

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON PUBLIC SAFETY AND PUBLIC HOUSING

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February 17, 2011

Start: 10:17 am

Recess: 1:55 pm

HELD AT: Committee Room  
250 Broadway, 16th Fl.

B E F O R E:  
ROSIE MENDEZ  
PETER F. VALLONE, JR.  
Chairpersons

COUNCIL MEMBERS:  
Melissa Mark-Viverito  
James G. Van Bramer  
Maria del Carmen Arroyo  
Daniel J. Halloran  
Helen D. Foster  
Margaret Chin  
Eric Ulrich  
Daniel R. Garodnick  
David Greenfield  
Vincent J. Gentile  
Jumaane D. Williams  
Diana Reyna

## A P P E A R A N C E S (CONTINUED)

John Rhea  
Chairman  
NYCHA

Gloria Finkelman  
Deputy General Manager for Operations  
NYCHA

Edward Delatorre  
Assistant Chief, Executive Officer  
NYPD's Housing Bureau

Brian Clarke  
Assistant Deputy Manager of Operations  
NYCHA

Janet Abrahams  
Chief Operating Officer  
Newark Housing Authority

Shawn Buchanan  
Senior Analyst for the Operations Department  
Newark Housing Authority

Reginald Bowman  
President  
Citywide Council of Presidents

Desmond Smith  
President and Founder  
Secure Watch

Larry Dolan  
Founder  
American Security Systems

Nydia Vasquez  
Aixa Torres  
Tenant's Association

## A P P E A R A N C E S (CONTINUED)

Marquise Jenkins  
Organizer  
Good Old Lower East Side

Luther Stubblefield

2 CHAIRPERSON MENDEZ: Thank you,  
3 Jerry. Good morning, I am Councilwoman Rosie  
4 Mendez, and I chair the Committee on Public  
5 Housing, and to my left, geographically, is  
6 Council Member Peter Vallone who chairs the  
7 Committee on Public Safety, and this is a joint  
8 hearing today.

9 Today's oversight we'll hear  
10 testimony on Resolution number 23, which was  
11 introduced by Council Member Vallone. This  
12 resolution calls upon the federal government to  
13 allocate funding for the purpose of installing,  
14 maintaining, and monitoring cameras in public  
15 housing developments.

16 Additionally, we will hear  
17 testimony on NYCHA's safety and security task  
18 force.

19 I am eager--this is where you take  
20 notes--I'm eager to hear NYCHA discuss the scope,  
21 goals, and composition of the newly-created task  
22 force. Specifically, I want to hear what security  
23 systems are located in which NYCHA developments,  
24 what has been the cost, and who paid for it.

25 NYCHA has informed the New York

2 City Council that it would like to implement a  
3 multilayered access control. I will let NYCHA to  
4 explain multilayered access control, how it  
5 differs in terms of money and safety from the  
6 currently installed VIPER or CCTV system.

7 Also, I would like to know how the  
8 NYPD views the various security systems--I thought  
9 they were going to be here today.

10 FEMALE VOICE: They are.

11 CHAIRPERSON MENDEZ: Yeah, they  
12 are? Okay. For policing purposes and has it and  
13 will it make their jobs easier and more effective.

14 Individual council members have  
15 through the years allocated capital funding for  
16 the installation of security cameras. At present,  
17 the total sum of outstanding capital money is  
18 \$27,115,000--that comes from 22 Council Members.  
19 NYCHA needs to tell us where is the money, when  
20 does NYCHA expect to use our money, and more  
21 importantly, when will that money translate into  
22 safer developments for our constituents.

23 So of the 22 council members--and  
24 if it takes a lot of time for them to come back, I  
25 may itemize it even further--but five council

2 members have over \$2 million, another five council  
3 members have over \$1 million allocated for cameras  
4 in developments in their district.

5 I am also interested in NYCHA's  
6 housing portfolio is very varied. So when I look  
7 at where I grew up--Williamsburg Houses--it is a  
8 four-story walk-up comprised of 20 residential  
9 buildings, which has 1,628 units on four  
10 superblocks that were formerly 12 New York City  
11 blocks. How does cameras or multilayered access  
12 compare in price and in safety as opposed to,  
13 let's say, Baruch Houses in my district, which is  
14 17 buildings, 14 stories high, comprised of 2,194  
15 units on two superblocks that were formerly six  
16 New York City blocks. Jacob Riis Houses, where I  
17 put funding and there's cameras in the  
18 development, what kind of money would be needed to  
19 upgrade or change Jacob Riis Houses, which is  
20 comprised of 19 buildings, 1,768 units on three  
21 superblocks that were formerly 14 New York City  
22 blocks, the majority of those 13-story buildings,  
23 with the minority being six story.

24 So we can see some of the diversity  
25 there, First Houses is eight 6-story walk-ups with

2 123 units, but it's gated on the outside, so  
3 certainly that might need a different type of  
4 security as opposed to some of the other  
5 buildings.

6 I'm sorry to go into so much  
7 detail, but I think it's important, and this may  
8 not be a one-size-fit-all and maybe that's the  
9 testimony we're going to hear. I want my  
10 colleagues to know that I support my co-chair's  
11 resolution and the installation of video security  
12 cameras in those developments where residents wish  
13 to have it.

14 As always, I would like to thank  
15 NYCHA, the NYPD, tenants, advocates for testifying  
16 today. I look forward to a very informative  
17 hearing. And I just want to remind everyone that  
18 if you want to testify, you need to see the  
19 Sergeant in the back, fill out one of these  
20 sheets, and now I will turn it over to my co-  
21 chair.

22 CHAIRPERSON VALLONE: Thank you,  
23 Chair Mendez. We've been joined by Council  
24 Members Mark-Viverito, Jimmy Van Bramer, I'm sure  
25 more will be stopping in, there are many hearings

2 going on at the same time. Welcome, Chairman  
3 Rhea.

4 JOHN RHEA: Thank you.

5 CHAIRPERSON VALLONE: Rosie, you  
6 want to say your speech again? No, I'm kidding,  
7 I'll just repeat it.

8 [Crosstalk]

9 CHAIRPERSON MENDEZ: --read it?

10 CHAIRPERSON VALLONE: No. Welcome  
11 everybody. As everyone knows, I'm a firm believer  
12 in the use of cameras to deter crimes and prevent  
13 new crimes. You prevent new crimes by catching  
14 the criminals using those cameras and it's always  
15 the same criminals, so if people say, oh, they  
16 don't stop crime, you catch some old--you may  
17 deter some crime, you might catch some criminals,  
18 but they're not a big deal--they are because it's  
19 the same criminals over and over again. So when  
20 you catch one through use of a camera, you  
21 prevented 10, 20 more crimes before he gets  
22 caught.

23 I sponsored Local Law 52 in 2004,  
24 which helped put cameras into most of our public  
25 schools for safety reasons and I sponsored the



2 resolution we're hearing today, 423, which calls  
3 upon the federal government to allocate funding  
4 specifically for NYCHA developments.

5                   There are 6,000 security cameras  
6 already in NYCHA developments. Adding more though  
7 would greatly increase our security. During a  
8 hearing we had in 2006, the NYPD testified that  
9 since its inception in 1997, more than 4,300  
10 arrests have been attributed to direct observation  
11 made by the NYPD using VIPER video surveillance  
12 system. They also testified that crime in housing  
13 developments equipped with VIPER steadily  
14 declined. Now VIPER is the type of system where  
15 the cameras are manned all the time 24-hours a day  
16 and they are--

17                   CHAIRPERSON MENDEZ: Staffed.

18                   CHAIRPERSON VALLONE: --staffed,  
19 they're staffed I'm informed, they're not manned.  
20 They're staffed 24-hours a day and they can be  
21 operated and moved. It's a great system, but it  
22 takes a lot of manpower and a lot of money. Other  
23 cameras--

24                   [Off mic]

25                   CHAIRPERSON VALLONE: If we can all

2 end all the conversations and find seats,  
3 everyone, thank you. [Pause] We good? Okay.  
4 Like I said, the VIPER systems are very expensive,  
5 but other cameras can be useful also, and they  
6 don't require the same amount of staffing--it says  
7 manpower, but I went with staffing--they're  
8 expensive too, though, these other cameras. New  
9 York is not in a position to pay for all of these  
10 and that's why we need the federal government to  
11 help us out.

12                   Despite the clear need for cameras  
13 NYCHA has frozen funding that the council members  
14 have allocated for these cameras. I put cameras  
15 in a housing development in my district first  
16 thing, but now fellow council members who also  
17 realize the importance of these cameras cannot get  
18 that done because it's frozen--and that's one of  
19 the reasons that my co-chair insisted that we hold  
20 this hearing and I agreed--because of that money  
21 being frozen.

22                   So we're going to look at a few  
23 things today. We're going to look at the task  
24 force that Chair Mendez discussed, we're going to  
25 look at the use of cameras, the funding for those

2 cameras, why it's frozen, and resolution 423  
3 calling on the federal government to fund some of  
4 these cameras. Those are the issues, that's it.

5 And for the people who are  
6 testifying from the police department and the  
7 housing development, if any of my colleagues  
8 decide they want to ask you about specific  
9 instances of things in their district, which for  
10 some reason happens at most hearings, feel free to  
11 say, I will set up a meeting with you in the near  
12 future to discuss that. This is not the place to  
13 discuss individual occurrences in different  
14 districts; this is an overall oversight hearing.  
15 And if people decide to go to different topics  
16 other than these, which has occasionally occurred  
17 at our hearings also, again, you're more than  
18 willing to discuss that at another time when  
19 you're prepared to speak about it, set up a  
20 meeting any time that's convenient for you and  
21 that council member. But this hearing is about  
22 the task force, the cameras, and the funding for  
23 those cameras.

24 We're going to have a number panels  
25 after this panel. The second panel will be the

2 COO of Newark's Housing Authority. They've got a  
3 system there that they took some of our staff  
4 members on tour of, which the New York City is  
5 using as an example of what they would like to  
6 install here. So they'll be testifying second,  
7 and then some residents and some people with  
8 security cameras will be testifying after that.

9 So we've also been joined by  
10 Council Member Baez--not Baez--Arroyo, jeez,  
11 anyone else?

12 CHAIRPERSON MENDEZ: I didn't  
13 mention any of the Council Members--

14 [Crosstalk]

15 CHAIRPERSON VALLONE: I mentioned,  
16 I [off mic] Maria, I mentioned Jimmy--

17 [Crosstalk]

18 COUNCIL MEMBER ARROYO: Maria's  
19 right.

20 CHAIRPERSON VALLONE: --I got  
21 Maria.

22 CHAIRPERSON MENDEZ: Did you  
23 mentioned Melissa?

24 [Crosstalk]

25 CHAIRPERSON VALLONE: I got

2 Melissa, I got Melissa and I got--no one else,  
3 okay.

4 CHAIRPERSON MENDEZ: Just to let  
5 everyone know, there is a briefing for council  
6 members, the Mayor is coming out with his budget,  
7 so you may see people, council members, coming in  
8 a little later, some of them leaving and coming  
9 back, but I just want to explain why. So thank  
10 you for your patience on that.

11 CHAIRPERSON VALLONE: Okay. I  
12 think we're ready to hear from our panel. Welcome  
13 to all of you. I believe we'll hear from Chairman  
14 Rhea first, and do we have his testimony, has it  
15 been handed out?

16 [Off mic]

17 [Pause]

18 CHAIRPERSON VALLONE: You didn't  
19 get it?

20 [Pause]

21 CHAIRPERSON VALLONE: Nick, did we  
22 get copies of his testimony? I don't have one. I  
23 do have the police testimony though.

24 CHAIRPERSON MENDEZ: Yeah.

25 [Pause]

2 CHAIRPERSON VALLONE: Thank you,  
3 sir. [Long pause] Okay. We have to make some  
4 are copies of this but we will begin. So thank  
5 you.

6 JOHN RHEA: They're coming. Good  
7 morning. Chairwoman Rosie Mendez, Chairman Peter  
8 Vallone, Jr., members of their respective  
9 committees, and to all members of the City  
10 Council, thank you for this opportunity to discuss  
11 with you the New York City Housing Authority's  
12 strategy and efforts to enhance the security of  
13 our city's public housing communities. I  
14 appreciate not only the attention you are bringing  
15 to this critical issue today, but also your  
16 ongoing support for improving the quality of life  
17 for NYCHA residents.

18 I am NYCHA's chairman, John Rhea,  
19 and joining me this morning are Deputy General  
20 Manager for Operations Gloria Finkelman, as well  
21 as other senior members of NYCHA's team, and  
22 Assistant Chief Edward Delatorre, the Executive  
23 Officer of the NYPD's Housing Bureau and a member  
24 of the NYCHA Safety and Security Task Force.

25 Nothing is more important than the

2 safety of NYCHA families. Security is a  
3 cornerstone of a neighborhood's health and  
4 stability and providing for the safety of those  
5 under its care must be the first priority of any  
6 governing body, agency, or council. As NYCHA  
7 develops a long-term vision for the preservation  
8 of public housing, improving the quality of life  
9 for our residents by providing safeguards for  
10 their well-being, and implementing strategies that  
11 will reduce both the likelihood and incidence of  
12 crime are critically important.

13 But NYCHA cannot do this urgent  
14 work alone. As you know, NYCHA is not a law  
15 enforcement agency, nor are we experts on crime  
16 prevention. To that end, the Authority has  
17 engaged a number of partners throughout the city  
18 to work with us on improving the safety of NYCHA  
19 communities. Beginning with a core group of key  
20 stakeholders, including the duly-elected Citywide  
21 Council of Presidents, Commissioner Ray Kelly, and  
22 senior leadership from the New York City Police  
23 Department, and a team of NYCHA senior managers,  
24 the NYCHA Safety and Security Task Force was  
25 formed in December of 2009. Since that time, the

2 task force has collaborated with the Office of the  
3 Mayor, the Office of the Special Narcotics  
4 Prosecutor for New York City, the New York City  
5 Department of Youth and Community Development, the  
6 New York County District Attorney's Community  
7 Affairs Unit, and John Jay College of Criminal  
8 Justice, as well as many others.

9 Over the past year, the task force  
10 has worked to improve stakeholder relationships  
11 and identify vulnerabilities in our current  
12 security systems, design strategies to address  
13 those challenges, and provided a framework for how  
14 we can consistently improve safety over the long  
15 term. Today I would like to discuss some of the  
16 task force's findings and recommendations.

17 The task force divided its work  
18 among five subcommittees: Resident Safety and  
19 Security Survey; two, security measures; three,  
20 resident engagement; four, NYPD policies and  
21 relationship with residents; and five, NYCHA's  
22 rules and regulations. First, in collaboration  
23 with resident associations, NYCHA and the NYPD  
24 created the Resident Safety and Security Survey to  
25 gauge residents' concerns, as well as gather ideas



2 for how to improve community safety. Of 10,000  
3 surveys mailed to households throughout 12  
4 development, NYCHA collected and analyzed 1,100  
5 completed surveys. The sample communities  
6 represent a mix of NYCHA's developments, very  
7 large or small, served by police service areas--  
8 which we refer to as PSAs--or local police  
9 precincts, with and without closed-circuit TV, low  
10 to high crime rates, and family or senior-only  
11 developments. The results of this survey are  
12 available in the Safety and Security Task Force  
13 Report, which will be released later this  
14 afternoon.

15                   Furthermore, as part of NYCHA's  
16 five-year plan to preserve public housing, the  
17 authority partnered with Baruch College's Survey  
18 Research Unit to conduct the detailed 61-question  
19 telephone survey, including a specific series of  
20 questions concerning safety, security, and the  
21 perceptions of crime, of more than 1,000 public  
22 housing residents and more than 600 Section 8  
23 participants--one of the largest, data-rich,  
24 satisfaction and perception inquiries of public  
25 housing and Section 8 residents ever conducted.

2 The data from this survey are still being analyzed  
3 and the full results will be available later this  
4 year as part of NYCHA's plan to preserve public  
5 housing.

6 Some of what we discovered  
7 confirmed our concerns, other findings surprised  
8 us. Briefly, when we asked residents how fearful  
9 they were about crime in their development, we  
10 found that more than three-quarters of public  
11 housing residents at the selected developments  
12 were very or somewhat fearful about crime in their  
13 developments. Nearly 60% of respondents reported  
14 that serious crimes had occurred in their  
15 development during the previous year. However,  
16 only 6% of residents surveyed reported that they  
17 were a victim of crime within their development.  
18 Therefore, we recognize that our efforts must both  
19 combat actual crime, as well as address residents'  
20 perceptions of crime which erode their quality of  
21 life.

22 The data collected from our  
23 residents continues to inform the task force's  
24 work. We understand that investing in new  
25 technology and creating enhanced security measures

2 will take us only so far without the trust and  
3 cooperation of NYCHA residents. By working  
4 together with our residents and our partners at  
5 the NYPD, in the City Council, and throughout New  
6 York City, the Authority's security strategy seeks  
7 to accomplish four goals: Improve our physical  
8 security infrastructure; deter crime; discourage  
9 and redress evidence of disorder, such as broken  
10 doors and urine in elevators, all of which can  
11 lead to further and more serious crime; and assist  
12 our residents in complying with all NYCHA  
13 guidelines.

14 First, we must make it more  
15 difficult to commit crime within NYCHA  
16 developments. Our current security infrastructure  
17 is not comprehensive, resulting in stand-alone  
18 systems that cannot efficiently manage new system  
19 demands or communicate across technology  
20 platforms. Upgrades to our systems will correct  
21 these vulnerabilities, as well as improve access  
22 control to NYCHA buildings.

23 To that end, the task force has  
24 recommended that the authority install a layered  
25 access control system. Residents will be issued

2 electronic key tags, or fobs, instead of keys to  
3 their building's entrances. Electronic key tags  
4 are easily modified to remove key holders from the  
5 system and to remove keys that have been lost or  
6 stolen. The layered system will also include  
7 direct call intercoms that don't rely on telephone  
8 company infrastructure. Residents will be able to  
9 freely change their telephone service provider,  
10 even if they choose to use only a cellular phone,  
11 and maintain their ability to utilize their  
12 building's intercom system.

13 This new system will add a  
14 mechanical component to our doors as well and will  
15 allow NYCHA doors to remain secure even if the  
16 electronic component fails or is compromised. All  
17 access control components will be designed to  
18 sustained frequent use and reduce vandalism. The  
19 design will allow for rapid repair or replacement  
20 of a failed component, reducing repair lag time  
21 and discouraging further vandalism.

22 Finally, all components of the  
23 layered access control system will have sensors  
24 that are able to transmit an electronic  
25 notification to a central monitoring site

2 indicating that the device has been vandalized or  
3 has failed.

4 Because of a \$250,000 grant from  
5 the Department of Housing and Urban Development,  
6 and additional matching funds from NYCHA, Mott  
7 Haven houses in the Bronx, located in Council  
8 Member Arroyo's district, will be the first pilot  
9 location for our new system and is scheduled for  
10 installation this summer.

11 The Authority is also investigating  
12 hiring security personnel to serve at a number of  
13 our developments. NYCHA currently employs  
14 security personnel in our senior developments and  
15 we believe there are benefits to having security  
16 officers to perform access control, respond to  
17 emergencies, enforce NYCHA guidelines, provide  
18 service to residents, and act as liaisons with  
19 members of the NYPD. And we plan to improve  
20 development lighting to enhance natural  
21 surveillance of police officers, security  
22 personnel, and residents alike.

23 None of these proposals are without  
24 cost, and we will need to work with our elected  
25 officials to identify funding sources.

2 One area where the City Council has  
3 been particularly helpful is in providing funding  
4 for CCTV cameras. Currently, 20% of NYCHA  
5 developments have some form of CCTV, most of which  
6 were made possible by approximately 21 million in  
7 funding from City Council members' discretionary  
8 budgets. Additionally, NYCHA has received, but  
9 not yet spent, almost 30 million from the Council  
10 for further CCTV installation. Data supports  
11 NYCHA's belief that CCTV cameras are most  
12 effective as part of a comprehensive effort, such  
13 as a layered access system, capital improvements,  
14 and active system monitoring. We have already met  
15 with many council members and the Speaker to  
16 discuss our proposed plan. We appreciate the  
17 support and collaborative engagement and we hope  
18 to continue working with Council to implement the  
19 Authority's broader strategy.

