

**TESTIMONY FROM NYCHA EXECUTIVE VICE PRESIDENT FOR CAPITAL PROJECTS RAY  
RIBEIRO  
THE STATE'S \$100 MILLION ALLOCATION TO NYCHA  
COMMITTEE ON PUBLIC HOUSING  
THURSDAY, MAY 28, 2015 – 1:00 PM  
COMMITTEE ROOM, CITY HALL, NEW YORK, NY**

Chairman Ritchie Torres, members of the Committee on Public Housing, and other distinguished members of the City Council: good afternoon. I am Ray Ribeiro, the New York City Housing Authority's Executive Vice President for Capital Projects. Thank you for the opportunity to discuss NYCHA's proposal to invest \$100 million of State capital funding for the replacement of the worst roofs at 123 NYCHA buildings. We believe that this work could have a tremendous positive impact. Unfortunately, this proposal was recently rejected in favor of a piecemeal approach funding smaller projects.

### **The History**

Before I tell you about our proposed State Capital Revitalization Plan, I want to provide some context that sheds light on the compelling need for major State investment in our infrastructure.

From 2001 to 2013, annual federal capital grants have declined \$162 million, or 36 percent, from \$420 million to \$259 million. As a result, NYCHA has experienced a cumulative federal capital grant funding loss of more than \$1 billion since 2001, on top of previous years of State and City disinvestment. Even in the years of flat appropriations to the Capital Fund, rising costs have resulted in very real cuts to the program. This chronic funding gap severely constrains NYCHA's ability to make necessary repairs and upgrades to brickwork, roofs, elevators, building systems including heating and plumbing systems, and apartment interiors. Modernization is crucial for NYCHA to maintain its housing stock in a state of good repair and improve service levels and quality of life for the next generation of New Yorkers.

Between 1960 and 1974, the State built 15 developments, which it supported financially with operating and capital funding for many years. But in 1998, the State terminated its operating funding and began providing only minimal capital funding: only about \$6 to \$8 million per year. Annual capital allocations made by this Council alone are significantly higher than those from the State.

As a result of the State's disinvestment, NYCHA must sustain these originally State-funded units with already scarce federal operating and capital dollars. Since the State began its disinvestment, NYCHA has spent a total of nearly \$1.9 billion of federal capital and operating funding at these 15 developments. Presenting an additional challenge, the State's abandonment of these 40- to 50-year-old buildings occurred at a time when they required a major capital infusion to preserve them and ensure that they can provide a decent living environment to more than 12,000 families; they now have close to \$1 billion in unmet capital needs. This diverts desperately needed money from other aging buildings in our portfolio, affecting the quality of life for their residents. The State disinvestment has thus had a negative impact on these 15 developments as well as the rest of NYCHA's portfolio. Getting the State back to supporting public housing and investing much-needed capital to help replace or repair failing building systems is critical.

### **The Case for Roof Replacement**

Therefore, we were pleased to be included in the Governor's budget this year, for the first time in many years. This January, the Governor included a \$25 million capital allocation for NYCHA in the proposed budget. We had hoped for a larger commitment, but believed we could make the case to increase that number. During the fall of 2014, as part of preparations for NYCHA's 2015-2019 five-year Capital Plan, NYCHA examined its five-borough portfolio (which contains 2,600 roofs) and prioritized three types of work: 1) roof replacement; 2) mold abatement; and 3) safety and security enhancements. Roof replacement is critical because it delivers multiple benefits at once: it prevents leaks that cause mold,

which in turn affects residents' health; it enhances a building's insulation, which lowers strain on boilers and reduces emissions; it promotes a safer environment; and it significantly decreases a building's maintenance needs, lowering operating costs and freeing up NYCHA's limited resources to do other pressing work. For example, we saw that roof replacement at three developments reduced work orders by an average of 56 percent. Roof replacement can also be achieved relatively quickly and efficiently, with minimal disruption to residents. In addition to bringing improved quality of life to residents and extending the life of our buildings, roof replacement work helps create union jobs for residents.

NYCHA has focused on roof replacements and building envelope improvements because any investment that protects the building envelope helps preserve the building for years to come. Specifically, NYCHA's Capital Projects Division (CPD), along with property managers, completed roof assessments using a rating system that builds on the 2011 Physical Needs Assessment required by the U.S. Department of Housing and Urban Development (HUD). We identified the roofs in need of improvement and allocated \$296 million in federal funding for exterior restoration and roof replacement to make the building envelopes weather-tight to prevent future deterioration of the brick facades. This is on top of NYCHA's \$500 million Bond B initiative that is delivering roof replacement and building façade improvements at over 400 buildings. But even with all of that investment of federal capital, with some 2,600 buildings in our portfolio, there are many more NYCHA roofs that leak, create mold, and need to be replaced immediately. It was obvious that the State investment should be focused on roof replacements to ensure that as much of the NYCHA portfolio as possible could benefit from this preservation work.

In March, NYCHA, along with the Mayor's office, City Council, housing advocates, and resident leaders, lobbied the State for more funding, making a thoughtful, well-researched, and practical argument to invest this money in roofs. Chair Olatoye, Intergovernmental Relations Director Brian Honan, and I met personally with elected officials in Albany on several occasions.

Our meetings in Albany focused on the benefits of roof replacements as I've just described, as well as discussions around NYCHA's ability to deliver capital projects. A series of improvements within NYCHA's Capital Projects Division in recent years puts it in a position to deliver these roof replacement projects effectively and efficiently. By incorporating industry best practices into our procedures and policies, CPD has been obligating three times as much money in one-third the time while enhancing the quality of the work. For instance, CPD obligated over \$740 million on major modernization projects last year, including the entire proceeds of the \$500 million Bond B (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 beat HUD's deadline in expending \$330 million on critical infrastructure that's improving the quality of life for about 48,000 families. Our proven track record is also being applied to the \$3 billion Sandy recovery program that is bringing repairs and resiliency measures to more than 200 buildings.

Together, we were successful – NYCHA's budget award was increased to \$100 million. Thank you to Governor Cuomo, Senate Majority Leader Flanagan, and Assembly Speaker Heastie for working with us on this.

NYCHA is committed to making these desperately needed improvements as quickly as possible. Within 10 days of the budget's approval, we collected data and prepared a strategy for replacing the worst roofs in our portfolio, at 123 buildings throughout 18 developments. NYCHA staff conducted hundreds of site surveys to identify the roofs most urgently in need of repair and replacement. Based on these evaluations, we produced cost estimates and project schedules, estimating that a number of these projects could be completed this year. Project costs were estimated using a formula based on roof size, anticipated work scope, and unit costs. Because NYCHA buildings are typically part of a development with multiple buildings in a campus-like setting, it can be more cost effective to replace the roofs of all the buildings in the development if one building's roof is

being replaced. So, NYCHA staff reviewed the list of roof conditions in the context of the average roof condition at the entire development rather than by building. We compiled this information into the 50-page State Capital Revitalization Plan, which we submitted to the New York State Division of Housing and Community Renewal, as required by the State's budget. This submission was on April 10, 2015.

But three weeks ago, we heard that the Governor rejected our State Capital Revitalization Plan, without warning or consultation with us. This is disconcerting, as our buildings' systems and components have, in many cases, reached and exceeded their useful lives.

We are being told that, contrary to the plan we presented, the \$100 million award will be allocated in \$2 million portions to State lawmakers. We have already heard from many of these elected officials that this amount cannot address the significant capital needs of their buildings. So they'll have to use the allotment for smaller projects like playground upgrades instead of roof and façade repairs. In addition, the funds are slated to be disbursed through the Dormitory Authority of the State of New York, which does not have to adhere to the Section 3 program. Section 3 is a HUD regulation that requires housing authorities, and their contractors, to make best efforts to hire public housing residents for their workforce and to use resident-owned businesses as subcontractors. We projected that our roof replacement proposal would have generated approximately 60 Section 3 jobs.

## **Conclusion**

Modernization and revitalization are crucial to ensuring that NYCHA residents do not have to live with leaking roofs, unreliable heating systems, and broken elevators. These improvements, along with energy retrofits and upgrades, not only safeguard residents' quality of life, but also benefit the environment and

NYCHA's financial sustainability. Again, this is why the roof work I've described this afternoon is so critical.

I want to take this opportunity to thank Mayor de Blasio for pledging to match Albany's investment in NYCHA. His recent commitment of \$100 million will enable us to replace roofs at 66 buildings, benefitting nearly 13,000 residents; this work will begin next month. In line with the Administration's unprecedented support for public housing, the Mayor has committed an additional \$100 million each year for the next two years, which we hope the State will also match for similar purposes. This potentially \$600 million investment would go a long way in preserving New York's public housing for tomorrow's families and better serving residents today.

Eighty percent of NYCHA's 2,600 buildings are more than 40 years old, and the entire portfolio has nearly \$17 billion in unmet capital needs. And we expect that federal funding to operate and maintain our developments will only continue to diminish. It is only through partnership that NYCHA will overcome these challenges and make progress. We look forward to discussing additional ways that we can collaborate with the Governor, the Mayor, and the City Council to ensure NYCHA's future.

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



## City Council Hearing State Capital Revitalization Plan

May 28, 2015

1



## Summary Roof Costs

\$ in millions

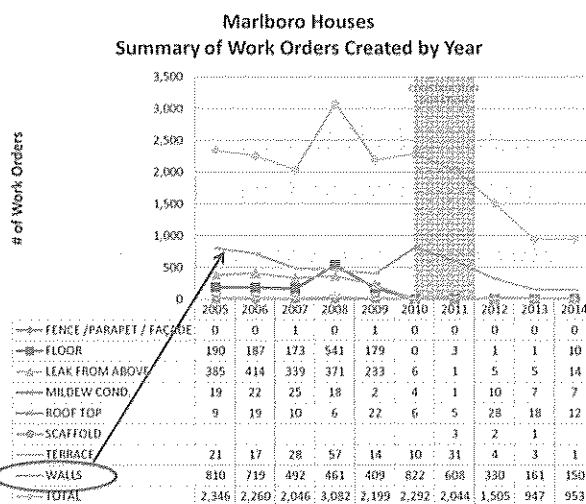
Avg. Roof Condition Grouping	Number of Building	Initial Cost of Group	Adder for Parapets	Subtotal for Roofs and 50% Parapets	5 Year Escalated Total Costs	10 Year Escalated Total Cost	Cumulative Cost over 10 years
5	22	\$11	\$5.5	\$16.5	-	-	
4-4.9	810	\$405	\$202.5	\$607.5	\$705	\$820	\$842
3-3.9	806	\$403	\$201.5	\$604.5	\$701	\$816	\$1,658
2-2.9	376	\$188	\$94	\$282	\$327	\$381	\$2,039
1-1.9	72	\$36	\$18	\$54	\$63	\$73	\$2,112

☐ Cumulative Cost of \$2.112 Billion at 2,086 buildings requiring roof replacement

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## Capital Investment Reduces Work Orders



### Marlboro Houses Capital Improvement Project

Total Cost: \$33.4M

Project Duration: April 2010 to November 2011

Funding Source: NYS capital

Scope of Work: New roofs, façade improvements, window replacement, new sills and lintels, balcony repairs

Impact: 49% reduction in total maintenance work orders. Annual average of 2,324 work orders before construction and an annual average of 1,135 work orders after construction.

