



**CICELY HARRIS**  
Chairperson

**SHATIC MITCHELL**  
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**CITY OF NEW YORK**  
MANHATTAN COMMUNITY BOARD 10  
215 West 125th Street, 4th Floor  
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## **HOUSING COMMITTEE MEETING MINUTES**

**Monday, January 24, 2022 @ 6:30 PM**

Members in Attendance: Hon. Charles Powell; Hon. Katherine Giscombe; Hon. Kathy James; Hon. Shamier Settle (Excused); Hon. Dominick Boyce; Hon. Shawn Brannon; Hon. Staci Ramos; Hon. Terri Wisdom; Hon. Delsenia Glover

### **1. Welcome by Housing Committee Chair Charles Powell**

- The Chair called the meeting to order at 6:35 PM
- The Chair asked each Housing Committee Board member to introduce themselves;
- The Chair introduced and acknowledged other Board members in attendance;
- The Chair acknowledged a number of community members in attendance.

### **2. Remarks by Elected Official or their Representatives:**

- Minah Whyte of NYS Assemblyman Al Taylor offered remarks and noted that the Hon. Taylor was on the call but did not have audio access;
- Nina Saxon of the Office of the NYC Comptroller offered remarks
- Stacey Marius of Assemblywoman Inez Dickens offered remarks.

### **3. Presentations:**

#### ***a. HCCI – Bradhurst Brownfield Opportunity Area Study***

- The Chair welcomed Malcolm Punter, President & CEO of Harlem Congregations for Community Improvement (HCCI) to the meeting. Mr. Punter then introduced members of his team;
- The Chair reminded Mr. Punter and his team that many of the persons attending the Housing Committee meeting (including himself) had also attended the Land Use Committee meeting the week before and asked that his presentation focus on housing elements associated with the study;
- Therefore, while the presentation made to the Housing Committee contained some overlap with that presented to Land Use, the focus was primarily on housing elements with a specific focus on the waterfront areas running from



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Esplanade Gardens from the South to NYCHA Ralph Rangel Houses to the North;

- After a robust series of questions from the Committee, Board members and members of the public, the Chair sought to clarify and emphasize that (1). HCCI was not presenting to the Committee any item to be voted on; and (2) that HCCI was not presenting a particular housing development for their own present or future development;
- President Punter, in response to questions also reminded all that this study (which has been occurring for over 15 years) has not yet reached the stage of implementation (which he described as Phase 3) and that the study and recommendations would then be submitted to the NYS Department of State for further consideration and action. In response to a comment by the President of the Esplanade Gardens Cooperative Board of Directors (as to the current Board not having weighed in on potential plans for its waterfront section of the development), it was recommended that the HCCI team meet again with Esplanade before moving forward;
- The HCCI team were asked to continue to appear before the Committee with future updates.

***b. Eviction Moratorium Expiration/ERAP/Post-Moratorium Tenant Rights***

- The Chair welcomed former CB 10 Board member Gregory Baggett to present on the subject;
- Although brief, Mr. Baggett gave a very detailed and comprehensive report on the status of ERAP and most importantly what is happening (and what can be expected) in Housing Courts now that the eviction moratorium has not been extended;
- Mr. Baggett reminded all of the fact that the Housing Court sections of the NYC Civil Courts have organized themselves into three (3) parts that allows them to simultaneously handle cases that were delayed due to the moratorium but most importantly manage new eviction cases as well (thereby removing the notion that new cases would be delayed in being considered while older cases were addressed). This is a significant point for those tenants who have been of the belief that new cases would take considerable amounts of time to be considered;
- Mr. Baggett also pointed out that even with ERAP and SAFE HARBOR protections, no tenant should seek to represent themselves as every tenant has the right to be represented by counsel. This fact should be published to



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the CB 10 community by the Housing Committee and the District office with great frequency and intentionality.

**4. Old Business**

**A. Update on the Harlem River Houses Development**

- Donald Notice, Executive Director of the West Harlem Group Assistance Organization provided an update as to the status of the major capital improvements and renovations to occur at the Harlem River Houses;
- Mr. Notice thanked CB 10 for its Resolution supporting the application of the project for Landmark Preservation Committee (LPC) approval and indicated that this approval had been obtained;
- Mr. Notice provided an update as to the status of the planned renovations of units within the development and indicated that there is now a model apartment available for inspection by the residents of Harlem River Houses and the community at large. He specifically invited CB 10 to view the model apartment;
- One question was raised by a community member as to handicap accessibility and the ability of residents of other NYCHA developments to transfer to such units with Harlem River Houses and Mr. Notice indicated he would look into that;
- Mr. Notice agreed to continue to report the progress of this development to the Committee at future meetings.

**5. New Business:**

- There was not New Business

**6. Adjournment**

Meeting was adjourned at 8:30 PM.