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# CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 10

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## Housing Committee Meeting Minutes Hon. Charles Powel, Chairperson April 22<sup>nd</sup>, 2024

*The meeting called to order at 6:31pm by Chair Powell*

1. Welcome & Introductions:
  - a. Roll Call of Committee Members:
    - Irene Henry-in person
    - Asena Tui'one-in person
    - Lydell Tyson-in person
    - Brianna McClure-in person
  - Arrived after Roll Call:
    - Donna Gill-in person, Vice-Chair-in person
    - Dominick Boyce-in person
  - Absent:
    - Tasia Hawkins
    - Miranda Padilla
    - Staci
  - Ramos CB 10 Staff:
    - Miguel Walters
    - Minah Whyte
  - Other Board Members:
    - Stephanie Palmer
2. Welcome and Presentations by Elected Officials
  - a. Assemblymember Al Taylor
  - b. Japhebth (Jay), NYS Liaison for Inez Dickens Office
3. Presentation and Discussion Items
  - a. Good Faith Evictions - Overview and Updates (Assemblymember Al Taylor)
    - i. Overview of Budget
      1. Housing
        - a. Will provide critical protections for renters and homeowners across the entire state, including theft of deeds & tax exemptions
          - i. \$150 million for affordable housing and rentals
          - ii. \$80 million for Mitchell-Lama
          - iii. \$40 million for homeowner protector (e.g. who are at risk of foreclosure)
          - iv. \$50 million legal services for eviction prevention
        - b. Defined squatter implicity
        - c. Prohibits removal of tenant without good cause
        - d. Allowance to legalize basements in homes (5 year pilot)

- ii. Retail theft consequence: Persons will now owe cumulative money amount of goods stolen to curb retail theft
- iii. Shut down illegal smoke shops and take away licenses
- iv. Q&A:
  - 1. Chair Powell: re: Right to Counsel, updates?; Answer: No update
  - 2. 421A Update: Sunsets soon, and will have 8-10 years to get everything that's in the chute out (different from tax abatement)
  - 3. Gregory Baggett: get involved with the Right to Council coalition?; Answer: Yes
  - 4. Abena Smith: Building owners allowed to legalize basement apartments. Specific basement parameters?; Answer: State gives permission for 5 year pilot which city will need to regulate
  - 5. Kim Smith: Commitment to make sure Community aware of these updates?; Answer: Demanding more accountability from HCR and HPD
- v. Chair Powell invites Al Taylor into ongoing dialogue and Fall housing fair
- b. Social Housing Development Authority-Legislative Overview (Office of NYS Senator Cordell Cleare)
  - i. Not in attendance
- c. Event Update: Chair Powell and Vice Chair Gills attended a forum with Deputy Mayor Maria Torress Springer forum at New York Law School
  - i. Discussed: Synergy between City of Yes; Balancing what's happening in the State and how its enforced in the City
- d. Housing & Public Safety - June 22nd Forum (Committee Member Tui'one)
  - i. 10-2pm at Frederick Douglass Academy; Formal Save the Date distributed at General Board Meeting
  - ii. Q&A:
    - 1. Donna Gill: Invite Justice Involved Youth from Faces & Exodus
    - 2. Invite: Fortune Society, Seniors, Justice Center at Columbia (Minah W.)
- e. Dedicated Housing Committee Forum (Committee Member McClure presented, supported by Vice Chair Gill & Committee Member Tyson)
  - i. Key Themes: Housing in disrepair, new housing stock unattainable, Harlemites leaving
  - ii. Want a cross sector effort
  - iii. Areas of Need: HDFS, Income discrimination, Housing Connect Navigation, Homeowner resources, major capital improvements, public safety in housing, What are our rights?, Roles?, How to form a tenant association, RAAD/PACT conversion issues, NYCHA Preservation Trust
  - iv. Logistics: 10:30-430pm, early June (date TBD), Panel Discussion & Q&A followed by 3-4 workshops; Ending in a Town Hall
  - v. Currently pushing an aggressive tentative timeline
  - vi. Questions or Comments:

1. Powell: Pick a date now; maybe push back to September in order to “Do it in Excellence”
2. Kim Smith
  - a. Have major property managers/owners come i.e. Savoy Park; management company not in sync with residents
3. Abena Smith
  - a. Housing preservation & displacement; will this be a topic of conversation? Concerned: when fires happen, it's an opportunity for landlords to purge
4. Tamika Peaker:
  - a. Can we dedicate a meeting solely for Property Owners?
5. Committee Member Boyce
  - a. Be in partnership with other organizations to help with turnout

#### 4. Questions and Answers

##### a. Statements, Questions, and Answers from the Community

##### i. Ms. Tyler - Do I have any rights?

1. Dad died, left co-opt 282 Manhattan Ave to Ms. Tyler, co-opt is an HDFC on Manhattan Ave between 112th and 113th
2. It depends on the interplay between the following:
  - a. Proprietary agreement with Co-Ops
  - b. By-Laws
  - c. Regulation Rights
  - d. Succession Rights - did Dad die intestate?
3. Too big of a question to answer now

##### ii. Abena Smith - 2 Issues Presented

1. Issue 1: Dog barking incessantly
  - a. Wrote letter/complaint on April 5th re: 117 W. 142nd Street
    - i. Sent to Senator Cleare and Councilman Salam's Office, also
  - b. Tenant set fire 2 years ago and arrested
  - c. Residents displaced now
  - d. Building vacant, but super allows a dog to live there
  - e. Dog barking incessantly
  - f. Called 911 twice
  - g. Super showed up and said dog living there for a year; being a bad neighbor
  - h. Wants accountability
  - i. Minah: Will follow up with MBP, S.Cleare, and Dept. of Buildings
2. Issue 2: Squatters in 145 project
  - a. On April 18th, FDNY placed a vacate notice on building
  - b. These notices have been placed twice

- c. Observation of migrants in space
- d. Squatters in Laundry mat and Discount Store
- e. Chair Powell asked if these issues had been brought to the District Office? Answer: No, and Abena is happy to follow protocol to come to the District Office to get onto the agenda.

## 5. Voting Item

- a. Community Land Act (CLA) (Reconsideration of Earlier Presentation)
  - 1. Request: Letter of Support or Resolution
  - 2. Unreadiness to proceed
    - a. Committee Members still have questions
    - b. Speaker should come back
    - c. Process was interrupted
    - d. Organization: [NYCCLI](#) to come back to present
    - e. Committee Member Boyce: Made a Motion to defer this matter (to act on Community Land Act and support a resolution or Letter of Support) to May 2024 meeting with presenter from [NYCCLI](#) (could be G. Baggett) to come back to present with requisite materials
      - i. Motion Vote:
        - 1. Powell - Yes
        - 2. Gill - Yes
        - 3. McClure - Yes
        - 4. Boyce - Yes
        - 5. Tyson - Yes
        - 6. Henry - No
        - 7. Tui'one - Yes
- f. 6 Yes; 1 No; 3 Absent; Motion carries

## 6. Old Business

- a. Savoy Park (Raynard Gadson)
  - i. Savoy Tenant Committee Rally at 9:30am on April 27th (on 141st and Lenox); asking for CB 10 support
- b. 2201 Updates (Minah Whyte)
  - i. Will share updates at General Board Meeting, on the Newsletter, and to be discussed at Executive Committee Meeting

## 7. New Business

- a. Protocol: Powell asks District Office if have any New Business to discuss, from constituents, with next steps activated so ability to opine and act on it during the Committee Meeting

## 8. Announcements

- a. Public Safety Forum on June 22nd
- b. APRS participating in [Janes Walk](#), focused on land use issues & decisions in Harlem; a tool to get public access to complex issues
  - i. Walks: Friday May 3rd at 11; Saturday May 4th at 11; Sunday May 5th at 3pm (see flier)
  - ii. One of them will be virtual with Inez Dickens

*Adjournment at 8:24pm*