20 As you may know, at one time, NYCHA  
21 received more than \$30 million from the federal  
22 government for drug elimination activities.  
23 During the previous administration, these funds  
24 were eliminated and never restored. As a result,  
25 NYCHA is forced to use operating funds for these

2 efforts, diverting much-needed capital from the  
3 maintenance and preservation of our housing stock.  
4 We will need to work creatively together to  
5 address these funding challenges.

6           Second, we must work together to  
7 deter crime. The concept of a neighborhood watch  
8 is as old as neighborhoods themselves. Relying on  
9 the principals of civic engagement and mutual  
10 concern, collaborating with our residents is  
11 central to NYCHA's strategy for improving  
12 development security over the long term. To that  
13 end, the task force has relaunched NYCHA's Tenant  
14 Patrol Program as the Resident Watch Program.  
15 Beginning with the support of Mayor Bloomberg's  
16 office and an \$85,000 grant to re-brand the  
17 program and provide volunteers with official  
18 Resident Watch gear, NYCHA is developing Resident  
19 Watch in accordance with principles and  
20 preparation of exceptional neighborhood  
21 associations. We are working to reengage  
22 residents who are already committed members of  
23 their development's Resident Watch teams, as well  
24 as actively recruit new volunteers.

25           The NYPD in cooperation with

2 resident leaders, Resident Watch supervisors, and  
3 NYCHA, revised the training curriculum that all  
4 Resident Watch supervisors now receive. NYCHA is  
5 also working with the NYPD to create additional  
6 training that will mirror some of the preparation  
7 auxiliary police officers receive.

8 And in Brooklyn, the NYPD has  
9 piloted an effort involving designated officers  
10 and Resident Watch teams to better coordinate  
11 activities and share information.

12 Similarly, we are working together  
13 to strengthen the community supports for residents  
14 who help to reduce crime in their developments.  
15 And because research shows that victims of  
16 bullying are between two and nine times more  
17 likely to consider suicide and because bullying  
18 all too often leads to escalated risk of our young  
19 people carrying weapons or joining gangs, NYCHA  
20 partnered with Utterly Global to provide anti-  
21 bullying training to NYCHA staff at our community  
22 centers last summer and we hope to continue this  
23 effort. Reducing incidence of crime among our  
24 youth and young adults is a top priority of the  
25 task force.



2 We must also be better neighbors.

3 NYCHA recognizes that proper delivery of social  
4 services is often a pillar of individual well-  
5 being and overall community health. So we have  
6 developed a four-part approach to improve how  
7 NYCHA delivers social services. One, increase  
8 public awareness of available social services;  
9 two, enhance direct engagement with residents and  
10 resident leaders to streamline the referral  
11 process for those who may need to take advantage  
12 of these services; three, improve training for  
13 NYCHA staff on how to make social services  
14 referrals; and four, create liaisons between NYCHA  
15 and the NYPD to share information when necessary.

16 NYCHA, the NYPD, and other city,  
17 state, and national law enforcement agencies who  
18 serve our communities understand that some  
19 responsibilities for keeping neighborhoods can  
20 only be addressed through effective policing and  
21 improved communication between the organizations.  
22 Last year NYCHA partnered with law enforcement  
23 agencies resulting in more than 200 arrests of  
24 individuals who committed serious felonies,  
25 including narcotics distribution, narcotics

2 possession with the intent to distribute, and  
3 weapons charges. Our joint law enforcement  
4 activities are active and ongoing and more arrests  
5 are expected this year.

6 As I mentioned earlier, our efforts  
7 will go only so far without the cooperation of  
8 NYCHA's residents and NYCHA and the NYPD are  
9 committed to working together to reestablish  
10 positive, mutually respectful resident-police  
11 officer relationships. Following recommendations  
12 from the task force with the assistance of NYCHA,  
13 the NYPD is increasing its efforts to recruit  
14 NYCHA residents for enrollment in the Youth Police  
15 Academy, the Law Enforcement Exploring program,  
16 and Explorer Academy. As some of you may know,  
17 the Youth Police Academy is a six-week summer  
18 program for young people that reinforces life  
19 skills and aims to provide positive recreation.  
20 The Law Enforcement Exploring program is designed  
21 to promote an interest in law enforcement among  
22 youth and young adults between the ages of 14 and  
23 20. And the Explorer Academy is a free summer  
24 program that motivates explorers to become  
25 responsible, engaged citizens by teaching positive

2 character and career development, leadership, and  
3 life skills. Police officers serve as mentors and  
4 participate in activities alongside participants  
5 in all three programs and NYCHA has committed to  
6 informing our residents and helping the NYPD  
7 recruit among NYCHA's talented youth.

8 We're also partnering to increase  
9 involvement of police officers in community center  
10 programs and activities, providing opportunities  
11 for NYCHA's youth and police officers to interact  
12 in a positive environment. NYCHA's Community  
13 Operations Department will work closely with the  
14 NYPD in our Cops and Kids program, which will  
15 bring officers together with NYCHA youth for  
16 overnight camping trips, pair NYCHA youth with  
17 members of the Police Athletic League to go  
18 bowling, and encourage Housing Bureau Cadets and  
19 Law Enforcement Explorers to participate in  
20 NYCHA's Annual Kids Walk, Annual Talent Show,  
21 Resident Art Show, and Citywide Olympics, among  
22 many other community events.

23 Furthermore, the NYPD, in  
24 cooperation with resident leaders, has developed a  
25 new patrol guide for public housing officers based

2 on the principles that police officers are service  
3 providers. To date, nearly 3,000 police officers  
4 have received new guideline training and nearly  
5 all officers assigned to the Housing Bureau and  
6 the Precinct Housing Teams have received training.  
7 Throughout 2011 the remainder of the Patrol  
8 Service Bureau, as well as members of the  
9 Detective Bureau and Organized Crime Control  
10 Bureau, are scheduled to be trained, and officers  
11 who have already received training will receive a  
12 refresher course.

13 The NYPD has committed to create a  
14 new training video for members of the department  
15 that will focus on mutual respect and courtesy.  
16 And the NYPD will continue to solicit feedback at  
17 community meetings and other forums and NYCHA will  
18 continue to engage our residents for feedback on  
19 the progress of these and other efforts.

20 Finally, NYCHA must ensure that our  
21 guidelines are consistently posted and clearly  
22 communicated. The task force has outlined a  
23 series of recommendations, including making the  
24 Authority's signs standard citywide, including  
25 signs in NYCHA parks and play areas; mailing a

2 document highlighting Authority guidelines to  
3 NYCHA households annually; establishing rules  
4 governing moving in and moving out of NYCHA  
5 developments; and monitoring NYCHA parking lots,  
6 and consistently enforcing parking rules.

7 Today, through the work of our task  
8 force and the many partners who have joined us in  
9 this effort, NYCHA has the most collaborative  
10 safety and security strategy in the Authority's  
11 history, but safety, although central, is only one  
12 measure of a community's health. NYCHA looks  
13 forward to continue engaging our residents and  
14 other key stakeholders as we develop our long-term  
15 plan to preserve public housing and we hope to  
16 continue the conversation with the City Council on  
17 how we can best advance our commitment to  
18 enhancing the quality of life for NYCHA's families  
19 and promoting the health and prosperity of every  
20 NYCHA neighborhood. Thank you.

21 [Pause]

22 CHAIRPERSON VALLONE: We'll ask  
23 questions after you both testify.

24 EDWARD DELATORRE: Sure, thank you.  
25 Okay. Good morning, I am Assistant Chief Edward

2 Delatorre, the Executive Officer of the NYPD's  
3 Housing Bureau. Thank you, Chairman Rhea, and  
4 thank you members of the Council for the  
5 opportunity to discuss with you the police  
6 department's participation in the New York City  
7 Housing Authority Safety and Security Task Force.

8 The New York City Police Department  
9 is pleased to express its support and appreciation  
10 for the commitment made by Chairman Rhea,  
11 President Reginald Bowman and the entire Citywide  
12 Council of Presidents to the work of the Safety  
13 and Security Task Force. We are honored to be  
14 part of this dynamic body which enhances the  
15 partnership that already exists between the  
16 residents of public housing, the management of the  
17 New York City Housing Authority, and the NYPD.

18 For more than a year we have all  
19 been working together to expand and deepen this  
20 partnership, meeting and collaborating on a  
21 regular basis. The entire task force has met at  
22 least once a month since its inception and the  
23 police department members participate in the  
24 meetings of all five subcommittees, which  
25 generally take place every two weeks.

2 As Chairman Rhea has described, our  
3 work has produced tangible results to improve the  
4 quality of life for those who live in, work in,  
5 and visit NYCHA developments. It has also  
6 produced results which may be less tangible, but  
7 no less real in the way that police officers and  
8 residents of public housing relate to each other.

9 We are proud of the work we are  
10 doing with the Safety and Security Task Force and  
11 are committed to continuing our full participation  
12 in its efforts.

13 Thank you for this opportunity to  
14 discuss our goals and experiences as we move  
15 forward together.

16 CHAIRPERSON MENDEZ: Good morning  
17 and thank you for your testimony. So let's get  
18 started with one of the things that wasn't  
19 answered in the testimony that I asked--what is  
20 the composition of this task force?

21 [Pause]

22 JOHN RHEA: The principal  
23 composition of the task force is resident  
24 leadership, which is principally represented by  
25 all nine members of the Citywide Council of

2 Presidents and which Reggie Bowman is the chair.

3 Secondly, there are a number of residents who are  
4 non-Citywide Council of Presidents participants.

5 Secondly--

6 CHAIRPERSON MENDEZ: [Interposing]

7 How many?

8 JOHN RHEA: Three--

9 GLORIA FINKELMAN: Yes.

10 JOHN RHEA: --there are three non-  
11 Citywide Council Presidents NYCHA residents who  
12 are members of the task force. The second  
13 principal group is the top brass of the NYPD  
14 represented clearly by Chief Delatorre, but  
15 obviously he has other members of his top team  
16 that are at every single meeting, and the Chief  
17 can name those people if it's important to you,  
18 including at a number of the meetings we also had  
19 the head of the Housing Bureau participate in that  
20 as well.

21 The third group is NYCHA senior  
22 management. Myself, I chair the task force along  
23 with my co-chair person, which is Reginald Bowman,  
24 we are at all the meetings, we try to be at all  
25 the meetings, at least the one meeting per month,



2 but as Chief Delatorre mentioned, the task force  
3 has subcommittees that meet in between the monthly  
4 meetings, usually every two weeks and that group  
5 is made up of the subcommittee members that are  
6 part of the larger task force. And my entire  
7 executive team participates as appropriate with a  
8 number of standing members, head of Operations,  
9 head of Community Operations, Ann Marie Flatly is  
10 responsible for all of our analysis and data, our  
11 Communications team, there's a wide range--

12 CHAIRPERSON MENDEZ: [Interposing]

13 So when you say--

14 JOHN RHEA: --of senior management.

15 CHAIRPERSON MENDEZ: --head of  
16 Operations, you mean the Director of Operations?

17 JOHN RHEA: Yes, so to date the  
18 head of Operations has been Gloria Finkelman, head  
19 a Property Management Operations, and then head of  
20 Community Operations is also a standing number of  
21 this team.

22 CHAIRPERSON MENDEZ: So right now,  
23 you've just mentioned three position within the  
24 NYCHA management--

25 [Crosstalk]

2 JOHN RHEA: [Interposing] I mean, I  
3 can go on, the general manager has been a standing  
4 member of the team, Patrick O'Hagan, who's head of  
5 NYCHA Security has been a standing member of the  
6 team, Brian Clarke, who is Assistant Deputy  
7 General Manager for Technical Services has been a  
8 standing member of the team, and there are others.  
9 I'm happy to provide you with a list.

10 CHAIRPERSON MENDEZ: Yes, we would  
11 like a list, I wish you had brought one today so I  
12 could've just scanned it, but that's all right.

13 Director of Operations, you also said director of-  
14 -

15 JOHN RHEA: [Interposing] Technical  
16 Services, Director of Security.

17 CHAIRPERSON MENDEZ: Community  
18 Relations.

19 JOHN RHEA: Community Operations.

20 CHAIRPERSON MENDEZ: Operations.

21 JOHN RHEA: Law Department, one of  
22 our deputy general counsels from our Law  
23 Department.

24 CHAIRPERSON MENDEZ: So what is the  
25 scope and the ultimate goal of this task force?

2 JOHN RHEA: The ultimate goal is to  
3 increase safety in NYCHA communities and to  
4 improve the perception of safety in NYCHA  
5 communities. Our goal--

6 CHAIRPERSON MENDEZ: Okay. Now  
7 tell me this--

8 JOHN RHEA: And we--let me finish.

9 CHAIRPERSON MENDEZ: Okay. I'm  
10 just--

11 JOHN RHEA: And the way we look to  
12 do that is through collaboration of the three  
13 organizations that are most responsible for  
14 ensuring that that happened--residents themselves,  
15 the NYPD, law enforcement agencies, and NYCHA  
16 management--and to ensure that we have identified  
17 what the challenges are that have not allowed us  
18 to reduce crimes to the level that we would all be  
19 comfortable with, and to address them head-on.

20 CHAIRPERSON MENDEZ: The scope?  
21 The scope of when they were first created, the  
22 scope was to...

23 JOHN RHEA: Scope of the task  
24 force?

25 CHAIRPERSON MENDEZ: Yes.

2 JOHN RHEA: I was very explicit  
3 about that in my formal remarks, I can read them  
4 again but we had--

5 CHAIRPERSON MENDEZ: [Interposing]  
6 Why don't you just tell me what pages it's so I  
7 could just glance at it, how's that?

8 JOHN RHEA: Okay. [Pause] [Off  
9 mic] testimony. It's on page two at the bottom,  
10 it says resident safety and security and then it  
11 goes into there were five specific subcommittees.  
12 Do you want me to read them again?

13 CHAIRPERSON MENDEZ: No.

14 JOHN RHEA: Okay.

15 CHAIRPERSON MENDEZ: So [pause] so  
16 when the task force was created, there was a sense  
17 that these were the five areas that should be  
18 looked at. And then so how many people more or  
19 less are sitting on this task force?

20 JOHN RHEA: There are 30 or so  
21 people in a room at every full task force meeting  
22 and the subcommittees are anywhere from 5 to 10.  
23 And we invite--so the task force, not only meets,  
24 but we invite outside participants who have  
25 specific subject matter expertise to come and

2 present to the task force as an entire group or  
3 body, subcommittees have met with outside subject  
4 matter experts as well, and all that information  
5 is shared and discussed and debated and  
6 recommendations are made and either adopted by the  
7 entire group or tabled for further consideration.

8           You know, again, the background  
9 here is that the task force grew out of  
10 communications that I've had with residents, not  
11 just the Citywide Council President, which is  
12 obviously a very important representation of  
13 residents, but also with the individual residents  
14 and other resident groups as I visit developments  
15 across the city. And there was a clear expression  
16 that crime and crime prevention was very high on  
17 their list of priorities.

18           The Citywide Council of Presidents,  
19 when I first met with them after being appointed  
20 by the mayor, expressed a desire to have a more  
21 collaborative approach to identifying and  
22 addressing ways to improve safety and security in  
23 our developments. Meetings took place, not only  
24 with the Citywide Council of Presidents and NYCHA  
25 top management, but also with the top brass of the

2 NYPD, including Commissioner Kelly, and we jointly  
3 agreed, the three groups agreed that the creation  
4 of a task force would be a very effective way to  
5 ensure that it wasn't just a set of issues that  
6 would look to be addressed but a long-term process  
7 and process of engagement that could live beyond  
8 just trying to address the immediate needs.

9 CHAIRPERSON MENDEZ: And that's  
10 something you started working on after you came  
11 into your position?

12 JOHN RHEA: Correct.

13 CHAIRPERSON MENDEZ: And when was  
14 the City Council informed that this task force was  
15 being created?

16 JOHN RHEA: Well I've had meetings  
17 with many members of the City Council since I was  
18 appointed and quite often one of the first things  
19 we discuss is safety in NYCHA developments and I  
20 expressed--

21 CHAIRPERSON MENDEZ: [Interposing]  
22 When was the city--my question is do you not know?  
23 When was the City Council informed? Because I'm a  
24 little frustrated, and I'll check, maybe it's my  
25 own frustration and my memory doesn't work well

2 lately, 'cause there's a lot of stuff going on,  
3 but here your testimony says the task force was  
4 formed in December 2009 and in July of 2010 I'm  
5 getting frantic calls from my tenant leaders  
6 saying our security cameras aren't coming in, our  
7 money is frozen. In August I get informed there's  
8 a task force, and in September of 2010 many of us  
9 sat in a meeting with you. So just interested in  
10 knowing when was this task force--when were we  
11 informed officially of the creation of this task  
12 force?

13 JOHN RHEA: I think you're asking  
14 me two questions, you're asking officially versus  
15 when were various members of City Council  
16 informed, and when did we make a public statement.  
17 So I want to be very clear, if the  
18 characterization is that six months, a year went  
19 by without members of the Council knowing formally  
20 or informally, the task force had been created,  
21 that's not correct. Number one, I met with many  
22 members at this dais and not here today to discuss  
23 the work of the Safety and Security Task Force  
24 from the moment it was created and implemented.

25 Number two, we released a press

2 release upon the creation of the task force that  
3 went out and--

4 CHAIRPERSON MENDEZ: [Off mic].

5 JOHN RHEA: --and third, we had it  
6 in, and it's continued to be discussed in all of  
7 our communication in our journal to residents  
8 about the creation of the task force, who was on  
9 the task force, and what the purpose of the task  
10 force is.

11 CHAIRPERSON MENDEZ: Okay. So when  
12 were we informally told--

13 JOHN RHEA: I don't know--

14 CHAIRPERSON MENDEZ: --that there  
15 was a task force--

16 JOHN RHEA: --I don't know. I  
17 don't know.

18 CHAIRPERSON MENDEZ: --you don't  
19 know. Okay. The press release--

20 [Crosstalk]

21 JOHN RHEA: [Interposing] Did you  
22 say informally?

23 CHAIRPERSON MENDEZ: Yes,  
24 informally.

25 JOHN RHEA: Immediately.



2 CHAIRPERSON MENDEZ: Immediately.

3 JOHN RHEA: Immediately.

4 CHAIRPERSON MENDEZ: And those  
5 words were used, task force.

6 JOHN RHEA: Yes, the creation of  
7 the Safety and Security Task Force, absolutely.

8 CHAIRPERSON MENDEZ: So let me  
9 just--I'm going to hand it over for questioning to  
10 my colleagues, but let me just say part of my  
11 frustration is that we have City Council dollars  
12 from 2004 that have been frozen and not used;  
13 2005, 2006, and some of these Council members  
14 aren't even in office anymore and they put their  
15 money in for what they thought was security for  
16 their constituents. So this is the parts that's  
17 very frustrating to me. Peter?

18 JOHN RHEA: Would you like me to  
19 respond to that?

20 CHAIRPERSON MENDEZ: Sure.

21 JOHN RHEA: So first of all, we  
22 share your concern about rapidly deploying funds  
23 that have been made available by City Council  
24 members and other elected officials to, whether it  
25 be CCTV or other security measures that are

2 capital enhancements. We can do a better job of  
3 that.

4 Having said that, we have invested  
5 \$21 million that the City Council has made  
6 available in CCTV infrastructure throughout NYCHA.  
7 Over 100 developments have some form of CCTV, most  
8 of which is made available from funds that this  
9 Council and former Council members have provided  
10 to NYCHA. And so we feel we are, obviously,  
11 living up to the mandate that you've given to us  
12 to get those dollars invested, we can do better.

13 There is roughly \$30 million that  
14 we have now that have been made available,  
15 principally from current Council members and we  
16 have been meeting with each of you to discuss how  
17 we would like to deploy that money. I understood  
18 Council Member Vallone's concerns about quote  
19 unquote a moratorium when I came in and I was  
20 looking at all of the areas in which NYCHA spends  
21 money, particularly precious capital dollars, the  
22 CCTV was under review just like all of our other  
23 capital spending programs. I asked for specific  
24 information around the effectiveness of CCTV  
25 cameras and real empirical data that addresses and

2 reduces crime. I asked about consistency in terms  
3 of the deployment of those cameras, about the cost  
4 per camera, about the cost of maintaining those  
5 systems, and about long-term abilities to replace  
6 those systems, because obviously they have a  
7 useful life. Many of those questions had  
8 questions as the answer.

