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

**Manhattan Community Board Six
Housing, Homeless, and Human Rights Committee
January 14, 2019, 6:30 PM
211 East 43rd Street, Suite 1404 (CB 6 Board Office)**

Meeting Minutes

Present: Carin van der Donk (Chair), Rajesh Nayar (Vice Chair), Kyle Athayde, Claire Brennan, Aaron Humphrey, Abigail Krusemark, Rich Mintz, Matt Roberts, Claude L. Winfield

Absent: Andrew Gross, Joseph Parrish

Guests: Cody Osterman (CB 6 Staff), Pete Harrison (Housing Justice for All), Elinor Garely (Resident), Katy Homans (Resident), Phil Kovacevich (Resident), Kristin Aadahl (Resident), Andrew Hiller (Activist), Byron Munoz (NYC Dept of Buildings), Jeffrey Zellan (Resident), Susan Steinberg (CB 6 Member)

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

Carin van der Donk called the meeting to order at 6:32pm

Abigail Krusemark made a motion to adopt the agenda. The motion was seconded by Kyle Athayde and passed.

Kyle Athayde made a motion to adopt the minutes from the December 2018 meeting. The motion was seconded by Claire Brennan and passed.

Committee Business

1. Presentation from the Friends Shelter

Katy Homans and Phil Kovacevich gave a brief overview of their shelter. Their shelter is a faith based shelter that serves 14 homeless individuals.

Drop-in centers do not have beds, but individuals can sleep in chairs.

They discussed the challenges of raising funds. The committee suggested they ask the Grand Central Partnership BID for funds, as well as having conversations with NYC DHS.

2. Discussion of New York City Council Intro 1278-2018, a bill requiring that the New York City Department of Buildings (DOB) review tenant protection plans for compliance

Byron Munoz (Office of the Tenant Advocate, NYC Dept of Buildings) gave a presentation covering the role of his office and tenant protections.

The Office of the Tenant Advocate serves as a resource to help tenants understand the laws that govern construction in residential buildings. They monitor compliance with Tenant Protection Plans and investigate claims of non-compliance and construction as a tool of harassment. Tenant Protection Plans cover egress, fire safety, health requirements, compliance with housing standards, Structural safety, Noise restrictions, maintaining essential services, and any other requirements that ensure tenant safety during construction. His office supported City Council Intro 1107-2018, in lieu of intro 1278-2018. Intro 1107 would require contractors to prepare and submit tenant protection plans when seeking a permit to perform construction.

Chair moved to reconsider the after reading Intro 1107-2018 and the City Council hearing.

3. Continued discussion on landlords whose properties have a significant number of formerly rent stabilized units that have been deregulated in the last ten years was laid over due to time constraints.

4. Presentation from the Housing Justice for All Campaign and discussion on State legislative fixes to loopholes in the rent laws.

Peter Harrison from Housing Justice for All gave a presentation on the housing crisis and the organization's campaign for universal rent control.

See attached presentation.

Kirstin Aadahl, a resident of Stuyvesant Town/Peter Cooper Village, gave a handout and initiated a conversation about "Roberts Tenants"

Ms. Aadahl expressed concern about expiring rent regulation protections by June 2025.

Currently j-51 tax breaks continue through June 30, 2020, which keep rent increases in line with the Rent Guidelines Board increases. See handout for additional details.

5. Chair's Report:

Carin van der Donk gave a report on various items.

- P.S. 40 has received extra funding.
- She solicited a volunteer to follow Corey Johnson's bill to reduce greenhouse emissions.
- New Providence Shelter CAB meetings will resume shortly. Claire Brennan and Matt Roberts to represent CB 6.
- Rajesh Nayar was planning to attend the Samaritan CAB on January 30.
- Community Boards are being asked to comment on Charter Revisions. (Need details)

6. Old/New Business

There was no old or new business.

Meeting was adjourned at 8:37pm.

Minutes submitted by: Matt Roberts