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## Capital Investment Reduces Work Orders

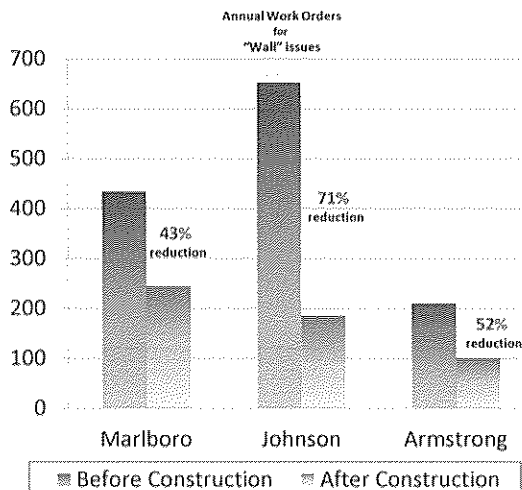
### Recent NYCHA Capital Improvement Projects

Marlboro Houses: \$33.4M  
(April 2010 to November 2011)

Johnson Houses: \$108M  
(March 2007 to August 2012)

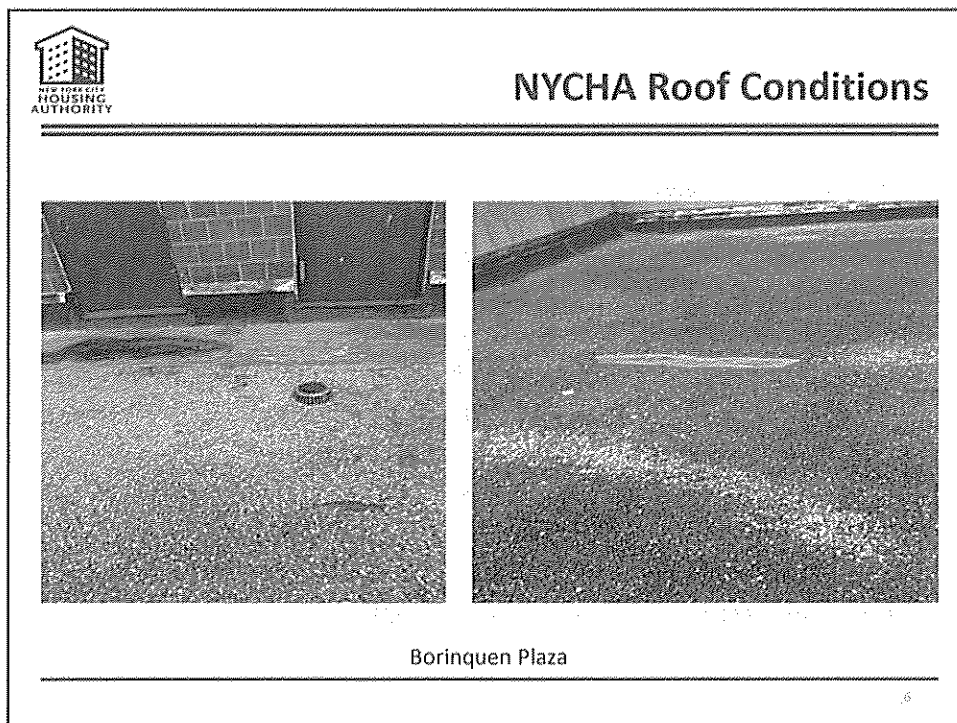
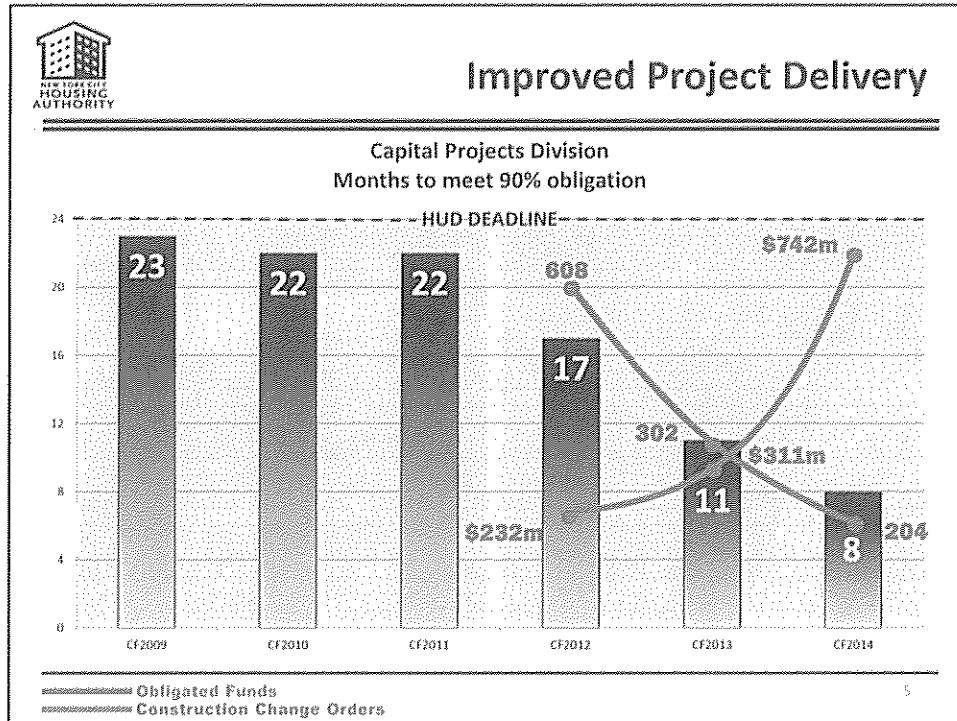
Armstrong Houses: \$20.8M  
(December 2009 to October 2011)

Impact: When comparing average annual "wall" related work tickets two years before construction to two years after construction we find an average of a 56% reduction in wall related maintenance work tickets alone.



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## NYCHA Roof Conditions

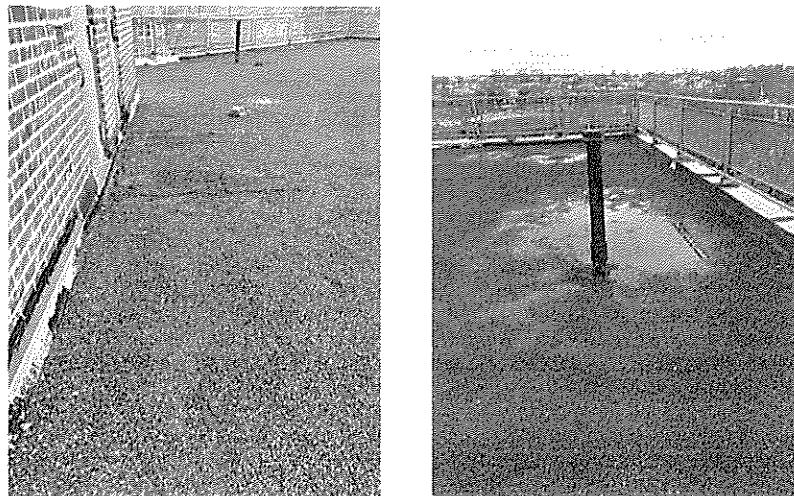


Hughes

7



## NYCHA Roof Conditions



Eastchester Gardens

8



## Impact of Roof Conditions



Harlem River Houses

9



## NYCHA Roof Replacement



Rangel Houses

10

**NEW YORK  
STATE  
SENATE**

ALBANY, NEW YORK 12247



**Testimony on Behalf of the Independent Democratic Conference  
State Senate Coalition Leader Jeff Klein and State Senator Diane Savino  
May 28, 2015**

We would first like to thank New York City Council Member Ritchie Torres, Chair of the Committee on Public Housing, for holding a hearing on an issue so important to the over 400,000 residents who call an apartment in the New York City Housing Authority home. Earlier this year, we rallied in Albany, together with NYCHA tenants, calling for a meaningful state investment for critical repairs to help revitalize deteriorating NYCHA buildings — and we successfully secured \$100 million in the state budget for NYCHA.

The \$100 million in state funds marked a new day for the City's 328 public housing developments that have been financially neglected by New York State since 1998. Rent-paying tenants living in NYCHA developments suffered the consequences of state divestment and future city divestment, combined with the agency's fiscal mismanagement.

In a joint investigative report released in February - conducted by the Independent Democratic Conference and the Office of Councilman Torres - titled, "*Worst Landlord in New York City?*" we revealed widespread hazards in public developments in all five boroughs. We discovered that residents live in developments in dire need of extensive roof repairs, plaster peeling from apartment ceilings and mold spreading on walls. The most disturbing findings included major safety hazards like jammed fire doors, non-functioning security doors and built-up debris causing fires in stairwells and other common building areas. Worse, our report found that these deplorable conditions linger with repair wait times of up to two years.

We will not accept this neglect. The people who reside in NYCHA buildings deserve far better.

With the investigative report's release, the Independent Democratic Conference announced its NYCHA 2020 plan and called for a state investment in NYCHA, with oversight, to address the most urgent repairs needed in its buildings. We continue to advocate for a NYCHA repair certificate to allow private developers to perform this critical work expeditiously in exchange for a zoning bonus.

**NEW YORK  
STATE  
SENATE**

ALBANY, NEW YORK 12247



Unfortunately, the *New York Daily News* uncovered that this \$100 million is now being divvied up between city assemblymembers—\$2 million apiece to fund smaller, “pet projects,” in district NYCHA developments. We’ve seen this movie before and it has led us to this very place. The solution is not just providing more money by member items to NYCHA developments. The solution is to ensure that any and all monies provided are aligned with a clear, corrective, comprehensive capital investment plan to solve decades of damage and neglect.

We promised the hundreds of NYCHA residents who mobilized in Albany from every corner of the city for the first time in nearly a decade that we would help carry their cause. We heard their voices loud and clear. They want critical issues in their buildings fixed. To spend this money any other way is shameful and once again neglecting over the over 400,000 tenants who deserve more.

**INEZ E. DICKENS**  
COUNCIL MEMBER  
9<sup>TH</sup> DISTRICT, MANHATTAN

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**THE COUNCIL  
OF  
THE CITY OF NEW YORK**

**CHAIR**  
LAND USE SUB-COMMITTEE OF  
PLANNING, DISPOSITIONS & CONCESSIONS

**COMMITTEES**  
LAND USE  
OVERSIGHT & INVESTIGATIONS  
RULES, PRIVILEGES & ELECTIONS  
SMALL BUSINESS  
STATE & FEDERAL LEGISLATION

May 18, 2015

To Chair Ritchie Torres, and my colleagues,

In what seems to be an annual exercise in futility, frustration, and growing resentment, I am once again joining the chorus of the New York City Council in advocating for the necessary NYCHA funding to repair the developments in my district, Harlem River Houses, Lincoln Houses, and St. Nicholas Houses.