9 Because of that I wanted to  
10 reengage around how best to use that \$30 million  
11 with recognizing the CCTV needed to be a part of a  
12 comprehensive capital investment solution to  
13 address crime, and I wanted to do that with full  
14 disclosure to Council members on what we had  
15 learned through our work. That is my job as the  
16 chairman and as a steward of the funds that you  
17 provide to us to make sure that they're being  
18 deployed as efficiently as possible and to share  
19 as transparently as we can the information that  
20 we've learned as it relates to our experience with  
21 CCTV and that's what we've done.

22 And I asked for 6 to 12 months to  
23 do that and I lived up to that and came back in  
24 inside of the time that I asked for and we made a  
25 recommendation on how we'd like to deploy that

2 money we've been working with each Council member,  
3 as well as with Council leadership to try and get  
4 your approval on our proposed plan.

5 CHAIRPERSON VALLONE: Okay. Thank  
6 you. Let me first backup my co-chair.

7 [Off mic]

8 CHAIRPERSON VALLONE: I'm sure you  
9 were meeting individually with Council members,  
10 but I'm the chair of Public Safety, she's the  
11 chair of the Committee on Public Housing, I didn't  
12 get a meeting and I didn't get a phone call about  
13 this task force, and perhaps we are two of the  
14 people that should be personally reached out to  
15 when there's a security initiative like this that  
16 is being implemented in the future.

17 Regarding doing a better job of  
18 using Council members' money, I mean, I understand  
19 all the concerns you just mentioned and they're  
20 completely legitimate, but some of these requests  
21 date back to fiscal years '04 and '05 and the  
22 money is still frozen. At some point it's fish or  
23 cut bait when it comes to this money in these  
24 systems. We understand your concerns perhaps  
25 negotiating individually with Council members

2 isn't the best way to get this done if it's taking  
3 this long to determine how were you going to use  
4 this money.

5                   We believe cameras are important.  
6 We provide funding for things that are  
7 additionally necessary, we don't provide funding  
8 for tremendous programs like you just--tremendous  
9 in size and cost, and I happen to believe they  
10 also seem pretty tremendous in goals too, I think  
11 it's a great program--but we don't provide funding  
12 for programs like that, that's what the  
13 Administration funds. It's sort of like saying  
14 we'll give you the cops, but you pay for the guns.  
15 That's not our job. We stand ready to assist you  
16 in this, but we cannot fund a massive program like  
17 the one you were discussing. We can help you a  
18 little bit.

19                   JOHN RHEA: Which program, Council  
20 Member?

21                   CHAIRPERSON VALLONE: Pretty much  
22 the focus of your testimony, the program to  
23 improve security at our housing developments, the  
24 program to install new access systems, more  
25 security, more cameras, everything you just

2 mentioned, that program.

3 JOHN RHEA: So you said who's  
4 responsible for providing that--

5 [Crosstalk]

6 CHAIRPERSON VALLONE: [Interposing]  
7 The Administration should fund that.

8 JOHN RHEA: Which Administration,  
9 in Washington or locally or...?

10 [Crosstalk]

11 CHAIRPERSON VALLONE: [Interposing]  
12 Well I would hope that the Administration in  
13 Washington provides us funding, but failing that,  
14 the administration here in--

15 JOHN RHEA: [Interposing] They have  
16 not.

17 CHAIRPERSON VALLONE: --the city.  
18 I know, that's why I have a resolution--

19 JOHN RHEA: [Interposing] They  
20 specifically rescinded--

21 CHAIRPERSON VALLONE: I'm aware of  
22 that, I have the resolution calling on them to  
23 fund this, which I assume you support?

24 JOHN RHEA: I beyond support it, I  
25 have been meeting in Washington with senior

2 leadership of both our congressional and senate  
3 delegation, as well as members of HUD at HUD to  
4 express my distress and concern about the  
5 elimination of what was referred to as drug  
6 elimination money that was used to support law  
7 enforcement activities in public housing across  
8 the country, which costs NYCHA roughly \$30 to \$50  
9 million annually that we used to receive that we  
10 don't receive at all today.

11 CHAIRPERSON VALLONE: Well  
12 hopefully we can get this resolution passed for  
13 you quickly to help. If there's anything else we  
14 can do to help you in your lobbying of Washington,  
15 let us know, that's what we do.

16 So I guess back to my original  
17 points. Some of this money that we've allocated  
18 or other council members have allocated has been  
19 held up for some time now. What is the end date  
20 on this and what is your ultimate goal on that  
21 money?

22 JOHN RHEA: So, again, and I  
23 understand the concern about moving the money and  
24 deploying it as quickly as possible. Some of the  
25 money that you referred to has been tied up since

2 2004, I think we have to be, again, transparent  
3 about the facts. In many cases, money that's been  
4 provided was insufficient to complete the overall  
5 task. So we have partial funding in certain cases  
6 in which we've been trying to find matching  
7 funding to complete what's being requested by  
8 residents and deploying cameras in their  
9 communities.

10 In other instances, there are other  
11 investments that needed to be made in order to  
12 support the deployment of CCTV. And so the  
13 Council may have provided enough money for the  
14 CCTV cameras themselves, but there are other costs  
15 that are incurred in order to implement the CCTV  
16 cameras that we've also had to find matching funds  
17 to support the deployment.

18 Having said that, I asked again for  
19 6 to 12 months so we could come back to you with a  
20 recommendation and we've come back with a  
21 recommendation. As a matter of fact, we came back  
22 with this recommendation over two months ago,  
23 before the end of last year where we were meeting  
24 with individual members who provided funding for  
25 CCTV to explain to them what our proposal was for



2 the layered access system. Subsequent to that, we  
3 requested a meeting with the leadership of City  
4 Council, which involved both Chair Mendez, as well  
5 as Speaker Quinn, and we discussed our proposal  
6 very explicitly and in detail and asked for their  
7 support and asked them to, as you suggested, maybe  
8 working with each individual Council Member is  
9 required but not sufficient, to work with us to  
10 try and organize it into a very comprehensive  
11 decision amongst the group. We are at the point  
12 where we're working collaboratively with them to  
13 try and get sign off.

14 Some individual members have said  
15 absolutely they support the redeployment of the  
16 funds that were strictly for CCTV into other  
17 effective crime prevention solutions in terms of  
18 the capital investments and they have said that  
19 they would like to see the deployment of the  
20 layered access system into their developments  
21 ASAP, others have said they're still considering  
22 it. And we are still again working with Council  
23 leadership and I believe and hope that this  
24 hearing is part of that process to get to a  
25 conclusion that would be comprehensive.

2 CHAIRPERSON MENDEZ: Mr. Chairman,  
3 I just want a little clarification. So I know in  
4 September you did hold a meeting with myself and  
5 several other council members from the different  
6 boroughs who have large developments and who have  
7 some money. It was about eight of us.

8 JOHN RHEA: Correct.

9 CHAIRPERSON MENDEZ: And then in  
10 December, you and I had a meeting with the--

11 JOHN RHEA: [Interposing] Including  
12 the head of Finance, including--

13 CHAIRPERSON MENDEZ: Yeah.

14 JOHN RHEA: --Council Member  
15 Recchia and others that were invited to that  
16 meeting.

17 CHAIRPERSON MENDEZ: Oh, okay, I  
18 don't know who was invited--

19 [Crosstalk]

20 CHAIRPERSON MENDEZ: --all I know  
21 is who showed up. And then in December we had a  
22 meeting, the Speaker, you and I, and our staffs, I  
23 thought the Speaker asked for that meeting.

24 JOHN RHEA: No, we had already--  
25 let's say it was mutually requested.

2 CHAIRPERSON MENDEZ: Okay. All  
3 right, thank you.

4 CHAIRPERSON VALLONE: Thank you.  
5 So the council members who have agreed to change  
6 the focus of the funding towards this program, is  
7 that money now moving forward and is that  
8 happening?

9 JOHN RHEA: Yes, it is.

10 CHAIRPERSON VALLONE: Okay. Great.  
11 And let me go back to what I originally said, I  
12 commend you on this work and I think it's a great  
13 program--more cameras, more boots on the ground,  
14 perhaps some security desks like they do in  
15 Newark, I think those will be great things and I  
16 think we should get it done as soon as possible.

17 My last question before I go to  
18 some colleagues, one of the biggest problems, and  
19 you address it also, is the broken door locks.  
20 What have you determined regarding these door  
21 locks? Who is breaking them, why, and what is  
22 done once they're broken?

23 JOHN RHEA: I'd like to ask a  
24 member of my team to address that. So Brian or  
25 Patrick, which ever one of you would prefer to

2 take the question.

3 [Off mic]

4 JOHN RHEA: Yeah, state your name  
5 and...

6 BRIAN CLARKE: Good morning, I'm  
7 Brian Clark, Assistant Deputy Manager of  
8 Operations. Up until the late eighties, early  
9 nineties, our actual building entrances didn't  
10 have door locks. There was an initiative to  
11 install door locks back then, it was a retrofit  
12 program where the most cost effective way was to  
13 put electromagnetic locks and use intercom systems  
14 that would integrate with the existing phone  
15 lines. Okay, so this was a good solution maybe  
16 back then, but since that time we've experienced  
17 problems with the system, mainly that there's  
18 other options now for phone service. So if you  
19 switch to cable service, you potentially can lose  
20 your access to your intercom.

21 Also, working when you integrate  
22 with another system like that we've had an awful  
23 lot of maintenance problems and issues so you find  
24 that the intercoms aren't working. We have a  
25 single electronic magnetic lock system that is

2 easily defeated. So you find that when you go out  
3 there, you find a broken door and you also find  
4 that the intercom is not functioning.

5           So what we're recommending is,  
6 first off, upgrade the electromagnetic locks, put  
7 on a mechanical lock that works with the  
8 electromagnetic locks, so in case the  
9 electromagnetic locks are defeated, we still have  
10 the mechanical lock there; a direct call intercom  
11 system, which is not relying upon the phone  
12 infrastructure actually makes calls out to  
13 multiple phones, so you can have multiple,  
14 depending upon the members of the family  
15 composition, you can have multiple phone numbers  
16 for that apartment; and then most importantly, we  
17 have intelligence to the system so that if the  
18 locks are compromised we get notification that the  
19 locks are broken or that a door has been propped  
20 open for an extended period of time.

21           CHAIRPERSON VALLONE: That all  
22 sounds great, seriously. And I look forward to  
23 hearing from some experts on that and moving  
24 forward with you to get that done. But my  
25 question was who's breaking the locks that exists

2 now and why and what are we doing about it.

3 BRIAN CLARKE: The locks can be  
4 broken by non-NYCHA residents, it could be bad  
5 behaving NYCHA residents; we don't know who's  
6 breaking the locks.

7 CHAIRPERSON VALLONE: Well it's the  
8 number one problem at most of our housing  
9 developments, I think we should know a little bit  
10 about who's doing this. Is it residents who  
11 forgot their keys; is it people who are breaking  
12 in; is the police department making arrests; do we  
13 have a camera trained at every door; what's being  
14 done about the biggest problem or one of the  
15 biggest problems that exists in our housing  
16 developments right now?

17 EDWARD DELATORRE: I can--I think  
18 at this point, part of that biggest problem is  
19 that the locking devices are easily defeated, they  
20 don't have to be vandalized with a tool. Often  
21 it's simply just banging with a shoulder to defeat  
22 the doors, so it often would be residents and/or  
23 people visiting that would do this, and very  
24 difficult to capture absent an actual camera on  
25 the door and we don't have cameras on all the

2 doors so...

3 CHAIRPERSON VALLONE: Well we have  
4 cameras on many of the doors--

5 CHAIRPERSON MENDEZ: Twenty  
6 percent--

7 [Crosstalk]

8 CHAIRPERSON VALLONE: --20%  
9 according to my co-chair. So how many arrests  
10 have been made of people vandalizing NYCHA  
11 property like that?

12 EDWARD DELATORRE: I don't have  
13 that data right now, but I can get back to you  
14 with it.

15 CHAIRPERSON VALLONE: I would like  
16 to know. And if it is a resident that's caught  
17 doing this, Mr. Chair, what happens to a resident  
18 who is caught vandalizing a lock like that?

19 JOHN RHEA: We bring tenancy action  
20 against the resident, I spend every week myself,  
21 along with my other two board members, go through  
22 what we call tenancy review processes and often  
23 and they're exactly what you describe, which are  
24 residents who have either committed some violation  
25 of the lease that relates to vandalism or

2 defacement of property. Often, obviously, we  
3 bring it through a Termination of Tenancy Action,  
4 but 95% of the time a Termination of Tenancy is  
5 ultimately not what's pursued or what's determined  
6 by the impartial hearing office, it's some form of  
7 probation to address the issue.

8 But you asked who's doing it, it's  
9 all of the above, it's residents who are  
10 frustrated that their intercoms don't work and  
11 they prop doors open so that visitors can have  
12 access. It's someone who left their key, it's  
13 someone who doesn't have respect for property, and  
14 it's criminals, it's all of the above. The  
15 question is irrespective of who's doing, is what  
16 can we do to prevent it, and that's what we're  
17 attempting to do with the investments.

18 Also, the cost of the recurring  
19 problem from an operational perspective is very  
20 high on NYCHA, both in terms of replacement parts,  
21 but also in terms of people in the field deployed  
22 to fix something multiple times in the course of a  
23 week often, and so one of the things that we're  
24 looking to do, not only to make it harder to  
25 defeat and break, just because of the nature of



2 the ruggedness of the infrastructure or the  
3 mechanical parts, but also that it can be  
4 modularly fixed. So instead of someone out in the  
5 field with 10 parts and screwdrivers and a drill,  
6 something that can actually literally be pulled  
7 out and replaced in a highly efficient way.

8 CHAIRPERSON VALLONE: I'm sure that  
9 will work, but I'm also sure whatever you put  
10 there is also going to continue to be vandalized  
11 and then perhaps something that's necessary here  
12 is a camera pointed at every door with a little  
13 sign that says this door under video surveillance,  
14 that will go a long way to stopping one of the  
15 biggest problems we have in our housing  
16 developments.

17 Got a lot of questions, but I'll go  
18 to my colleagues. First of all, Council Member  
19 Halloran was here, I don't know--oh, they're still  
20 here, so thanks for joining us. We're going to go  
21 to Council Member Mark-Viverito for questions.

22 COUNCIL MEMBER MARK-VIVERITO:  
23 Thank you, co-chairs, and good morning, Chairman--

24 JOHN RHEA: Morning.

25 COUNCIL MEMBER MARK-VIVERITO: --

2 and all those that are here. I have several very  
3 specific questions, but again, not for the sake of  
4 beating a dead horse, as they say, but I think  
5 that just to echo some of the frustrations in  
6 general that we as a Council generally have  
7 primarily with this Administration--and, granted,  
8 NYCHA is somewhat of a separate entity, but you're  
9 obviously very closely aligned and work with the  
10 Administration as we have to do, but a lot of  
11 times we're picking up and really supporting,  
12 again, all the monies that we have at our  
13 discretion are your taxpayer dollars that we  
14 reinvest in our communities, so let's get very  
15 clear about that first and foremost. It's not  
16 pork barrel, there's not pork that we have at our  
17 disposal. And we submit and we enhance and  
18 support a lot of the organizations and NYCHA  
19 developments in our communities because it's in  
20 the best interests of all of us.

21                   You say that over the course of a  
22 period of time, you mentioned \$21 million that has  
23 been invested by the City Council in security  
24 improvements. How much has been invested by  
25 NYCHA?

2 JOHN RHEA: Well That's a very  
3 difficult number.

4 COUNCIL MEMBER MARK-VIVERITO: In  
5 camera specifically--

6 JOHN RHEA: Zero.

7 COUNCIL MEMBER MARK-VIVERITO: --  
8 'cause that is where most of the money--

9 [Crosstalk]

10 JOHN RHEA: [Interposing] So in  
11 terms of capital in cameras I want to roughly say  
12 zero, they can correct me if necessary, let me  
13 finish. But I want to be clear, we provide 1.5%  
14 of our capital budget to the NYPD.

15 COUNCIL MEMBER MARK-VIVERITO:  
16 Okay. But let me just--

17 JOHN RHEA: [Interposing] Can I  
18 finish because this is important--

19 COUNCIL MEMBER MARK-VIVERITO:  
20 Chairman, if I may--

21 JOHN RHEA: --no, I want to answer  
22 your question.

23 COUNCIL MEMBER MARK-VIVERITO: --I  
24 think I would like to make my point--

25 [Crosstalk]

2 JOHN RHEA: I want to your  
3 question--

4 COUNCIL MEMBER MARK-VIVERITO: No,  
5 this is just--

6 JOHN RHEA: --1.5 % goes to the  
7 NYPD, of which they have installed many camera  
8 surveillance systems like VIPER. So NYCHA dollars  
9 have been provided to the NYPD to invest in camera  
10 systems.

11 COUNCIL MEMBER MARK-VIVERITO:  
12 Okay. Fine, but I think you've--

13 JOHN RHEA: Third, third--

14 COUNCIL MEMBER MARK-VIVERITO: --  
15 made your point.

16 JOHN RHEA: No, I haven't. Third,  
17 we spend roughly \$3 million a year in operating  
18 costs in maintaining the cameras that the Council  
19 has put in. So if you will look at that over a  
20 10-year period, that's 30 million alone, and we've  
21 been investing and continue to maintain these  
22 cameras that the Council has invested in. So our  
23 operating dollars support the capital investments  
24 that you have made for cameras--

25 COUNCIL MEMBER MARK-VIVERITO:

2 Okay.

3 JOHN RHEA: --and we provided  
4 capital to the NYPD for--

5 [Crosstalk]

6 COUNCIL MEMBER MARK-VIVERITO:  
7 [Interposing] So \$21 million versus zero  
8 initially, fine, you want to talk about expense  
9 and operating along the lines. Then we had a  
10 couple of years ago where this Council fought to  
11 restore \$18 million, which then was allocated to  
12 community centers, of which absolutely we had no  
13 input and discussion in terms of how that was  
14 going to be invested.

15 So the frustration is that we have  
16 our ears tuned into the needs of our residents, we  
17 are supporting by investing their public monies,  
18 reinvesting in our developments, and yet we get  
19 isolated and not brought into the conversation.

20 Now you talk about the security  
21 task force, what would have prevented NYCHA from  
22 extending a hand to this Council and say to both  
23 these co-chairs why do not you sit on the security  
24 task force, why does this City Council not have a  
25 representative on the security task force? A

2 small measure that could have been made to  
3 demonstrate and to reach out and to say we are  
4 truly going to be collaborative, 'cause we  
5 understand the value that you have as a player in  
6 this conversation. Just a small recommendation  
7 which maybe you want to take moving forward.

8 But having said that, okay, I want  
9 to thank you for your testimony, I want to thank  
10 you for all the thought that has been put into the  
11 security and concerns that most of our residents  
12 have. I take a very strong interest in this, as  
13 everybody knows, because I do have the most public  
14 housing by far in the city of New York--over 20  
15 developments, 18,000 units of housing--so it's a  
16 real issue for me. I appreciate also some of the  
17 attention that you're putting to our senior  
18 buildings. I've said and I've indicated to you  
19 personally, I appreciate it, the senior NYCHA  
20 buildings really should have some particular  
21 attention, these are vulnerable populations and so  
22 definitely I appreciate that.

23 So very specific in terms of  
24 questions.

25 JOHN RHEA: I need to respond--

2 COUNCIL MEMBER MARK-VIVERITO:

3 Sure.

4 JOHN RHEA: --first of all, you  
5 asked about investments that we have made in CCTV.  
6 We make other investments in improving security in  
7 NYCHA developments, I said that number we'll have  
8 to get back to you on. And I was very clear about  
9 what we spent for VIPER systems through NYPD and  
10 the operating dollars we spend, which are real  
11 dollars, I don't know why you would suggest that  
12 those aren't real dollars, that are more than what  
13 the Council has provided.

14 Second, you said you haven't been  
15 consulted. That's not accurate. The decision to  
16 invest in CCTV was a joint decision by City  
17 Council and NYCHA management years ago in which  
18 NYCHA was very clear, it did not have capital  
19 dollars sufficient to invest in CCTV, we have been  
20 cut from our drug elimination money from the  
21 federal government to the tune of 30, \$50 million  
22 and the Council decided that it wanted to take a  
23 joint effort to put cameras in NYCHA development.  
24 That was--

25 COUNCIL MEMBER MARK-VIVERITO: I'm

2 not talking about that portion of it.

