

**TESTIMONY FROM NYCHA EXECUTIVE VICE PRESIDENT FOR CAPITAL PROJECTS
DEBORAH GODDARD
NYCHA'S 2017 PHYSICAL NEEDS ASSESSMENT
COMMITTEE ON PUBLIC HOUSING WITH THE SUBCOMMITTEE ON CAPITAL BUDGET
THURSDAY, NOVEMBER 15, 2018 – 10:00 AM
COUNCIL CHAMBERS, CITY HALL, NEW YORK, NY**

Chairs Alicka Ampry-Samuel and Vanessa Gibson, members of the Committee on Public Housing and Subcommittee on Capital Budget, and other members of the City Council: good morning. I am Deborah Goddard, Executive Vice President for Capital Projects. I am pleased to be joined by James Scanlon, Vice President for Capital Planning and Design, and other members of NYCHA's team.

The PNA and Its Development

Thank you for this opportunity to discuss NYCHA's 2017 physical needs assessment (PNA), a thorough accounting of the Authority's short- and long-term capital needs, including apartment, architectural, electrical, mechanical, and site needs for each development. These estimates help inform capital planning for infrastructure improvements, modernization, and other systematic upgrades.

Available on our website, the PNA is updated every five years. NYCHA's previous PNA was developed in 2011-2012. In 2016, NYCHA procured the team of STV/AECOM, well-respected engineering and construction management firms, to perform a PNA of all our developments. Beginning in May 2016, about 140 inspectors spent 10 months assessing our properties. The 2017 PNA, which was issued this year, identified \$31.8 billion in capital needs across the Authority.

The 2017 PNA reflects improvements in assessment methods over the 2011 PNA. For example, inspectors conducted the first energy audit of NYCHA's portfolio, and aerial infrared scans of our buildings indicated where there are leaks in roofs. As a result, the 2017 PNA provides more accurate data on building components and additional detail on existing conditions. It also provides greater detail on the cost of the work needed at our properties.

The 2017 PNA shows that the greatest needs are for apartments (about \$13 billion); architectural (about \$11 billion), which includes windows, stairs, roofs, and entry doors; and mechanical (about \$3 billion), which includes heating and water systems.

Increase in Capital Needs and Costs

The previous PNA indicated capital needs of \$16.6 billion across the Authority. For instance, kitchens, bathrooms, roofs, heating systems, and elevators accounted for about \$6.6 billion of the total need. Today, in contrast, these needs stand at about \$11.6 billion.

There are several reasons the PNA increased from \$16.6 billion to \$31.8 billion:

- Much of the unmet capital needs in the 2011 PNA were carried forward to the 2017 PNA. This was inevitable given that NYCHA received only \$1.5 billion from HUD over the past five years, and the \$16.6 billion represents only the most immediate five-year need; and
- Continued deterioration of NYCHA's aging properties accounts for \$5.2 billion of the increase.

It's important to note that almost \$10 billion, two thirds of the increased costs, is tied to factors other than the condition of our buildings:

- Inflation increased costs by \$4.4 billion; and
- As we are all aware, New York continues to experience a huge construction boom, taxing resources and leading to a market escalation costing us \$5.4 billion.

Challenges That Contribute to the Capital Needs

NYCHA is confronting significant and fundamental challenges that have contributed to the rise in the Authority's capital needs. Since 2001, the federal government has reduced NYCHA's funding by a total of approximately \$3 billion, half of which is capital funding, and this does not account for the impact of inflation. To put that in perspective, during this period, when NYCHA has suffered from a substantial loss of resources to repair and improve our buildings, the City's budget has more than doubled – which is likely true for any municipal budget.

At the same time, NYCHA's buildings – the majority of which are more than a half century old – continue to age and deteriorate, increasing the costs to maintain and improve them.

A NextGen Plan to Reduce the Capital Needs

We developed NextGeneration NYCHA, our long-term strategic plan, to address these enormous challenges, by stabilizing the Authority's finances and securing additional resources to help ensure its longevity.

We are reducing our properties' capital needs through several key NextGen initiatives. HUD's Rental Assistance Demonstration (RAD) program is enabling us to convert certain developments to a Section 8 funding stream. In 2015, we announced that 15,000 units would be converted to Section 8 through RAD. However, as Chair Brezenoff said at last month's Council hearing, we are seeking to increase implementation of the RAD program substantially. Through the PACT Unfunded Units program, we are transferring apartments that do not receive dedicated federal funding to the Section 8 program. This will generate funds for repairs and renovations at our unfunded sites.

We're fortunate that Mayor de Blasio has devoted unprecedented resources for public housing. With \$1.2 billion committed by the Mayor over 10 years, we are replacing more than 950 roofs, benefitting over 175,000 residents.

About \$875 million of the historic grant we received from FEMA for Sandy recovery at our impacted developments will go toward capital improvements captured in the PNA. Through HUD's Energy Performance Contracting program, we are investing about \$230 million in new boilers and heating systems as well as new lighting and water conservation measures – improvements funded by the cost savings from reduced energy consumption.

We are also investing the federal government's five-year projected allocation of \$1.3 billion in capital funding in critical areas such as building envelopes, core systems, and bathroom renovations. The State has allocated \$450 million in capital funding, although it has yet to be received. These funds would repair heating systems at approximately 24 developments and elevators at approximately 11 developments.

All told, these investments and strategies, along with other government commitments, will reduce NYCHA's capital needs by billions of dollars. While NYCHA appreciates every dollar we're receiving, the increase in capital projects has stressed our capacity; therefore, we are increasing our infrastructure by bringing on program managers to augment our current staff. Given the uncertainty in federal funding from year to year, we do not believe it is prudent to hire significantly more permanent staff to manage our capital budget.

Conclusion

Unfortunately, there is no magic wand that will summon the funds to address all of NYCHA's outstanding capital needs. However, we are doing everything we can to preserve and improve our buildings, including using our limited funds wisely, pursuing RAD and other development programs, and advocating for additional funding from all levels of government, especially the federal government. We must take an aggressive approach, using every tool at our disposal to bring more resources to the Authority and our residents.

Thank you for your support. We look forward to our continued partnership to improve the quality of life of our residents. We are happy to answer any questions you may have.



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Testimony on the New York City Housing Authority's Physical Needs Assessment

Submitted to the New York City Council Committee on Public Housing and Subcommittee on Capital Budget

November 15, 2018

Thank you for holding this hearing on the capital needs of the New York City Housing Authority (NYCHA) and for the opportunity to testify. My name is Sean Campion, and I am a Senior Research Associate at the Citizens Budget Commission. CBC is a nonprofit, nonpartisan civic organization whose mission is to achieve constructive change in the finances and services of New York State and New York City Government.

