

**RICK D. CHANDLER, P.E.
COMMISSIONER
NEW YORK CITY DEPARTMENT OF BUILDINGS**

**HEARING BEFORE THE NEW YORK CITY COUNCIL
COMMITTEE ON HOUSING & BUILDINGS
ON THE FISCAL YEAR 2016 PRELIMINARY BUDGET
March 10, 2015**

Good afternoon, Chair Williams and members of the Housing and Buildings Committee. I am Rick Chandler, Commissioner of the New York City Department of Buildings. I am joined by First Deputy Commissioner Thomas Fariello, Deputy Commissioner of Finance and Administration Sharon Neill, Risk Management Officer Reynaldo Cabrera and other members of my senior staff.

Our Department's core mission is to advance public safety by enforcing the laws that govern construction and facilitate compliant development. We continually seek innovative ways to achieve these results while accelerating the construction process. Today I'll discuss our initiatives to meet this mandate and our proposed budget.

Construction activity is on the rise and is a strong indicator of the improving economy. With more construction comes a corresponding increase in applications to the Department, and we are working to satisfy the increased demand for our services.

For example, our Licensing Unit issues licenses and registrations for many types of construction tradespeople, and this unit issued nearly 14,000 new and renewed licenses and registrations in 2014. Additionally, our inspectoral units responded to more than 97,000 complaints and issued more than 134,000 ECB and DOB violations.

We also serve New Yorkers in ways that are often unnoticed. The Department remains at 5 North 11th Street in Brooklyn, where a seven-alarm fire erupted in January. We are monitoring the safety of the ongoing demolition operations, as the Fire Department searches for remaining hotspots and Fire Marshals continue their investigation. We support other agencies as we continue performing our daily duties.

In Calendar Year 2014, more than 3,100 new building applications were filed with the Department, a 23 percent increase from the prior year, and more than 87,100 alteration applications were filed, nearly a 15 percent increase. The Department issued more than 100,000 initial construction permits in 2014, a 6 percent increase over Calendar Year 2013, while issuing more than 45,000 permit renewals, a 4 percent increase. Finally, one sign of future new building activity is initial demolition permits, which are on the rise; in 2014 the Department issued more than 1,600 of these, which was a nearly 18 percent increase from the prior calendar year.

Historically, a rise in construction activity can correlate with increased accidents. This past calendar year we saw a rise in fatalities from three to eight. By tracking accident trends and educating the industry – through programs such as our annual Build Safe | Live Safe Conference where we educate hundreds of industry members in a daylong series of safety seminars – the Department makes every effort to educate stakeholders on best practices for safety. However, it remains the responsibility of every person on a jobsite to ensure that work conforms to approved plans and is performed safely. As part of ongoing enforcement efforts, the Department works to identify bad actors who repeatedly allow site conditions to create an unsafe environment.

BUDGET OVERVIEW

Before discussing the Fiscal Year 2016 Preliminary Budget, I would like to update the Committee on two recent amendments to the Fiscal Year 2015 Adopted Budget.

The November Plan amendment allocated additional resources totaling \$3.3 million and 15 staff positions to the Department. Of that, approximately \$700,000 and 15 staff positions were to advance the Administration's One City: Built to Last initiative, a bold effort that will hold buildings to high energy performance standards, which I will discuss shortly. The remaining \$2.6 million was allocated to reflect collective bargaining adjustments.

The January Plan Amendment to the Fiscal Year 2015 Adopted Budget allocated additional resources totaling \$13.4 million and 67 staff positions to advance a number of critical Department initiatives. They are as follows:

- \$7.1 million and 13 staff positions were allocated to support the first phase of our Enterprise Licensing and Permitting Project, commonly known as Inspection Ready.
- \$2.4 million and seven staff positions were allocated to the NYC Development Hub and its related inspections.
- \$2.2 million and 32 staff positions were allocated to enhance the Department's enforcement efforts through performing proactive safety inspections and improving response times to complaints and accidents.
- \$1.1 million and 15 staff positions were allocated to strengthen the integrity of the Department's technical, legal and administrative operations.
- Approximately \$700,000 was allocated to assist in the Administration's Small Business First initiative to reduce regulatory burdens on small businesses.

I will elaborate on some of these initiatives later in my testimony.

The Fiscal Year 2016 Preliminary Budget allocates nearly \$119 million in expense funds to the Department. Of this, approximately \$93.5 million are for Personal Services (PS) and \$25.4 million are for Other Than Personal Services (OTPS). The Preliminary Budget's revenue plan for the Department is approximately \$182.5 million. This does not include more than \$40 million in Department-issued Environmental Control Board fines that the City collects each year. The Department's budgeted headcount for the Preliminary Budget is 1,244.

At this point I would like to brief the Committee on some critical initiatives that our Department will be undertaking during the coming fiscal year.

INTEGRITY AND MITIGATING RISK

Advancing safe and compliant construction is this Department's first priority, and to meet this challenge it is essential that our employees perform their work with professionalism and without malfeasance. In leading this Department, I remain steadfast in maintaining the highest standard of integrity. Regarding the investigation that resulted in last month's corruption-related arrests of Buildings employees and construction industry members, we began working with the Department of Investigation in October 2013, after an honest Department of Buildings employee came forward to report a concern of misconduct. This illuminates the importance of a number of initiatives we have launched to enhance integrity within the Department and in the industry, and I will discuss several of them.

Risk Management Officer. I recently appointed Reynaldo Cabrera as the Department's first Risk Management Officer, and he reports directly to me.

With an enforcement background from serving in the Manhattan District Attorney's Office, he is analyzing data to find patterns before they become problems. For example, he will use information generated by our latest digital enhancement – Inspection Ready, which I'll discuss shortly – to timely identify concerns. His addition to my senior leadership team will enable us to:

- Assess day-to-day risk;
- Identify non-compliance with existing mandates;
- Analyze historical data to identify risk factors;
- Create and implement risk-assessment tools;
- Create and implement risk-management strategies that incorporate lessons learned with data analysis and include corrective action plans;
- Recommend best practices to reinforce integrity; and
- Work with senior staff to proactively identify areas in policy, training, monitoring and auditing that could be strengthened.

Codes of Conduct. Shortly after my appointment, we issued a new Code of Conduct to our employees. In the coming weeks, we will be releasing our first Code of Conduct tailored specifically to the construction industry. Together, these Codes of Conduct set forth standards to which we hold members of the construction industry and Department personnel. Some of the topics included in this new Industry Code of Conduct are:

- Our zero-tolerance policy that prohibits even the appearance of impropriety;
- Breaches that can lead to revocation of licenses, certifications and privileges to work with the Department; and
- Direction to report construction-related criminal activities to the Department of Investigation.

Many of our technology and enforcement initiatives are also critical in enhancing integrity. For example, our Office of the Buildings Marshal builds cases against unlicensed contractors who may prey on unsuspecting homeowners. Plus, expanding online services and systems will improve operations – while minimizing opportunity for less scrupulous people to cut corners. I will elaborate on this later in my testimony.

SAFETY AND ENFORCEMENT

The Department facilitates compliant construction in a myriad of ways – from reviewing construction plans, to holding applicants accountable through the permitting process, to performing proactive inspections, to responding to emergencies and complaints. Many New Yorkers are not aware that our Elevator Unit has jurisdiction over more than 70,000 vertical transportation devices – and oversees amusement park rides from Luna Park to the soon-to-be installed New York Wheel in Staten Island. Our Cranes and Derricks Unit is also meeting with the Wheel's engineers to review their plans to erect this new attraction.

In addition to these responsibilities, the Department is seeking new ways to improve construction safety and protect New Yorkers. Updating the inventory of tower cranes in New York City, strengthening our Office of the Buildings Marshal and participating in the Mayor's task force to protect tenants are three examples, which I will elaborate on.

Updating Crane Inventory. We are updating the inventory of cranes operating in the City, which is a major step in enhancing public safety and helping contractors build more safely and efficiently.

Cranes manufactured today have enhanced safety features, reduced maintenance needs and tend to be electric, so they produce less noise and emissions. For these reasons, the Department is:

- Taking steps to retire older models while encouraging newer ones;
- Codifying best practices; and
- Revising minimum safety standards.

Office of the Buildings Marshal. We are enhancing our Office of the Buildings Marshal to coordinate all external Department investigations, which will improve our enforcement. Among its responsibilities, this Office now:

- Investigates property owners and contractors who threaten people's safety by violating vacate orders and Stop Work Orders;
- Builds cases against chronic offenders of the Construction Codes;
- Conducts proactive and covert inspections and investigations of illegal construction and dangerous and illegal dwelling units; and
- Responds to construction accidents and fires to initiate investigations that can lead to criminal prosecution.

Tenant Harassment Prevention Task Force. The Department is proud to support Mayor de Blasio's Tenant Harassment Prevention Task Force, which will improve New Yorkers' quality of life and protect them from danger. Last month, Governor Andrew Cuomo, State Attorney General Eric Schneiderman and the Mayor announced this joint task force to prevent property owners from employing unlawful construction tactics to displace residents from rent-regulated apartments.

Tenant harassment complaints in Housing Court have nearly doubled since 2011.

To help keep rent-regulated apartments available to New Yorkers, the Department will be identifying bad actors, investigating potentially problematic locations and strictly enforcing the City's Building Code to protect tenants from illegal construction meant to force them from their homes.

