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Housing Committee Tuesday, September 1, 2015, 6:00 p.m. Board Office

*** Minutes ***

- Present: Myra Colon, Emily Grajales, John Green, Wendy Hewlett, Alvin Johnson, Keith Massey, Maria Nieves, Nilsa Orama, Eudora Ortiz, Xavier Santiago, William Smith, Candy Vives-Vasquez, Angel Mescain (staff)
- Excused: Alex Kohen
- Absent: none
- Guests: Theresa Richardson; Ana Cruz; Louis Bailey, We Act; Onel Hidalgo, NYCHA Community Outreach; Diana Ayala, Speaker's office; Aaron Jones, CVH; Daisy Gonzalez, CVH; Marie Winfield, CB11; Lorraine Knox, CVH; Vincent Vann, Ethel Velez, Manhattan North Tenants Association Chair

1. Call to Order - Adoption of Agenda

Motion was put on the table by Myra Colon to adopt the agenda seconded by Eudora Ortiz.

2. Welcome of new members

Ms. Hewlett reintroduced the new members: Xavier Santiago and Emily Grajales. Alex Kohen was excused. Ms. Hewlett advised the audience that this committee would start to take a strong position on property management and tenant relations. The Housing Committee is charged with stepping out in the community to try to make a difference. Community and housing will be the main focus as this is what the committee is all about. Mr. Mescain praised the committee as well as the Chair for tackling topics that are not that glamorous such as tenant relations and property management issues

3. Informational Updates

a. Committee Chair

Ms. Hewlett advised the audience that this committee would start to take a strong position on property management & tenant relation issues. Ms. Hewlett advised the committee of the re-dedication of the committee to be more involved with the

community and quality of life issues to try to make a difference. This committee is more than discussing new developments but how the new developments are being maintained after all is said and done

b. Committee Liaison

East Harlem Neighborhood Study - Mia, Matthew and Angel have been pushing since the spring. There have been three large meetings and three more coming up. The visioning workshops are the essential place where the community partakes and writes down some of what they in visioning within the community. Some of the up in coming workshops will be:

- Thursday, 9/10 - Small Business, Workforce Development, Economic Development, Health , Seniors
- Thursday, 10/22- Zoning/Land Use, Affordable Housing Development
- Thursday, 11/19- Health, Seniors, Environment, Transportation & Safety

All were urged to come out and participate; there is a website that is up. Please forward any questions to Angel Mescaïn and circulate the flyers. A lot of great ideas have come out the community workshops and it's good to say that a lot of the issues that have been identified mirror CB11 statement of district needs.

4. Presentations & Discussions

a. Discussion with Ethel Velez, President, Johnson Houses Resident Association

Wendy Hewlett (Housing Chair) welcomed all new members to the committee and gave a brief recap of our August meeting. The committee decided to meet in August to discuss all of the July meetings that were held pertaining to the Rezoning of East Harlem. Given all of the hot topic items ones pertaining to the housing committee where discussions around NYCHA, Housing Preservation and Affordable Housing. The committee talked at great length and decided to extend an invite to Ms. Ethel Velez, Manhattan North Tenants Association President to our September meeting. The housing committee felt that this would be a great opportunity for NYCHA and CB 11 Housing Committee to form a relationship. The committee also requested that NYCHA be asked to attend our housing meeting to give us an updated repair report. Ms. Hewlett introduced Ms. Velez to the committee and welcomed her with open arms. Ms. Velez covers 37 housing developments in Harlem that she works with. Ms. Velez spoke about the hardships that tenants are going through no more low income housing. Ms. Velez was asked about the pilot program OPMOM that was launched at the early part of this year. The committee wanted to know if such a program actually existed and if it was working. Ms. Velez said because of the amount of calls she receives she believes that the program is not working. One main reason is that the property managers have not built the necessary relationships with vendors which NYCHA had already developed. NYCHA is not ready for this type of program and all the developments that are included in this program are all our waterfront properties - East River, Jefferson, Lincoln, Wagner and Wilson/White /Metro North. This is something that can be very dangerous because we are being priced

