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**The City of New York  
Community Board 8 Manhattan  
Housing Committee**  
*Thursday, July 7, 2022 – 6:30PM  
Conducted Remotely on Zoom*

**Minutes**

**Board Members Present:** Lori Bores, Lorraine Brown, Saundrea I. Coleman, Ed Hartzog, Sahar Husain, Rebecca Lamorte, Greg Morris, Rita Popper, and Marco Tamayo

**Excused Absence:** Anthony Cohn

The meeting was called to order at approximately 6:35pm by co-chairs Greg Morris, Ed Hartzog, and Rebecca Lamorte.

**Item 1: Discussion - Manhattan Institute Report, "*How to Solve New York's Housing Crisis: Building New Housing in Restricted High-Opportunity Neighborhoods*"**

**Questions to answer:**

**1-What can we learn from this report?**

**2-What additional questions do we have?**

**3-What steps (if any) can we take in support of expanding affordable housing development in CB8?**

Greg opened the meeting by outlining the agenda - highlighting the Manhattan Institute's report, "*How to Solve New York's Housing Crisis: Building New Housing in Restricted High-Opportunity Neighborhoods*," as the committee's main item of discussion - and state of housing in the district. Ed and Rebecca shared brief remarks on the future of housing in the community and tonight's meeting topics.

The co-chairs began discussion of the first topic on the agenda, the Manhattan Institute's "*How to Solve New York's Housing Crisis: Building New Housing in Restricted High-Opportunity Neighborhoods*" report.

Greg Morris reviewed the Manhattan Institute's report and the specific parts discussing the Upper East Side. Greg and Rebecca opened the floor for discussion on the Manhattan Institute's report:

Boaz Galil expressed feedback from community residents on housing he recently received and how it should impact the committee's work.

Marco Tamayo shared his views on why affordable housing is scarce on the Upper East Side and zoning policy shortfalls that impact the creation of housing.

Sahar Husain reflected on infrastructure issues surrounding housing density and construction, including parking, schools, hospitals, transportation, and small businesses. They also expressed concerns about apartments that sit empty but are owned by a foreign investor not contributing to the local community and economy.

Andrew Ravaschiere outlined the origins and financial benefactors behind the Manhattan Institute and cited local examples of new, unaffordable, not environmentally friendly development.

Wendy Machaver shared her comments on the Manhattan Institute and local government's relationship with developers and how that impacts policy making and zoning. They also touched on the environmental impact of supertalls.

Rita Popper expressed frustration at the state of affordable housing on the Upper East Side, area median income levels, and displacement and gentrification caused by the housing crisis.

## **Item 2: Old Business - Tracking work orders/repairs in support of NYCHA residents**

### **Questions to answer:**

**1-Do we have agreement on the specific data that we require to track work orders/repairs?**

**2-How will we know if the data we receive from NYCHA is accurate?**

**3-Can we agree on action items that CB8 can take in support of tracking work orders/repairs?**

The co-chairs moved to item 2 to continue discussions about public housing on the Upper East Side.

Saundrea Coleman expressed concern about accountability and validity of data as NYCHA will share with the community board as it relates to repairs and open/closed tickets. They also cited examples of discrepancies in NYCHA reporting and data, and recommended working with Holmes-Isaacs Coalition lawyers and compliance unit within NYCHA for this information.

Rita Popper inquired about downsizing apartments within NYCHA and if changing policy there would free up larger units for new tenants to enter. Sandra Coleman replied there was not a policy currently but warehousing apartments and use of larger units by single occupants are issues within the system.

Lorraine Brown updated the committee on NYCHA rules around apartment succession and downsizing. They also shared the tragic story of a woman that passed away in public housing in 2020.

## **Item 3: New Business: Specific items/topics to focus on starting in September**

### **Questions to answer:**

**1-Do we have agreement on the committee's priorities?**

**2-What items/topics are we missing?**

**3-Are there specific steps that the committee is prepared to take in support of the identified priorities?**

The co-chairs moved to the final item on the agenda and asked the committee to discuss the group's focus as we head into the fall.

Ed Hartzog suggested the committee hold a forum or meeting in September or October with representatives from City Planning.

Greg Morris expressed concern that the community will be "told" what development is happening and not "asked" what's needed if we aren't prepared.

Lorraine Brown recommended that the housing committee research Doris Bunte and Boston public housing that entered receivership to address repairs. They also offered to arrange a speaker from Boston and HUD to address the committee.

Rita Popper offered to arrange a meeting with a housing developer to discuss questions the committee has on affordable housing.

The committee closed the discussion by adding wellness checks and guest speakers like Dan Garodnick from City Planning to our priority list.

The meeting was adjourned at 8:33pm.

*Edward Hartzog, Gregory Morris, and Rebecca Lamorte, Co-Chairs*