

**TESTIMONY FROM NYCHA EXECUTIVE VICE PRESIDENT FOR CAPITAL PROJECTS  
RAYMOND RIBEIRO  
MONITORING FEMA'S \$3 BILLION GRANT TO NYCHA FOR SANDY-DAMAGED  
DEVELOPMENTS  
COMMITTEE ON PUBLIC HOUSING WITH THE COMMITTEE ON RECOVERY AND  
RESILIENCY  
THURSDAY, APRIL 30, 2015 – 10:00 AM  
COUNCIL CHAMBERS, CITY HALL, NEW YORK, NY**

Chairman Ritchie Torres and Chairman Mark Treyger, members of the Committees on Public Housing and Recovery and Resiliency, and other distinguished members of the City Council, good morning. I am Raymond Ribeiro, the New York City Housing Authority's Executive Vice President for Capital Projects. Joining me today is Michael Rosen, NYCHA's Vice President for Disaster Recovery. We appreciate the opportunity to discuss NYCHA's work to recover from Superstorm Sandy by reinventing New York City's public housing, making it stronger and more resilient through an historic \$3 billion program.

### **Unprecedented Destruction**

In late 2012, Superstorm Sandy brought unprecedented destruction to areas across our city, including dozens of NYCHA developments. Eighty thousand NYCHA residents in 423 buildings were greatly affected, many of whom are still impacted today. I want to thank Chairs Torres and Treyger for their leadership on this critical issue and for helping to bring attention to this urgent matter at a time when many residents felt forgotten. Thank you to the representatives of the significantly affected developments – Councilmembers Chin, Menchaca, Mendez, and Richards – for maintaining a focus on our recovery efforts. And thank you to the rest of the Council for your steadfast support and partnership as we worked together to address residents' needs. Thank you to our federal representatives, including Senator Schumer, and FEMA for this opportunity to rebuild stronger and smarter, for today's New Yorkers and the next generation.

## **A Year of Progress (and an Unprecedented Investment)**

Last year's hearing at Carey Gardens to discuss the mobile boilers we installed in Sandy's wake marked the first time that a City Council hearing was actually held at a public housing development. That innovative, bold initiative represented a new, better approach to governance that was both effective and appreciated. Since that meeting, we've applied our own innovative and bold approaches to Sandy recovery and, as a result, we've made considerable progress in our efforts. The program as a whole will profoundly impact what our buildings look like and how they operate, improving the quality of life for NYCHA residents.

At that hearing 14 months ago, many residents said that the oil-burning mobile boilers installed as soon as the storm subsided were unreliable. NYCHA's plan to address issues regarding those temporary boilers was just underway at that time, and is now virtually complete. We replaced those temporary mobile boilers with newer, more efficient mobile boilers that run on natural gas. These boilers have built-in backups in case an individual boiler goes offline for general maintenance or repairs. They are resilient, as they are housed in trailers that are insulated and raised above grade. They are cleaner burning and more environmentally friendly, and they make refueling more efficient (since our developments already receive natural gas). They're also more reliable: This winter, even though we had colder temperatures for longer periods of time than the previous season, there was a significant reduction in heat complaints.

At the time of last year's hearing, we described a Sandy recovery program of approximately \$1.8 billion. Now, thanks to the agreement we forged with FEMA on the scope and cost of recovery work, we will receive approximately \$3 billion. That represents FEMA's largest grant ever to a single entity, and the largest investment in public housing since its inception. As a result of our negotiations with FEMA, much more work has been deemed eligible for FEMA funds. For example, in the original plan, FEMA would not fund any new generators. But now, as part of the \$3 billion program, every NYCHA building impacted by Sandy

will have emergency backup power for the entire building. Now we can make significant repairs **and** rebuild with layers of resiliency, with measures such as the backup generators, new roofs, and electrical and heating systems upgrades. Later in this testimony, I will walk you through some specific examples of the type of construction improvements that are planned.

NYCHA created the Office for Disaster Recovery, led by Michael Rosen; its sole mission is to oversee the rebuilding and resiliency efforts. The Office is part of NYCHA's Capital Projects Division to ensure that recovery work is: accomplished with the support and expertise of NYCHA's technical staff, coordinated with other capital work, and delivered using the same best practices and policies that have enabled NYCHA to dramatically improve its project delivery performance. The Office for Disaster Recovery includes a dedicated resident outreach team. Its members speak a variety of languages, including Chinese, Russian, and Spanish. Half of the team is comprised of Section 3 hires from the community, who work alongside national disaster recovery experts we retained to support the program.

Residents are NYCHA's most important partner throughout our work to rebuild smarter and stronger, and we have organized, attended, or participated in more than 225 meetings, all aimed at ensuring that NYCHA's residents remain involved and informed throughout the recovery process. We have consistently sought and implemented resident input in our design work. Through engagement groups that we created, residents are involved with the way NYCHA is going to look and operate. For instance, residents provided input on the layout of the new senior center at Red Hook Houses and the location of the new boiler room at Coney Island Houses.

We're also collaborating more closely with our colleagues in local government. Thanks to Mayor de Blasio making public housing a priority, we're now working as full partners with the Office of Management and Budget and the City's Office of Recovery and Resiliency, both of whom provided vital assistance during our successful negotiations with FEMA.

## **The Improvements**

Although a destructive event, Superstorm Sandy offered an opportunity to pursue a more resilient future for NYCHA. Immediately after the storm, we conducted a detailed assessment of the condition of the buildings and building systems; how our infrastructure, buildings, and equipment performed during Sandy; and how they could be fortified against future emergencies.