3 JOHN RHEA: --consulted so that  
4 was--

5 COUNCIL MEMBER MARK-VIVERITO: And  
6 that's not what I was--

7 JOHN RHEA: --done in consultation.

8 COUNCIL MEMBER MARK-VIVERITO: --  
9 referring to, Chairman.

10 JOHN RHEA: Secondly, you referred  
11 to membership. It was a joint decision by members  
12 of the task force--NYCHA management, NYCHA  
13 Citywide Council of Presidents, and other leaders,  
14 resident leaders, as well as the NYPD--that we  
15 would not have elected officials as members of the  
16 task force. You may not agree with it, you may not  
17 like it, but it was a mutual decision that was  
18 made because we recognize many elected officials,  
19 principally starting with City Council, have been  
20 very helpful and are concerned about this issue of  
21 crime, and the decision of who to invite on, who  
22 not to invite on to politicize it, it was a  
23 decision that we made. Again--

24 COUNCIL MEMBER MARK-VIVERITO:  
25 [Interposing] Not to politicize it, staff could



2 have been invited to be part of the conversation--

3 [Crosstalk]

4 JOHN RHEA: [Interposing] Again, I  
5 want to be--and we have--

6 COUNCIL MEMBER MARK-VIVERITO: --  
7 room with those--

8 JOHN RHEA: --and we have invited--

9 COUNCIL MEMBER MARK-VIVERITO: --  
10 difference of opinion.

11 JOHN RHEA: And the last point I  
12 made was--

13 COUNCIL MEMBER MARK-VIVERITO:  
14 Difference of opinion--

15 JOHN RHEA: --we invited people--

16 COUNCIL MEMBER MARK-VIVERITO: --  
17 about the efforts and the actions that are  
18 demonstrated by your--

19 JOHN RHEA: --we invite people--

20 COUNCIL MEMBER MARK-VIVERITO: --  
21 agency.

22 JOHN RHEA: --to come and present  
23 to the task force, and obviously elected officials  
24 are a critical component of that group that we  
25 want to hear from and we have consulted with. So

2 it's not to exclude you, it's just the process.

3 COUNCIL MEMBER MARK-VIVERITO: Well  
4 I think the small efforts would demonstrate a lot  
5 in terms of the intent, the intention to have been  
6 to at least involve us in some way in those  
7 conversations.

8 Having said that, again, and when I  
9 talked about the consultation, I'm not speaking  
10 about the CCTV and the decisions, because clearly  
11 when we allocate those capital dollars, clearly  
12 it's for cameras and we know that, and that's what  
13 we're saying when we invested. What I'm talking  
14 about as an example is the \$18 million that this  
15 Council, out of our ability for the small amount  
16 of money that we have, to allocate to keep our  
17 community centers open, decision was made by NYCHA  
18 and DYCD at the exclusion of this Council in terms  
19 of how that money was going to be applied.

20 When I talk about now the security  
21 task force and in terms of the concerns that have  
22 been raised by the two co-chairs here about the  
23 limited conversations that were had with this body  
24 at the beginning, I would like to get some  
25 details, if I may. You talk about the cost

2 savings of the most high layered approach. Can  
3 you please share with us--'cause understandably,  
4 and that's always been a moving target as well--  
5 that per building it was costing about 125 to 225,  
6 depending, sometimes they were different years,  
7 different numbers that were given to us, per  
8 building. Now what would you say on average for a  
9 development would it cost to implement this multi-  
10 layered approach or system?

11 [Pause]

12 JOHN RHEA: So for the layered  
13 access control?

14 BRIAN CLARKE: Yeah, I'm sorry.

15 COUNCIL MEMBER MARK-VIVERITO: Yes.

16 JOHN RHEA: So for the layered  
17 access control right now, our estimate is \$50,000  
18 per building. It will be competitively bid within  
19 the next few months and then we'll get a better  
20 idea of what the market is telling us.

21 Also, the other piece which I  
22 really did go into was about the revised  
23 recommendations for CCTV, where we do have funding  
24 and the ability to install them. We came up with  
25 we feel is a more cost effective model and

2 something that's sustainable that we can build  
3 upon. Right now, our CCTV systems are pretty much  
4 stand-alone systems, the small scale systems.  
5 What we're recommending is to make sure first  
6 wherever we install cameras, to make sure that we  
7 have connectivity to all our buildings through our  
8 fiber optic network so that we have a foundation  
9 to build upon.

10 We want to set it up so that the  
11 video comes back to a central location, the  
12 management office. Instead of requiring a DVR in  
13 each building, we would have three servers in the  
14 management office, which saves funding for  
15 hardware, also gives us redundancy, meaning that  
16 if we lose a server, we have a backup, presently  
17 we don't have that, and also intelligence with the  
18 system that it notifies us if there is a problem  
19 with the recording or with a camera. Right now we  
20 don't do that and we don't have that, we have to  
21 actually physically go out, check the cameras each  
22 day, and anytime we need to make a recording we  
23 have to physically go out there and check as well,  
24 which is time, labor, money.

25 COUNCIL MEMBER MARK-VIVERITO: No,

2 so what is the figure that NYCHA is using now when  
3 it comes to CCTVs per building?

4 JOHN RHEA: So right now, what  
5 we're using is to set up the initial building,  
6 it's 150,000 for that--

7 COUNCIL MEMBER MARK-VIVERITO:  
8 Hundred and fifty.

9 JOHN RHEA: --initial building, and  
10 then it's between 90 and 100,000 for subsequent  
11 buildings when they go in. This is a preliminary  
12 estimate--

13 CHAIRPERSON MENDEZ: [Interposing]  
14 Can you please repeat that?

15 JOHN RHEA: Sure, so if you had a  
16 10-building development--

17 COUNCIL MEMBER MARK-VIVERITO:  
18 Development, right.

19 JOHN RHEA: --okay, the first  
20 building where you want to have the recordings  
21 come back to, that would be approximately 150,000--  
22 --and these are very preliminary estimates, the  
23 market will tell us and we plan on competitively  
24 bidding it--and then the balance of the buildings  
25 would be between 90 and \$100,000.

2 COUNCIL MEMBER MARK-VIVERITO: And  
3 that's for CCTV.

4 JOHN RHEA: Yeah.

5 COUNCIL MEMBER MARK-VIVERITO:  
6 Okay. And then for the multilayered, it's 50,000  
7 per building pretty much standard.

8 JOHN RHEA: Correct.

9 COUNCIL MEMBER MARK-VIVERITO: And  
10 then that multilayered access, is the plan also as  
11 you implement this that it's all centralized?

12 JOHN RHEA: Yes, so we need to know  
13 if a lock is broken so it has to be able to  
14 communicate back--

15 COUNCIL MEMBER MARK-VIVERITO:  
16 [Interposing] Comes back to you.

17 JOHN RHEA: --has to come back to a  
18 central location.

19 COUNCIL MEMBER MARK-VIVERITO:  
20 Okay. 'Cause you talk about the management  
21 office, but you also talk about this being  
22 centralized here.

23 JOHN RHEA: Correct, so--

24 COUNCIL MEMBER MARK-VIVERITO:  
25 Okay.

2 JOHN RHEA: --yeah, once we're able  
3 to bring it back--

4 COUNCIL MEMBER MARK-VIVERITO:

5 [Interposing] Or somewhere else.

6 JOHN RHEA: --to the management  
7 office, then we have opportunities to bring it  
8 into our internal intranet and we can send it to  
9 different departments, such as emergency services  
10 or our security desk.

11 COUNCIL MEMBER MARK-VIVERITO:

12 Okay. So I think, and obviously that's a big  
13 difference and I think that I see the benefits of  
14 this approach. The same time, though, I know it's  
15 not easy because sometimes we also want to listen  
16 to what our residents are saying and, in my case,  
17 although I personally may think that this might be  
18 the best way, I would want to be very consultative  
19 with my resident associations to make sure that  
20 they're on board and that they're comfortable,  
21 that this is the direction they want to take. So  
22 is that the general approach that you're taking as  
23 well? I know you're saying you're reaching out to  
24 council members individually, but how are you  
25 looking at approaching this as well?

2 JOHN RHEA: Absolutely, so again,  
3 consistent with the ethos of the task force, which  
4 is management, law enforcement, and resident  
5 leadership, the whole idea is to make sure that  
6 all of the proposals that we want to pursue are,  
7 not only vetted with residents, but supported by  
8 residents. And so in the case of individual  
9 council members we obviously want to make our case  
10 to their staffs and to them directly, but we've  
11 asked for an opportunity to jointly go and make  
12 the case to residents, with the tenant association  
13 leadership, and then obviously with the resident  
14 body themselves. So that is exactly our approach.  
15 We recognize that's going to add time to the  
16 process and we've said to council members in terms  
17 of trying to deal with one goal of swiftly  
18 deploying the funds balanced against the goal of  
19 engagement, we need to all understand what that  
20 means and that's why we've actually--again, we are  
21 appreciative of this hearing alone to begin that  
22 process of, not only engagement amongst ourselves,  
23 but a commitment to go out and share our proposals  
24 with residents.

25 In the cases where council members



2 have already said yes, they want to deploy this  
3 money, resident leadership has been involved in  
4 that decision process already.

5 COUNCIL MEMBER MARK-VIVERITO: Now,  
6 co-chairs, and just one more--

7 [Crosstalk]

8 COUNCIL MEMBER MARK-VIVERITO: I  
9 know, a couple, well two more quick questions. In  
10 the case of buildings, I mean, I would like to  
11 really look at senior buildings, I have like five  
12 in my district, NYCHA, but they already have  
13 existing CCTV systems. So if you want to go the  
14 route of also doing this multilayered approach and  
15 investing more money, one will not--you will keep  
16 both in place?

17 JOHN RHEA: That is correct, this  
18 does not currently account for the need to  
19 retrofit existing cameras.

20 COUNCIL MEMBER MARK-VIVERITO:  
21 Okay. And then the last question on the task  
22 force, because obviously there's a cost attached  
23 to the efforts that you're putting into this task  
24 force--you talk about the surveys, you talk about  
25 all that effort--I'm hoping to some extent that

2 this is an ongoing process and that there is a  
3 commitment in terms of your budget to like really  
4 delineate. How much has task force efforts cost  
5 so far for NYCHA and is there an ongoing  
6 commitment to that?

7 JOHN RHEA: Yes, there is. So the  
8 decision was made that, again, this should be a  
9 standing task force and not something that had a  
10 beginning and an end date. We think the process  
11 of engagement is working very well and needs to be  
12 part of how we operate as a more transparent  
13 organization and as an organization that is more  
14 collaborative in its approach to all of our  
15 issues. So we feel that this is an effective way  
16 and we will keep it in place.

17 To date, other than the money  
18 that's come from the administration, from Mayor  
19 Bloomberg's Administration to support our efforts,  
20 NYCHA has funded the task force out of its own  
21 operating budget.

22 COUNCIL MEMBER MARK-VIVERITO: I  
23 want to thank you, I'm not interested in having an  
24 adversarial relationship, but I'm very strong in  
25 my opinions. I hope that you've taken into

2 account what we've shared here with you today  
3 about being consultative with this body and moving  
4 forward in the best interest of our residents,  
5 that's why we're all here. Thank you very much.

6 JOHN RHEA: Understood--

7 [Crosstalk]

8 CHAIRPERSON VALLONE: Thank you,  
9 Council Member. One quick question, did you say  
10 that cameras are two to four times more expensive  
11 than a new entry system, which is going to include  
12 a new intercom for every tenant in the building?

13 [Pause]

14 JOHN RHEA: Yes, yes, just to be  
15 clear, this is a retrofit system as well so we're  
16 not going to be replacing the doors unless the  
17 door is just not suitable for the retrofit.

18 MALE VOICE: But also the camera--

19 [Pause]

20 [Off mic]

21 JOHN RHEA: Yeah, I mean, and the  
22 other thing is with the camera system, of course  
23 there's hardware, there's server costs, there's  
24 software costs as well, and the interconnectivity  
25 bringing everything back to the central location.

2 Okay.

3 CHAIRPERSON VALLONE: Will the new  
4 entrance system include a new intercom for every  
5 apartment or--because you said it would run on a  
6 different--

7 [Crosstalk]

8 JOHN RHEA: [Interposing] Yeah, the  
9 way it'll work is, so it's a callout system, so if  
10 a resident has a hard line phone it would work  
11 with that; if a resident has a mobile phone, we  
12 can program that in, so it'll actually call that  
13 number.

14 CHAIRPERSON VALLONE: So do you  
15 have to install something into every unit?

16 JOHN RHEA: No, no.

17 CHAIRPERSON VALLONE: No? Okay.

18 JOHN RHEA: [Off mic].

19 MALE VOICE 1: But in the lobby.

20 MALE VOICE 2: Did you have a--

21 JOHN RHEA: Yeah, but in the lobby,  
22 yes, but not in the actual apartment unit, yeah.

23 CHAIRPERSON MENDEZ: If you can  
24 just please clarify, so this multilayered access  
25 will continue to have CCTV cameras which will

2 still continue to cost 150 for the first building  
3 and 90 to 100,000 thereafter and then 50,000 per  
4 building for layered access?

5 JOHN RHEA: Those are the costs for  
6 the individual systems, but they would work off of  
7 the same fiber optic network. So there are some  
8 duplicate costs in there, so if we were installing  
9 both at the same time, then we need only one cost  
10 for installing the network. And also we are  
11 negotiating with FiOS with Verizon where they are  
12 installing it, we are in negotiations for them to  
13 run fiber optic cable for us at that time.

14 CHAIRPERSON MENDEZ: So if it's  
15 being done--

16 [Crosstalk]

17 CHAIRPERSON MENDEZ: --jointly, how  
18 much would the price be? What gets--

19 [Crosstalk]

20 JOHN RHEA: Yeah, that's what I  
21 want to be clear about that, right, the 30 million  
22 or in a individual development where a council  
23 member has allocated funding, we don't have  
24 sufficient funding to do the full-fledged layered  
25 access program, plus cameras, right. So we would

2 have to scale back the camera deployment, right,  
3 to just critical areas in order to be able to  
4 bring it in within a budget that would do both  
5 intercoms, re-enhancement of the doors,  
6 enhancements of the doors, as well as the  
7 electronic access, and then some cameras. So,  
8 Brian, I don't know if you want to give more  
9 clarity on that, but it's certainly not going to  
10 be a full deployment of cameras in the same  
11 fashion that it would have been done without the  
12 layered access.

13 CHAIRPERSON MENDEZ: So it's not  
14 like my 2 million, I can take a million and put it  
15 into another development, I would still need that  
16 2 million, but you're saying I'm going to get more  
17 in that development with that 2 million. And  
18 instead of doing half a development with the 2  
19 million, I'm going to be able to do the entire  
20 development where I would have cameras in key  
21 places and this multilayered access, is that  
22 correct?

23 JOHN RHEA: I don't think I'm  
24 saying that. What I'm saying is, number one,  
25 we're not proposing--money that's been allocated

2 for a specific development, we're not asking you  
3 to redeploy that money to another development, and  
4 that's one of the things we've been communicating  
5 very directly with residents--just let me say that  
6 first point. The second point--

7 CHAIRPERSON MENDEZ: [Interposing]  
8 Okay. But I think you misunderstood what I was  
9 saying as well.

10 JOHN RHEA: I don't think so, I  
11 just want to make sure, I want to be--

12 CHAIRPERSON MENDEZ: [Interposing]  
13 No, I thought when this was explained to me--

14 JOHN RHEA: Right.

15 CHAIRPERSON MENDEZ: --that it  
16 would be at a cost savings so that I might be able  
17 to take some of my money and either finish the  
18 entire development or take some of my money and  
19 move it to another development that doesn't have  
20 any security, or then there's always the option  
21 that I can take my money and put it in my public  
22 schools or something, you know.

23 JOHN RHEA: Okay. So what I'm  
24 saying is, if you allocated \$1 million for CCTV,  
25 the CCTV program that we are proposing now--just

2 take CCTV as a stand-alone initiative--is more  
3 cost effective than the prior CCTV program and so  
4 if you just said, if your residents and you said I  
5 want to focus on CCTV, I can't deal with the  
6 layered access proposal, all I want is CCTV, then  
7 yes, you will get more cameras than were  
8 originally proposed. And so if that means there's  
9 money left over to take some of that and put it in  
10 another development, which is strictly CCTV, then  
11 that's something we will want to engage in a  
12 conversation.

13 But what we're proposing is that  
14 the CCTV in and of itself, without investing in  
15 other components like layered access, is less  
16 effective and, therefore, we're proposing layered  
17 access including some CCTV. It's not free,  
18 meaning you're not going to get layered access and  
19 a full-service CCTV that was originally proposed  
20 for less money.

21 So to implement the full layered  
22 access proposal and CCTV, we have to either scale  
23 it to the budget that you've given us, and to tell  
24 you what that looks like in terms of a reduction  
25 in cameras, but a broader system overall for that



2 development, or to do the cameras the way they  
3 were proposed plus the layered access and what the  
4 incremental costs would be.

5 CHAIRPERSON MENDEZ: And, I'm  
6 sorry, I'm going to turn it over to my colleagues.  
7 And you've done that analysis for the 22 council  
8 members who currently have \$27,115,000 in capital  
9 funding.

10 JOHN RHEA: We are in the process  
11 of doing that, we've completed some, we have more  
12 to go. What we do is we go out to each  
13 development, we check to see to make sure first  
14 off we have connectivity between the buildings and  
15 we prepare our proposals with different options.

16 CHAIRPERSON MENDEZ: We'd like a  
17 list of the current council members who have  
18 agreed to switch to this layered access, I'd like  
19 to know who those members are.

20 We've been joined by Council Member  
21 Foster and Council Member Chin. Council Member  
22 Arroyo.

23 COUNCIL MEMBER ARROYO: Thank you,  
24 Madam Chair, Mr. Chair, and, Mr. Chair, I think  
25 you have more gray hair since when I first met

2 you.

3 JOHN RHEA: I'm just happy I have  
4 hair.

5 MALE VOICE: It's going--

6 [Crosstalk]

7 COUNCIL MEMBER ARROYO: I don't  
8 want to belabor the point, but a real simple  
9 question. So it's not that we do layered access  
10 first and then CCTVs, it can be in tandem, and we  
11 will talk about what development gets what in what  
12 volume of variety at some point?

13 JOHN RHEA: That is correct, so as-

14 -

15 COUNCIL MEMBER ARROYO:

16 [Interposing] When are we going to have those  
17 conversations?

18 JOHN RHEA: So we have started  
19 those conversations with some council members and,  
20 as Mr. Clarke said, we are preparing an actual  
21 taking the budget that you provided to us, looking  
22 at what the actual implementation costs would be  
23 at each development. 'Cause different  
24 developments have different levels of existing  
25 connectivity or not, so that's one of the first

2 things we have to identify. And then we're  
3 preparing alt options and those options are very  
4 similar to what you described, which would be CCTV  
5 simultaneously with layered access, what that cost  
6 looks like, CCTV layered access today, CCTV later,  
7 and so on. And for us to sit down with you and  
8 talk through the options and the cost of  
9 locations.

10 COUNCIL MEMBER ARROYO: I think  
11 it's important that we have some conversations  
12 very, very quickly. We are currently in the  
13 process of pulling together a list of projects  
14 that we want to invest capital dollars in for the  
15 next fiscal year. And there are some tenant  
16 leaders that are more savvy and involved than  
17 others, but the word spreads very, very fast. So  
18 I started with funding one development for one  
19 building and now I have six developments on a list  
20 because they talk to each other. And that's a  
21 good thing.

22 But in wrapping up the process for  
23 the submissions that we're going to make to the  
24 Council for funding, I think it's important  
25 because requests for the traditional CCTV camera

2 package continue to come in from the individual  
3 development. So it's important that the resident  
4 leaders in the developments be engaged in a very  
5 specific conversation.

6 So I fund \$350,000 and up until now  
7 it was to fund two buildings and one development.  
8 So I'm on phase four for some developments, phase  
9 two for others, and a new one coming on board this  
10 year. So it would be very helpful for all of us  
11 not to engage in folks submitting requests for  
12 funding with numbers that are not real--

13 MALE VOICE: Yes.

14 COUNCIL MEMBER ARROYO: --and that  
15 with that amount of money we can do so much more.  
16 So I urge you to do that very, very quickly 'cause  
17 our timeline here is coming up in the next month  
18 or so.