These developments have languished in disrepair due to State and Federal government's reluctance to make the proper investment in maintaining these properties, which only helped to exacerbate the crisis we are forced to currently deal with.

NYCHA apartments are in such horrible disarray that under ordinary conditions, we would arrest the owner for perpetuating an unhealthy and substandard living environment. The State is prepared to hold any normal landlord's feet to fire for the agony inflicted upon the residents who feel forced to suffer in these dilapidated apartments. But they are not so agitated by the problem to feel compelled to act.

And although the State and federal government have demonstrated a dereliction in their responsibility to the residents, NYCHA has not demonstrated its own ability to manage effectively the structure in which it operates. NYCHA has not shown the ability to adapt with what resources they have readily at their disposal, nor have they presented the City or State with a proposal of self-sustainability without selling off its properties in highly questionable Public/Private-Partnerships.

And now we learn, when NYCHA is in desperate need of funding to make any resemblance of a good faith effort in repairs, the State withdraws \$100 million from the agency. We must begin to ask, who are we working on behalf of if not the residents? At what point is there a realization that their needs matter to us. I for one am becoming increasingly concerned about the future of my neighbors, my friends and family members who have called NYCHA home. There is now a sense of urgency at our doors step that is daring us to cross the threshold of picking and choosing the side of certain interest, of the people we have known in our communities. We need to ask ourselves, where do we stand?

Sincerely,

A handwritten signature in black ink that reads "Inez E. Dickens".

Inez E. Dickens  
Council Member, District 9

URBAN  
JUSTICE  
CENTER



SAFETY NET PROJECT

Testimony of the Safety Net Project at the Urban Justice Center  
Before the Committee of Public Housing of the New York City Council  
Regarding  
Oversight: The State's \$100 Million Allocation to NYCHA

May 28, 2015



Oversight: The State's \$100 Million Allocation to NYCHA

The Safety Net Project (“SNP”) at the Urban Justice Center is New York City’s advocate for economic justice, combining direct legal services, litigation, research, and policymaking to achieve economic justice for all New Yorkers. We strengthen the safety net by ensuring access to public benefits, nutritional assistance programs, eviction prevention services, public housing, and emergency shelter to ensure that no New Yorker is without food, housing or other basic human rights.

In 2012, SNP launched its NYCHA Dignity campaign, whereby SNP represents NYCHA residents who live in deplorable conditions. In the last two years, the Safety Net Project has commenced numerous group Housing Part (HP) actions to force NYCHA to address deplorable conditions on its premises. In our HP cases, the primary repairs comprise of (i) toxic black mold; (ii) crumbling walls and ceilings; and (iii) failed plumbing systems with brown water and exposure to raw sewage. Residents from two of the developments that would benefit from capital fund expenditures, Lincoln Houses and Clinton Houses, were represented by SNP. In those cases tenants received court orders against NYCHA due to the disintegrating walls and persistent mold. After receiving a court order, NYCHA made repairs to the buildings. However, in several units the repairs were only temporary as the underlying issues were not addressed. Many NYCHA developments have serious infrastructure deterioration that cannot be ameliorated with simple plaster and paint. We advocate for the capital funds to be used to repair the infrastructure of NYCHA’s residential buildings.

Roofs in poor condition cause leaks, mold and asbestos. NYCHA’s April 10<sup>th</sup>, 2015 letter to the NY State Division of Housing Community Renewal (HCR) proposed to use the \$100 million appropriation of state funding “to replace the roofs of 123 buildings within 18 developments containing the worst roofs within NYCHA’s portfolio.”<sup>1</sup> Roof replacements are a cost-effective capital investment because they substantially reduce maintenance costs and repair work orders at developments where such projects were previously undertaken. For example, NYCHA decreased work orders in Malboro Houses by fifty percent over approximately 1.5 years by focusing on roof repairs.

Despite these proven results, HCR/DASNY’s *\$100 Million NYCHA Improvement Program Project Guidelines* disapproved NYCHA’s recent roof replacement proposal citing that “projects related to basic infrastructure such as roofing or mechanical systems are not recommended, as such improvements are expected to be financed through the existing NYCHA capital program.” HCR’s disapproval of the use of funds for roof repair is problematic. The purported reason for the disapproval—that NYCHA can use its existing capital to complete these endeavors—is unrealistic. NYCHA currently has \$18 billion dollars in unfunded capital needs. For more than a decade, the

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<sup>1</sup> Attached to the letter was a *State Capital Revitalization Plan*, detailing NYCHA’s reasons for prioritizing the use of state funds for roof replacement projects.







Housing Authority has struggled with a structural deficit as a result of chronic underfunding. Since 2001, it has received federal grants and operating subsidies well short of HUD's funding eligibility formula. In order to cover annual operating shortfalls, NYCHA had to repeatedly dip into shrinking capital reserves, eventually opening up the current multi-billion dollar gap between expected capital funding and necessary capital improvements. Therefore, NYCHA's existing capital program is inadequate to finance long-overdue infrastructure improvements across its portfolio of 2,596 residential buildings (seventy-five percent of which are more than 40 years old).

In fact, NYCHA's highly-publicized capital budget deficit was a key reason why the State stepped up this year and appropriated \$100 million from its budget to fund new NYCHA capital revitalization projects. Accordingly, HCR's *Project Guidelines* is irrationally based upon counterfactual assumptions: that NYCHA does not have \$18 billion in unfunded capital needs; that NYCHA's existing program can be expected to finance all necessary infrastructure projects across its vast, crumbling building stock; and that state funds should therefore be used for projects such as outdoor landscaping or kitchen appliance replacements.

In addition, HCR's disapproval of NYCHA's proposal to use the funds for roof repair is contradicted by the plain language of the appropriations bill. HCR suggests that state funds would only be approved for use in new capital revitalization projects *that were not previously planned in NYCHA's existing capital program*. Moreover, it appears to preclude any project that would combine state funds with other sources of capital financing. However, the statutory language of the appropriations bill explicitly authorizes the use of state funds for "*current or projected capital revitalization projects that would be funded, in whole or in part, by the state funds described herein*".<sup>2</sup>

We disagree with HCR's decision regarding the use of capital funds for roof repair. Many of the conditions in NYCHA developments stem from the building infrastructure. Moreover, NYCHA has demonstrated that it can reduce work orders related to various conditions by focusing on roof repair. Roof repair would be cost-effective, practical and wide-reaching.

The Safety Net Project urges HCR to talk with NYCHA residents who live in the NYCHA developments that are being denied roof repair. Many of our clients have had leaks in their apartments patched time and again. Abated mold frequently returns because NYCHA is unable to address the underlying issue. How much longer will residents continue to face the same challenges in their homes? In unprecedented numbers, NYCHA residents came together to demand that they no longer be treated as second-class citizens relegated to slum housing. That work is what led to

<sup>2</sup> The appropriations bill delegates project approval authority to the commissioner of HCR. But it does not authorize the commissioner to establish highly restrictive "qualifying criteria" for project approvals, particularly when such a framework would disqualify *current* projects, or projects that combine state funds with other financing, since the statute itself explicitly allows for both.



URBAN  
JUSTICE  
CENTER



SAFETY NET PROJECT

this emergency funding. We urge you to heed the voices of the residents and allow the roofs to be repaired. If not now, then when?

DENISE M. MIRANDA, Esq., Managing Director  
Afua Atta-Mensah, Esq., Director of Litigation  
Leah Goodridge, Esq., Staff Attorney  
Rajiv Jaswa, Esq., Staff Attorney  
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**Testimony of  
Victor Bach, Senior Housing Policy Analyst  
Community Service Society (CSS)  
at  
Oversight Hearings: The State's \$100M Allocation to NYCHA  
New York City Council Public Housing Committee  
May 28<sup>th</sup>, 2015**

The Community Service Society thanks the Committee for this public airing about what is happening to the \$100 million state capital commitment to NYCHA. Coming after more than a decade of state disinvestment in the NYCHA housing it financed, these hard-won funds represent a critical contribution to addressing the \$16 billion backlog in major infrastructural improvements across the Authority's 328 developments.

On a freezing morning last March, more than 500 public housing residents from New York City bussed to Albany to press Governor Cuomo and the state legislature for a capital commitment for needed structural repairs to their aging housing. They scored an unprecedented victory. But, if the governor has his way, these funds will be politically dispersed and frittered away on more cosmetic needs, rather than basic infrastructural improvements.

Pursuant to the provisions of the capital allocation, on April 10<sup>th</sup> NYCHA submitted a Revitalization Plan to the state Division of Housing and Community Renewal (HCR). The Plan directed the capital funds to roof replacements. Failing roofs are a prime cause of accelerating building deterioration, resulting in leaks down the line, corroding walls, and unhealthy mold, which generate large numbers of repair orders. It targeted those buildings it assessed were in the worst condition, 123 total in 18 developments across the city.

By May, we understand the governor set aside the NYCHA plan and called a meeting of key legislators. Instead, he proposed to distribute \$2 million to each legislator and solicit their proposals for how the funds were to be used. The resulting HCR guidelines for proposal submissions are appended to this testimony. Oddly, they explicitly prohibit basic infrastructure repairs, such as roofing or mechanical systems. Instead, they suggest improvements, such as lighting, landscaping, recreation equipment, security systems, and appliances. Residents might well need and want such improvements, but they will not prevent NYCHA buildings from crumbling into disrepair. CSS is concerned the funds will be squandered on marginal, relatively cosmetic changes that produce ribbon-cutting ceremonies rather than basic improvements. This "pork barrel" approach has been appropriately criticized by Councilmember Ritchie Torres, Chair of this Committee, as putting political favors ahead of the preservation of our public housing.

This is particularly surprising since the Governor has a distinguished record as a housing leader, both in New York City and in Washington. He ought to know better. The approach is

cynically political—it ignores several key factors that need to be considered in putting the state capital allocation to best use:

First, there are **vast differences by district**, both in the condition and in the number of NYCHA developments and apartments. For example, Assemblyman Michael Blake's 79<sup>th</sup> district in the Bronx has the second largest number, 28 developments with 11,300 apartments, compared to Dov Hikind's 46<sup>th</sup> district in Brooklyn with only nine developments and 4,100 apartments. Yet, they are both slated to receive \$2 million.

Second, **clear criteria should be spelled out** for determining the best use of the capital funds. NYCHA's plan was clear in that regard. It designated roof replacements as the most critical intervention and targeted those buildings in the worst condition where they were most urgently needed. While the NYCHA plan may be open to debate, to our knowledge it has not yet been technically assessed by HCR. As proposals are sought from legislators, the **HCR guidelines do not spell out any criteria** they should take into account, those criteria the agency plans to use to distinguish a good proposal from a bad one. It appears HCR is prepared to consider all proposals, without regard to merit or need.

In short, we are concerned that the state will be squandering \$100 million in scarce capital resources by politically dispersing it without addressing the most critical needs of NYCHA and its residents. We urge the City Council to forward a resolution to the Governor as soon as possible, pressing him to give serious reconsideration to the NYCHA Revitalization Plan.

Thank you.



