

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!
 - Legislation has been drafted to reign in TPT on HDFC and single family homes. Taking private brownstones in brownstones
 - 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