



COMMUNITY BOARD ELEVEN

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Nilsa Orama
Chair

Angel D. Mescaín
District Manager

RESOLUTION

Date: January 21, 2020
Committee: Housing
Board Vote: In Favor 29; Opposed 0; Abstained 0
RE: **New York City Housing Authority (NYCHA) Funding Bill**

WHEREAS Manhattan Community Board 11 (hereinafter "CB11"), whose primary mission is to advise elected officials and government agencies on matters affecting the social welfare of the district encompassing East Harlem, Randall's Island, and Ward's Island, considers affordable housing to be among the three most pressing issues affecting residents of Manhattan Community District 11 (hereinafter "CD11")¹;

WHEREAS the New York City Housing Authority (hereinafter "NYCHA") operates more than 15,000 apartments across 21 developments in CD11 - home of the largest concentration of public housing in New York State and in any of New York City's 59 community districts² - (which extends across Assembly Districts 68 & 70; Senate Districts 29 & 30; Congressional District 12 & 13; and City Council Districts 8, 9 as well as a portion of 5);

WHEREAS public housing accounts for more than one-third of CD11's rental apartments;

WHEREAS CB11's Statement of District Needs for Fiscal Year 2020 recognizes that public housing, an affordable housing lifeline for so many East Harlemites, continues to suffer from neglect and lack of necessary repairs³;

WHEREAS NYCHA citywide has over \$32 billion in capital needs, yet the most recent state budget allocated no money to NYCHA⁴;

WHEREAS under the current condominium and cooperative property tax abatement, New York City gives away \$612 million in tax breaks, including to luxury owners⁵;

WHEREAS legislation has been introduced that would eliminate the condominium and cooperative property tax abatement for the top 10 percent of owners--those whose units have an assessed value of \$200,000 or more, which translates to a market value of \$3,000,000 or more--and direct those funds toward NYCHA for badly needed repairs⁶;

WHEREAS it is estimated that the elimination of the condominium and cooperative property tax abatement for the top 10 percent of owners will result in \$172 million in revenue for NYCHA; and

WHEREAS this legislation, while only funding a small proportion of NYCHA's capital needs, represents a step in the right direction;

THEREFORE, BE IT RESOLVED that CB11 calls on

1. State lawmakers to support the passage of A07092 when re-presented during the 2020 legislative session; and
2. funds to be prioritized for the NYCHA properties most in need within CD11.

1. <http://www.nyc.gov/html/qnscb1/html/explained/explained.shtml>
2. <https://www1.nyc.gov/assets/nycha/downloads/pdf/pdb2017.pdf>
3. http://www.cb11m.org/wp-content/uploads/2014/11/FY2020_Statement_MN11.pdf
4. https://www.crainsnewyork.com/article/20180702/REAL_ESTATE/180709992/nycha-needs-32b-over-next-five-years-study-finds
5. <https://citylimits.org/2019/04/08/lawmakers-axe-tax-break-for-high-end-condos-and-coops-to-help-fund-nycha/>
6. <https://nyassembly.gov/leg/?bn=A07092&term=&Summary=Y&Actions=Y&Votes=Y&Memo=Y&Text=Y>



Nilsa Orama
Chair

cc: Hon. Robert J. Rodriguez, New York State Assembly (via email)
Hon. Inez Dickens, New York State Assembly (via email)
Hon. Brian Benjamin, New York State Senate (via email)
Hon. Jose Serrano, New York State Senate (via email)
Hon. Carl Heastie, Speaker, New York State Assembly (via email)
Hon. Andrea Stewart-Cousins, Majority Leader, New York State Senate (via email)
Hon. Gale A. Brewer, Manhattan Borough President (via email)
Hon. Diana Ayala, New York City Council (via email)
Hon. Bill Perkins, New York City Council (via email)
Hon. Keith Powers, New York City Council (via email)
Jeremiah Schlotman, Community Board 11 (via email)