



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, June 6th, 2017, 6:00 p.m. Community Board Office

***** Minutes *****

- Present: John Green, La Shawn Henry, Erica Jones, Jean-Pierre Kamwa, Nilsa Orama, Xavier Santiago, Jeremiah Schlotman, Shawn Smith, Angel Mescain (staff)
- Excused: Jemar Ward
- Absent: Emily Grajales
- Guests: Theresa Richardson, Diana Bramfield

1. Call to Order – Adoption of Agenda

The meeting was called to order by Mr. Schlotman.

Xavier Santiago made a motion to adopt the agenda which was seconded by John Green and passed. Quorum was attained at 6:20pm.

2. Informational Updates

- a. Jeremiah Schlotman has been appointed Chair of the Housing Committee; Erica Jones has been appointed Vice Chair.
- b. NYCHA outreach update: Mr. Santiago updated the committee on both the NYCHA Housing Forum that took place this past summer and the fruitful efforts of Mr. Santiago and Ms. Henry to mediate longstanding differences between two different tenant groups at Taft Houses.
- c. East Harlem rezoning update: District Manager Angel Mescain informed the committee of the Amended Text (or “A-text”) to NYC Department of City Planning’s original proposal to rezone East Harlem. The proposed A-text, in response to the public review process, establishes height limits along portions of the Park Avenue Corridor and in some areas along Third, Second, and Lexington Avenues where height limits are not currently within scope for consideration. The committee also discussed the Manhattan Borough President’s recommendation rejecting DCP’s proposed rezoning; the recommendation cites to CB11’s recommendation and notes that the City has failed to make significant progress in satisfying CB11’s recommendations.

3. Presentations & Discussions

- a. Discussion on committee work and agendas during 2017-2018 meetings session
 - i. **Preservation and protection of existing affordable housing:** Mr. Schlotman presented a vision for the Housing Committee that shifts the focus back to the preservation and protection of existing affordable housing stock in East Harlem. While the committee will weigh in on any proposed new residential development to ensure as much affordability reflective of community income levels as possible in these developments, the main focus will be on protecting the significant amount of existing affordable housing stock in order to more effectively combat displacement.
 - ii. **NYCHA:** Public housing is currently the only permanently affordable housing that exists. The committee will continue and deepen engagement with tenant associations in the various public housing developments in East Harlem. Such engagement will establish CB11 as a resource for constituents living NYCHA housing and will more deeply inform CB11's understanding of the needs of NYCHA residents.
 - iii. **Ongoing status of rent-regulated housing in East Harlem:** The committee will study existing resources to get a complete picture of the number and types of rent-regulated housing that exists in East Harlem.
 - iv. **Engagement of smaller residential buildings:** In line with the recommendations of the East Harlem Rezoning Task Force, adopted by CB11, the Housing Committee will work to identify smaller, unregulated residential landlords who would be interested in financial assistance from the City in exchange for entering into a regulatory agreement that brings their residential units into the rent-regulated fold. Such regulatory agreements with landlords of unregulated residential buildings would increase the number of affordable units.
 - v. **Right to Counsel:** Mr. Schlotman informed the committee that the City has begun its rollout of expanded legal services for tenants in housing court and NYCHA termination of tenancy proceedings. Legal services providers (including, but not limited to, The Legal Aid Society, Legal Services of New York, New York Legal Assistance Group, and Northern Manhattan Improvement Corporation) rotate days on which they are on intake in the courthouse to take referrals from the court and NYC Human Resources Administration.

The “right to counsel” is actually a program giving universal access to legal representation or legal advice. Those that are at or below 200% of the federal poverty line and reside in zip codes 10025, 10026, or 10027 are guaranteed representation; those that are at or below 200% of the federal poverty line and reside in other Manhattan zip codes will be represented if the legal services providers have sufficient capacity to take the case (and will otherwise be provided legal advice); and those that are above 200% of

the federal poverty line will be given legal advice by the legal services provider on intake on the day of the referral.

- vi. **Housing Committee workshops:** Mr. Schlotman expressed his desire that the Housing Committee not only build on the successes of larger housing forums, but also provide and/or sponsor workshops that inform tenants of their rights and provide other practical information and guidance.

- b. **Discussion on Fiscal Year 2019 Statement of District Needs and Budget Requests:** Between the September 2017 and October 2017 meetings of the Housing Committee, committee members will review the SDN and budget requests and eliminate, modify, and/or add as appropriate. The language and requests will be finalized at the October 2017 meeting of the committee.

4. Old Business

- a. **Taft Houses:** Mr. Santiago informed the committee that he and Ms. Henry have had fruitful discussions with the tenant groups and have seen some positive strides toward reconciliation between the groups; this model of involvement with local community groups is one the committee can build upon to strengthen the committee's role as a resource.
- b. **HDFC Regulatory Agreement:** The HDFC Task Force has been folded back into the Housing Committee. Mr. Santiago discussed widespread opposition to the proposed regulatory agreement from community coalitions and the City's responsiveness to the opposition.
- c. **"A" Text Amendment:** The City has proposed height limits in certain areas slated for rezoning in East Harlem, which is one of many community recommendations and was not a part of the original proposal.

5. New Business

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. The New York City Housing Authority published its Draft FY 2018 Annual PHA Plan for public review. The public is invited to comment on the Significant Amendment to the FY 2017 Agency Annual Plan at a public hearing to be held on September 6, 2017 from 5:30 p.m. to 8:00 p.m. at the Borough of Manhattan Community College, 199 Chambers Street, NY, NY
- c. **New tenant-friendly laws:** New York City Council passed 18 tenant-friendly bills, which the mayor has signed into law, which are the following:
(1) Intro 347-B; (2) Intro 1133-A; (3) Intro 1530; (4) Intro 1548; (5) Intro 1549-A; (6) Intro 1556-A; (7) 918-A; (8) Intro 924-A; (9) Intro 926-A; (10) Intro 930-A; (11) Intro 931-B; (12) Intro 936-A; (13) Intro 938-A; (14) Intro 939-A; (15) Intro 940-A; (16) Intro 944-A; (17) Intro 960-A; and (18) Intro 1523-A.

7. Adjournment

Motion to adjourn by John Green, seconded by Erica Jones and passed unanimously.
Meeting adjourned at 7:10pm.