

THE CITY OF NEW YORK
BOROUGH OF THE BRONX
COMMUNITY BOARD 7



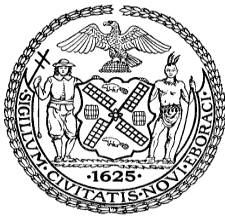
HON. VANESSA L. GIBSON, BOROUGH PRESIDENT YAJAIRA ARIAS, CHAIRPERSON KARLA CABRERA CARRERA, DISTRICT MANAGER

HOUSING, LAND USE & ECONOMIC DEVELOPMENT

Chair:	Yajaira Arias
Meeting Date:	September 10, 2024
Meeting Time:	6:30 pm
Meeting Location:	<u>CUNY On the Concourse</u> 2501 Grand Concourse, Bronx, NY 10468 (Bronx Business Tech Incubator, 3rd Floor)
Members In Attendance:	✓ Yajaira Arias ✓ Sandra Erickson ✓ Barbara Stronczer ✓ Meriyen Parra Feliz ✓ Kimali Corley ✓ Momodou Sawaneh ✓ Edgar Ramos ✓ Jesús López-Jensen
Minutes done by:	Yajaira Arias

Minutes:

- I. Meeting Guidelines**
- II. Introductions/Attendance - Attendance taken and quorum was met.**
- III. Review of Previous Minutes- Minutes were approved for May 2024 and June 2024.**
- IV. Follow-up from Previous Month**
- V. New Business**
 - A. Fiscal Year 2026 Capital & Expense Budget Requests**
 - 1. Review of FY25 Capital & Expense Budget Requests’ Agency Responses: <https://bit.ly/4dFE9rr>**
 - a) Received responses for capital and expense for fiscal year 2025.
 - b) Need to gather responses for capital and expenses for fiscal year 2026.
 - B. Discussion on Committee Priorities:**
 - 1. The committee discussed and prioritized their tasks.



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2. The first priority is to correct the outcast, which has been a request for 20 years.
3. The second priority is to ensure there is plenty of public housing.

C. Discussion on Housing Inspection

1. People complain about the lack of response from the housing department (HPD).
2. More inspectors are needed to enforce regulations and address issues.
3. The need to prioritize housing inspections and identify areas of concern.

D. Prioritizing and Addressing Housing Issues

1. Discussion on prioritizing housing issues.
2. Identified problems and concerns raised by constituents.
3. Agreed to review and potentially move up certain issues on the list.

E. Discussion on expanding mental health subsidies

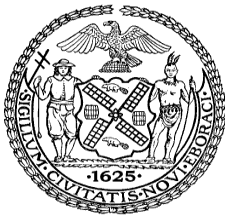
1. Owner manager groups are pushing for expanding mental health subsidies.

F. Addressing Housing Issues and Pest Control

1. Discussion about housing issues related to trash and pest control, particularly rats.
2. Suggestion to expand the request to multiple agencies for a more comprehensive approach.
3. Inquiry about a program providing assistance to the homeless.

G. Rental Subsidies Initiative

1. Rental subsidies initiative to prevent homelessness and support working individuals.



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2. Aims to assist those paying more than 50% of their income on rent.
3. Collaboration between multiple departments for implementation.

H. Proposal to Increase Funding for Homeless Agencies

1. Suggestion to allocate more funds to both homeless agencies to address the needs of the unhoused population.
2. Section 8 vouchers and city fast programs have seen a decline in availability.
3. Homelessness and displacement of children persist despite existing support programs.

I. City of Yes Initiative and Rental Subsidies

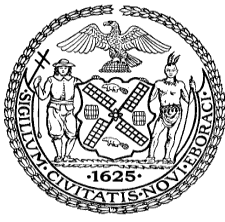
1. The City of Yes initiative, despite its popularity, faced criticism.
2. Concerns raised during the June vote will likely resurface.
3. find solutions that benefit both parties, including rental subsidies.

J. Budget Meeting Discussion

1. Discussed budget meeting on October 8th.
2. Identified the need for additional personnel in the Department of Buildings to enforce code violations and prevent housing stock deterioration.
3. Agreed to prioritize housing in the upcoming fiscal budget.

K. Addressing Building Violations and Fire Safety

1. Discussed various building violations such as unsafe structures, maintenance issues, and illegal usage of spaces.
2. Identified specific violations like bikes in the hallway and the need for proper fire safety measures.
3. Explored the roles of different agencies including DOB, FDNY, and the building owner, in enforcing and addressing these violations.



