



The City of New York
BRONX COMMUNITY BOARD #1

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Serving and Representing: Port Morris, Mott Haven and Melrose



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DISTRICT MANAGER

Public & Supportive Housing Committee Minutes

March 25th, 2024

Daniel Barber, Chairperson

Outline

Public housing options in New York City.

- Committee discusses alternatives for addressing budget crisis in public housing, including RAD program and permanent affordability commitment.
- NYCHA residents face conflicting rights and provisions in contracts with private managers.
- Section 9 of the Housing Act of 1937 provides federal funding for public housing in New York City, with NYCHA responsible for managing properties and making repairs.
- Residents pay rent, which covers some expenses, while NYCHA relies on federal funding for repairs and improvements, which has decreased in recent years.

NYCHA rent increases and renovations.

- Residents in a Bronx neighborhood are fighting for repairs to mold and condensation issues in their buildings, which have been exacerbated by recent renovations.

Affordable housing and family composition in NYC.

- Resident advocates for language change in NYCHA family composition policy.

Affordable housing and voucher programs in New York City.

- Member Dalourny Nemorin expresses concerns about affordable housing in NYC, citing long waitlists from NYCHA.
- Chairperson Daniel Barber explains that Section 8 vouchers can be used to pay rent in any private apartment if the landlord accepts it.
- Chairperson Daniel Barber clarifies that PPV (Project-Based Voucher) Section 8 is for NYCHA residents to stay in a NYCHA unit and pay rent with government assistance.

Government failures in public housing.

- Residents blame federal, state, and local governments for failing to address lingering scaffolding in public housing developments.

- Mayor cuts money meant for housing projects, sparking outrage from residents.

NYCHA budget cuts and advocacy efforts.

- Member Dalourny Nemorin questions the mayor's claim of budget cuts.
- Chairperson Daniel Barber clarifies that the budget cuts are related to a different issue, with the government and governor involved in a disagreement.
- Member Dalourny Nemorin expresses concern about CB1's lack of engagement on NYCHA issues despite representing areas with high concentration of NYCHA housing.

NYCHA repairs and tenant protections.

- Chairperson Daniel Barber describes a meeting where a private management company was introduced to take over NYCHA development, leading to concerns about residential rights and privatization.
- Chairperson Daniel Barber and others express frustration with the new management company, including ticketing residents for being on the grounds of the property's open space after dusk and lack of preparation for the new program.
- Chairperson Daniel Barber announces repairs can't be completed due to lack of funding, despite NYCHA residents being relocated for work.
- Chairperson Daniel Barber also added that residents are not guaranteed repairs, and current methods are ineffective.

Affordable housing and relocation.

- Chairperson Daniel Barber highlights women leaders in affordable housing who have paved the way for younger generations.
- Chairperson Daniel Barber plans to reach out to a CCOP board member to ask questions about the Preservation Trust and why it's important to save Section 9.
- Member Dalourny Nemorin is skeptical of the Preservation Trust and believes residents should have more control over the relocation process.

NYCHA development management and resident rights.

- NYCHA leases buildings to trust for \$1, allowing for more funding and flexibility in repairs.
- Member Dalourny Nemorin raises concerns about NYCHA's management and funding, and notes that the trust can pull private loans, giving them more financial resources.
- Residents express frustration with lack of representation and democratic process in their community.

NYCHA development fees and community resources.

- Member Dalourny Nemorin emphasizes the importance of education and quick access to repairs in NYCHA developments.

- Chairperson Daniel Barber describes how NYCHA and developers split \$100 million in development fees, with little going back to the community.

Rezoning, development fees, and community bargaining in NYCHA.

- Speakers discuss rezoning funds, development fees, and NYCHA's use of billions of dollars in revenue.
- Chairperson Daniel Barber mentions a community leader who negotiated with developers to include public housing in the Barclay project.

Public housing and community engagement in NYC.

- Chairperson Daniel Barber discusses the challenges of addressing issues in a large housing complex, such as NYCHA, and the need for more strategic planning and community involvement.
- Chairperson Daniel Barber expresses frustration with the same people consistently supporting them, despite their efforts to engage younger generations.

Community issues and outreach efforts in the Bronx.

- Anthony Jordan highlights the Community Board's efforts to engage with the community through social media and live streaming meetings to reach a wider audience.
- The committee chair emphasizes the importance of addressing the needs of the most vulnerable members of the community, including those from public housing, and ensuring their voices are heard.
- Anthony Jordan emphasizes the importance of engaging with the youth in the community, using activities to educate them about voting and political issues.
- Graduate students and social workers from the Community Worker Organization connect clients with resources and services, specifically targeting the aging population in the South Bronx.
- Community leader invites attendees to a board meeting to discuss local issues and advocate for the community.
- Community member expresses frustration with lack of transparency in housing development projects.

Supportive housing in a neighborhood.

- Michael Pimental shares personal experience with church demolition, highlighting lack of transparency in development projects.
- Michael Pimental expresses concerns about oversaturation of supportive housing in the area, calling for more controlled development.

Managing NYCHA buildings and private landlords.

- Private landlords and management companies bid for contracts to manage NYCHA buildings, but there are concerns about their ability to handle the unique challenges of public housing.

Public housing and supportive housing initiatives.

- Committee must provide three actionable items to the district manager for resident advocacy.
- Anthony Jordan emphasizes the importance of 24-hour security for supportive housing residents, including mental health services, and requests actionable items from the committee.
- Jefferson Alia suggests drafting a letter to elected officials and the mayor of New York City to support public housing and section nine, with a focus on transparency and accountability.

Supportive housing standards and funding.

- Member Dalourny Nemorin seeks clarity on public health supportive housing operations, specifically for a SRO unit with 24/7 wraparound services.
- Anthony Jordan emphasizes the importance of a standard for supportive housing in the community, citing the need for a clear understanding of what it entails and how it will be implemented.
- Michael Pimental adds that organizations that come before the board should be prepared to explain the different types of supportive housing and how they will address stigma and interpolation.

Supportive housing standards and community impact.

- Board member expresses frustration with lack of knowledge about supportive housing projects and the need for further research before creating a standard.

Supportive housing standards in a community.

- Community members express frustration with lack of supportive housing standards and inconsistent implementation in their district.

Supportive Housing and Community Needs.

- Anthony Jordan suggests inviting an agency to discuss supportive housing options.
- Community members express interest in learning more about supportive housing options.

Action Items

Draft a letter to elected officials advocating to maintain Section 9 public housing funding.

Invite a NYCHA board member to present on the importance of Section 9 at a future meeting.

Have each committee prepare 3 actionable items to present at the next full board meeting per the chairwoman's request.

Research best practices and models for supportive housing to establish standards that providers must meet to get letters of support.

Invite supportive housing experts to educate the committee on types of supportive housing and services provided.

Distribute a housing survey to NYCHA residents through flyers with QR codes.

Add the graduate students to the Communications Committee to assist with survey distribution.

Hold a Public Safety Action meeting on April 15.