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**NEW YORK STATE HOMES AND
COMMUNITY RENEWAL BOARD MEETING
Rockland County RGB Public Hearing
Certification Meeting
Held Via Zoom
Tuesday, September 28, 2021
7:04 p.m.**



1 [START RECORDING]

2 MR. PETER STECKER: Okay. The time is 7:04 p.m. It
3 is Tuesday, September 28th, 2021. Chair April, I'll send
4 it over to you.

5 MS. APRIL GRAY-HUERTAS: Pat, you guys want to
6 just -- we'll have Karen do the roll call?

7 MS. KAREN RODRIGUEZ: Okay, the roll call. Kim
8 Foskew? Kim?

9 MS. KIM FOSKEW: Here, sorry.

10 MS. RODRIGUEZ: Milagros Guzman?

11 MS. MILAGROS GUZMAN: Here.

12 MS. RODRIGUEZ: Jain Jacob? Alejandra Silva-Exias?

13 MS. ALEJANDRA SILVA-EXIAS: Here.

14 MS. RODRIGUEZ: Jarhett Oates?

15 MR. JARHETT OATES: Here.

16 MS. RODRIGUEZ: Rabbi Hersh Horowitz? Patricia
17 Caldwell?

18 MS. PATRICIA CALDWELL: Here.

19 MS. RODRIGUEZ: That concludes the roll call.

20 MS. CALDWELL: All right. Let's just start with the
21 first item. Good evening, everyone. Welcome to the
22 Tuesday, September 28, 2021 meeting of Rockland County
23 Rent Guideline Board. We'll start with item number 1 on
24 our agenda, the certification of guidelines established
25 by the Board for the 2021/'22 guideline period.



1 April, you want to take us through this briefly?

2 MS. GRAY-HUERTAS: Sure. Jeff sent a copy of the
3 explanatory statement to everybody last week. I think
4 there was only one change that needed to be made that he
5 was aware of, so the final copies were sent to everybody.
6 So what we need tonight is a motion to approve the
7 explanatory statement and then a separate motion to
8 authorize the chair to sign the certification for the
9 explanatory statement.

10 MS. CALDWELL: Okay. I entertain the motion.

11 MS. FOSKEW: Motion to accept.

12 MS. CALDWELL: Is there a second?

13 MS. GUZMAN: I'll second that.

14 MS. CALDWELL: Thank you. It's been properly moved
15 and second. Approved. Any discussion? Hearing none.
16 Would you please call roll?

17 MS. RODRIGUEZ: Kim Foskew?

18 MS. FOSKEW: Yes.

19 MS. RODRIGUEZ: Milagros Guzman?

20 MS. GUZMAN: Yes.

21 MS. RODRIGUEZ: Jain Jacob? Alejandra Silva-Exias?

22 MS. SILVA-EXIAS: Yes.

23 MS. RODRIGUEZ: Jarhett Oates?

24 MR. OATES: Yes.

25 MS. RODRIGUEZ: Patricia Caldwell?



1 MS. CALDWELL: Yes. The motion carries unanimously.

2 Now, we need a motion to --

3 MS. GRAY-HUERTAS: Authorize the chair to sign the
4 certification.

5 MS. CALDWELL: Is there a motion? Is there a
6 motion?

7 MS. FOSKEW: I motion. I motion for -- you to sign.

8 MS. CALDWELL: Okay. Is there a second?

9 MS. SILVA-EXIAS: Second.

10 MS. CALDWELL: All in favor? Aye.

11 MS. SILVA-EXIAS: Aye.

12 MS. FOSKEW: Aye.

13 MR. OATES: Aye.

14 MS. CALDWELL: Anyone opposed? The motion carries.

15 Thank you. The next item on the agenda is to review and

16 finalize the explanatory statement for the '21/'22

17 guideline period. April?

