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**The City of New York
Community Board 8 Manhattan
Housing Committee
Wednesday, April 28, 2021 - 6:30 PM
This meeting was conducted via Zoom**

MINUTES:

Co-Chairs Barbara Chocky, Ed Hartzog, and Gregory Morris welcomed attendees to the meeting. District Manager Will Brightbill provided an overview of the meeting format and participation expectations.

Mr. Morris welcomed Brendan Cheney, Director of Policy and Communications, [New York Housing Conference](#) to speak about the housing/housing affordability content in the New York State enacted budget and [New York Housing Conference Affordable Housing Recommendations](#) for the next mayor.

Regarding housing/housing affordability content in the New York State (NYS), Mr. Cheney noted that the NYS budget had been passed and signed and that there are some interesting items related to housing/housing affordability:

- For federal emergency rental assistance, NYS will receive \$2.3B of the \$50B in support of those who are experiencing housing rental insecurity. The legislature added \$100M in state funding to this federal investment. This program helps low-income renters and owners. It is unclear how this \$100M will be utilized.

Mr. Hartzog asked about delays (or backlog) in the program rollout. Mr. Cheney expressed the frustration of housing advocates with these delays. There is no interface tool and no available training. He noted that the state's eviction moratorium ends on May 1- but that it was likely to extend until August.

Mr. Hartzog asked if this money would expire. Mr. Cheney noted that there are two different end dates for the spend down- and the possibility of future spending based on high needs.

- There is another 100M for transitional rental assistance. There is no plan in place at this time.

Ms. Chocky asked how local jurisdictions would be able to access this assistance.

- There is \$325M for public housing (\$200M for the New York City Housing Authority (NYCHA)). NYCHA has \$40B in needs. There is not strategy at this point for accessing and releasing these funds.
- There's \$100M allocated for adaptive reuse of hotels and offices for housing. It is unclear how this money will be used.
- There's \$250M for supportive housing. This was supposed to be the last year of the five-year supportive housing plan. Mr. Cheney and other advocates are appealing for another five-year plan.

Ms. Chocky asked about the availability for funding in CB8.

Aubrey Balcolm asked about senior housing and/or assisted living programs. Mr. Cheney noted that they are being held at the same level.

Ms. Popper asked about the definition of “affordable.” Mr. Cheney explained that affordable means “sales price restricted” and it is up to the developer to determine what “affordable” means. The Mayor and Governor need to be focused on meeting/addressing these affordability needs.

Ms. Price wondered if the committee could define affordability in our community. Mr. Cheney’s organization supports local communities identifying goals and targets.

Aubrey Balcolm provided some individual reflection on affordability.

Ms. Popper shared information about how AMI is established. Mr. Cheney recommended that the next Mayor should focus less on the “big unit target” because it incentivizes the most housing as opposed to housing that is the most needed. The target recommended is 8,000 new units per year for extremely low income (30% of AMI or lower) or New Yorkers who are homeless.

Regarding recommendations to the next Mayor, Mr. Cheney referred to the United for Housing report that was conceived of by advocacy organizations with interests in housing, real estate, homelessness, etc. They began meeting in 2019. Ninety organizations participated in this effort. The focus of these recommendations was on: racial justice, prioritizing NYCHA, expanding supply, deepening affordability, and reducing homelessness. The broad financial recommendation is \$4B in capital per year (\$1.5B for NYCHA and \$2.5 for preservation and new construction.) In addition, they recommended \$200M from New York State in rental assistance.

A full accounting of the recommendations can be found [here](#). In addition, the report identifies a set of metrics for the next Mayor to measure success.

A non-partisan March mayoral forum on housing and homelessness organized by NYU Furman Center, the New York Housing Conference with the United for Housing Coalition and Spectrum News NY1 can be found [here](#).

Ms. Coleman asked about youth who are aging out of foster care in New York State. Mr. Cheney shared that the mayoral forum moderator asked a question on this topic.

Ms. Hartzog asked about the undercounting of youth aging out of foster care. Mr. Cheney emphasized that the number of youth aging out of foster care is hard to measure and track.

Ms. Popper asked about developers who are not developing land.

Mr. Cheney encouraged the community board to be a part of affordable housing- and following the primary to engage city council candidates directly.

Mr. Freeland asked about up-zoning in districts like the Upper East Side where the FAR is maximized. Mr. Cheney stated that up-zoning should require affordable housing and that it should be done in higher income neighborhoods.

Mr. Tamayo challenged a number of points made in the recommendations specifically in relation to basements and the cost of affordable units. Mr. Cheney provided a brief overview of the analysis that was used in relation to both points.

Ms. Chocky referred to the district needs statement and the placement of affordable housing within the statement. Mr. Hartzog highlighted a housing location related to 72nd and 2nd.

Mr. Tamayo shared his thoughts on the overdevelopment of the district.

Aubrey Balcolm expressed a desire to add future agenda items.

Seeing as there were no additional items on the agenda, Mr. Hartzog called for the meeting to be adjourned. This motion was seconded.