FEMA's historic investment of \$3 billion will enable us to build a better NYCHA. Half of the funds will go toward critical repairs and the other half toward resiliency measures that protect against future climate events at 35 developments severely damaged by Sandy. This means fixing everything from play areas to first-floor apartments to rooftops and installing elevated boiler and electrical rooms, backup generators, flood barriers, lighting upgrades, and comprehensive security systems. Work of this magnitude requires extensive design and planning, which is already underway. We expect construction work will begin this year.

I'd like to take a minute to present some examples of the specific improvements that are planned.

### *POWERPOINT PRESENTATION*

## **Other Benefits**

In addition to improving the quality of life for thousands of families, these projects will create jobs for residents. Even though just a small portion of this work is subject to Section 3 hiring requirements, we are applying those policies to the entire \$3 billion worth of expenditures. NYCHA's Office of Resident Economic Empowerment and Sustainability has been meeting with residents in all Sandy-impacted areas to inform them about the employment opportunities.

## **The Details**

In pursuing the funds, we initially utilized FEMA's 404/406 program. However, we ultimately decided to participate in FEMA's 428 program, a pilot developed after Hurricane Katrina to accelerate permanent recovery. This program, while a capped grant, is more flexible, allows us to do more with the funds, and provides the money faster (upfront instead of through reimbursement).

We continue to describe the recovery program in the context of the FEMA grant. However, disaster recovery funding is complex, because there are typically multiple funding sources and each funding source is somewhat dependent on the others. To clarify, the \$3 billion Sandy recovery program that we are progressing with consists of funds from FEMA, HUD, and NYCHA's insurance proceeds. While FEMA has agreed to fund all of the work that is planned, they cannot fund any work that is eligible for insurance reimbursement. So, the final, exact amount of money that FEMA provides for each development depends on how much insurance funds are recovered. Some recovery work is eligible for insurance but not FEMA, and vice versa. Therefore, funding allocations for specific work items need to be strategic to maximize the program. An additional funding source in our recovery is HUD's Community Development Block Grant – Disaster Recovery funds (CDBG-DR). When the final FEMA payout is determined, a local 10 percent match is required. NYCHA will use this CDBG-DR funding as the local match.

NYCHA continues to collaborate with our federal and state partners to complete the administrative processes required to begin permanent construction. Once the specific funding shares are negotiated, NYCHA can execute a letter of undertaking (LOU) with FEMA for each development. The funding specified on each of those LOUs will be allocated to New York State and then disbursed to NYCHA. We're working with the New York State Division of Homeland Security and Emergency Services to formalize that process. However, the funding will be provided to NYCHA as an advance so NYCHA will not need to spend its own limited capital and wait for reimbursement.

While these funds are incredibly beneficial to our organization and residents alike, they are a down payment on a much greater need. NYCHA's entire portfolio has \$18 billion in unfunded capital work. This amount was calculated before Sandy's destruction, and the funding discussed today will not go toward our regular capital program.

### **A Proven Track Record**

Despite the challenges of diminished funding for rising needs, our Capital Projects Division accomplished a lot last year, obligating three times as much money in one-third the time on higher quality projects. We successfully obligated over \$740 million on major modernization projects, including the entire proceeds of a \$500 million bond issued under HUD's Capital Fund Financing Program (which was obligated about a year under deadline). HUD's latest annual capital grant was obligated in only eight months, well ahead of the 24-month deadline. And NYCHA spent \$330 million on critical infrastructure, including facades and roofs, elevators, and heating and plumbing systems, improving the quality of life for about 48,000 families while beating HUD's expenditure deadline. All of the best practices that have allowed us to succeed in our regular federal capital program will be incorporated into the Sandy recovery program. We are clearly well positioned to deliver quality projects effectively and efficiently with these recovery dollars.

### **Conclusion**

The around-the-clock efforts of our staff to restore NYCHA developments in Sandy's aftermath proved that we can overcome any challenge, no matter its size, by working together with resolve and an eye toward progress. In the months since, we have applied equal dedication and determination in getting the funds to not only restore, but also rebuild, this vital resource of public housing.

That hard work and collaboration is paying off. This once-in-a-lifetime opportunity to reinvent New York City's public housing will enhance the way it looks and is operated, making it more sustainable and more resilient for whatever the future may bring. In doing so, we are also making our city a stronger, better place to live for today's families and the next generation.

We look forward to working with the City Council, FEMA, and our other community and government partners to continue improving the quality of life for residents and ensuring NYCHA's longevity.

Thank you. I am happy to answer any questions you may have.