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L. Discussion on Economic Development

1. Discussed lethal terms of excessive storage.
2. Explored financial incentives and low-cost financing for job creation and retention.
3. Reviewed data from August 2022 for updates.
4. Clarification needed on support for local and expanded district marketing efforts, particularly in relation to the Kingsbridge armory.

M. Prioritizing Land Use Points

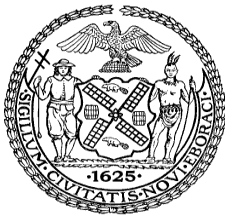
1. Discussing the prioritization of land use points among committees.
2. Will gauge the importance of each point and make adjustments as needed.
3. The final priorities will be presented to the general membership for approval.

N. Discussion about the number of priorities and their implementation

1. There is an ideal number of priorities, but the exact number is not remembered.
2. There is no guarantee that these priorities will be implemented.
3. The responses come from each agency and some suggest that the item should be put on the council member's agenda and budget.

O. Community Boards' Role in City Budgeting:

1. Elected officials prioritize community boards' requests when allocating city funds.
2. Community boards' input helps shape the city's budget by identifying shared priorities.



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3. The process involves multiple community boards submitting their wish lists for the city.

P. Community Needs and Park Renovations:

1. Last week's community needs statement included a request for a follow-up procedure to ensure implementation within a specific timeframe.
2. The statement outlines the district's needs, which elected officials and city agencies use to determine funding priorities for park renovations.
3. Renovations are initiated based on community board requests and funding availability.

Q. Budget Consultations and Implementation

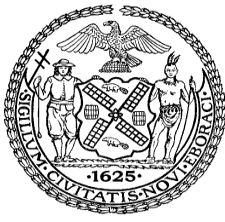
1. Council member reviewing a document for the community board.
2. Budget consultations with district managers and city agencies.
3. Addressing constituent complaints and implementation issues.

R. Budget Planning and Funding

1. Funding is needed for various projects and initiatives.
2. Statement of needs is updated regularly to reflect funding requirements.
3. Budget planning involves looking at past funding history and current needs.

S. Budget Planning Process

1. Budget document submission in November, 6 months before the budget starts.
2. Intensive committee meetings to review and finalize the budget.
3. Efficient process allows for updates and adjustments based on current priorities.



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T. Ways to Get Things Done in the City

1. Locals can get things done quickly by approaching their council person.
2. Different ways to talk to elected officials to get funding for projects.
3. Funding can come from the city budget, elected officials, or the assembly person.

U. Budget Allocation for Community Boards

1. Officials inquire about the needs of community boards within a limited budget.
2. Budget allocation decisions are made by the community boards based on available funds.
3. Despite challenges, there is an ongoing effort to maintain hope and work with the available resources.

V. Budget Allocation Discussion:

1. Budget allocation discussion at an ethics committee meeting.
2. Officials provide funding allocation details, including early literacy events and meals for seniors.
3. Suggestions and modifications can be made to the budget before finalization.

W. Budget Planning for 2026

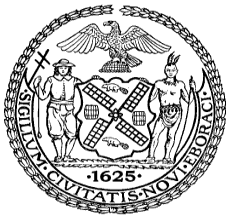
1. Budget planning for 2026 is underway, with a tight deadline of October 31st.
2. All recommendations should be submitted to the chair for consideration and budget allocation.
3. The budget guide and statement of needs from last season are available for reference.

X. Reviewing and Prioritizing Information

THIS MEETING'S MINUTES ARE SUBJECT TO CHANGE. FOR THE MOST UP-TO-DATE INFORMATION, CONTACT US AT:

229-A EAST 204TH STREET ♦ BRONX, NY 10458 ♦ PHONE: (718) 933-5650

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1. Reviewed various items on pages 45, 49, 50, and 15.
2. Need updated data for item 24 on page 51.
3. Will prioritize and present to the executive and general boards.

Y. Discussion on Budget Additions and Housing Issues

1. Possible consideration to move up available number 26 with sanitation implementation.
2. Suggestions to be added for capital and expense budget additions in 2026.
3. Footnote provided regarding housing rats, related to the Department of Health's 'Healthy Homes' campaign.

Z. Proposal Handling by Different Agencies

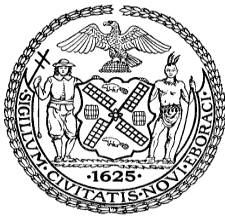
1. Unclear which agency handles certain issues, such as sanitation, housing, or street vending.
2. Street vending was previously handled by sanitation but may have changed.
3. Need to keep up with changing city guidelines to ensure proposals are submitted to the correct agency.

AA. Discussion on the 2025 wishlist for the city

1. The 2025 wishlist for the city is a compilation of requests from various committees.
2. The process of creating the wishlist is time-consuming and challenging.
3. Tracking the progress of items on the wishlist would be beneficial.