**DASNY**



**Homes and  
Community Renewal**

**NEW YORK STATE  
\$100 Million NYCHA IMPROVEMENT PROGRAM  
PROJECT GUIDELINES**

The 2015-16 enacted Budget includes an unprecedented \$100 million of State funding for much-needed public housing modernization or improvement at New York City Housing Authority (NYCHA) facilities. The primary objective of the State support is to fund improvements that will directly enhance the quality of life of NYCHA residents.

These guidelines provide a framework for the types of projects that may be considered. Below is qualifying criteria:

1. The \$100M in State funds will be provided pursuant to a comprehensive plan developed by the Commissioner of the Division of Housing and Community Renewal in consultation with the NYCHA Chair. The Director of the Division of the Budget must also approve the plan.
2. These State funds are not intended to supplant NYCHA funding for routine capital program activities. Thus, projects related to basic infrastructure such as roofing or mechanical systems are not recommended, as such improvements are expected to be financed through the existing NYCHA capital program.
3. In general, total costs for each individual proposal should be in the range of up to \$2 million.
4. The law requires a comprehensive plan to bid common projects in order to lower costs via a single proposal. For example, playground equipment for multiple locations or appliances for multiple units could be combined into a single project. Therefore, to expedite project completion and cost effectiveness, coordinated proposals are encouraged.
5. Proposals for inclusion in the overall plan are welcome. Projects that improve NYCHA facilities in a way that directly improves the quality of life for residents are preferred including, but not limited to:
  - lighting improvements,
  - landscaping,
  - recreational equipment (e.g. playground equipment),
  - common area improvements (e.g. building lobbies or community centers).
  - security systems (e.g. c.c.t.v. cameras), and
  - appliances (e.g. stoves, refrigerators).

6. DASNY will follow all MWBE requirements. DASNY has had an exemplary record in regard to the utilization of MWBE's and has for over twenty years been a leader among State agencies and authorities in establishing and meeting MWBE utilization goals. DASNY has annually exceeded its established goal of 20% MWBE utilization in regard to construction services.

FISCAL YEAR	MWBE Combined %
2011 - 2012	22.6%
2012 - 2013	21.0%
2013 - 2014	27.5%

DASNY has also successfully incorporated professional service firms, including architects, engineers, attorneys, investment bankers, securities brokers, insurance brokers and accountants into the procurement process and engaging such firms at high levels of participation.

#### **Technical Assistance**

Project proposals should be advanced on or before May 20, 2015.

For assistance in developing cost estimates or other questions, please contact:

**Ted Houghton**  
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FOR THE RECORD

## **Testimony by The Legal Aid Society**

### **Before the New York City Council Committee on Public Housing Oversight Hearing: The State's \$100 Million Capital Commitment to the New York City Housing Authority**

**May 28, 2015**

#### **Introduction**

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

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

We appreciate the opportunity to testify before the City Council's Public Housing Committee concerning the use of the \$100 Million capital commitment contained in this year's State capital budget. We greatly appreciate the leadership of Chair Ritchie Torres and his commitment to public housing residents.

#### NYCHA's Financial Crisis

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

#### New York State's \$100 Million Capital Commitment to NYCHA

On March 16, 2015, over 500 NYCHA residents traveled to Albany to press for a state capital commitment for needed major improvements.

On April 1, 2015, lawmakers approved New York State's 2015 budget, which includes an unprecedented \$100 Million of modernization funding for NYCHA developments. The language in the budget requires NYCHA to work with the New York State Division of Housing and Community Renewal ("HCR") to develop a plan (the "State Capital Revitalization Plan") that details how, where, and when the funding will be issued. The State Capital Revitalization Plan must be approved by multiple state agencies and shall be executed by the Dormitory Authority of the State of New York ("DASNY").

On April 10, 2015, NYCHA issued a proposal for the State Capital Revitalization Plan that consists of a \$100 Million program to support replacing the roofs of 123 different buildings within 18 developments containing the worst roofs in NYCHA's portfolio. NYCHA's selection of the buildings to be included in the program was based on a review that included multiple physical assessments of the roof condition on each building, reported work tickets related to leaks, mold complaints, and work currently planned in NYCHA's 5 year capital plan. In its Plan, NYCHA describes the benefits of installing new roofs, that include: preventing water from



leaking into apartments or behind walls; reducing the potential for mold growth by eliminating a major source of moisture; and providing needed insulation thereby reducing the overall heat load of the building.

Governor Cuomo has set aside NYCHA's State Capitalization Revitalization Plan and decided instead to distribute \$2 Million each to legislators with public housing in their districts. This distribution does not take in to account the differences among the districts— in terms of numbers of public housing units and conditions. For example, Assembly District 68 has 25 NYCHA developments with 17,000 units, while Assembly District 83 has only 5 NYCHA developments with 4,600 units— yet each district is set to receive \$2 Million under Governor Cuomo's current plan. HCR and DASNY have issued *Project Guidelines* that prohibit the use of the money for basic infrastructure repairs— such as roofs or mechanical equipment. The *Project Guidelines* direct that proposals that “directly improve[s] the quality of life for residents” are preferred. Suggested proposals under the *Project Guidelines* include lighting, landscaping, playground equipment, appliances, security systems. It is our understanding that project proposals were due to be delivered to HCR and DASNY by individual legislators by May 20, 2015— there are no criteria specified in the *Project Guidelines* as to how a particular proposal will be evaluated.

#### Recommendation

We urge Governor Cuomo to give full reconsideration to the NYCHA Capital Revitalization Plan that was submitted to HCR and DASNY on April 10, 2015. That Plan spells out specific criteria for strategic use of the state capital funds. It focuses on fixing roofs because failing roofs can cause leaks, unhealthy mold conditions and result in many work orders that increase overall operating costs. Under the NYCHA Capital and Revitalization Plan, 123 buildings in 18 developments will be improved as a result of the funds.

#### Conclusion

Thank you again for the opportunity to testify before the Committee on Public Housing.

Respectfully Submitted:

Seymour W. James, Jr., Attorney-in-Chief

Adriene Holder, Attorney-in-Charge, Civil Practice

Judith Goldiner, Attorney-in-Charge, Law Reform Unit

Lucy Newman, Of counsel

THE LEGAL AID SOCIETY

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**Testimony - New York City Council**  
**"The State's \$100 Million Allocation to NYCHA"**  
**Mayzabeth 'Ginger' Lopez, Good Old Lower East**  
**Thursday, May 28<sup>th</sup>, 2015, Committee Room, City Hall**

**FOR THE RECORD**

First, on behalf of Good Old Lower East Side, I would like to thank the City Council Members for taking the time this morning to listen to our testimony regarding the States \$100 Million Allocation to NYCHA.

As you know, this significant investment is critically important in helping to address an estimated \$16 billion backlog of urgently needed capital improvements. It is because of this that on March 16<sup>th</sup> we accompanied over 500 NYC public housing residents to Albany to urge the state for a major capital commitment to help meet NYCHA's infrastructural needs.

As such, in April when the state committed an unprecedented \$100 million in its capital budget for NYCHA we all celebrated. Accordingly, on April 10<sup>th</sup>, NYCHA submitted a Revitalization Plan to Albany calling for the \$100 Million to be allocated for roof replacement in 123 buildings, in 18 developments where the need was most urgent. NYCHA's plan argued that failing roofs create leaks down the line to many apartments, cause unhealthy mold, and generate many repair work orders. NYCHA's physical assessment of its entire housing stock made it possible for the Authority to designate those developments that called for urgent attention and determine the allocation of state funds accordingly.

Two of the developments with urgent needs are located in the Lower East Side, Alfred E. Smith Houses (12 buildings, 1933 apartments and over 4300 residents), and Seward Park Extension (2 buildings, 360 apartments and over 810 residents). GOLES is very well aware of the conditions and needs as we have worked with residents from both developments on numerous repair and other issues. For example, at the Alfred E. Smith Houses we worked with the resident leadership and nearly 350 units to file a group action lawsuit with many claims relating to leaks, mold and unhealthy conditions.

With that being said, the state has set aside the NYCHA Revitalization Plan and is seeking proposals from individual legislators, totaling up to \$2 million for public housing improvements in each district without regard to scale or need. This alternative approach has no rationale and the guidelines specifically exclude use of the funds for basic infrastructure improvements such as roofing or mechanical systems. Instead, they suggest examples of other types of improvements, such as lighting, landscaping, recreation equipment, common area improvements, security systems, and appliances. While these may be valid, needed improvements to the quality of life for residents, they do not represent the critical underlying problems that are the prime causes of widespread deterioration.

Additionally, there are great differences among the districts as some have more developments and units than others. Districts with a lot of public housing in poor condition will have less than they need, while other districts will have more money to distribute. This is simply and unfair distribution of resources and a waste of money on second or third order needs across a large number of districts. In some districts, this may be insufficient to deal with the large number of developments, in others it may be considered generous.

It is for this reason that GOLES and its members support NYCHA's Revitalization Plan and object to the use of the capital funds for "political favors" rather than for urgent needs. We hope the Governor will give further consideration to NYCHA's Revitalization Plan. This money should be used where it is needed most, for major improvements like roof replacement.

**Testimony Before the New York City Council**  
**"The State's \$100 Million Allocation to NYCHA"**  
**Aixa Torres, RA President, Smith Houses/Good Old Lower East**  
**Thursday, May 28<sup>th</sup>, 2015**  
**Committee Room, City Hall**

Good Morning, My name is Aixia Torres, Resident Association President of Smith Houses. This morning I speak on behalf of the residents of the Alfred E. Smith Houses and Good Old Lower East Side. Thank you Council Members for taking the time this morning to address our concerns about the \$100 Million Allocation to NYCHA. As you know, this significant investment is critically important in helping to address an estimated \$16 billion backlog of urgently needed capital improvements.

In April the state committed an unprecedented \$100 million in its capital budget. On April 10<sup>th</sup>, NYCHA submitted a Revitalization Plan for this to Albany calling for the \$100 Million to be allocated for roof replacement in 123 buildings, in 18 developments where the need was most urgent. It argued that failing roofs cause leaks down the line to many apartments, unhealthy mold, and generates many repair work orders.

Alfred E. Smith Houses is on this list of developments where the need is urgent. There are 12 buildings, 1933 apartments and over 4300 residents. As Resident Association President and often on the receiving end of many complaints, I have firsthand knowledge of the impact the roof conditions have on my residents. The buildings needing roof replacement have constant water issues in the buildings as well as the apartments.

While the needs of the 18 developments listed in NYCHA's plan are among the most critical and prime cause of accelerated apartment deterioration, Governor Cuomo set aside the NYCHA plan and decided to distribute \$2 million each to legislators with public housing in their districts. The state is now seeking proposals from each legislator prohibiting use of the money for basic infrastructure repairs—such as roofs or mechanical equipment. Instead they suggest improvements, like lighting, landscaping, playground equipment, appliances, and security systems. There are also no criteria spelled out for determining what a good proposal from a bad one is.

Additionally, there are great differences among the districts. Some have more developments and units than others. Districts with a lot of public housing in poor condition will have less than they need, while other districts will have more money to distribute. This is simply and unfair distribution of resources and a waste of money on second or third order needs across a large number of districts. This money should go where it is most urgently needed.