18 MS. GRAY-HUERTAS: That's what you guys just did. I
19 don't know why I put it on there twice.

20 MS. CALDWELL: Okay. I was, like, okay, we sent
21 certification letter. Okay.

22 MS. GRAY-HUERTAS: Yep.

23 MS. CALDWELL: All right. So we're down to item
24 number 3. Everybody get your calendars out. Let's
25 review dates for future meetings.



1 MS. GRAY-HUERTAS: So I just want to clarify because
2 this came up in the Westchester meeting. The Board used
3 to do a winter meeting in January or February and it was
4 basically for the purposes of reviewing the surveys that
5 are sent out by research and analysis, so unless you
6 guys -- if you guys want to make some sort of changes,
7 they'd need to know about it in January. If you have no
8 problem with those surveys, then I would suggest you guys
9 don't need a meeting until Spring, probably March or
10 April.

11 That's just my suggestion. You guys can do whatever
12 you feel necessary.

13 MS. CALDWELL: Okay. My only concern is we have --
14 when we get them, is it too late after we've received
15 them to set a date for a meeting if we need to have one?

16 MS. GRAY-HUERTAS: Oh, yeah, no, no, no. You have
17 to have a meeting, like, in March or April, long before
18 you actually get the surveys, but once upon a time -- so
19 everything is now automated. The surveys go out
20 automated to the owners. It used to be that the Board
21 would look at it and want to change the order of the
22 questions, or add a question here or there, but this has
23 been the survey you guys have used now for probably at
24 least five years in the format that it is right now.

25 So that would be -- that's something you guys could



1 figure out whether or not you feel the need to change any
2 of it, or if you're okay with the way it is, then you
3 would set a meeting in March just to get an idea of if
4 they've mailed everything out, when to set the June
5 meeting so you'd have advanced time to do that, as
6 opposed to doing it in January.

7 MS. CALDWELL: Okay. Is anyone opposed to that for
8 the recommendation to wait until March?

9 MS. SILVA-EXIAS: No, that's fine.

10 MS. CALDWELL: Okay.

11 MS. FOSKEW: I was just going to say, I wouldn't
12 mind looking at the survey again and maybe just looking
13 at some of the questions and maybe making them a little
14 more difficult for some of the owners, if possible.

15 MS. GRAY-HUERTAS: More difficult questions?

16 MS. FOSKEW: Yeah. Just, like, you know -- I mean,
17 I'm just saying, I don't know if they have any
18 complaints, how many complaints have you addressed, you
19 know, maybe things like that. Can we ask questions like
20 that?

21 MS. GRAY-HUERTAS: What I can do is, if you want,
22 I'll have Jeff send blank surveys to everybody and if you
23 guys decide you want to have a January meeting, you'll
24 let Karen or I know in January or February. I'll have to
25 touch base with him as to time frame and you guys could



1 do that meeting. If you look at it and you don't have
2 any questions, then do the meeting in March or April.

3 MS. FOSKEW: That sounds good. Thank you.

4 MS. CALDWELL: Okay. That's what I was leaning
5 towards. Maybe we should see it and then we can decide
6 if we're willing to discuss --

7 MS. GRAY-HUERTAS: All right. As we're talking,
8 I'll send him an email tonight, asking him to send that
9 off to you guys.

10 MS. CALDWELL: Okay. That sounds good. Everybody
11 else is in agreement with that?

12 MS. SILVA-EXIAS: Yes.

13 MS. GUZMAN: Yes.

14 MS. CALDWELL: Okay. Any additional business, old
15 or new business, concerns? I had a question. Alejandra,
16 it's not in keeping with this, but what building -- what
17 apartment building in Haverstraw or Garnerville is being
18 sold or being closed down? Do you know one?

19 MS. SILVA-EXIAS: There's a rent stabilized building
20 in Haverstraw being closed down?

21 MS. CALDWELL: It's in Garnerville. I got a call
22 today from some agency, and they're trying to place the
23 people who are being displaced in that apartment complex.