out of the city. A question was raised regarding affordable housing and does it exist. Ms. Velez gave the example of a family paying 30% of the total family income, the reality is that the members in the household are not contributing to the rent for they are trying to move out and obtain their own apartment. Another issue that was raised is that seniors are being forced to downsize, taking them out of their community/ comfort zone and seniors are stressed. Ms. Velez said that there are a lot of things going on in NYCHA that are not talked about. Issues are brought to life by the press contingent upon what NYCHA wants people to know for NYCHA's sake. Ms. Velez there are a lot of scare tactics that are being used. Sanitation and the police department have been paid for years which residents had no say so in. The developments have been neglected. We never talk about where the money goes. Who has been watching the money being spent - no accountability. NYCHA is included in the housing plan but not as far as looking to modify current zoning laws as per the mayor's plan. There is currently no plan to build on NYCHA land.

Angel Mescain said that there are several plans in the air. Any infill plan development will go towards the units proposed. The Bloomberg model was very hard 80/20 and the De Blasio plan is more marketable. Nothing has been announced yet but can be down the line.

Ms. Hewlett thanked Ms. Velez for taking the time out to attend our meeting and said if there is anything the committee can do we are a phone call away. Ms. Velez in turn invited the committee to attend some of the district meetings one of which is the Clinton Housing meeting.

OPMOM - Optimal Property Management Operating Model (OPMOM) is designed to empower local decision-making,. OPMOM incorporates new decision-making protocols, work methods, financial management practices, resident engagement and quality management standards. This approach maximizes resources, enhances service, and enables Property Managers to create a dynamic team at OPMOM developments that will drive change for NYHCA's future."

5. New Business

a. Discussion on Draft FY17 Statement of District Needs and FY 17 Budget Priorities

Department of City Planning has come up with a new way making the process a little easier. Some of the responses to the budget priorities have been vague and disheartening. To combine two plans can be essential to getting this community what it really wants. Mr. Mescain said hard deadline is October and at October's full board meeting will be a public hearing. Mr. Mescain asked that the committee read/review both statements and come back with suggestions and questions. The committee will submit a final copy to Mr. Mescain by next month's housing meeting. Ms. Hewlett stressed the importance because this will be a chunk of our

October meeting. Ms. Hewlett will circulate to the committee all the meetings that will take place for all to attend if possible.

b. Property Issues and Concerns:

Ms. Hewlett brought the committee up to speed on three issues that were presented to her.

Franklin Plaza - This is a co-op with a full functioning board and property management team. The call was about renovations and what the property needed in order to be a completely safe environment for its residents.

- More Lighting
- Expand the star program
- Exercise programs for kids
- Educational Programs (Internship)
- First aid, CPR, EMT Course, Instruments, Swimming (Life guard), Drivers ED, Dance, & the importance s of voting
- Have a job fair to employee summer youth
- More Cameras
- More residential parking
- Money to rebuild the playground behind PS 146 from 108 to 106th street
- Removal of the 3 bus stop from 108 to 106th street
- Redo the crosswalks
- Sports programs (Police Athletic League)

A board member and resident of the Franklin Plaza Ms. Leslie Colon was in the audience and was able to provide us with an update as to what was happening and what will be happening down the pipeline. Ms. Colon will continue to update the board regarding all matters.

Yomo Toro - An issue arose regarding the lottery process and an applicant. Ms. Ana Cruz explained to the committee that her daughter applied and was called for an interview. The committee said that they will further discuss and reach out to Johnathan Rose office where the contact person is Mr. Paul Woody. Ms. Hewlett, will be in contact with Ms. Cruz once the committee has had a chance to discuss the findings. The issue for this case is CB11 preference be filled. As to date I have been in contact with Mr. Woody has provided me with updates including a letter from Prestige to the applicate. The committee will further discuss. If may be suggested that a meeting be called bring all parties together.

Tanio Towers- Complaint Call came in regarding excessive dust coming through the vents and work on the terraces. As of today, we are still awaiting a report from the TA at Taino Towers. We will continue to follow up.

6. Announcements

- Thursday, 9/10 - Small Business, Workforce Development, Economic Development, Health, seniors
- Thursday, 10/22- Zoning/Land Use, Affordable Housing Development

- Thursday, 11/19- Health, seniors, Environment, Transportation & Safety

7. Adjournment

Motion to adjourn by Keith Massey and seconded by John Green. The meeting was adjourned at 7:30pm.

Minutes prepared by: Wendy Hewlett