

**PENDING COMMITTEE APPROVAL**

**BRONX COMMUNITY BOARD NO. 8**

**MINUTES OF THE HOUSING COMMITTEE MEETING  
HELD ON MONDAY, NOVEMBER 28, 2016 AT 7:30 PM  
AT THE KINGSBRIDGE BRANCH OF THE NEW YORK PUBLIC LIBRARY  
291 WEST 231<sup>ST</sup> STREET, BRONX, NY 10463**

**Board/Community Members Present:**

**Affiliation:**

Paul Ellis  
Amy Joy Robateau  
Anthony Creaney  
David Gellman  
David Kornbluh  
Julie Reyes  
Georgia Santiago  
James Santiago

CB8 Housing Committee, Chairman  
CB8 Housing Committee, Vice Chair  
CB8 Housing Committee Member  
CB8 Housing Committee Member  
CB8 Housing Committee Member  
CB8 Housing Committee Member  
CB8 Housing Committee Member  
CB8 Housing Committee Member

**Guests:**

Chris Benedict  
Matthew Caruso  
Elizabeth Derry

Owner, Chris Benedict, R.A.  
Sustainable South Bronx  
Sustainability Programs Manager,  
Community Preservation Corporation  
Owner, Erin Construction and Development  
Real Estate Developer, Erin Construction  
and Development  
Community Resident

John Murnane  
Alana Smith

John Sims

**Absent:**

Sergio Marquez  
Omar Murray

CB8 Housing Committee Member  
CB8 Housing Committee Member

The meeting was called to order at 7:37 PM.

Paul Ellis, Chair of the Housing Committee, welcomed the attendees and introduced himself. Mr. Ellis then went on to review the agenda for the evening.

**1. Approval of minutes.**

Mr. Ellis made a motion to accept the September 26, 2016 Housing Committee minutes. After being seconded, the September minutes were approved by all.

## **2. Presentation on Energy Efficient “Green” Housing in the Bronx**

Mr. Ellis welcomed and introduced the following speakers: Chris Benedict, Owner Chris Benedict R.A.; John Murnane, Owner, Erin Construction and Development; Alana Smith, Real Estate Developer, Erin Construction and Development; and Elizabeth Derry, Sustainability Programs Manager, Community Preservation Corporation.

Ms. Benedict spoke about City Home, the Weatherization Assistance Program (WAP), and passive house design concepts. Ms. Benedict stated that passive house design did not add significantly to the design costs of a project, but did reduce the ongoing operating costs, making it appropriate for “affordable housing” initiatives.

Ms. Benedict spoke about what a “perfect” building is and what makes a building “perfect.” She described numerous important characteristics, including an air barrier, continuous insulation, double or triple-glazed windows, excellent vapor management, room by room thermostatic control, electric loads being reduced to a minimum, smaller mechanical systems designed for the reduced requirements, well-managed ventilation, and good water use management.

Ms. Derry explained that Community Preservation Corporation (CPC) is a private company that helps building owners finance energy efficiency and water conservation improvements. CPC helps single and multi-family building owners get funding for turning their homes or buildings into “green” homes or buildings.

Ms. Derry explained about different public and private sector resources, including New York City Energy Efficiency Corporation, NYC Housing Preservation and Development (HPD) Green Housing Preservation Program, New York City Department of Environmental Protection (NYCDEP) and their programs, Consolidated Edison (Con Ed) and the programs they have for sustainable energy, and the New York State Energy Research and Development Authority (NYSERDA). Ms. Derry mentioned that many of these programs, as well as other programs and resources, are accessible through the [NYC.gov](http://nyc.gov) website.

## **3. Energy Efficiency Resources and Programs Available to Homeowners through NYS Energy Research and Development Authority (NYSERDA)**

Matthew Caruso from Sustainable South Bronx was the speaker for NYSERDA. Mr. Caruso spoke briefly on energy efficiency programs such as Home Performance, Empower, and the Multi-Family Programs. Mr. Caruso spoke about the mission of Sustainable South Bronx and NYSERDA and then answered questions on the programs noted above as well as programs that were described in the previous presentation. He explained that the Home Performance Program is income based and is available for buildings from 1 to 4 units, the Empower program is a free service (with income requirements) that is designed to analyze a homeowner’s energy usage and increase efficiency, and the Multi-Family Program is for buildings of 5 or more units.

#### **4. Old Business**

There was no old business.

#### **5. New Business**

There was a discussion regarding the upcoming Housing Resource Day to be held in the spring of 2017.

Mr. Ellis announced that the next committee meeting would be held on Thursday, December 22, location and time to be announced.

There being no further business before the Committee, the meeting was adjourned at 9:50 P.M.

Minutes recorded by,  
James Santiago  
Housing Committee Member  
Bronx Community Board 8

Respectfully submitted,

Paul Ellis  
Chairperson  
Housing Committee  
Bronx Community Board 8