



Diane Collier
Chair

Angel D. Mescain
District Manager

COMMUNITY BOARD ELEVEN

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Housing Committee Tuesday, November 1, 2016, 6:00 p.m. Board Office

*** Minutes ***

Present: Elsie Encarnacion, Brodie Enoch, Emily Grajales, John Green, La Shawn Henry, Wendy Hewlett, Alvin Johnson, Nilsa Orama, Jeremiah Schlotman, Angel Mescain (staff)

Excused: Xavier Santiago

Absent: Erica Jones, Shantal Sparks

Guests: Marilyn Nance; Bro. James Terry, 1779-77-75 HDFC; Timothy Washington, 1775-77-79 HDFC; A&C Bacon, 1775-77-79 HDFC; P. Wadkins, 1775 Madison; Michael Palma, HDFC Coalition; Peter J. Fernandez, 180 St. Nicholas HDFC; April Tyler; HDFC Coalition; M. Hirschfield, 320-22 West 53rd Street HDFC; Iuminada Hilario, HDFC Coalition; U. Long; S. Kirkland, Madison Avenue; Glory Ann Kerstein, 111 W 106 HDFC; Barry Miller, 1775-77-75 HDFC; Theresa Richardson, District Leader; Belen Mendez, HDFC; Stephanie Arroyo, Speaker's office; Bijal Shah, Madison Ave HDFC; Coleta Halter, 300 E 119 St HDFC; Marisol Soracco Espinosa, 1779-77-75 HDFC; Christine Johnson, 302 E 119 St HDFC; Marcelo Tessari, 1779-77-75 HDFC; David Calvert, Youth Build; Pedro Idalgo, 1779-77-75 HDFC; Beverly Pabon, 2 E 127th St. HDFC; Lawrence Layne, 327 Edgecome Ave HDFC; E. Barker, 180 St. Nicholas Ave; Vanessa Stain-Pyne, HDFC Madison Avenue; Denise Scantlebury, HDFC Madison Avenue; Adria Schmidt; Claudette Bacon, 1779-77-75 HDFC; P. Wadkins, 1775 Madison HDFC; Andre George, 2127 1st Ave HDFC; Gary Williams, Madison Ave HDFC; Sharon Sanders, Madison Ave HDFC

1. Called to Order by Chair, Brodie Enoch – 6:05pm. Motion to Adopt: Nilsa Orama, Seconded by Alvin Johnson. All in favor.
2. Informational Updates: None
3. Presentations & Discussions
 - a. Anne-Marie Hendrickson of NYC HPD could not attend but sent representatives to present on the changes of HDFCs. After a year of conversations, they believe there is a reasonable solution but not without consultation with shareholders. Please see website for definition and qualifications given during the presentation. The legal authority of HPD is very limited at the moment. Challenges being faced: high priced sales causing dent in affordable housing; subletting is another issue that cuts out affordable housing (ex. AirB&B) – lack of oversight by board; mismanagement of the buildings (27%); shareholders belief that HPD has larger authority – third-party transfer is the only tool but

shareholders lose the ability to sell. There is a wave of third-party transfers occurring which is due cause for HPD to step in now. Informing and enforcement mechanisms are being put into place to empower HPD to do more with the model that HDFCs are.

Proposed changes: All HDFC will be required to employ an HPD approved monitor. HDFC'S will be required to employ a property manager or management team. There is however a way to opt out of this part of the requirements. Tax exemptions and flip taxes will be in place in order to offset cost of Monitor and property manager. HPD is offering a larger tax break. (Presentation is available on the community Board website). Routine maintenance increases will be necessitated. All modifications to the agreements will require a third party monitor. May be waived if functioning appropriately. The monitor will oversee prohibitive events that occur in the building. Maximum incomes and sales restrictions are also being put into place given this new plan. Given the breadth and diversity of HDFCs, each of these steps offers broader protections under regulatory agreements. Multiple board members and public members had concerns and questions regarding the details. The model was designed to be interconnected to the tax benefits along with the model's income for transitioning to a third party monitor. At this time and until city council approval occurs, all recommendations are subject to change. A recommendation for a sub-committee of the Housing Committee was made but is to be determined at a later date. For further information, please see the presentation attached.

- b. Report on Housing Town Hall – Improvements: Delegation of responsibilities. Time management. Electeds should show up at the appropriate times. Better marketing and outreach. Perhaps having rotation on positions for serving outside of the main hall so that all may access the information.
 - c. The discussion of proposed NYCHA forum with Co-sponsorship from the Mayor's and Comptroller's office will proceed forward with certain expectations to be met by our co-sponsors.
 - d. Discussion of possibly co-sponsoring a HDFC event with Community Board 9. We need to do better outreach and must create a document containing all the pertinent entities for outreach and strategy. We will commit to an independent CB11 meeting on HDFC at this time.
 - e. The Housing Committee agreed to have a resolution for commentary presented to the full board under new business. Please see attached letter and resolution in response.
- 4. Old Business
 - 5. New Business
 - 6. Announcements
 - 7. Adjournment

Motion to adjourn was made by LaShawn Henry and seconded by John Green. Meeting was adjourned at 8:21pm