NYCHA has an astounding \$32 billion in capital needs, a nearly fivefold increase over the last decade. Today nearly all its properties require substantial rehabilitation, on average approximately \$181,000 per unit. Without dramatic action, up to 90 percent of NYCHA's 176,000 units of public housing could deteriorate to the point at which they are no longer cost effective to repair by 2027.

In July CBC released "Stabilizing the Foundation," a report that identified the root causes of NYCHA's capital crisis and proposed strategies the City and the Housing Authority can use mitigate the deterioration, stabilize the system, and improve tenants' quality of life.

Our report identified three root causes of the deterioration:

1. NYCHA's capital funding over the last 15 years was essentially flat, even as its needs and the cost to address them grew;
2. Inefficiencies in both NYCHA's capital planning and operations reduced the impact of NYCHA's capital investments; and
3. NYCHA and the City made extremely limited use of alternative strategies that could have addressed more of NYCHA's needs.

To address the crisis CBC recommends NYCHA and the City pursue four strategies:

- 1. The City should fully integrate NYCHA into its affordable housing strategy.** Until recently, NYCHA received only a fraction of City's capital investment in affordable housing. NYCHA was viewed as a primarily federally funded adjunct to the City's affordable housing strategy. However the majority of New York City's affordable housing need is for those with incomes at or below 50 percent of the area median income—exactly the population that NYCHA serves. Incorporating NYCHA into the City's housing plan will appropriately shift the unit distribution and perhaps more than \$1 billion to NYCHA to preserve units for extremely and very low-income households for whom the needs are greatest.
- 2. NYCHA should transition from being a landlord to an affordable housing steward that manages fewer buildings.** NYCHA does not have the capacity to continue directly managing a housing portfolio of its size. To improve conditions, NYCHA should take full advantage of public-private partnerships through the Rental Assistance Demonstration program and converting more units to Section 8 funding. Section 8 is more stable than the Section 9 public housing subsidies that have been underfunded by Congress over time. RAD also allows NYCHA to access to sources of capital it otherwise would not be able to tap and to take advantage of more efficient management practices – all without sacrificing public ownership. NYCHA can also reduce its needs by transferring its senior housing and small properties to qualified nonprofit developers, who can more effectively raise funding and make repairs while preserving these units as affordable housing. Both approaches may likely require additional city subsidies in the form of grants, low-interest loans, and the allocation of tax-exempt bonds and Low-Income Housing Tax Credits.
- 3. NYCHA should leverage underutilized land assets to fund repairs and facilitate development.** NYCHA controls 58 million square feet of development rights across the city. NYCHA can tap the value of these assets by selling air rights, allowing infill development, or both. NextGen NYCHA set a goal of raising \$300 million to \$600 million from mixed income infill development, but the pace of infill deals has been slower than anticipated. NYCHA and the City have opted to pursue developments that are 50/50 or 100 percent affordable, instead of projects that are 80 percent market rate and 20 percent affordable, which generate nearly four times as much funding for repairs. In addition selling 10 percent of NYCHA's air rights could raise \$1.5 billion. These funding strategies can help NYCHA preserve its deeply affordable public housing units without displacing residents or sacrificing long-term ownership.
- 4. NYCHA should improve operations and construction management.** NYCHA should bring its operations in line with modern property management standards to ensure the long-term viability of its units. NYCHA's strict work schedules during the standard Monday to Friday workday results in an inefficient use of resources; changes to collective bargaining agreements are necessary to allow work on evenings and weekends at a reasonable cost. NYCHA also should increase the use of private maintenance contracts, particularly to add capacity to its skilled trade divisions. Finally, allowing NYCHA to use design build and other construction management methods and

expediting permitting and land use reviews will speed up the pace of construction work and save hundreds of millions of dollars.

Without transformative changes, tenants will continue to live in substandard conditions, and the city ultimately will lose some of its deeply affordable housing.

Thank you for the opportunity to testify, and I look forward to answering any questions you may have.

Previous CBC Reports on NYCHA

“Stabilizing the Foundation: Transforming NYCHA to Address its Capital Needs” (July 2018) <https://cbcny.org/research/stabilizing-foundation>

“NYCHA Capital: What You Need to Know” (December 2017), <https://cbcny.org/research/nycha-capital>

“NYCHA’s Untapped Assets: How NYCHA Can Maximize the Value of Infill Development” (October 2018), <https://cbcny.org/research/nychas-untapped-assets>.

“NYCHA’s Physical Conditions Remain the Worst in the City: Insights from the 2017 Housing and Vacancy Survey” (August 2018), <https://cbcny.org/research/nychas-physical-conditions-remain-worst-city>.

“Room to Breathe: Federal and City Actions Help NYCHA Close Operating Gaps, But More Progress Needed on Implementing NextGen NYCHA” (July 2017), <https://cbcny.org/research/room-breathe>.

“Cleaning House: How to Close the New York City Housing Authority’s Operating Gaps” (April 2015), <https://cbcny.org/research/cleaning-house>.



**New York City Council
Joint Hearing
Committee on Public Housing and the Subcommittee on Capital Budget
Oversight: NYCHA's 2017 Physical Needs Assessment
November 15, 2018**

LiveOn NY would like to first and foremost thank Chairs Ampry-Samuel and Gibson for holding today's hearing on NYCHA's 2017 Physical Needs Assessment.

In New York City, NYCHA and the HUD Section 202 program represent two of the greatest suppliers of affordable housing for low-income seniors. Currently, 38% of NYCHA households are headed by an individual age 62 and over, and an estimated 7,700 units are designated specifically for older adults. Like the rest of the city's affordable housing options, public housing has seemingly endless demand to fill, with over 200,000 families on waiting lists for a NYCHA apartment. This incredible need for housing, juxtaposed to dwindling supply of available land and a glaring lack of federal resources makes NYCHA one of New York City's most precious of resources. Unfortunately, however, the current state of NYCHA's housing is widely known to be dilapidated, unsafe, and lacking the dignity that should be afforded to any New Yorker. Through the physical needs assessment these conditions have been enumerated by the finding of an astounding \$32-billion-dollar capital backlog.

Much emphasis has been accurately placed on the need to improve the living conditions in units within NYCHA developments, an emphasis that LiveOn NY wholly supports. In addition to this, it is important to note that the community facilities located within NYCHA have not been immune to the incredible capital backlog that exists. A recent Wall Street Journal article shed light to the fact that an estimated \$500 million in capital funding is needed for these community spaces, which include Senior Centers, child care centers, and other critical programs that support the wellbeing of NYCHAs residents and its surrounding community members.

