoption of Agenda

Mr. Enoch called the meeting to order at 6:15pm. Motion to adopt the agenda was made by Mr. Jeremiah Schlotman, seconded by Mr. John Green and passed unanimously.

#### 2. Informational Updates

- a. 126<sup>th</sup> Street Bus Depot Taskforce Report: Mr. Enoch gave a breakdown of the Taskforce and the purpose of the development. He explained that we are advocating for not only the burial ground memorial but for affordable housing. He referenced the press release – see below. Mr. Santiago mentioned that we will be holding our public hearing at full board on April 18<sup>th</sup>.

Partial Press Release:

“Dear East 126<sup>th</sup> Street Project Supporters and Task Force Members...EDC, HPD, and the Speaker’s Office are committing to **20% of the site’s residential units being affordable at or below 30% of AML.**”

- b. HDFC Taskforce

Mr. Santiago presented the purpose of the Taskforce for the viewers and referred to the survey. He mentioned that we would be extending our survey times to fulfill a higher participation rate. The next HDFC Taskforce meeting will be April 4<sup>th</sup>, 2017 at 6:00PM at the Board Office.

- c. Rezoning Taskforce

Mr. Schlotman introduced himself to the viewers and explained the purpose of the

Taskforce. He discussed the importance of having the public to attend. April 6<sup>th</sup> and 20<sup>th</sup>, HPD will be attending and presenting the Harlem Plan with the HDRC RA and tenet harassment. He described the areas that would be impacted by the rezoning and the corridors that would be upzoned, thus creating potential high rise buildings. The third week of June, the Community Board will issue a response. There are surveys from this committee as well.

### 3. Presentations & Discussions

- a. Informational presentation on the status of the New York City Housing Authority's current and planned capital projects in East Harlem.
  - i. NYCHA, Capital Projects: Barbara Turkowitz, NGO Director for Policy & Program Development and the Senior Advisor to the SVP for NGO. NGO – Next Generation Operations. OpComm created five consolidations in East Harlem and applied those lessons learned to optimize functionality with NYCHA developments that are in the program. Brooklyn and the Bronx projects will not be moved out. Ms. Turkowitz explained that this change is a massive cultural shift to local management. The central offices cannot adequately manage and advise on issues that are boroughs away. This decentralization will allow for expediency with individual developments. HUDs advisement and the recognition of over centralization allowed them to empower the developments. Please see attached sheet for additional information. Mr. Schlotman inquired how the metrics and assessments would be presented and available. Ms. Turkowitz explained that they are refine, as they cannot do more with less. They are creating action plans and measuring the success in achieving their goals. The staff will be assessed accordingly. Ms. Orama asked how the HUD programs are being utilized to preserve housing. Ms. Turkowitz clarified that NGO does not address those components. Mr. Santiago asked how the property managers deal with oversight when systemic problems occur. Ms. Turkowitz explained that NGO will step in if it is an execution problem, staff or otherwise.

Michael Klandoff with NYCHA City Capital Projects – Projects at Wagner Houses. Exterior LED lighting. Funded through DA of New York through forfeiture of funds. Working with the mayor's houses and DA's they were able to fully fund this endeavor. They are also installing CCTV systems throughout the houses. The cameras also help with quality of life grievances with providing evidence of offences. There is also play area funding for upgrades. They hope to complete construction by June 2018. They are also planning on upgrading the building electrics in order to provide infrastructure for future investments. The lighting has definitely improved the area to allow for increased safety. There are other projects they are currently waiting funding. Mr. John Green asked if the footage is permanently catalogued. The systems are memory contingent. This decision is based on feedback by NYPD. Ms. Nilsa Orama inquired if there is a place to see to review current "asks" for all the developments. He explained the Physical Needs Assessment that they use to determine the needs of each development. Mr. Jeremiah Schlotman asked if the PNA is available for the public. It includes all developments. Ms. Orama pressed that we should see this list and asked formally, would they provide it. Ms. Emily Grajales asked if the list is compile from site inspections or from residents. He said this is more designed for capital improvements, which do not fall under regular building

management. He said there are occasional situations with overlap but their focus is on greater issues such as the roof, major mechanical, etc.

- b. Informational presentation by CB11 Rezoning Taskforce
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4. Old Business
    - a. NYCHA Town Hall: Mr. John Green is helping coordinate with Ms. Ethel Velez and Ms. Rose Bergin. A conference call with Mr. Enoch, Mr. Green, Mr. Santiago from CB11 and Ms. Velez and Ms. Bergin will occur later in the month to coordinate key components. Comptroller Scott Stringer and Borough President Gale Brewer are supporting the Town Hall, and Assemblyman Robert Rodriguez is committed as well. The date is still slated for June. Mr. John Green mentioned the impact of the federal governments new budget and the impact on HUD. Mr. Enoch mentioned we should take that into consideration. Mr. Santiago reminded everyone that we are facing an uphill battle that it will be a constant fight and we should continue those conversations. Ms. Grajales reminded everyone that we must be active and continue doing so with continued, informed dialogue.
  5. New Business
  6. Announcements
    - a. Mr. Brodie Enoch mentioned this is his last Housing Committee meeting. He is honored to work with so many wonderful people.
    - b. CB11 will hold a public hearing on the proposed 126<sup>th</sup> Bus Depot and African American Burial Ground project during its Full Board meeting on April, 18<sup>th</sup> 2017. The community board review will also vote on the related land use applications during this meeting.
  7. Adjournment

Motion to adjourn by Ms. Xavier Santiago, seconded by Ms. Nilsa Orama and passed unanimously. Meeting adjourned at 7:25pm.