

**(Pending Committee Approval)**

**Meeting Minutes of the Housing Committee**

**Bronx Community Board 8**

**Monday, October 27, 2025 at 6:30 p.m.**

**Board Office - 5676 Riverdale Ave, Suite 100, Bronx, NY 10471**

**Meeting Recording**

**Attendance**

**Committee:**

**Present (2):** Rhashida Hilliard (Chair), Jessica Sosa (Vice Chair)

**Absent (3):** Yngrid DeLeon, Richard Perez, Brittany Reynoso

**Guests In-Person:** Jovan Ellis (Center for NYC Neighborhoods (CNYCN))

**Guests Online:** Julie Reyes (Chairperson, Bronx CB8), Andrea Arnold, David Gellman, I. John, Marli, L. Parmas, Richard Perez, Virginia, Shaquille Williams

We did not have a quorum. Meeting was officially called to order at 6:36pm.

**1. Welcome & Introduction of Housing Chair and Committee Members**

**2. Roll Call**

**3. Approval of Minutes of Meeting of September 18, 2025 & June 23, 2025**

Postponed until November 24, 2025 committee meeting.

**4. Discussion with Jovan Ellis of [Center for NYC Neighborhoods \(CNYCN\)](#) on the following:**

- Brief overview of the services CNYCN offers (including the HomeFix Program)
- General: how is CNYCN funded, and how does the funding affect the services it offers?
- Foreclosure prevention: what options might a homeowner have if they already face foreclosure?
- How do you help homeowners avoid foreclosure scams?
- Rehabs and Retrofits: Do you provide guidance and resources for homeowners who need to comply with the local laws re: energy efficiency and other upgrades? Do you provide assistance/resources to help homeowners vet out the proper contractors for home repairs, etc.?
- Advocacy/policy: What policy goals are you currently supporting to promote affordable homeownership?

First and foremost, Center for NYC Neighborhoods or CNYCN for short is a non-profit organization that has been promoting and protecting affordable homeownership for New Yorkers since its founding in 2008. Guest speaker and Help Desk Program Manager, Jovan Ellis spoke about the various programs that CNYCN offers with a specific focus on programs that cater to homeowners of 1-4 family homes. These programs include Clean Energy, Resilient Retrofit, Flood Help NY, and HomeFix, just to name a few. Jovan also spoke about how

to recognize foreclosure scams and how the organization helps to prevent them. Likewise, how does the organization support homeowners who are at risk of losing their homes or whose homes are in need of maintenance and weatherization, etc.? Individuals in need of services can apply to the aforementioned programs by referring to the website. Contact information is provided below. For a more comprehensive overview of the presentation from tonight's Housing Committee meeting, please refer to the attached slide deck and the recording.

## **5. Question and Answer Session**

Some of the questions from the session include:

What was the fastest turnaround from application to funding for people who have used the services of CNYCN? (**Answer:** possibly less than a year); How long is the application? (**Answer:** 5-6 pages); Are the deadlines to apply for the different programs? (**Answer:** no); Is a person able to double dip if they could benefit from the multiple programs such as Clean Energy, Resilient Retrofit and Flood Help NY? (**Answer:** yes). For more information about [www.cnycn.org](http://www.cnycn.org), feel free to contact (646)786-0888, (855) 466-3456 or 311 and ask for Center for NYC Neighborhoods.

## **6. VOTE: Resolution in Support of the Tenants Opportunity to Purchase Act (TOPA)**

Because we did not have a quorum, we plan to postpone the resolution.

## **7. Chair's Report**

NYC has released the final [Where We Live NYC 2025](#), which is a 5-year roadmap to advance fair housing through 2030 by focusing on six goal areas. Please click on the link for more information. The six goal areas for all five boroughs include:

- Fighting discrimination
- Building more housing
- Protecting affordable housing
- Increasing tenant choice
- Expanding accessibility and
- Improving Neglected areas

## **8. Old Business**

N/A

## **9. New Business**

N/A

## **10. Adjournment**

Meeting was adjourned at 7:54pm

Minutes submitted by Rhashida Hilliard, Chair, Housing Committee



**CENTER for NYC  
NEIGHBORHOODS**

**Center for NYC Neighborhoods**  
**Bronx Community Board 8**  
**Housing Committee Meeting**  
**October 27, 2025**

# We Provide Free Help & Expertise

## Mortgage Help



We assist homeowners who are at risk of missing mortgage payments.