These programs are on the front lines of supporting tenants and should be seen as a resource in relaying critical information around NYCHA repairs, as well as updates related to NYCHA NextGen to communities. Clear and consistent communication from NYCHA to providers is critical to enabling nonprofits to best fulfill this role.

LiveOn NY is here today with our colleagues from the Day Care Council of New York (DCCNY) and United Neighborhood Houses (UNH) to recommend reforms—including re-directing fines, improved inter-agency cooperation and a streamlined process for repair approval—that would provide relief to the community-based organizations operating these centers without adding stress to NYCHA's financial situation.

Collectively, LiveOn NY, UNH, and DCCNY represent a majority of the nonprofit human service providers operating the NYCHA community spaces requiring vital repairs. LiveOn NY specifically represents more than 90 senior service organizations, many of which run the almost 100 senior centers operating in a NYCHA facility. While located in NYCHA, these programs contract with the City's human service agencies, including the Department for the Aging (DFTA), the Administration for Children's Services (ACS), Department of Education (DOE), and Department of Youth and Community Development (DYCD). Unfortunately, given the capital backlog, many of these spaces have fallen into disrepair, forcing providers to spend exorbitant energy on finding ways to remain open and safe despite the walls quite literally crumbling around them – this is energy that could otherwise be spent providing life-sustaining services to the community. Adding salt to the wound, the providers are often subject to an onslaught of fines and violations from the City's well-intentioned regulatory

agencies, including the Department of Health and Mental Hygiene (DOHMH) and the Fire Department of New York (FDNY).

Given the funding constraints faced by non-profit service providers and their leasing agent, NYCHA, providers are put in an incredibly difficult position as a result of these fines. Beyond these funding concerns, NYCHA's approval processes leaves providers waiting weeks, months or even years before being able to move forward with critical repairs for which capital funds have been made available – whether through City Council or other sources.

Acknowledging the difficult financial position of NYCHA, we respectfully submit the following process-oriented recommendations, each having the potential to improve the day-to-day business and viability of providers operating within NYCHA – without adding additional stress to NYCHA's current financial situation:

- **Re-direct Fines** – Nonprofit human service providers, who lack site control and rely on NYCHA to make repairs, should not be subject to citations and fines from DOHMH or FDNY due to NYCHA's failure to make those repairs. When violations are found during inspections, and if these violations have already been reported to NYCHA by the provider, the provider should not be penalized;
- **Mandate Inter-Agency Cooperation** – NYCHA and the agencies that leverage their space, including ACS, DFTA, DYCD, and DOE, need a clear division of responsibilities for the maintenance and upkeep of NYCHA sites. In order to provide stability to providers, this division of responsibility, once established and agreed upon, should be standardized as appropriate across all agencies that fund providers operating out of NYCHA properties; and
- **Design an Approval Process for Repairs** – NYCHA must work internally and with providers to accelerate approval for repairs and renovations and must expedite processes with the residential repair division when floods, leaks, or other issues originate in apartments and require a two-pronged repair to fully address.

We appreciate your consideration of the above recommendations.

Finally, LiveOn NY seeks to remain a resource to the city as it works through how best to house, serve, and support its older NYCHA tenants. To this aim, we look forward to continuing to work with City Council and the administration to make New York, and NYCHA, a better place to age.

LiveOn NY's members provide the core, community-based services that allow older adults to thrive in their communities. With a base of more than 100 community-based organizations serving at least 300,000 older New Yorkers annually. Our members provide services ranging from senior centers, congregate and home-delivered meals, affordable senior housing with services, elder abuse prevention services, caregiver supports, case management, transportation, NORCs and NY Connects. LiveOn NY advocates for increased funding for these vital services to improve both the solvency of the system and the overall capacity of community-based service providers.

LiveOn NY administers a citywide outreach program that supports seniors in communities where benefits are most underutilized. This program educates thousands of older adults, including those who are homebound, about food assistance options, as well as screens and enrolls those who are eligible for SNAP and SCRIE/DRIE.



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**Testimony before the New York City Council
Committee on Public Housing
Honorable Alicka Ampry-Samuel, Chair
Subcommittee on Capital Budget
Honorable Vanessa L. Gibson, Chair**

**Delivered at the Joint Hearing on NYCHA's 2017 Physical Needs Assessment
Presented by J.T. Falcone, Policy Analyst
November 15, 2018**

Good morning Chair Ampry-Samuel and Chair Gibson, and members of the Committee on Public Housing and Subcommittee on Capital Budget. Thank you for the opportunity to testify. My name is J.T. Falcone, and I am here on behalf of United Neighborhood Houses of New York (UNH). UNH is New York's association of settlement houses. Rooted in the history and values of the settlement house movement begun over a century ago, UNH advocates for good public policies that keep neighborhoods resilient and thriving for all New Yorkers. Our membership includes 40 New York City settlement houses and two upstate affiliate members who collectively reach more than 765,000 people.

23 of our members operate out of sites owned by the New York City Housing Authority (NYCHA), where they offer a wide range of services and run over 125 different programs including Cornerstones, early childhood education, and senior centers. These centers have not been immune to the infrastructural challenges that plague the Authority's aging facilities' portfolio. A recent article in the Wall Street Journal noted that an estimated \$500 million is needed for vital repairs in more than 250 community centers, child care centers, and senior centers that are operated by community-based organizations in NYCHA sites.¹

UNH is here today with our colleagues from the Day Care Council of New York (DCCNY) and LiveOn NY to recommend reforms—including re-directing fines, improved inter-agency cooperation and a streamlined process for repair approval— that would provide relief to the community-based organizations operating these centers without adding stress to NYCHA's financial situation.

Collectively, UNH, DCCNY, and LiveOn NY represent a majority of the nonprofit human service providers operating the 250 community centers, child care centers, and senior centers that require vital repairs. These nonprofits operate programs under contract with the City's human service agencies, including

¹ <https://www.wsj.com/articles/new-york-housing-authority-needs-500-million-to-repair-community-centers-1538091604>

Administration for Children's Services (ACS), Department for the Aging (DFTA), Department of Education (DOE), and Department of Youth and Community Development (DYCD). Our members provide the essential services that New Yorkers rely on every day. Community centers give youth and young adults a place to go after school; child care centers allow caretakers to get to work; and senior centers help break down social isolation, among numerous benefits.