DEVELOPMENT

Our Department must advance safe development in as expeditious a manner as possible. The sooner we approve an application the sooner work commences, revitalizing our City through job creation and affordable housing production.

To hasten the pace of development and improve the experience of those who file with us, we continue to steer customers toward mandatory online filings and payments. Eliminating paper filings and digitizing operations are extremely beneficial: It makes the Department more efficient, maximizing our resources and enabling us to serve customers faster. Additionally, this process can catch administrative errors before documents are submitted – once again saving time.

NYC Development Hub. In 2011, the Department launched the NYC Development Hub, a state-of-the-art project review center, and in doing so, re-envisioned the approval process – transforming it into an entirely electronic and collaborative platform. At the Hub, our staff collaborates with licensed professionals on how to comply with applicable Codes. Through this more efficient process of electronic plan examination and virtual meetings, crucial time and money are saved in construction projects – which facilitates development. Since its launch, the Hub has approved more than 2,400 new building and major alteration applications.

Using the success of the NYC Development Hub as a foundation, we will vastly expand our online services in several meaningful ways:

- We will be substantially increasing all electronic filings by 2017. Today, online filing represents 30 percent of all filings with the Department. We are leading the industry to electronically file 90 percent of all new building applications and 60 percent of all alterations.
- We will identify ways to move our central units, such as the Boilers, Elevator and Façades Units, from paper to online processes.
- We are exploring the best way to electronically accept amendments to approved construction plans. Applicants often file multiple Post Approval Amendments, called PAAs, per application. These are filed on paper – and we received more than 42,200 PAAs in Calendar Year 2014. Moving this part of the approval process online will be a critical enhancement for the construction industry – and will improve Department efficiency.
- We will also bolster our borough offices with Hub technology resources. By the end of this calendar year, applicants will be able to work with our borough offices virtually, allowing them to save time and money by working from their offices instead of visiting our Department.

Inspection Ready. The Department has just launched Inspection Ready, which is improving efficiency of four key enforcement units: Construction, Electrical, Buildings Marshal and Quality of Life. This new system automates inspection schedules to optimize routing and enable our inspectors to electronically submit inspection results from the field via new tablets. We have distributed these handhelds to more than 60 inspectors. Later in 2015, we will launch the next phase, expanding this electronic service to the remaining routine development and enforcement units. This includes:

- New tablets to 200 more inspectors;
- Allowing property owners, contractors and licensees to request an inspection online;
- Online viewing of inspection results; and
- Electronic certification of development inspection corrections.

One City: Built to Last. The Mayor and City Council have committed to reducing the City's greenhouse gas emissions 80 percent by 2050 under the One City: Built to Last initiative. It proposes numerous ways to improve the energy efficiency of buildings, which generate nearly three-quarters of the City's emissions. Since 2013, we have been reviewing new building and major alteration applications for compliance with the New York City Energy Conservation Code. To help meet the 80 by 50 goal, we are expanding our Energy Code enforcement to broaden our review of alterations applications. In the short term, we are launching a pilot program in June 2015 to determine which types of alteration projects would yield the greatest benefit if reviewed for Energy Code compliance. Once we evaluate the pilot's results, we expect to launch a permanent alterations review program in December 2016.

Small Business First. The Administration's Small Business First initiative will reduce regulatory burdens on small businesses, and the Department is determining where processes may overlap with other agencies to streamline services. The Department will also be more aggressive in promoting outreach, education and compliance to small businesses throughout the City.

CODE REVISION

Modernizing our operations goes hand-in-hand with maintaining a set of Construction Codes that remain up to date to reflect today's technologies, processes and materials. Legal mandates require we revise these Codes regularly, and the latest update – the 2014 Construction Codes – went into effect December 31, 2014.

This was an enormous effort that brought together a multitude of stakeholders, including: architects; engineers; representatives from construction, labor and real estate; and the City Council. To ease multi-agency regulation, employees from 11 other City agencies participated. Looking ahead, our Technical Affairs and Code Development Units are undertaking several simultaneous Code projects that will require additional employees to implement. These include:

- Revision to our 2011 NYC Electrical Code. Local law requires that the Department bring the Electrical Code up to date with national standards every three years.
- Revision to our 2014 Energy Conservation Code. New York State is expected to revise its entire Energy Code again in 2015, with an effective date of January 2016. Accordingly, the City will need to update its Energy Conservation Code to meet upcoming State standards.
- Creation of an Existing Building Code. The Department has committed to consolidating construction requirements for existing buildings into one document. This will simplify compliance when altering an existing building – and has been recommended in the Mayor's Housing New York, A Five-Borough, Ten-Year Plan and One City: Built to Last, as well as in the Urban Green Council's Buildings Resiliency Task Force Report.

CONCLUSION

The Department's role in supporting the City's economy cannot be overstated. By enforcing construction laws, we facilitate job creation and tax revenue, spur the creation of affordable housing and uphold high standards in energy efficiency – while adhering to our principle mandate to promote the safety of those who live, work and build in our City. I welcome and appreciate your support and partnership in the important work that lies ahead. I would be happy to answer any questions you may have. Thank you.

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Fiscal Year 2016 Preliminary Budget Hearing

March 10, 2015

Vicki Been
Commissioner

Introduction

HPD is implementing the Mayor's goals, as outlined in his State of the City address, to build a new generation of affordable housing, to protect New Yorkers facing displacement from rising rents by preserving affordability, to support anti-harassment initiatives through our code compliance and housing quality inspections, and to work with communities to create more livable, diverse neighborhoods that accommodate growth to meet the needs of both current and future residents.

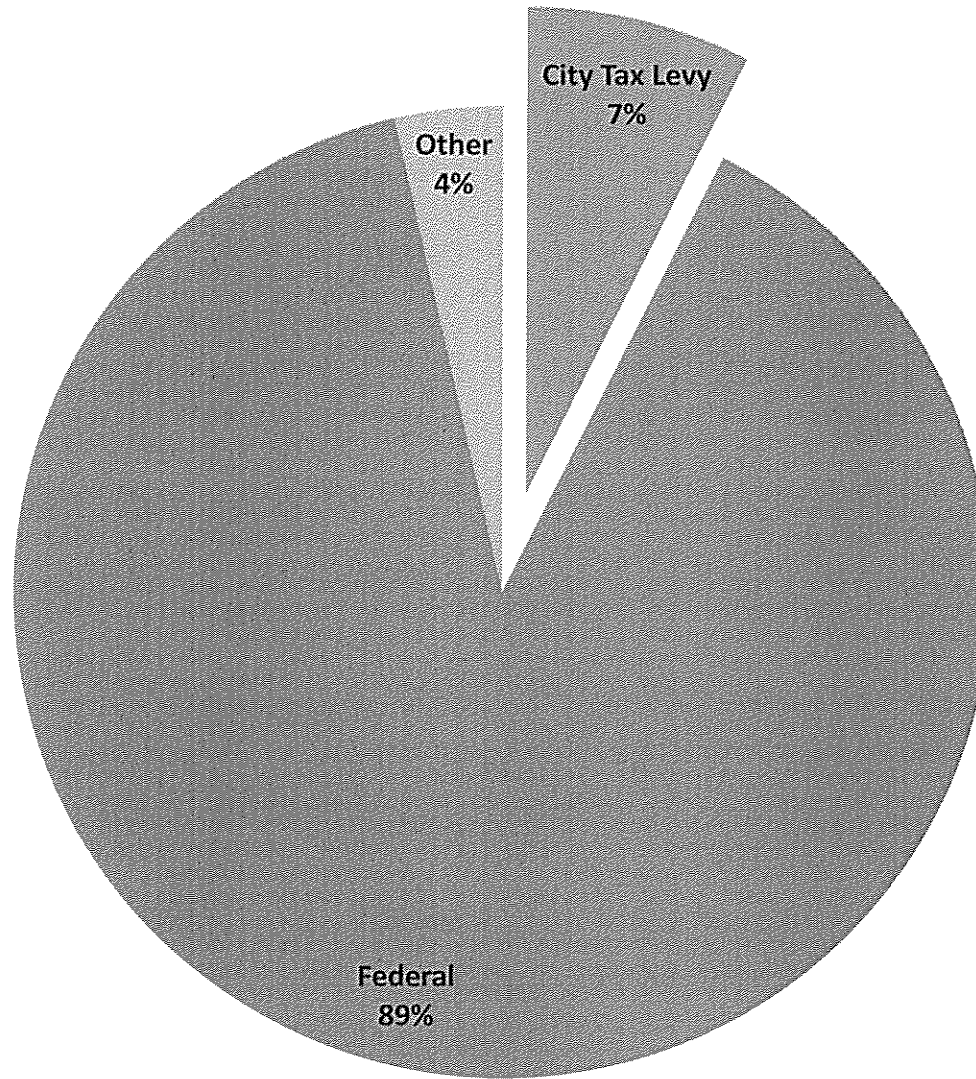
HPD Accomplishments to Date

HPD has hit the ground running in implementing all aspects of the Housing New York Plan