24 MS. GUZMAN: Actually, the --

25 MS. SILVA-EXIAS: Are you talking about Oaktree?



1 MS. CALDWELL: She never gave me a name, but I said
2 I wouldn't worry about it because I was going to see you
3 guys tonight and I'd be able to --

4 MS. SILVA-EXIAS: Is it the bungalows in Haverstraw?

5 MS. GUZMAN: Those are the ones.

6 MS. SILVA-EXIAS: Yeah. They're not actual
7 buildings. They're, like, bungalows, and to my
8 knowledge, they're not rent stabilized.

9 MS. CALDWELL: Oh, okay.

10 MS. GUZMAN: If they're individual buildings,
11 probably not.

12 MS. SILVA-EXIAS: Yeah.

13 MS. CALDWELL: Okay, because the person --

14 MS. SILVA-EXIAS: When I was at legal aid, I dealt
15 with some tenants that were in there. I think they're
16 have -- some of the tenants have been referred to legal
17 aid to see what their rights are and to see if the notice
18 that they received from the landlord was sufficient, was
19 like lease efficient because, based on how long you've
20 lived there, the notice has to give you a certain amount
21 of time.

22 It used to be just a 30-day notice if you're a
23 month-to-month tenant, but I believe, like, if you've
24 been -- lived there several years, it has to be, like, a
25 90-day notice, so --



1 MS. GRAY-HUERTAS: Yeah, I think there's a different
2 time frame depending on how long you've been there.

3 MS. SILVA-EXIAS: Yes.

4 MS. GRAY-HUERTAS: That might have been part of the
5 HISPA that went into effect in 2019.

6 MS. SILVA-EXIAS: Yes, exactly. That's right, so
7 yeah, but to my knowledge, they're not rent stabilized.

8 MS. CALDWELL: Okay. I was just curious because I
9 know a couple of them are also handicapped, and they're
10 trying to find handicapped housing for them, and I said I
11 would ask you guys about it tonight because I didn't know
12 who this lady was. She said she was trying to help them
13 find relocation spots around the county.

14 MS. SILVA-EXIAS: Do you have the person's name and
15 number?

16 MS. CALDWELL: She didn't do any of that. She just
17 called. Maybe in my phone at the office, but I didn't --

18 MS. SILVA-EXIAS: Okay.

19 MS. CALDWELL: She just called like she knew me. I
20 mean, she doesn't know me. Take the information, and
21 that's when she went on to say what she was -- the reason
22 for her call is because she's responsible for helping to
23 place these people, so.

24 MS. SILVA-EXIAS: Okay.

25 MS. CALDWELL: But she said it was in Garnerville.



1 MS. SILVA-EXIAS: Yes, it's in Garnerville.

2 MS. CALDWELL: All right. That was my only other
3 question. I wanted to see if it related to us or to you
4 in some way that maybe we could help them. Anyone else
5 have any other concerns or questions? Any other
6 business? There a motion to -- a motion to adjourn?

7 MS. SILVA-EXIAS: Motion to adjourn.

8 MS. CALDWELL: Is there a second?

9 MS. GUZMAN: Second.

10 MS. CALDWELL: All in favor?

11 MS. GUZMAN: Aye.

12 MS. SILVA-EXIAS: Aye.

13 MR. OATES: Aye.

14 MS. CALDWELL: Thank you, Peter. Thank you,
15 everyone.

16 MS. GRAY-HUERTAS: Have a lovely Holiday season and
17 we will see you sometime next year.

18 [END RECORDING]

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C E R T I F I C A T I O N

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2 The prior proceedings were transcribed from audio
3 files and have been transcribed to the best of my
4 ability. I further certify that I am not connected by
5 blood, marriage or employment with any of the parties
6 herein nor interested directly or indirectly in the
7 matter transcribed.

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9 Signature

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12 Date October 5, 2021
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