Unfortunately, as NYCHA's backlog of capital repairs has escalated, many centers have fallen into disrepair, requiring critical fixes to ensure that they remain safe, and inhibiting the ability of community-based organizations to operate normally. With violations piling up, providers have faced an onslaught of fines from the City's regulatory agencies, including Department of Health and Mental Hygiene (DOHMH) and the Fire Department of New York (FDNY).

With NYCHA unable to respond to repair requests in a timely manner, the contracted nonprofits running community centers, childcare centers, and senior centers are put in a difficult position. Their contracts often do not allow them to spend program dollars on repairs, and even when they procure the necessary funding to make needed repairs—either from the contracting agency or private philanthropic sources—NYCHA's approval protocol can prevent them from moving forward with projects for weeks, months, or in some cases, years. Requests wind through NYCHA's approval process while capital dollars sit unused and conditions worsen. To make matters worse, there is a lack of internal coordination in NYCHA between the residential repair department and those who are responsible for repairs at child care centers, community centers, and senior centers. When a leak originates from a residential apartment, our members spend thousands of dollars—often their own, privately-raised funds—replacing ceilings, floors, and walls only to have the same area flood again because the leak in the toilet or shower upstairs was never actually repaired.

We acknowledge the difficult financial position NYCHA faces after years of government divestment. We have assembled the following recommendations that would drastically improve the situation faced by providers of community-based services without adding stress to NYCHA's current financial situation:

- **Re-direct Fines** – Nonprofit human service providers, who lack site control and rely on NYCHA to make repairs, should not be subject to citations and fines from DOHMH or FDNY due to NYCHA's failure to make those repairs. When violations are found during inspections—if these violations have already been reported to NYCHA by the provider—the provider should not be penalized, a citation should be directed to NYCHA instead;
- **Mandate Inter-agency Cooperation** – NYCHA and the agencies that leverage their space, including ACS, DFTA, DYCD, and DOE, need a clear division of responsibilities for the maintenance and upkeep of NYCHA sites. In order to provide stability to providers, this division of responsibility, once established and agreed upon, should be standardized as appropriate across all agencies that fund providers operating out of NYCHA properties; and
- **Design an Approval Process for Repairs** – NYCHA must work internally and with providers to accelerate approval for repairs and renovations and must expedite processes with the residential repair division when floods, leaks, or other issues originate in apartments and require a two-pronged repair to fully address.

UNH looks forward to working with the City Council and NYCHA to implement these recommendations as well as explore additional avenues for reform that strengthen the delivery of City-contracted human services within NYCHA developments, including to NYCHA residents themselves.

I would be happy to answer any questions at this time and can also be reached at jfalcone@unhny.org for more information.



GNCJ Testimony for Joint Oversight Hearing: NYC Council Committee on Public Housing & Subcommittee on Capital Budget regarding NYCHA's 2017 Physical Needs Assessment (PNA)

Formed in association with the Fifth Avenue Committee, a long-standing not-for-profit Community Development Corporation in Brooklyn, the Gowanus Neighborhood Coalition for Justice (GNCJ) represents a concerted effort by local residents and stakeholders to specifically elevate the priorities of low- and moderate-income residents - a majority of whom are public housing residents - and the neighborhood-based organizations and small businesses that serve them in Gowanus, Brooklyn. We have come together to elevate the voices and concerns of our community that have not been addressed in the City's planning process for the Gowanus neighborhood, and to build support for our community priorities to address the needs of local public housing based on principles of social, economic, and environmental justice for a just, inclusive, and resilient Gowanus neighborhood.

Our platform asks the New York Department of City Planning (DCP) to address the following concerns in their neighborhood rezoning plan:

- I. ADVANCE RACIAL AND ECONOMIC JUSTICE**
- II. CREATE REAL AFFORDABLE HOUSING and PROTECT TENANTS FROM DISPLACEMENT**
- III. PROMOTE ENVIRONMENTAL JUSTICE TO RECOGNIZE BURDENS ON LONG TIME RESIDENTS**
- IV. RESPECT, PROTECT AND CONNECT PUBLIC HOUSING AND ITS RESIDENTS TO ALL COMMUNITY BENEFITS AND DECISION MAKING RELATED TO GOWANUS REZONING**
- V. RECOGNIZE & CELEBRATE THE CULTURE & COMMUNITY OF LONGTIME GOWANUS RESIDENTS**
- VI. PROTECT LOCAL BUSINESSES AND INDUSTRY TO PRESERVE WHERE WE SHOP AND WORK**

As massive public and private investments in the Gowanus neighborhood are underway, the Gowanus Neighborhood Coalition for Justice (GNCJ) is calling on the City of New York to address the state of public housing in our community. While the Gowanus neighborhood is undergoing a neighborhood wide rezoning process, which will lead to billions in new real estate investments around public housing, the Department of City Planning (DCP) has thus far refused to include in its proposed framework a plan that will address how the largest cluster of residents in the Northern Gowanus area – comprising over 4,500 residents from the public housing developments of Gowanus Houses, Wyckoff Gardens & Warren Street Houses - will receive any upfront and new monetary commitments to fix their homes. Even mayoral promises made to bring some equity in benefits to our community in advance of the rezoning, such as a promise to re-open the Gowanus Houses Community Center, where costs have now ballooned to \$4M to repair, continue to go unfulfilled.

These South Brooklyn developments suffer from numerous housing codes, environmental hazards and human right violations, disproportionately impacting the health and safety of thousands of low-income residents, in particular children and seniors of color. This is why we testified at the federal hearing on September 26th against a proposed settlement for two federal cases, *U.S. v. NYCHA* and *Baez v. NYCHA* respectively, both against the New York City Housing Authority (NYCHA) and why we agree with Judge Pauley's ruling just yesterday that a \$2B settlement across all of the city's public housing's 326 housing campuses, along with a protracted timeline for fund distribution, is nowhere near enough money to

address the crisis and will not remedy the suffering that residents who pay rent to the housing authority are enduring.

Even though the consent decree has been denied, we would still like to see the City of New York commit the \$2 billion dollars to be earmarked as a good faith offering to the capital repair need of \$32B over the next five years. To provide some perspective: \$2B - if theoretically evenly distributed across all 326 developments amounts to approximately \$6M per development - we know this is nowhere near enough. \$6M is the estimated need for bathroom renovations at Gowanus Houses, or for water roof tanks at Wyckoff Gardens.

Our Gowanus Neighborhood Coalition for Justice (GNCJ) also met with NYCHA in September where we reviewed the Physical Needs Assessments (PNAs) for these local public housing developments in Gowanus and the unfunded needs for these developments total around \$250 Million – and most of the unfunded repairs are for apartment interiors and building (see attached documents).

