

## **Statement by Gale A. Brewer, Manhattan Borough President on the Sale of NYCHA-Owned Properties – February 10, 2015**

Good morning. My name is Gale A. Brewer and I am the Manhattan Borough President. I thank Councilmember Ritchie Torres and members of the New York City Council Committee on Public Housing for the opportunity to testify today about NYCHA's initiative to sell a 50 percent ownership stake in some of its properties to private developers, who would then co-own and manage them.

To begin, I want to provide a timeline for NYCHA's communications with my office and other key stakeholders during the period they were rolling out their public-private ownership model.

### *Timeline*

On November 13, 2014, NYCHA informed my office of its plans to enter into public-private partnership with private developers BFC Partners and L+M Development Partners for six of its properties, including four located in Manhattan:

1. Campos Plaza I (631, 635, 637 E 13th Street; 205, 207, 211 Avenue C; Block 395, Lots 9 and 22)
  2. East 4th Street Rehab (277, 279 East 4th Street; Block 387, Lots 47 and 48)
  3. East 120th Street Rehab (438, 444 East 120th Street; Block 1807, Lot 30)
  4. Milbank-Frawley (4-20 East 117th Street, 1772-1780 Madison Avenue; Block 1622, Lot 17)
- [1]

These properties are under a different HUD designation from other NYCHA properties and cannot receive federal funds for capital improvements. NYCHA is ostensibly pursuing this new ownership and management model in order to share the cost of capital improvements with its private sector partners.

After my office learned of NYCHA's plan, we discovered that of the four Manhattan properties, NYCHA intended to hold information meetings only with residents of Campos Plaza I and Milbank-Frawley to inform them of the change in ownership and management. NYCHA told my office that it did not reach out to tenants living in the other two properties because East 4th Street Rehab and East 120th Street Rehab did not have Tenants' Associations.

On December 18, 2014, State Senator Brad Hoylman, Assemblymember Brian Kavanagh, Councilmember Rosie Mendez, and I met with NYCHA, and representatives of Triborough Preservation LLC, BFC Partners, L+M Development Partners, and C&C Apartment Management LLC, as well as tenant leaders from Campos Plaza I to discuss the closing of the sale of Campos Plaza I that was scheduled for December 23, 2014. While the tenants in attendance already knew about the scheduled transaction, it was only at that meeting that NYCHA informed the elected officials that it is unlikely to renew HUD waivers for Campos

Plaza I and the other properties in order to keep them in the Public Housing Agency's portfolio. As a result, upon expiration of the new ownership agreement, the six properties will become project-based Section 8 developments administered by a private entity that includes NYCHA as a 50% owner. New tenants will no longer be admitted from NYCHA's waiting list, raising the question of who will occupy these units in the future. Why, when NYCHA is facing a shortage of units for the foreseeable future, would it agree to a plan that will reduce the number of those units? And who will occupy these units?

On February 3, 2015, NYCHA finally provided contractual and closing documents from the December closing of Campos Plaza I. These documents yielded additional information about the public-private ownership model:

- The properties under this partnership consist of 874 dwelling units that will be rehabilitated under the ownership of Triborough Preservation LLC and managed by C&C Apartment Management LLC.
- Rehabilitation of these buildings will be financed with tax-exempt bonds and Low Income Housing Tax Credits, with NYC HDC having agreed to take on a portion of the acquisition, rehabilitation, and permanent financing costs with a first mortgage loan in the aggregate principal amount of \$235,000,000.
- Units will remain affordable to families with annual household income of 60% Area Median Income or below, with all units subject to Rent Stabilization after the end of the occupancy restriction period of at least 30 years.
- A chart of the organizational structure of the public-private partnership provided by NYCHA is attached to my written testimony.

#### *Transparency and Stakeholders Outreach*

As NYCHA's housing stock ages, it is vital for the agency to be innovative about funding necessary repairs and capital upgrades. It must ensure that NYCHA residents are not forced to live in substandard conditions. I am concerned with NYCHA's lack of communication and transparency throughout the process.

But the decision to enter into long-term agreements that fundamentally alter the ownership and management structure of the publicly owned housing under its administration should only be undertaken through a transparent public process.

In this regard, NYCHA should have fully communicated to all stakeholders its plan to develop a public-private model to finance the capital needs of six of its properties, and should have done so well in advance. By the time my office learned of the new initiative in November, two private development partners had been chosen.

A lack of transparency always raises questions. First, why did NYCHA enter into a partnership with L+M Development Partners and BFC Partners? Was there an open process that

allowed other development companies to bid competitively for this opportunity? Members of the committee may be aware that these entities have a checkered reputation, including documented cases of tenant harassment. In addition, Hector Figueroa of 32 BJ SEIU and Gary LaBarbera of the Building and Construction Trades Council of Greater New York have expressed concerns about the labor records of these entities. Given these concerns, it is fair to ask: how were these developers recruited and vetted?

When my office enquired about these concerns, NYCHA responded that the developers have demonstrated the capacity to acquire, rehabilitate, and manage large-scale residential projects. The question, of course, is whether in the course of transferring responsibility to these entities for capital improvements and management, NYCHA will be able to protect the well-being of its residents or ensure that labor practices are compliance with State and City regulations. That these questions were not publicly aired prior to its contractual agreements is dismaying, and NYCHA's lack of transparency during its planning of the public-private partnership sets a bad precedent and should not be repeated.

Second, while NYCHA held information sessions with all four Manhattan properties affected by the new ownership model, the long-term implication of the partnership was not sufficiently relayed to residents. Staff from my office attended meetings at two of the four Manhattan sites. NYCHA did reach out to E 4th Street Rehab and E 120th Street Rehab, but they did not notify all elected officials of the meetings despite my staff asking for the information. These developments need even more support because they don't have strong Residents' Associations. It is very difficult to avoid concluding that NYCHA sought to carry out its plans non-transparently.

That being said, I do want to acknowledge the successful tenant meetings that NYCHA and its private partners conducted for residents of Campos Plaza I and Milibank-Frawley in November 2014. The meetings were well attended, had Spanish and Chinese translators available, and the concerns from more vulnerable populations who would need additional NYCHA family services and support were not sidestepped. However, the meetings focused heavily on the "good" things such as kitchen upgrades that individual units will receive and the continuation of Section 8 status for existing voucher holders and did not address possible, longer-term affordability and stability implications of making these properties part-private, which I will address next.

Third, there are unanswered questions regarding the soundness of the public-private partnership: what happens if one or more of the partnership members pulls out of the joint-venture? What happens if the private partners decline to extend the partnership at the end of the agreed upon term? Upon the expiration of federal subsidies under HUD's Mark-Up-To-Market program, will there be safeguards to ensure that the units under the six properties will not lose affordability status and become market rate housing? What will happen at the end of 30 years?

NYCHA officials stated at the December 2014 meeting with elected officials that the agency is entitled to buy back the developers' 50% stake and re-assume 100% ownership. But such a re-purchase would require substantial funds that, given its difficult financial situation, the Authority may not have- particularly if the market valuation of these properties has significantly increased, as might expect it would under private ownership.

Furthermore, the terms of the partnership agreement permanently alter the legal status of the properties to Project-Based Section 8 housing. Even with the buy-back provision, NYCHA may well be challenged by the burden of re-assuming management of these properties. This should have been addressed *before* Triborough Preservation LLC took ownership of the properties in December 2014. NYCHA's unwillingness to consult with all stakeholders in advance, to consider the long-term implications of its selling and re-acquiring these properties, and an exit strategy, was an important lapse in accountability. Most importantly, the lack of a guarantee from NYCHA that the six properties will definitely remain partially or entirely owned by a Public Housing Agency raises deep concerns.

Finally, there are broader concerns that this public-private model will trigger a wave of partial or full privatizations of public housing beyond these six projects. NYCHA has assured my office that this is not expected to happen due to the fact that these developments are uniquely classified as public housing under current HUD waivers. Nonetheless, I strongly urge NYCHA to make transparency a priority going forward, and allow full, public consideration of new financing models for all NYCHA developments.

In summary, I want to emphasize that I fully understand NYCHA's need to secure funds to conduct rehab and repairs so that its residents can reside in safe, quality housing. But this goal, which we all share, should not be pursued without a commitment to full, open communication and transparency in the future, and as we continue to monitor NYCHA's current agreement with Triborough Preservation LLC.

Thank you for the opportunity to testify at today's hearing.

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**TESTIMONY OF NEW YORK STATE SENATOR BRAD HOYLMAN  
BEFORE THE PUBLIC HOUSING COMMITTEE OF THE NEW YORK CITY  
COUNCIL REGARDING THE SALE OF THE NEW YORK CITY HOUSING  
AUTHORITY'S SECTION 8 PORTFOLIO**

February 10, 2015

Thank you for this opportunity to submit testimony on the sale of the New York City Housing Authority's ("NYCHA") Project Based Section 8 portfolio. I represent New York State's 27th Senate District, in which Campos I, one of NYCHA's six Project Based Section 8 buildings, is located.

I am grateful to NYCHA for establishing a dialogue with me, other elected officials and tenants to explain the details of this transaction, although some important answers remain unclear, including how this proposal will affect the long-term sustainability of our public housing and the potential impact on residents' quality of life and involvement in the building.