19 JOHN RHEA: Point well taken.

20 COUNCIL MEMBER ARROYO: Okay. And  
21 I'm one of those members that has money, I have  
22 about \$2.5 million in funding for cameras in the  
23 developments and it's I think four or five  
24 different developments in different phases for a  
25 different number of buildings. So in particular

2 for those, we need to have a conversation quickly  
3 so we can put that money out. I was one of those  
4 members who organized meetings with NYCHA, with  
5 the tenant leaders of all of the developments in  
6 the district, and we had a very broad conversation  
7 about it. So it is my impression that everyone is  
8 on board and supportive, but it's five years of  
9 funding that's sitting that can be making an  
10 incredible impact on the safety and well-being of  
11 the residents. So sooner rather than later is  
12 something I would prefer to do on that \$2.5  
13 million.

14 JOHN RHEA: I want to first say  
15 thank you for your support, for the money, and we  
16 share your sense of urgency.

17 COUNCIL MEMBER ARROYO: Okay.  
18 Assistant Chief Delatorre, in your testimony you  
19 referenced the work that the task force and then  
20 the involvement of NYPD in this process has  
21 provided for results which are less tangible, but  
22 no less real and that is the way police officers  
23 and residents of public housing relate to each  
24 other. And I know that's not the subject of this  
25 hearing, but when we deal with complaints from

2 residents, that is the first priority issue that  
3 they bring to our attention, it is. And primarily  
4 not the PSA officers because they're known to the  
5 residents, they know the residents, it's the local  
6 precinct officers and how they come into the  
7 developments in that relationship.

8           So I won't ask you to quantify  
9 that, but I challenge you that that is probably  
10 one of the most troubling complaints that we  
11 continually get, it is how officers relates to  
12 residents. And it's an uncomfortable subject, I  
13 think the precinct officers are not dealt with in  
14 terms of training or sensitivity about the  
15 developments and how they go in and the attitude  
16 and the approach that they bring with them when  
17 they go into these developments. Often these task  
18 force at NYPD in collaboration in trying to  
19 address crime and development, bring in officers  
20 that are not even from the local precinct or  
21 community who come in with certain perceptions  
22 that influence how that relationship can happen or  
23 that relating to can happen.

24           So I appreciate you making the  
25 statement in your testimony, but I challenge you

2 on how tangible it is because, again, the number  
3 one complaint we get is precisely that. So and  
4 we've had the conversation with the chairman how  
5 strongly we feel about it, and one thing that we  
6 just cannot stop working on. Officers cannot come  
7 into the development with a perception that those  
8 people are like that and we're going to treat them  
9 like they're whatever, and that's a challenge. So  
10 I'm not sure that I would celebrate it as much.

11 Mr. Chair, the survey that you've  
12 referenced in your testimony, nearly 60% of the  
13 respondents reported that serious crime had  
14 occurred in their development during the previous  
15 year, however, only 6% surveyed reported that they  
16 themselves had been a victim of a crime. Do you  
17 have statistics about the types of crimes, the  
18 numbers, and of those, the perpetrators of those  
19 crimes, are they NYCHA residents or are they  
20 individuals that are just bleeding into the NYCHA  
21 developments in their activity, criminal activity?

22 JOHN RHEA: First of all, we track  
23 certain data, we receive what's called the Eagle  
24 reports that come from the NYPD--

25 COUNCIL MEMBER ARROYO: The what?

2 JOHN RHEA: Eagle reports, they  
3 come from the NY--

4 COUNCIL MEMBER ARROYO:  
5 [Interposing] It stands for something, not just a  
6 person's ego, right?

7 JOHN RHEA: No, I'm sorry, Eagle,  
8 E-A-G-L-E.

9 COUNCIL MEMBER ARROYO: Oh, okay.

10 EDWARD DELATORRE: Yes.

11 JOHN RHEA: And those are shared  
12 with me and with senior members of the NYCHA  
13 management team on a regular periodic basis.  
14 Those reports track in very specific details what  
15 are referred to as the top seven crimes. And so  
16 we know those numbers, they don't identify NYCHA  
17 resident versus nonresident, however, as I said,  
18 we go through tenancy matters, so any time a NYCHA  
19 resident is involved in a crime or violation of  
20 NYCHA rules, there's a separate administrative  
21 process and hearing that goes on simultaneously in  
22 parallel track with the criminal hearing and  
23 process. And so we can give you data on NYCHA  
24 residents who are involved in criminal activity at  
25 our developments.



2           Having said that, one of the things  
3 that this task force has identified and that we  
4 are continuing to discuss with NYPD is the fact  
5 that we don't track what many people refer to as  
6 nuisance crimes the way we track those top seven.  
7 And so whether that be vandalism or other things  
8 that, not only erode the quality of life, but we  
9 believe lead to other crimes that may bleed into  
10 the top seven, we need a better and more effective  
11 method of tracking that data so that we can  
12 identify the real issues and comprehensively  
13 address them.

14           COUNCIL MEMBER ARROYO: So what are  
15 those seven crimes?

16           EDWARD DELATORRE: Oh, it's the  
17 seven majors, it would be murder, rape, robbery,  
18 felony assault, burglary, grand larceny, and grand  
19 larceny auto, the same seven majors that we track  
20 for the city.

21           COUNCIL MEMBER ARROYO: Okay.

22           [Crosstalk]

23           EDWARD DELATORRE: Right.

24           COUNCIL MEMBER ARROYO: So the  
25 vandalism number that Council Member Vallone was

2 focusing on is not one of those.

3 EDWARD DELATORRE: It's not one we  
4 ordinarily track, no.

5 COUNCIL MEMBER ARROYO: Okay. So  
6 the PSAs are the ones tracking this or is NYCHA  
7 tracking, who's tracking it?

8 EDWARD DELATORRE: No, the PSAs,  
9 the Housing Bureau tracks it for the--we actually  
10 track it for the entire Housing Authority, not  
11 just the PSAs.

12 COUNCIL MEMBER ARROYO: Okay. So  
13 it's not just the police service area, the  
14 precincts are also--

15 EDWARD DELATORRE: [Interposing]  
16 No, it's the precincts as well, we track it for  
17 the entire Housing Authority. The Eagle report  
18 reports on crimes, the seven majors within the PSA  
19 area, as well as in the areas covered by the  
20 precincts.

21 COUNCIL MEMBER ARROYO: Okay. Now  
22 those lines blur, PSA seven, that's primarily the  
23 PSA that covers the district I represent, but I  
24 also in the district have four police precincts.  
25 So do we have a distinction between PSAs and how

2 that relates to the individual districts or one  
3 number is duplicative of whatever the precinct  
4 numbers are?

5 EDWARD DELATORRE: It's actually  
6 broken down on our Eagle report by the precinct,  
7 so if the 44 has a small part of it, a small  
8 development over in the 44, so that development  
9 would reflect on our Eagle report as the 44  
10 precinct on the bottom of the Eagle below the PSA,  
11 but then go into the entire PSA number. So the  
12 PSA still, when we say the PSA is up or down in  
13 crime, the crime accounts for all crime in the  
14 precincts as well as the PSA.

15 COUNCIL MEMBER ARROYO: Okay. All  
16 right, that helps to understand the number.  
17 Again, Mr. Chairman, I urge you, urgency in coming  
18 to this issue of the dollars as we, over the next  
19 couple of weeks, we'll have to firm up our lists  
20 and the numbers that we're going to be putting in  
21 to continue to be supportive of the New York City  
22 Housing Authority's efforts around safety of our  
23 residents.

24 I'm not going to blur the line  
25 about who's responsible for what, I think it's all

2 of our responsibility, but unless we get some real  
3 good numbers for very specific initiatives, we're  
4 going to continue to drop dollars into a bucket  
5 that we're going to have to talk about later and I  
6 don't want to have to do that.

7 JOHN RHEA: Neither do I.

8 COUNCIL MEMBER ARROYO: Okay.

9 Thank you, Mr. Chair.

10 CHAIRPERSON MENDEZ: Thank you,  
11 Council Member Arroyo. We will now hear from  
12 Council Member Halloran, followed by Council  
13 Member Chin.

14 COUNCIL MEMBER HALLORAN: Thank  
15 you, Madam Chair, Mr. Chair.

16 CHAIRPERSON MENDEZ: [Interposing]  
17 Oh, give me one second?

18 COUNCIL MEMBER HALLORAN: Sure.

19 CHAIRPERSON MENDEZ: We have been  
20 joined by Council Member Ulrich from Queens, who  
21 is wearing a very distinctive bow tie.

22 COUNCIL MEMBER HALLORAN: Good  
23 morning, Mr. Chair, good morning, Chief. I'm  
24 going to look at two different areas. First I'd  
25 like to speak to the police department, if I

2 could. Looking at the deployment of the Housing  
3 Bureau, there is Housing Bureau Brooklyn, Housing  
4 Bureau Manhattan, and then there is Housing Bureau  
5 Bronx Queens. Does it make sense from a  
6 deployment and logistical sense to have the Queens  
7 service area in the Bronx, which is physically not  
8 connected to Queens? At the point I understand  
9 many, many years ago when we merged housing in, I  
10 was still in the police department when that  
11 happened and I recall how interesting it was when  
12 that integration took place and how relieved many  
13 cadets and recruits at the academy were that they  
14 didn't have to worry about where they were being  
15 assigned and which department when we had the  
16 three separate ones. But does it make sense in  
17 fact to leave--and I understand from a numeric  
18 point of view, it might, because, of course, the  
19 Bronx has 90 and Queens only has 26 projects, so  
20 somehow that's less than the 100 in Manhattan or  
21 the 100 of Brooklyn--but does it make any sense to  
22 leave Queens as attached to the Bronx where it's a  
23 bridge ride across the Sound in order for the  
24 officers to really be in a Housing Bureau as  
25 opposed to maybe connecting it to Brooklyn, or I

2 know 26 maybe doesn't justify an independent  
3 Housing Bureau, but obviously there was, when the  
4 Housing Department, was separate stations  
5 throughout Queens at the housing projects.

6 EDWARD DELATORRE: Yeah, there are  
7 still stations throughout Queens, they're all  
8 under PSA 9. The reason that they're combined for  
9 the purposes of the Eagle report is just for  
10 borough supervision. So the borough commander of  
11 the Bronx that has PSA 7 and 8 also covers PSA 9,  
12 which is a much smaller PSA, as you mentioned.  
13 The only difference there is that when the mobile  
14 IRT is deployed to Queens, they do have to travel  
15 across the bridge, that would be the only  
16 difference. But at the same time, we don't have  
17 the ability to create a mobile task force just for  
18 PSA 9, it's only one PSA.

19 COUNCIL MEMBER HALLORAN: Well I  
20 understand that, but again, just looking at it  
21 from a practical point of view, wouldn't it seem  
22 more sensible to send them through Brooklyn than  
23 to come over the bridge in the Bronx, A; and, B,  
24 doesn't it also make more sense Patrol Borough  
25 North and South in Queens have a lot more in

2 common with Patrol Borough North and South in  
3 Brooklyn than they do with Patrol Borough Bronx.  
4 And it just doesn't seem to me that, from a  
5 command supervision point of view, it makes sense,  
6 it certainly doesn't make rapid response sense for  
7 it because the bridges are not located in places  
8 where the housing developments are. If you're  
9 coming across the Throgs Neck and Whitestone,  
10 you're not running into any housing projects, you  
11 have to get into Central Queens to do that and  
12 that's far more accessible vis-à-vis Brooklyn than  
13 it is the Bronx. Far Rockaway where the majority  
14 of Queens projects are, is nowhere near the Bronx  
15 and is in fact connected to Brooklyn.

16 So I'm not on the job anymore, so  
17 I'm not offering that from that perspective, but  
18 it just doesn't make sense to me.

19 EDWARD DELATORRE: No, but your  
20 logic is on point, that's why Far Rockaway, the  
21 100 and the 101 precinct were actually ceded into  
22 the Queens Southborough command, they're under  
23 patrol now because of the distance. So your logic  
24 is on point and I agree, but for the purposes of  
25 supervision, we don't have the ability to create a

2 whole new borough for Queens, and Brooklyn, if you  
3 look at Brooklyn South and the areas you're  
4 reaching it to in Brooklyn, it's probably further,  
5 many of those areas are further from the Queens  
6 PSA and the Queensbridge Houses and so on--

7 COUNCIL MEMBER HALLORAN: Right.

8 EDWARD DELATORRE: --so it  
9 logistically--

10 [Crosstalk]

11 COUNCIL MEMBER HALLORAN:

12 [Interposing] But not Brooklyn North, certainly.

13 EDWARD DELATORRE: No, but Brooklyn  
14 North is part of Brooklyn South for that borough--

15 COUNCIL MEMBER HALLORAN: Oh, for  
16 purposes of that--

17 EDWARD DELATORRE: --of command--

18 COUNCIL MEMBER HALLORAN: --okay.

19 EDWARD DELATORRE: --so we combine  
20 those two patrol boroughs under that borough  
21 command, and Queens being a smaller one,  
22 obviously, if we didn't have a bridge, it would be  
23 a little better. But I understand what you're  
24 saying and, like I say, your thinking is on point,  
25 because that's why we took the Rockaways out of



2 the borough command and put them under the Patrol  
3 Service Borough where they could be better  
4 serviced with precinct modules under the 100 and  
5 101 precinct.

6 COUNCIL MEMBER HALLORAN: And just  
7 one more on the police department side and then  
8 I'll speak to our chairman in NYCHA and ask him  
9 some interesting questions. With regards to the  
10 patrol patterns and the training, I know that the  
11 department has gone to great lengths to begin  
12 training specifically for this kind of contact,  
13 but obviously there are something wanting, I mean,  
14 many of the residents have expressed some  
15 displeasure with, not so much the Housing Bureau  
16 cops who are assigned to them who they get to  
17 know, but the precinct police officers. Has the  
18 CPOP units received housing-related training where  
19 they have units that are in that vicinity, are the  
20 CPOP beats and sectors modified in places where  
21 housing presence is light, Housing police presence  
22 is light or nonexistent, such as it is in Staten  
23 Island, and are those officers receiving any CPOP  
24 training related to those issues? Because  
25 obviously there's something that keeps popping up

2 over and over again?

3 EDWARD DELATORRE: Okay. The  
4 training, the newly revised training that the task  
5 force actually put forward, along with the police  
6 department, was given to the entire Housing Bureau  
7 and to the entire group of precinct housing  
8 modules, which would be those groups that work  
9 like in Staten Island and places like that,  
10 they've already received that first layer of  
11 training.

12 The second layer of training, I  
13 think as the chairman mentioned in his opening  
14 statement, is going out now over the next 12  
15 months during the year of 2011, all of those  
16 precincts--the 40th, the 42nd precinct--all of  
17 those patrol officers in all of the precincts in  
18 the city will be getting the same training over  
19 the course of 2011.

20 COUNCIL MEMBER HALLORAN: Thank  
21 you, Chief, that's fantastic. Mr. Chair, good to  
22 see you again, and I didn't notice that you had  
23 gotten gray, but I haven't been here that long, so  
24 I'll give it some time, maybe in 10 years we can  
25 have this conversation again, assuming we don't

2 extend our terms anymore.

3 Let me turn to your numbers because  
4 I'm trying to wrap my head around some things.  
5 You indicated that on average it would be about  
6 \$100,000 after the initial outlay to do the CCTV  
7 system per development, is that accurate per  
8 building and development?

9 JOHN RHEA: Yes, yes, it's  
10 accurate.

11 COUNCIL MEMBER HALLORAN: Okay.  
12 All right. And you said it's about \$50,000 per  
13 unit for the layered access system, is that  
14 correct?

15 JOHN RHEA: Correct.

16 COUNCIL MEMBER HALLORAN: Okay.  
17 And my quick math on that is that there are 408  
18 developments throughout the five boroughs, is that  
19 accurate?

20 JOHN RHEA: No, we have 334  
21 developments throughout the--

22 COUNCIL MEMBER HALLORAN: Three 34.

23 JOHN RHEA: --throughout the five  
24 boroughs.

25 COUNCIL MEMBER HALLORAN: Okay.

2 So--

3 JOHN RHEA: And as you know,  
4 obviously, every development is different in terms  
5 of the composition of the number--

6 COUNCIL MEMBER HALLORAN: Sure.

7 JOHN RHEA: --of actual buildings.

8 COUNCIL MEMBER HALLORAN: Do we  
9 have an average number or do we have the actual  
10 number of total buildings in--

11 JOHN RHEA: [Interposing] Twenty  
12 six hundred.

13 COUNCIL MEMBER HALLORAN: Twenty  
14 six hundred, okay. So assuming for a moment that  
15 what one of my council members indicated, which is  
16 there's \$27 million available currently in capital  
17 allotments and assuming that we have, as you've  
18 indicated, the 334 developments, which is what  
19 we're looking at as our number--

20 JOHN RHEA: [Interposing] Maybe,  
21 and I don't know--

22 COUNCIL MEMBER HALLORAN: Yeah.

23 JOHN RHEA: --if this is where  
24 you're going, our internal estimates so that if we  
25 really want to implement layered access systemwide

2 in all 2,600 buildings, you're looking at north of  
3 \$100 million in costs, something like 135 million-  
4 -

5 COUNCIL MEMBER HALLORAN: Right.

6 JOHN RHEA: --and to implement CCTV  
7 in the way that we'd like to, you're north of \$200  
8 million of additional costs.

9 COUNCIL MEMBER HALLORAN: Right,  
10 and of which you have 27 million, so assuming for  
11 a second that we were only going with the layered  
12 access system, you're a little bit more than a  
13 quarter of the way into the pot, as they say. But  
14 there are two things that bother me about your  
15 math, and the first thing that bothers me is the  
16 per unit costs, I just--'cause Google's a  
17 wonderful thing--I just Googled electronic keyless  
18 door systems for buildings and came up with about  
19 104 different places, Quantum Metrics being one of  
20 them, and they averaged per 100 unit building a  
21 cost of \$20,000 for their systems. Now I know the  
22 City likes to pay billions extra for everything it  
23 does and buys, but if we're looking at moving into  
24 the 21st century anyway, which I assume we are,  
25 we're talking about the potential for wireless

2 infrastructure, which might actually also help  
3 residents, 'cause you might actually be able to  
4 deliver wireless, some sort of public access  
5 wireless at the same time. Has the department  
6 looked at the potential for, A, operating the  
7 CCTVs and the layered access on a wireless system  
8 in each building which they could also piggyback  
9 with wireless service for the residents as a  
10 public access, and how much that would reduce  
11 costs and especially in installation because with  
12 a wireless system your only issue is electrical  
13 connection as opposed to hardwiring fiber optics  
14 systems.

15 In addition, I'm terrified of the  
16 notion of you being able to use a cell phone as an  
17 access point because if you're using a cell phone,  
18 you're telling me I could be three miles away, get  
19 the phone call, and buzz somebody in. If we're  
20 talking about safety and security, that certainly  
21 doesn't sound like safety and security to me.

22 And if the wireless system is  
23 implemented, just the one I found on the Internet  
24 just being a nobody Council Member siting in front  
25 of a computer and was able to find is a quarter of

2 the cost of what you're projecting. And it used  
3 to be in the private sector that the more you  
4 bought of something, the less it cost--I know that  
5 doesn't necessarily work for city math for  
6 whatever reason, but my understanding is that's  
7 how it should work. So if we're talking about  
8 buying 2,600 units wireless systems for access and  
9 intercom, I would tend to think it'd be a hell of  
10 a smaller number per unit than what they're doing  
11 for a 100-unit business.

12 Are we really doing a sufficient  
13 job of vetting with these ideas that we have of  
14 looking at the market for long term, modern  
15 responses? 'Cause it doesn't sound like it to me.

16 JOHN RHEA: Okay. Couple things,  
17 one, I don't know which specific system you're  
18 referencing so I can't say whether it's apples to  
19 apples, but I will let Brian Clarke talk about the  
20 work that we've done to analyze our options. So  
21 he'll talk about that in a second.

22 Two, a big piece of the rationale  
23 for evaluating how we've been spending council  
24 members' CCTV dollars is to make sure that we were  
25 doing it as efficiently as possible and that the

2 systems were scalable and worked for us in our new  
3 technological set of options and alternatives.  
4 And so we are looking at all of that and, again,  
5 Brian can discuss the options wireless versus  
6 wireline versus cable line, and why we're going  
7 with what we're proposing.

