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Housing Committee Tuesday, May 2, 2017, 6:00 p.m. Board Office

*** Minutes ***

Present: John Green, Erica Jones, Nilsa Orama, Xavier Santiago, Jeremiah Schlotman
Excused: Emily Grajales, La Shawn Henry
Absent: none
Guests: Theresa Richardson; Lakeisha Sparrow; Renee Keitt; Chantal Gailloux; Chris Johnson

1. Call to Order – Adoption of Agenda

Mr. Xavier A. Santiago called the meeting to order at 6:22pm. Motion to adopt the agenda was made by Ms. Nilsa Orama, seconded by Mr. Jeremiah Schlotman, and passed unanimously.

2. Presentations & Discussions

- a. NYCHA Housing Forum – Mr. Santiago presented the details of the *Community Board 11 Housing Forum: NYCHA – Yesterday, Today and Tomorrow...* to be held at the Silberman School of Social Work at Hunter College, 2180 3rd Avenue, Auditorium on the Second Floor, New York, NY 10035 on June 24, 2017 from 10:00AM – 2:00PM

Current Panelists: Brian Honan – NYCHA; Victor Bach - Senior Housing Policy Analyst, Community Service Society; Ethel Velez - NYCHA North; Rose Bergin - NYCHA South; Deputy Inspector Erik Hernandez, PSA 5; Lucy Newman, Esq. - Legal Aid (Waiting for Confirmation); Mayor's Office TBD

Mr. Green and Mr. Schlotman have coordinated panelists Deputy Inspector Hernandez and Ms. Newman, respectively.

Current sponsors: AM Rodriguez, BP Brewer, Comptroller Stringer

Ms. Orama inquired as to the focus and purpose so as to remind the public attending. The primary focus will be to create an environment to foster an informed position of the current state of NYCHA and the various influences that will impact its future. In addition to the panelists, tables will be outside the auditorium to address the Rees Program, social services, other resources and tenant issues. The committee will create a Google document to develop questions for the panelists. Ms. Theresa Richardson explained that NYCHA no longer forces people to downsize but there should be a way to create workable solutions for downsizing and rent. Ms. Erica Jones asked why the time was so long. Mr.

Santiago explained that this timeframe allows for overage or people running late. This will allow for a more focused use of our time once the even begins. Note cards will be handed out with pens so that questions may be registered and turned in to board members to be typed for projection. Public relations will need to push hard for turnout, including outreach to NY1, 1010 WINS, WADO, MNN, and other outlets. Board members will need to push out information via grass roots methods as well.

b. Update on HDFC Taskforce

More surveys are streaming in and we were advised to have a participation rate of over hundred surveys and at least 80% of the buildings. Once that part is completed, the Task Force will issue a position. There are about forty surveys completed thus far. An inquiry was made regarding a release of a revised Regulatory Agreement. Mr. Santiago explained that Ms. Anne Marie Hendrickson relayed that they are still absorbing feedback and HPD would like more information including sustainable financial models for smaller HDFCs.

c. East Harlem Rezoning Proposal

Mr. Schlotman discussed the rezoning facing our community – in this instance upzoning to increase density. The proposal from DCP, without changes/recommendations, would make East Harlem look like the Upper East Side. The larger issues are real estate speculation and the incoming gentrification. There is advocacy for 25% permanent affordability associated with the upzoning. The Rezoning Taskforce has been meeting every two weeks and issued a survey. There are people that support the rezoning so long as permanent affordability is included but they prefer smaller buildings. Currently, ULURP is in process where the community may weigh in. Mr. Santiago discussed the documentation forwarded by DM Mescain. Any areas that we have not received request fulfillment, should be used as part of the negotiations. Several members of the public inquired to the definition of affordable? Mr. Schlotman explained that when MIH is triggered, the amount is 40% of AMI. 30% of AMI is more realistic to many members in our community but there are about 1/5th of the residents that exist at 100-120% of AMI. Mr. Santiago reminded the committee and the public of the announcement from HPD and the 126th Bus Depot project. Ms. Orama reminded everyone that as gentrification occurs, a tendency exists for people to forget about those at the lower socio-economic rungs. She explained the breakdown of each AMI level and its purpose. She reminded everyone that these numbers could be misleading as to what is affordable. Also, she mentioned that East New York received a lot of concessions during the rezoning process and that we should advocate for the same. Mr. Santiago asked for the public to be ever vigilant and assist us in our advocacy. Mr. Schlotman discussed the disadvantages of the sweeping nature of AMI. Ms. Orama announced to the public of the Co-Op Tech project and its approval and the impact on rezoning and what could occur in the long term.

3. Announcements

- a. Mr. Schlotman announced that the Legal Aid Society is moving from its longtime location on June 16th to 125th and Adam Clayton Powell Blvd.

4. Adjournment

Motion to adjourn by Ms. Nilsa Orama and seconded by Mr. John Green and passed unanimously. Meeting adjourned at 7:16pm.