I understand the dire financial position of NYCHA and the immediate need for substantial repairs. I applaud NYCHA for abandoning the ill-considered infill plan as proposed by the previous administration and for coming forward with an alternative to raise additional revenue. However, there are still unanswered questions from NYCHA about their contract with the developers. Campos Plaza residents have not been fully briefed on what happens to the development after the contract ends, and what benefits will be provided to tenants in the interim. I am concerned that selling a significant ownership stake in Campos I to a private developer is the start of an alternate road to privatization, and that this may set a precedent for the permanent sale of our public housing stock. Although the contract preserves NYCHA's right to first refusal at the end of this ownership agreement, based on the current situation it seems unlikely that in the intervening years NYCHA will develop the financial means to reclaim the full ownership stake.

Further, NYCHA has not made clear the specific scope of work for repairs and any tenant protections that will be implemented during the construction period. There is

still a limited understanding about the logistics of the plan – including relocation of vulnerable tenants, dust and noise abatement, backup plans in the event of unexpected outages to utilities, and the frequency, if any, of air quality monitoring for the duration of the rehabilitation. This is of concern since the developer has signaled its intent to do the rehabilitation of individual units with tenants in place.

In addition, I was informed that as a result of this new partnership, NYCHA will no longer seek waivers from HUD to manage Campos I within its public housing portfolio. As a result, C&C Management will no longer be able to take tenants from NYCHA's waiting list once their current waiver ends this summer - breaking apart the combined Campos I and Campos II Tenants' Association. I understand that NYCHA retains a 50% ownership of Campos I and that the agency can apply for another waiver from HUD to allow C&C Management to continue to use the existing waiting list. Given the affordable housing crisis and lengthy public housing waiting lists in New York City, I strongly urge NYCHA to reconsider this decision.

Lastly, earlier this year, tenants at Campos II reported hearing from NYCHA officials that the management office for Campos II will be merged with LES V and Bracetti Plaza. To date, they have been unable to get verification from NYCHA as to whether or not the agency intends to eliminate the Campos Plaza management office, and if so, how the management office space will be used. Yesterday, I, along with my colleagues Council Member Rosie Mendez, Assembly Member Brian Kavanagh, and Borough President Gale Brewer, wrote to NYCHA requesting clarification on this and other items. I look forward to receiving NYCHA's response and continuing this dialogue.

Thank you for your consideration of my comments. I look forward to continuing to work with you to preserve safe, affordable, and decent public housing for New York's most vulnerable and disadvantaged residents.

For the Record

BILL PERKINS  
SENATOR, 30<sup>TH</sup> DISTRICT

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**TESTIMONY OF STATE SENATOR BILL PERKINS BEFORE THE NEW YORK CITY  
COUNCIL COMMITTEE ON PUBLIC HOUSING | RE: OVERSIGHT HEARING—"A FAIR  
DEAL FOR NYCHA? A LOOK AT NYCHA'S DECISION TO SELL A STAKE IN PROJECT-  
BASED SECTION 8 HOUSING TO PRIVATE DEVELOPERS"**

Good morning, my name is State Senator Bill Perkins and I have the honor of representing the 30<sup>th</sup> Senatorial District which encompasses Harlem, the great preponderance of East Harlem and portions of the Upper West Side.

I have nearly 50 New York City Housing Authority (NYCHA) developments in my Senatorial District, spanning 324 buildings, 28,119 apartments and a total of number of 61,298 residents that I am privileged to represent. NYCHA is one of the last vestiges of true, permanent affordable housing in our City and each development is a scarce and vital public resource of collective good that must be sustained.

On this score, it is important to note that Governor Cuomo has included \$25 Million in his FY 2015-16 Budget for NYCHA's capital needs; we in the Senate Democratic Conference hope this number will grow significantly in upcoming negotiations.

The lack of necessary federal funding that has been visited upon NYCHA over the last decade is disgraceful; therefore, it is no surprise that alternative programs such as the Project-Based Section 8 Transition Initiative have been proposed. However, any new, innovative or groundbreaking proposal—no matter how cash rich for the Authority—must still meet certain transparency, resident empowerment and public good tests particularly since this initiative calls for the privatization of NYCHA-owned developments.

Two of the six developments targeted for NYCHA's Project-Based Section 8 Transition Initiative are located in my District: Milbank-Frawley and East 120<sup>th</sup> Street Rehab. As such, we have analyzed the limited details presented to us by NYCHA this December quite carefully. This review has revealed a number of compelling concerns, which include, without limitation:

### **TRANSPARENCY | TIMING**

The original RFP for NYCHA's Project-Based Section 8 Transition Initiative was released in the Summer of 2013 by then Mayor Bloomberg and ex-Chair John Rhea. It received very little attention, due to many factors, including NYCHA briefing no one in advance and due to the parallel redevelopment effort being endeavored upon at that time, called NYCHA Infill.

In late 2014, under a new Mayor and NYCHA Chair, this plan was apparently resuscitated with very little to no notice provided to residents, tenant leadership and stakeholders, including elected officials. Our office was briefed in December and the entire initiative was presented as a "done deal"—with sign-off imminent. We were summarily assured that residents had been engaged and that the Authority was working closely with them.

Our office naturally wondered if the same "done deal" mentality was prevalent when NYCHA discussed this plan with affected residents. To this very day we have not received independent confirmation from NYCHA relative to the dates and times they met with those who live at affected developments. We find this most puzzling.

The lack of continuous and affirmative outreach combined with the rushed, "done-deal" mentality has served to reinforce one of the chief and longstanding criticisms of the Authority. Namely, that they decide what to do in advance, behind closed doors and wait to the last possible minute to speak to residents and stakeholders. This is a failure of transparency as well as empowerment. NYCHA has an obligation to empower residents on project-wide initiatives that affect the lives and livelihoods of all those who call these developments home. Irrespective of the merits of any revenue-maximizing scheme, the process that gave rise to it is equally important. Quite honestly, from the moment the first RFP was released, NYCHA's outreach and consultation has lacked consistency, timeliness and any sense that residents or stakeholders could have an impact in shaping the actual substance of the plan, or the opportunity to obtain independent legal representation and technical assistance.

### **LACK OF RESIDENT EMPOWERMENT | NEED FOR INDEPENDENT TECHNICAL ASSISTANCE**

The Authority's Project-Based Section 8 Transition Initiative proposes massive changes to six developments; these changes span the spectrum and include a different management company, different maintenance and operations system, different staffing arrangements, and a totally different owner/landlord.

Such substantial changes should require a very demonstrative review process that empowers and engages residents to collectively discuss and decide upon the merits of the proposal while concomitantly envisioning what modifications, improvements and benefits they desire as part of any potential transaction.



We all know that Section 18 of the United States Housing Act of 1937 requires that Housing Authorities must consult with residents and resident organizations before selling, leasing or otherwise disposing of their property. We further know that Federal Law also requires Public Housing Authorities to publish an Annual Plan, allow for a minimum 45-day public review period, and hold a public hearing in relation to the plan.

For years, advocates, residents and elected officials have been calling for NYCHA to hold individualized hearings and reviews at developments that are undergoing major changes outside the bounds of the single Annual Plan Hearing. Furthermore, the prospect of independent technical and legal assistance for residents has been a long sought goal, one that formal City Council Resolutions have officially requested. NYCHA, to their credit, even agreed that provision of such assistance was the right thing to do, in the context of the aborted Infill process.

Therefore, it is very distressing that NYCHA seemingly did not adopt the same important standard of resident consultation and empowerment with respect to the Project-Based Section 8 Transition Initiative. Even if NYCHA was not specifically required to follow the Section 18 process because of the unique history of these buildings, that is no excuse for not erring on the side of representative and residential democracy by giving tenants a voice. To the extent that this initiative changes the entire ownership structure—and will privatize the buildings—this was a grave oversight.

#### **PRIVATIZATION VERSUS THE PUBLIC GOOD**

The most concerning aspect of NYCHA's Project-Based Section 8 Transition Initiative is that it is a path towards privatization, pure and simple. NYCHA will no longer oversee the buildings or maintain them; they will be a partial owner with limited retained rights. As clear as day and with no fanfare, public housing stock is being given to private developers.

Residents of these buildings will be paying rent to private developers and the day to day aspects of all things—from the slightest repair for a leaky faucet to major capital improvements—will be undertaken with private dollars by private companies with profit motives.

The one thing that separates NYCHA from private developers is that they serve the public good; they are a mission-based not-for profit organization. Privatizing any aspect of NYCHA, no matter how unique or nuanced, raises a red flag (and hopefully not a white one). By definition private developers serve a private interest; they exist to make money, whether off of exorbitant market rate rents or generous tax credits and subsidies, or both. Adding the profit motive to even one development or building in NYCHA is a step that should give us all pause.

Most disconcerting is the fact that NYCHA has not disclosed exactly how much money the private developers are making over the 30 year life of this Project-Based Section 8 Transition Initiative. We know that NYCHA stands to see a fiduciary infusion of up to \$350 Million; one can only wonder what the value and incentive is to the developer. Also readily apparent is the fact that the private developers have the option to completely take over the buildings in 30 years with no guarantee that the apartments will be affordable. NYCHA has refused to rule out the fact that these buildings may forever be privatized and that fact alone should be enough to halt this plan until firm guarantees are cemented in place.

### CONCLUSION

Ultimately, each of us wants NYCHA not only to survive this incessant storm of federal disinvestment but eventually right the ship and thrive in the future. NYCHA, as an affordable housing provider, has always been a success story and is one of the last bulwarks against the forces of gentrification and excessive market rate rents in our communities. Unfortunately, they continue to operate in a way that does not meet robust standards of transparency and truly meaningful consultation with residents. To think that this can happen, especially in the context of a game-changing privatization project is distressing. Therefore, at this stage I urge that (1) All agreements between NYCHA and the developer be released for public review—as well as any agreements between HUD and said developer; and (2) That the process be extended until such time that resident leaders and residents can obtain independent legal and technical assistance to vet this proposal and be represented in subsequent discussions and negotiations.