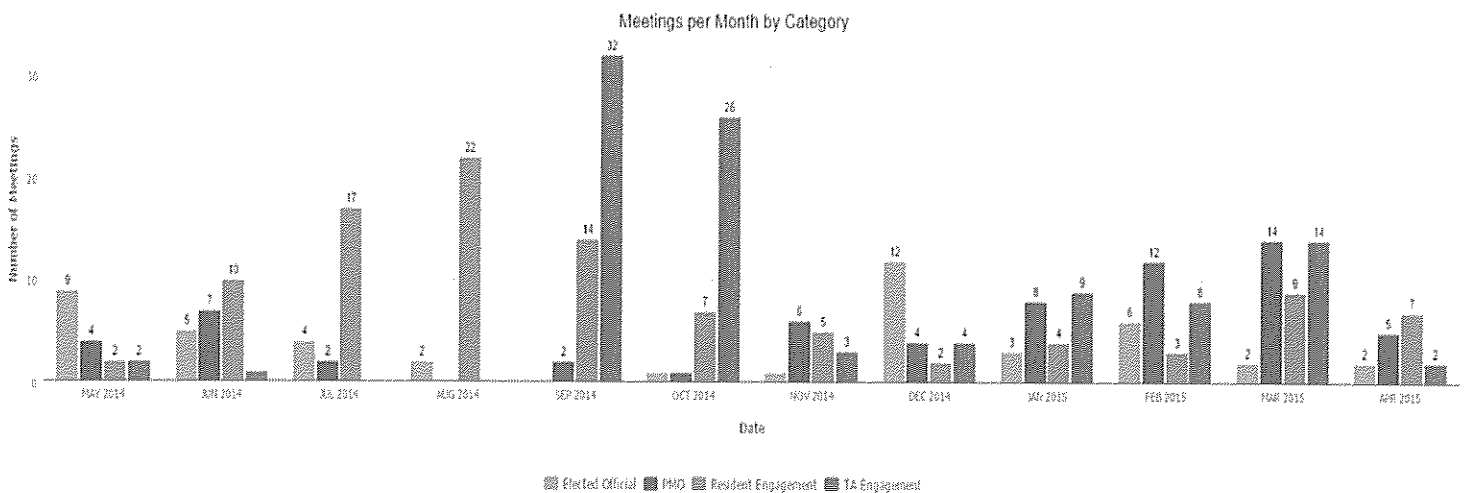
## COMMUNITY ENGAGEMENT

The Sandy Recovery Program Management Office (Sandy PMO) includes a Community Outreach function. The CO Team is comprised of more than 50% NYCHA residents and provides for communication in the major, non-English languages spoken in the NYCHA developments: Russian, Spanish and Chinese (Mandarin).

Since May 2014 NYCHA has held at least 228 in person meetings, with 4 Assemblymen, 2 Congressmen, 10 Council members, 4 senators, 29 Tenant Association (TA) Presidents, and residents from all 35 developments that received damages from Hurricane Sandy. Resident Engagement Meetings are hosted by Community Outreach Group to inform residents on behalf of the Sandy Recovery Project Management Office regarding updates on recovery efforts. Community Outreach Group also continues to contact TA Presidents weekly regarding heat and hot water situations in housing developments.

Significant efforts (phone calls and invitation flyers) are made to encourage resident participation in meetings. The frequency of these efforts is shown below.

Meeting by Category		
Meeting Category	Meeting Type	In Person
Elected Official	Community Based Organization Introduction	1
	Community Board	10
	Elected Official	38
Resident Engagement	Community Event	8
	Family Day	22
	Home Visit	12
	Resident Engagement	38
TA Engagement	Resident Advisory Board Meeting	1
	TA Meeting	98
Total Meetings		228





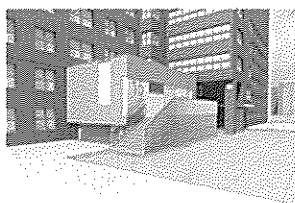


**OFFICE of DISASTER RECOVERY**

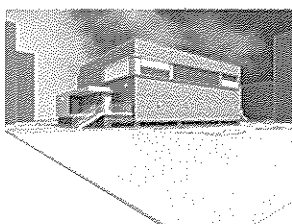
Raymond Ribeiro, P.E.  
Executive Vice-President for Capital Projects  
Michael Rosen  
Vice-President for Disaster Recovery