## Foreclosure



We've helped thousands of people get out of foreclosure.

## Coastal Communities



Learn how rising sea levels and flood insurance costs can affect homeownership.

## Scam Prevention



We work to protect homeowners from common scams.

## Rehabs and Retrofits



The costs can be a burden — but there are programs that can help.



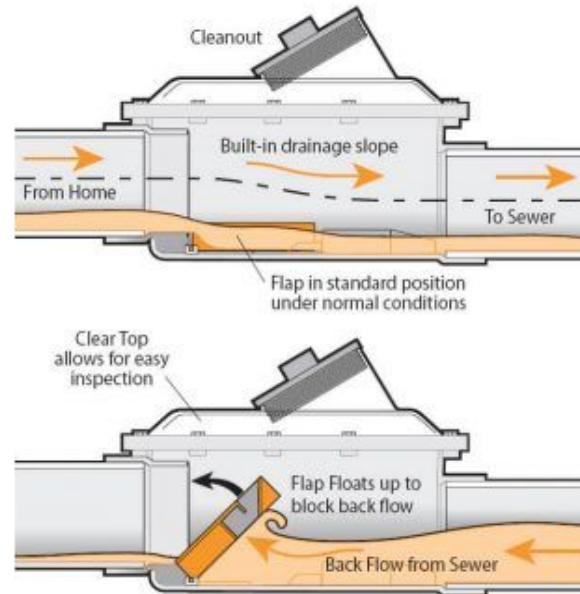
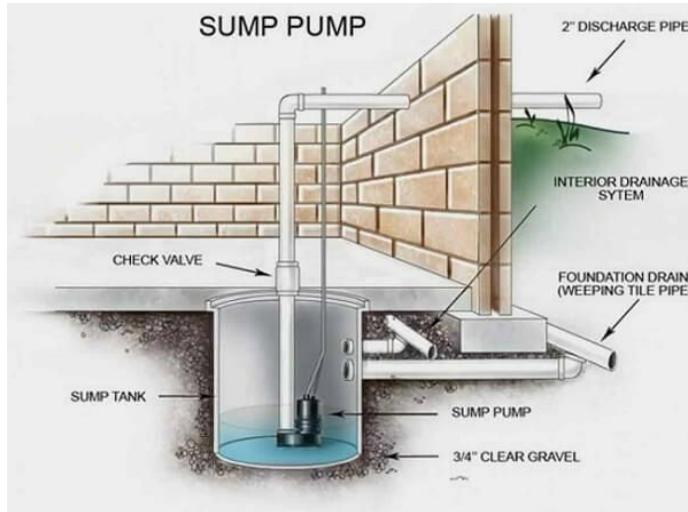
# Here For You

- Free Housing and Legal counseling
- Providing services through New York City
- Services include estate planning, first time buying, senior assistance, financial coaching, and more!
- Foreclosure and scam prevention
- Language Translation
- Get in touch with us at [homeownerhelpny.org](http://homeownerhelpny.org)

# Resilient Retrofits

- A program to protect your home from **future flood damage, storm damage, and improve energy efficiency.**
- Up to \$50,000 per home, for 1-4 family homes in NY
- Half the loan is an amortizing loan (3% interest) repayable over 5-10 years
- The other half of the loan is deferred (0% interest & no payments) and forgiven if you stay in the home for the loan term
- At least 50% of Resilient Retrofits funds must be used for flood resiliency work
- Income Limit: up to 120% of area median income

# What are Resilient Retrofits?



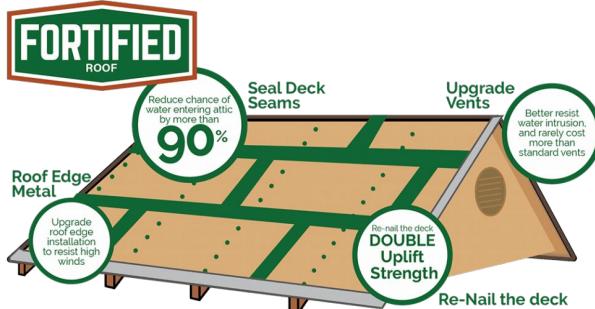
Keep Water Out – Sump Pumps and Backwater Valves

