



COMMUNITY BOARD ELEVEN

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Nilsa Orama
Chair

Angel D. Mescaín
District Manager

Housing Committee June 4, 2019, 6:30 p.m. Board Office

*** MINUTES ***

Present: John Green, Jean-Pierre Kamwa, Xavier Santiago, Jeremiah Schlotman (Chair), Shawn Smith, Jason Wu, Nilsa Orama (ex officio), Angel Mescaín (staff)

Excused: Henry Flores

Absent: La Shawn Henry

Guests: Theresa Richardson, District Leader; Dr. John Norvell; Rachel Pantoja, Coldwell Banker; Louis Flores, Fight for NYCHA; Denulyn Arciaga, CB11; Migna Taveras, ArchCare; Scott LaRue, ArchCare, Carlos Diaz, ArchCare; Penny King, Fried Frank; Raffaella Dunne, Washington Square Partners; Ricardo Campos, HPD; Jenny Wyel, HPD; Lydia Guerrero, CVH; Kimber Bogard, NYAM; Maria Pacehco, CVH; Yolanda Rodriguez, MBPO

1. Call to Order – Adoption of Agenda—Motion to adopt the agenda by Xavier Santiago, second by John Green, passed unanimously.
2. Informational Updates
3. Presentations & Discussions
 - a. Presentation of Terrence Cardinal Cooke (“TCC”) development project: The committee received a presentation regarding the residential aspects of the Terrence Cardinal Cooke project. 35% of patients are residents of 10029 East Harlem zip code. Much of the infrastructure dates back to the 1920s. The best, most affordable alternative is to consolidate skilled nursing facility into Flower Hill Hospital Building, which would still cost over \$100 million in renovations. Archcare secured a \$50 million loan to begin needed upgrades to infrastructure. Through the rezoning, TCC will be able to realize additional 145,000 square feet of development potential for residential purposes. As for mandatory inclusionary housing (“MIH”), TCC’s application originally put forth option 2 (30% of floor area affordable to 80% AMI), but TCC will amend its application following meetings with elected officials to include option 1 and option 2. Residential building will also have additional affordability due to 421-a tax benefit.

- b. Informational presentation regarding HPD’s Partners in Preservation program: Pilot program to be implemented in East Harlem and two other neighborhoods. Community Voices Heard, Picture the Homeless, and Tenants and Neighbors are community organizations that will spearhead pilot program in East Harlem. \$1.5 million allocated to program citywide. One-third of those funds will go to organizations in East Harlem. There are three goals of the program: 1) proactively protect tenants from landlord harassment; 2) protect against deregulation of rent-regulated apartments; and 3) preserve affordable housing in East Harlem. HPD uses a data-driven approach to identify buildings most susceptible to landlord harassment. Program joins tenant organizers with legal services organizations. A learning exchange will be formed between organizations from three pilot neighborhoods and will meet quarterly to establish best practices and identify areas of improvement. HPD committed to giving quarterly progress reports to CB11, particularly in light of the fact that this program is part of the East Harlem Points of Agreement.
- c. Presentation regarding the East Harlem-El Barrio Community Land Trust: Organization prioritizes provision of permanently affordable housing to extremely low- to low-income, which means ideally 25% AMI or lower. Organization was incorporated in 2016 and secured first large-scale funding in 2017. Organization has four buildings and is working with non-profit developer, Banana Kelly, to do gut renovation of buildings. Three of four buildings are in East Harlem.
- d. Presentation regarding Fight for NYCHA (15 mins): The organization is an activist group whose mission is to see the \$32 billion in capital needs for New York City Housing Authority (“NYCHA”) met with public dollars. The group opposes any movement toward privatization of NYCHA. As a result, the group opposes the conversions being done under the Rental Assistance Demonstration (“RAD”) program.

4. Old Business

- a. Discussion on resolution concerning the privatization of NYCHA developments: The committee discussed the resolution submitted for its consideration by Fight for NYCHA, which opposes the implementation of RAD and proposes the reallocation of public funds from other areas to public housing. The committee ultimately decided that it would research the issue and write its own resolution on the topic. **The committee did, however, vote unanimously that it opposes the privatization of NYCHA in principle.**
- b. Continuing discussion on District Needs and Budget Requests

5. New Business

6. Announcements

- 7. Adjournment—Motion to adjourn by John Green, second by Shawn Smith, passed unanimously.