If the Bush administration could authorize \$700 billion to purchase distressed assets and supply cash directly to banks during the 2008 financial crisis, and more recently the state of New York committed almost \$34 billion for the MTA - then why won't government at all levels ensure the full \$32B for this public housing crisis?

NYCHA needs a federally monitored plan to ensure appropriate expenditures for the full \$32B assessed need for this public housing crisis, while also ensuring accountability and transparency regarding how NYCHA operates along with local resident stewardship. Every development needs its own repair plan and modernization committee as is exists under the bylaws of the Citywide Council of Presidents (CCOP). In line with HUD engagement regulations (see 24 CFR Part 964), residents need to be genuinely empowered and provided the opportunity to verify the extent of reported capital needs as well as learn and assess alternative models whereby public housing could be transformed to deliver justice and equity for its residents in line with the city's current Affirmatively Further Fair Housing (AFFH) commitments. We also believe that any operations or funding initiatives that do not directly lead to improved living conditions in residents' apartments in NYCHA's existing portfolio must cease until this crisis is resolved.

It will take every level of government to commit to resolving the crisis and private development that is capturing immense value from our city, in areas such as Gowanus where rezoning is underway, should also be compelled to contribute to the health and equity of the neighborhood's public housing communities where they are profiting from land use changes, density bonuses, subsidies and tax breaks.

Sincerely yours,

Gowanus Neighborhood Coalition for Justice

Please direct all responses to this letter to the:

GNCJ c/o Sabine Aronowsky

South Brooklyn Accountable Development Initiative

Fifth Avenue Committee

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→ overview of
CAP. needs
→ Funding + GAPS
→ Timelines + scopes.

15 Dwelling buildings; 1,137 dwelling units; 6 boilers; and 26 elevators
PNA Five (5) Year Major Needs total \$204,145,619

Based on key priorities, physical needs are broken down as follows:

Key Priority	Capital Improvement	Cost Per Item	Total	Replacement Year
Building Exteriors	Parapet and Roofing	\$ 16,593,633		Year 1
	Windows	\$ 8,313,263		Year 1
	Exterior Coping	\$ 1,120,968		Year 1 - 5
	Exterior Stairs/ Ramps	\$ 540,126	\$26,567,990	Year 1
	Replacement of Heating Plants (Boilers)	\$ 13,336,207		Year 1
	Steam Piping	\$ 7,866,356		Year 2 - 5
	Steam Condensate Return Piping	\$ 6,024,810		Year 2 - 5
	Traction Passenger Elevators	\$ 20,800,000		Year 1 - 5
	Domestic water system (Roof Tank)	\$ 576,000		Year 1
	Fire Alarm System and Exterior Security Lighting	\$ 1,633,807		Year 1 - 5
Building Systems	Panelboard, Switchboard, and Service Switch	\$ 9,601,649		Year 1 - 5
	Interior Compactor	\$ 1,176,000	\$ 61,014,829	Year 1
	Apt. Kitchen Renovation	\$ 27,667,793		Year 1
	Apt. Bathroom Renovation	\$ 6,186,515		Year 1 - 5
	Apt. Lighting Fixtures	\$ 3,307,987		Year 1 - 5
	Apt. Flooring, Doors, Wall, Ceiling	\$ 28,685,988		Year 1 - 5
	Apt. Electrical Panel Board	\$ 4,344,490		Year 1
	Apt. Radiators/Convectors/Baseboards	\$ 6,197,105		Year 1 - 5
	Apt. Entry Doors	\$ 3,665,409		Year 1
	Common Area Kitchen, Common Area, Corridor, and Lobby Finishes	\$ 2,359,866		Year 1
Apartment/Building Interiors	Main Door, Door, Fire & Non-Fire Rated Doors	\$ 2,154,378		Year 1
	Interior Stairs	\$ 14,906,000	\$ 99,475,531	Year 1
	Exterior Compactor	\$ 375,000		Year 2 - 5
	Underground Condensate Return Piping, Hydronic Piping, Gas Piping, and Steam Piping	\$ 7,691,250		Year 2 - 5
	Site Improvements (fences, parking lot, vehicular & non-vehicular area paving, playgrounds, and site lighting)	\$ 9,021,019	\$ 17,087,269	Year 1 - 5
	Total		\$ 204,145,619	

Recently Completed Work:

Key Priority	Capital Improvement	Cost Per Item	Total Cost	Work Completed
Building Exteriors	Exterior Brickwork/ Façade Restoration	\$ 9,718,046		2011/16/17/18
	Spray Foam Roofing Systems	\$ 3,039,273	\$ 12,757,319	2015
Building Systems/ Grounds	Security Cameras	\$ 596,199		2013
	Emergency Repair due to Hurricane SANDY	\$ 518,599	\$ 1,114,798	2015
Total			\$ 13,872,117	

Planned Work:

Key Priority	Capital Improvement/Funding	Cost Per Item	Total Cost	Est. Completion
Building Systems/ Grounds	Permanent Repairs & Mitigation (SANDY) RESTORE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS DAMAGED BY STORM	\$ 53,893,195		In Progress
	Boiler Replacement (State Pending)	\$ 11,500,000		Pending
	Elevator 2 Way Communication (Federal)	\$ 426,400		FY21
	Fire Alarm Systems (Federal)	\$ 100,000		FY20
Building Interior	CCTV (Federal)	\$ 1,000,000	\$ 13,026,400	Pending
	SANDY EPC Lighting	\$ 1,533,966	\$ 1,533,966	FY18
Total			\$ 14,560,366	

\$	Balance of Needs 175,713,136
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572 WARREN STREET
 PNA Summary
 12-Sep-18

1 Dwelling building; 200 dwelling units; 2 boilers; and 4 elevators
 PNA Five (5) Year Major Needs total \$28,549,745

Based on key priorities, physical needs are broken down as follows:

Key Priority	Capital Improvement	Cost Per Item	Total Cost	Replacement Year
Building Exteriors	Exterior Fire Escape-Steel	\$ 1,264,093	\$ 1,264,093	Year 1
	Replacement of Heating Plants (Boilers)	\$ 4,330,000		Year 2 - 5
	Traction Passenger Elevators	\$ 3,200,000		Year 1
	Fire Alarm System and Exterior Security Lighting	\$ 449,704		Year 1 - 5
Building Systems	Switchboard, Service Switch, Corridor and Stairhall Lighting	\$ 1,459,957		Year 1
	Interior Compactor	\$ 98,000	\$ 9,537,661	Year 1
	Apt. Kitchen Renovation	\$ 4,867,984		Year 1
	Apt. Flooring, Doors, Wall, Ceiling	\$ 5,508,100		Year 1
	Apt. Electrical Panel Board & Lighting Fixtures	\$ 1,449,705		Year 1 - 5
	Apt. Radiators/Convectors/Baseboards	\$ 1,123,254		Year 1
	Apt. Entry Doors	\$ 679,990		Year 1
	Interior Common Areas Finishes, Corridor Finishes, Lobby Finishes, and Mailboxes	\$ 406,104		Year 1
	Fire & Non-Fire Rated Doors	\$ 271,855		Year 1
	Apartment/Building Interiors	Interior Stairs	\$ 2,274,000	\$ 16,580,992
Grounds/Site	Site Improvements (parking lot, vehicular and non-vehicular area paving, & site lighting)	\$ 1,166,999	\$ 1,166,999	Year 1
	Total		\$ 28,549,745	

Recently Completed Work:

Key Priority	Capital Improvement	Total Cost Per Item	Total Cost	Work Completed
Building Exteriors	Brickwork (Federal Funds)	\$ 1,123,720	\$ 1,123,720	2010
Building Systems	CCTV Security Cameras (City)	\$ 285,000	\$ 285,000	2014
	Total		\$ 1,408,720	

Planned Work:

Key Priority	Capital Improvement/Funding	Total Cost Per Item	Total Cost	Est. Completion
	Play Area Improvements (City)	\$ 120,000		7/18/2019
Grounds	Parking Lot Resurfacing (DASNY)	\$ 500,000	\$ 620,000	TBD
Facility	Day Care Center Infrastructure Upgrade (City/Fed)	\$ 452,582	\$ 452,582	Fall 2018
	Total		\$ 1,072,582	

Balance of Needs	
\$	26,068,443

WYCKOFF GARDENS
PNA Summary
22-Aug-18

3 Dwelling buildings; 529 dwelling units; 2 boilers; 6 elevators
PNA Five (5) Year Major Needs total \$62,479,935

Based on key priorities, physical needs are broken down as follows:

Key Priority	Capital Improvement	Total Cost Per Item	Total Cost	Replacement Year
Building Exteriors	Window Replacement	\$ 7,267,346	\$ 7,267,346	Year 1
	Replacement of 2 Heating Plants (Boilers)	\$ 4,330,000		Years 2 – 5
Building Systems	Domestic water system (Roof Tanks)	\$ 1,616,935	\$ 5,946,935	Year 1
	Apt. Kitchen Renovation	\$ 12,789,370		Year 1
	Apt. Bathroom Renovation	\$ 5,279,152		Year 1
	Lighting Fixtures (Apt. and Corridor)	\$ 2,239,857		Year 1 - 5
	Apt. Flooring and Doors	\$ 14,168,657		Year 1
	Apt. Radiators/Convectors/Baseboards	\$ 3,453,597		Year 1
	Apt. Entry Doors	\$ 1,782,189		Year 1
	Apartment/Building Interiors	Interior Stairs	\$ 6,804,000	\$ 46,516,822
Grounds/Site	Site Improvements (fences, parking lot, vehicular and non-vehicular area paving)	\$ 2,748,832	\$ 2,748,832	Year 1
	Total		\$ 62,479,935	

Recently Completed Work:

Key Priority	Capital Improvement	Total Cost Per Item	Total Cost	Work Completed
Building Exteriors	Brickwork and Roof Replacements	\$ 14,485,958	\$ 14,485,958	2016
	Elevator Replacement	\$ 2,274,000		2012
	Security Enhancements	\$ 425,625		2014
Building Systems	Underground steam distribution replacement	\$ 833,785	\$ 3,533,410	2014
	Energy Conservation Measures	Lighting improvements/water conservation	\$ 613,524	\$ 613,524
	Total		\$ 18,632,892	

Planned Work:

Key Priority	Capital Improvement/Funding	Total Cost Per Item	Total Cost	Est. Completion
Building Systems	Security Lighting (City)	\$ 300,000	\$ 300,000	Planned
Building Interior	Community Center Renovation (City)	\$ 414,000	\$ 414,000	Planned
Grounds	Toddler's Play Area Renovation (City)	\$ 210,000	\$ 210,000	Summer 2019
	Total		\$ 924,000	

Balance of Needs	
\$	42,923,043

Testimony of Margareth Massac
Oceanside House Resident
And Member of Community Voices Heard
Thursday, November 15, 2018
NYC Council Committee on Public Housing
And Subcommittee on Capital Budget

Good morning Chairwoman Alicka Ampry-Samuel. Thank you for the opportunity to speak.

As a resident of public housing I want to express the need for public housing to not be replaced, because public housing provides affordable housing to more than 400,000 New Yorkers.

Mayor de Blasio and NYCHA keep saying they want to build affordable housing for mixed income residents. NYCHA is made up of mixed income people.

According to NYCHA's Status 2018-Fact-Sheet:

- ❖ 46.9 percent of NYCHA families are working
- ❖ 13.3 percent of NYCHA families receive public assistance
- ❖ 39.8 percent of families receive Social Security, SSI, pensions, veteran's benefits, and other government programs

Remarkably, 1 out of 14 New Yorkers live at NYCHA.

These statistics show that NYCHA residents are a large part of the fabric in New York Society. They are part of the State, City and private work force, United States Armed Forces, constituents and tax payers.

Affordable housing is shrinking everyday as the rents continue to go up and the gentrification process continues in New York City. Public Housing is worth saving in New York because affordable housing is needed in New York. Real estate developers have a history of making money off the land we live on, but not at the expense of New York residents.

In 1934, NYCHA was instituted for poor and low income working New Yorkers to live in safe and comfortable, affordable apartments. At the present time, poor and low income New York residents still need safe, adequate affordable apartments to live in. Due to New York's high cost of living, many poor and low income residents cannot afford New York's market rate apartments. Many people are doubling up with friends or family members or even living in homeless shelters because they are not able to afford their own apartments.

According to the Coalition for the Homeless Advocacy Department, as of July 2018, there were a total of 61,692 homeless people living in the shelter. Out of that 61,692 population, there are a total of 15,032 homeless families, 12,505 single men and 4,382 single women. Although times were very bad for the housing market for the poor and low income people in New York at the time NYCHA was created, as the Coalition for the

Homeless stated, "In recent years, homelessness in New York City has reached the highest levels since the Great Depression of the 1930s."

