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**The City of New York
Community Board 8 Manhattan
Housing Committee
Wednesday July 28, 2021, 6:30 PM
Conducted Remotely on Zoom**

Please note: The resolutions contained in the committee minutes are recommendations submitted by the committee chair to the Community Board. At the monthly full board meeting, the resolutions are discussed and voted upon by all members of Community Board 8 Manhattan.

Minutes

Present: Lori Bores, Barbara Chocky, Saundra I. Coleman, Ed Hartzog, Rebecca Lamorte, May Malik, Gregory J. Morris, Rita Popper, Barbara Rudder, Marco Tamayo, Yma Thoma,

Resolution for Approval: Item 1

Co-chairs Chocky, Hartzog, and Morris welcomed Community Board Members and members of the public to the Housing Committee.

To open the meeting, Ms. Chocky expressed the committee's commitment to permanent, affordable housing - *permanent programs that don't run out and don't expire*. She added that she was very concerned about what's going to happen after January 1st when a lot of the familiar advocates are not going to be in office. She expressed her desire to talk about strategy- not just rallies or speak outs - but to consider nonviolent civil disobedience because the likelihood of making permanent, affordable housing available required significant and urgent actions.

Mr. Hartzog noted the commitment of resources to developers in the real estate market and the incentives associated with luxury condos as opposed to affordable housing.

Mr. Morris noted his desire to reflect on a number of topics proposed at the last meeting, and the strategies and approaches that most interest the committee.

Ms. Popper requested the involvement of experts from the Community Service Society to talk about Mitchell-Lama II.

Ms. Price asked that the committee consider the needs for not just low income earners, but middle income earners as well.

Mr. Tamayo offered his initial thoughts on a resolution related to the eviction moratorium.

Ms. Selway noted her frustration on how expensive and how unattainable it feels like quality housing is for her peer group. She asked the committee to explore who qualifies for affordable housing. She hoped the committee planned to make the new administration focus on taxing pied-a-terres.

Ms. Popper appealed to the committee to focus on efforts to update AMI.

Ms. Coleman offered her thoughts and reflections on income of residents of NYCHA and other supportive and affordable housing options. Specifically, she reminded the committee that those who live in supportive and

affordable housing options are not a monolith and their salaries vary. She received an apology from a fellow committee member for that committee members earlier communication about the income of residents of NYCHA.

Ms. Price reported the New York City Department of Housing Preservation and Development's definitions of the various AMI levels.

Mr. Hartzog pointed out the number of empty buildings and empty lots in the district.

Ms. Thoma noted that the 421a program was ending.

Mr. Tamayo outlined how NYCHA land can be used to secure future revenue.

Ms. Lamorte asked the committee to focus on protecting public housing and commented on the need for good wages and the elimination of worker exploitation. She believes that good jobs and affordable housing are essential and possible.

Mr. Morris noted the challenging nature of tonight's conversation but asked the committee for clarity on the following point: *Whatever the committee chooses to do, whatever the committee chooses to bring to the full board, it must be something that every committee member is behind.* He encouraged the committee to work in lockstep because these are very complicated issues and there wasn't going to be one obvious or easy answer.

A resolution was brought forward

WHEREAS, the federal government directed funds to the state to prevent evictions,

WHEREAS, the Governor has the ability to release funds immediately,

WHEREAS, the funds should be used to prevent eviction immediately.

THEREFORE BE IT RESOLVED that this resolution is APPROVED as presented.

VOTE: 10 in favor (Chocky, Coleman, Hartzog, Lamorte, Morris, Popper, Price, Rudder, Tamayo, Thoma) and 1 Abstain (Malik).

For the final activity, Mr. Morris referred the committee member to fill out the template pasted below "*What it knows?*" and "*What is would like to know?*" about housing in the district. See next page.

As the conversation had come to a close, there was a formal motion to adjourn.

Reflections from the Housing Committee

		What do we know?	What do we want to know?	Who can partner with us as we explore this question?
1	What is affordable?	30%. State has \$\$\$ for affordable housing. AMI includes Westchester – changes AMI (makes it higher) 1/3 rd of income for rent makes more sense?	Who are the people we have to speak to make it happen? What is affordable? % of AMI? Is it possible to use government's definition?	Last 3 panelists. Sponsor. Non-profit organization. Sponsors who know state and city.
2	How do we support current residents of affordable housing in CB8? Middle income housing?	Increase access to/timeliness of repairs. Anti-harassment laws should help when it comes to rights. Seniors in 421A suffering (SCRIE/DRIE). Legal services are needed/critical.	What are the qualifications and requirements for affordable housing? What are the electeds doing to support emergency funding? How to move to permanent affordability?	HPD, Housing and Community Development. Legal services partners. Lenox Hill Neighborhood House. Courts w/free attorneys. Make info/numbers available.
3	What are the important density issues in the community?	There is under-development in some areas. We have control of max density not min density. Major issue.	Can we see a density study? Where can density be increased? What is the definition of underdevelopment	City Planning
4	What are the important zoning issues in the community?			Joint meet with zoning.
5	How do we change AMI?			
6	How do we change developer mindset about affordable housing?	Affordable housing is necessary.	What is cost of land? How much does it cost to build? How do we get developers to show up?	
7	How do we help secure more Mitchell-Lama housing?		How was it going to be structured? Who can we go to in the state to talk to about Mitchell-Lama 2? Is there Mitchell-Lama in the district?	Get a Mitchell-Lama developer to talk to us.
8	What are the current bills pending at the local/state/federal level?		How is 20B being used? Who can talk about rent relief program? What is the status of Pied-a-Terre tax? What do the current/future electeds want/need? What is happening with 421A?	

Parking Lot items:

- Empty lots, warehousing - It's there. What's happening? Taxing? Fines?
- What happens when a developer does not want to rent? How is the developer held accountable?
- More middle income housing needing – recognize who the constituents are.
- Who are the (non-profit) developers that do affordable housing?