It is for this reason that we support NYCHA's Revitalization Plan and object to the use of the capital funds for "political favors" rather than for urgent needs. We urge the Governor to give further consideration to NYCHA's Revitalization Plan. This money should be used for major improvements like roof replacement. Other needs may be valid, but the money should go where it is needed the most.

Contact information: [AlfredESmith.TA@gmail.com](mailto:AlfredESmith.TA@gmail.com)  
Phone : 646-771-9506

Good Afternoon Everyone,

My name is Carlos Ruiz the president of the Harlem and Bronx chapter of N.Y.C.C.(New York Communities for Change and a 35 year old resident of NYCHA) and a member of the Real Affordability for All Coalition.

On a freezing-cold day on March 16th, over 500 NYCHA residents bussed to Albany to press for a state capital commitment for major improvements to NYCHA

In the April Capital budget, the state committed \$100 million dollars. On April 10<sup>th</sup> following the state provision,

NYCHA submitted a Revitalization Plan to Albany calling for roof replacement in 123 buildings in 18 developments where the needed repairs was most urgent. The Exterior and roofs of the buildings are in need of some of the most extensive repairs but lets not forget the interior of NYCHA buildings that are also in most urgent need of repairs, leaking pipes, plaster,ect.

Instead Governor Cuomo set aside the NYCHA plan and decided to distribute \$2 million each to legislators with public housing in their district, effectively turning capital money into political pork.

The state is now seeking proposals from each legislator.

Agency guidelines prohibit use of the money for basic infrastructure

repairs-such as roofs and mechanical equipment. Instead they suggest Improvements, like better lighting, playground equipment, appliances, security systems.

This process doesn't take into account that there are great differences among the districts, in the number of developments and units. The capital money will be wasted on 2nd and 3rd order needs across a large number of districts.

We object to the use of the capital funds for "political favors" rather than for urgent needs like roof repairs and most urgent interior repairs.

Over the last several years NYCC has been working with the NYCHA residents of Harlem, Brooklyn, and the Bronx to identify it's most Urgent needs of repairs. NYCC and NYCHA residents will like to work with NYCHA to identify the buildings that are most in need of urgent repairs.

Governor Cuomo and our legislators have no clue with NYCHA buildings are in most urgent need of repairs.

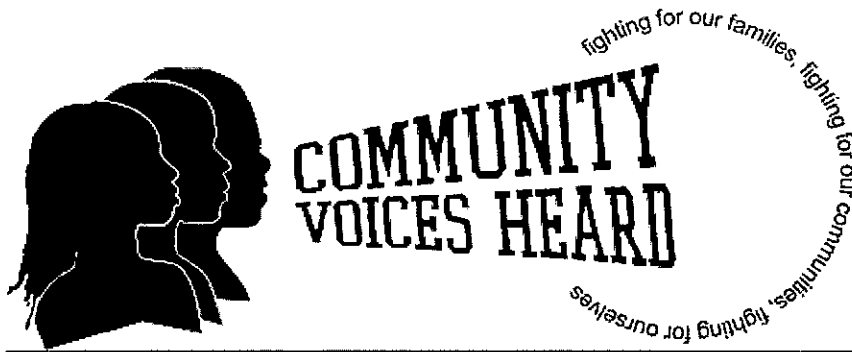
We propose that the \$100 million go straight to NYCHA with someone to oversee how the money is being distribute.

As a result, we urge the Governor to give further consideration

to the Revitalization Plan as submitted by NYCHA. The money should be used for major repairs to the exterior and interior of NYCHA buildings. Other needs may be valid, but the money should go where it is most needed. Only NYCHA and the residents know which NYCHA buildings are in much need of repairs, Not the Governor nor our legislators  
NYCHA residents deserve no less than that.

Carlos Ruiz

President of NYCC Harlem/Bronx Chapter



[www.CVHaction.org](http://www.CVHaction.org)

5/28/15

Hello, My name is Javier Sepulveda,

I have been a resident of NYCHA, Clinton Houses Development, (Federally Funded) for the past 5 years.

I am also a member of Community Voices Heard. My Family and I moved into public housing, with the expectation of having a safe, clean and habitable home. Instead, I immediately, discovered deplorable conditions to which I was never afforded a HUD required pre-move-in inspection. The worst being a concealed leak behind the master bathroom wall, and the attached air vent; the leak also was cascading down the adjoining hallway wall. I filed work orders and communicated with all levels of NYCHA management in order to have the repairs done, to no avail. I got bleach, patch and paint repairs. During this time my youngest daughter developed a persistent cough and difficulty breathing, Her condition was diagnosed as Asthma. She has had to miss school and carry an inhaler and limit her sport activities which she loves. Despite making NYCHA aware of her conditions, I was met with disdain and continued patch work. In December 2013, I won an 80 % abatement on nearly \$ 30,000.00. As NYCHA tenants educate themselves to their rights. NYCHA will continue to be subject to similar costly litigation and lost rent revenue. The state capitol plan moves in the direction that residents and CVH have been calling for. I am hear today to ensure that this \$ 100,000.00 is spent how we the residents need it to be: systemically addressing the root cause of mold, starting with the buildings with the worst conditions and bring the developments back to safe clean and habitable for all NYCHA residents. To not fund this plan would subject many more families to suffer as my family has.

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**FOR THE RECORD**

[www.CVHaction.org](http://www.CVHaction.org)

5/28/2015

Good Afternoon,

My name is Roxanne Reid and I am a member leader of Community Voices Heard and a longtime resident of Castle Hill Houses in the Bronx.

As a leader in my community I have knocked on countless doors and documented 325 cases of water leaks and mold just at Castle Hill Houses!

The reason why we have to say Black Lives Matter has to do with things like politicians playing games with our lives.

In many homes when you open a door immediately you are hit in the face with the fowl smell of toxic mold. In my neighbor's home 4 out of the 5 family members suffer from asthma. The youngest daughter had it so bad they were held back in school from having to miss so many days. My neighbors and I have suffered from the de-funding of NYCHA, and its policies like these that have led to the public health and asthma crises in the Black community. We now have an opportunity to begin to undo this pattern for families living in NYCHA.

But the days of putting a band aid on a gunshot wound should be over—we must address the root cause of Toxic Mold—water leaks from the roof, broken air vents, old pipes etc.

As we fight for more funding from all levels of government we must use what funds are available, including these state funds to kick off a systemic attack on toxic Mold that starts with the roofs that have the most damage!

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# The Price of Playing Politics

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*Governor Cuomo's Disguised Disinvestment  
from NYCHA's Critical Infrastructure*

**Hon. Ritchie Torres, Chair**  
The New York City Council  
Committee on Public Housing

May 28, 2015

## THE PRICE OF PLAYING POLITICS: Governor Cuomo's Disguised Disinvestment from NYCHA's Critical Infrastructure

NYCHA's moment in Albany had finally come. Just a few months ago, with the budget nearing passage, it appeared likely that, after decades of disinvesting from NYCHA, Albany would finally get back in the business of supporting the nation's largest, but increasingly endangered, public housing stock. (Indeed, the last time NYCHA had received a steady stream of state funds, the author of this report was in elementary school).

The leaders of the City and State's political establishment had an uncoordinated but unified message for Albany: reinvest in NYCHA. On February 11th, 2015, City Council Speaker Melissa Mark-Viverito, who represents the highest concentration of public housing in the state, gave the Council's annual State of the City address in a public housing complex, calling on the State to revive investment in NYCHA. On February 25th, Mayor Bill de Blasio, testifying before a joint committee of the State Senate and the State Assembly, requested \$300 million in state funds for NYCHA and promised a match of \$300 million in city funds in return<sup>1</sup>.

On March 16th, 2015, a broad cross-section of elected officials and advocates—spearheaded by Senators Jeff Klein and Diane Savino of the Independent Democratic Conference, as well as Senator Adriano Espalliat of the Democratic Conference and member organizations of the Real Affordability for All (RAFA) campaign—led a historic mobilization of public housing residents at the Million Dollar Staircase in the State Capitol. On the eve of the budget, Assembly Member Keith Wright, joined by Chairperson Shola Olatoye, held a press conference, driving home the same message of reinvestment. All the stars were aligned, all the power brokers in agreement.

On March 31<sup>st</sup>, 2015, the State, acknowledging the organic and overwhelming consensus that had arisen around NYCHA's need for state support, allocated a historic \$100 million in capital funds for public housing. But what appeared, at first glance, to be a multi-million dollar investment in NYCHA's critical infrastructure—at a moment of dire need—became undone at the whim of one man: Governor Cuomo.

Within two weeks of the Governor signing the budget into law, NYCHA submitted a detailed plan for spending the \$100 million on replacing the worst roofs in public housing. Of all the physical needs plaguing public housing, none is more urgent, and none has a greater return on investment, than replacing dilapidated roofs, which strikes at the root cause of chronic living conditions like mold growth and water leaks. Yet, to the astonishment of many, the Governor rejected the use of state funds for replacing the worst roofs, deciding instead to turn a need-based capital fund into a political slush fund. The purpose of this report is to examine both the context and consequence of the Governor's decision to play politics with the pressing needs of an endangered public housing stock.

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<sup>1</sup> Goldenberg, Sally. "In Albany, De Blasio Focuses on Housing." Capital New York, 25 Feb. 2015. Web

### The Decline of Public Housing

The public housing stock has a capital need of \$17 billion dollars. Devastated by decades of disinvestment, NYCHA is facing what the Community Service Society describes as a state of accelerating decline.<sup>2</sup> Buildings are getting older and older. Living conditions are getting worse and are getting worse faster. Budget cuts are getting deeper and deficits wider. Here in New York City, as well as elsewhere in the nation, public housing is dying--slowly but surely.

Confronted with the reality of its own decline, NYCHA needs every dollar it can get, and it needs every dollar it gets to be spent on critical infrastructure. The Mayor gets it—hence the City’s investment of \$100 million in roof replacement in the upcoming fiscal year.

### **Funding for Roof Replacement:**

#of Worst Roofs Replaced under Mayor’s Plan: **66**

#of Worst Roofs Replaced under Governor’s Plan: **0**

### A Tale of Two Leaders

Never has the moral contrast between the Governor and the Mayor been so pronounced as on the subject of public housing. While the Governor is playing politics in the crudest form, the Mayor is showing the kind of moral leadership seldom seen in politics. As the Daily News puts it, NextGen NYCHA, which is the Mayor’s plan for saving public housing, represents “the most significant acceptance of mayoral responsibility for NYCHA in decades.”<sup>3</sup> Instead of running away from the magnitude of NYCHA’s challenge, or instead of ignoring it willfully, as the Governor has done, the Mayor has put forward a historic framework for both stabilizing the Housing Authority and reversing the accelerating decline of its housing stock. Whatever your opinion on the details of the Mayor’s plan, there is no denying the leadership he is showing.

<sup>2</sup> Bach, Victor, and Thomas J. Waters. *Strengthening New York City's Public Housing: Directions for Change*. Rep. New York City: Community Service Society, 2014. Print.