## Design Concepts for Sandy Recovery Measures

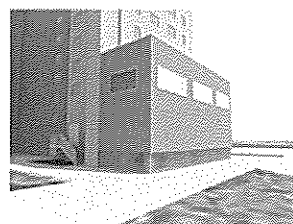
*Recovery through Resiliency*



*Boiler Room Extension*

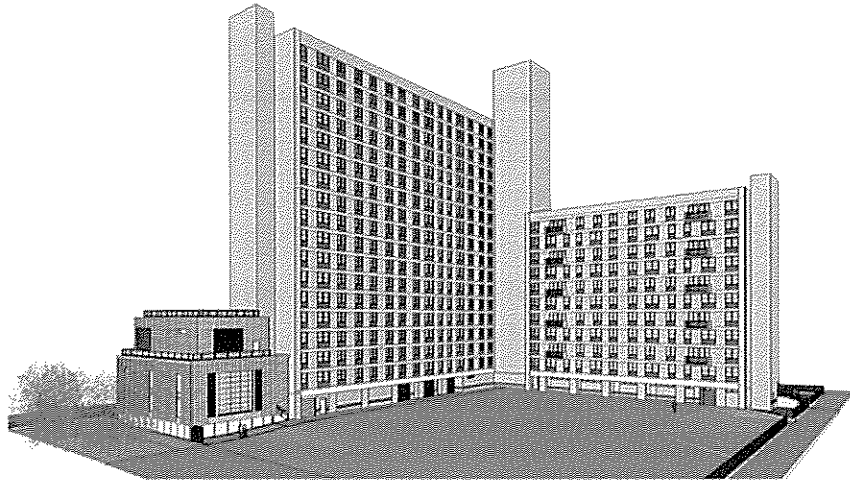


*Stand Alone Boiler Room*



*Electric Meter Room Extension*

## Repairs with Major Resiliency



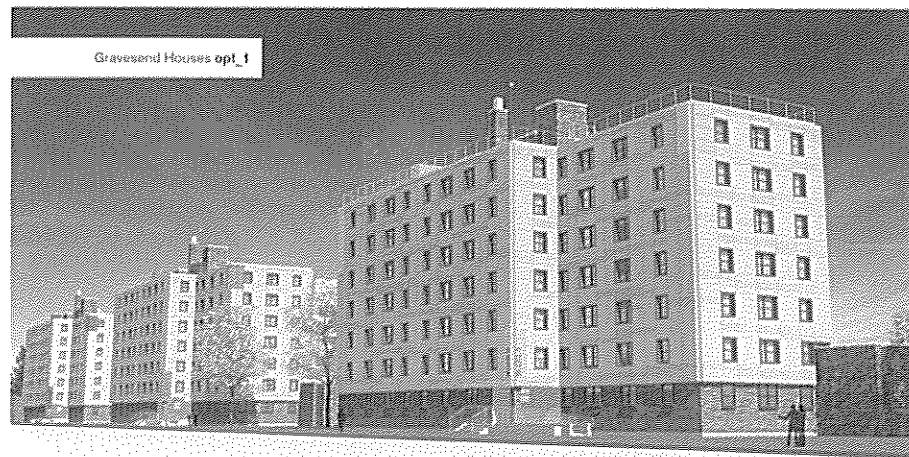
**Coney Island 1B (Unity Tower)**  
Attached Boiler Room / Generator Room  
Street View



**Coney Island Houses**  
Stand Alone Boiler Plant  
Aerial View



**Gravesend**  
Ancillary MEP Building  
Street View



**Gravesend**  
Rain Screen Options  
Street View

**TESTIMONY BY REGINALD H. BOWMAN PRESIDENT OF CCOP INC  
TO THE NYC COUNCIL COMMITTEE ON PUBLIC HOUSING OVERSIGHT-  
MONITORING FEMA'S 3 BILLION DOLLAR GRANT  
TO NYCHA FOR SANDY DAMAGED DEVELOPMENTS  
APRIL 30<sup>TH</sup>, 2015**

From The Desk Of Reginald H. Bowman, President  
City-Wide Council of Presidents  
New York City Housing Authority  
Representing 600,000 residents of Public Housing in the 5 Boroughs in New York City  
Contact Information: (718) 922-7141

---

**Testimony before the NYC Council  
Committee on Public Housing**

**On Monitoring FEMA's 3 Billion Dollar  
Grant for Sandy-Damaged Developments**

**The First Priority: Monitor  
Comprehensive Scope of Work and Blueprints  
for Repair and Restoration**

**Second Priority: Monitor Section 3 Compliance**

Submitted by:  
Reginald H. Bowman, President CCOP  
April 30<sup>th</sup>, 2015

**TESTIMONY BY REGINALD H. BOWMAN PRESIDENT OF CCOP INC  
TO THE NYC COUNCIL COMMITTEE ON PUBLIC HOUSING OVERSIGHT-  
MONITORING FEMA'S 3 BILLION DOLLAR GRANT  
TO NYCHA FOR SANDY DAMAGED DEVELOPMENTS  
APRIL 30<sup>TH</sup>, 2015**

**Good Morning:**

**To the Chair and the Members of The Committee on Public Housing, and the Chair and Members of the Committee on Recovery and Resiliency, thank you for convening an oversight Hearing on Monitoring FEMA's \$3 Billion Dollar Grant to NYCHA for Sandy Damaged Developments.**

**I would like to give credit and thanks to all of the residents of the impacted developments stakeholders and elected officials NYCHA HUD and FEMA, for finally granting this money to restore the NYCHA Developments that were devastated by the Super-storm Sandy.**

**The Grant will go a long way to repair and restore the buildings and be a tremendous economic infusion to the communities where they are located and the city of New York.**

**This Grant also will go a long way in restoring the faith and trust that residents have lost in the federal government that we have seen disinvest in public housing in this city.**

**Now that this long overdue funding is in place the residents and its leaders want to insure that this investment is appropriately monitored fro the creation of a adequate scope of work and that public housing residents benefit from this funding by strict adherence to the Section 3 Act of 19 68.**

**The major Damage of Sandy was the Storm surge and water that devastated the exposed and vulnerable shore lines of NYC, which is surrounded by water. In order to prepare for the future and properly invest the 3 billion dollars the first priority must be an assessment and plan by engineers and architects that specialize in and are experienced in preparing and building these types of projects.**

**Members of the Committee, we want your commitment that you will sign a letter of support, to the Secretary of HUD Mayor and the Chair of NYCHA, Urging the engagement of Engineers and Architectural Firms that have the capacity to perform this work and compliance with the Section 3 regulations for this \$3 Billion dollar FEMA GRANT to NYCHA for Sandy Damaged Developments. This step will go a long way to insure that all monies will be used to appropriately address the Sandy Damage and be invested in long term storm preparation. It will also serve to insure that this money that is**

**TESTIMONY BY REGINALD H. BOWMAN PRESIDENT OF CCOP INC  
TO THE NYC COUNCIL COMMITTEE ON PUBLIC HOUSING OVERSIGHT-  
MONITORING FEMA'S 3 BILLION DOLLAR GRANT  
TO NYCHA FOR SANDY DAMAGED DEVELOPMENTS  
APRIL 30<sup>TH</sup>, 2015**

coming into NYCHA and the City of New York that are Governed by the Section 3 Act shall provide employment opportunities for lower income persons in connection with this and all Assisted Projects. Section 3 act covers the administration of programs providing direct financial assistance, including "Community Development Block Grants, in aid of Housing, Urban Planning, Development, Redevelopment, or Renewal, Public or Community facilities, and New Community Development, or Renewal, Public or Community facilities, and New Community Development. I am certain that FEMA's 3 Billion-Dollar Grant for Sandy-Damaged Developments falls into this category of funding.