- Started 17,376 units during Calendar Year 2014
 - Exceeded target by 1,376 units
- Updated all our Development program term sheets to reflect our goals of reaching deeper affordability, broadening the range of incomes served, and leveraging our funds even further
- Created an Office of Neighborhood Strategies to enhance neighborhood engagement and planning functions, broaden our preservation strategies, and streamline the Inclusionary Housing program
- Announced the formation of a Tenant Harassment Prevention Task Force in collaboration with the State
- Launched *Building Opportunity*: a multi-pronged initiative aimed at increasing opportunities for Minority and Women Owned Business Enterprises (M/WBE) to participate in HPD-supported development projects; released the M/WBE Request for Qualifications (RFQ)
- Began to build a 21st century technology infrastructure so that we can provide better data and analysis about our programs, and streamline our regulatory and approval processes across the board

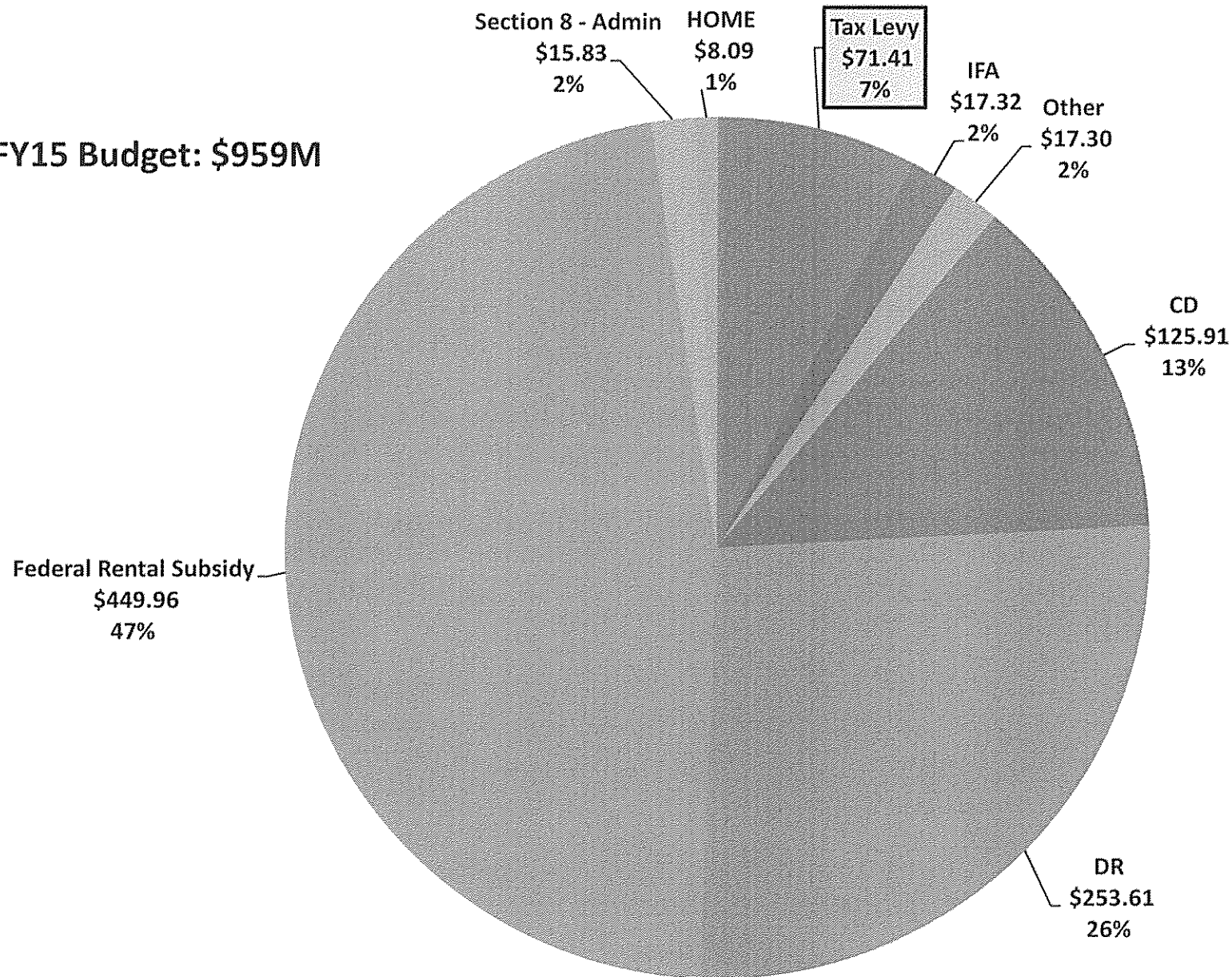
FY15 Budget – Expense Budget by Funding Source

FY2015 City Tax Levy vs Federal and Other Sources



FY15 Expense Budget Detail

FY15 Budget: \$959M

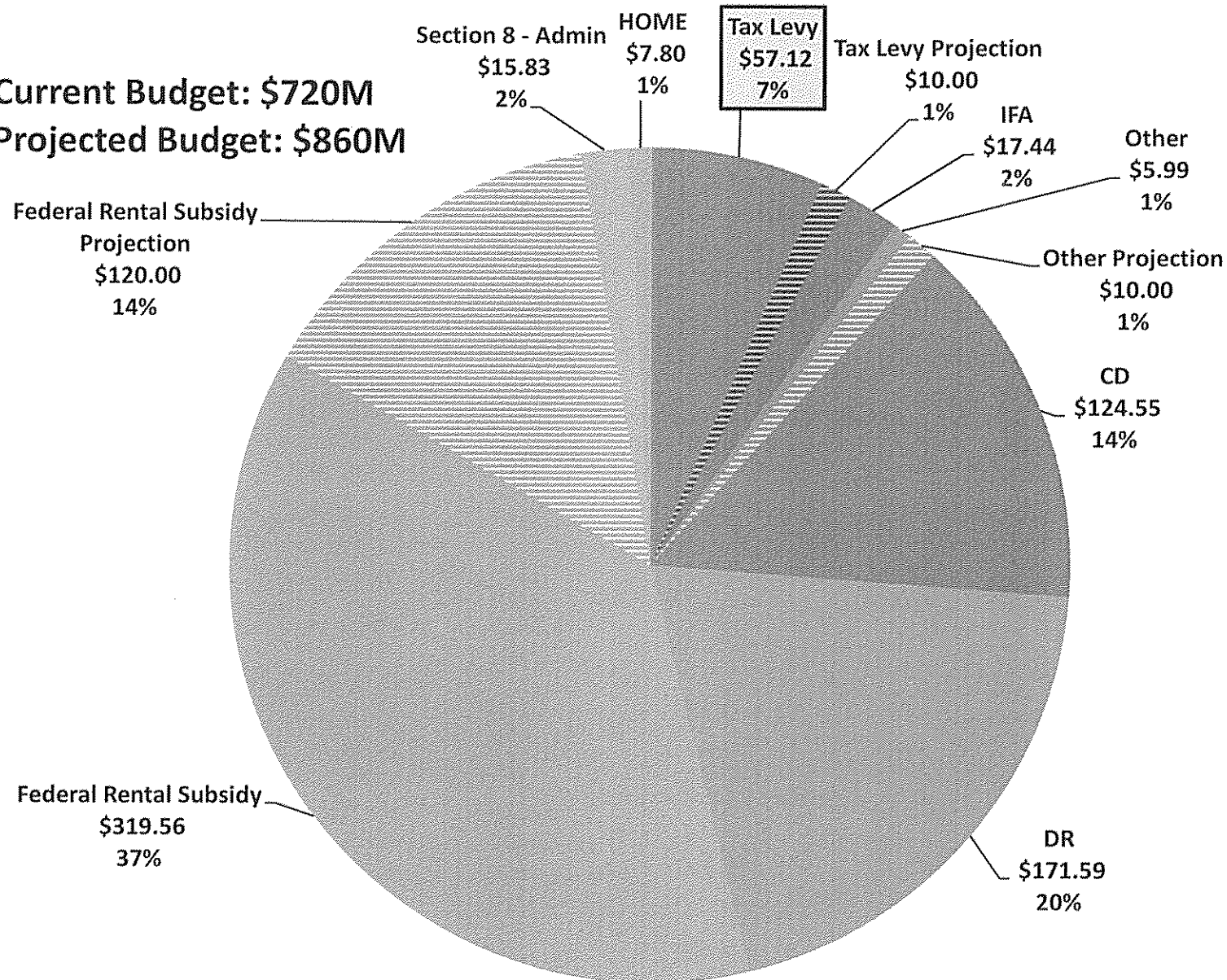


Note: Figures in pie chart are in millions

FY16 Preliminary Budget – Expense Budget

FY16 Current Budget: \$720M

FY16 Projected Budget: \$860M



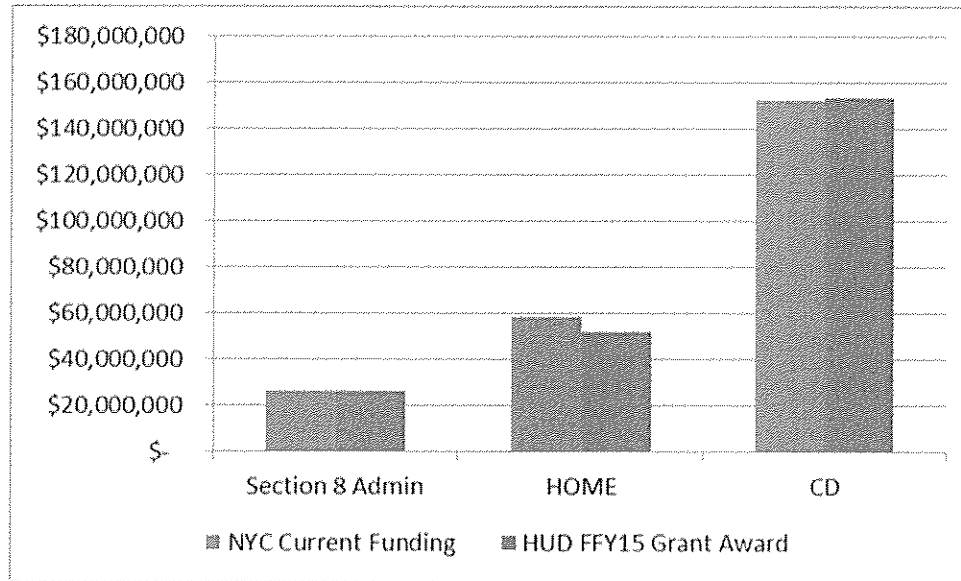
Note: Figures in pie chart are in millions

2016 Preliminary Budget Highlights

HPD's budget furthers the Mayor's goals of progressive and honest budgeting while maintaining fiscal prudence.