BB. Concerns about the effectiveness of ID implementation

1. Unclear how much time should be spent on implementing ID.
2. Vague responses from agencies hinder understanding of ID effectiveness.



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3. Repeatedly contacting agencies yields no new information.

CC. Persistent Complaining Leads to Action

1. Persistent complaining can eventually lead to positive outcomes.
2. Clinton high school pool was finally renovated after years of complaints.
3. The speaker emphasizes the importance of persistence in achieving desired changes.

DD. Discussion on Agencies' Late Meetings and Updates

1. Agencies are unable to attend late meetings due to time constraints.
2. Emails from agencies can be found in the newsletter.
3. Request for updates from the Department of Building on enforcement handling and dairy.

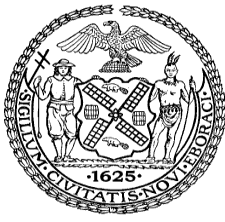
EE. Discussion on District Fires and Building Health

1. Request for an update on the health of district buildings due to recent fires.
2. Concerns about e-bikes and the potential fire hazards they pose.
3. Discussion of issues faced by various boards.

FF. Housing Issues in Residential Areas

1. Elected officials are concerned about developers buying properties and converting them into micro-apartments.
2. These micro-apartments are often occupied by migrants and low-income individuals.
3. The influx of micro-apartments is changing the character of neighborhoods and raising concerns about housing affordability.

GG. Real Estate Development and its Impact on Neighborhood Dynamics



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1. Discussion about ongoing real estate development and its effects on the neighborhood.
2. Mention of a specific block that transitioned from private homes to high-density apartments.
3. Reference to a developer, possibly Canva, purchasing properties and constructing new buildings.

HH. Local residents protest against the construction of ECU buildings

1. Residents of private houses were upset about the construction of ECU buildings in their neighborhood.
2. The narrow streets and the presence of a new school nearby raised concerns about traffic and safety.
3. The community came together to voice their opposition to the project.

II. Discussion on Downzoning and Shelters

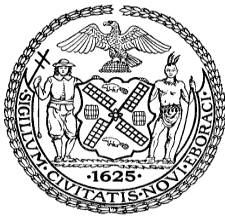
1. Previous intention to downzone certain areas.
2. Need to confirm the availability of shelters due to recent train incidents.
3. Request to contact specific individuals for further information.

JJ. Sale of an Apartment Building

1. The owner of an apartment building is considering selling it due to increased expenses, including insurance costs.
2. The building has a dialysis center on the first floor.
3. The owner hopes a responsible buyer will purchase the building.

KK. Challenges in Apartment Management

1. Owners face difficulties in raising rent due to regulations, leading to vacant apartments.
2. Evictions occur due to unpaid rent, despite low rent rates.



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3. The New York Apartment Association aims to facilitate collaboration between tenants and owners to address these challenges.

LL. Discussion about housing and apartments

1. Many homeowners are selling their homes at high prices, making it difficult for regular people to buy them.
2. The President is involved in some way, but the details are unclear.
3. There's a program to build small apartments that are rented out for high prices.

MM. Building Construction

1. Buildings are being constructed in the area.
2. The blueprints of some buildings are available for review.
3. Three houses in the USA are currently under construction.

NN. New Buildings in the Area

1. Two groups originally planned to construct silver buildings but merged due to construction challenges.
2. Three homes are being dismantled to make way for smaller buildings.
3. Seven new buildings are being constructed between Kingsbridge and 198, all privately financed.

OO. Increasing Rent due to Room Conversion

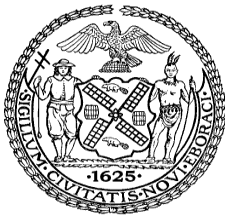
1. Small apartments are being converted into single-occupancy rooms.
2. This conversion is driven by the potential for higher rental income.
3. Assisted living facilities can charge higher rents with less hassle.

PP. Misuse of Building Programs

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1. A security guard/counselor in a building program helped residents get jobs.
2. On paper, it appeared that the guard secured the jobs, leading to false documentation to the city.
3. The guard lived lavishly in a mansion in Norman Allen and took advantage of the program.

QQ. Discussion on Homework and Communication

1. Attendees were assigned homework to conduct research and provide input via email.
2. The committee uses Google Travel for group chats, and open meetings with more than two board members must be part of the public record.
3. All electronic discussions, including emails and texts, are subject to public records requests.

VI. Next Meeting Date: October 8, 2024

VII. Discussion on Next Agenda

VIII. Adjournment - Meeting is adjourned