**WHAT THE RESIDENTS OF PUBLIC HOUSING WANT**

In an audit conducted and published by the office of the Comptroller of the City of New York last year it was made clear that the New York City Housing Authority was not in compliance with the rules of The **SECTION 3 HOUSING AND URBAN DEVELOPMENT ACT OF 1968**

If there is to be a fair resolution of this issue then the following steps must be taken to insure that this time Section 3 is implemented correctly in the administration of this Unprecedented \$ 3 Billion dollar Grant. Residents of Public Housing should not be victimized again by more than thirty (30) years of indifferent, non-compliance with Section 3 regulatory statutes.

**Members of the Committee, we want your commitment that you will sign a letter of support, to the Secretary of HUD Mayor and the Chair of NYCHA, to create a monitoring committee or task force that consists of residents city council NYCHA and stakeholders and Include:**

- 1. A Comprehensive Scope of Work done by Experienced Engineers to prepare a Blueprint for the appropriate Rebuilding and Repairs of the Sandy Impacted Developments Urges the engagement of Engineers and Architectural Firms that have the capacity to perform this work This step will go a long way to insure that all monies will be used to appropriately address the Sandy Damage and be invested in long term storm preparation.**
- 2. The creation of A Resident Driven Section 3 compliance structure which we have a model of must be put in place to create a comprehensive Section 3 compliance procedure that will ensure that the current regulations that govern the**

**TESTIMONY BY REGINALD H. BOWMAN PRESIDENT OF CCOP INC  
TO THE NYC COUNCIL COMMITTEE ON PUBLIC HOUSING OVERSIGHT-  
MONITORING FEMA'S 3 BILLION DOLLAR GRANT  
TO NYCHA FOR SANDY DAMAGED DEVELOPMENTS  
APRIL 30<sup>TH</sup>, 2015**

**implementation of Section 3 rules area are followed and adhered to for this \$3  
Billion dollar FEMA GRANT to NYCHA for Sandy Damaged Developments.**

**Residents also want a Section 3 Compliance Contract in Place to Insure that Public Housing  
Residents get job training, employment and contract opportunities that are generated by  
HUD Programs designed to aid housing, urban planning and community  
development! "...That job training, employment and contract opportunities are generated  
by HUD Programs designed to aid housing, urban planning and community development  
and to target these economic opportunities flowing from the HUD assisted projects to lower  
income residents and businesses in those jurisdictions and areas where HUD is "investing"  
public resources."**

**It is a matter of public record that I testified before the City Council Committee on Public  
Housing that:**

**IN THE MATTER OF THE STATE OF CURRENT SECTION 3 COMPLIANCE**

**"It is my firm belief that the City government, its agencies, that have according to Section 3  
regulations and statues been the recipients of HUD funding in the categories detailed by the  
HUD Act of 1968 as amended are guilty of gross negligence and non-compliance with the  
letter of Section 3 regulatory rules and statutory procedures."**

**Again, The major Damage of Sandy was the Storm surge and water that devastated the  
exposed and vulnerable shore lines of NYC, which is surrounded by water. In order to  
prepare for the future and properly invest the 3 billion dollars the first priority must be an  
assessment and plan by engineers and architects that specialize in and are experienced in  
preparing and building these types of projects.**

**TESTIMONY BY REGINALD H. BOWMAN PRESIDENT OF CCOP INC  
TO THE NYC COUNCIL COMMITTEE ON PUBLIC HOUSING OVERSIGHT-  
MONITORING FEMA'S 3 BILLION DOLLAR GRANT  
TO NYCHA FOR SANDY DAMAGED DEVELOPMENTS  
APRIL 30<sup>TH</sup>, 2015**

I again, urge this committee to sign a letter of support of 'A SECTION 3 Compliance CONTRACT and Compliance Unit, and use the power of the City Council to create legislation to enforce compliance with the Letter of Section 3 regulations as stipulated and amended, and also meet with the resident leadership to receive a presentation of our proposed section 3 compliance model that will serve to meet the entitlements of the residents as well as the regulatory rules that govern this policy and that will ensure that Section 3 compliance will become the rule that governs the funds that are supposed to come into the hands of the Public Housing and Low Income communities of the City of New York. Anything other than this pro-active response is just lip service. Residents want actions not answers after all, its' been more than thirty (30) years, and I believe we have waited long enough.

Thank you.

Reginald H. Bowman, President  
City-Wide Council of Presidents



**TESTIMONY BY REGINALD H. BOWMAN PRESIDENT OF CCOP INC  
TO THE NYC COUNCIL COMMITTEE ON PUBLIC HOUSING OVERSIGHT-  
MONITORING FEMA'S 3 BILLION DOLLAR GRANT  
TO NYCHA FOR SANDY DAMAGED DEVELOPMENTS  
APRIL 30<sup>TH</sup>, 2015**

**SECTION 3 HOUSING AND URBAN DEVELOPMENT ACT OF 1968**

**AS AMENDED SUMMARIES**

Section 3 is the Housing and Urban Development Act of 1968 as amended. This act recognized in 1968, that job training, employment and contract opportunities are generated by HUD Programs designed to aid housing, urban planning and community development.