- The Mayor allocated new funding to HPD to meet the goals of Housing New York through the addition of **26 positions funded by \$2.2 million in tax levy**
- HPD will use this new funding to expand capacity in key areas such as:
 - Inclusionary Housing
 - Community Partnerships
 - Neighborhood Planning
 - Asset Management
 - Technology and Strategic Development
- The 10-year Capital Plan commits a total of **\$7.2B in Mayoral Capital funds** for the production and preservation of 200,000 units

Federal Budget Implications



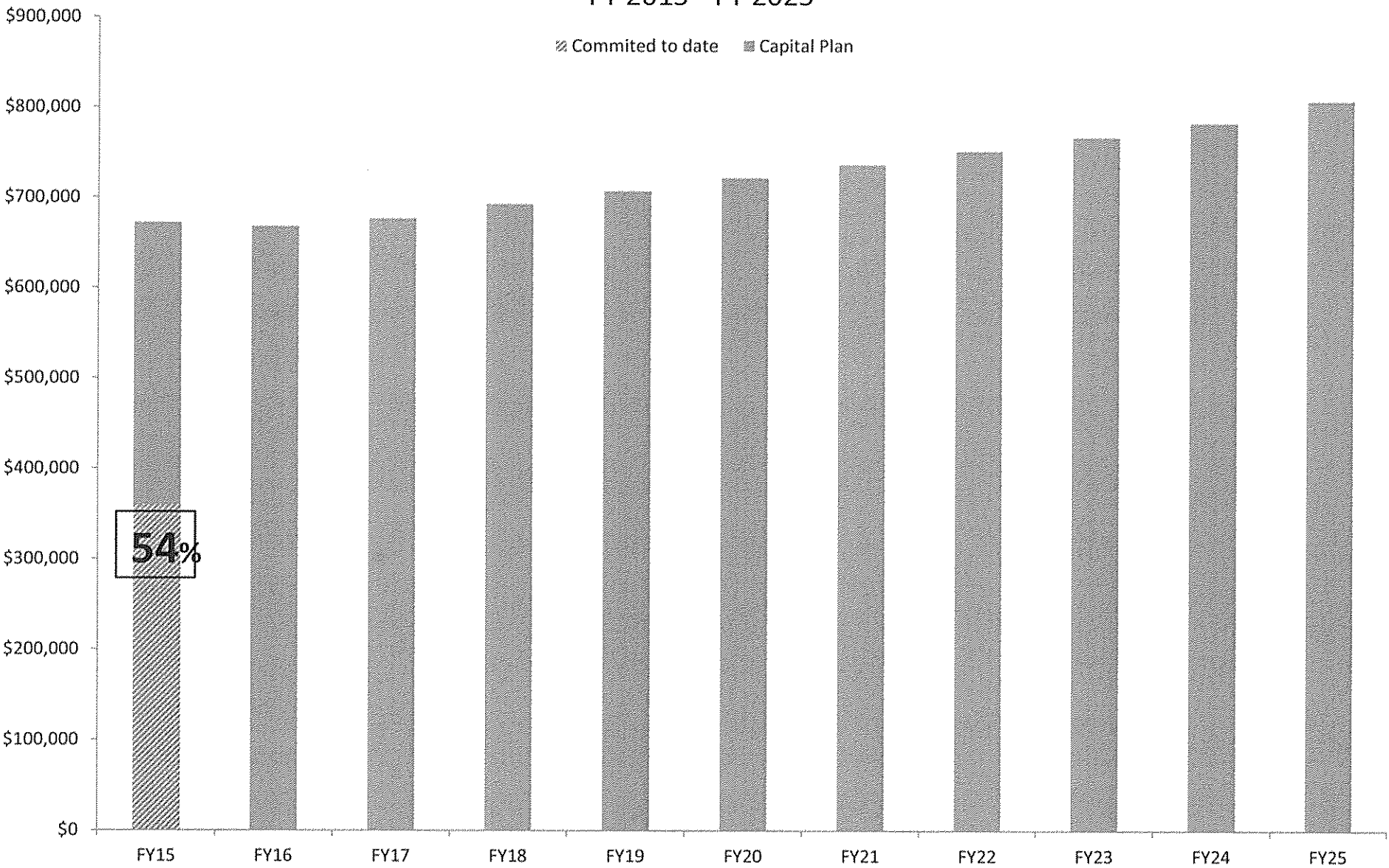
The Federal Fiscal Year 2015 Budget provided steady funding for Section 8 and CDBG but a decrease in HOME funding.

Note: HPD recently received the 2015 Section 8 Program Grant Award and we are still calculating the impact.

- HPD's budget is dependent on Federal funding; there is tremendous **uncertainty** as to future Federal funding
- **Sequestration** is slated to return in Federal Fiscal Year 2016 (FFY16) unless Congress acts to remove it from the budget
- The President's FFY16 Budget proposes additional funding for Section 8 and HOME and proposes to increase vouchers but this is **not likely** to be approved by Congress
- Future funding uncertainty requires that we closely coordinate with the City Council on any program proposals that have cost implications for HPD

FY16 Preliminary Budget – Capital Budget

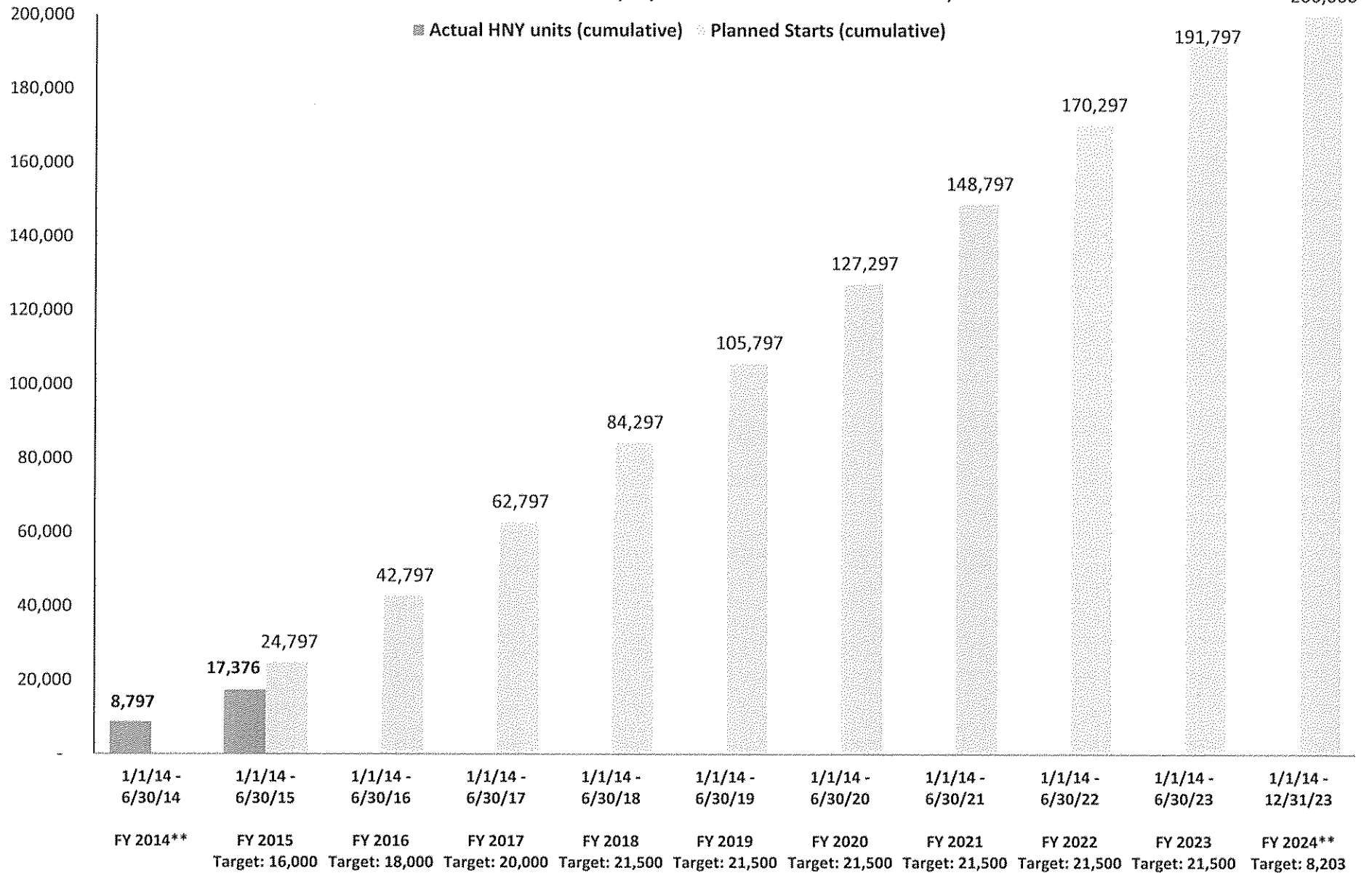
HPD Capital Budget (\$7.9B) FY 2015 - FY 2025