Finally, I pledge to you that I will continue the fight to make the Authority more accountable through state legislation I carry with Assembly Member James Brennan (Senate Bill 2470 | Assembly Bill 1936) that would make NYCHA subject to the transparency and good governance provisions of the Authorities Budget Office.

THE  
KURLAND  
GROUP

ATTORNEYS AT LAW

February 9, 2015

RE: New York City Council Testimony re NYCHA

Dear Chair:

Good morning. My name is Yetta Kurland I am an attorney representing members of the organization Justice 4 Homeowners. This is a community based organization with wide support from both public and private sector unions as well advocacy organizations like the National Action Network and the NAACP. The organization's goal is to protect low income tenants and homeowners from predatory developers and to respond to emerging problems with substandard housing development which has seen a significant uptick within the last decade in low income housing stock in the New York City area.

While anytime we consider privatizing affordable public housing we must be wary, we are especially concerned with the proposed plan and the proposed developers poised to take on the work currently being considered before this body.

In specific, Justice 4 Homeowners unfortunately has firsthand experience with concerns regarding the head of one of these developers, Donald Coppoccia who recently brought a lawsuit for \$4.25 million against 3 of their members, low income tenants, when they asked their elected officials for help dealing with chronic and serious problems with the shoddy construction of this developer. I have included press coverage of this here for your review.

Compounding this is the fact that this work will fall outside of the PLA – and will therefore not be subject to Prevailing Wage and section 3 requirements, it will allow Mr. Capoccia to use a questionable training program he created called “Building Skills” to circumvent real oversight and supervision, and let him continue being a bully landlord to vulnerable New Yorkers while providing nothing more than dead end, \$15 an hour, short term jobs. Not to mention the record of poor quality in construction which we cannot allow to continue in New York City's world famous housing stock.

Finally, we ask this committee to think seriously about the process by which these developers will be chosen. There seems to be a question about the transparency and fairness of this process. It was originally awarded to MDG but they had too many wage theft violations. Is there a way by which this work can go back out for rebidding to create better options and more oversight?

Thank you for your time.

Yetta Kurland

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# DAILY NEWS

## **EXCLUSIVE: Harlem homeowners hit back at 'rich, powerful' real estate developer who slapped them with \$4.25M lawsuit**

Three residents in a city-subsidized co-op at 1831 Madison Ave. were sued by Madison Park Development Associates after the homeowners complained to politicians about subpar construction and lack of repairs.

BY DANIEL BEEKMAN

Friday, April 11, 2014, 2:30 AM

**Three residents of a city-subsidized co-op at 1831 Madison Ave. were sued by the developer for defamation and interference after the homeowners complained to politicians about shoddy construction and repairs at the nine-story building.**

Three Harlem homeowners in a city-subsidized co-op want one of the city's most prominent real estate developers to pick on someone his own size.

Madison Park Development Associates, headed by BFC Partners managing principal Donald Capoccia, has slapped three 1831 Madison Ave. residents with a rare \$4.25 million defamation and interference lawsuit over their complaints to politicians about shoddy construction and repairs.

"I thought as an American I had a right to ask my elected officials for help," said Judith Febbraro, one of the homeowners. "Because I asked for help, a rich, powerful contractor, who appears to be very politically connected, is trying to destroy me."

Madison Park, which used city financing to build the co-op for middle-income New Yorkers at E. 119th St., claims Febbraro, Gerald Magpily and Ellen Ackrish erred when they "disseminated false and defamatory information" in a 2012 letter to the Department of Housing Preservation and Development and pols.

The suit says the residents sent the letter because they wanted to obtain improvements to their own apartments and to discourage the city from awarding future contracts to the developer.

It says the three weren't authorized to write on behalf of the whole co-op.

**All I ever wanted was a safe, clean home.**

But the homeowners claim their letter had dozens of residents' signatures and was an innocent plea for assistance. They say the nine-story building — where a three-bedroom unit sold this year for \$539,603 — has had leaks since it was built in 2002.

Capoccia insists the building is now in good shape, citing a 2012 city report that found its condition satisfactory.

But the homeowners say the lawsuit, filed in February in Manhattan Supreme Court, is a bullying tactic by Capoccia, who is president of the influential New York State Association for Affordable Housing (NYSAAH). He was among builders who met last month with de Blasio aides at City Hall.

The suit seeks a \$1.25 million judgment and \$1 million in damages from each of the defendants.

"I can't fight him and I can't win," said Febbraro, 68, a retired legal secretary. "All I ever wanted was a safe, clean home. That is what the city promised me and that is all I have ever asked for. I don't even sleep at night now. I'm on social security. What does he want? \$1 million? How am I going to get \$1 million?"

**Ellen Ackrish (left) and Judith Febbraro are two of the residents named in the lawsuit after they sent a letter in 2012 to the Department of Housing Preservation and Development and politicians. It had signatures from 70 residents in the co-op.**

Capoccia says he became concerned about the letter when he saw it handed out to state legislators this year.

"I have no problem with people raising fact-based concerns, but when they make things up, we have no choice but to defend our record," he said.

Union officials who accuse HPD of allowing favored developers to build subpar affordable housing are pointing to the suit as an example of a broken system. The Mason Tenders District Council of Greater New York and Rep. Charles Rangel (D-Harlem) will rally with others Friday for the de Blasio administration to review how it awards contracts.

"These homeowners are just the latest example of the thousands of New Yorkers who have played by the rules, thought they were getting a fair deal .... and now find themselves in poorly built, dangerous homes," said Robert Bonanza, Mason Tenders business manager.

"For a developer who has made millions off the backs of these New Yorkers to now sue these homeowners is so offensive that it defies all reason."

**Donald Cappocia, managing principal of BFC partners, insists the building is now in good shape and says the homeowners distorted the facts.**

Capoccia's trade group accused "union-backed interests" of distorting the facts behind the lawsuit.

"They should be explaining why unions make it so prohibitively expensive to build these developments," NYSAFAH Executive Director Alison Badgett fired back. "Our focus is on investing in communities and achieving the mayor's ambitious housing goals so that every New Yorker has an affordable and safe place to call home."

But a lawyer for the homeowners said the case is a matter of civil rights.

"Tenants should not have to fear being sued for millions of dollars about problems with their housing conditions," said Yetta Kurland, the lawyer, arguing that the lawsuit was filed to silence her clients. "New York's civil rights law makes it illegal to sue a private citizen who speaks out on public issues."

Rangel added his two cents.

"It's unfortunate that many of the homeowners who bought their homes under the HPD program are facing many difficulties within the current system," he said. "We must make sure that these units are built properly and that future homeowners are protected. Only with comprehensive HPD procurement reform can that be accomplished."

# DAILY NEWS

## Three East Harlem homeowners deliver smackdown to prominent developer in \$4.25M lawsuit

Victory is theirs. Now, if they could only get their homes fixed. Three East Harlem homeowners in a city-subsidized co-op delivered a legal smackdown to one of the city's big-shot developers.

BY JAN RANSOM

Wednesday, November 26, 2014, 7:52 PM

Victory is theirs. Now, if they could only get their homes fixed.

Three East Harlem homeowners in a city-subsidized co-op delivered a legal smackdown to one of the city's big-shot developers.

A Manhattan Supreme Court Judge dismissed a \$4.25 million lawsuit filed against the trio by Madison Park Development Associates and BFC Partners in February, after they complained to elected officials about what they called slipshod construction and repairs at 1831 Madison Ave.

"The factual allegations . . . do not support a single cause of action (the complaint) asserts," Judge Ellen Coin wrote in the Nov. 17 ruling, ordering managing principal Donald Capoccia to pay the defendants' legal fees.

"For the first time in months, I can get a good night's sleep," said Judith Febbraro, one of the homeowners listed in the suit. "Suing me for a million dollars because I complained about the substandard and dangerous conditions in my home was just unbelievable."

Capoccia did not respond to requests for comment.

The defendants' attorney, Yetta Kurland, said the ruling sends the right message to all people of limited means.

"To be slapped with a lawsuit because they asked for help was a really scary ordeal for them," Kurland told the News, adding the ruling affirms, "You have the right to proper housing — and of course, you get to complain without fear of retribution."



**Joint Testimony:  
Lucy Newman, The Legal Aid Society  
Victor Bach, Community Service Society**

**New York City Council Committee on Public Housing  
Oversight Hearing: A Fair Deal for NYCHA? A Look at NYCHA's Decision to Sell a  
Stake in Project Based Section 8 Housing to Private Developers  
February 10, 2015**

**NYCHA's Financial Crisis**

Public housing in New York City is a vital source of affordable housing for low-income New Yorkers, with over 500,000 residents living in 179,000 apartments spread throughout NYCHA's 334 developments. In recent years, NYCHA has fallen into critical condition, marked by significant operating deficits year after year and accelerating deterioration of its housing infrastructure. Today, NYCHA faces many challenges, including an estimated \$99 million operating deficit due to inadequate funding. Additionally, NYCHA has over \$15 billion in unmet capital needs to improve its aging buildings. Residents are living with chronic deterioration and face year-long waits for needed repairs in their apartments.