# What are Resilient Retrofits?



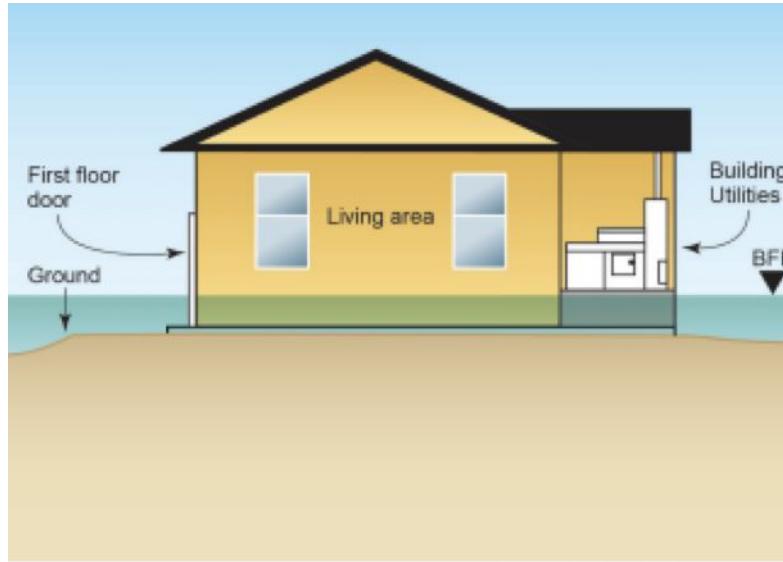
**Waterproofing — Keep Water Out, Prevent Mold, and Prevent Flooding**

# What are Resilient Retrofits?



Roof, Window, and Door Replacement

# What are Resilient Retrofits?



**Moving your Boiler (or a new Boiler) upstairs can be a qualified expense!**

# Individual Applications

- The Resilient Retrofits program is currently designated for individual applications, but not shared or joint applications
- The program term sheet applies to applications that can stand alone where the full scope of work can be completed with one applicant
- The Resilient Retrofits program is exploring internally, and in the possible event funding is identified in the future for shared or joint applications, will make a public announcement
- We want to achieve success with each homeowner separately so that any individual issues such as clouded title, repayment problems, or contractor disputes do not block neighbors from successful project completion

# How to Apply

- The Resilient Retrofits program is open to applicants now!
- Visit our table to fill out an application, view our lookbook, and take home a flyer
- Go to [sustainableneighborhoodsny.org/#lending](http://sustainableneighborhoodsny.org/#lending) or call us at (646) 786-0888 to learn more



## Did you know...



**\$25,000**

A few inches of flood water can cause tens of thousands of dollars worth of flood damage.



**2 miles**

Even if you live two miles from the coast, you could be at risk of flooding.



**1 in 4**

There's a one in four chance that your home will be flooded during your 30-year mortgage.

# FloodHelpNY

FloodHelpNY delivers and connects you to:

- Flood insurance education
- Flood retrofits
- Understanding stormwater flooding
- Protecting your home during hurricane season and climate change
- Elevation certificates (which can lower your flood insurance costs)
- Steps to protect you and your family before hurricane season

# HomeFix

## NYC's Home Repair Program for Low- and Middle-Income Homeowners

- HomeFix helps NYC homeowners who live in 1-4 family homes make repairs so they can maintain safe, healthy, and energy-efficient homes
- The program provides affordable mortgage loans at 0-5% interest to eligible owners
- Center staff help homeowners navigate the application process and provide a list of qualified contractors approved for HomeFix
- We also offer free construction management oversight, financial and technical assistance, and counseling
- Eligible repairs must address building systems or housing deficiencies or conditions which may be hazardous to occupants/residents, including: leaking roofs, broken stairs, and unsafe wiring, heating and electrical systems, energy efficiency, and accessibility measures to help seniors

# Clean Energy Hub

**Helps you access support to reduce your energy bills, and improve comfort.**

- The Bronx and Brooklyn Energy Hub
- Upgrade your building with free money or low-cost loans to make improvements that lower your bills and increase comfort.
- Get free appliances so your building consumes less energy; lower your monthly bill.
- Find a job in the growing green economy and build new skills for the future.
- Get discounts on your utility bill.

# How To Contact Us

- (646) 786-0888 or (855) 466-3456
- [cnycn.org](http://cnycn.org) or [HomeownerHelpNY.org](http://HomeownerHelpNY.org)
- Dial 311 and ask for the Center for NYC Neighborhoods
- Available Monday - Friday from 9am - 5pm

# Thank You!