

**BRONX COMMUNITY BOARD NO. 8  
MINUTES OF THE HOUSING COMMITTEE MEETING**

**HELD ON MONDAY, SEPTEMBER 11, 2014  
AT THE BOARD OFFICE  
5676 RIVERDALE AVENUE, BRONX NY 10471**

**Board Members Present:**

Paul Ellis  
Steve Balicer  
Julie Reyes  
David Kornbluh  
Sergio Marquez  
David Toledo  
Leonel Baez

**Affiliation:**

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

**Guests:**

David Gellman	Community Resident/ARC
Ruby Palma	Community Resident
Tom Durham	Community Committee Member
Lucy Mercado	Community Resident

The meeting was called to order at 8:35 a.m.

Mr. Paul Ellis, Chairperson of the Committee, welcomed the attendees. Introductions were made by all. Mr. Ellis reviewed the meeting's agenda.

Mr. Ellis reported that Steve Balicer will be the committee Vice Chairperson for the coming year.

Mr. Ellis and Mr. Balicer advised that Bronx Borough Budget Consultations were occurring later that morning and that Mr. Balicer would be attending the session with the Department of Buildings (DOB) and then Mr. Ellis and Mr. Balicer would be in attendance for the Department of Housing Preservation and Development (HPD). Mr. Balicer asked if anyone had any particular issue to be raised with DOB. The ensuing discussion addressed the following issues to be raised with DOB:

- Recent controversy over dual entrances in mixed market rate/affordable residential buildings
- Need for additional inspectors
- Issues concerning illegal squatters
- Certain matters in connection with zoning regulations & building codes
- Certain matters in connection with inclusionary housing

Mr. Ellis advised that the complaint raised at the June 23<sup>rd</sup> Housing Committee meeting concerning the Marble Hill tenant whose stove had been malfunctioning for two years has still not been resolved.

Mr. Durham discussed Legislation introduced in 2011 which would have put together a Task Force to conduct code enforcement by DOB inspectors in conjunction with the Fire Department. Discussion followed and the suggestion was raised to make this matter the subject of a future meeting.

Upon motion, the minutes of the June 23, 2014 meeting of the Housing Committee that were previously circulated were unanimously approved.

Mr. Ellis reported that Mr. Ted Weinstein of HPD will be the guest speaker at the next committee meeting, scheduled for Monday, September 22<sup>nd</sup> in the conference room at the Riverdale Mental Health Association (RMHA), upstairs from the Board office. Mr. Ellis requested for committee members to review the mayor's affordable housing plan prior to the meeting. Mr. Toledo offered to distribute the plan to the committee members. Mr. Ellis also noted that he would be sending advance questions to Mr. Weinstein and requested that committee members with questions that they would like to have included should send them to him no later than the following Sunday.

Mr. Ellis advised community members David Gellman, Ruby Palma, Tom Durham, and Lucy Mercado of the Board's procedure requiring community members to attend three consecutive meetings before a committee chair may recommend that they be appointed to be Community Committee Members (CCMs). There was further discussion regarding the process regarding CCMs and whether there were going to be limitations on the number to be appointed per committee. Mr. Ellis reported the statement of Mr. Dan Padernacht, Board Chair, that in appointing CCMs he will be guided by the relevant provisions in the Bylaws of the Board.

There was discussion regarding future meetings and forums, including an informational forum on SCRIE/DRIE, a public forum concerning ongoing complaints at Marble Hill Houses, developments in Mitchell Lama law, a Housing Court informational forum and other matters.

Mr. Ellis reported that on August 22<sup>nd</sup>, he had sent out a letter to the New York City Housing Authority (NYCHA) requesting follow-up information after the June 23<sup>rd</sup> meeting, but that he had yet to receive a response. A community resident in attendance advised that since the June 23<sup>rd</sup> meeting there has been slight improvement on particular issues, but no lasting significant change.

In light of the continued problem regarding the malfunctioning stove reported by a Marble Hill tenant, Mr. Ellis called and left a voicemail message for Mr. Brian Honan of NYCHA to request a status report on the issue, explaining his concern that if NYCHA was unable to address even the specific examples that had been identified, he had real concerns over its ability to address the systemic problems that were clearly present.

Mr. Sergio Marquez reported that he will conduct a walk-thru of Marble Hill with a representative of the Department of Sanitation (DSNY) on Friday, September 19th at 2:00 p.m. He and Mr. Ellis explained that the purpose of the walk-thru is to follow-up on the general discussion regarding the need for additional garbage cans that took place at the June 23rd meeting by identifying with DSNY specific locations and areas that are in need of additional coverage. Those interested in attending were instructed to notify Mr. Marquez.

The meeting adjourned at 9:55 a.m.

Respectfully submitted by,

Julie Reyes,

CB 8 – Bronx

Housing Committee Member