Note: Numbers in graph are in thousands

Housing New York – Actual and Planned Starts

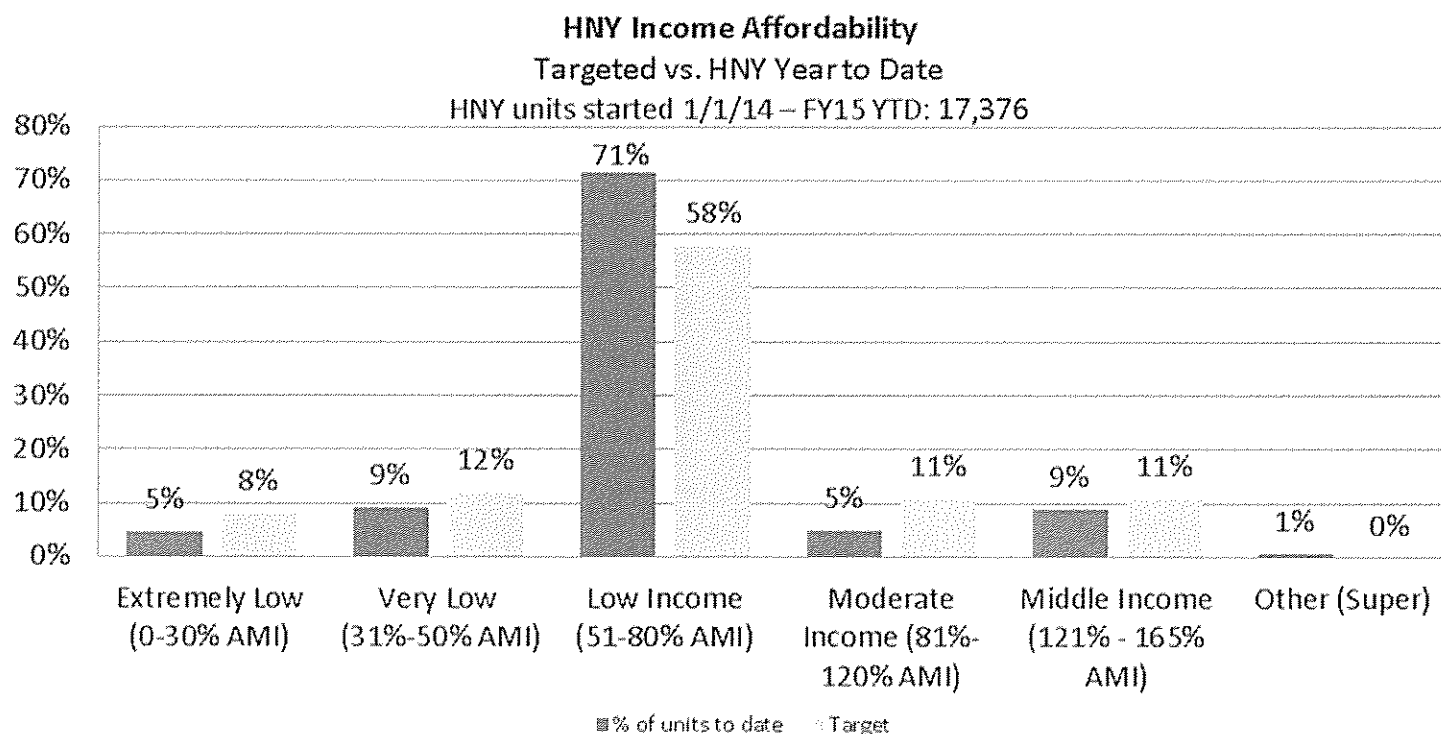
HNY units as of 1/1/2014 - FY15 YTD: 17,376



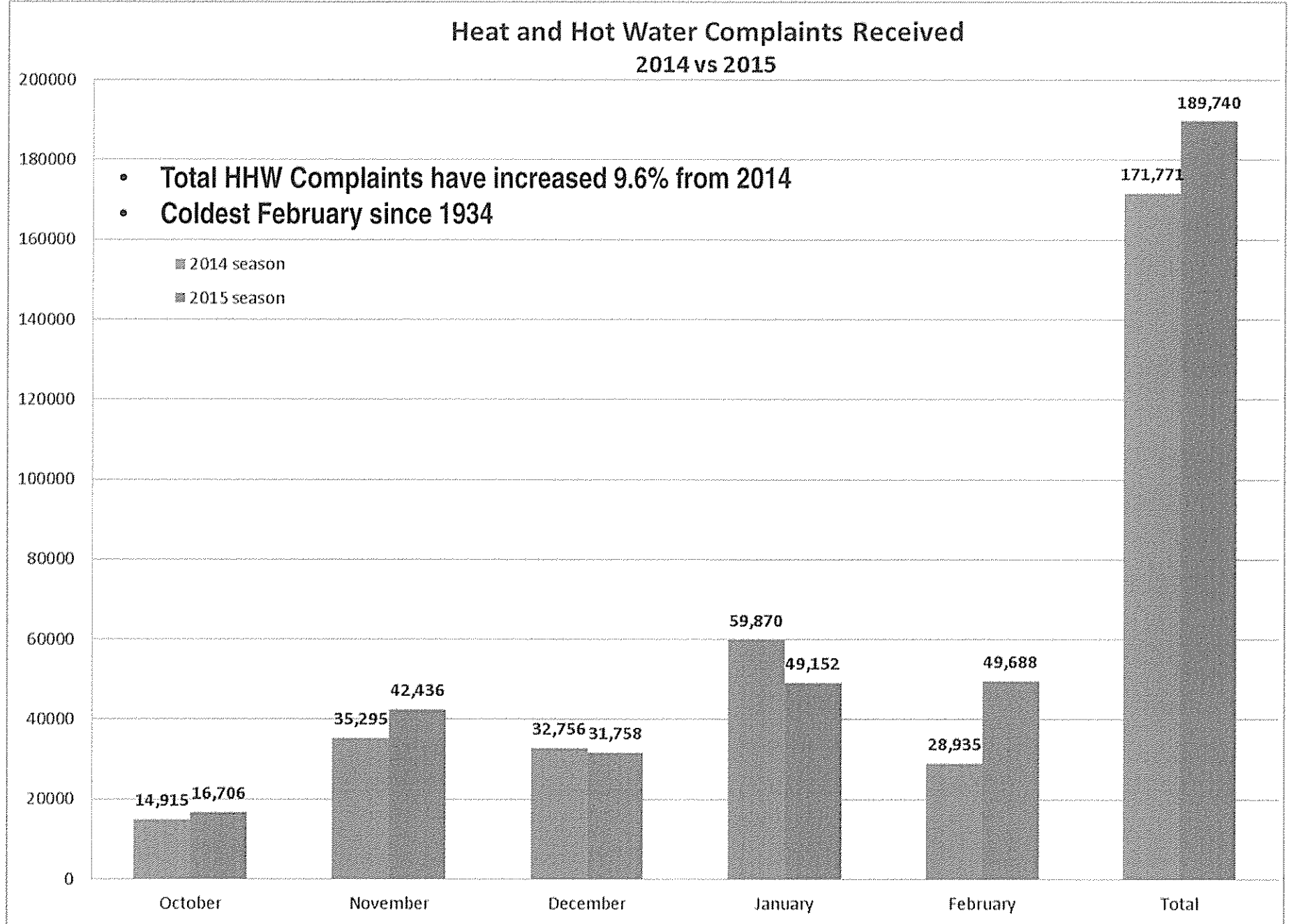
** FY 2014 and 2024 represent half years

Housing New York – 2014 Breakdown of Income Served

| Income Band | Percentage of AMI | Monthly Rent Required to Prevent Rent-Burden | Annual Income (4-person household) | 2014 Units | Share |
|----------------------|-------------------|--|------------------------------------|------------|-------|
| Extremely Low Income | 0-30% | Up to \$629 | <\$25,150 | 823 | 5% |
| Very Low Income | 31-50% | \$630-\$1,049 | \$25,151-\$41,950 | 1,603 | 9% |
| Low Income | 51-80% | \$1,050-\$1,678 | \$41,951-\$67,120 | 12,411 | 71% |
| Moderate Income | 81-120% | \$1,679-\$2,517 | \$67,121-\$100,680 | 877 | 5% |
| Middle Income | 121-165% | \$2,158-\$3,461 | \$100,681-\$138,435 | 1,534 | 9% |
| Other (Super) | n/a | n/a | n/a | 128 | 1% |



Heat and Hot Water (HHW) Update



AEP

From Round 1 through Round 7, 1,387 distressed buildings have been put into AEP and 67% of buildings have been successfully discharged from the program. Discharged buildings have sustained significant improvements in housing quality

- Round 8 was pulled on January 31st and includes 250 buildings with an average of 14 units each
- The rule change implemented by HPD allows us to start the AEP selection with a larger pool of buildings that have been distressed for a longer period, extending the look back period for both violations and emergency repair to five years

| | Open violations per DU within the past 5 year period | | Paid or unpaid emergency repair charges within the past 5-year period |
|--------------------------------------|---|-----|---|
| Multiple Dwelling with 3 to 19 Units | 5 | and | \$5,000 |
| Multiple Dwelling with 20 + Units | 3 | | \$2,500 |

- Each round begins January 31, which means the funding is split between fiscal years. HPD is currently evaluating the needs of Round 8 buildings, so HPD is not likely to start spending the \$750K the City Council allocated for Round 8 until FY16.

