



THE CITY OF NEW YORK

BOROUGH OF THE BRONX

COMMUNITY BOARD 7



PAUL FOSTER, CHAIRMAN

FERNANDO P. TIRADO, DISTRICT MANAGER

HOUSING COMMITTEE MINUTES

Monday, October 18th, 2010 @ 6:30 PM

- I. Welcome and Introductions
 - A. 7 board members and 6 community members attended the October meeting.
 - B. See the sign in sheet on file at the CB 7 office for the full meeting attendance.

- II. Illegal Construction on E. 202nd Street and Webster Ave. Rezoning
 - A. We were joined by two community members who contacted CB 7 with concerns regarding construction taking place at 271 E. 202nd Street. The owner of a lot that has been vacant for years erected a construction fence over the past weekend. The owner has no permits to build on the lot, having filed with DOB and been denied necessary permits. Regarding this issue, we are taking the following actions:
 1. We encouraged neighbors to call 311 and file a complaint. After filing that complaint, we asked residents to give the number to Fernando.
 2. We shared this address with DOB and requested they schedule a half-day inspection with CB 7 within the next week.
 3. Fernando forwarded the issue on to the DOB director of the Bronx office and the DOB Director of Communications.
 - B. We believe these steps will help ensure that DOB halts construction on the site.

- III. The second issue raised by the 202nd Street residents was regarding the down zoning associated with the Webster Avenue rezoning. The down zoning as it is currently drawn does not include blocks of 202nd and 203rd between Briggs and Valentine Avenues. These blocks contain several single family homes and should be included in the down zoning that currently stops at 201st Street and Valentine.
 - A. We encouraged community members to voice concerns at the Public Hearing on the Webster Avenue rezoning. We also took action as a committee, unanimously passing a motion that will be presented to the full board before it votes on the Webster Avenue rezoning plan.
 1. **The motion reads:** That Community Board 7 include a condition when they vote on the proposed Webster Avenue Rezoning proposal as presented by the Department of City Planning, that extends down zoning, which currently ends at Valentine and 201st Street, to 203rd street between Valentine Avenue and Briggs Avenue in a way that meets the needs of residents of this community.
 2. The Housing Committee chair will also be following up with DCP to see if this change can be incorporated into the rezoning proposal.

- IV. HPD Neighborhood Preservation Efforts
 - A. We were fortunate to be joined by Katie Bukofzer, Director of HPD's Manhattan and Bronx Division of Neighborhood Preservation. She offered us an overview of the work she and her staff engage in daily:
 1. Enforcing the housing maintenance code
 2. Conducting proactive inspections to prevent buildings from falling into disrepair
 3. Inspecting hundreds of buildings in financial or physical disrepair from floor to ceiling with only 7 or 8 field staff
 4. Reaching out to landlords with lots of violations, helping them make repairs
 - B. We also discussed larger policy issues, including identifying actual owners of buildings, finding funding to make necessary repairs in deteriorating buildings, ensuring funds in financially troubled buildings for



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essential services, and finding qualified receivers and managing agents to maintain the health of buildings.

- C. Katie is an incredible resource and we are happy to have her back in the Bronx working with tenants and landlords.

V. FY 2012 Housing-related Expense and Capital Budget Requests

- A. We shared a lot of good ideas during the meeting on what to include in our expense and capital housing requests to OMB, and the committee agreed to continue the budget discussion over email before presenting requests to Fernando on Wednesday, October 27th.

VI. Meeting adjourned at 8:30pm.