NYCHA has spoken repeatedly about its need for increased funding to sustain its aging inventory of affordable housing. Against a backdrop of long-term government disinvestment in public housing—by all levels of government—NYCHA has been exploring new ways to raise revenues and secure its financial stability. In December, 2011, it released Plan NYCHA, its “roadmap” for preservation. Most recently, Chair Shola Olatoye has announced a NextGeneration NYCHA Plan to be released in May, 2015.

## **NYCHA's Project-Based Section 8 Sales**

For many years, NYCHA has owned and managed six “hybrid” developments (containing 874 units) that are funded and administered under the HUD Project-Based Section 8 Program, not under the HUD Public Housing Program through which its other developments receive federal operating and capital subsidies. The six developments are: Bronxchester in the Bronx; Campos Plaza I, East 4<sup>th</sup> Street Rehab, East 120<sup>th</sup> Street Rehab, Milbank-Frawley Houses in Manhattan; and Saratoga Square in Brooklyn. In early December, 2014, a Wall Street Journal article revealed that NYCHA had contracted to sell a 50% ownership stake in the six developments to Triborough Preservation Partners (TPP), a partnership between L&M Development Partners (L&M) and BFC Preservation Development Partners (BFC). This mixed-finance project will provide funding for critical work to improve the apartments in these developments.

Over the years, these developments and the residents living within them, have been treated by NYCHA as public housing developments, for all intents and purposes. For instance, NYCHA manages the day-to-day activities of the buildings, tenants in these developments have been receiving Tenant Participation Activity (TPA) funds and residents have the same grievance rights and are subject to the same termination of tenancy procedures as NYCHA residents who reside in “conventional” public housing.

NYCHA estimates that these six developments are in need of \$48 million in capital work over the next five years and \$113 million over a 15 year period. As currently structured, these developments are funded under HUD project-based Section 8 rental subsidy contracts, which are renewed annually under the federal appropriations process. They do not receive federal capital funds provided to public housing as such.

The Request for Proposals for these Section 8 sales was initiated by NYCHA in June 2013, under the Bloomberg administration. Problems with the selected developer delayed their going forward, until late 2014, when NYCHA negotiated a new agreement with the current developer. NYCHA claims it has an unusual opportunity through a special agreement with HUD, under which ongoing Section 8 rental subsidies can be increased and guaranteed for a 30-year period, which will allow funds to be raised for capital repairs. However, in order to take



advantage of this opportunity, Federal rules require that ownership be transferred to a for-profit entity.

Under the terms of the transactions, NYCHA will retain a 50% ownership stake in the developments and continue to own the land. Going forward, the developments will receive increased rental subsidies under the Project Based Section 8 program and will be administered under the HUD Multi-Family program. The 30-year rental assistance guarantee, at a higher funding level, will enable the owner to attract private capital investment for major improvements, in a financial package that includes Low Income Housing Tax Credits and bonding through the NYC Housing Development Corporation. NYCHA expects to receive \$150 million upfront at the time of the closing from the developers and \$100 million over the course of the next two years. TPP plans to invest \$100 million in renovations of the developments including rehabilitation of apartment interiors (approximately \$80,000 for each apartment with work to include new bathrooms and kitchens) and rehabilitation of the building exteriors and landscaping of the public spaces. NYCHA reports that they will be receiving a further \$100 million over the course of 15 years from the developers.

With privatization, however, there are also inevitable risks that the Section 8 developments may be lost to the affordable housing inventory. The enriched Section 8 subsidy streams are due to expire in 30 years, without any assurance that they will be extended. Moreover, if the owner or developer defaults for any reason during that period, the property will be subject to foreclosure proceedings, possibly sold to the highest bidder without use restrictions, and end up at market rent levels. In response, NYCHA claims that, with a 50 percent ownership interest and its land rights, it will have sufficient control at such crisis points to determine the future of the property and retain affordability.

We understand the package will also include training and employment opportunities for residents. In addition, when vacancies occur, we understand they will be filled from the NYCHA public housing waiting list, rather than a waiting list maintained by the new owner. It should be noted, however, that we have not yet seen a written final version of the agreement; these are our understandings based on news reports and a briefing by NYCHA staff.

## **Lack of Transparency Surrounding Transactions**

There is no doubt these sales come with substantial potential benefits. NYCHA will be able to secure \$100 million in funds for capital repairs at the six developments and will receive \$150 million upfront to assist with reducing its operating deficit.

However, we have serious concerns about the process under which NYCHA pressed these sales forward in late 2014, particularly in an authority that has pledged to increase its transparency and strengthen its faulty past record in resident engagement in community planning. In her *Message*, issued at the time of her appointment, Chair Shola Olatoye acknowledged the damage that was done to the relationship between NYCHA and its residents during the prior Administration and committed to rebuilding the “trust with residents ... through open and transparent communication.”

Without any resident consultation or public process, NYCHA designated TPP as the new developer in July, 2014 and completed the deal in November, 2014, with closing stated to occur in early January, 2015. Nor were the projected sales included in NYCHA’s draft FY2015 Annual Plan last summer. The sales were first made public in an early December article in the Wall Street Journal. The process has been fast-tracked by NYCHA, with November, 2014 presentations to residents and then elected officials, and a projected closing of the deal in early 2015. This process did not give enough time for resident associations to obtain independent legal and technical assistance as they negotiate their way through these complex transactions. One resident leader stated that the plans were “thrown at us.”

This sudden announcement to the public and the advocacy community, through the Wall Street Journal, raises the question once more of NYCHA transparency and its new commitment to resident engagement. We question whether the haste and secrecy are really productive in the long run. We understand that NYCHA is still interacting with residents in several of the developments and that the HUD agreement remains to be detailed. There may be substantial questions about the quality of jobs for residents and their hourly wage levels, as well as concerns about whether prevailing wage levels will be respected in the development process.

In short, the current agreement needs to be made public as soon as possible so that it can be reviewed by residents and the concerned public. And the timetable needs to be extended so

that resident leaders can have a more effective voice in the future of their communities. Thank you.

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**The Legal Aid Society (the Society)** is the oldest and largest provider of legal assistance to low-income families and individuals in the United States. Operating from 26 locations in New York City with a full-time staff of more than 1,800, the Society handles more than 300,000 individual cases and legal matters each year. The Society operates three major practices: the Civil Practice, which improves the lives of low-income New Yorkers by helping families and individuals obtain and maintain the basic necessities of life – housing, health care, food, and subsistence income or self-sufficiency; the Criminal Practice, which serves as the primary provider of indigent defense services in New York City; and the Juvenile Rights Practice, which represents virtually all of the children who appear in Family Court as victims of abuse or neglect or as young people facing charges of misconduct.

The Society is counsel on numerous class-action cases concerning the rights of public housing residents and is a member of the New York City Alliance to Preserve Public Housing, a local collaboration of New York City Housing Authority (NYCHA) resident leaders, advocates and concerned elected officials.

**The Community Service Society (CSS)** has, for over 170 years, worked to improve conditions and opportunities for low-income residents and communities in New York City. Its mission is to identify problems which create a permanent poverty class and to advocate for the systemic changes required to eliminate such problems. Our core concerns are: access to health care, affordable housing, disconnected youth, economic security and mobility, imprisonment and reentry, workforce development and poverty, and volunteer mobilization.

**INEZ E. DICKENS**

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Testimony to the City Council's Committee on Public Housing  
RE: NYCHA's Decision to Sell Project-Based Section 8 Housing to Private Developers  
February 6, 2015

Good Morning,

I would like to thank Council Member Ritchie Torres, Chair of the Committee on Public Housing and the other distinguished Members of the committee for allowing me to provide testimony on NYCHA's decision to sell Project-Based Section 8 Housing to Private Developers. I am a fierce advocate for affordable housing on behalf of my constituents of Milbank-Frawley, and I requested the presence of the President and entire Tenant Association Board to testify at this hearing, but they were unable to make it due to the inflexibility of their employment, or inclement weather and icy streets conditions.

Today, we are here to discuss NYCHA's decision to sell several NYCHA-owned properties around our City and how they have failed miserably at the execution of this sale. We need to better understand why this is taking place. As a Representative of the 9<sup>th</sup> District in Harlem I am disgusted by this nature of these transactions taken place in my community and how it will affect the residents of Milbank-Frawley. Milbank-Frawley development was made up of four buildings which are located at 1772 Madison Avenue, 1780 Madison Avenue, 1782 Madison Avenue and 4-20 East 117<sup>th</sup> Street. NYCHA's decision to sell 1780 Madison Avenue and 4-20 East 117<sup>th</sup> Street to C+C Apartment Management, LLC without including residents in the process blatantly shows their disrespect for those

whom they are responsible to provide safe and affordable housing. How can residents feel safe when there is not trust with the very administration they elected keeps them in the dark?

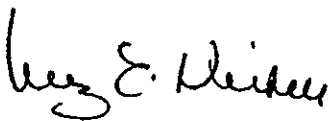
I was fuming when I found out about the so-called Milbank-Frawley "arrangement". Despite these changes, NYCHA should have reached out to my office and informed me of the transition IN DETAIL. My office never received any notification of the sale or received any formal announcement. My residents and I had no idea these negotiations were taking place. My office has personally spoken to the resident association of Milbank-Frawley on January 30<sup>th</sup>, February 3<sup>rd</sup>, February 5<sup>th</sup>, and February 6<sup>th</sup>. Through these conversations we learned that they were not included in any discussions when this deal was being negotiated. There was also no documentation referring to any Terms of Agreement between the resident and management. Residents were only notified of the sale after NYCHA called a meeting which they failed to appear. This so called meeting was more of an introduction to the residents' new management company. Residents were livid at how the sale of the process was done behind their backs as they were completely left out of the conversation. It is unacceptable that tenants did not receive adequate notification of the transaction. NYCHA's treatment of the residents they were created to serve gets worse every day. The rapid decline of public adequate quality public housing, the horrible living conditions, and lack of repairs violates the mission of this agency. I have never seen the likes of this in all my years! Once again, it's an underhanded way of doing business while the public suffers.