<sup>3</sup> “Rescuing NYCHA: Mayor De Blasio Lays down Building Blocks for a Turnaround.” May 2015. Web.

**State of New York- Capital Projects  
S.2004C/ A.3004C**

Up to **\$100,000,000** shall be allocated and distributed for services and expenses of a public housing modernization or improvement program for housing developments owned or operated by the New York city housing authority. Notwithstanding any law to the contrary, no moneys shall be disbursed for this purpose until the commissioner of the New York state division of housing and community renewal, in consultation with the New York City housing authority chair, has developed a capital revitalization plan for the use of such funds and such plan has been approved by the director of the division of the budget and submitted to the speaker and minority leader of the assembly, and the temporary president and minority leader of the senate. Such capital revitalization plan shall specifically detail any current or projected capital revitalization projects that would be funded, in whole or in part, by the state funds described herein. Such detail shall include, but not be limited to: the estimated cost of current or projected capital revitalization projects, revitalization project scheduling, and the estimated duration of such projects. The New York city housing authority shall enter into a construction management agreement with the dormitory authority of the state of New York for the scope, procurement, and administration of all contracts associated with this funding, pursuant to subdivision 28 of section 1678 of the public authorities law, and provided that such allocation and distribution is subject to approval by the director of the budget, and provided further that the comptroller of the city of New York shall immediately commence an audit of the New York city housing authority management and contracting process for repairs and maintenance and make recommendation on how to improve the process.

*"Noting NYCHA's poor track record, a Cuomo spokesman said the governor wants as much input as possible to make sure the state funding "is spent correctly and with accountability.""*<sup>4</sup>

The Governor cites the need for accountability as an excuse for seeking "legislative input," his euphemism for political slush fund. Leave aside, for a moment, the obvious fact that political slush funds produce less accountability, not more. Here are three reasons why the Governor's argument is specious:

1. The State budget, which he signed into law, imposes *multiple* layers of accountability on NYCHA.

- It requires NYCHA, under the supervision of DHCR, to develop a Capital Revitalization Plan, detailing how, when, and where the \$100 million dollars in funds will be spent. The plan requires the approval of both DHCR and the State Budget Division.
- It requires NYCHA to enter into a construction management agreement with DASNY, which will supervise the scope, procurement, and administration of contracts relating to the \$100 million in state funding

<sup>4</sup> Lovett, Kenneth. "EXCLUSIVE: De Blasio, Cuomo's Plans to Fix NYCHA Clash over How to Spend Millions on Needed Improvements." *New York Daily News* 7 May 2015

- It requires the City Comptroller to audit NYCHA's management and contracting process for repair and maintenance and to make recommendations for improvement.

2. Despite the Governor's criticism of NYCHA's track record, the Housing Authority has made measurable progress toward improving capital project delivery. In 2014, NYCHA delivered three times as many capital projects in one-third of the time than it had in years past.<sup>5</sup>

3. The Governor's criticism of NYCHA is not only inaccurate, it might be irrelevant, for one simple reason: the budget charges DASNY, not NYCHA, with executing the \$100 million dollar capital program.

#### State Disinvestment

Instead of dedicating the \$100 million dollars toward replacing the worst roofs in public housing, the Governor has decided to divvy up the pie among a select set of state legislators, with each one receiving about two million dollars. The Governor's Office released a memo, setting forth guidelines on how each two-million dollar earmark should be spent. The most controversial guideline reads as follows:

*"These State funds are not intended to supplant NYCHA funding for routine capital program activities. Thus, projects related to basic infrastructure such as roofing or mechanical systems are not recommended..."*<sup>6</sup>

In addition to rejecting funds for roof replacement, the Governor's memo *explicitly advises against* investment in *any* project pertaining to NYCHA's critical infrastructure. Here is a list of the capital projects recommended and not recommended under the Governor's plans:

#### Capital Projects **Not** Recommended Under Governor's Plan:

- ✓ Boiler Replacement
- ✓ Elevator Replacement
- ✓ Roof Replacement
- ✓ Interior Renovation
- ✓ Exterior Restoration (Brickwork)
- ✓ Electrical System Upgrades
- ✓ Heating System Upgrades
- ✓ Plumbing System Upgrades

#### Capital Projects Recommended Under the Governor's Plan

- ✓ Lighting Improvements
- ✓ Landscaping
- ✓ Recreational Equipment
- ✓ Common Area Improvements
- ✓ Security Systems
- ✓ Appliances

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<sup>5</sup> "Testimony from NYCHA Chair and CEO Shola Olatoye." Preliminary Budget Hearing, New York City Council. 26 Mar. 2015

<sup>6</sup> Project Guidelines, New York State \$100 Million NYCHA Improvement Program. May, 2015.

**By diverting funds away from basic structures and systems and toward feel-good projects like landscaping, the Governor is disguising the State's continued disinvestment from NYCHA's critical infrastructure as a historic investment in public housing. Do not be fooled by this \$100 million public-relations gimmick.**

The Governor's memo goes on to state that basic infrastructure improvements are "expected to be financed through the existing NYCHA capital program." This statement is factually false, and the Governor knows that NYCHA's capital need far exceeds the funding it receives. He even said as much in an appearance at ABNY in late April, acknowledging that NYCHA's need had grown so dire that the State had no option but to intervene with capital support.

*"I used to be HUD Secretary. You're never really had cities or states fund NYCHA. NYCHA is funded by the federal government. Because we're saying that the federal government hasn't funded NYCHA enough, we're actually going to subsidize a federal program, which is a different precedent but really we had no option."* -Governor Andrew Cuomo<sup>7</sup>

Governor Cuomo's notion of public housing as a federal responsibility has some merit, but it conveniently overlooks one simple fact: NYCHA is an *authority*, a state-authorized entity. It is a creature of the State government he leads. By disinvesting from an institution that it created, the State has been, for the last twenty years, NYCHA's deadbeat parent.

The Governor is also revising history when he claims that there is no precedent for either the City or State funding NYCHA. Quite the contrary: the State and City have both historically funded NYCHA--the former did so consistently until 1998, the latter until 2003.

Nor is the Governor telling the full story when he portrays public housing as a federal program. Left unmentioned are the 15 developments NYCHA built using *state funds*. Those developments had a dedicated stream of *state funding* until 1998, when the State withdrew all operating subsidies from its own public housing units. As a result of state disinvestment, NYCHA lost about \$700 million dollars from 1998 to 2010<sup>8</sup>. Since then, most of the state units have been federalized, but the few thousand left behind continue to be unfunded by the State.

NYCHA is the largest provider of affordable housing in both the City and the State and the largest provider of public housing in the country. Preserving public housing is therefore a federal, state, and city obligation. Although the Federal Government should remain the primary source of funding for NYCHA, both the City and State must do their fair share.

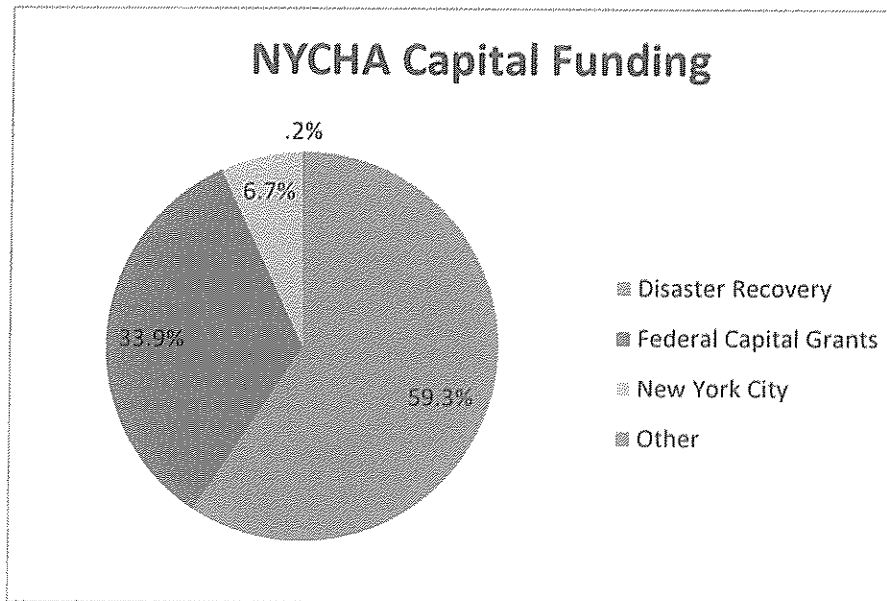
The City, through NextGen NYCHA, is rising to that challenge; the State, far from it. Of all the three levels of government, the State has the dubious distinction of investing the least in public housing. As shown in NYCHA's latest Five-Year Capital Plan, the State is the leader in disinvestment.

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<sup>7</sup> "Governor Cuomo delivers remarks at a breakfast meeting of the Association for a Better New York." Youtube, April 24, 2015.

<sup>8</sup> Bach, Victor, and Thomas J. Waters. *Strengthening New York City's Public Housing: Directions for Change*. Rep. New York City: Community Service Society, 2014. Print.

## NYCHA has a Five-Year Capital Budget: 4.217 billion



### Roofs<sup>9</sup>

NYCHA has about 2,600 roofs in the public housing portfolio.

#### Condition of Roof

NYCHA rates the condition of a roof on a scale of 1 to 5, with 1 representing the absolute best condition and 5 representing the absolute worst.

5

- Extremely Poor Condition
- Beyond Useful Life

4 to 4.9

- Poor Condition
- At or Past Useful Life

3 to 3.9

- Bad Condition
- At or Approaching Useful Life

2 to 2.9

- Fair Condition
- Several Years of Useful Life Remaining

1 to 1.9

- Good Condition
- New Roof

The 123 worst roofs, from which the Governor has diverted funding, have an average rating of **4.3**.

<sup>9</sup> *State Capital Revitalization Plan: Roof Replacement*. New York City Housing Authority, 2015



Cost of Roof Replacement

The cost of replacing a roof varies within the range of \$1 million.

Scope of Roof Replacement

The cost and scope of roof replacement can vary widely, depending on the condition of the parapet wall.

**Simple Repair:** In a simple repair, there are no parapet walls, so only roof replacement is required. (Simple repairs apply to buildings that have roof railings instead of parapet walls).

**Moderate Repair:** In a moderate repair, NYCHA replaces the roof while only repairing the parapet walls, which have minimal to moderate damage.

**Complex Repair:** In a complex repair, NYCHA replaces both the roof and the parapets walls, which have extensive damage.

Roof railings are a financially smarter option than masonry parapet walls, which exposes a building to the costly consequences of water damage. Replacing parapet walls with roof railings is ideal but not necessarily cost-effective. The cost-effectiveness of replacing, rather than repairing, a parapet wall depends on the extent of the structural damage.

**Funding for Roof Replacement:**

#of Worst Roofs Replaced under Mayor's Plan: 66

#of Worst Roofs Replaced under Governor's Plan: 0

Value of Roof Replacement

Replacing the worst roofs would improve the living conditions of public housing residents.

1. It would prevent the recurrence of mold growth and water leaks.
2. It would provide insulation that increases the heating levels of a building, thereby placing less strain on the heating systems, which will have a longer life span as a result.
3. It would restore public housing units that had been taken off the rent rolls because of uninhabitable living conditions (i.e. severe mold growth and water leaks).