Section 3 is a mandate to target these economic opportunities flowing from the HUD assisted projects to lower income residents and businesses in those jurisdictions and areas where HUD is "investing" public resources.

Through HUD regulations, participants in HUD assistance programs, recipients, and contractors are required to make good faith efforts to provide "to the greatest extent feasible" opportunities to Section 3 area residents and Section 3 Business concerns.

These are the exact words quoted from the Handbook 8023.1 for Program Participants and Departmental staff for the "Implementation of Section 3 of the Housing and Urban Development Act of 1968 as amended.

The book that is referenced in this testimony is dated July 1992, 24 years after the act, (statute) Public Law 90-448; 82 Statute 476; USC 1701u. This act is designed to provide employment opportunities for lower income persons in connection with Assisted Projects. This statute goes on to state that, in the administration of programs providing direct financial assistance, including "Community Development Block Grants, in aid of Housing, Urban Planning, Development, Redevelopment, or Renewal, Public or Community facilities, and New Community Development,

**TESTIMONY BY REGINALD H. BOWMAN PRESIDENT OF CCOP INC  
TO THE NYC COUNCIL COMMITTEE ON PUBLIC HOUSING OVERSIGHT-  
MONITORING FEMA'S 3 BILLION DOLLAR GRANT  
TO NYCHA FOR SANDY DAMAGED DEVELOPMENTS  
APRIL 30<sup>TH</sup>, 2015**

**The Secretary of HUD shall:**

- (1) Require, in consultation with the Secretary of Labor, that to the greatest intent feasible, opportunities for training and employment arising in connection with the planning and carrying out of any project assisted under any such program, be given to lower income persons residing within the unit of local government or the metropolitan area (or non-metropolitan county) as determined by the Secretary in which the project is located; and
- (2) Require, in consultation with the Administrator of the Small Business Administration; that to the greatest extent feasible, contracts for work to be performed in connection with any such project, be awarded to business concerns including but not limited to individuals or firms doing business in the field of planning, consulting, design, architecture, building construction, rehabilitation, maintenance, or repair, which are located in or owned in substantial part by persons residing in the same metropolitan area (or non-metropolitan county) as the project.

**The Handbook on The Statute and Regulatory Guidelines of Section 3 provides information and guidance to HUD program participants to assist in understanding their obligations. The Handbook also provides: Specific guidance necessary to enable HUD to actively and effectively implement Section 3 consistent with the mandates of Congress and the (local) economic development and local empowerment objectives of HUD's**

**TESTIMONY BY REGINALD H. BOWMAN PRESIDENT OF CCOP INC  
TO THE NYC COUNCIL COMMITTEE ON PUBLIC HOUSING OVERSIGHT-  
MONITORING FEMA'S 3 BILLION DOLLAR GRANT  
TO NYCHA FOR SANDY DAMAGED DEVELOPMENTS  
APRIL 30<sup>TH</sup>, 2015**

Various Housing and Community Development Programs. (Cite background and legal authorities)

The responsibility for implementing these statutory provisions is delegated to the HUD Assistant Secretary for Fair Housing and Equal Opportunity. Section 3, directed toward lower income residents and businesses, was originally designed to stimulate jobs and contracts for those persons who would be the beneficiaries of HUD's program assistance, primarily through large construction projects.

**The statute was amended in 1969 to:**

Extend its coverage from exclusively housing programs to HUD programs providing direct financial assistance in aid of housing, urban planning, development, redevelopment, public or community facilities, and new community development.

**The statute was amended again in 1974 to:**

Explicitly include the Community Development Block Grant Program.

**The statute was amended finally in 1980:**

To change the locational preference from project area to larger geographical areas for training, and employment, the area of the project became the unit of local government or metropolitan area (or non-metropolitan county). For contracts metropolitan area (or non-metropolitan county).

1.2 Section 3 Covered Programs

1.3 Key terms consistent with the statutes and regulations

**TESTIMONY BY REGINALD H. BOWMAN PRESIDENT OF CCOP INC  
TO THE NYC COUNCIL COMMITTEE ON PUBLIC HOUSING OVERSIGHT-  
MONITORING FEMA'S 3 BILLION DOLLAR GRANT  
TO NYCHA FOR SANDY DAMAGED DEVELOPMENTS  
APRIL 30<sup>TH</sup>, 2015**

**Implementation Strategies**

Section 3 is:

Similar to that of all Civil Rights Law...

Section 3 is a "program requirement" incorporated into the regulations, contract documents, handbooks, and other issuances of governing administration of HUD assistance. The FHEO (Fair Housing and Equal Opportunity Department of HUD) is to treat Section 3 as other Civil Rights Programs Standard. This is another area of Section 3 Compliance that is currently a dismal failure.

**The Current State of Section 3**

It is my firm belief that the City government, its agencies, that have according to Section 3 regulations and statues been the recipients of HUD funding in the categories detailed by the HUD Act of 1968 as amended are guilty of gross negligence and non-compliance with the letter of Section 3 regulatory rules and statutory procedures.

