Housing Land Use and Zoning Committee Meeting
Tuesday, January 15th
6:30 P.M.
Location: Broadway Housing Communities, 583 Riverside Drive, 7th fl. (Art Gallery)

Committee Members:
April Tyler Co-Chair: Signe Mortensen, Co-Chair
Annette Robinson, Walter South, Barry Weinberg, Ilana Mercado, Walter Alexander

Public Members:
Olga Salcedo, Anita Cheng, Liz Waytkus

(ALL PRESENT)

All others present (please see sign in sheet)

AGENDA

I. Call to Order – 6:38p – Quorum achieved

II. Adopt Agenda – Walter/Barry approved with changes

III. Adopt Minutes – not present, next meeting

IV. Introductions/Presentations/Announcements
   a) Pamela Razo – Bronx Pro Group
      • Bronx based company – own 3000 units of affordable housing (180 TPT)– 6 buildings in Harlem
      • Rehabbing 1 building in CD9 – on housingconnects; 410-418 West 128th St – was an HPD owned property – all rent stabilized
      • From 3rd Party transfer – 2 were part of TIL – 2 were failed HDFC from Neighborhood groups
      • Requested a breakdown of units for buildings they presented and how many in 410-418 so we know preference for our community
      • 2 affordable co-ops 1641 Anders Ave – was a failed HDFC
      • Asked if they help folks apply on housingconnects. 1 year tax returns, 6 current pay stubs for income qualifications. HPD randomizes and then it goes to BPG (55k apps for 30 units). Preference: 5% mobility impaired, 2% hearing visual; 50% CB preference.
      • If approved, can one choose to pass a unit outside of your community until one opens in a your current community? They will look into it.
   b) Lois Penny – HDFC Management
      • Perry Associates – Property Management services- HDFC and more!
      • Offer services to automate modernize and manage the business of running co-op
      • Free demos available through online webinar for anyone interested
      • Full assistance for set up and customize for your needs
      • Pricing based on number of units
      • Robust features; vendor lists, inspection tracking, online payables, lease renewal and increase, automate late payment fees and notifications
      • Committee thinks this could be a valuable service and with a bit more review will suggest as a good service for HDFC and private landlords/co-ops.

V. New Business
   a) Cambridge Housing Authority recap
      • Barry/Walter A. presented a recap – visited CHA and spoke to residents as well as TA leaders to discuss process.
• Buildings built in 1970s were modern, updated well and seemed quite successful
• A big win was that CHA held 32 meetings with residents before final project plan. Listened to the WHY of concerns and needs and found creative solutions to address.
• Open and honest dialogue was key – transparency.
• Closed underused balconies to create more space in apartments and computer/laundry rooms on some floors
• CHA runs renovation and management of building. Created an LLC and purchased building from HPD for 99 year lease
• Everything gutted and all new plumb, electrical and green reusable energy solutions
• CB9 suggest we propose a pilot program like CHA process to council members. Emphasis on inclusion of resident involvement and transparency throughout the process. Need the same scale – Manhattanville Rehabs?

b) MBP Leadership Training Sessions from MBP office
• Reminder to join as a public member and shared info on training sessions from MBP office

c) NYCHA & Hamilton Theater Forums to plan

ANNOUNCEMENTS:
Jan 23 – public hearing for 437 W 126th St

VI. Old Business
a) NYCHA Updates – Fourm and CHA recap
b) MHCC Updates
• Invite UTS to present plans
• Rezoning – upzone to encourage affordable housing
• NY Times reporter doing a story
• Health and safety issues @ construction sites
c) Updates on various developments – asking Liz and Annette to help invite developers in future. Liz research funding$ and Annette invite them.
• Land Use study – working on plan for 42k. Plot by plot mapping. Spoke to City College who expresses interest in helping.
d) HDFC Updates
• Committee working on proposed legislation to make rules clear for HDFC - what they are, how they are governed etc.
• Foreclosures – need to follow up on the ones that were stopped. Get them serious help!
  o Legislation has been drafted to reign in TPT on HDFC and single family homes. Taking private brownstones in brownstones
  o No notification requirement currently; moratorium for 3 years
• Draft a letter to ask all elected to audit TPT program.

VII. Action Items - NONE

VIII. Adjourn – 8:53p

Next Meeting: Tuesday, February 12th 2019 6:30pm – 583 Riverside Dr- 7th Floor