

**Meeting Minutes of the Housing Committee
Bronx Community Board 8
Monday, December 23, 2024, 6PM**

[Meeting Recording](#)

Attendance

Present (4): Sebastian Chittillappilly, Lee Chong (Vice Chair), Rhashida Hilliard (Chair), & Jessica Sosa

Absent (1): Yngrid DeLeon

We had a quorum.

Guests:

In-person: David Gellman (Chair of Budget)

On Zoom: Nick Fazio (CB8 Member), Julie Reyes (CB8 Chairperson)

1. Welcome & Roll Call:

The meeting was called to order by Rhashida Hilliard at 6:02pm.

2. Approval of the Housing Minutes from November 25, 2024

The minutes were approved unanimously

3. Association of Riverdale Cooperatives and Condominiums, Inc (ARC) Guest Speakers (Michael Heller and Ed Yaker):

ARC is a domestic non-profit corporation that was formed for the mutual advancement of the interests of its members engaged in the ownership and operation of buildings owned cooperatively or in condominiums and has been serving the co-op community in Riverdale and throughout New York City for more than 40 years. Two representatives were invited to speak about FISP implementation. FISP stands for Façade Inspection Safety Program. FISP, also known as Local Law 11, is a set of regulations in New York City that require periodic inspection of buildings' exterior walls. Michael Heller was former District Manager of CB8, has been a member of ARC for 15 years, and has served as President for the last 2-3 years. He will be stepping down from his ARC leadership position in a couple of weeks. Ed Yaker is an ARC Board Member. The presenters provided the reason why FISP was implemented and what the relationship is between FISP and parapet laws. With respect to building safety regulations in New York City, FISP and parapet laws mandate inspections of buildings' exteriors. According to FISP, buildings that are six stories or higher must be inspected every five years whereas parapet laws require annual inspections of the parapet, a low protective wall along the edge of the roof, bridge, or balcony, on all buildings facing public areas, regardless of the building's height. Essentially, buildings subjected to FISP should be exempted from parapet laws. Not only is FISP more comprehensive and includes inspecting the parapet, but the whole process of

the inspection can get deadlocked in a bureaucratic nightmare of acquiring permits, having scaffolds erected, getting an assessment of the work that needs to be done, waiting for the work to be done, getting an inspection, waiting for the results of the inspection, having someone sign off on the inspection, etc. Ultimately, someone has to pay whether it be monetarily (shareholders and building owners) or with their time. Our main question is how can we get City Council, Department of Building (DOB), and all stakeholders involved on the same page so that we can ultimately ensure the safety of everyone at a reasonable price. This is just the beginning of the conversation.

4. Question and Answer Session began at 6:25pm:

Various attendees on Zoom and in-person engaged in a robust discussion regarding the economic burden [FISP](#) and [Parapet](#) laws pose on shareholders in coops and condominiums while also recognizing the need to be safe. Questions were raised about having façade inspections happen in a timely fashion; how bidding is negotiated to have buildings inspected; how many permits need to be filed and refiled re: said inspections and at what cost; and what and who is at stake throughout these processes. Overall, the bottom line is that everyone wants and needs to be safe, and buildings need to be upkept. The issue is whether the costs to maintain safety are feasible, reasonable, and necessary. If so, are there measures in place to assist people who are saddled with these additional costs that are only decided after the negotiation process? Also, since FISP and parapet laws apply to all New York City buildings that are over six stories and all buildings that have parapets, respectively, what happens in instances when building owners receive an assessment but they are insolvent? Who pays their assessments? These were some of the many questions we would like answered and plan to explore.

5. Budget:

Previously, Farrah redistributed a document with 16 years of budget requests. We reviewed some of the requests to look for trends. For example, it seems that there has been a request for an increase in hiring inspectors for the Department of Buildings (DOB) and for Housing Preservation and Development (HPD) over the last 16 years. Likewise, we want to ensure that all stakeholders have a say in the budget. Chair of Budget, David Gellman explained that several factors go into budget requests: equity, geography, impact, and how quickly the request can be done. We receive the requests and prioritize them. The requests do not go to any one thing in particular but rather they go into expanding a particular program. We plan to figure out what has been funded in the past and how we can adhere to the four criteria as set forth by the Chair of Budget.

6. Chair's Report:

Recently, CB8 shared the following information:

MAYOR ADAMS ANNOUNCES NEW CHARTER REVISION COMMISSION TO CONTINUE IMPORTANT WORK TACKLING GENERATIONAL HOUSING CRISIS IMPACTING WORKING-CLASS NEW YORKERS

Just to give some brief background information, New York City Mayor Eric Adams recently announced the appointment of a **Charter Revision Commission (CRC)** under the direction of Richard R. Buery, CEO of Robin Hood. The goal of the **CRC** is to maintain transparency and responsiveness of the city's

municipal government to the needs of denizens of the city particularly as they relate to providing affordable housing to working-class New Yorkers and their families. The more [extensive report](#) is linked here.

7. Old Business:

N/A

8. New Business:

At the suggestion of a guest on Zoom, we plan to research if and how other areas within the tri-state area are implementing FISP and Parapet laws. Moreover, we will consider reinviting ARC to a future meeting, but we also want to invite a representative from DOB, NYCHA, and HPD.

9. Adjournment:

Meeting was adjourned at 7:34pm

Minutes submitted by Rhashida Hilliard, Housing Committee Chair