On numerous occasions I have personally reached out to Brian Honan who is notorious for not responding to requests. My office has reached out to NYCHA asking for a copy of the terms of agreement and they have yet to respond to that request. NYCHA's institutional neglect and lack of commitment to the constituents they are indebted to serve leads me to believe that NYCHA does not make decisions on what is best for residents, but what is best for developers. NYCHA claims these contractual agreements between residents and management exist while the residents claim it does not.

Due to the lack of shared resources between our offices and NYCHA, we reached out to our elected colleagues who were more forthcoming with information. They shared with our office their negative experiences with L+M Management's partners in this deal, BFC Preservation Development and Mr. Don Compocha. This was an important point that was not shared with our office. It is our understanding that BFC has been a major target of tenant rights groups, in both East Harlem and the Bronx. I was never made aware of the terms of agreement so I do not know how many years of affordability are in are provided in this sale after 30 years, if any. I also do not know what the word "affordability" means or who exactly is it affordable for? Because of the deceptive nature of these proceedings, I am not very confident in how this hearing should proceed. The strenuous nature that my office must exercise in order to acquire such information I find to be tantamount to deceit. The purpose of New York City Housing Authority is for the creation, preservation and continuation of affordable housing for millions of low income people.

NYCHA fails to connect with the very residents it is tasked to serve. My greatest concerns are the residents. When they are affected, I am affected. We need to do better as a whole and provide them with the best deal possible, IN PURPITUITY. All New Yorkers, not only Harlemites in public housing, deserve better! NYCHA needs to do a better job so the tenants get the decent housing and treatment they deserve. I respectfully ask that my colleagues on do not support this plan and do not allow NYCHA to continue with this behavior until all information we need is brought to light.

Sincerely,

A handwritten signature in black ink, appearing to read "Inez E. Dickens". The signature is fluid and cursive, with the first name "Inez" being more prominent than the last name "Dickens".

Inez E. Dickens  
Council Member  
9<sup>th</sup> Council District

JOSÉ E. SERRANO  
15TH DISTRICT, NEW YORK

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<http://serrano.house.gov>

February 10, 2015

**Congress of the United States**  
**House of Representatives**  
**Washington, DC 20515-3215**

Thank you for the opportunity to offer comments on the New York City Housing Authority's newly established public-private partnership, which is designed to support Project-Based Section 8 housing units by leveraging private funds.

As you may know, one of the NYCHA properties included in this public-private partnership is Bronxchester Houses, which is located in the heart of 15th Congressional District of New York that I proudly represent. It is my understanding that there was not an adequate level of engagement between NYCHA and the community at large as it relates to the development and implementation of this project. It has been made clear that elected officials were not provided advanced notice of the initiative, tenants remained unaware of the project prior to its public announcement, and stakeholders throughout felt disconnected from a decision that will go on to play a major role in their lives.

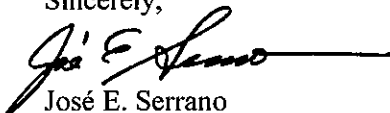
It is troubling that we are facing these types of communication issues in government, as we all strive to create a more progressive city each day. A fundamental aspect of progressivism is meaningful inclusion and participation of the community at large. This creates decisions that are grounded in clarity, transparency, and open communication—things that were absent in this process. I hope that moving forward we will see an agency wide effort to work more collaboratively with partners in government and local stakeholders when making such critical decisions that affect us all each day.

I appreciate that the nature of today's funding climate calls for many agencies to develop dynamic solutions to pressing issues, and that this public-private partnership is NYCHA's attempt to meet growing demands in these challenging times. It is possible that this public-private partnership may be the creative solution that is needed to bring housing units to a state of good repair while preserving affordability, however, too many unknowns remain to say this with any comfortable degree of certainty. Specific concerns include lack of clarity on the role private funders will play in this process and the detailed scope of their power, who will serve as regulators providing oversight through the duration of the partnership, and what role the tenants will play in the decision-making process, among others. The fact that these questions remain, along with so many others, speaks to the breakdown in communication and a lack of transparency.

I am looking forward to NYCHA offering more clarity on the details of this initiative and various roles partners will play through its duration. As a partner in government, I hope we can work together to continue to improve on a system that has relegated the voices of those who are affected by major decisions to mere opinions, and move to a space where all perspectives are heard, valued, and considered appropriately.

Thank you for your time.

Sincerely,

  
José E. Serrano  
Member of Congress



**New York City Council Committee on Public Housing**

**T2015-2351: Oversight - A Fair Deal for NYCHA? A Look at NYCHA's Decision to Sell a Stake in Project-Based Section 8 Housing to Private Developers**

**Testimony of Carol Lamberg, NYHC Board of Directors Co-Chair**

**February 10<sup>th</sup>, 2014**

The New York Housing Conference (NYHC) would like to thank Chair Ritchie Torres and members of the Committee on Public Housing for the opportunity to submit comments regarding the New York City Housing Authority's recently announced partnership with L+M Development Partners and BFC Partners. The New York Housing Conference is a broad-based coalition that advocates for decent affordable housing for all New Yorkers. We promote strong housing policies, adequate funding, practical regulations, and increased public awareness of the need for and benefits of affordable housing.

In a time when federal funds are few and far between, the proposed partnership reflects a practical strategy to generate funds that NYCHA can use in to improve the quality of life for the tenants in these developments by investing in physical improvements while strengthening its own fiscal health. The joint venture with L+M Development Partners and BFC Partners will result in significant repairs in six Section 8 properties comprised of 874 apartments, currently in deteriorated condition. These buildings are outside of NYCHA's traditional public housing portfolio. This transaction will finance rehabilitation work which will bring individual units to a state of good





repair and improve the energy efficiency and security at the buildings. The plan will also bring more units online as roof repairs completed as part of the scope of work will allow currently uninhabitable top-floor apartments to be made available to New York families and individuals who are in dire need of safe, affordable housing. The financing is structured to assure that these apartments remain affordable over the long-term. Finally, the plan will result in a substantial fee to NYCHA which will bolster its balance sheet. It is similar to the "Federalization" deal which NYCHA previously undertook with Citibank, an initiative that made 20,139 NYCHA units in 21 developments eligible for federal subsidy and resulted in approximately \$200 million in improvements to the properties.

While this transaction involves only .5% of its entire portfolio, NYCHA should be commended for coupling public-private partnerships and federal funding programs to address the capital needs of this portfolio in an efficient and lasting way. This transaction is very typical of other affordable housing preservation deals that leverage project-based Section 8 contracts to attract private financing in conjunction with low-income housing tax credits. The City's Department of Housing Preservation and Development and the State's Office of Housing and Community Renewal regularly fund preservation deals with similar financing structures.

For more than two decades, the Federal government has retreated from its historic commitment to public housing. The results of years of budget cutting are apparent to all of us--leaking roofs; drafty windows,



broken elevators, obsolete infrastructure, including inefficient heating systems. In fact, over the past 5 years, the Federal capital commitment has been slashed by around 25%.

The NYCHA section 8 deal is a serious attempt to address this issue. It harnesses private expertise to a public purpose. It will result in improved, better housing for the tenants, while protecting the long-term interest of the tenants, NYCHA, the surrounding community and the City as a whole. And it will strengthen NYCHA's finances.

NYCHA retains 50 per cent ownership, all to the good. It is an initiative which we should all support.



**Testimony Prepared by  
Bill Frey**

**for the Committee on Public Housing  
Oversight Hearing on  
A Fair Deal for NYCHA? A Look at NYCHA's Decision to Sell a Stake in  
Project-Based Section 8 Housing to Private Developers**

**Tuesday, 2/10/15**

**on behalf of  
Enterprise Community Partners, Inc.**

Good morning. I want to thank you for the opportunity to testify today. My name is Bill Frey, and I am a Senior Advisor for the New York office of Enterprise Community Partners, Inc. Enterprise is a national non-profit affordable housing organization with 30 years of experience creating and preserving safe and decent homes for low-income people. Since our New York office opened in 1987, we have invested \$3 billion in community development projects and created or preserved nearly 50,000 affordable homes for over 114,000 New Yorkers.

It is because of this experience in affordable housing, and my own personal background as a former tenant organizer in the Northwest Bronx, that I wish to comment on the recent decision by NYCHA to leverage private dollars for public housing. We all know what an important and scarce resource public housing is for low-income New Yorkers. And the City Council is right to want to ensure that NYCHA residents are protected in any transaction.

Enterprise was not involved in this particular project, so I will focus my comments today primarily on the experience of Enterprise nationally in working with both private investment and public housing agencies to bring opportunity to low- and moderate-income families and communities.

We believe that this kind of public-private partnership is necessary given the trends in funding to public housing. Most important is the ability to provide decent and affordable homes for the residents of NYCHA housing. NYCHA also needs this kind of infusion to help meet its current capital deficit, let alone plan for the future. This does not mean that we think every NYCHA property should be open to private investment. Nor does it mean that we should stop advocating for more federal dollars to serve public housing residents. It means that public-private partnerships are a potential solution for some properties and some issues NYCHA is facing.