2015 – What's Ahead

With your support, HPD will continue to successfully deliver on the ambitious goals of the Housing New York Plan

- Meet targets for preserving and building new units and release a robust and varied set of RFPs over the next 12 months to build the pipeline of projects under development
- Preserve the existing stock of affordable housing through our enforcement programs and preservation financing to help ensure that buildings are structurally and financially sound
- Launch the Green Preservation Program this spring
- Continue to improve our marketing process, upgrade the Housing Connect Lottery website to help applicants better understand the process and ensure eligibility, and translate the site
- Increase our engagement with communities, especially in areas with proposed re-zonings
- Continue to enhance tenant protections and hold landlords accountable for harassment
- Continue to streamline our processes to save time and money that can be directed to more housing

Q&A

Thank You!

Questions?



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**TESTIMONY OF BARIKA WILLIAMS, BEFORE
THE NEW YORK CITY COUNCIL COMMITTEE ON FINANCE
AND COMMITTEE HOUSING AND BUILDINGS CONCERNING
FISCAL YEAR '16 PRELIMINARY BUDGET.**

March 10, 2015

Good Morning. Thank you Chair Ferreras and Chair Williams and to the members of the Committee on Finance and the Committee on Housing and Buildings for the opportunity to testify on the FY16 Preliminary Budget.

My name is Barika Williams and I am the Deputy Director for the Association for Neighborhood and Housing Development (ANHD). ANHD is a membership organization of NYC-neighborhood based community groups- CDCs, affordable housing developers, supportive housing providers, community organizers, and economic development providers. Our mission is to ensure flourishing neighborhoods and decent, affordable housing for all New Yorkers. We have nearly 100 members throughout the five boroughs who have developed over 100,000 units of affordable housing in the past 25 years alone and directly operate over 30,000 units.

ANHD asks for the Council's continued support of the **Housing Preservation Initiative (HPI)** and the **Community Consultant Contracts (CCC)** program, two programs that are critically important to helping community-based neighborhood groups preserve affordable housing. More than ever, these initiatives are essential given the challenges that our neighborhoods are experiencing because of the ongoing housing crisis and increasing housing costs, and the stagnant or decreasing incomes of residents and families.

ANHD respectfully requests that funding to the highly effective Housing Preservation Initiative (HPI) be increased from \$2 Million to \$2.5 Million to allow the program to increase funding to grantees and expand to additional neighborhoods across New York City.

Since its inception, HPI's bottom-up strategy has been extremely successful in protecting affordable housing and promoting neighborhood stabilization in impacted districts. The key to the success of HPI is its localized model which allows flexibility in order to support neighborhood groups, in cooperation with the local council member, to develop strategic, grassroots-based solutions that directly address the unique threat to affordable housing in each community. The increase in funding would allow restore \$10,000 cuts to funded organizations; increasing the funding allotted to each group to \$60,000 from \$50,000 and expand HPI to more districts as data indicates that the advance in the affordable housing crisis far outpaces the available funding.

And ANHD respectfully requests that funding for the Community Consultant Contract (CCC) be increased to \$1,200,000 from \$1,000,000. CCC provides core funding for the front-line anti-eviction services that community groups provide. When a community resident is at-risk of



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eviction, or when a constituent-service staff person needs assistance with a housing case, they call the CCC-funded anti-eviction specialist at their local community group. These specialties are knowledgeable about the full range of available resources and use all applicable tools to keep New York City residents in housing they can afford.

The amount of funding for the **Neighborhood Preservation Consultant Program (NPCP)** in the Fiscal Year 2016 Preliminary Budget is inadequate. We request that the program be fully restored and expanded to \$2,000,000 in order to address the growing displacement pressures on residents throughout the city.

For more than 30 years, NYC's Department of Housing Preservation and Development's (HPD) Neighborhood Preservation Consultant Program (NPCP), and its predecessor programs, has provided consistent funding for community-based, nonprofit partners to work with tenants, landlords, and the city to preserve affordable housing, ensure neglected properties do not have a negative impact on the broader community, and protect tenants from eviction and dangerous living conditions throughout the city.

NPCP funded community-based groups to work building-by-building and block-by-block to provide effective and responsive support that promotes neighborhood stability in all its various forms. These local organizations' staff augment HPD's code enforcement efforts by identifying properties plagued by poor living conditions that put tenants and the larger neighborhood at risk.

Six years ago, Mayor Bloomberg made a dramatic 60% cut to NPCP, reducing funding to \$1,080,000. This funding provided for \$40,000 grants to local nonprofits in 27 community districts. This was followed by Mayor Bloomberg cutting the NPCP program an additional 25%, yet again. This reduction resulted in the entire City's building preservation initiative being served by fewer than 15 contracts with a total budget of only \$580,000. NPCP provides critically needed support to distressed neighborhoods; however it has been cut by 72% since 2012.

The cuts to NPCP are particularly glaring given City Council's continued support of HPI and CCC and the Council understands and recognition of the vital roles these programs play in preserving local neighborhood's affordability. The City Council cannot bear the full burden of funding neighborhood-based preservation efforts. Mayor Bloomberg's cuts to NPCP have effectively transferred the majority of support for community-based tenant and affordable housing efforts to the City Council's budget and constitutes a significant pull-back in responsibility by the Bloomberg Administration. ANHD strongly request that the program be fully restored to \$1,080,000 by the de Blasio administration.

Finally ANHD asks that the Council supports the **Community Planning for Neighborhood Rezoning Initiative (CPNR)**, a new proposal that will to provide grants to five experienced citywide technical assistance organizations to provide technical assistance and grants to local organizations based in the 15 communities slated for rezoning under the Housing NY Plan.



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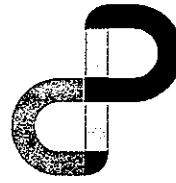
A rezoning requires an enormous amount of effort, time, education and resources from the City, but also from local community groups. These community groups need support so that they can help their local community members fully participate in the planning process. Without serious and sustained efforts by local community-based organizations, real participation by large numbers of community members who will be impacted by rezonings – and an outcome from the rezoning that is truly aligned with community interests - is unlikely.

The Community Planning for Neighborhood Rezoning is a \$2.5 million initiative. The initiative will dedicate 70% of the funding, \$1,750,000, to directly support 15 local non-profit organizations based in the neighborhoods slated for rezoning as they work to engage, educate, plan, and organize in their communities in order to ensure meaningful participation and seek positive outcomes in the public processes that will shape the future of each neighborhood.

The remaining 30% of the initiative (\$750,000) will go to the following 5 citywide technical assistance organizations: ANHD, the Pratt Center, the Urban Justice Center, Hester Street Collaborative, and Center for Urban Pedagogy. These funds will support dedicated staff at each organization that will coordinate and provide technical assistance for the local organizations to in support in of their efforts to ensure that zoning actions result in sustainable neighborhoods that contribute to citywide equity goals.

This new Community Planning for Neighborhood Rezoning is designed to achieve the highest possible process and results the benefit local neighborhoods, ensure that there are conversations with informed communities about neighborhood-wide priorities, and support local communities roles in visioning an shaping the future of their communities.

Again, thank you for your time and the opportunity to testify before you about these critical and needed programs.



FY16 City Council Funding Request

Community Planning for Neighborhood Rezoning (CPNR) Initiative: \$2,500,000

City leaders agree: affordable housing is critical to New York's future and is essential to making the city more equitable.

In May 2014, Mayor Bill de Blasio released "Housing New York: A Five-Borough, Ten-Year Plan" which outlines the Administration's plan to create and preserve 200,000 units of affordable housing over the next ten years. To achieve this goal, the plan lays out the Administration's intent to rezone 15 neighborhoods to allow for increased density. Housing New York Plan also contains the Administration's commitment to engage in community-based planning to address community needs that include not just housing, but other key attributes of a healthy community. In order to ensure an effective seat at the table, communities need access to the tools, resources, and expertise required to meaningfully participate in the redevelopment of their neighborhoods. The implementation of the Housing New York Plan will bring substantial new construction, significant population growth and increased pressure on existing infrastructure. As a result, communities are rightfully concerned about rising rents, speculation, insufficient City services such as schools, transportation, and open space, and the displacement of existing residents and businesses.