8           The third point I want to make  
9 though is there's a separate, yet related, set of  
10 activities going on in NYCHA that are looking at  
11 the full cost and scalability of smart buildings,  
12 right, and that's beyond just layered access and  
13 CCTV, it deals with how can we remotely,  
14 wirelessly, and electronically control our heating  
15 systems, a whole range of things, right? So the  
16 smart buildings technology work that's being led  
17 by our Chief Information Officer, you know  
18 obviously informs a lot of the work that this team  
19 is doing around the security piece, but it has a  
20 whole separate and larger set of considerations  
21 and costs, okay?

22           So but, yes, we are looking at  
23 taking NYCHA forward as an organization that is  
24 using technology and information to better manage  
25 our business and serve our residents better.



2 COUNCIL MEMBER HALLORAN: Mr.  
3 Chair, could you just address the security  
4 question I asked you?

5 JOHN RHEA: About to address it for  
6 you right now.

7 COUNCIL MEMBER HALLORAN: Okay.

8 JOHN RHEA: No, I'm sorry, the  
9 security, about the cost, right?

10 COUNCIL MEMBER HALLORAN: No, no,  
11 about the use of a cell phone to be able to buzz  
12 someone into a NYCHA residence. If you're using  
13 that as an access point, I don't have to be in the  
14 house to do it.

15 JOHN RHEA: That's correct.

16 COUNCIL MEMBER HALLORAN: So do you  
17 think that that's wise to be able to buzz people  
18 in to secure facilities like this after we're  
19 going through all the effort of having multilayer  
20 securities when somebody could simply pick up the  
21 phone and be three miles away and answer the phone  
22 to buzz them in?

23 JOHN RHEA: Well it basically is  
24 putting the decision to provide access to that  
25 building in the hand of the resident, who is a

2 legitimate member of the NYCHA community and has  
3 the right to allow their visitors into their  
4 residence and we--

5 COUNCIL MEMBER HALLORAN:

6 [Interposing] Even without their presence.

7 JOHN RHEA: Even without their  
8 presence, I mean, we don't have rules and  
9 regulations that say NYCHA can only--a resident  
10 can only allow a visitor if their present, right?  
11 I mean, you don't have that rule in your home and  
12 we have no intent of trying to establish a rule  
13 like that in NYCHA communities.

14 But the decision is being put in  
15 the hands of the resident. If the resident abuses  
16 that responsibility, it's a different point, we  
17 will take action as it relates to tenancy matters.  
18 But at the end of the day our goal is to put the  
19 decision and the safety and security in the hand  
20 of residents.

21 COUNCIL MEMBER HALLORAN: Mr.  
22 Chair, I will respectfully disagree with you for  
23 three reasons. The first is, if the point of  
24 having multilayer security is to ensure that only  
25 the right people are getting in there, I think you

2 open a Pandora's box of difficulties if you allow  
3 a cell phone to buzz someone in and the person  
4 doesn't need to be physically present. There is  
5 something about personal responsibility which says  
6 if you're there, you have an obligation to make  
7 sure your guests behave, so by physically being  
8 present when you buzz them in, I think that issue  
9 is put more to rest.

10 While I understand wanting to  
11 empower and give responsibility to the individual  
12 residents, I wonder if we don't wind up in a  
13 similar place to where we are now on other issues.

14 And, two--

15 CHAIRPERSON VALLONE: [Interposing]  
16 Council Member, we understand you disagree, but  
17 this is an argument perhaps for--

18 COUNCIL MEMBER HALLORAN: Sure.

19 CHAIRPERSON VALLONE: --another  
20 time, we've got a few other Council Members--

21 COUNCIL MEMBER HALLORAN: Sure.

22 CHAIRPERSON VALLONE: --waiting, so  
23 just--

24 [Crosstalk]

25 COUNCIL MEMBER HALLORAN: Yeah,

2 sure.

3 CHAIRPERSON VALLONE: Thanks.

4 COUNCIL MEMBER HALLORAN: Well many  
5 years ago, they modified the penal law in order to  
6 make the police officer eligible to [off mic] the  
7 trespass person under trespass law, and now that's  
8 come under fire because now people feel that  
9 that's a problem. I just think that the cell  
10 phone issue is opening up--I won't get into all  
11 the details, but I would love to hear the response  
12 on the budget side of things that you were going  
13 to pass off.

14 BRIAN CLARKE: So first off, the  
15 way that we came to this decision, so Patrick, our  
16 security director and I, we co-chair the Security  
17 Measure Subcommittee. On that subcommittee, we  
18 have resident leaders--Mr. Johnson from Mott Haven  
19 Houses, Ms. Bergen from Isaacs Houses, as well as  
20 NYPD, and various other NYCHA departments. We  
21 brought in various vendors, we went out to  
22 various--we went to the Newark Housing Authority,  
23 Bayonne Housing Authority, Wavecrest, various--  
24 South Parkchester up in the Bronx. So we went to  
25 various similar, large type of residential

2 communities to review their access systems and  
3 CCTV systems and we found a commonality with  
4 layered access control and bringing back the video  
5 to a central location.

6           Regarding the wireless versus the  
7 fiber optic network, first off, when it comes to  
8 security and safety, you want to have the most  
9 reliable form of communication, and fiber optic  
10 communicating across cable is more reliable than  
11 wirelessly. Also, with wirelessly there's ongoing  
12 costs, there are going to be situations where we  
13 are going to have to use wireless because there  
14 won't be an ability for us to bring conduit back  
15 to the central location, but where we can, we  
16 prefer to put in the hard wired.

17           Okay? And then regarding your  
18 Google search, regarding the Google search, with  
19 the 50,000, like I said, it's a preliminary  
20 estimate and, certainly, when we put it out for  
21 competitive bid, we're hoping that we're going to  
22 get reduced pricing, but it just simply isn't  
23 electronic access control, it's adding a  
24 mechanical lock to the system, ruggedized  
25 hardware, and as well as the callout intercom

2 system, with intelligence getting notification if  
3 there is a problem with the system coming back to  
4 a central point.

5 And then just to add to on to what  
6 the chairman said before, when you put in this  
7 fiber optic network, you can build on it for  
8 various smart building technologies, which in the  
9 long run is going to save the Housing Authority  
10 money. Okay.

11 COUNCIL MEMBER HALLORAN: Thank  
12 you, Mr. Chairman, appreciate it, appreciate your  
13 testimony.

14 CHAIRPERSON MENDEZ: We've been  
15 joined by the G contingent of the City Council,  
16 Council Member Dan Garodnick, Council Member  
17 Greenfield, and Council Member Gentile. And then  
18 to spoil it, we had Council Member Williams, who's  
19 not a G, come in as well and--

20 [Crosstalk]

21 MALE VOICE: --Jumaane.

22 CHAIRPERSON MENDEZ: --yeah,  
23 Jumaane--oh, no, no, but that's a J.

24 [Crosstalk]

25 MALE VOICE: The G is silent.

2 CHAIRPERSON MENDEZ: G is silent.

3 Okay. Council Member Chin, to be followed by  
4 Council Member Ulrich.

5 COUNCIL MEMBER CHIN: Great, thank  
6 you, Madam Chair. Good afternoon, Chairman. I  
7 was one of the council members that also visited  
8 Newark and I was quite excited about the system  
9 that was there until I was told that no way will  
10 be able to afford it to do it in New York City  
11 because that system is so much smaller than what  
12 we have. But I'm really anxious to bring it to  
13 the development that we have in my district, so I  
14 met with your staff. So I'm looking forward to  
15 the follow-up.

16 One of the concern or the question  
17 I have is that, I know we have a resolution  
18 introduced by Council Member Vallone that we need  
19 to ask the Congress and President for some money  
20 on this because there's no way that City Council  
21 members with the budget situation that we have  
22 that we can continue to fight for those huge  
23 capital dollars for this to do the security  
24 system. I mean, in my first year on the City  
25 Council I put in for this camera system \$800,000,

2 that was, like, most of the capital budgets that I  
3 was able to get and it just sat there for a whole  
4 year. So I'm really anxious to really see money  
5 being used so that the residents in the  
6 developments will be protected. So I think that  
7 in terms of the timeline how we can really get  
8 that going.

9 The other issue is working with the  
10 residents. I know in your testimony you did talk  
11 about the training and the patrol, but even before  
12 all that is happening, I think I raised that in  
13 the past about the cheapest thing that could  
14 happen right away in terms of lighting 'cause some  
15 of the buildings they're all like in the back. In  
16 the Smith Project, I was visiting 10 Catherine  
17 Slip, and that's all the way in the back and it's  
18 really quiet, all you need is just some bright  
19 lights there. And the intercom system, I mean  
20 right now, a lot of them are broken. I mean, the  
21 other day, I was there visiting a senior with the  
22 Meals on Wheels program, we couldn't get in  
23 because the buzzer, she couldn't buzz us in  
24 because one of the buttons was broken and we had  
25 to wait until somebody opened the door.



2           So I think the training and support  
3 for the resident is important. Even now, are  
4 there any mechanisms set up, even like with  
5 walkie-talkies for the resident patrol so that  
6 they can actually get some backup from PSA?  
7 Because the tenant patrol that I visited at Smith,  
8 I mean, these were seniors and residents there,  
9 and there were people like knocking on the door  
10 wanting to get in, and if they don't let them in,  
11 they might get hurt. So there is no support for  
12 them, and they just tell me we're here, but this  
13 is what's going on.

14           So immediately, what can be put in  
15 place to help the security situation until we get  
16 all the cameras and everything else in place?

17           JOHN RHEA: Well I'm going to ask  
18 both Chief Delatorre and DGM Finkelman to answer  
19 portions of your question, but the first one  
20 regarding, as I said in my formal testimony, is we  
21 agree with you, there are immediate measures we  
22 can take like improved, enhanced lighting that go  
23 a long way to deterring crime and to making it  
24 safer even for the police officers who are there  
25 to serve residents.

2 I'm very concerned about ensuring  
3 that we aren't putting our residents--look, we  
4 want to engage our residents in helping to reduce  
5 and deter crime, but at the same time, we don't  
6 want to put our residents in harm way. So a very  
7 big piece of the re-launch of Resident Watch from  
8 Tenant Patrol was focused on the safety of those  
9 who have stepped forward to participate in trying  
10 to keep their communities safe. We feel an  
11 incredible responsibility to ensure that no one  
12 actually is harmed because of their willingness to  
13 step forward. So a big piece of that involved new  
14 training for residents who participate as members  
15 of Resident Watch and that training is coming  
16 directly from the police department and mirrors  
17 the type of training that they provide to cadets,  
18 and also increases the communication mediums  
19 between police officers and Resident Watch.

20 The money that was put forward by  
21 Mayor Bloomberg to help us fund some of the  
22 jackets and other things, it was very important  
23 identifying them clearly and brightly, all of  
24 those things, and to make it clear that that was a  
25 re-launched program with the support of the NYPD

2 and NYCHA management, we believe are the types of  
3 steps we must take to ensure residents' safety as  
4 they participate and help us improve and reduce  
5 crime in the developments.

6 So I share your concern, we are  
7 taking real actions and we will continue to try to  
8 improve on the things that we can do that aren't  
9 necessarily high cost items, like capital  
10 investments, but are just better management and  
11 communication tools.

12 So, Chief Delatorre, could you  
13 respond to some of what we're--

14 EDWARD DELATORRE: Yes.

15 JOHN RHEA: --doing and then--

16 COUNCIL MEMBER CHIN: [Interposing]

17 Before the Chief responds, just on the resident  
18 part, 'cause I remember when I visited Newark with  
19 other council members, one of the things that they  
20 put in place for the resident was also they  
21 renovated the community rooms, and they created  
22 more activities to really get more residents to  
23 come down, to socialize, to be there, and that  
24 also creates a supportive atmosphere.

25 JOHN RHEA: Absolutely.

2 COUNCIL MEMBER CHIN: Then you have  
3 people sitting around so when you come in and out,  
4 you feel much more safer.

5 JOHN RHEA: Right, absolutely and  
6 when we talk about layered access, and in my  
7 formal testimony I talked about CCTV is important,  
8 but it's only a component of a broader  
9 comprehensive system. The best providers of CCTV,  
10 the companies that are out there who do this and  
11 they do it really well, and we've met with most of  
12 them, the reputable ones will tell you--as much as  
13 they want to push their products and they believe  
14 the CCTV can be an effective part of a crime  
15 solution--they tell you that--and the most  
16 reputable ones won't actually take jobs unless you  
17 commit to make substantial investments in your  
18 overall infrastructure in order to enhance and  
19 ensure that their program works. And a lot of  
20 that are the things that you're talking about,  
21 it's not just the doors and the layer access that  
22 we are proposing, which is critically important  
23 and one of the fundamentals, but they also want  
24 you to make other types of investments in  
25 lighting, in community centers, and things that

2 actually provide enhance and security and  
3 participation of residents in the community.

4 Those are costly initiatives, and  
5 that's why, as you started I think your commentary  
6 about we've got to have a more concerted effort if  
7 we want to implement things like Newark has been  
8 able to implement and ensuring that we receive  
9 funding to do so.

10 Newark received certain funding,  
11 they also have a smaller system so the total cost  
12 of implementation is a lot lower, but obviously  
13 they're a smaller system overall so relatively  
14 they spent a lot of money, and they spend a  
15 tremendous amount of money maintaining and  
16 operating their system.

17 COUNCIL MEMBER CHIN: It's a good  
18 system.

19 JOHN RHEA: Okay.

20 EDWARD DELATORRE: Okay. As to the  
21 Resident Watch, I believe today is the first day  
22 of the kickoff of the training actually. What we  
23 did is we have the auxiliary coordinators from the  
24 PSAs and the community affairs officers actually  
25 doing the training for the local Resident Watch,

2 that's not only to get training across  
3 effectively, but to also reinforce that  
4 relationship that they should have with the  
5 precinct or PSA personnel.

6 In Brooklyn, as the Chairman  
7 mentioned, we started piloting this relationship  
8 where we designated officers from the PSA who are  
9 going to be the liaison to the Resident Watch. So  
10 in addition to training them, what we want is we  
11 want them to share in their goals for recruitment,  
12 assist in recruitment, ensure that their visits  
13 are being made to the Resident Watch while they're  
14 seating there, 'cause I think one of the biggest  
15 concerns that the old Tenant Patrol raised was  
16 that they're not getting enough visits by our  
17 officers. So we've charged somebody in each of  
18 these PSAs in Brooklyn as a pilot to ensure that  
19 those visits are being made. And, again, to  
20 enhance that relationship on the training end as  
21 well. And the training is kicking off today.

22 GLORIA FINKELMAN: So you mention  
23 the idea of having some opportunity for the  
24 residents to socialize while they also are sitting  
25 Resident Watch. One of the things that the

2 Housing Authority does fund is we do fund  
3 different games, board games for anyone sitting  
4 Resident Watch the buildings, we fund them for  
5 monthly refreshments, and recently, just last week  
6 at the meeting, we spoke about what communication  
7 possibilities there are. We currently provide  
8 them with a phone and we are going to survey to  
9 ensure that all Resident Watch have a phone so  
10 that they can feel safe and call in to 911. We  
11 are also looking to see whether we could obtain  
12 funding for some walkie-talkies, as you mentioned.

13 JOHN RHEA: And then just lastly, I  
14 don't want to leave it as if we don't have the  
15 money, so we're not looking at what our options  
16 are, we will be coming back, not only to the  
17 Council, but in a much more comprehensive way to  
18 the community around the plan to preserve public  
19 housing. In that plan is clearly an articulation  
20 of the need to support and maintain and improve  
21 our community centers and we're looking at various  
22 mechanisms to do that, and I won't go into them  
23 here, but we recognize, Council Member Chin and  
24 others, that that's a big piece of the quality of  
25 life in the NYCHA community and we cannot abandon

2 it, and we've got to find a way to reinvest in it,  
3 and it will be part of our plan.

4 COUNCIL MEMBER CHIN: Okay. Thank  
5 you, I look forward to the follow-up meeting with  
6 my office so that we can get the cameras into our  
7 developments.

8 CHAIRPERSON VALLONE: Thank you,  
9 Council Member Chin. The list is now closed  
10 because you guys have to get out of here and we  
11 need to get to some other panels. And so the only  
12 two left to go, Ulrich and Greenfield, who have  
13 both promised they will be relatively quick. So  
14 Council Member Ulrich.

15 COUNCIL MEMBER ULRICH: Thank you,  
16 Mr. Chairman. I do apologize for coming late, I  
17 was attending the budget hearing across the street  
18 so I didn't get a chance to hear your testimony,  
19 but I am very interested in the topic of today's  
20 hearing.

21 I find that it's probably difficult  
22 to police a building if you're not always  
23 confident or sure who's living in it. And I bring  
24 that up because we're talking about security in  
25 public housing. My wife grew up on the Lower East



2 Side, matter of fact, her parents, my in-laws,  
3 they're still living in the Lillian Wald Houses  
4 right on East Houston, I'm there all the time.  
5 And what's very concerning to them and very  
6 concerning to many residents in those buildings,  
7 we can have cameras, we can have jackets with  
8 reflectors, we could have all these things, we can  
9 have people buzzing people in, but there's  
10 systemic fraud going on in public housing where  
11 people illegally sublet apartments--

12 CHAIRPERSON VALLONE: [Interposing]  
13 Council Member, I made--

14 COUNCIL MEMBER ULRICH: Yeah.

15 CHAIRPERSON VALLONE: --the  
16 announcement, I know that you went to the other,  
17 as important, hearing, but this is only about  
18 cameras and about the composition of the task  
19 force, we're not going into any other security  
20 issues regarding public housing at this point.

21 COUNCIL MEMBER ULRICH: Right,  
22 well, I mean, I will ask for the indulgence of the  
23 Chairman, maybe after the hearing we could talk  
24 about this, but it's increasingly difficult to  
25 talk about cameras and public safety when you're

2 on the Public Safety Committee when you don't even  
3 know who's living in the building 'cause there's a  
4 lot of illegal stuff taking place.

5 JOHN RHEA: So first of all, we  
6 share your concern about recognizing--accurately  
7 reporting who are tenants of record, okay? So  
8 there's no argument there.

9 COUNCIL MEMBER ULRICH: Right.

10 JOHN RHEA: We spend an incredible  
11 amount of time ensuring that when we identify  
12 residents who are not part of the household  
13 composition that we bring tenancy action as  
14 swiftly as possible.

15 To your point, part of the Safety  
16 and Security Task Force is looking at the most  
17 efficient and effective ways to deal with that  
18 problem. So this is not a problem that is not,  
19 again, on the table as part of the task force--

20 COUNCIL MEMBER ULRICH: Right.

21 JOHN RHEA: --you mentioned your  
22 in-laws, well the residents and the CCOP who are  
23 on this task force, they mirror your in-laws and  
24 they're very concerned about illegal occupants in  
25 their building and that's part of how we try to

2 address this comprehensively.

3 The proposal we have on the table  
4 around layered access obviously will have an  
5 impact on working with tenants to ensure that  
6 their household composition is updated, accurate,  
7 and reflects everybody is a tenant of record, and  
8 obviously key fobs will only be issued to those  
9 who are tenant of records.

10 One of the problems that my team  
11 talked about before you arrived is that, with  
12 traditional keys, they can be duplicated and  
13 passed out to anyone. Obviously, these fobs will  
14 only be made available to tenants of record in  
15 public housing apartment buildings.

16 COUNCIL MEMBER ULRICH: Yeah, I  
17 mean, given the housing crisis and the economy  
18 it's really unfair. In my district, I don't have  
19 any NYCHA developments, but I have people who have  
20 fallen on hard times that qualify for these  
21 apartments and they can't get in, there's a  
22 waiting list, right? So you've got people that  
23 desperately need housing that can't get housing  
24 because you've got people who have illegally  
25 subletted apartments and it's just--

2 [Crosstalk]

3 JOHN RHEA: [Interposing] Council  
4 Member, with all due respect, public housing  
5 apartments is just one part of our--

6 COUNCIL MEMBER ULRICH: Right.

7 JOHN RHEA: --affordable housing  
8 pool, we also have Section 8, and I'm sure there  
9 are a lot of members in your district who are--

10 COUNCIL MEMBER ULRICH: Sure.

11 JOHN RHEA: --receiving Section 8--

12 [Crosstalk]

13 COUNCIL MEMBER ULRICH: And there  
14 sure are, and thank God they are, they wouldn't be  
15 able to live anywhere else. So maybe we could  
16 talk after the hearing, I don't want to take up  
17 any more time and I know that the Chairman wants  
18 to move this along, so thank you.

19 JOHN RHEA: Thank you.

20 CHAIRPERSON MENDEZ: Okay. We've  
21 been joined by Council Member Diana Reyna. And  
22 now Council Member Greenfield.