*Capital Investment Reduces Maintenance Costs*

Replacing the worst roofs in public housing would mean fewer maintenance tickets for mold and leaks and fewer tickets for plastering and painting. It would mean an overall reduction in the day-to-day cost of operating a building. Consider the impact of capital investment in the following three cases:

**Case #1: Marlboro Houses**

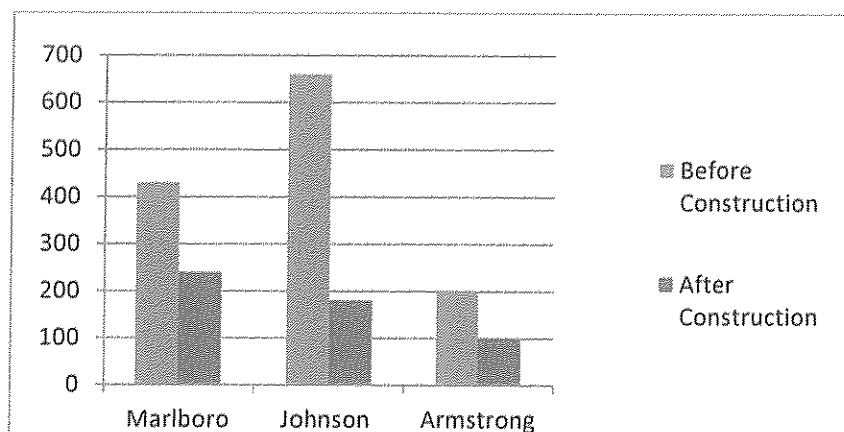
A 33 million dollar capital investment led to a 43% reduction in maintenance tickets.

**Case #2: Johnson Houses**

A 105 million dollar capital investment led to a 77% reduction in maintenance tickets.

**Case #3: Armstrong Houses:**

A 21 million dollar capital investment led to a 52% reduction in maintenance tickets.



Capital investment is a win for everyone. It is a win for the tenants who benefit from improved living conditions and reduced wait times for repairs. It is a win for NYCHA itself, which benefits from lower operating costs and freed up resources.

#### **Capital Project Delivery**

NYCHA has made a series of reforms when it comes to capital project delivery, from creating a capital planning unit to requiring documented pre-approval of all construction change orders to designating a point person for each project so that lines of accountability are unmistakable.

An analysis of NYCHA's capital project delivery reveals that the Housing Authority made dramatic and demonstrable progress in 2014, delivering three times as many projects in one-third of the time.<sup>10</sup>

#### **Months to Obligate 90% of HUD's Annual Capital Grant**

**Historical Average:** 24 months

**2014:** 8 months

(Please note that HUD requires NYCHA to obligate 90% of every annual capital grant within 24 months. NYCHA has never missed a deadline)

#### **Projects Delivered**

**2012:** \$232 million dollars worth of capital projects

**2013:** \$311 million dollars worth of capital projects

**2014:** \$742 million dollars worth of capital projects

#### **Construction Change Orders**

**2012:** Over 600

**2013:** Over 300

**2014:** 204

#### **Who Pays the Price under the Governor's Plan?**

There are 3 Boroughs, 8 Congressional Districts, 9 State Senate Districts, 12 State Assembly Districts, and 12 Council Districts that stand lose to funding for roof replacement under the Governor's Plan. Here is the breakdown of which districts are losing and how much:

<sup>10</sup> *State Capital Revitalization Plan: Roof Replacement*. New York City Housing Authority, 2015

<b>Borough</b>	<b>Borough President</b>	<b>Funds Diverted from Roof Replacement by Borough</b>
Brooklyn	Eric Adams	\$18,551,568
Manhattan	Gale Brewer	\$47,041,632
Bronx	Ruben Diaz, Jr.	\$35,522,124

<b>Congressional District</b>	<b>U.S. Rep</b>	<b>Funds Diverted from Roof Replacement by Congressional District</b>
7	Nydia Velazquez	\$22,929,296
8	Hakeem Jeffries	\$1,480,668
9	Yvette Clarke	\$5,876,700
13	Charles Rangel	\$42,304,550
10	Jerrold Nadler	\$508,612
14	Joseph Crowley	\$6,504,180
15	Jose Serrano	\$12,890,330
16	Eliot Engel	\$7,593,988

<b>Senate District</b>	<b>Senator</b>	<b>Funds Diverted from Roof Replacement by Senate District</b>
18	Martin Dilan	\$11,194,200
20	Jesse Hamilton	\$5,876,700
23	Diane Savino	\$1,480,668
26	Daniel L. Squadron	\$11,735,096
29	Jose M. Serrano	\$11,126,032
30	Bill Perkins	\$35,279,536
32	Ruben Diaz, Sr.	\$9,297,924
34	Jeff Klein	\$ 6,504,180
36	Ruth Hassell- Thompson	\$ 7,593,988

<b>Assembly District</b>	<b>Assembly Member</b>	<b>Funds Diverted from Roof Replacement by Assembly District</b>
46	Alec Brook-Krasny	\$ 1,480,668
53	Maritza Davila	\$11,194,200
55	Latrice Walker	\$5,876,700
65	Sheldon Silver	\$11,735,096
69	Daniel O'Donnell	\$ 3,707,200
70	Keith Wright	\$ 31,572,336
77	Latoya Joyner	\$10,286,960
79	Michael Blake	\$ 3,406,526
82	Michael Benedetto	\$ 6,504,180
83	Carl Heastie	\$7,593,988
84	Carmen Arroyo	\$5,891,398
86	Victor Pichardo	\$839,072

<b>Council District</b>	<b>Council Member</b>	<b>Funds Diverted from Roof Replacement by Council District</b>
1	Margaret Chin	\$11,735,096
6	Helen Rosenthal	\$508,612
7	Mark Levine	\$3,198,588
9	Inez Dickens	\$31,572,336
12	Andy King	\$7,593,988
13	James Vacca	\$6,504,180
14	Fernando Cabrera	\$839,072
16	Vanessa Gibson	\$13,693,486
17	Maria Del Carmen Arroyo	\$ 5,891,398
34	Antonio Reynoso	\$11,194,200
41	Darlene Mealy	\$5,876,700
47	Mark Treyger	\$1,480,668

## Alfred E. Smith Houses

### Manhattan, New York

---

Governor Cuomo is planning to divert **\$8,909,908** in state funding away from **emergency roof replacement** for the **Alfred E. Smith Houses**. The **roofs at Smith houses are in poor condition**, with an average condition rating of **4.28 (1-5)**.

Elected Officials	
Congressional District: 7 Nydia Velazquez	
State Senate District: 26 Daniel Squadron	State Assembly District: 65 Sheldon Silver
Borough President Gale Brewer	Council District: 1 Margaret Chin

## Borinquen Plaza I

### Brooklyn, New York

---

Governor Cuomo is planning to divert **\$6,480,170** in state funding away from **emergency roof replacement** for **Borinquen Plaza I**. The **roofs at Borinquen Plaza I are in poor condition**, with an average condition rating of **4.32 (1-5)**.

Elected Officials	
Congressional District: 7 Nydia Velazquez	
State Senate District: 18 Martin Dilan	State Assembly District: 53 Maritza Davila
Borough President Eric Adams	Council District: 34 Antonio Reynoso

## Borinquen Plaza II

### Brooklyn, New York

---

Governor Cuomo is planning to divert **\$4,714,030** in state funding away from **emergency roof replacement** for **Borinquen Plaza II**. The roofs at **Broinquen Plaza II** are in **poor condition**, with an average rating of **4.26** (1-5).

Elected Officials	
Congressional District: 7 Nydia Velazquez	
State Senate District: 18 Martin Dilan	State Assembly District: 53 Maritza Davila
Borough President Eric Adams	Council District: 34 Antonio Reynoso

## Douglass Houses II

### Manhattan, New York

---

Governor Cuomo is planning to divert **\$3,198,588** in state funding away from **emergency roof replacement** for **Douglass Houses II**. The roofs at **Douglass Houses II** are in **poor condition**, with an average rating of **4.21** (1-5).

Elected Officials	
Congressional District: 13 Charles Rangel	
State Senate District: 30 Bill Perkins	State Assembly District: 69 Daniel O'Donnell
Borough President Gale Brewer	Council District: 7 Mark Levine



## Eastchester Gardens

### Bronx, New York

---

Governor Cuomo is planning to divert **\$7,593,988** in state funding away from **emergency roof replacement** for **Eastchester Gardens**. The roofs at **Eastchester Gardens** are in **poor condition**, with an average condition rating of 4.46 (1-5).

Elected Officials	
Congressional District: 16 Eliot Engel	
State Senate District: 36 Ruth Hassell-Thompson	State Assembly District: 83 Carl Heastie
Borough President Ruben Diaz, Jr.	Council District: 12 Andy King

## Haber Bernard Houses

### Brooklyn, New York

---

Governor Cuomo is planning to divert **\$1,480,668** in state funding away from **emergency roof replacement** for **Haber Houses**. The roofs at **Haber Houses** are in **poor condition**, with an average condition rating of 4.22 (1-5).

Elected Officials	
Congressional District: 8 Hakeem Jeffries	
State Senate District: 23 Diane Savino	Assembly District: 46 Alec Brook-Krasny
Borough President Eric Adams	Council District: 47 Mark Treyger

## Harrison Avenue Rehab (Group A)

### Bronx, New York

---

Governor Cuomo is planning to divert **\$839,072** in state funding away from **emergency roof replacement** for **Harrison Avenue Rehab (Group A)**. The **roofs at Harrison Avenue Rehab (Group A)** are in **poor condition**, with an average condition rating of **4.39 (1-5)**.

Elected Officials	
Congressional District: 15 Jose Serrano	
State Senate District: 29 Jose M. Serrano	State Assembly District: 86 Victor Pichardo
Borough President Ruben Diaz, Jr.	Council District: 14 Fernando Cabrera

## Highbridge Rehabs (Nelson Avenue)

### Bronx, New York

---

Governor Cuomo is planning to divert **\$2,753,334** in state funding away from **emergency roof replacement** for the **Highbridge Rehabs**. The **roofs at the Highbridge Rehabs** are in **poor condition**, with an average condition rating of **4.2 (1-5)**.

Elected Officials	
Congressional District: 13 Charles Rangel	
State Senate District: 29 Jose M. Serrano	State Assembly District: 77 Latoya Joyner
Borough President Ruben Diaz, Jr.	Council District: 16 Vanessa Gibson



## Langston Hughes Houses Brooklyn, New York

---

Governor Cuomo is planning to divert **\$1,584,790** in state funding away from **emergency roof replacement** for **Langston Hughes Houses**. The roofs at **Langston Hughes Houses** are in **poor condition**, with an average condition rating of **4.21 (1-5)**.

