

BRONX COMMUNITY BOARD NO. 8

**MINUTES OF THE HOUSING COMMITTEE MEETING
HELD ON SEPTEMBER 21, 2009
AT THE BOARD OFFICE, 5676 RIVERDALE AVENUE**

PRESENT

Thomas Durham
Steven Balicer
Anthony Creaney
Philip Friedman
Sergio Marquez
Daniel Padernacht
Lynn Schwarz

AFFILIATION

Committee Chair, CB 8
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F.I.P.N.A

1. Introductions

The Housing Committee Meeting started promptly at 7:30 PM.
Chair introduced Board Members and those in attendance.

2. Approval of the Housing Minutes;

- A. This is first meeting of the 2009-2010 term. The Housing Committee did not meet in June of 2009. Mays minutes were approved at the June 2009 Board Meeting

3. Chairman's Report/Agenda

- A. Chair informed committee of a Section 8 Voucher Scam that was brought to the public's attention by Manhattan Borough President Stringer and Bronx Borough President Diaz Jr. at a press conference held at the Bronx Supreme Court House.
Apparently a women name Josie Almonte was representing herself as an agent who could improve their living conditions by using their Section 8 status to gain access to better apartments. Once Ms. Almonte gained the trust of her victims in promising apartments that do not exist, she also had received all of the victims personal information. Some victims had all of theirs savings wiped out.
The committee members will be emailed the full report.
- B. The Chairman updated the new committee members on old and new major issues.
- a. 3882 Cannon Place, "As of Right" constructed supported home without a "not-for-profit" sponsor in partnership as required by law. Will discuss in greater detail in Old Business time on the agenda.
 - b. 2010 Census, in regards to the troubled housing market and development in our community.
 - c. Lack of building site inspection and inspectors.

- d. HPD 421-a Partial Tax Exemption Program: Housing that entered this program had agreed to supply, either affordable, subsidized or supportive housing. In return, the developer will be granted a low interest loan or the lowest allowable tax rates. What is very important, buildings that were originally slated to be built as condos or co-ops that enrolled in this program will be full or partial rental buildings. On new constructions, the buildings must enroll in this program before the Certificates of Occupancy (C of O) are issued.
- e. Contacting the two NYCHA managers, Ft. Independence and Marble Hill Houses. Bronx Community Board No. 8 has not been in contact with these managers in a couple of years. It is good business to keep in touch with everyone in the community and also learn about the state of these properties, both in financial situations and maintenance programs. Neither of these two housing properties received Stimulus Money, while other Bronx housing project did.
- f. Mayor Bloomberg and City Council President Quinn announced a \$20,000,000 pilot program to take over abandoned buildings and construction sites that missed the housing market boom and are struggling through these economic hard times. We need to know where we are at in this program and how will this program affect or impact our community.

C. Events and Items that took place over the summer.

- a. Housing issue complaints: These following items were issues, lack of elevator service, heavy smoke from chimneys, rodent infestation and safety issues. Most of these types of complaints are resolved and solved by our CB8 staff by placing calls to the right agency or department that handles the particular problem.
- b. The City has new rules on the installation of gas appliances (stoves, dryers, etc) and the venting of these types of appliances. Most of these rules were for licensed plumbers but private homeowners should be aware of the changes. The detail of these changes can be on the Department of Building's (DOB) website.
- c. Emergency Vacate Orders in regards to illegal partitioned apartments and SRO's, (Single Room Occupancy). An example of this was a house at 3004 Albany Crescent, where this one family home housed more than 20 residents. Not only was the Zoning Law violated, this was a fire disaster avoided. The FDNY, after losing members of its department, ask all to be aware of these type of living conditions.

D. Clarification of Housing Committee and Land Use Committee Tabled issues.

The following are Housing Committee items.

- a. All "As of Right" new residential homes and buildings not in the Protected Areas or seeking a Zoning variance.
- b. All pre-existing residential homes and buildings except those who are seeking Zoning variance or lay within the Protected Area.

- c. Once C of Os or TC of O's have been issued by the DOB it becomes a Housing Committee item.
- d. All "As of Right" rehabs built within the Zoning Laws and not in the Protected Areas or seeking Zoning variance.

4. Old Business

A. 3882 Cannon Place.

- a. Committee member Ms. Lynn Schwartz gave the new committee members the history of this property which now sits an unoccupied R4A supportive home. The status of this building has not changed since our May 2009 meeting. The developer does not have a non-for-profit in partnership. No C of O will be issued to the building by the DOB commissioner until one is in contract.
- b. Committee members brought up the issues of the Manhattan College students that cause disturbance on Colear Avenue in a Frat House over the summer. This issues is an ongoing item in the Public Safety Committee (PSC) and the chair feels the PSC is in contact with all the participating parties to bring this to a resolution. We all agreed that we should meet the new president at Manhattan College, Mr. O'Donnell.

5. New Business

- A. Ms Lynn Schwartz, committee member brought up some new properties in the Kingsbridge Heights (KGH) neighborhood that she feels the Committee should look into and they are the following.....
 - a. 3404 Giles Place. This is a brick R4 (two family zoned house) yet it's being advertised for sale as a four apartment house. We will have DOB inspect this property.
 - b. 3469 Cannon Place. This property is the future site for a "As of Right" affordable/supportive home. The developer was previously in touch with CB8 over the summer. Due to the fact that part of their financing will come through NYC's Housing Preservation and Development (HPD) Program, the Application process requires the developer to make full disclosure to the local Community Board. The developer on this project is Mr. Poteat.

6. Adjourn Meeting

- A. Next meeting will be 7:30 PM on October 26, 2009.

Thomas C. Durham
Chairman
Housing Committee