23 COUNCIL MEMBER GREENFIELD:

24 Incidentally, my constituents are on a very long  
25 wait list for Section 8, but we won't go there. I

2 do appreciate your testimony today and I also  
3 appreciate--and I'll take a slightly different  
4 view than some of my Republican colleagues, one  
5 who's no longer here, so I feel bad doing this--  
6 but NYCHA housings shouldn't be prisons, right? I  
7 mean, these are welcome places, this is a home for  
8 the people that live there and they have every  
9 right to bring family members, just like the  
10 Council Member does to his home, and I definitely  
11 appreciate that you're keeping it open and welcome  
12 to guests.

13 I do just want to ask one quick  
14 question as well, 'cause I was also at that other  
15 budget briefing, and that is with the 20% in  
16 capital budget cuts that are being bandied about,  
17 how is that going to impact security in NYCHA  
18 facilities?

19 JOHN RHEA: NYCHA, like every other  
20 city agency that receives capital dollars, was  
21 affected by the 20% cut that was required by the  
22 Administration. We've worked very diligently to  
23 ensure that those cuts are not in areas where we  
24 were investing in security is the short answer.  
25 But obviously it has an impact on our capital

2 program, but because principally the capital  
3 dollars that have been provided to NYCHA, for  
4 example, for CCTV were provided through the  
5 Council, it has not affected what we currently  
6 have, obviously it'll have an impact on what you  
7 can allocate to us going forward.

8 COUNCIL MEMBER GREENFIELD: So  
9 actually, just to clarify that point 'cause that  
10 is an important point, so the funding that was  
11 provided by the Council is not being cut, that  
12 funding will stay whole?

13 [Pause]

14 JOHN RHEA: I'm being told that  
15 there was a 6% reduction because I think it  
16 affected certain annual allocations, not all,  
17 right? Yes.

18 COUNCIL MEMBER GREENFIELD: Okay.  
19 Thank you.

20 CHAIRPERSON VALLONE: Council  
21 Member Reyna has graciously agreed not to ask  
22 questions, but she did have that same question.  
23 And clearly, the longer you wait to spend this  
24 money, the more danger there is of it not being  
25 there. So your answer--and to sum up for Council

2 Member Reyna--your answer regarding council  
3 members who have agreed to the entire hardened  
4 system, to me, was you're ready to begin  
5 immediately, is that correct?

6 JOHN RHEA: That's correct, but it  
7 obviously has a procurement process, you know,  
8 it's a design stage, right? We need to meet with  
9 you, get your buy in and sign off on the actual  
10 proposal, we want to bring alternatives to you, we  
11 need it quickly to get your sign off, we need to  
12 communicate with residents that they buy into  
13 that, and then we have to go through the  
14 procurement process, and then we can obviously  
15 launch. For example, in the case of Mott Haven,  
16 we are scheduled to launch at the--

17 GLORIA FINKELMAN: Summer.

18 JOHN RHEA: --the summer, this  
19 summer, right? And we started that process at the  
20 end of last year, first of this year. So that's  
21 the kind of timeline.

22 CHAIRPERSON VALLONE: And her last  
23 question then was regarding council members who  
24 have not decided to go with the whole system and  
25 still want the cameras, what's the plan there?

2 JOHN RHEA: If a Council Member, in  
3 consultation with residents, say we love your new  
4 system, we'll work with you to figure that out at  
5 a later date, we want to move forward with  
6 cameras, then we will come with a proposal on how  
7 to deploy the cameras.

8 CHAIRPERSON VALLONE: Okay. Thank  
9 you. We need to get to our other panels, so I  
10 want to thank all of you--

11 CHAIRPERSON MENDEZ: [Interposing]  
12 Hold on.

13 CHAIRPERSON VALLONE: Sorry, not  
14 yet?

15 CHAIRPERSON MENDEZ: We have 4 1/2  
16 pages worth of questions, we only got to half, we  
17 will be forwarding those questions to NYCHA so you  
18 can get us the answers. There was a whole bunch  
19 of questions I had in my opening statement that we  
20 never got to, we'll forward that to you as well.

21 And just to make one last statement  
22 before this panel leaves. Mr. Chairman, the  
23 Authority may have and probably did mention to me  
24 that there is a Safety and Security Task Force,  
25 but when that is not followed up immediately with,



2 and we're freezing capital dollars, that doesn't  
3 translate in our brains to, oh, tell us more about  
4 this task force and tell us what's going to happen  
5 to our money, okay?

6 So if the task force was started in  
7 December of 2009, we passed a budget in June of  
8 2010, in June of 2010, I allocated a little over a  
9 million more dollars for cameras. And I decided  
10 to do that because my residents needed--that  
11 doesn't even get me the whole development at the  
12 one that I allocated for--

13 JOHN RHEA: [Interposing] That was  
14 my--

15 [Crosstalk]

16 JOHN RHEA: --exactly.

17 CHAIRPERSON MENDEZ: Yes, but if  
18 the money was going to be frozen I would have  
19 chosen to get more computers in my public schools,  
20 to get a library installed, or a science lab in my  
21 public schools that need them so much. So I think  
22 not having given us that information puts us in a  
23 bad predicament now that there is a 6% reduction  
24 to our capital and that is why we are frustrated.  
25 So I just wanted to clarify--

2 [Crosstalk]

3 JOHN RHEA: [Interposing] I

4 understand the frustration, I want to also say  
5 that from my perspective--and this is my point of  
6 view--City Council is allocating money to reduce  
7 crime and improve safety in public housing. One  
8 of the proposals that you were funding at that  
9 time was CCTV. We asked for a reasonable period  
10 of time to come back to you with a proposal that  
11 we think is better than CCTV alone, we think we've  
12 honored that, and we still believe that what we're  
13 proposing is to reduce crime and improve safety in  
14 public housing. So if you allocated the \$1  
15 million for that, we believe we're sticking with  
16 the spirit of what our request is.

17 Secondly, if you decide after  
18 hearing our proposal, it all sounds good, but I  
19 want my TVs, CCTVs, we will provide you with a  
20 more cost effective way to implement the CCTV than  
21 what was originally proposed when you allocated  
22 the money. We hope that you will work with us to  
23 do a proposal that collectively this task force  
24 believes is more effective.

25 So we believe both in the spirit

2 and in terms of the substance of what we're  
3 proposing and doing is consistent with what we  
4 asked and that your million dollars didn't go down  
5 a rabbit hole to be stuck in an account without a  
6 plan.

7 CHAIRPERSON MENDEZ: Okay.

8 CHAIRPERSON VALLONE: And if we get  
9 the federal funding, hopefully we can do all of  
10 that for all of our--

11 JOHN RHEA: Thank you.

12 CHAIRPERSON MENDEZ: Yes.

13 CHAIRPERSON VALLONE: --  
14 developments, okay.

15 CHAIRPERSON MENDEZ: I just want  
16 chair's prerogative just to state this. To my far  
17 right, Diana Reyna has \$2,235,000 in capital  
18 money; I have 2,015,000 in capital money; Melissa  
19 Mark Viverito, 1,400,000 in capital money; and  
20 Margaret Chin, 3 million in capital money, some of  
21 that goes back to 2004, considering she's been in  
22 office only a year, Margaret, that's really  
23 something. So just at this table alone, just at  
24 this table alone we're talking about more than \$10  
25 million. Maria Carmen Arroyo has \$2 1/2 million.

2 So it starts to add up, it's substantial. And  
3 then we just want--we understand you're trying to  
4 get a better system, but had we been privy to that  
5 before, we could have allocated last year's budget  
6 differently and this one that's coming up in a  
7 different manner.

8 And with that, all I'm going to say  
9 is, Gloria Finkelman, I believe this is your last  
10 hearing, so congratulations on your future  
11 retirement and you owe me a dance and we will see  
12 each other in other ventures, I hope.

13 GLORIA FINKELMAN: Thank you,  
14 Council Member Rosie Mendez and all of the council  
15 members who have worked so hard for the residents  
16 of public housing. And I certainly look too young  
17 to retire, don't I?

18 FEMALE VOICE: Yes, you do.

19 [Applause]

20 CHAIRPERSON MENDEZ: Well earned.  
21 Okay. I want to thank this panel for their  
22 testimony, you'll get all our questions. And for  
23 the police department, I did have some questions  
24 for you and I'll have them forwarded through the  
25 task force so that we can get those answers.

2 And now from the great city of  
3 Newark, Janet Abrahams from the Newark Housing  
4 Authority.

5 JOHN RHEA: Thank you.

6 [Long pause]

7 [Off mic]

8 JANET ABRAHAMS: --statement--

9 FEMALE VOICE: Okay.

10 [Off mic]

11 CHAIRPERSON MENDEZ: Ms. Abrahams,  
12 it's a pleasure to see you again. I'm going to  
13 need you to identify yourself for the record and  
14 the gentleman that's with you, and I look forward  
15 to your testimony.

16 JANET ABRAHAMS: Good afternoon  
17 everyone--I had to check my watch--my name is  
18 Janet Abrahams, I am the Chief Operating Officer  
19 for Newark Housing Authority. I have to my left  
20 Shawn Buchanan, he is the Senior Analyst for the  
21 Operations Department, he's also responsible for  
22 the installation and oversight of our entire  
23 camera systems.

24 As I stated earlier, my name is  
25 Janet Abrahams. Thank you for inviting me here

2 today to testify about our experience with  
3 implementing improved security for the residents  
4 we serve. The NHA has invested heavily in this  
5 solution and we are pleased to share our  
6 information with you.

7 The Newark Housing Authority has  
8 over 8,000 units of public housing and faced many  
9 of the same difficult funding situations as all  
10 other Housing Authorities. When I started working  
11 with NHA four years ago, we had individual  
12 meetings at every single one of our sites and one  
13 of the main complaint of our residents were they  
14 wanted us to increase safety and security.

15 So we began to develop and  
16 implement a multi-pronged approach to improving  
17 our residents with increased safety and security.  
18 The system is made up of five components that we  
19 decided to purchase. We have physical changes to  
20 the lobbies and doors, installation of cameras, we  
21 have a visitor management system, resident access  
22 control system, and on-site and off-site security  
23 personnel.

24 The physical changes that we made  
25 to the properties overall included upgrades to our

2 common areas with improved lighting, redesigning  
3 security desks with line-of-sites, installation of  
4 magnetic door locks. To date, we have installed  
5 over 750 cameras throughout 27 senior buildings,  
6 two-family properties, and three scatter site  
7 communities. This system is centralized as  
8 opposed to an old system of site-based DVRs--and  
9 I'm sure everyone remembers the site-based DVRs.

10 [Off mic]

11 JANET ABRAHAMS: These cameras can  
12 zoom in for accurate pictures so that police can  
13 identify drug sellers, license plate numbers from  
14 hundreds of feet. We also have the ability to  
15 playback past incidents and also print high-  
16 resolution pictures, we have the capabilities of  
17 recording and storing up to 14 days of video in  
18 all cameras, the recorded video, it is encrypted,  
19 which is allowable in court. Both NHA and the  
20 police have used our videos as evidence in various  
21 criminal trials, eviction cases.

22 It should also be noted that we  
23 also installed in all our common areas speaker  
24 systems. The speaker system is used by the  
25 security guards to address potential offenders by

2 simply stating on the speaker system, please move  
3 away, the police is on their way.

4 Obviously, we don't have cameras  
5 everywhere. So the last three aspects of the  
6 system was aimed at getting unauthorized and  
7 residents off and on off the property. The  
8 visitor management system, which is called the  
9 EasyLobby system, requires that every visitor  
10 register with the security guard and show a photo  
11 I.D. which is scanned into a database and a  
12 visitor badge is produced showing the visitor's  
13 pictures and the unit they are visiting.

14 The system was developed more for  
15 an office buildings, such as the tag that I'm  
16 currently wearing. As I'm sure many of you--it  
17 can be done quickly and imposes no inconvenience  
18 to our visitors.

19 We also implemented an I.D. badge  
20 access system that is for our current resident  
21 population. The badge will open designated doors  
22 to buildings and displays the resident's picture  
23 on the computer system that is standing on the  
24 security guard's desk so that they can confirm  
25 that it is the resident entering the building.



2 Now in instances where the guards realize that  
3 someone else is using that I.D., the I.D. is  
4 confiscated and the resident will have to pay a  
5 fine to get that I.D. back from the management  
6 office.

7 During the process of issuing photo  
8 I.D.s to all valid lease holders, we discovered  
9 unauthorized subtenants who everyone thought  
10 legally lived in our buildings. Because of this  
11 system we were able to capture those residents and  
12 have those resident removed from our premises.

13 The last component is the 24/7  
14 security guards. This includes 24 hour, seven  
15 days a week security guards and a central control  
16 center. The guards are monitored by the agency  
17 control center, which is located in our main  
18 office. The camera system itself is monitored,  
19 not only by the operators in the central center,  
20 but also by the security guards at the property  
21 and the site manager. So each one of our site  
22 managers, they're able to pull up the cameras for  
23 their designated buildings on their computer  
24 system.

25 Everyone now understands that they

2 are part of a system in increasing the safety of  
3 our residents. This has allowed the system to be  
4 used for non-security purposes also. For instance,  
5 a manager can simply sit at her desk and tell if  
6 the snow removal contractor is doing their job.

7 The integrated system hasn't been  
8 cheap. It required an upfront investment of \$5  
9 million, with an ongoing investment of 3.5 million  
10 annually. This system does not cover all site, as  
11 it is focused on our vertical buildings. The  
12 vertical buildings have the access control in  
13 their lobbies and then, of course, the scatter  
14 sites and the family properties have visual and  
15 cam visual and speaker capabilities.

16 Cameras alone won't make the  
17 property safe and we realize that, so that's why  
18 we used the four-pronged approach to our system.

19 We have seen over the last year--  
20 two years that we implemented the system a  
21 reduction in crime at our properties. Our  
22 residents today, I really believe that we have  
23 seen success in, not only real reduction in crime,  
24 but also increasing sense of security that our  
25 residents have. Our greatest endorsement of our

2 approach have come from residents themselves who  
3 are now advocating for additional camera services.

4 Thank you.

5 CHAIRPERSON MENDEZ: Thank you,  
6 miss...

7 JANET ABRAHAMS: Abrahams.

8 CHAIRPERSON MENDEZ: Abrahams, and  
9 I apologize for mispronouncing your name earlier.  
10 Ms. Abrahams, you mentioned some numbers, and I  
11 didn't quite capture them, of how much it costs  
12 for the system and how much it costs to operate.

13 JANET ABRAHAMS: For the full  
14 implementation of the system, it was \$5 million,  
15 that's the upfront costs, that included the lobby  
16 renovations, the installation of the cameras, and  
17 the security guards in the first phase. For the--

18 CHAIRPERSON MENDEZ: [Interposing]  
19 The security guards in the first phase?

20 JANET ABRAHAMS: Yes.

21 CHAIRPERSON MENDEZ: Okay.

22 JANET ABRAHAMS: In the first phase  
23 of this process, what we did was we had one  
24 security company that was responsible for the  
25 entire oversight, not only of the sites, but also

2 the central system, and so the cost in the  
3 beginning was a little cheaper, because we were  
4 testing to see exactly how this process would  
5 work. We do have privatized security guards and  
6 so on an annual basis with the security guard and  
7 for the maintenance of the system, we spend \$3.5  
8 million.

9 CHAIRPERSON MENDEZ: And that  
10 covers how many residential units?

11 JANET ABRAHAMS: We have--I will  
12 give you buildings, we have 27 senior buildings  
13 that currently have--

14 [Crosstalk]

15 SHAWN BUCHANAN: --units.

16 JANET ABRAHAMS: --it's about 2,800  
17 units in the senior buildings, we have two family  
18 properties that come to about 800 units, and then  
19 the--

20 CHAIRPERSON MENDEZ: [Interposing]  
21 Two-family, is that like--

22 JANET ABRAHAMS: [Interposing] Two-  
23 family size, those are the walk-ups, three-story  
24 walk-ups.

25 CHAIRPERSON MENDEZ: Okay.

2 JANET ABRAHAMS: And then of course  
3 the scatter sites, those are the ones that are  
4 adjoining, we have maybe about 300 of those units  
5 with cameras.

6 CHAIRPERSON MENDEZ: I'm sorry, if  
7 you could repeat the last one, I didn't jot it all  
8 down, after the two-family, three-story walk-ups,  
9 you had--

10 JANET ABRAHAMS: [Interposing] The  
11 scatter sites--

12 [Crosstalk]

13 CHAIRPERSON MENDEZ: The scattered  
14 site.

15 JANET ABRAHAMS: Yes.

16 CHAIRPERSON MENDEZ: And about how  
17 many units--

18 JANET ABRAHAMS: About 300 units.

19 CHAIRPERSON MENDEZ: And in the 2-  
20 family walk-ups?

21 JANET ABRAHAMS: About 800.

22 CHAIRPERSON MENDEZ: Eight hundred,  
23 okay. So that covers a little close to 4,000--

24 JANET ABRAHAMS: That is correct--

25 CHAIRPERSON MENDEZ: --units.

2 JANET ABRAHAMS: --yes.

3 CHAIRPERSON MENDEZ: That takes  
4 care of maybe two of my developments. And how  
5 many people are staffing that add up to this 3.5  
6 million annually, how many people are staffing,  
7 reviewing cameras, or telling people to back away  
8 or call the police, how many--

9 JANET ABRAHAMS: [Interposing] Well  
10 we have 24 hours, 7 days a week. And so we have  
11 it three shifts, so the vertical buildings you  
12 have three buildings per site, so if you're  
13 looking at three different shifts, your one, two,  
14 three, so we're probably talking about--

15 SHAWN BUCHANAN: Seventy four--

16 [Crosstalk]

17 JANET ABRAHAMS: --about 74 guards,  
18 about 74.

19 CHAIRPERSON MENDEZ: And they're at  
20 a post so they're either in the lobby or in a  
21 booth, they're not doing any kind of vertical  
22 patrol.

23 SHAWN BUCHANAN: That's correct.

24 JANET ABRAHAMS: That is correct.

25 CHAIRPERSON MENDEZ: Okay. And

2 then when I had the distinct honor of going to  
3 seeing your site, not the buildings, but there was  
4 an office space and someone was looking at TV  
5 screens that had images from all of your different  
6 sites, those staff people, what part of 3.5  
7 million are those individuals?

8 JANET ABRAHAMS: Oh, that's the  
9 central location, they are included in the 3.5.  
10 So in the central location, which is the SCO, the  
11 Security Central Office, what you have there, you  
12 have also three shifts and the cameras are  
13 monitored 24 hours a day, 7 days a week and so,  
14 but they are located at the 500 Broad Street  
15 building.

16 CHAIRPERSON MENDEZ: And you have  
17 how many people there?

18 JANET ABRAHAMS: It's--

19 SHAWN BUCHANAN: Two per--

20 [Crosstalk]

21 JANET ABRAHAMS: --two per shift.

22 CHAIRPERSON MENDEZ: Two per shift.

23 JANET ABRAHAMS: Yes.

24 CHAIRPERSON MENDEZ: And so how  
25 many staff altogether with weekends and...?

2 JANET ABRAHAMS: About that 74 that  
3 I told you--

4 [Crosstalk]

5 CHAIRPERSON MENDEZ: Oh, that's  
6 part of the 74.

7 JANET ABRAHAMS: That is correct.

8 CHAIRPERSON MENDEZ: I'm sorry, I  
9 didn't--okay. My colleagues, do you have any  
10 questions?

11 [Off mic]

12 COUNCIL MEMBER ARROYO: Thank you,  
13 Madam Chair. I stepped out of the room 'cause we  
14 had been sitting here for a long time. So I  
15 missed the first part of your testimony, and since  
16 we don't have a copy of the written testimony--

17 JANET ABRAHAMS: I do apologize.

18 COUNCIL MEMBER ARROYO: --I may ask  
19 you a question that you may have already answered  
20 in your testimony. How many developments in the  
21 Newark system?

22 JANET ABRAHAMS: Right now, we  
23 have--you mean that has cameras or all together  
24 with--

25 COUNCIL MEMBER ARROYO:



2 [Interposing] All together in your system.