**Why Residents of Public Housing and Low Income Communities**

**Cannot Wait**

Section 3 compliance and implementation has failed. The Act originally created in 1968 has never lived up to its intention. The regulatory agency, HUD, The City of New York, The New York City Housing Authority, until 2009, and all of the recipients of federal funding in the City of New York that have amounted to billions of dollars in local and metropolitan aide have been willing participants in a gross and egregious failure to provide the resources and compliance with Section 3 that would have created a level economic playing field for the low income residents of public housing, and

**TESTIMONY BY REGINALD H. BOWMAN PRESIDENT OF CCOP INC  
TO THE NYC COUNCIL COMMITTEE ON PUBLIC HOUSING OVERSIGHT-  
MONITORING FEMA'S 3 BILLION DOLLAR GRANT  
TO NYCHA FOR SANDY DAMAGED DEVELOPMENTS  
APRIL 30<sup>TH</sup>, 2015**

residents of the local metropolitan communities. Since 1968 to the present, Public Housing and low-income residents, have been robbed by NYC Government business concerns, and covered projects that receive Federal Funding that fall under Section 3 Statutes and Regulations. Public Housing and low income residents of the City of New York, are victims and something must be done to restore the money to Public Housing and low income residents, by the HUD, who are supposed to be the regulators, local elected, and agency officials who have let decades of economic opportunity be squandered with no way of recovering the loss.

**What the Residents of Public Housing Want**

At this time it would be ideal if the decades of losses of Section 3 opportunities could be calculated and the money be put into a "Trust Fund for Restoration" of the economic infrastructure of the Public Housing and low income communities that were denied their Civil Right to the Section 3 billions that are now gone.

Residents are owed more than lip service, apologies, or amendments of the Section 3 Law. If there is to be a fair resolution of this issue then the following steps must be taken to reimburse the low income class of people that have been victimized by more than thirty (30) years of non-compliance with Section 3 regulatory statutes.

3. A Resident Driven Section 3 compliance structure which we have a model of must be put in place to create a comprehensive Section 3 compliance procedure that will ensure that the current regulations that govern the implementation of Section 3 rules for all federal projects funded in the metropolitan area are followed and adhered to.

**TESTIMONY BY REGINALD H. BOWMAN PRESIDENT OF CCOP INC  
TO THE NYC COUNCIL COMMITTEE ON PUBLIC HOUSING OVERSIGHT-  
MONITORING FEMA'S 3 BILLION DOLLAR GRANT  
TO NYCHA FOR SANDY DAMAGED DEVELOPMENTS  
APRIL 30<sup>TH</sup>, 2015**

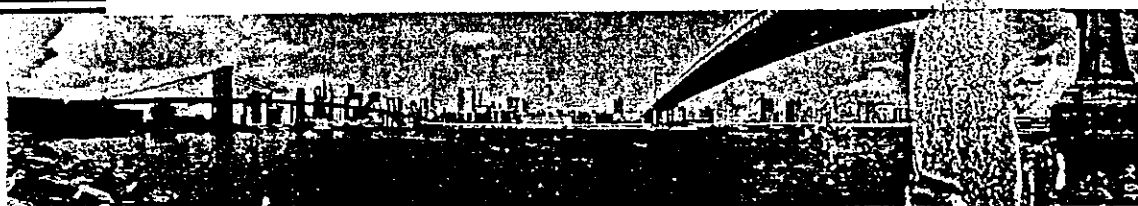
4. The New York City Housing Authority and all agencies that receive federal funding and program contracts that falls under the jurisdiction of Section 3 must have supervisory bodies that consist of residents, and the appropriate regulatory monitors from HUD that will ensure that Section 3 rules and regulations are adhered to.

After years of gross negligence the residents of public housing and the people of low income communities will not settle for crumbs, explanations, promises and amendments to create more bureaucracy that we already know will not guarantee that we will receive what we are entitled to.

Indeed, it is the duty and responsibility of myself, as a resident leader, and the governing bodies of the City of New York to be diligent and to go beyond political posturing to introduce comprehensive legislation in the City Council that enforces the law.

It is therefore my urgent request that the Housing Committee of the City Council recommend and sponsor legislation that will create the Task Force, that I recommended previously, and create the supervisory resident and HUD agency monitors that will ensure that Section 3 compliance will become the rule that governs the funds that are supposed to come into the hands of the Public Housing and Low Income communities of the City of New York. Anything other than this pro-active response is just lip service. Residents want actions not answers after all, its' been more than thirty (30) years, and I believe we have waited long enough.

Aixa Torres  
President  
Jonathan Garde  
Vice- President  
Monique Harris  
Secretary  
Nancy Hecker  
Treasurer  
Candace Eng,  
Sergeant-at-Arms



ALFRED E. SMITH RESIDENT ASSOCIATION

史密斯居民協會通

ASOCIACIÓN DE RESIDENTES DE  
ALFRED E. SMITH

April 30, 2015

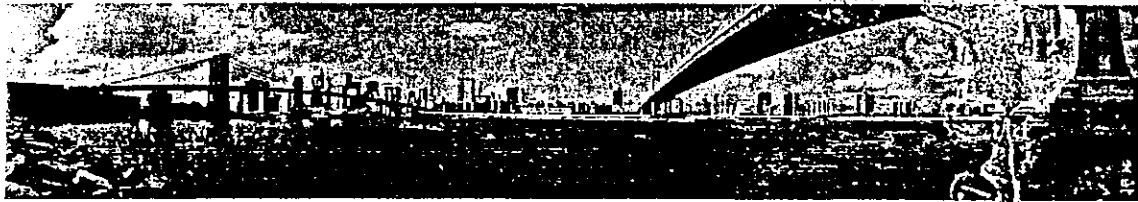
To: New York City Council of the Public Housing  
and Recovery and Resiliency Committee  
Members

On behalf of the Residents of Alfred E. Smith  
Houses, I want to thank for this opportunity to speak  
about the needs of residents in Public Housing.