The government would rather spend more money housing poor and low income New Yorkers in homeless shelters rather than spending less money to house poor and low income New Yorkers in permanent homes. New York Times reporter Stewart wrote, "The rates charged by two comparable shelters might differ by as much as \$225 per person per day, according to the audit."

RAD

NYCHA has introduced the RAD (Rental Assistance Demonstration) Program at Ocean Bay and stated this is a way for Ocean Bay to get needed repairs done and to allow NYCHA to be a better landlord.

There are questions yet to be answered by NYCHA concerning the RAD Program.

Question 1. Wave Crest management is doing its job and insisting that the tenants at Ocean Bay follow the rules and regulations put in place to upgrade the quality of life at Ocean Bay. Why isn't NYCHA enforcing its own rules and regulations that it had put in place?

Question 2. How many NYCHA residents are taken to 250 Broadway for noncompliance of NYCHA rules and regulations besides non rent payment?

Question 3. NYCHA affordable housing Section 9 program is based on 30% of the household income. If a household income exceed 30% the household pays flat rent. The flat rent is less than market rate, making NYCHA an affordable housing.

RAD uses Section 8 rent subsidy program. NYCHA are full of tenants of mixed income. Section 8 is for low income.

Question 4. How many Ocean Bay residents did not qualify for Section 8 and their lease terminated because they were no longer able to pay the new higher rent at Ocean Bay?

The residents in New York do not need any more families being placed in homeless shelters because that is just simply creating more business for landlords and, now, hotels. The government pays much more money for shelters and hotels to house families in crises than it would for families to be in stable affordable houses. Shelter occupancy is degrading and unnatural for families. I should know because I was in a shelter with my then two year old son in 1985. Many shelters have curfews for grown adults and no-visiting policies. That is not a way to live.

Our tax money should be put to good use. As President Lincoln stated, "GOVERNMENT OF THE PEOPLE, BY THE PEOPLE, FOR THE PEOPLE." Very low income, low income and moderate income people of this nation pay taxes and are voters. Not just high income people. New York should not be only a place for the highest incomes.

The government should stop fighting against the common people and start working for them!

- ❖ No agency can function without proper funds. With the city's annual budget of \$89 billion, the city can put \$1 billion dollars every year for repairs for NYCHA, starting the coming year.
- ❖ People's health and safety are at risk, if the neglect of NYCHA's residents continue, by its own government.
- ❖ I want to know will the city council and the public housing committee ensure that \$1 billion is top priority for NYCHA.
- ❖ I believe state and city politicians, NYCHA personnel and residents need to sue Washington/HUD, for a bailout. According to reporter (Herszenhorn) Congress approved \$700 billion Wall Street bailout for the banks in 2008. If the government can bailout the banks in 2008 for \$700 billion they can bail out public housing because it was their fault that problems started in the first place. If HUD had not cut the budget in the past few years NYCHA would not be in the condition it is in now. The government disinvested money that they knew was needed to keep the citizens out of homeless shelters, and to keep people safe in their own homes in NYCHA. According to Ferre-Sadurni, there are 800 children that contacted lead poisoning in NYCHA. NYCHA has leaking roofs, mold, broken elevators, and faulty heating system. In my opinion, these conditions Ferre-Sadurni and other reporters had reported about NYCHA are conditions that are unsafe to the residents of NYCHA. The disinvestment caused harm to children and put other residents at risk of harm and no one went to jail, the government should be sued to make them take up their rightful responsibility as overseers of the wellbeing of the low income and poor people.
- ❖ Disinvestment is a crime against humanity and this is not a third world country.

NYCHA PREMISES ARE FOR THE USE OF RESIDENTS,
INVITED GUESTS, AND PERSONS WITH LEGITIMATE BUSINESS ONLY

NO TRESPASSING

OBEY ALL NYCHA POSTED SIGNS

THE FOLLOWING ACTIVITIES ARE NOT PERMITTED IN NYCHA COMMON AREAS
(lobbies, corridors, stairs, elevators, terraces, balconies and development grounds)

Alcohol Consumption and Possessing Open Containers of Alcohol

Barbecuing - except by permit

Bicycle Riding / Skateboarding / Rollerblading

Creating a Disturbance / Engaging in Dangerous Activity

Defacing NYCHA Property - by Graffiti or other means

Dogs:

- Failing to curb your dog or pick up solid dog waste
- Possessing dogs not registered with NYCHA
- Possessing unleashed dogs

Drug Sale, Use, or Possession

Entering restricted areas, including a building roof or roof landing

Lingering - in common areas of building

Littering

Playing loud music or creating unreasonable noise

Riding / Driving unauthorized vehicles on development grounds

Smoking - in common areas of building

**IN ADDITION TO PENALTIES IMPOSED BY LAW, VIOLATORS MAY BE
SUBJECT TO EJECTION FROM PREMISES OR TERMINATION OF TENANCY**

All persons are expected to cooperate with inquiries from NYCHA Management,
Security Guards, Resident Watch, and the Police regarding compliance with these rules.

To report a problem: Call the development management office or 311

For Emergencies only - call 911



Main Office
2082 Lexington Avenue, Suite 204
New York, NY 10035

t 212.206.7818
f 212.206.7836

info@dccnyinc.org
www.dccnyinc.org

Queens Office
James C. Hall, Jr.
Family Child Care Network
York College
94-20 Guy Brewer Boulevard, Room 2F01E
Jamaica, NY 11451

t 718.262.2247

Testimony before the New York City Council
Committee on Public Housing
Honorable Alicka Ampry-Samuel, Chair
Subcommittee on Capital Budget
Honorable Vanessa L. Gibson, Chair
Joint Hearing on NYCHA's 2017 Physical Needs Assessment
November 15, 2018

My name is Lisa Caswell and I am the Senior Policy Analyst for the Day Care Council of New York. For nearly seventy years, our non-profit members have provided quality early childhood education programs for families across the five boroughs. DCCNY's membership includes more than 200 EarlyLearn programs under contract with the Administration for Children's Services (ACS). We support them with a range of services that include mediation and labor relations, advocacy and policy, early childhood career ladder and employment supports, and a professional training institute. We are also the lead agency for the state funded Child Care Resource and Referral Consortium. As such, we are uniquely positioned to comment on child care regulatory issues.

Because so many of our members operate in NYCHA facilities, our advocacy efforts focused on maintenance and repairs have been ongoing. Over the last three years, we have consistently raised these issues in our quarterly meetings with the Administration for Children's Services (ACS) to expedite facility repairs and manage DOHMH fines. Members of our Advisory Committee have also tried to expedite repairs and establish more effective protocols in meetings with senior staff at the Department of Health and Mental Hygiene (DOHMH).

