



Community Board 12, Manhattan

530 West 166th St., 6-A – New York, NY
10032 Phone (212) 568-8500 Fax (212) 740-8197

HOUSING AND HUMAN SERVICES COMMITTEE AGENDA ITEMS

YouTube: <https://youtu.be/6RrfqAlhHgg>
Thursday, October 6

Member Attendance: Emily Marte, Richard Allman, Michelle Lee, Ayisha Ogilvie, Bruce Robertson, Marshall Vanderpool, Kimberly McKoy

1) Call to Order

- Meeting was called to order at 7:30 PM

2) Welcome & Introductions

- Guide- understanding NYCs budget
- Emily Marte
- Bruce Robertson
- Jay Baez
- Ayisha Ogilvie
- Marshall Vanderpool
- Michelle Lee

3) 37 Hillside Avenue – Weekend Extension

- Member asked about all the concerns that were put forth in the January 2022 General CB12 Meeting – Randall confirmed that he addressed concerns in response email
- Error in the substantial completion date being October 2022- they meant October 2023
- The gant chart does not display when the interior and exterior work
- Saturday permits are granted week to week
- Bruce made a motion to test out the extension of Saturdays from week to week
- Jay offered to change how the motion is said. He wants to give it a month to see how it goes and update us in the next meeting. Since construction permits are renewed every week
- It should be noted that RiseBoro was not fully honest or in connection with the tenants
- Even though they have to renew weekly, we are not sure if temporary permission for permits are allowed in the case that in a month residents do not like it. Is there open-ended approvals allowed? Is it something that can be given and taken away

- quickly with this agency or the city?
- Richard doesn't think that CBs or committees have the capacity to make these decisions
- Do we have a say in getting permits from DOB from the project? Can they do it themselves and get a permit week by week? Can we reverse an approval to the Saturday hour extension?
- Decision to approve Saturday hour extensions was tabled again to inquire about whether DOT would allow week to week assessments of Saturday extended hours
- The tenants do not approve of the extension because they don't trust RiseBoro's Timeline and they want peace in their weekends because it is noisy enough in the weekdays
- Randall from RiseBoro offered to be the one accountable and inform the HHS committee in the monthly meeting if the extensions are granted
 - (a) & agreed to do more engagement and outreach in the community during this time
 - (b) They want to bring Rock Mountain Church into the space
- We don't have knowledge on permits for DOB and weekly renewals and if there can be a trial- Do we even have a say on permits??
- This discussion belongs to land use because they deal with permits and committees don't have the power to make this approval
- Land Use passed this case to us because it's a noise matter (human services)
- Motion: Table matter so we get information from department of buildings and understand what we have authority to vote on here. What the Board has authority to do in regard to permits.
- ask Wayne Benjamin and chair
- Motion has passed. (6 yes)
- Agencies should be available- to see if we can review if tenants are for or against changes to try things out
- 25.35.hillside tenants@gmail.com Michael Wolfe
- Get clarity on whether it should be H&E or Land Use. They should not be coming back if there are no changes

4) Housing and Human Services Budget Ranking

- Expense Budget Ranking
 - (a) We should know if there are any new projects going on while making decisions on the ranking
 - (b) During the Ranking, number 7 "Provide for the creation of a fund to aid in the upgrading of electrical systems in buildings"
 - (c) A new item was added to our ranking: Provide ongoing funding to ensure that secure NYCHA building entrances, stairwell and apt doors are self-closing and self-locking
 - (d) NYCHA = worst landlord.... Large investment but not in interior spaces
 - (e) 60% of NYCHA buildings don't have locked doors
 - (f) Ask DM, Ebenezer on increased funding for inspectors or implementation
 - (g) Ranking was done among each member individually and averaged out on excel to determine the overall ranking of the committee
- Capital Budget Ranking
 - (a) Number 6 "Provide internet access in publicly available spaces- including HRA service centers"

(b) Same procedure from Expense Budget Ranking was used for ranking

5) Old Business

- Rent Increase Oct 1st in Rent Stabilized Apartments
 - (a) Look to suggestions to brace for impact on how it impacts community
 - (b) Make it difficult to pay rent, cant renew lease
 - (c) Cap on regulationaccelerate pace at which apts are deregulated?
 - (d) Heat maps that indicates rate at which apts were regulated
 - (e) Risks that are run- watch for what happens with this
- Ft. Washington Armory -
 - (a) hearing for use of space for elected officials and agency members and experts
 - (b) Follow up with chair
 - (c) Public hearing: who should be there
 - (d) Agenda item
 - (e) 636.342.4293 and Phil.zablocki@gmail.com
 - (f) Forward resolution to Jay and members
- HPD
 - (a) 705 West and 709 west 170th street are buildings on the distressed properties list
 - (b) Programs that the buildings are enrolled in- Discuss programs for landlords to fix building
 - (c) How long the building has been on AEP
 - (d) Lean?
 - (e) HPD and DOB
 - (f) HPD invited to come
 - (g) Elected Officials and HPD

6) New Business

7) Adjournment

- At 11:09 PM