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THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD SIX
211 EAST 43RD STREET, SUITE 1404
NEW YORK, NY 10017

**Housing, Homeless, & Human Rights Committee
November 19, 2018
211 East 43rd Street**

Meeting Minutes

Present: Carin van der Donk (Chair), Kyle Athayde, Claire Brennan, Andrew Gross, Aaron Humphrey, Abigail Krusemark, Rich Mintz, Claude L. Winfield

Excused:

Absent: Rajesh Nayar (Vice Chair), Joseph Parrish, Matt Roberts, Susan Steinberg

Guests: Brian Lafferty, Manhattan Borough President's Office; Asher Baumrin, Senator Hoylman's Office; Sara Newman, Council Member Powers' Office

Call to Order and Adoption of the Agenda/Previous Meeting's Minutes

Carin van der Donk called the meeting to order at 6:37 PM.

Claude L. Winfield made a motion to adopt the agenda. The motion was seconded by Aaron Humphrey and passed.

Aaron Humphrey made a motion to adopt the minutes from the October 15 meeting. The motion was seconded by Claude L. Winfield and passed.

Committee Business

Agenda Item #1: Discussion of New York City Council Intro 1171-2018

Introduced by Council Member Carlina Rivera: <https://on.nyc.gov/2zYJmcZ>

A bill that requires the Department of Buildings ("DOB") and the Department of Finance ("DOF") to share information in order to identify cases of false statements regarding occupied and rent-regulated housing

When DOB and DOF do not consult with each other, landlords can take tax deductions for affordable housing, but nobody checks with DOB to see if that's actually the case

Tenants can check, sue, and get rent reduced

The proposed bill would be an automatic audit of DOB to make sure it complies with what's on record at DOF. Punitive remedies if there are violations.

Rich Mintz will write a resolution for the committee.

Agenda Item #2: Update from committee member leads on rent law legislation research

- Carin decided we shouldn't concentrate on Repeal of Urstadt Law (limits the power of the City to negotiate what the state has set)

Potential rent regulations the committee wants to advocate for:

- Vacancy Decontrol
- Vacancy Bonus
- MCI (get rid of/modify)
- Luxury Decontrol

Senator Hoylman has 2 proposed bills that specifically pertain to false applications to DOB/DOF (Agenda Item #1). One would require DOB to independently verify forms. The other would make lying on such a form a felony.

Abigail Krusemark and Kyle Athayde will queue up a list for the January meeting.

Agenda Item #3: Presentation on identifying potential construction projects in the district and possible tenant harassment and displacement

Presenter: Cody Osterman, Assistant District Manager, CB6

This presentation focused on reports made available by the Association for Neighborhood Housing Development. The data identify tenant displacement and provide opportunities to advocate for better legislation.

The data shows: new property sales, HPD complaints, HPD violations, DOB complaints, DOB permits.

The reports isolate buildings that appear on more than one of these lists and allow CB6 to identify potential at-risk buildings.

The committee agreed to identify potential at-risk buildings in the district, get the information to other Community Boards, and advocate for interagency communications.

The committee discussed inviting tenants from at-risk buildings to share grievances, creating a best/worst landlords list, sending a letter to at-risk buildings, and having hearings on at-risk buildings.

The committee emphasized that process and individualization will be important to determine if a building that is flagged by the reports is actually at-risk (as opposed to one tenant making multiple complaints).

In the interim, Carin van der Donk will monitor the list and encourages other committee members to do the same.

Old/New Business

There was no old/new business

Chair's Report

Carin van der Donk made a list of all tenant associations in CB6 and is introducing herself via letter.

Carin van der Donk met with Molly Hollister and a representative from housing on E 28th Street. CB6 is hoping to help them with participatory budgeting. The representative will come back with a list of 5 repairs that are most needed. In particular, they have expressed a need for layered access.

There are no bathrooms in the park adjacent to the building, this park attracts men from the 30th Street shelter, where they spend the day while the shelter is closed. There have been discussions of putting facilities in Bellevue South Park. Scoping meetings, as well as preparation for a meeting between the NCO's and the Tenant Associations are ongoing.

Adjournment

Kyle Athayde made a motion to adjourn. The motion was seconded by Claire Brennan and passed. Carin van der Donk declared the meeting adjourned at 7:40 PM.

Minutes submitted by: Abigail Krusemark