

**Meeting Minutes of the Housing Committee
Bronx Community Board 8
Thursday, September 18, 2025 at 6:30 p.m.
Board Office – 5676 Riverdale Ave, Suite 100, Bronx, NY 10471**

[Meeting Recording](#)

Attendance

Present (3): Rhashida Hilliard (Chair), Brittany Reynoso, & Jessica Sosa (Vice Chair)

Absent: Yngrid DeLeon & Richard Perez

Guests In-Person:

N/A

Guests Online:

Julie Reyes (Chairperson, Bronx CB8), Alexis Rummey, Jason A. Lovelace, Deanna.

1. Welcome & Introduction of Housing Chair and (New) Committee Members

Meeting was officially called to order at 6:39pm. Housing Committee Chair Rhashida Hilliard and Committee Members introduced themselves.

2. Roll Call

A quorum was present.

3. Approval of Minutes of Meeting of June 23, 2025

The Minutes of Meeting of June 23, 2025 were tabled for the next meeting.

4. ITEM #1 – Summary of Last Year’s Meetings

- **September 23rd** – Set the calendar
- **October 26th** – Canceled
- **November 25th** – NYC Department of Housing Preservation and Development (HPD)
Guest Speakers: Tenant Engagement Team: Christopher Servidio, Robel Tekleab, and Michael Zajakowski talked about Tenants’ Rights and Responsibilities
- **December 23rd** - Michael Heller, Seryl Ritter (Vice President), and Ed Yaker (Board Member) talked about FISP implementation.
- **January 27th** - NYC Department of Buildings (DOB)
- **February 24th** - NYC Accelerator discussed Local Law 97 (LL97) and anything associated with it like section 103-07 of Subchapter C of Chapter 100 of Title 1 of the Rules of the City of New York

- **March 24th** – Committee to Advance Racial Equity discussion with Sebastian Chittillappilly; Budget priorities
- **April 28th** - Lead Housing Organizer, Julie Colon from Northwest Bronx Community and Clergy Coalition (NWBCCC) was invited to address some concerns related to housing
- **May 25th**- Memorial Day
- **June 23rd** – Mahnoor Fatima, Program Manager from [Bricks & Mortals](#), a grassroots membership organization that consists of individuals and organizations from faith-based institutions and real estate experts, was invited

5. ITEM #2 – Setting the Housing Calendar for the 25-26 Term

The next item up for discussion is in reference to setting the Housing Calendar: dates and times. As far as dates are concerned, we are scheduled to meet on the fourth Monday of the month at 6:30pm. As it stands, the dates for our meetings are as follows:

- **September 18th** – Planning Meeting
- **October 27th** – Possible joint Meeting w/Economic Development to possibly work on a Housing Resource Guide whereby local agencies that provide home repair and other housing related services are showcased. We would like to consider including licensed contractors in the directory. We would like to bridge the divide between economic development and housing.
- **November 24th** – **NY/NJ Regional Administrator for HUD (TBD)**
- **December 22nd** –
- **January 26th** –
- **February 23rd** –
- **March 23rd** –
- **April 27th** –
- **May 25th** – **Memorial Day (NO MEETING)**
- **June 22nd** –

Looking at the full Housing Committee calendar for 2025-26, we think it would behoove us to plan a joint meeting with Land Use to collaborate on a resolution to amend the Area Median Income (AMI) for New York City so that it more closely reflects the average median income of people in New York City as opposed to including the income of people outside of New York City. Furthermore, we would like to possibly meet with the Special Committee on Racial Equity. We will continue to update the calendar and flesh out ideas that reflect the community’s needs.

6. ITEM #3 –

Given our above calendar, we can begin to plan out potential guest speakers.

7. Chair’s Report

Thank you to Vice Chair, Jessica Sosa for bringing this story to our attention, the Chair's Report focuses on The Welcome Home Westchester campaign. The campaign is a multi-stakeholder advocacy effort to focus on housing needs. [Habitat for Humanity New York City and Westchester County](#), worked together with the Village of Croton-on-Hudson to host a ceremony celebrating the construction of its first standalone accessory dwelling unit (ADU) on September 3. More details about this groundbreaking event is linked in the report. Additionally, in other news, it was brought to our attention that landlords around the city have been warehousing rent stabilized apartments claiming they do not have the funds to bring the apartments up to code to be rented again when this claim might be false. We would like to know how widespread this practice has been, particularly as we understand that ADUs might help to alleviate the housing shortage, though it could have its pros and cons. On the one hand, ADUs might provide homes for people in need and an extra source of needed income for homeowners who are renting out the space. On the other hand, if there are empty apartments, people can consider gaining access to those spaces. Moreover, some people might be reluctant to have a stranger renting an ADU on their property. How can the both parties protect themselves from exploitation? These are questions that have arisen.

8. Old Business

We would like to revisit and amend the Tenants Opportunity to Purchase Act (TOPA) Resolution at the next Housing Committee meeting before bringing it to the full board in October. Information about it is as follows, passed by the Housing Committee in June 2025:

Tenants Opportunity to Purchase Act (TOPA) Resolution

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

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 **T**enants **O**pportunity to **P**urchase **A**ct (**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; and

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).

Approve in favor (3): S. Chittilappilly, R. Hilliard, & J. Sosa

Abstain: 0

Opposed: 0

9. New Business

We would like to improve our resolution-writing skills by writing more robust resolutions that help to solve problems.

10. Adjournment

Meeting was adjourned at 8:10pm

Minutes submitted by Rhashida Hilliard, Chair, Housing Committee