The Initiative

The **Community Planning for Neighborhood Rezoning Initiative** will enable local stakeholders to engage in the planning process with support and expertise from a skilled group of city-wide and community-based non-profit organizations. Five city-wide technical assistance providers (The Association for Neighborhood and Housing Development, the Pratt Center for Community Development, the Community Development Project at the Urban Justice Center, the Hester Street Collaborative and the Center for Urban Pedagogy) will serve as program coordinators and technical advisors, and will facilitate community-based planning activities in each of the 15 communities slated for rezoning. Working hand in hand with local CBOs, the five partners will empower the community to participate in the rezoning process from the ground up, ensuring that each area's needs and priorities are considered and reflected in the plan. The technical assistance will include land use analysis, policy development, interactive educational tools, and programming for community engagement, and participatory design. Considerations will include community character, schools, infrastructure and transit needs, sustainability and open space, and jobs and economic development. These partnerships will ensure meaningful community engagement and optimized outcomes as the City works to provide new affordable housing in the context of diverse, sustainable and livable neighborhoods. The City will benefit from the increased capacity of local communities to understand the rezoning process and the equitable development it can bring.

Program Design

The Community Planning for Neighborhood Rezoning Initiative is a \$2.5 million initiative. Thirty percent of the initiative (\$750,000) will go to the 5 citywide technical assistance organizations. These funds will support dedicated staff at each organization which will coordinate and provide technical assistance for local organizations and community members. Seventy percent of the funding (\$1,750,000) will directly support local non-profit organizations based in the 15 neighborhoods slated for rezoning.

The Partners



The **Association for Neighborhood and Housing Development (ANHD)** is a membership organization of NYC-neighborhood based community groups- CDCs, affordable housing developers, supportive housing providers, community organizers, and economic development providers. Our mission is to ensure flourishing neighborhoods and decent, affordable housing for all New Yorkers. We have nearly 100 members throughout the five boroughs who have developed over 100,000 units of affordable housing in the past 25 years alone and directly operate over 30,000 units.

The **Center for Urban Pedagogy (CUP)** uses the power of design and art to increase meaningful civic engagement, particularly among historically underrepresented communities. CUP collaborates with community organizations, advocacy groups, artists, designers, and educators to create accessible, visual explanations of complex policy and planning issues and decision-making processes. These projects increase the capacity of communities to advocate for their own community needs and to participate in shaping the places where we all live.



**hester street
collaborative**

Hester Street Collaborative is a dynamic, non-profit, community planning, design and development organization that provides technical assistance and capacity building to low-income communities and community-based organizations throughout New York City and nationwide. We provide residents with the tools and resources they most need to shape their physical environment. We do that through a range of services, including: community planning, participatory design, community real estate development, participatory art, placemaking, and project management. Our goal is the development of more equitable, sustainable, healthy and resilient neighborhoods where local residents lead the way.

Pratt Center for Community Development works for a more just, equitable and sustainable city for all New Yorkers, by empowering communities to plan for and realize their futures. We provide technical assistance services to community groups in low-moderate income areas and to manufacturers, through planning, mapping, policy research, stakeholder engagement, education, and pilot initiatives. We will analyze land use proposals to assist communities in understanding their implications, facilitate community conversations about trade-offs in land use and development, help communities to identify their priorities, and engage residents and local stakeholders in processes that proactively identify and articulate community needs. Our work leverages the unique resources of a university and is informed by our on-the-ground experience in low- and moderate-income communities.



**URBAN
JUSTICE
CENTER**



The **Community Development Project at the Urban Justice Center** strengthens the impact of grassroots organizations in New York City's low-income and excluded communities. We partner with community organizations to win legal cases, publish community-driven research reports, assist with the formation of new organizations and cooperatives, and provide technical and transactional assistance in support of their work towards social justice. CDP will support a coalition of community-based organizations to ensure that real community input is given to the rezoning process and that the needs of community residents are prioritized by the Department of City Planning. CDP will be providing legal and research support to help gather community input via surveys as well as legal and policy development assistance in developing land-use and affordable housing proposals.

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TESTIMONY
ON
FISCAL YEAR '16 PRELIMINARY BUDGET

PRESENTED BEFORE:

THE NEW YORK CITY COUNCIL
COMMITTEE ON FINANCE and
HOUSING AND BUILDINGS COMMITTEE

PRESENTED BY:

Harvey Epstein

ASSOCIATE DIRECTOR
URBAN JUSTICE CENTER
COMMUNITY DEVELOPMENT PROJECT

URBAN
JUSTICE
CENTER



COMMUNITY DEVELOPMENT PROJECT

March 10, 2015

Good afternoon Chairs Ferreras and Williams, and Committee Members. Thank you for providing me the opportunity to testify today on the FY 16 Preliminary Budget. I am speaking on behalf of the Community Development Project (CDP) at the Urban Justice Center as well as the Community Planning for Neighborhood Rezoning initiative.

My name is Harvey Epstein and I am the Associate Director and Director of the Community Development Project at the Urban Justice Center. The Community Development Project formed in September 2001 to strengthen the impact of grassroots organizations in New York City's low-income and other excluded communities by winning legal cases, publishing community-driven research reports, assisting with the formation of new organizations, and providing technical and transactional assistance in support of their work towards social justice. Our work is informed by the belief that real and lasting change in low-income, urban neighborhoods is often rooted in the empowerment of grassroots, community institutions. For more than ten years, CDP has offered legal services and support on housing issues to community non-profits, group cases, and individuals in low-income NYC neighborhood.

City leaders agree: affordable housing is critical to the City's future and an essential element of Mayor Bill de Blasio's equality agenda.

In May 2014, Mayor Blasio released "Housing New York: A Five-Borough, Ten-Year Plan" which outlines his Administration's goal to create and preserve 200,000 units of affordable housing over the next ten years. To achieve this goal, the Administration intends to rezone 15 neighborhoods across the City to allow for increased density. In return for the right to build higher, the Department of Housing Preservation and Development will, for the first time, routinely require inclusion of affordable units in new development.

The Administration has already begun to hold community-based planning workshops and sessions to address local needs in East New York, and has promised to do the same in each of the target neighborhoods. In order to

have an effective seat at the table, however, local communities need access to the tools, resources, and expertise to meaningfully participate in the redevelopment of their neighborhoods. The implementation of the Housing New York Plan will bring substantial new construction, significant population growth and increased pressure on existing infrastructure in those 15 neighborhoods. As a result, communities are concerned about rising rents, speculation, insufficient City services such as schools, transportation, and open space, and the displacement of existing residents and businesses.

The Community Planning for Neighborhood Rezoning Initiative will enable local stakeholders to engage in the planning process with support and expertise from a skilled group of city-wide and community-based non-profit organizations. Five city-wide technical assistance providers (The Association for Neighborhood and Housing Development, the Pratt Center for Community Development, the Community Development Project at the Urban Justice Center, the Hester Street Collaborative and the Center for Urban Pedagogy) will serve as program coordinators and technical advisors, and will facilitate community-based planning activities in each of the 15 communities slated for rezoning. Working hand in hand with local CBOs, the five partners will empower the community to participate in the rezoning process from the ground up, ensuring that each area's needs and goals are considered and reflected in the plan. The technical assistance will include land use analysis, policy development, interactive educational tools, and programming for community engagement. Considerations will include community character, schools, infrastructure and transit needs, sustainability and open space, and jobs and economic development. These partnerships will ensure meaningful community engagement and optimized outcomes as the City works to provide new affordable housing in the context of diverse, sustainable and livable neighborhoods. The City will benefit from the increased capacity of local communities to understand the rezoning process and the equitable development it can bring.

To realize our goal of meaningfully engaging communities in the redevelopment and rezoning process, we are respectfully requesting \$2.5 million in FY 2016. Thirty percent of the initiative (\$750,000) will go to the 5 citywide technical assistance organizations. These funds will support dedicated staff at each organization which will coordinate and provide technical assistance for local organizations and community members. Seventy percent of the funding (\$1,750,000) will directly support local non-profit organizations based in the 15 neighborhoods slated for rezoning. The local groups will be selected in consultation with the communities and their representatives, based on their experience, capacity, and roots in the community.

We know this is a significant “ask.” But nothing could be more important for our future – the City’s future – than to get this right – to meet the need for affordable housing for all New Yorkers that truly reflect their communities’ unique needs, characters and aspirations. We thank you in advance for your consideration and support.

I thank you for the opportunity to testify.



FOR THE RECORD

Testimony Prepared by
Judi Kende

For the Committee on Housing and Buildings
Fiscal Year 2016 Preliminary Budget
Agency Oversight Hearing

March 2, 2015
On behalf of
Enterprise Community Partners, Inc.

Introduction

On behalf of Enterprise Community Partners, Inc., I would like to thank Chair Williams and the members of the City Council's Committee on Housing and Buildings for the opportunity to submit testimony on the Fiscal Year 2016 Preliminary Budget on housing.

At Enterprise, we care deeply about affordable housing. We work to bring opportunity to low- and moderate-income communities nationwide through safe, healthy affordable housing. Since 1987, we have created or preserved 44,000 affordable homes for 114,000 New Yorkers and invested \$2.9 billion in equity, grants, and loans to community development projects throughout the city.

Despite the sizeable investment by Enterprise and our affordable housing partners, we are in the midst of a full-blown housing insecurity crisis. More than 600,000 New Yorkers pay more than half of their income on rent, leaving them one paycheck away from losing their home. And almost 60,000 of our neighbors are already homeless. It is this emergency situation that necessitates prioritizing the creation and preservation of affordable housing in this increasingly unaffordable city.

We commend the City Council and the de Blasio Administration for your commitment to affordable housing. Enterprise stands with you in advocating for more State and Federal resources, most recently joining our advocacy partners in calling for a robust New York/New York IV supportive housing agreement and an expansion of the State Low-Income Housing Tax Credit.