Elected Officials	
Congressional District: 9 Yvette Clarke	
State Senate District: 20 Jesse Hamilton	State Assembly District: 55 Latrice Walker
Borough President Eric Adams	Council District: 41 Darlene Mealy

## Lincoln Houses Manhattan, New York

---

Governor Cuomo is planning to divert **\$15,881,308** in state funding away from **emergency roof replacement** for **Lincoln Houses**. The roofs at **Lincoln Houses** are in **poor condition**, with an average condition rating of **4.6 (1-5)**.

Elected Officials	
Congressional District: 13 Charles Rangel	
State Senate District: 30 Bill Perkins	State Assembly District: 70 Keith Wright
Borough President Gale Brewer	Council District: 9 Inez Dickens

## Melrose Houses

### Bronx, New York

---

Governor Cuomo is planning to divert **\$5,891,398** in state funding away from **emergency roof replacement** for **Melrose Houses**. The roofs at **Melrose Houses** are **in poor condition**, with an average condition rating of **4.54 (1-5)**.

Elected Officials	
Congressional District: 15 Jose Serrano	
State Senate District: 32 Ruben Diaz, Sr.	State Assembly District: 84 Carmen Arroyo
Borough President Ruben Diaz, Jr.	Council District: 17 Maria Del Carmen Arroyo

## Sedgwick Houses

### Bronx, New York

---

Governor Cuomo is planning to divert **\$7,533,626** in state funding away from **emergency roof replacement** for **Sedgwick Houses**. The roofs at **Sedgwick Houses** are **in poor condition**, with an average condition rating of **4.68 (1-5)**.

Elected Officials	
Congressional District: 13 Charles Rangel	
State Senate District: 29 Jose M. Serrano	State Assembly District: 77 Latoya Joyner
Borough President Ruben Diaz, Jr.	Council District: 16 Vanessa Gibson

---

## Seward Park Extension Manhattan, New York

---

Governor Cuomo is planning to divert **\$2,825,188** in state funding away from **emergency roof replacement** for **Seward Park Extension**. The roofs at **Seward Park Extension** are in **poor condition**, with an average condition rating of **4.37 (1-5)**.

Elected Officials	
Congressional District: 7 Nydia Velazquez	
State Senate District: 26 Daniel Squadron	State Assembly District: 65 Sheldon Silver
Borough President Gale Brewer	Council District: 1 Margaret Chin

## St. Nicholas Houses Manhattan, New York

---

Governor Cuomo is planning to divert **\$15,691,028** in state funding away from **emergency roof replacement** for **St. Nicholas Houses**. The roofs at **St. Nicholas Houses** are in **poor condition**, with an average condition rating of **4.6 (1-5)**.

Elected Officials	
Congressional District: 13 Charles Rangel	
State Senate District: 30 Bill Perkins	State Assembly District: 70 Keith Wright
Borough President Gale Brewer	Council District: 9 Inez Dickens

## Throggs Neck Houses (Bldgs: 14, 15, 18, 19 &20) Bronx, New York

---

Governor Cuomo is planning to divert **\$6,504,180** in state funding away from **emergency roof replacement** for **Throggs Neck Houses**. The roofs at **Throggs Neck Houses** are **in poor condition**, with an average condition rating of **4.64 (1-5)**.

Elected Officials	
Congressional District: 14 Joseph Crowley	
State Senate District: 34 Jeff Klein	State Assembly District: 82 Michael Benedetto
Borough President Ruben Diaz, Jr.	Council District: 13 James Vacca

## Tilden Houses Brooklyn, New York

---

Governor Cuomo is planning to divert **\$4,291,910** in state funding away from **emergency roof replacement** for **Tilden Houses**. The roofs at **Tilden Houses** are **in poor condition**, with an average condition rating of **4.24 (1-5)**.

Elected Officials	
Congressional District: 9 Yvette Clarke	
State Senate District: 20 Jesse Hamilton	State Assembly District: 55 Latrice Walker
Borough President Eric Adams	Council District: 41 Darlene Mealy

## Webster Houses Bronx, New York

---

Governor Cuomo is planning to divert **\$3,406,526** in state funding away from **emergency roof replacement** for **Webster Houses**. The **roofs at Webster Houses** are **in poor condition**, with an average condition rating of **4.44 (1-5)**.

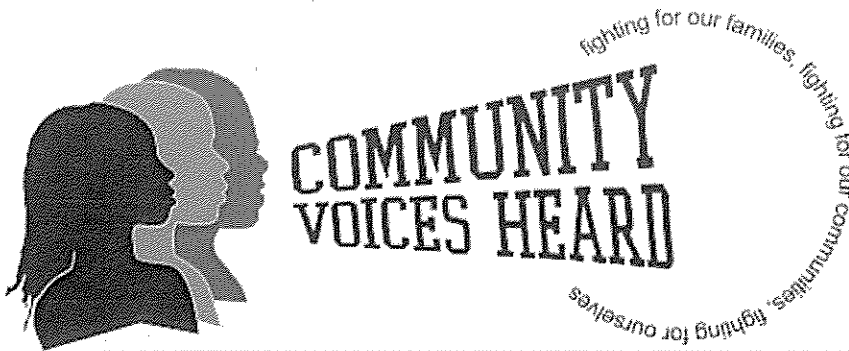
Elected Officials	
Congressional District: 13 Charles Rangel	
State Senate District: 29 Jose M. Serrano	State Assembly District: 79 Michael Blake
Borough President Ruben Diaz, Jr.	Council District: 16 Vanessa Gibson

## WSUR Site C (589 Amsterdam Avenue) Manhattan, New York

---

Governor Cuomo is planning to divert **\$508,612** in state funding away from **emergency roof replacement** for **WSUR Site C**. The **roofs at Wsur Site C Houses** are **in poor condition**, with an average condition rating of **4.35 (1-5)**.

Elected Officials	
Congressional District: 10 Jerrold Nadler	
State Senate District: 30 Bill Perkins	State Assembly District: 69 Daniel O'Donnell
Borough President Gale Brewer	Council District: 6 Helen Rosenthal



[www.CVHaction.org](http://www.CVHaction.org)

5/28/15

My name is Akrm Ahmed. I am a community leader as well as an organizer with Community Voices Heard. I live in Public Housing in East Harlem and have been a resident for 17 years. For nearly a decade my family and I have been battling NYCHA to make effective repairs in our apartment and building. The moisture in our walls have caused mold, wall damage, and rusted pipes. We have experienced severe issues with mold as many residents are dealing with even until now. Mold has been proven to cause serious respiratory illnesses. It pains me to see my mother travel weekly to the hospital because of her diagnosed illnesses to receive treatment. After going door to door in my development, I discovered that the tenants in my entire line are experiencing the same issues.

People are literally losing years off of their lives in the midst of this back and forth between the entities organized to serve the very people who elected them as representatives.

While we continue our work to hold NYCHA accountable to our needs, we must address that the true culprits behind our disdain are seated in higher positions of government who over the years have defunded NYCHA and to this day are diverting much needed funds. While our politicians are busy with political infighting us residents are caught in the crossfire as we fight to live and we the people are the only ones suffering.

Through Community Voices Heard and our citywide campaign to eradicate mold, NYCHA is finally starting to move in the right direction in addressing the structural root causes of mold. Although I do not live in one of the developments that will be receiving these state funds, as a member of CVH I'm fighting for a plan that systemically attacks mold starting where it is the worst. The State Capital Revitalization Plan that was submitted by NYCHA is exactly what the residents in several developments have been fighting for – for so long. Tenants and community leaders didn't travel all the way to Albany to win \$100 million in funding just to have that funding ineffectively used on "beautifying" the appearance of our developments. It has been a constant struggle for us just to live in habitable conditions. To finally receive the scarce funding that we have and to be told that these funds will be allocated in a way that does nothing to resolve our problems is extremely upsetting.

<b>New York City (main office)</b>	<b>Westchester County</b>	<b>Orange County</b>	<b>Dutchess County</b>
115 East 106th St., 3rd Floor New York, NY 10029 Tel: 212-860-6001 Fax: 212-996-9481	28 N Broadway, 2nd Floor Yonkers, NY 10701 Tel: 914-751-2641 Fax: 914-751-2642	98 Grand Street Basement Level Newburgh, NY 12550 Tel: 845-562-2020 Fax: 845-562-2030	29 North Hamilton St., Suite L03 Poughkeepsie, NY 12601 Tel: 845-790-5945 Fax: 845-790-5946

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

Date: 5/28/15

(PLEASE PRINT)

Name: Leah Goodridge

Address: Urban Justice Center 40 Recker

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☒ in opposition

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

(PLEASE PRINT)

Name: Nancy Ortiz

Address: 330 MADISON ST

I represent: VLADECK Houses I & II

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: DEBRELLA NESBITT

Address: 709 FDR DRIVE #4A

I represent: TA PRES. WALD HOUSING

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: 5/28/15

(PLEASE PRINT)

Name: Charlene Nimmons

Address: 272 Wyckoff St

I represent: Wyckoff Gardens

Address: 266 Wyckoff St

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 4 Res. No. for the best

☒ in favor ☐ in opposition

Date: 5/28/2015

(PLEASE PRINT)

Name: Willie M. Lewis

Address: 230 W. 131st

I represent: Myself

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: 5/28/2015

(PLEASE PRINT)

Name: Aixa Torres

Address: 7 St. James Pl NYC 10038

I represent: Affiliate Smith RA

Address: 15 St James Pl - Res

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: Ray Ribero

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: \_\_\_\_\_

(PLEASE PRINT)

Name: VICTOR BACH

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

I represent: COMMUNITY SERVICE SOCIETY

Address: 105 E 22 ST, NY, NY 10010

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

Date: 5 28 2015

(PLEASE PRINT)

Name: Cherry Shiver

Address: 272 WICKOFF ST, B1

I represent: NYCTA-Turkey

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: MARY WILLIAMS

Address: 185 Nevins St

I represent: Unred

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: Carlos Ruiz

Address: 405 E 105 St. N.Y. N.Y. 10029

I represent: N.Y.C.C. - Wilson Housing

Address: 405 E 105 St N.Y. N.Y. 10029

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

Date: 5/28/15

(PLEASE PRINT)

Name: CARRIE GARDEN

Address: 423 BROAD ST # 7E

I represent: Gowanus - NYCHA

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: Frederick CORBIN

Address: 130 THIRD AVE Brooklyn

I represent: FUREE

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: 5/28/15

(PLEASE PRINT)

Name: Akrm Ahmed

Address: Clinton Houses

I represent: Community Voices Heard

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

Date: 5/28/15

(PLEASE PRINT)

Name: Davies Aspidveda

Address: Clinton Houses

I represent: CUH Unity Voices Heard

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: ROXANNE REIDEN

Address: CASHA HOUSE HOUSES

I represent: CUH

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: 5/28/15

(PLEASE PRINT)  
Name: Beatrice BYRD

Address: 45 Centre MALL 1A BRKLYN

I represent: Red Hook West. Houses

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

Over sight States 100, million For NLK HA  
I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☒ in opposition

Date: 5/28/2015

(PLEASE PRINT)  
Name: Reginald H. Bowman

Address: 365 Sackman St. # 5C

I represent: City Wide Council of Presidents

Address: 365 SACKMAN ST #5C

BRKLYN, N. Y. 11212

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