We have one basic need that is to live with  
decently and safely in affordable housing. At present  
Public Housing is becoming unaffordable for the  
working class residents and creating a huge problem  
for residents.

The formula being used has residents' rents  
being raised in one shot at by \$100 dollars or more in  
some cases as much as \$500. NYCHA needs to go back  
to ceiling rents and allow residents to live and exist  
from paycheck to paycheck.

Safety and rebuilding for Smith Houses has been  
an issue since we live Flood Zone. What we need to



ALFRED E. SMITH RESIDENT ASSOCIATION

史密斯居民協會通

ASOCIACIÓN DE RESIDENTES DE  
ALFRED E. SMITH

ensure that resident have input in the rebuilding of our  
committees and that request are respected and taken  
seriously. Smith Residents requested that all the  
bathroom be gutted and replaced. Unless you remove,  
things to see the actual damage you cannot do  
bandage work. The mildew and rodents from the  
aftermath of Sandy is not healthy for residents.

In closing, we request and remind everyone that  
decent housing

is right as human beings and more importantly we are  
tax payers and deserve our fair share.

I thank you for your time.

Respectfully,



Joint Hearing — Committees on Public Housing,  
Recovery, and Resiliency  
April 30, 2015  
Testimony from Loraine Brown

Dear Elected Officials, thank you for the opportunity to come before you today, to testify on monitoring FEMA's \$3 billion grant to NYCHA for Sandy-Damaged Developments. As stated, these monies would finance housing restoration, major repairs and other projects that would protect residents from future storms. I am coming before this fine body as a stakeholder and would want all stakeholders to economically benefit from this opportunity. Before we move to the next step, it is critical that we understand HUD's Regulation 24CFR135, 963 and 964. Listed below are my concerns and must be considered and implemented prior to disbursement of funds:

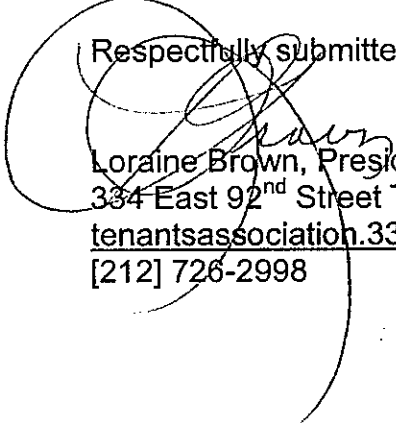
1. There must be training for the residents, NYCHA staff and officials to understand the HUD Section 3 Proposed New Rule.
2. Ensure that NYCHA is compliant with Section 3 regulations
3. How are you going to enforce that the unions comply to the Section 3 requirements
4. How is the Committee going to ensure that 15% of NYCHA's Section 3 Resident Owned Businesses [ROB] is benefiting from these funds?
5. Would the City Council support the development and utilization of such businesses to the fullest extent the regulations allowed?
6. The regulation requires that 30% of all new hires be Section 3 residents with a priority for the residents at the development in which they reside. How is this 30% rule is going to be enforced?
7. How many Section 3 ROBs [for profit] could we make shovel ready to enjoy these monies/opportunities?
8. The regulations require that the Coney Island Tenant Association President be part of these negotiations and the decision making process.
9. Direct and assist NYCHA in releasing a RFQ for an experienced and professional Section 3 consulting firm to provide comprehensive, real-time Section 3 monitoring and reporting web based Section 3 software.
10. Provide training and technical assistance to its residents.

11. Promote accuracy and transparency in NYCHA's Section 3 compliance reporting.

12. Establish a resident lead committee with Committee on Public Housing members and the Mayor's office.

Again, thank you for the opportunity to testify, and we look forward to working with you to improve the lives of NYCHA stakeholders.

Respectfully submitted,



Lorraine Brown, President  
334 East 92<sup>nd</sup> Street Tenants Association  
[tenantsassociation.334e92nd@yahoo.com](mailto:tenantsassociation.334e92nd@yahoo.com)  
[212] 726-2998

**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: CLAUDIA Cager

Address: 3-20-27th Ave ASTORIA NY 11102

I represent: ASTORIA Houses

Address: 4-20-ASTORIA BLVD

**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: REGINALD H. BOWMAN

Address: 365 SACKMAN ST #5C

I represent: citywide council of presidents

Address: NYCHA Residents

**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: 4/30/15

(PLEASE PRINT)

Name: RAY RIBEIRO

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

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: 4/30/15

(PLEASE PRINT)

Name: MIKE ROSEN 4/30/15

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

I represent: HUCHA

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: April 30, 2015

(PLEASE PRINT)

Name: John Johnson

Address: 340 Alexander Ave

I represent: New York City Housing Authority

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: 4/30/15

(PLEASE PRINT)

Name: LORAINIE BROWN

Address: 334 E. 92nd Street

I represent: 334 E. 92nd Street Tenants Association

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: Aixa Torres

Address: 7 St. James Pl NYC

I represent: Alfred E Smith Houses

Address: 15 St James Pl NYC 10035

**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: Charlene Nimmons

Address: 272 Wyckoff St 15 D

I represent: Wyckoff Gardens Assoc.

Address: 266 Wyckoff St

**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: Beverly Corbin

Address: 130 Third Ave 104

I represent: FAC / FUREE

Address: 622 Degraw St

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