



Manhattan Community Board 9

Serving Hamilton Heights, Manhattanville and Morningside Heights

SENIOR ISSUES COMMITTEE

MINUTES

TUESDAY, DECEMBER 6, 2016

Committee Members

Hon. Reverend Georgiette Morgan-Thomas, Chair, **Present**

Hon. Anthony Fletcher, **Present**; Hon. Martin Wallace, **Present**

Public Members

G. Wanda Capan, **Present** Laenoria Conyers, **Excused**; Bessie Davis, **Present**; Inez Woodhouse, **Present**; Cora Gilmore, **Present**; Ruther Miller, **Present**; Lillian Doctor, **Present**

Other Attendees: April Tyler, Chair of CB9M Housing, Land Use and Zoning Committee, Wanda Capan, Bessie Davis, Cora Gilmore, Ruther Miller, Inez Woodhouse, Lillian Doctor, Anne Burley, Iris Arce, LILY Organization, Pamela Vassil, Community Board No. 6 M, Henry Comas, US Housing and Urban Development, Alethia Brown, Queen Mother Dr. Dolois Blakely, Helen Marshall, Madge Rosenberg, Community Board No. 7M, Annie Payne, Leonard Bonanno, Stephen Erdman, NYC Housing Preservation and Development, Pamela Glaser, NYC Housing Preservation and Development, Kevin Parris, NYC Housing Preservation and Development, Verna Arthur, NYC Department For The Aging, Linda Guy, State Senator Bill Perkins' Office, Barbara Davis, Community Board No. 4 M, Sasha Greene, Community Board No. 2 M, Rajesh Nayar, Community Board No. 6 M, Roberta Semer, Community Board No. 7 M, Ameenah Muhammad, Annie Payne, Shirley Saxton, Social Security Administration, Craig Himmons, Hamilton Grange Senior Center, Theddeus Krupo, Hamilton Grange Public Library,

The meeting was held on Tuesday, December 6th, 2016 at the George Bruce Library, 518 West 125th Street, New York, 10027.

Anthony Fletcher called the meeting to order at 11:30 a.m. and welcomed everyone. She introduced the representative from the post office.

The Agenda was adopted with amendment, and minutes were accepted with any necessary corrections.

Presentation:

U.S. Housing and Urban Development

Henry Comas, Senior Management Analyst stated that United States Housing and Urban Development, Region II Office in charge of New York and New Jersey, and responsible for housing, equal development, fair housing and everything that has to do with urban development. It is a pass through federal agency responsible in distributing funds to city and state government, and HUD partners with local government agencies such as NYC Housing Preservation and Development [HPD], NYC Housing Authority [NYCHA] and NYS Division of Homes and Community Renewal [DHCR]. All mentioned state and city agencies have to follow the rules and regulations of HUD, only if, the rules are broken then HUD gets involved. The day to day operations of these agencies, the agency is responsible for it. HUD doesn't have programs that provide assistance to an individual nor own any property or process any applications.

SENIOR ISSUES COMMITTEE MINUTES

Page 2 December 6, 2016

There are three types of housing programs supported by HUD through city and state government agencies:

- **Public Housing Program** - established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. It is administered by NYC Housing Authority (NYCHA)
- **Multifamily Housing Subsidized Housing Program** (section 236) – is owned and operated by private owner. The owner has a contract directly with HUD and provides rental subsidies, below-market interest financing, mortgage insurance or other forms of assistance. The owner agrees that during the term of such assistance the property is subject to low-income use restrictions. See link for more information https://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh
- **Mitchell-Lama Housing Program** - provides affordable rental and cooperative housing to moderate- and middle-income families. It is administered and maintained by NYC Housing Preservation and Development. See link for more information <http://www1.nyc.gov/site/hpd/renters/mitchell-lama-rentals.page>

Housing Choice Voucher Program – Section 8 Certificate:

The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. There are two types of Housing Choice Voucher Program – Tenant base and Project base. Tenant Base Program- it is an affordable housing choice for very low-income families, and families choose and lease affordable privately-owned rental housing. This voucher is portable throughout the country including Puerto Rico. HUD pays the owner the difference between 30% of adjusted family income. See link for more information <https://portal.hud.gov/hudportal/HUD?src=/hudprograms/hcvp>

Project-Base Voucher Program:

This program is a rental assistance for eligible families who live in specific housing developments or units. This voucher is not portable can only use in that specific housing development or unit.

New York City Department of Housing Preservation and Development:

Kevin Parries, Senior Planner cited that NYC HPD is the largest municipal housing preservation and development agency in the nation. The agency promotes the construction and preservation of affordable for low and moderate income families. The agency plan and finance affordable housing development project in city owned properties and make it 100% affordable. In Community Board No. 9 there isn't public land available for the agency to build a much needed affordable housing in the district.