While there has clearly been some improvement since 2015, repair delays continue to pose serious and unnecessary health and safety risks. According to our members, whether the problem is plumbing, electrical work, or toxic mold, the average repair currently takes at least two months to complete. Following is short summary of one of our member's experiences operating within a NYCHA facility in Brooklyn:

"For years I have struggled with an impossible process in dealing with maintenance issues and NYCHA. Because the buildings are generally forty years or older, there is a constant flow of problems from leaking toilets to water faucets that won't shut off, water dripping from apartments above us, and even exterior doors that will not close

properly. In every case, we are required to follow the same procedure of reporting the problem, getting a work order number assigned to the case, then waiting and waiting and waiting. Occasionally, a NYCHA maintenance person will come for an inspection but not repair anything. Often times when a week or more has gone by, we will call and be informed that the repair had been completed or that that we never reported a problem; having a work order number becomes meaningless in such circumstances. If the Department of Health (DOHMH) comes by for an unannounced inspection, we will be given a warning for unsafe conditions. If we fail to correct the problem, we can be fined (and are periodically) for problems that are not our responsibility. Add to this the fact that sometimes we will be informed that there will be no water or no heat starting in one hour (after the children have been dropped off by their parents). This is unfair to parents and children and is unsettling to our teaching professionals. I have had to deal with such problems for years, and nothing seems to change the casual indifference to problems that seriously impact the health and safety of our children. A change is needed."

We recently conducted a survey of our membership to assess the full scope of these concerns. Our findings are summarized below:

There are 100 child care programs are located in buildings operated by the New York City Housing Authority (NYCHA). The Day Care Council of New York (DCCNY) represents over 60 of these NYCHA child care sites. The utmost concern for DCCNY members is the safety and health of their children and staff members. Yet decades of underinvestment in NYCHA facilities has made it difficult for DCCNY members to operate their centers without being cited and fined by DOHMH for structural building problems. These building violations often require assistance from NYCHA to resolve or are entirely the responsibility of NYCHA to fix.

However, DCCNY members report that NYCHA is often slow to respond or cannot make the repairs in a timely manner. If building problems are serious enough, providers can move children into other classrooms or multipurpose rooms while repairs are being made. However, in the most severe cases failure to resolve building violations could place a child care center at risk for being closed while repairs are made. For many parents, these child care centers are essential for them to be able to work and support their families. They cannot afford to have the centers close. Our providers have had to make repairs themselves in order to mitigate the risk of being cited and fined repeatedly for the same problems.

In February 2018, DCCNY distributed a child care policy survey to our members to inquire about the building and facilities problems that they have had to address. That survey found that DCCNY members with centers in NYCHA buildings are cited for violations at a higher rate than members who own their own buildings or those who lease from a private landlord (Graph 1 below). DCCNY conducted a more in depth analysis of these violations in June of 2018. Results are presented below in Graph 2. Of the 65 DCCNY-represented child care programs in NYCHA buildings, 53 (81.5%) programs had some type of building-related violation cited by DOHMH between 2016 and 2018. The most common violations were related to lead paint (cited across all categories of violations) and rodents, insects, and other pests. Flooding, lack of hot water or heat, and electrical and plumbing issues are also common.

**Graph 1. Child Care Center Building Violations:
Comparison Across Types of Facilities**



Graph 2. NYCHA Child Care Facilities: Most Common Violations 2016-2018



We subsequently met with Deputy Mayor J. Phillip Thompson who agreed to visit two of our members who are located in NYCHA facilities in Lower Manhattan and Staten Island this past August. He also held a meeting of DCCNY members to listen to their concerns. As a result, Deputy Mayor Thompson’s staff has maintained consistent contact to address NYCHA issues as they arise.

The Day Care Council of New York is here today with our colleagues from United Neighborhood Houses (UNH) and LiveOn NY to recommend reforms – including re-directing fines, improved inter-agency cooperation and a streamlined process for repair approval— that would provide relief to the community-based organizations operating these centers without adding stress to NYCHA’s financial situation.

Re-direct Fines – Nonprofit human service providers, who lack site control and rely on NYCHA to make repairs, should not be subject to citations and fines from DOHMH or FDNY due to NYCHA’s failure to make those repairs. When violations are found during inspections—if these violations have already been reported to NYCHA by the provider—the provider should not be penalized, a citation should be directed to NYCHA instead;

Mandate Inter-agency Cooperation – NYCHA and the agencies that leverage their space, including ACS, DFTA, DYCD, and DOE, need a clear division of responsibilities for the maintenance and upkeep of NYCHA sites. In order to provide stability to providers, this division of responsibility, once established and agreed upon, should be

standardized as appropriate across all agencies that fund providers operating out of NYCHA properties; and

Design an Approval Process for Repairs – NYCHA must work internally and with providers to accelerate approval for repairs and renovations and must expedite processes with the residential repair division when floods, leaks, or other issues originate in apartments and require a two-pronged repair to fully address.

We know that the City is determined to address the ongoing needs of both NYCHA residents and the non-profits who provide services to them and their nearby neighbors. The Day Care Council will continue our advocacy efforts with the support of the City Council and members of the Administration. Thank you for your time and consideration on this critical issue.

**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: Deborah Goddard, EVP Capital Projects

Address: 250 Broadway, NY, NY

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: James Scanlon, VP for Capital Projects

Address: 250 Broadway, NY NY

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: Leah James

Address: _____

I represent: North West Bronx Community

Address: Coalition

**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: Michael Higgins

Address: _____

I represent: Fifth Ave Committee GNCS/FUREE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Karen Blondel

Address: 621 Degraw St

I represent: Turning The Tide Fifth Ave Committee

Address: NYCHA Resident Organizer
Red Hook

**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: Sean Campion

Address: _____

I represent: Citizens Budget Commission

Address: 2 Penn Plaza NY NY

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: LISA CASWELL

Address: 10 STUYVESANT OVAL #10, M.M.N.Y.

I represent: DAY CARE COUNCIL OF NY

Address: 2082 Lexington Ave. #204

NY, NY 10035

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: 11-15-18

(PLEASE PRINT)

Name: J.T. FALCONE

Address: 45 BROADWAY

I represent: UNITED NEIGHBORHOOD HOUSES

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: 11/15/18

(PLEASE PRINT)

Name: Margareth Massac

Address: 319 Beach 54th St apt 3A
Arverne, NY 11692

I represent: NYCHA Residents / Community Voice 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: Katelyn Hosey

Address: _____

I represent: LiveOn NY

Address: 49 W. 45th St.

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