



*Chairman Mohammed Mujumder - District Manager: William Rivera*

## **NYCHA & Housing Committee Meeting Summary**

### **April 2, 2024**

**Board Members Present:** Anne Johnson, Loretta Masterson, Miriam Sanchez

#### **1. Introduction**

**A. Committee Description:** The NYCHA & Housing Committee represents the community's interests with regards to housing related matters and concerns, namely in relation to NYCHA, and acts as a liaison between community members and the New York City Housing Authority as well as local property owners and management teams.

#### **2. Speakers**

##### **A. HPD, Agency Overview**

- NYC Housing Preservation and Development's mission
  1. Ensure housing quality
  2. Preserve existing affordable housing & create new affordable housing
  3. Engaging New Yorkers to build and sustain neighborhood strength and diversity
- Housing Problems
  1. Housing costs are too high for most New Yorkers
  2. There aren't enough available homes
  3. Maintaining quality housing is expensive
  4. Limited housing and neighborhood choice
- Types of Affordable Housing
  1. Public housing
  2. Rental subsidy ie. housing vouchers
  3. Government administered (HPD financed; Inclusionary Housing; tax incentives, etc)
  4. Pre-1974 rent-stabilized
  5. Unregulated housing (some may be considered affordable)
- Tools that Make or Keep Housing Affordable
  1. Income restriction
  2. Rent stabilization
  3. Rent burden protection
- Affordable Housing Types and Associated Tools
  1. Public Housing
  2. Rental Voucher
  3. Government Administered
  4. Pre-1974 Rent Stabilized
  5. Unregulated Housing

- Protecting Tenants

1. Tenant Education and Resources

Educate tenants about their rights & offer free legal representation to tenants facing harassment

2. Eviction & Harassment Protection

Housing court support & homeless prevention centers

Combatting landlord harassment through the certificate of no harassment, inspections and enforcement

3. Rental Assistance and Rent Freeze

Emergency rental assistance & rental vouchers for vulnerable tenants, seniors, and disabled residents

- Supporting Homeowners

1. Loans, financing, and tax benefits

Financial assistance for home improvement or repairs, and tax benefits to seniors and low-income homeowners with disabilities.

2. Utilities, safety and sustainability

Programs to ensure safe and sustainable homes include lead hazard reduction, financing for repair or replacement of water or heating equipment, and utility assistance.

3. Education and counseling

Events and resources with relevant homeownership and financial knowledge, in partnership with community-based housing counselors and legal experts.

- Concerns were discussed regarding the difficulties' redeems face in trying to obtain housing with vouchers. NYS law states that every private development must accept vouchers.
- Concerns were raised regarding lack of parking in new developments. The city prioritizes housing units over parking due to the current housing epidemic.
- BXC9 L&Z Committee is working on identifying vacant homes in our district, CB9 to connect with HPD "zombie guy" for future collaboration.
- HPD Homeownership Workshops would be beneficial for several HOA in the district.
- Concerns were raised regarding the vast number of empty units in buildings throughout the district not being utilized. HPD is starting a pilot program to help repair empty units in buildings to get these back to rental status.

### 3. New Business

#### A. May Agenda Items

CB9 is attempting to schedule a Sack Wern Pact Update for future spring meeting.

#### OFFICE INFO

District Manager William Rivera - [wrivera@cb.nyc.gov](mailto:wrivera@cb.nyc.gov)

Phone (718) 823-3034 - Fax (718) 823-6461 - Office Email [bx09@cb.nyc.gov](mailto:bx09@cb.nyc.gov) - Website [nyc.gov/bxc9](http://nyc.gov/bxc9)

Office Hours - Monday thru Friday 9AM to 5PM