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CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

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HOUSING

Committee Minutes

Monday, October 24, 2022 @ 6:30 PM

ATTENDANCE: Attending: Hon. Charles Powell; Hon. Donna Gill; Hon. Dominic Boyce; Hon. Genisha Metcalf; Hon. Shaun Brannon; Hon. Staci Ramos; Hon. Delsenia Glover; Hon. Brianna Taylor. Hon. Shamier Settle - Excused

1. Welcome & Introductions: The Chair introduced himself and so did those Committee members and board members in attendance.
2. Welcome & Presentations by Elected Officials (Two Minute Limit):
Ovie Lattimore – Legislative Aide to Councilmember Kristin Richardson-Jordan presented. The Chair thanked him and Councilmember Richardson-Jordan for supporting the work of the CB 10 Housing Committee and recommending that its Housing Task Force (which meets weekly on Mondays) attend the Housing Committee meetings. Mr. Lattimore spoke of the continued housing priorities of Councilmember Richardson-Jordan including, but not limited to, efforts to reform the manner in which Area Median Income (AMI) is determined and the need to move beyond data associated with the 2010 and 2020 census and capture more accurately actual income levels of the District. Mr. Lattimore also spoke briefly of the published statements of the developer on the West 145th Street corridor regarding a potential “Truck Stop” and the discussions on this topic that took place in the CB 10 Land Use Committee meeting the preceding week in which he took part of.
3. Presentations/Discussion Items:
 - District Needs Statement/Forum Update;
District Manager Shatic Mitchell and Committee members Delsenia Glover and others reported on the District Needs Task Force Forum held on Friday, October 21, 2022, and the responses of Board members and members of the community as to the primary needs expressed. Mr. Mitchell indicated the total number of surveys taken as of the date of the meeting as 168 and the total number of CB 10 Board member responses as twenty-eight. Mr. Mitchell indicated that more deeply affordable housing was the number one District Need described in the survey responses.
 - Discussion of Interactive Tools for Enhanced Community Input/Meeting Participation;
In addition to her note taking during the breakout sessions of the District Needs Forum, Committee member Delsenia Glover provided the Committee with a demonstration of an interactive tool that allows Board members and community participants to provide comments and notes (in real time) when presentations are being made. This tool, which the Housing Committee will use as a demonstration project in future meetings, will allow comments to be made (in the form of “sticky notes, etc.) when such things as proposed Resolutions or Letters

of Support are presented for consideration. This tool will then allow the creators of such documents to literally see these comments when finalizing documents for final review by committees and the general Board. The Housing Committee welcomes being the group that will test this creative innovation and share the future results with other Committees within the Board.

- Discussion of Landlords “Warehousing” Rent Stabilized Apartments;

The Committee was responding to a recent article written and distributed to it and the entire Board wherein it was stated that over 60,000 affordable, rent stabilized, apartments were being warehoused. In addition to the obvious responses and objections to such a process (and its adverse effects and consequences), the Committee and community members commenting discussed ways and means of preventing such warehousing from continuing while recognizing that there needs to be deeper analysis of root causes of such practices to stop it and deter future occurrences. This matter will continue to be discussed in future meetings.

- Discussion of Reported Failures of NYS ERAP/LRAP – Impact on small landlords & Not for Profit Affordable Housing owners;

A very robust and informative discussion was held on the overall failures of the NYS Emergency Rent Assistance Program (ERAP) and the companion the Landlord Rental Assistance Program (LRAP). The bottom line of the discussion was that these two programs have failed both tenants and landlords alike in that the process too complicated; lacked cohesion in its execution and not sufficiently funded to have a true impact. Connections between the failures of each program was made in terms of its disparate impact on small landlords (2-3 family homes; small buildings; not-for profit affordable housing operators, etc.). This subject will also continue to be discussed in future meetings.

- Reported Plans for “Truck Stop” on 145th Street Corridor; Land Use Committee Discussion & Next Steps.

This discussion continued the excellent responses to this subject matter in the Land Use Committee meeting held the prior week. It was acknowledged that Land Use Committee Chair Karen Dixon had identified the manner in which the Community Board would address the clear opposition to any such proposal of a “Truck Stop” on West 145th Street by reaching out (as she and her Committee has done) to Chairs of the Health Committee; Housing Committee and Landmarks/Transportation Committee to review and finalized a Joint Resolution opposing same to be presented to the full Board for consideration. As expected, opposition to a “Truck Stop” proposal was 100% from Committee members and the community residents in attendance.

4. Old Business

There was no Old Business reported

5. New Business/Announcements

Community Land Trusts – There was an excellent discussion on the history and current interest in Community Land Trust (CLT) which Ovie Lattimore referenced in his presentation and it was announced by Gregory Baggett and Board member Donna Gill that there will be a Forum on the subject held in November (date is being worked out) that will include a screening of the Award Winning Film “Arc of Justice” which explores Community Land Trust’s Afro-Southern origins and a panel discussion of experts and leaders on the subject. The Chair of the Committee expressed his support for the forum.

6. Adjournment

The meeting was adjourned at 8:20 PM