

PENDING COMMITTEE APPROVAL

BRONX COMMUNITY BOARD NO. 8

**MINUTES OF THE HOUSING COMMITTEE MEETING
HELD ON OCTOBER 8, 2015
AT AMALGAMATED HOUSES
74 VAN CORTLANDT PARK SOUTH, BRONX NY 10463**

Board Members Present:

Paul Ellis
Sergio Marquez
Tony Creaney
Lenora Croft
Margaret Donato
David Gellman
David Kornbluh
Omar Murray
James Rather
Julie Reyes
Amy Joy Robateau
Lucy Mercado
Ruby Palma

Affiliation:

CB8 Housing Committee, Chair
CB8 Housing Committee, Vice Chair
CB8 Housing Committee
CB8 Housing Committee
CB8 Housing Committee
CB8 Housing Committee
CB8 Housing Committee
CB8 Housing Committee
CB8 Housing Committee
CB8 Housing Committee
CB8 Housing Committee
CB8 Community Committee Member
CB8 Community Committee Member

Guests:

Senator Jeffrey D. Klein
Mark Colon

New York State Senate
President, Housing Preservation, New York
State Division of Housing and Community
Renewal (DHCR)

Denise Snyder
Joseph Palazola

Housing Preservation, DHCR
Vice President of Intergovernmental Affairs,
DHCR

Doris Ojeda
I. D. Reyes
L. Ryan
D. Gavilanes
E. Graches
M. Mobley
C.K. Nablao

Office of Congressman Eliot Engel
Community resident
Community resident
Community resident
Community resident
Community resident
Community resident

K. Nablao	Community resident
J. Yiamios	Community resident
M. Oiedvango	Community resident
L. Backin	Community resident
E. Thompson	Community resident
L. Chong	Community resident
J. Turner	Community resident
C. Krasnow	Community resident
E. Krasnow	Community resident
H. Leventhal	Community resident
P. Webb	Community resident
D. Orenstein	Community resident
J. Lassalaqua	Community resident
S. Pasarell	Community resident
P. Harrigan	Community resident
E. Richardson	Community resident
G. Lazarus	Community resident
L. Morales	Community resident
D. Jocker	Community resident
G. S. Ambraum	Community resident

Absent: Leonel Baez, Noah Friedman, Georgia Santiago

The meeting was called to order at 7:20 p.m.

Paul Ellis, Chair of the Committee, welcomed the attendees and introduced himself.

Mr. Ellis spoke generally regarding the significant issue of affordable housing in New York City, and expressed the concern for preservation and development of affordable Mitchell Lama housing. Mr. Ellis then went on to review the agenda for the evening

1. Mitchell Lama Housing: Preserving What We Have and Building for the Future

Mr. Ellis introduced the first speaker, Senator Jeffrey D. Klein. Senator Klein thanked everyone for being in attendance and commended the Mitchell Lama program for providing exemplary affordable housing, citing the Amalgamated as one of its jewels. Senator Klein noted the challenge of the income level in CB8 and the loss of the middle class, and noted the benefits of Mitchell Lama developments in providing people of various income levels the opportunity to reside in the same setting. With the recent allocations of \$100 million to the New York City Housing Authority (NYCHA) for repairs and \$50 million for Mitchell Lama preservation and new development, Senator Klein

noted that some progress is being made with respect to the housing stock in New York City. The \$50 million will be divided equally between existing Mitchell Lama housing and the development of new Mitchell Lama affordable housing. He explained that the 421-a tax abatement is an incentive for developing affordable housing in New York City. Senator Klein's goal is to add \$500 million to the statewide funding for Mitchell Lama developments with a focus on larger units for sizable families.

With the conclusion of Senator Klein's prepared remarks, a Q&A and discussion session followed (*with questions directed to and answered by Senator Klein unless otherwise noted*).

Q: How will the \$50 million in funding be allocated? A: By RFP

Q: Does the new 2020 legislation address those developments which exit after 30 years? A: Yes, maintaining developments as affordable beyond 30 years is key to the 2020 program.

Q: Are you satisfied with the degree to which funds have been allocated to specific NYCHA projects? A: Unfortunately, NYCHA received only \$100 million of a proposed \$400 million.

Q: Has the governor approved the proposed 2020 plan? A: Senator Klein responded that the governor had approved the plan, and then Senator Klein went on to note the need for a partnership between the governor and the mayor on 421-a.

Q: What are we to going to do about the population of 60,000 homeless in the city? A: We need more affordable housing for mentally challenged and homeless persons.

Q: How much are you hoping to see in the budget for the 2020 plan for the coming year? A: We are looking for \$500 million in this year's budget.

The success of DHCR in keeping certain developments in the Mitchell Lama program beyond 30 years was noted.

There was discussion on some of the differences between Mitchell-Lama and the 2020 plan and the need for incentives beyond the 30-year period.

Q: What can be done for middle income people who cannot afford to live in Manhattan. A: The Mitchell-Lama 2020 plan will include them.

Q; Will Amalgamated be included in the 2020 plan? A: Yes

Q: Is there affordable land to build on? A: There is state, city, and MTA-owned property that is available.

Mr. Ellis then introduced Mark Colon, Denise Snyder and Joseph Palazola of the New York State Division of Housing and Community Renewal (DHCR). They proceeded to discuss various functions of their office.

They explained that DHCR allocates money to support housing at different income levels including middle income housing in New York City. They explained some of their funding mechanisms, including low interest loans at a 1% interest rate.

In response to a question regarding steps for assistance in funding of capital improvements, the DHCR representatives advised contacting the Office of Housing Management.

It was noted that DHCR attempts to work with shareholders and boards to assist with short and long-term planning.

A question was raised regarding the extent to which CB8 can work with DHCR to encourage middle income development in this district. The DHCR representatives said that that was possible and that developers often come to DHCR in the first instance when they are planning a project.

There was further discussion regarding the need for additional cooperatives in the Northwest Bronx.

There was discussion regarding general sources of funding for preservation efforts and programs to assist Mitchell-Lama developments by refinancing.

Regarding repair loans, the DHCR representatives noted that such projects would be initiated by the co-op board or the owner, in the case of a rental, approaching DHCR.

Information on addressing complaints and concerns in cooperatives was discussed, and handouts were distributed and available for attendees.

Mr. Ellis thanks the guest speakers and attendees for their participation.

2. Approval of minutes of the meeting of September 9, 2015.

All committee members present voted to approve the minutes, with the exception of Margaret Donato and Omar Murray who abstained for cause.

3. Old Business

None.

4. New Business

There was discussion concerning the upcoming Housing Court Forum and the suggestion that Board members should be requested to promote the event.

The next committee meeting/ Housing Court Forum will be held on October 26, 2015.

There being no further business before the Committee, the meeting was adjourned.

Minutes recorded by,

Amy Joy Robateau
Housing Committee Member

Respectfully submitted,

Paul Ellis
Chairperson
Housing Committee, CB8