

(Pending Committee Approval)

**Meeting Minutes of the Housing Committee
Bronx Community Board 8
Monday, November 24, 2025 at 6:30 p.m.
Board Office – 5676 Riverdale Ave, Suite 100, Bronx, NY 10471**

Meeting Recording

Attendance

Committee:

Present (3): Rhashida Hilliard (Chair), Richard Perez, Brittany Reynoso
Absent (2): Jessica Sosa (Vice Chair), Yngrid DeLeon

Guests In-Person: Julie Reyes (Chairperson, Bronx CB8)

Guests Online: D. Gellman, J. Lovelace, J. Carroll

Meeting was officially called to order at 6:30pm. We had a quorum.

- 1. Welcome & Introduction of Housing Chair and Committee Members**
- 2. Roll Call**
- 3. Approval of Minutes of Meetings from June 23, 2025, September 18, 2025, and October 27, 2025**

The meeting minutes were approved unanimously.

- 4. Discussion with Jason Loughran, Regional Administrator for the U.S. Department of Housing and Urban Development (HUD) for New York and New Jersey**

The Regional Administrator was unable to attend the meeting. His attendance will be rescheduled for a later date.

- 5. Question and Answer Session**

N/A

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

The Housing Committee Calling on Bronx Community Board 8 to support The Tenants Opportunity to Purchase Act (TOPA) Resolution

WHEREAS, eight (8) out of the Bronx's twelve (12) community districts have been beleaguered by high eviction notices, rent-burdened households in which a household spends more than 30% of their income on housing costs such as rent & utilities, and other tenant-related housing concerns which include but are not limited to dilapidated conditions and negligent landlords as of 2023; and

WHEREAS, the median household income for Bronx Community Board 8 (Bronx CB8) is \$81,095 though approximately 35% of the population has a median household income of under \$50K while 27% make between \$50-100K as of 2023, with some neighborhoods within CB8 experiencing higher rates of poverty than others; and

WHEREAS, over 50% of renters in Bronx CB8 are considered rent-burdened as of December 2024; and 45% of renters in Bronx CB8 are considered rent-burdened as of January 2025; and

WHEREAS, local housing which includes having access to affordable and accessible housing whether they be rental properties or cooperative homes for purchase for low- and middle-income individuals and families is a concern for Bronx Community Board 8; and

WHEREAS, the New York City's predominantly Black and Hispanic lower-income neighborhoods are leading in the production of affordable housing; and

WHEREAS, the Bronx is home to various districts that have produced most of the affordable housing units in 2024 in New York City, with District 11, Council Member Eric Dinowitz's district ranking number 5 of the top 10; and

WHEREAS, The Tenants Opportunity to Purchase Act (TOPA) is a proposed law that allows tenants the opportunity to make an offer to purchase their building if the landlord decides to sell it, also known as First Right of Refusal, and

WHEREAS, TOPA seeks to prevent the displacement of lower-income tenants in New York and preserves affordable housing by providing an opportunity for tenants to form an association to work toward homeownership or remain renters in the properties in which they reside.

THEREFORE BE IT RESOLVED, the Housing Committee calls on the New York State legislature and Governor Hochul to pass and enact the Tenant Opportunity to Purchase Act (TOPA), sponsored by Assemblymember Mitaynes (A6100) and Senator Myrie (S401).

7. Old Business

N/A

8. New Business

The question was raised about what is happening with the proposed changes to the Con Ed charges as brought forth by Senator Jackson's representative. I mentioned that I would look into it after touching base with the Community Board office.

9. Adjournment

Meeting was adjourned at 7:06 p.m.

Minutes submitted by Rhashida Hilliard, Chair, Housing Committee