The type of affordable housing that Enterprise works with in New York is funded through public-private partnerships, and regulatory agreements and/or project based section 8 ensure

ENTERPRISE COMMUNITY PARTNERS, INC.

One Whitehall Street ■ 11<sup>th</sup> Floor ■ New York, NY 10004 ■ 212.262.9575 ■ [www.EnterpriseCommunity.org](http://www.EnterpriseCommunity.org)

ongoing affordability. The best insurance we have against losing affordability after that is working with responsible landlords. NYCHA should retain control of all properties that undergo private partnerships – as it has done in this deal. NYCHA’s control and the continuation of Section 8 and rent stabilization at this project will ensure the housing remains affordable for the long-term and that tenants are protected.

What I think we have to consider is the counterfactual. Where will these tenants be in 30 years absent this sort of private investment? National HUD funding is cut every year, and the gap between NYCHA’s mandate to provide safe, decent affordable homes and the resources they have to do that keeps growing. What we know is that with this investment, the tenants will benefit from \$80 million dollars of capital work including new kitchens, bathrooms, lobbies, community areas, energy efficient technologies and security enhancements.

One example of how these partnerships can work well comes out of Enterprise’s work in New Orleans. Enterprise and our partners Providence community housing and L+M Development are redeveloping the former 900 unit Lafitte public housing complex in the historic Treme neighborhood of New Orleans to create a healthy mixed income community now known as Faubourg Lafitte. Faubourg Lafitte will ultimately include 1,500 rental and for-sale homes affordable to households with a range of incomes. Approximately 510 rental and for sale homes are being built on the 27 acre footprint of the old housing complex and the balance is being built on scattered sites throughout the Treme community.

The redevelopment plan included extensive outreach to and involvement of former Lafitte residents in the design and planning process. There was also a commitment to replace all 900 subsidized units while also creating a mixed-income community. Additionally, there will be access to high quality programs and services for residents at the adjacent Sojourner Truth Neighborhood Center including after school enrichment programs, senior health and wellness, and employment and vocational opportunities. In addition, the neighborhood is benefiting from a new early childhood education center as well as a new food hub with the first grocery store in the neighborhood in more than ten years.

To date about 400 rentals and 70 for sale homes have been built and are now occupied with more coming soon. The complex plans to add several amenities that will help create opportunity and improve quality of life for residents, including a toddler playground, fitness center, community garden, public art, and rainwater retention garden.

The redevelopment of Lafitte is one example of how these types of partnerships can work well. We truly believe that this kind of project can bring opportunity to communities.

Thank you, again, for the opportunity to testify here today, and I am happy to answer any questions.

Thank you for the opportunity to tell you my story and be a part of this public process today. I have always been interested in politics, and this is not the first or the last time you will be hearing from me, because I know from experience how important these issues are.

My name is Justice Favor. I grew up in Hammel Houses in Rockaway, Queens and was a resident of Public Housing for 23 years of my life. I have also worked non-union construction for many years. I did whatever it took, plumbing, carpentry, laboring, but I always knew I wanted to have the opportunity to work union construction. I saw the difference and I knew I was going to do whatever it takes to get in. I polished my resume, took tests, and learned what I needed to do...and persistence paid off. I became an apprentice with Laborers Local 79. The NYCHA PLA guarantees that opportunity to public housing residents through direct entry. That means guaranteed access to union jobs and a union book. That means access to the middle class. We must protect those jobs.

What does that mean, to be a union apprentice? It means the world to me. After years of working construction jobs that would start and stop with no future employment in sight, where the pay structure would be on thing one week and something else the next, where the health insurance was minimal if offered at all, I am finally on a **stable** path to the middle class. I work for contractors who follow the law, pay me my legal wage. I qualify for unemployment when needed. I have an incredible health plan, an annuity, vacation pay, and a pension. I have

enough breathing room to go back to school to further my education and take care of my family. As And one day I just might be sitting where you're sitting now.

Every job that NYCHA gives to private developers outside of the PLA is a lost opportunity for a public housing resident - my friends, my family, to have a real chance at the American Dream. Not some low wage, part-time, trophy job, where they teach you the most minimal skills required - stick a flag in your hand, and pick up the next local face at the next job - leaving you behind with little more then you had before they came.

I'm living the dream, and I believe that we need to be looking for ways to increase these opportunities, not bury them. There's just too much at stake for us to let that happen.



**TESTIMONY OF GREGORY FLOYD, PRESIDENT TEAMSTERS LOCAL 237 IBT**  
**NEW YORK CITY COUNCIL HEARING, PUBLIC HOUSING COMMITTEE**  
**FEBURARY 10, 2015, CITY HALL**

**Thank you for the opportunity to address you on this issue. I represent more than 20,000 members of Local 237 International Brotherhood of Teamsters.**

**Many expect that I will come here today and criticize the recently completed deal by NYCHA and the City of New York to sell Section 8 housing. Yes, there are some concerns I have but I will address those later. I can even understand why NYCHA would want this deal. Whether it turns out to be good or bad, after years of neglect by all levels of government to fund affordable housing for the low and middle class, this deal might seem like the right thing to do.**

**The Housing Authority and the Section 8 program are key elements in affordable housing in New York City. I would like to take this opportunity to thank Mayor DeBlasio for making affordable housing a cornerstone of his Administration. It is now time for the Federal and State governments to step up and provide adequate funding for this key asset.**

**The fiscal resources are there: the Federal government has righted the economic shift, the State has more than a \$5 billion surplus, and the City is in its best financial condition in more than 40 years. This is the right time to correct years of neglect.**

**There are several concerns I would like to raise. First, the Authority did not discuss its plans for this action prior to implementation. One lesson we have all learned over the years is that our input is important for the success of the Authority. Let me give you one example. The properties will now be managed by a new outside company. Had the Authority talked to us we would have explored having NYCHA manage the facilities. Our workforce is the best when they are provided adequate manpower and resources.**

**Second, we have indicated to the Authority that they have violated Local Law 63. This law establishes a set of procedures that must be followed should our workforce be replaced by private contractors. The Authority apparently violated this Law.**

**Before I conclude, I would like to raise one cautionary note. There are some who see this as a step to privatization. I hope not and I believe the City Council will make sure that does not happen. The Council I believe will continue to protect the middle class of New York City.**

**I want to thank the Council and its leadership for its concern about this issue that is important to all the citizens of New York.**

Testimony of  
**Lorraine Knox**

Public Housing Resident – Johnson Houses  
Community Voices Heard – CVH Member

Good Morning Councilmember Torres and other elected officials of the public housing committee thanks you for holding this hearing today and thank you for your commitment to the preservation of Section 8 units within NYCHA. It is an important one. My name is Lorraine Knox and I have lived in NYCHA for many years. I remember when apartments got painted regularly, the excitement of new windows, cabinets, stoves and refrigerator; it was like Christmas for some of us. This is why I understand the excitement residents have about getting their apartments renovated. They deserve this, and my testimony today is not at all against the renovation of ANY apartments within NYCHA. We all want a quality place to live. We all deserve a quality place to live. My testimony today is not even against NYCHA. I am fully aware of the financial shortfall that NYCHA has been forced to deal with from a Federal government that has strategically starved public housing and a City and State that only seem to think of putting fund towards NYCHA when something hits the news. I'm testifying because while I'm happy for residents, I'm scared about the future.

I'm scared that in our search for funding we may have sold our souls. I'm afraid that while we have the current NYCHA Chair who I believe wants to preserve public housing, I'm not sure whether this deal will support low income affordable housing for the long haul, especially in a City that just know the word market rate. I'm worried about NYCHA partnering with a developer who has sued his tenants. Does that mean if this deal doesn't go the way its planned and resident speak out they run the risk of being sued. We all know that many residents don't have any problem speaking out hence why I'm here today.

I'm scared about the lost of union jobs, because while \$16 per hour sounds great, its small change when compared to union scale. I'm afraid that all the talk about privatization of NYCHA is going to be forced to come true because its partners will push for it. I'm afraid that in this City of the have and the have-nots we can't afford to lose what is the last bastion of true affordable housing. I'm worried that residents will enjoy all these renovations to only lose the whole community to privatization, and soon gentrification.

During all this time of being scared, afraid and worried, I have hope. I hope that this deal is all that NYCHA says it will be. I hope that the future Chairs of NYCHA have the same commitment to its preservation as the current one. I hope that the City, the State and the Federal government (yes I said the federal government, a woman can dream can't she) dedicate real money to NYCHA. I hope that the renovation doesn't take as long as it does to fix my elevator and that quality is placed over quickness. Finally I'm grateful for being allowed to voice my concerns and I'm thankful to the committee for holding this hearing today.

Thank you.





***“Left in the Dark: A Call for Greater Transparency and Accountability in the Relationship  
Between NYCHA, its Residents, and Community Stakeholders”***

**Testimony of Thomas Rachko**  
Policy Fellow, Safety Net Project

**Before the Public Housing Committee of the New York City Council**

**February 10, 2015: Hearing on “Oversight - A Fair Deal for NYCHA? A Look at NYCHA’s Decision to  
Sell a Stake in Project-Based Section 8 Housing to Private Developers”**





Good morning Chairman Torres and honorable members of the public housing committee of the New York City Council. My name is Thomas Rachko and I am a Policy Fellow at the Safety Net Project of the Urban Justice Center. The Safety Net Project, formerly known as the Homelessness Outreach and Prevention Project, combines direct legal services, affirmative litigation, research and policymaking to achieve social and economic justice for all New Yorkers. For nearly thirty years, the Safety Net Project has worked on behalf of low-income communities throughout New York City.

