

**BRONX COMMUNITY BOARD NO. 8  
MINUTES OF THE HOUSING COMMITTEE MEETING  
HELD ON OCTOBER 28, 2013  
AT THE BOARD OFFICE**

**Board Members Present:**

Steven Balicer  
Paul Ellis  
Patricia Mullen  
Tony Creaney  
Dana Lennon  
Maria Khury  
David Kornbluh  
Robert Press  
Julie Reyes  
Georgia Santiago

**Affiliation:**

CB8 Housing Committee, Chair  
CB8 Housing Committee, Vice Chair  
CB8 Housing Committee  
CB8  
CB8 Housing Committee  
CB8 Vice Chair  
CB8 Housing Committee  
CB8  
CB8 Housing Committee  
CB8 Housing Committee

**Guests:**

Thomas Durham  
Andrew Sandler                                 rep. Councilman G. Oliver Koppell's Office  
David Geller  
Sarina Trangle                                     Riverdale Press

The meeting was called to order at 7:30PM.

Chair: Steven Balicer welcomed and introduced himself. Round table introductions proceeded.

**1) Organization, new Vice Chairperson**

Mr. Balicer announced that Paul Ellis would be serving as Vice Chair for the coming year.

**2) Discussion, HPD, Proposed Mitchell Lama (Will send out Proposed Change to Regulations)**

Mr. Balicer opened a discussion concerning proposed amendments to the Mitchell-Lama Regulations, a copy of which was distributed to all Committee members prior to the meeting. He explained that a public hearing was scheduled on the proposed amendments for Wednesday, November 6, and he wanted for the Committee to have a conversation concerning the amendments and to determine whether the Committee wanted to take a position with respect to the amendments. He then turned the discussion over to Mr. Ellis.

Mr. Ellis proceeded to present a summary of certain significant provisions of the proposed amendments. During his presentation, Mr. Ellis noted particular provisions of the proposed amendments that were potentially problematic including (a) a proposed limitation on succession, providing that it would be permissible only where the tenant/cooperator of record had either died or been relocated to a long-term care facility, (b) imposition of a 90 day time period following such death or relocation during

which an application for succession could be made and (c) a proposed provision whereby housing companies would have to require any proposed successor other than a surviving spouse to move to a smaller apartment, in lieu of the discretion currently permitted in this area.

Mr. Ellis went on to note that as of the meeting, he had not yet been able to conduct a thorough review of the proposed amendments; but that the summary information that he was presenting was based upon an initial review. In particular he noted that there were provisions regarding the reconstitution of a Mitchell Lama development as a housing development fund company that would require further consideration.

The committee engaged in a discussion concerning the proposed amendments and the significance of the Mitchell Lama developments to the city generally. Mr. Durham noted that much of what was being proposed was intended to impose limitations on succession rights which had the effect over time of units being held by individuals who would not otherwise have qualified for them based on their own financial circumstances. Mr. Kornbluh noted that, in his view, the more significant issue facing the city was the deficiency of affordable housing stock generally, and he requested that this matter be the subject of a future Committee meeting.

Mr. Balicer noted that he and/or Mr. Ellis were intending to attend the public hearing on November 6 and that prior to that date they would be conducting further review of the proposed amendments in anticipation of possibly seeking Committee approval to take a position at the hearing.

### **3) Report: Housing Conference, Sponsored by Senator Gustavo Rivera and Congressman Jose Serrano**

Mr. Balicer reported on the Housing Conference held earlier in the month and attended by him and Mr. Ellis. Mr. Balicer observed that there were very thorough presentations made at the conference, and that the attendees were all of high caliber. He explained that he had taken the opportunity to speak with several of the panelists, some of whom might be possible participants in future forums of the Housing Committee. Mr. Ellis noted that one topic that had come out of the event was a possible panel on the subject of foreclosure.

### **4) Marble Hill Houses, Ribbon Cutting, Video Security System**

**Mr. Balicer** reported on the ribbon cutting ceremony in connection with the inauguration of the video security system that was initiated at Marble Hill Houses. The ceremony was attended by Robert Fanuzzi, Maria Khury, Nicole Stent and Steven Balicer. Mr. Durham explained that he had been pleasantly surprised to learn that there was a significantly higher number of cameras deployed than had originally been anticipated. Mr. Balicer noted that a further question that would need to be pursued and monitored was the extent to which the system was maintained and in fact monitored for illegal activity

## **5) Old Business**

**A review of a number of unresolved housing issues from prior years.**

### **These issue include:**

- Affordable housing.
- Promenade Housing: The development has new owners. We will report on their progress.
- Conversion to Natural Gas: we discussed efforts to expand the program east of Broadway.
- Illegal conversion of smaller apartments to same size units with more rooms.
- Reviving Fire Department and Buildings Department administrations discussions for joint inspections. This change would allow inspectors to obtain access, thereby allowing inspectors to site and force corrective action due to the probability of crisis.

Meeting adjourned 9:20PM.

Submitted by,

Steven Balicer,  
CB 8, Housing Chair

Drafted by Paul Ellis, ESQ  
Vice Chairperson,  
CB 8 Housing Committee