To ensure the public and private investments in affordable housing are used most effectively, we recommend that the city work to adopt a Coordinated Assessment and Placement System to help quickly match homeless households to the right housing resource. And once again before the City Council, we emphasize the need to make all affordable housing green and resilient.

Adopt a Coordinated Assessment and Placement System

Affordable housing is the solution to homelessness, and moving the 60,000 people currently in shelter into the right permanent home requires a Coordinated Assessment and Placement System,

or CAPS. Enterprise has worked for years to bring the resources of affordable housing to end family homelessness. Our Come Home NYC program matches families in shelter who have income to affordable apartments and provides light services through a partnership with the Single Stop Program. In New York, the process of matching families to homes is currently done manually, with no system for identifying the specific needs of the household and quickly matching them to the right housing and service resource.

For individuals and families in shelter, there is a wide range of needs for housing resources. Some families need supportive housing, which combines affordable housing with services for people with the highest barriers to housing, like mental illness or addiction. There are also about 2,000 families that come into shelter each year who have enough income to afford housing in the city's subsidized stock, and need a simple connection to an affordable apartment and light services, and these families are well-suited for the Come Home NYC program. Still other families need rental assistance until they can increase their incomes enough to pay rent, such as the subsidy provided through LINC, while others will need a permanent economic solution like Section 8 or NYCHA.

With these varying needs and many new resources coming on line, we need a system to make these matches. CAPS has three primary components to ensure that homeless households receive the right housing resource: a universal assessment tool to accurately determine the needs of all homeless households, a complete inventory of housing and service opportunities, and a matching tool to ensure that needs and resources are quickly and accurately matched. We are seeing examples in other cities like Houston and Los Angeles that CAPS is an effective tool to move homeless families into permanent housing.

Enterprise is prepared to work with the City Council, the Administration, and our partners in the homelessness and housing fields to help design a CAPS system for New York City.

Make all Affordable Housing Green & Resilient

Sustainability is an equity issue. Low-income households and communities are disproportionately impacted by climate change and have the fewest resources to recover from its impacts. Low-income households also have the most to gain from the health, environmental, and economic benefits of green and resilient building. The city's goal to reduce carbon emissions by 80 percent by 2050 is a perfect example of New York's leadership in sustainability. HPD currently requires that all new and substantially renovated affordable housing meet green building standards, including components of the Enterprise Green Communities Criteria. This Criteria was specifically designed for affordable housing, and combines best practice in design, operations and maintenance, and resident engagement to bring cost effective solutions in green, health, resilience, and universal design to low-income communities.

We encourage the city to continue to expand the benefits of green to all housing serving low-income residents. The inclusion of green criteria in preservation programs is a great start, and we are pleased to continue to support the city in this area. We would like to bring to the Council's

attention that this also includes the units that will be constructed under the new mandatory inclusionary zoning program.

Affordable Housing is a Smart Investment

Affordable housing will not only help alleviate housing insecurity; it's a smart investment. Research shows that for every 100 affordable apartments financed through the Low Income Housing Tax Credit, there are approximately 122 local jobs created in the first year and 30 jobs annually. Along the way, these apartments generate \$441,000 in local tax revenue annually and bring \$7.9 million in local income in the first year and \$2.4 million annually.

Thank you, again, for the opportunity to comment on the Committee on Housing and Building's Hearing on the FY 2016 Preliminary Budget. As we all seek to maintain New York as a city of opportunity for all, we must continue making the smart investment in affordable housing.

TESTIMONY

ON

**FUNDING REQUEST FOR THE
STABILIZING NYC INITIATIVE:
FIGHTING PREDATORY EQUITY AND
TENANT HARASSMENT**

PRESENTED BEFORE:

THE NEW YORK CITY COUNCIL
COMMITTEE ON HOUSING AND BUILDINGS
PRELIMINARY BUDGET HEARING

PRESENTED BY:

Kelly Glenn
Housing Paralegal & Development Coordinator
COMMUNITY DEVELOPMENT PROJECT AT THE URBAN JUSTICE CENTER
On behalf of the
STABILIZING NYC COALITION

March 10, 2015

Good afternoon. My name is Kelly Glenn and I am a Housing Paralegal & Development Coordinator at the Community Development Project at the Urban Justice Center (CDP), and I am testifying on behalf of Stabilizing NYC, a new citywide coalition that has come together to fight the depletion of affordable housing in NYC at the hands of predatory equity landlords. I am here to request an increase in funding for our citywide initiative for FY16. Thank you for the opportunity to testify this afternoon.

Our coalition is currently made up of fourteen community-based organizations, a legal services provider and a housing advocacy organization —the Community Development Project at the Urban Justice Center, UHAB, Asian Americans for Equality, CAAAV, Chhaya CDC, Community Action for Safe Apartments at New Settlement Apartments, the Cooper Square Committee, Fifth Avenue Committee/Neighbors Helping Neighbors, Flatbush Tenant Coalition, GOLES, Mirabal Sisters Cultural and Community Center, Mothers on the Move at the Mary Mitchell Center, Northwest Bronx Community and Clergy Coalition, Pratt Area Community Council, St. Nick's Alliance, and Woodside on the Move. Our work combines legal, advocacy and organizing resources into a citywide network to help tenants take their predatory equity landlords to task for patchwork repairs, bogus eviction cases, and affirmative harassment.

In FY15, the City Council generously allocated \$1 million to our coalition, which was then twelve community-based organizations, plus UJC and UHAB. Though we are still yet to receive that funding, we have worked tirelessly since being awarded the funds and have made great strides this year. Some of our accomplishments include: creating a database of over 1500 properties owned by predatory equity landlords citywide, a number which continues to grow; deciding on a list of six large predatory equity companies that will be the target of our organizing efforts; reaching out to over 4800 tenants in 170 buildings to discuss their living conditions and identify buildings with the highest need; and beginning to hold tenant meetings and form tenant associations to build tenants' power and attempt to level the playing field between tenants and landlords.

Since Stabilizing NYC's inception in 2013 we have continued to grow and strengthen. In the past few months we have added two new groups – the Cooper Square Committee and St. Nick's Alliance – in order to reach additional populations. And we have set ambitious new goals for the coming year to take our work to the next level. **That is why we are requesting \$2 million in Council funding for our FY16 citywide initiative.**

You are all well aware of the impact that predatory equity has on affordable housing in your districts and throughout the city, and we are grateful for your tireless advocacy. As an example of our recent work, CDP is currently in the midst of an HP case in Housing Court to reinstate tenants in a 40-unit building in West Harlem after a fire displaced them over a year ago. The landlord has been slow to restore the building, inventing excuses and hiring

too few workers in the hopes that rent-stabilized tenants will give up and move on, allowing them to renovate and re-rent at higher rents. We are dedicated to preserving this rent-stabilized housing for the tenants who call it home, but need to keep fighting because the building was sold and tenants are still homeless.

These instances point to the need for strengthened support structures for tenants. Our coalition seeks not only to serve tenants, but to mobilize them and build up leaders who will preserve affordable housing for generations to come. We humbly ask you to consider our request for \$2 million in initiative funding in the coming year. We look forward to working with you to defend and preserve one of our city's greatest assets.

Once again, thank you for the opportunity to testify.

**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: 3/10/2015

(PLEASE PRINT)

Name: BARBARA WILLIAMS

Address: 406 STERLING PI #4A BKLY

I represent: ANHD

Address: 50 BROAD ST #402 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: 3-10-15

(PLEASE PRINT)

Name: Eva Trimble

Address: 100 6th

I represent: HPD

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: 3/10/15

(PLEASE PRINT)

Name: Rey Cabrera

Address: DOJ

I represent: Risk Management Officer

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: 3/10/15

(PLEASE PRINT)

Name: Commissioner Rick Chancell

Address: DOB

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: 3/10/15

(PLEASE PRINT)

Name: DC Sharon Mcill

Address: DOB

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: 3/10/15

(PLEASE PRINT)

Name: FDC Tom R. Fariello

Address: DOB

I represent: _____

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: DAVID MCCREDO

Address: 225 BROADWAY

I represent: LOCAL 211 ALLIED BUILDING INSPECTORS

Address: 225 BROADWAY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. BUDGET Res. No. _____

☐ in favor ☐ in opposition

Date: 10 Mar 2015

(PLEASE PRINT)

Name: KELLY GLENN

Address: 236 W 135TH ST #1E, NY

I represent: Urban Justice Center

Address: 123 William St, 16th fl.

**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: MARCH 10, 2015

(PLEASE PRINT)

Name: HARVEY EPSTEIN

Address: ASSOCIATE DIRECTOR

I represent: URBAN JUSTICE CENTER COMMUNITY

Address: DEVELOPMENT PROJECT

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: March 10, 2015

(PLEASE PRINT)

Name: BENJAMIN DULCHIN

Address: EXECUTIVE DIRECTOR

I represent: ASSOCIATION FOR NEIGHBORHOOD AND HOUSING DEV.

Address: 50 BROAD ST. 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: Ben Dulchin

Address: _____

I represent: ANHD

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: Harvey Epstein

Address: _____

I represent: Urban Justice Center

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: 3/10/15

(PLEASE PRINT)

Name: Vicki Been

Address: 100 Gold

I represent: HPD

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: 3/10/15

(PLEASE PRINT)

Name: Barbara Halm

Address: 100 Gold

I represent: HPD

Address: _____

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