I come before you today regarding NYCHA's decision to sell a stake in several project based Section 8 developments to private developers. NYCHA's dire financial woes have been well documented. A lack of federal funds, a disgraceful disinvestment in public housing by the state and the previous mayoral administration, and mismanagement at various levels within NYCHA have disasteriously driven the city agency over the brink to a state of financial calamity.

I wish that I could provide you information on analysis that we were able to do on the positive and negative aspects of the proposal; however, I am unable to do that. We can not provide that analysis because to date NYCHA has not provided detailed information on the terms of this deal. It was not until reading an article in the Wall Street Journal that we were made aware of the proposed sale.

We fully understand that NYCHA faces a dire financial situation; however, that does not alleviate their responsibility as a city agency to have a transparent process for making important decisions such as this sale. There certainly may be positive prospects that the purported influx of revenue that may flow from this deal could provide. Nonetheless, this administration has promised greater transparency and community engagement; accordingly, we are surprised that a deal of this magnitude affecting thousands of residents was not fully vetted by the greater community of NYCHA residents and the network of community stakeholders that strive to improve the lives of NYCHA residents.

We do not condemn NYCHA for the deal itself, but rather are concerned by the fast-tracked and secretive process under which it was conducted. On the whole, this deal may be beneficial to NYCHA, but it raises a lot of questions for residents and community advocates alike. Foremost, what degree of transparency can we expect in potential deals aiming to cut NYCHA budget deficits in the future? Further, what effects will the shared ownership resulting from the private-public partnership have on residents and the developments in which they live? Will this arrangement be the model for the future of the rest of NYCHA's 328 developments? Will this deal and potential similar deals in the future take NYCHA "down the road to privatization"? Will residents in these buildings continue to be afforded the same protections in administrative proceedings? Due to NYCHA's lack of transparency, many of these questions remain unanswered. NYCHA should be held accountable for answering these questions and reassure residents and advocates of its commitment to preserving New York City's immensely important public housing.

The Safety Net Project has raised the issue of transparency previously in an article penned by our Managing Director Denise Miranda. In her article Ms. Miranda suggests that, "Transparency and accountability are two easy, quick ways to address the most micro, and most important, of NYCHA's problems: the living conditions of tenants." Thus, we strongly believe that it is crucial that NYCHA is transparent and held accountable in





anything that it does that affects its residents, even if that effect is positive. We suggest that the New York City Council urges NYCHA to commit itself to better transparency for the sake of residents and advocates.

We ask that NYCHA host informational sessions in each borough that will provide interested residents and stakeholders information in regards to this deal. Going forward we ask that NYCHA work with the office of Council Member Torres who has been at the forefront of crafting a community engagement model that both informs residents and stakeholders of NYCHA's plans and allows for meaningful feedback and input.



TESTIMONY OF GASTON ACEVEDO  
VLADECK HOUSES RESIDENT and GREEN CITY FORCE ALUMNI  
RE:  
NY CITY COUNCIL PUBLIC HOUSING COMMITTEE HEARING  
OVERSIGHT – A FAIR DEAL FOR NYCHA? A LOOK AT NYCHA’S DECISION TO SELL A STAKE  
IN PROJECT BASED SECTION 8 HOUSING TO PRIVATE DEVELOPERS

Tuesday, February 10<sup>th</sup> 2015 - 10 am - Council Chambers – City Hall

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Chairman Ritchie Torres and Committee Members Mendez, Van Bramer, Richards, and Cumbo, thank you for the opportunity to speak with you today about my experience as a Green City Force Alumni and Porter with C&C Apartment Management.

My name is Gaston Marcus Acevedo, I am 26 years old and I am a resident of the Vladeck houses. I have worked as a porter for C&C Property Management since the first of January. My long-term goal is to be able to comfortably be able to support a family of my own and ensure them opportunities and a living environment that I did not have growing up. I work at Campos Plaza which is in my neighborhood (Lower East Side), which is ideal for me because I get to avoid paying for public transportation. I must say that I am very excited to be a part of the team. As a porter I maintain the inside of the building by mopping and sweeping as well as the grounds of the building while practicing proper trash removal. The staff here are all very friendly and have quickly addressed any concerns of mine. We together have been fulfilling the goal of providing efficient maintenance through the premises while displaying superior customer service. We have faced some challenges along the way since we are all new, and are trying to establish a system that works, but I can confidently say that everything is coming together quite well. The L&M management staff frequently visit the property to ensure that everything is going accordingly. So far renovations are coming along and security measures are being implemented accordingly.

I had first heard this position through Green City Force's alumni coordination team. Green City Force is dedicated to recruiting, training, and supporting young residents of New York City public housing ages 18-24 who have their GED or high school diplomas but are unemployed. Green City Force is deeply committed to its alumni and to helping us find job opportunities and a career path. I learned about Green City Force through a NYCHA information session. This is the second opportunity that I have been able to obtain as alumni of Green City Force. My understanding is that the parent company to C&C management, L&M were seeking to hire NYCHA residents and reached out to NYCHA's resident economic empowerment and sustainability (REES) and Green City Force. The staff at L&M were all very impressed with the work that Green City Force performs and how well they train young adults living within NYCHA houses. This in turn led my interviewing for the available position. I met with Jose Cruz, who is Quality Control for all maintenance operations. My interview went exceptionally well and

ultimately me and seventeen others from Green City Force were offered positions within the company.

I would like to thank Green City Force for this wonderful opportunity, because not only was I informed about the position through the alumni coordination but the professionalism and work ethics that the program has instilled in me has already made me well regarded within the company. I truly believe it would have been near impossible to obtain this position without the help of Green City Force because through the program I gained work experience and was competitive for this position. It has been pleasant so far working with this company and I see there is tremendous room for growth within the company, and this certainly can be considered a career path.



**BUILDING &  
CONSTRUCTION  
TRADES COUNCIL  
OF GREATER NEW YORK**

**GARY LaBARBERA**  
PRESIDENT

AFFILIATE WITH THE  
BUILDING CONSTRUCTION TRADES DEPARTMENT  
OF WASHINGTON D.C.

BUILDING AND CONSTRUCTION TRADES COUNCIL  
OF NEW YORK STATE

AMERICAN FEDERATION OF LABOR OF CONGRESS  
OF INDUSTRIAL ORGANIZATION

**NYC Council Committee on Public Housing**

**A Fair Deal for NYCHA?**

**February 10, 2015**

My name is Carl Johnson, I am testifying on behalf of the Building and Construction Trades Council of Greater New York (BCTC), representing 100,000 workers in New York City. Thank you for allowing me to submit testimony, Councilman Torres and council members from the Committee on Public Housing. We believe that transparency and disclosure on the NYCHA public-private partnership development terms are necessary and warranted.

First, we are pleased to announce that the BCTC has just recently entered into an historic project labor agreement (PLA) with NYCHA. The NYCHA PLA provides for NYCHA and its Construction Managers to perform renovation and rehabilitation work with NYC BCTC union labor that will aid NYCHA in performing this work in accordance with the highest industry standards. The BCTC believes that this PLA will encourage participation of responsible contractors that pay good wages and benefits to their employees, as well as train their employees in the jointly sponsored apprentice programs of the BCTC affiliated unions, which are second to none. Thus helping NYCHA to deliver efficient and safe projects for both construction workers and NYCHA tenants. In order to make this happen the BCTC unions agreed to adjustments to the terms and conditions of their employment that will help to control and even reduce NYCHA's expenditures; including adjustments to overtime, shift work, make-up time for weather delays; and holidays.

This agreement also calls for NYCHA and the BCTC to collaborate on creating opportunities for NYCHA residents to gain access to training programs, providing real skills that can support them and their families through a lifelong career in the construction trades. This PLA is the best model for meaningful workforce development in the construction trades.

Yet, with respect to Project Based Section 8 Subsidies for the owner/developers, as well as other forms of NYCHA infill work, there are no labor standards attached and no commitment required for training opportunities. Those subsidies do nothing to advance the lives or careers of tenants and only

perpetuate the need for more and more affordable housing, while owners and developers are assured full Section 8 tenancy furthering their profits at the expense of City residents.

We believe a better model is to use these subsidies in a way that advances NYCHA's dual goals of completing efficient projects and advancing NYCHA residents' work opportunities. NYCHA should not outsource its commitment to improve the lives of its residents to owner/developers that do not share that commitment.

We would encourage NYCHA to include all its work, both renovation and new construction into a PLA that includes labor standards guaranteeing an appropriate wage and benefit package; and training opportunities for residents that can provide for a lifelong skill and career in the construction trades. The more projects that are included under a PLA, the more work opportunities that can be provided to residents, which may ultimately result in their being able to live without Section 8 assistance.

Non-union developers and builders do not provide the same commitment to the advancement of NYCHA residents as the BCTC has made. Thank you for your time.

**Testimony**  
**New York City Council Hearing**  
**"Mark Up to Mark It Plan"**  
**Beatriz Torres-Guzman, Resident, Campos Plaza**  
**February 10th, 2015**

Good morning, my name is Beatriz Torres-Guzman and I am a member of Good Old Lower East Side and a 32-year resident of Campos Plaza, a public housing development located on the Lower East Side of Manhattan. I would also like to add that I am the proud mother of my son, who was raised in Campos Plaza, received a Council Proclamation in 1999, graduated from Yale, and is currently the Manhattan City Council designee on the Civilian Complaint Review Board. This morning I speak on behalf of myself and many other Campos Residents who are here with me this morning from Campos Plaza and East 4th Street Rehab. I would like to thank the City Council Members for taking the time this morning to listen to our concerns about the Markup to Market Plan.

