



BRONX COMMUNITY BOARD 8

5676 Riverdale Avenue, Suite 100 • Bronx, New York 10471-2194

Phone: (718) 884-3959 • Fax: (718) 796-2763

Email: bx08@cb.nyc.gov • Website: www.nyc.gov/bronxcb8



Laura Spalter, Chairperson

Ciara Gannon, District Manager

Minutes HOUSING COMMITTEE (Pending Committee Approval)

Date: January 25th, 2020 Meeting called to order: 7:05 PM, via Zoom.

Committee Members Present: T. Morris, R. Kaplan, J. Reyes, J. Townes, M. Della, T. Pardo.

Community Board Guests Present: L. Spalter, D. Gellman

Community Guests Present: Tony Edwards, Paula Frye, Rodney McNeil

Meeting called to order at 7:05 pm by Committee Interim Chair T. Morris, upon which time the committee attendance and guest introductions were made. The agenda items were discussed as follows:

1. Approval of December 2020 minutes – Approval was unanimous by: T. Morris, J. J. Townes, M. Della.

1a. Interim Chair Morris addressed the gallery sharing his appreciation for being chosen to serve the constituents of Community Board 8 and its residents.

2. Guest address: Tony Edwards, Marble Hill Residents Association – Guest introduces himself denoting his years of service within NYCHA. Also introduces Marble Hill superintendent Rodney McNeil. Defers time to second guest Ms. Paula Frye

3. Guest address: Paula Frye, Manager, Marble Hill Houses – Marble Hill manager for 6 months. Began her remarks by recognizing issues with the hot water within the development. She explained how entry is needed to each apartment to check for cross connections and the difficulty in gaining entry. She assured the committee the issue was being addressed and that part of that would be educating residents on proper washing machine connections. Ms. Frye also raised the point that they were currently working on ensuring clean hallways by addressing the problem of trash being found in hallways and stairwells. J. Reyes raised the question of security cameras in the buildings and if they were working. Superintendent McNeil advised the cameras in the buildings are working with the exception of the building 11 roof cameras. He also stated the cameras are monitored by himself and Ms. Frye but only during their tours, otherwise they aren't being monitored. Question raised by J. Reyes if all doors are locked within the complex. Ms. Frye stated that any broken doors are fixed as soon as reported. The only current issue is with the building 4 intercom system. That particular work order is being hampered due to vendor delays. Ms. Frye stated there is a need for NYPD patrols to stem vandalism in the buildings and that 50th

Pct. NCOs are not currently present because these issues are not a priority to the NYPD. M. Della suggests if cameras are working to post images of vandals in the buildings as a deterrent.

- Questions raised by T. Morris to Ms. Frye – 1. Due to several resident inquiries, the question was raised that with the annual recertification process, is there a unilateral guideline that is followed by the housing office as it appears that there are different requirements depending on who is doing the recertification. Ms. Frye stated that tenants are sent the guidelines but recognizes that at times the process does vary from person to person. (As of minutes submission guidelines were sent via email to Chairlady Spalder and Interim Chair T.Morris) 2.Housing reports as being a smoke free environment, but on a regular basis the hallways are inundated with smoke both cigarette and marijuana. Is there any way for this policy to be enforced as it is a concerning health issue. Ms.Frye stated the best way to lodge a complaint is to call the NYCHA housing emergency number. Also Chair stated that a letter was sent to the city regarding the building on Exterior street and was asking for a follow up. Ms. Frye stated the work was done and the issue resolved on both the E and F lines.

4. Budget priorities – with the assistance of Community Board Chairlady Spalder a letter was sent to the city regarding two major budgetary concerns, boiler replacements at both the Marble Hill Houses, and the Ft. Independence Houses. The request was sent for fiscal year 2022 for 12 million dollars to cover the cost for the Marble Hill project, and 6 million dollars for the Ft. Independence project. A response was returned for a recommendation to fund both of these capital expenses by fiscal year 2023. Madame Chair also asked Ms. Frye if she had any budgetary requests for the development. Ms. Frye stated there is a need for a place in the budget to fund lighting for the Manhattan side of the development. She also stated that funds are needed for roof work to prevent moisture entering apartments on the upper floors from heavy rain and melting snow.

D. Gellman stated that he would like to see the development of a housing guide and that housing budgetary requests are for the entire community and that capital budget items over \$30,000 must be submitted for fiscal year 2023. It was also suggested that the committee be creative with budgetary ideas. The discussion for capital budget ideas and expense budget items should begin in February, and these items should be prioritized by March so they can be voted on by April.

Questions coming from the gallery:

Lucy Mercado Marble Hill Building 8 resident asked questions regarding the scaffolding surrounding the complex. Chair Morris advised Ms. Mercado that this is not solely a Marble Hill issue but a long standing citywide problem. She also had questions regarding water quality, privatization, and recycling. Madame Chair addressed the water issue and explained that according to the DEP there has been a switch in water sources and that other questions can be addressed to 311. As far as privatization, Interim Chair Morris briefly explained the new Blueprint For Change and the desire for NYCHA NOT to become

privatized. Her final question regarding recycling was referred to the housing management but was reinforced by T.Morris that color coded receptacles were available.

22 Marble Hill tenants association leader Emily DeTar Brit came to the meeting to get information regarding an ongoing problem with construction of the Atmosphere Academy in their building over the last 3 years. There are several issues with noise, air quality, safety, parking, security and sanitation. This is a new issue to the board, but it was suggested that they reach out to their elected officials for help. As Housing Chair I met with the tenants association and expressed the desire to help them in any way possible by forwarding their concerns to the appropriate committees and District Manager Ciara Gannon.

5. Chair's Report – Discussion was held regarding the NYS COVID-19 vaccination process and our desire to have Marble Hill as a vaccination location servicing the needs of the Marble Hill housing residents, in particular its seniors

6. Old Business - None.

7. New Business – 22 Marble Hill to be added to our next agenda. No date set for next meeting but will be scheduled in a timely manner and disseminated as per protocols

8. Adjournment – Motion made without opposition by T. Morris, second by M. Della. Meeting adjourned at 8:27 pm.

Respectfully submitted,

Theodore R. Morris II