NYC Department of Housing Preservation and Development carry Mayor de Blasio Affordable Housing Plan:

- To build 200,000 units of affordable housing in 10 years.
- Look at the properties that have parking lots
- Work with buildings and property owner's to acquire the parking lots in an affordable price.
- Work with a variety of public and private partners to achieve the City's affordable housing goals.
- Provide a combination of loan programs, tax incentive, and disposition of City-owned land, tax credits, and other development incentives.

SENIOR ISSUES COMMITTEE MINUTES

Page 3 December 6, 2016

Senior Affordable Rental Apartments Program:

This program provides gap financing in the form of low interest loans to support the construction and renovation of affordable housing for seniors, 62 plus years with low income. The eligibility requirements are:

- 62 years of age and over
- Income up to 60 percent (60%) of the Area Median Income (AMI)
- 30 percent (30%) reserved for homeless seniors referred by a City or State agency.

<http://www1.nyc.gov/assets/hpd/downloads/pdf/developers/term-sheets/snh-sara-term-sheet.pdf>

New York City Housing Connect:

It is New York City online application service for affordable housing, and administered by the New York City Department of Housing through non-profit organizations to provide affordable housing to all New York residents. The online application service is open to all residents in the city and you can do the following:

- Search and select affordable housing,
- Enter and update your household information
- Apply for housing

<https://a806-housingconnect.nyc.gov/nyclottery/lottery.html#home>

HPD is aware that some people need assistance in filling the application due difficulties navigating or understanding the required information. Therefore, the agency has Ambassadors Program to provide assistance to constituents on how to fill the application and Community League of the Heights is designated for district 9.

Update:

New York State Senate Bill Perkins' Office

Linda Guy, Scheduler gave an updated that former Comptroller John Liu who is currently teaching at Columbia University will participate in series forums to address the Senior Housing Crisis in New York City and will provide graduate students to assist with this project. The Harvard University reach out to the Senator's Office and indicated that the university have done a report "Meeting the needs of the Aging Population". The university is interested in participating in the Senior Housing Crisis project, and provided a recommendation of specific issues. The Housing Crisis project needs to be a national priority, and should cover rental, ownership, and co-op.

New York City Department For The Aging:

Verna Arthur, Director of Community Outreach reported that the New York City Council Committee For The Aging always make sure the Department For The Aging (DFTA) receives funding, and distributed a booklet of Expand Your Circles. She encouraged seniors to read it and take a quiz at the end of the booklet and to also share with others. (see attached)

George Bruce Library Branch:

The following are offered in December:

- One on One Basic Computer Classes offered by New York Cares, Monday, December 5th, 12th, and 19th from 10:30 a.m. to 12:00 p.m.

SENIOR ISSUES COMMITTEE MINUTES

Page 4 December 6, 2016

- One on One Basic Computer Classes offered by New York Cares, Tuesday, December 6th, 13th, and 20th from 5:00 p.m. to 6:00 p.m.
- One on One Basic Computer Classes offered by New York Cares, Wednesday, December 7th, 14th, and 21st and 28th from 11:00 a.m. to 1:00 p.m.
- NYPL TechConnect, computer help sessions, December 6th, and 13th from 3:00 p.m. to 5:00 p.m.
- De-Stress and Self- Express With Adult Coloring, December 1st, 8th, 15th, 22nd, and 29th from 11:00 a.m. to 1:00 p.m.
- Celebrating Moving in Strong and Creative Ways “Movement Speaks” December 9th 10:30 a.m. to 2:30 p.m. and on December 16th, @ 2:00 p.m.
- Beginner Jewelry Making Workshop, Friday, December 16th, and 30th from 12:00 p.m. to 1:00 p.m.

Announcements:

- Senator Bill Perkins Annual Holiday Open House Celebration, Wednesday, December 14th, 2016 at Senator Perkins’ District Office, 163 West 125th Street, Suite 912 [entrance on 7th Avenue], 5:00 p.m. to 8:00 p.m. Please bring an unwrapped toy for a child in the district, and rsvp by calling (212) 222-7315
- District Elected Officials with Mayor Bill de Blasio Town Hall, Thursday, December 15th, 2016 at M505 Edward A. Reynolds West Side High School, 140 West 102nd Street (doors open at 6:00 p.m. and close at 7:00 p.m.) Rsvp is required by Tuesday, December 13th at noon. Please rsvp to TownHallRSVP@cityhall.nyc.gov or call (212) 788-8525.

Suggestions:

- Write a resolution regarding change of HUD rules and regulations, especially the medium
- Contact HPD Housing Ambassador, Community League of the Heights regarding assistance with affordable housing application process.
- Continue a series of Senior Affordable Housing Crisis

Adjournment: The meeting was adjourned at 2:00 P.M.

Note: The next meeting is Tuesday, January 10th, 2017 George Bruce Library, 518 West 125th St

Prepared by: Hleziphi Zita, Community Associate