First, I want to start with a little background about how residents learned about this conversion plan. In early 2014, NYCHA representatives attended a Resident Association meeting at Campos Plaza to present a plan about renovations for Campos Plaza I. At the time it was not made clear that NYCHA's plan included selling 50% of the units/building stock to a private management. In fact, many residents were under the impression that the buildings were getting much needed repairs and would just be under new management. It was not until recently that we learned through a news article about the conversion of the buildings. Residents were understandably alarmed by this news.

What we now know is that two out of the five buildings have been singled out for major capital renovations. Residents, who reside in the buildings that remain under NYCHA management such as me, question why we are not receiving the same renovations. This is creating a divide among residents who do not understand the plan and who have also been in long time need of major repairs.

Overall, the lack of information and transparency has caused a considerable amount of concern and confusion. Some of the concerns and questions that I and many of my neighbors share are as follows:

**Eligibility and rent increases** - NYCHA has not typically evicted residents who's income exceed the income eligibility criteria. Instead, NYCHA has implemented flat rents and other measures in an attempt to fairly distribute the rent burden among higher income residents. While I understand that everyone must pay their fair share of rent, it is also important to note that a slight income change may put residents over the income edge, but may not be enough to pay rents in private housing. What will happen in the event that a family experiences an



income increase? Will they be forced to move? Will their rent increase to market rate? These possibilities could create economic hardship for families and ultimately lead to eviction.

**Resident representation** - The current resident leadership that is supported by the majority of the residents is being encouraged to establish separate representation. The resident association president who resides in one of the buildings that is a part of NYCHA's new plan will no longer be able to participate in the Citywide Council of Presidents. This means that our development will be left out of major decisions that impact the lives of residents.

**Long-term affordability** - It is clear that NYCHA is in a tough position and that these properties need repairs. However, a 30-year affordability agreement will expire before you know it. What will happen to these properties when the agreement between NYCHA and its private partner expires? Will the affordability agreement be renewed? The truth is no one can answer that question definitively. But we have seen evidence before where for profit developers choose not to maintain the affordability of the properties and converted them to market/luxury housing. (Example: Phipps Plaza, now called Kips Bay Court, where the rents are market rate and Section 8 sticky vouchers are the only thing keeping the low income families from being evicted.)

**Parking** - In addition, there is a distinct lack of clarity about parking regulations in the lot that is on the Section 8 site and how this will impact residents currently parked there. As a mobility-impaired person who has held a disabled parking space in the lot since before NYCHA's deal, I must rely on my car to conduct many of my daily tasks. Yet parking spot holders have not been notified in writing about the change in management of the lot. When I inquired with the new management, their agent told me that the company is still deciding on the use of the parking lot for those currently parked there.

In closing, I am concerned about the long-term impacts of this conversion. We must find solutions that don't simply act as band aids, but that consider how to achieve permanent affordability and safe, decent housing. Our elected officials, NYCHA, and residents must work together to find a way to preserve our housing without comprising its future.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Mark UP to Market

Res. No.           

☐ in favor

☒ in opposition

Date:           

(PLEASE PRINT)

Name: KATRINA CORTES

Address:           

I represent: GOLES - GOOD OLD LOWER EAST SIDE

Address: 173 AVENUE B NY, NY

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No.           

Res. No.           

☐ in favor

☐ in opposition

Date:           

(PLEASE PRINT)

Name: Kimberly Khan

Address: 1710 1st Ave

I represent: Section 8

Address: 1710 1st Ave

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No.           

Res. No.           

☐ in favor

☐ in opposition

Date: 2/10/2015

(PLEASE PRINT)

Name: Lisa Kenner

Address: 422 Blake Ave

I represent: Van Dyke I Resident Assoc.

Address:           

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2/10/15

Name: Yetta Kurland (PLEASE PRINT)

Address: 160 Broadway, 11th Floor East Bld

I represent: Justice 4 Homeowners

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☒ in opposition

Date: \_\_\_\_\_

Name: Lorraine Knox (PLEASE PRINT)

Address: 62a 1st Avenue

I represent: Community Voices Heard

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2/10/15

Name: VICTOR BACH - COMMUNITY SERVICE (PLEASE PRINT)

Address: \_\_\_\_\_ SOCIETY

I represent: CSS Joint with

Address: \_\_\_\_\_ Legal Aid Society

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2/10/15

(PLEASE PRINT)

Name: GREG FLOYD

Address: LOCAL 237, 1BT

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2/10/15

(PLEASE PRINT)

Name: Carl Johnson / Organizer

Address: \_\_\_\_\_

I represent: Plumbers Local Union No 1

Address: 50-02 5th St. L.I.C. N.Y. 11101

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☒ in favor ☒ in opposition

Date: 2/10/15

(PLEASE PRINT)

Name: LUCY NEWMAN, THE LEGAL AID

Address: SOCIETY

I represent: Legal Aid Society - Joint

Address: With CSS  
Vic Borch

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2/10/15

(PLEASE PRINT)

Name: Gaston Acevedo

Address: 40 Gouverneur St Apt 2A New York, NY 10002

I represent: Green City Force

Address: 635 Flushing Ave 8th Fl Brooklyn, NY

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2/10/15

(PLEASE PRINT)

Name: THOMAS RACHKO

Address: 40 Rector St.

I represent: Urban Justice Center Safety Net Project

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☒ in favor ☐ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Moses Gates

Address: 50 Broed St. #1402

I represent: ANHD

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: GEORGE FINLEY  
Address: 106-22 FARRABUT RD. APT. 7 BKLYN.  
I represent: N.Y.C.C. NOW!  
Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2/10/2015

(PLEASE PRINT)

Name: Gale A. Brewer, Manhattan Borough President  
Address: 1 Centre St., 19th Fl. NY NY 10007  
I represent: \_\_\_\_\_  
Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☒ in favor ☐ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Carol Lamberg - Housing First  
Address: 180 West 58 St. NY 10019  
I represent: NY Housing Conference  
Address: 247 West 37 St. NY 10018

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2/10

(PLEASE PRINT)

Name: Carroll Turner

Address: \_\_\_\_\_

I represent: Former BFC Employee

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2/10

(PLEASE PRINT)

Name: Justice Favour

Address: \_\_\_\_\_

I represent: Local 79

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2/10

(PLEASE PRINT)

Name: Johnny Zela

Address: \_\_\_\_\_

I represent: Local 79

Address: \_\_\_\_\_

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2/10

(PLEASE PRINT)

Name: Abraham Masado

Address: \_\_\_\_\_

I represent: Former BFC Employee

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2/10/2015

(PLEASE PRINT)

Name: William Frey

Address: 1 Whitehall Street

I represent: Enterprise Community Partners

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: Feb 10 2015

(PLEASE PRINT)

Name: Patricia LAMONDA

Address: 510 E 156 St Bx NY 10455

I represent: Borox choster

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Shola Olatoye

Address: NYCHA

I represent: NYCHA

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☒ in favor ☐ in opposition

Date: 2/10/15

(PLEASE PRINT)

Name: DeReese Huff, T.A. President

Address: 205 Ave C

I represent: CAMPUS PLAZA Residents -

Address: 205 Ave C

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2-10-15

(PLEASE PRINT)

Name: BEATRIZ TORRES CRUZMAN - CAMPOS PLAZA II

Address: 643 E. 13TH ST. APT. 8F NY, NY 10009

I represent: CAMPOS PLAZA II RESIDENT AND THE

Address: GOOD OLD LOWER EAST SIDE

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 5/10/15

(PLEASE PRINT)

Name: William Frey

Address: 1 Whitehall St. N.Y., N.Y.

I represent: Enterprise Community Partners

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Jerry Key

Address: 55 Saratoga Ave

I represent: \_\_\_\_\_

Address: 55 Saratoga Ave

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. NYCHA LHM DEAL Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 5-10-2015

(PLEASE PRINT)

Name: President Helen Thomas Purdie

Address: 55 Saratoga Ave #4-G

I represent: Saratoga Square Senior Center

Address: 930 Holsey St N 55 Saratoga Ave

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
☐ in favor ☐ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Mayzabeth Lopez

Address: \_\_\_\_\_

I represent: GOOD OLD Lower East Side

Address: \_\_\_\_\_

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
☐ in favor ☐ in opposition

Date: 2/10/15

(PLEASE PRINT)

Name: Amenda Septimo - District Director

Address: 1231 Lafayette Ave - Bronx

I represent: Congressman Serrano

Address: \_\_\_\_\_

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 2/10/2015

(PLEASE PRINT)  
Name: Alexis Smallwood

Address: 57-07 Shore Front PKWY Apt 1708

I represent: Far Rockaway, N.Y. 11692 Ocean Village

Address: \_\_\_\_\_

*Please complete this card and return to the Sergeant-at-Arms*

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☒ in opposition

Date: 2/10/15

(PLEASE PRINT)  
Name: Mildred Martinez

Address: 643 E 13<sup>th</sup> St # 2A

I represent: CAMPBELL PLAZA 2

Address: 633 E 13<sup>th</sup> St C + B Av

*Please complete this card and return to the Sergeant-at-Arms*