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**The City of New York
Community Board 8 Manhattan
Housing Committee**

*Thursday, November 3, 2022 – 6:30PM
Conducted Remotely on Zoom*

Minutes

Board Members Present: P Gayle Baron, Ed Hartzog, Rebecca Lamorte, Greg Morris, Rita Popper,

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 and guest speakers at the night's meeting, Council Member Gale Brewer and a staff representative, Edward, from Council Member Alexa Aviles' office.

Council Member Brewer briefed the committee on affordable housing development and work other community boards are doing to address the immense need for housing in New York City, including ULURP changes, rezonings before the Council, hotels conversions, and housing policies Albany can enact like a second Mitchell-Lama program and converting commercial and religious spaces to housing.

Ed Hartzog asked Council Member Brewer about Innovation Queens in Council Member Julie Won's district. Council Member Brewer briefed the committee on the affordable housing pushback from Council Member Won as she asks for 50% affordable housing in the development versus the 40% being offered currently.

Council Member Brewer urged the committee to look into what Community Board 4 is doing to be proactive on housing and affordability needs in their neighborhoods.

Edward from Council Member Aviles' office then briefed the group on her work as Chair of the Committee on Public Housing and NYCHA Trust. Edward expressed concern about the new program and voting procedures a part of NYCHA Trust. He also shared the Council Member's ongoing concern with funding, repair delays, and other issues within NYCHA.

Edward closed his remarks by inviting the committee and local tenant association leaders to testify at an upcoming committee hearing on community engagement within NYCHA.

Ed asked Edward about the repair delays and if tenants are waiting longer because workers performing the repairs come from different contractors and trades. Edward agreed the delays are in part from worker shortages and borough-based geographic limitations where workers are covering multiple areas for repairs. He expressed the need for better communication between contractors, workers, and NYCHA management.

Greg asked about the timeline for tenants voting on NYCHA Trust at their developments. Edward shared the public commentary and voting timeline as follows: the public comment period closes on November 23rd with final rules being published on December 17th, NYCHA will then begin community engagement in developments in early 2023.

Greg asked about the foundational causes for dysfunction in NYCHA. Edward expressed the Council Member's feeling that mismanagement is main issue outside of funding shortfalls.

Rita Popper expressed concern about affordable and public housing needs locally and relying on the real estate and business industries to supply the solutions.

Member of the public Boaz Galil asked about the real funding needs within NYCHA to address issues at Holmes and Isaacs Housing and the community board's ability to address the issue with such large financial needs. He proposed a housing insurance tax to address funding needs for affordable and public housing.

Gayle Baron asked if there are other cities we can look to that have funded and maintained public housing successfully in recent years. Edward cited use of RAD and PACT in other cities but also expressed concern about both programs based on evictions, low quality repairs, and other issues with housing that have entered into those programs.

The co-chairs moved to old and new business.

Rita Popper proposed an idea to expedite housing development and provide financial incentive for quicker development. Rebecca, Boaz, and Greg responded with feedback about impacts of expediting construction and funding ideas like a housing development tax to create the affordable housing needed.

Rita Popper made a motion to adjourn and Ed seconded it.

The meeting was adjourned at approximately 8pm.

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