



COMMUNITY PLANNING BOARD # 11, THE BRONX  
 Bronx Municipal Hospital Center  
 Nurses Residence - Room 11N22  
 Bronx, New York 10461  
 (718) 892-6262 • FAX (718) 892-1861



Frank Muccioli,  
 Chairman

Fernando Ferrer,  
 Borough President

Thomas Lucania,  
 District Manager

COMMITTEES

January 19, 1995

- Community Development & Budget Priorities
- Economic Development
- Education & Culture
- Health & Social Services
- Highways, Traffic & Transportation
- Housing
- Land Use
- Parks & Playgrounds
- Public Safety
- Sanitation & Environmental Protection
- Youth Services Planning

HOUSING COMMITTEE

A meeting of the Housing Committee was held on Tuesday, January 10, 1995 in the district office. In attendance were: Leslie McHenry, Committee Chairperson; Rhoda Gogatz, Simeon H.F. Goldstein, Committee members; Paul Gangi, Morris Park Local Development Corporation; Elizabeth Batiuck, Neighborhood Initiatives Development Corporation; Herma Stevens, President Pelham Parkway Houses Tenants Association; Eugenia Alameda, Vice President Pelham Parkway Tenants Association and Thomas Lucania, District Manager.

Leslie McHenry opened the meeting with an overview of the committee and the types of issues which she would like the committee to address. Since there were new people in attendance, she requested that they introduce themselves and describe the programs they operate.

Paul Gangi from the MPLDC spoke about the efforts to establish a tenant association at Janel Towers to deal with a series of maintenance problems in this building. He spoke about his efforts in other multi-family dwellings to eliminate violations and provide owners with loans which are available for repairs. In addition, the LDC is making homeowners aware of both energy conservation and winterization programs.

Elizabeth Batiuck explained that she has been involved in organizing tenants in buildings in district 11. They have counseled tenants on their rights, have appeared in Housing Court with tenants and have worked with landlords to clear violations from their buildings.

Tom Lucania explained that with the anticipated closing of the Pelham Parkway/Soundview Neighborhood Preservation office, the local housing programs and community board will be expected to take up some of the responsibilities of the agency. HPD will be issuing the Community Consultant RFP this year which will concentrate on preventing homelessness. In addition, the number of Community Consultant contracts will be reduced. The community board now has access to the HPD code enforcement computer system, so that the board could monitor the number of violations in each multi-family dwelling in the district and concentrate efforts on those buildings with the most unsatisfied violations.

.Herma Stevens spoke about problems at Pelham Parkway Houses. She stated that since she is new, she is learning the ropes and asked for our cooperation. She spoke about some maintenance problems, as well as the lack of a community center and intercoms at Pelham. She invited the Chair and District Manager to a meeting at the Bronx North District Office on January 25th regarding these concerns.

Other issues would include a concern from Rhoda Gogatz about Mitchell-Lama Housing and concerns regarding garbage disposal at Parkside Houses.

Finally, Tom spoke about the availability of Cease and Desist cards from the Secretary of State's office. He stated that these cards, which would prevent a real estate broker from soliciting a homeowner, are due in Albany by February 15th.

These cards are available in the district office as well as in the offices of local community associations and elected officials.

There being no other business, the meeting adjourned at 9 P.M.

Respectfully submitted,

*Leslie McHenry* (R)

Leslie McHenry,  
Chairperson

LM/h1