

(Pending Committee Approval)

**Meeting Minutes of the Housing Committee
Bronx Community Board 8
Monday, December 22, 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), Jessica Sosa (Vice Chair), Richard Perez

Absent (2): Yngrid DeLeon, Brittany Reynoso

Guests Online: M. Donado (HPD), R. Tekleab (HPD), V. Kaufman, J. Lovelace, J. Irvin

Meeting was officially called to order at 6:31pm. We had a quorum.

1. Welcome & Introduction of Housing Chair and Committee Members

2. Roll Call

3. Approval of Minutes of Meetings from November 24, 2025

The meeting minutes were approved unanimously.

4. Discussion with Robel Tekleab and Maria Donado of Housing Preservation & Development (HPD) regarding the Good Cause Eviction

Good Cause Eviction is a law that went into effect on April 20, 2024. It provides tenants of unregulated homes protections from unfair eviction or unreasonable rent hikes. Under Good Cause Eviction, there is a list of allowable “good cause” reasons that a tenant can be evicted from some unregulated units, which include but are not limited to non-payment, lease violation, or nuisance. Otherwise, it is important to know if you are covered by Good Cause and to know what your rights are as a tenant. Likewise, tenants should know that landlords cannot evict them. It is up to the court to determine eviction. For a more comprehensive overview of Good Cause Eviction, please refer to the recording.

5. Question and Answer Session

There were several questions regarding Good Cause Eviction and its protections. One question had to do with homelessness caused by evictions and the recourse of such, particularly with respect to tenants in public housing. Our guest speaker informed us that while Good Cause does not cover, *inter alia*, coop and condos, housing tied to employment (hospitals), dorms, assisted living, government units, and NYCHA, tenants in public housing tend to have more protections than individuals in unregulated apartments. For this reason, Good Cause focuses on unregulated units. If a person is at risk of homelessness, they should access Homebase. Another concern regarding Good Cause has to do with some of the vague language. For example, what constitutes a “nuisance” should tenants find that they are deemed nuisances and can be evicted

for such? Also, since the judge has the ultimate word on the fate of the tenant, is it possible that after a tenant provides evidence to protect himself/herself/themselves from eviction, the judge can still rule in favor of having the tenant evicted? For full details on the discussion, please refer to the recording.

6. Chair's Report

On Thursday, December 18, 2025, the City Council approved the Community Opportunity to Purchase Act (COPA), which gives Community Land Trusts (CLTs) the first opportunity to purchase certain buildings. Under COPA, owners of buildings with more than four units, or more than six units provided that the owner lives on-site, must notify qualified CLTs before selling that building. The organizations would then have up to 180 days to make an offer and secure financing before the building can be sold on the private market. If COPA is signed into law by Mayor Adams, it will take effect in 2027. For more information about COPA, read [here](#) or [here](#).

7. Old Business

With the recent victory of CLTs regarding COPA, feedback from Board members at the last Executive Meeting regarding TOPA, and the upcoming swearing-in of soon-to-be Mayor Zohran Mamdani, the Housing Committee plans to revisit the TOPA resolution in early 2026.

8. New Business

N/A

9. Adjournment

Meeting was adjourned at 7:57 p.m.

Minutes submitted by Rhashida Hilliard, Chair, Housing Committee