3 [Off mic]

4 COUNCIL MEMBER ARROYO: You're  
5 whole public housing.

6 JANET ABRAHAMS: We have 27 amps,  
7 so when I say amp--

8 SHAWN BUCHANAN: Twenty-seven  
9 separate--

10 [Crosstalk]

11 JANET ABRAHAMS: --27 separate  
12 properties.

13 COUNCIL MEMBER ARROYO: That--

14 JANET ABRAHAMS: Twenty-seven  
15 separate and some of those include maybe 7  
16 buildings, 12 buildings--

17 COUNCIL MEMBER ARROYO: Okay.

18 JANET ABRAHAMS: --so it's 27  
19 separate developments.

20 COUNCIL MEMBER ARROYO: Okay. I  
21 think the total units in the system--

22 JANET ABRAHAMS: About 8,000.

23 COUNCIL MEMBER ARROYO: Okay. I  
24 think I have 14,000 in my district alone, I think  
25 Melissa has 20,000 in hers.

2 JANET ABRAHAMS: Right.

3 COUNCIL MEMBER ARROYO: and I  
4 didn't realize that the difference in size was so  
5 significant. While we're optimistic in  
6 celebrating that, we have an example of a system  
7 that works for a municipality, I'm concerned that  
8 the difference in size might impact the  
9 effectiveness in us adopting this as a method for  
10 addressing some of the security concerns. Would  
11 you agree or disagree?

12 JANET ABRAHAMS: Well I think that  
13 Newark Housing Authority, yes, we're small, and we  
14 have one centralized system that pretty much  
15 covers all our sites, but I think as you grow and  
16 you kind of take a look at our system and look at  
17 our practices and say, maybe we can double this,  
18 we can duplicate this, or you can use it with  
19 different pieces of it. For instance, you do have  
20 the access system for residents. For instance,  
21 when residents swipe to go into the building,  
22 their picture will pop up on a computer screen.  
23 Do you have to have someone in the lobby, can it  
24 be at a central location where they are, in fact,  
25 watching the doors and making sure that those are

2 being used.

3 And so what happens--and also our  
4 camera system have analytics that's embedded in  
5 there, we are now working with the analytics. And  
6 what is analytics? Analytics means you can go  
7 into the system and you can program anything you  
8 want. For instance, let's say you have an area  
9 where you know that three people in a gathering in  
10 that area is a problem, you can let the camera  
11 know that and what the camera does, the camera  
12 will go in, if there are three or four standing in  
13 that area, the camera will go in on that group,  
14 take pictures of every last one of them and store  
15 it for you so at the end of the day you can  
16 understand who you have vandalizing. I mean,  
17 there are different things that you can do with  
18 the building. If they break a glass, the camera  
19 can focus in, so you can program the camera to do  
20 the work for you.

21 So the analytics, it's there, and  
22 of course, there are different things that you can  
23 do to help with the size.

24 COUNCIL MEMBER ARROYO: Okay. Now  
25 you testified that you don't have cameras in all

2 of the buildings or all of the apps, did you say?

3 JANET ABRAHAMS: I have cameras in  
4 all verticals, that is correct. All the vertical  
5 buildings, meaning all my senior buildings, which  
6 kind of mirrors the buildings here in New York, 21  
7 story or higher. Anything that is below, for  
8 instance, two to three stories, what we did, we  
9 placed cameras at the troubled properties so that  
10 we can work with the police department to control  
11 what is happening--drug dealing or whatever is  
12 happening on those sites.

13 And then, of course, we have some  
14 scatter sites that you can gate the community.  
15 And when I say gate the community, you can pretty  
16 much do perimeter fencing and put a booth where  
17 you can control in and out traffic. So that's  
18 what we did.

19 COUNCIL MEMBER ARROYO: Okay. One  
20 last question, Madam Chair. The provider that was  
21 selected by Newark and are you satisfied with  
22 their work, etc.?

23 JANET ABRAHAMS: Oh yes,  
24 definitely. The EasyLobby system works very well,  
25 we use DVTel?

2 SHAWN BUCHANAN: We use DVTel for  
3 resident access.

4 JANET ABRAHAMS: So we're very--

5 COUNCIL MEMBER ARROYO:

6 [Interposing] DVTel is a company?

7 SHAWN BUCHANAN: DVTel is the--  
8 yeah, it's the company's that--I'm sorry, DVTel is  
9 the vendor for--

10 [Crosstalk]

11 CHAIRPERSON MENDEZ: [Interposing]

12 Can you--

13 JANET ABRAHAMS: Say your name.

14 FEMALE VOICE: Identify yourself.

15 JANET ABRAHAMS: Identify yourself.

16 CHAIRPERSON MENDEZ: Thank you.

17 SHAWN BUCHANAN: I'm sorry.

18 CHAIRPERSON MENDEZ: Identify  
19 yourself.

20 SHAWN BUCHANAN: I'm Shawn  
21 Buchanan, I'm the Senior Adviser to the Operations  
22 Division.

23 COUNCIL MEMBER ARROYO: So the  
24 company's, what is DV--

25 SHAWN BUCHANAN: [Interposing] I'm

2 sorry, DVTel--

3 COUNCIL MEMBER ARROYO: --DVTel.

4 SHAWN BUCHANAN: --DVTel is the  
5 name of our software vendor, they're responsible  
6 for the software that we use to monitor our  
7 cameras.

8 COUNCIL MEMBER ARROYO: And the  
9 hardware?

10 SHAWN BUCHANAN: They were the  
11 general contractor, so they did install the access  
12 system, which we use is Emerge.

13 COUNCIL MEMBER ARROYO: Oh, I see,  
14 okay.

15 SHAWN BUCHANAN: So they installed  
16 Emerge, which is our resident access control, and  
17 then we have a vendor EasyLobby who has provided  
18 us with the resident or visitor management.

19 COUNCIL MEMBER ARROYO: Okay.

20 JANET ABRAHAMS: And just one  
21 comment. Once you put the system in place, what  
22 the Housing Authority did was train the trainer  
23 concept, so we have our own team of individuals  
24 that's responsible for the maintenance of the  
25 cameras, that way we brought it back in-house so

2 that it will be more cost effective.

3 COUNCIL MEMBER ARROYO: Okay.

4 Thank you, Madam Chair.

5 CHAIRPERSON MENDEZ: Council Member  
6 Greenfield, followed by Council Member Melissa  
7 Mark-Viverito.

8 COUNCIL MEMBER GREENFIELD: Thanks  
9 for crossing the river to come testify today, we  
10 appreciate it.

11 Couple of quick questions. So this  
12 new technology, what was the total cost?

13 JANET ABRAHAMS: For the  
14 implementation--

15 [Crosstalk]

16 JANET ABRAHAMS: --five million.

17 COUNCIL MEMBER GREENFIELD: Five  
18 million, okay--

19 JANET ABRAHAMS: Yes.

20 COUNCIL MEMBER GREENFIELD: --  
21 that's not a huge amount of money in the grand  
22 scheme of things.

23 JANET ABRAHAMS: Well for us it is,  
24 we're smaller.

25 COUNCIL MEMBER GREENFIELD: Fair

2 enough. How long have you had this system?

3 JANET ABRAHAMS: We're going on the  
4 third year.

5 COUNCIL MEMBER GREENFIELD: Okay.  
6 And have you seen a drop in crime and what sort of  
7 drop have you seen in the years since you've  
8 adopted this system?

9 JANET ABRAHAMS: I don't have the  
10 full statistics because we're working with the  
11 police department to get that information, but  
12 what I can tell you from just viewing the cameras  
13 on my desk, that I have the ability to view them  
14 on a daily basis especially in our senior  
15 buildings. In the beginning, when we implemented  
16 at our senior sites, the 1st through the 10th of  
17 the month, the traffic was over a couple thousands  
18 in some of our buildings, and I can honestly tell  
19 you that when you look at those dates now, because  
20 we have that data, it's less than 300. So you can  
21 see a drop because of the fact that they have to  
22 check in at the desk. And when we implemented  
23 this system in the beginning, we had a visitor  
24 badge that would bleed. So what happens is that  
25 once you're in the building past your time, it



2 would say stop and so basically you would have to  
3 go back downstairs and turn that in to get  
4 reentered into the building.

5 So that kind of worked in the  
6 beginning, we stopped that system because we don't  
7 see the level of traffic anymore.

8 As far as the drug dealing, at one  
9 of the bad sites that we had, we have had several  
10 arrests and so we had literally, not stopped it,  
11 but we definitely slowed down that process.

12 COUNCIL MEMBER GREENFIELD: So  
13 things have improved, but you're not sure by  
14 exactly how much.

15 JANET ABRAHAMS: I don't have the  
16 numbers--

17 COUNCIL MEMBER GREENFIELD: It's  
18 okay.

19 JANET ABRAHAMS: --but it has  
20 definitely improved.

21 COUNCIL MEMBER GREENFIELD: Final  
22 question, do you folks use the neighborhood watch  
23 program similar to the one that we were discussing  
24 here earlier at all or no?

25 JANET ABRAHAMS: The Tenant Patrol

2 Program?

3 COUNCIL MEMBER GREENFIELD: Yeah.

4 JANET ABRAHAMS: No, that was  
5 disbanded when I came to the Housing Authority.

6 COUNCIL MEMBER GREENFIELD: Is  
7 there a reason for that, have you found it not to  
8 be effective or...?

9 JANET ABRAHAMS: Well for us, what  
10 happened when I came and I did the roster, I  
11 noticed that most of my tenant patrollers were  
12 very elderly residents, some of my residents never  
13 came out of their home. So the program itself was  
14 not being monitored correctly.

15 I do know from where I came from,  
16 my other life I was at the Chicago Housing  
17 Authority and the Housing Authority in Chicago  
18 utilized the tenant patrol very well because it  
19 was a well ran program.

20 COUNCIL MEMBER GREENFIELD: Got it,  
21 okay. Thank you very much.

22 JANET ABRAHAMS: Welcome.

23 COUNCIL MEMBER MARK-VIVERITO: Ms.  
24 Abrahams, or am I getting your name right?

25 JANET ABRAHAMS: Yes.

2 COUNCIL MEMBER MARK-VIVERITO:

3 Okay. Again, nice to see you, and I did with some  
4 of my colleagues do the tour of the authority and  
5 what you had set up, and it really was impressive  
6 because you were not only touching on the security  
7 issues, but you were also improving the quality of  
8 life within the buildings themselves because you  
9 did do the whole lobby refurbishing. And for  
10 those that have not seen it, it wasn't just  
11 refurbishing the lobby and putting in nicer tiles,  
12 it was actually creating a community room where  
13 people could socialize and doing basically  
14 extracurricular activities. So it's really  
15 impressive, I think.

16 But just to be very clear,  
17 obviously, because of the sheer size of our  
18 Authority, and as Maria has said, I have between  
19 18 and 20,000 units of housing in my district  
20 alone, I know what this Authority is looking at is  
21 only on the securing of the entryways in terms of  
22 the lock system. Obviously implementing a secure  
23 24-hour security personnel is just not realistic  
24 at this point, so I know that they were talking  
25 about different phases.

2           So obviously in that case, and just  
3 doing the securing of the buildings and the locks  
4 and the fobs, I guess the fob system, is obviously  
5 had been much cheaper in your case 'cause you were  
6 talking about a much smaller network of buildings,  
7 correct?

8           JANET ABRAHAMS: That is correct.

9           COUNCIL MEMBER MARK-VIVERITO: And  
10 that was the first phase, so that's something  
11 that's to be very clear as we hear your testimony  
12 and the wonderful work you've done in your  
13 Authority, that we're only talking about a  
14 fraction or a portion of it, we're not talking  
15 about implementing it wholesale the way you have  
16 done because we just can't, in terms of the cost,  
17 it's prohibitive.

18           But that the securing of the doors  
19 and the lock systems and the equipment that they  
20 were talking about they indicated what it cost us  
21 about \$50,000 per building, is that something on  
22 average in scale to what you paid?

23           JANET ABRAHAMS: No, that's more  
24 than what we paid in some cases. Depending on how  
25 many doors they have, what they're trying to do

2 for each one of the doors with the mag locks and  
3 putting in the access control and what have you, I  
4 believe for one of our larger complex we spent  
5 probably about \$35,000 just to get the cameras in,  
6 to get the doors. In some cases, we had to  
7 replace doors because doors were warped so they  
8 would not--

9 COUNCIL MEMBER MARK-VIVERITO:

10 Close.

11 JANET ABRAHAMS: --they would not  
12 close and what have you. So it kind of varies  
13 depending on how the condition of what we walked  
14 into.

15 COUNCIL MEMBER MARK-VIVERITO: Now  
16 by chance, I know you've been doing a lot of  
17 showing people what work you've done. Have you by  
18 chance done a tour of some of our developments or  
19 our Authority?

20 JANET ABRAHAMS: Yes, when I first  
21 moved here, I did tour some sites.

22 COUNCIL MEMBER MARK-VIVERITO: No,  
23 but in terms of this conversation between this  
24 chairman--

25 JANET ABRAHAMS: No.

2 COUNCIL MEMBER MARK-VIVERITO: --

3 and your Authority, have you visited to maybe give  
4 us some sense of maybe some additional input--

5 [Crosstalk]

6 JANET ABRAHAMS: [Interposing] No,  
7 no, I have not.

8 COUNCIL MEMBER MARK-VIVERITO:

9 Interesting to see. But I want to commend you for  
10 your work. Again, it's very impressive and I  
11 think it's always great when different  
12 municipalities could really just learn from each  
13 other, you know, learn from experiences, know what  
14 others are doing and that's the way that we can  
15 provide better security for our residents. So  
16 with that, thank you very much, Madam Chair.

17 JANET ABRAHAMS: Thank you.

18 CHAIRPERSON MENDEZ: Just a few  
19 quick questions. So the residents in your  
20 developments have actually seen increased safety  
21 and they've articulated this to you in addition to  
22 whatever is perceived safety, but its actual  
23 safety that they're experiencing.

24 JANET ABRAHAMS: Oh, definitely, I  
25 mean, right now we have the camera systems in the

2 common areas in the lobbies and the residents now  
3 want us to take them on every floor. So I mean  
4 that's a process that we're looking at to try to  
5 see how we can bring cameras up to the other  
6 floors. But they definitely want that because  
7 they have seen a reduction.

8 CHAIRPERSON MENDEZ: And just in  
9 terms of like percentages, you've seen an increase  
10 in more Housing Court actions for unauthorized  
11 tenants, more prosecution of people doing illegal  
12 activities in the buildings by the prosecutor out  
13 in New Jersey?

14 JANET ABRAHAMS: We have seen  
15 definitely an increase in the arrest of drug  
16 dealers in our communities, definitely, and we've  
17 seen the prosecutor's office contacting us, asking  
18 us for footage. And in some cases, one of the  
19 experience that we had because we have the PTZ  
20 cameras that can zoom distance, we were able to  
21 pick up a crime on somebody else's property and  
22 was able to share that with the police department,  
23 so that really worked in our favor.

24 CHAIRPERSON MENDEZ: So it hasn't  
25 just been an increase in arrests, it's been an

2 increase in convictions where you've been able to  
3 get individuals off your property.

4 JANET ABRAHAMS: Oh, definitely,  
5 definitely.

6 CHAIRPERSON MENDEZ: Okay. And has  
7 the Newark Police Department done training with  
8 the Housing Authority or was that always the  
9 standard practice before? What, if anything, is  
10 the relationship in terms of specifically with  
11 your developments and the ones that don't have the  
12 4,000, that don't have the surveillance system and  
13 the 4,000 that do have their surveillance system?

14 JANET ABRAHAMS: We have--

15 SHAWN BUCHANAN: [Interposing] Now  
16 that they're aware of it, they're coming to us to  
17 ask--

18 JANET ABRAHAMS: --we have, right  
19 now, we have an ex-lieutenant that works for the  
20 Housing Authority and we find that we had to bring  
21 someone into the agency that had the relationship.  
22 It was a difficult task in the beginning because  
23 this is a new administration and most of the  
24 administration were not from New Jersey, so we had  
25 to bring someone in that can kind of pave the way



2 for us. And this lieutenant, he has been  
3 extremely successful in creating security  
4 meetings, teams, for instance, the captains of  
5 each one of the district, they go to meetings at  
6 the various sites when the residents have their  
7 meeting to talk about safety and security issues.  
8 And those are the buildings that do not have  
9 cameras.

10 As far as the buildings that have  
11 cameras, now that the police department is aware  
12 of our system they're constantly coming over,  
13 asking us can we view it, show us what you have.  
14 So they're working very well with us, but it took  
15 a while to get there, for them to understand that  
16 the system was there, we're not here to show them  
17 up, so to speak, we're here to kind of help you  
18 and work with you.

19 CHAIRPERSON MENDEZ: And the  
20 residents who live in non-Newark Public Housing  
21 Authority units or houses near these developments  
22 with the system, they've also have said that  
23 everything in the general area and outside your  
24 area is more safe?

25 JANET ABRAHAMS: Well what we get,

2 especially on the north side of town, we get that  
3 a lot from the advocates. So they'll come to us  
4 and say, you know, whatever you guys are doing,  
5 keep doing it, can you do more. The meetings, the  
6 flavor of their meetings, their community meetings  
7 has changed. They're no longer complaining about  
8 Newark Housing Authority property, so that in  
9 itself is a blessing.

10 CHAIRPERSON MENDEZ: Ms. Abrahams,  
11 I want to thank you for coming here to New York  
12 City and--I'm sorry I didn't write down your name.

13 SHAWN BUCHANAN: Shawn, Shawn  
14 Buchanan.

15 CHAIRPERSON MENDEZ: And Mr.  
16 Buchanan, and not just for coming here today and  
17 waiting to give you testimony, which has been very  
18 helpful for us and the public, but also for  
19 hosting us on various occasions to see your system  
20 so that we could better analyze what might work  
21 here in New York City. So once again a big thank  
22 you from the city of New York.

23 JANET ABRAHAMS: Oh, thank you for  
24 inviting us and I do apologize for not having  
25 copies.

2 CHAIRPERSON MENDEZ: Well if you  
3 can leave that--

4 [Crosstalk]

5 CHAIRPERSON MENDEZ: --with us, we  
6 can make copies and distribute it to the members  
7 if you think that's okay. If not, we can give  
8 you--

9 JANET ABRAHAMS: [Interposing] Well  
10 we will definitely leave something for you, I do  
11 apologize--

12 [Crosstalk]

13 CHAIRPERSON MENDEZ: Okay. We'll  
14 get you an e-mail address. Thank you so much.

15 JANET ABRAHAMS: Thank you.

16 CHAIRPERSON MENDEZ: Okay. We are  
17 going to hear from two security--

18 [Off mic]

19 [Long pause]

20 CHAIRPERSON MENDEZ: Okay. So  
21 [pause] okay. So this is actually the public  
22 testimony and so we're going to start putting  
23 people on timers, I will try to be a little bit  
24 flexible. On this panel, we'll have some security  
25 organizations, as well as Reginald Bowman, the

2 President from the Citywide Council of Presidents.  
3 We have Security Watch 24 and we have American  
4 Security System. So if you can--

5 [Crosstalk]

6 FEMALE VOICE: --Johnson from CCOP.

7 CHAIRPERSON MENDEZ: Oh, and John  
8 Johnson from CCop.

9 DESMOND SMITH: He's gone.

10 CHAIRPERSON MENDEZ: He's gone,  
11 okay. Great. Who am I missing? American  
12 Security Systems, if you can come up on this panel  
13 as well.

14 [Off mic]

15 [Pause]

16 FEMALE VOICE: Yeah, we have.

17 CHAIRPERSON MENDEZ: Oh, yeah.

18 MALE VOICE: I don't.

19 [Off mic]

20 [Pause]

21 CHAIRPERSON MENDEZ: Yes, so I want  
22 to keep things a little tighter, but we'll have  
23 some flexibility, okay, and we'll work with you  
24 when we're ready to do the PowerPoint. And just  
25 for the security companies, if you can just give

2 us general information and not start talking about  
3 any actual prices that your companies may have.  
4 You can say whether you think the prices that the  
5 Authority quoted were accurate earlier, but I'll  
6 ask you to leave it to that. So first I want to  
7 ask Mr. Bowman to start his testimony.

8 REGINALD BOWMAN: Thank you very  
9 much. I turned it off. Thank you very much,  
10 Chairman Mendez and to all of the distinguished  
11 council members and everybody here. I'm going to  
12 make this very brief because the Security and  
13 Safety Task Force is meeting at 1 o'clock and I  
14 want to make sure that I make it.

15 Time and the elements are  
16 relentless and, friends, and basically the time,  
17 if it's used and applied with practical wisdom,  
18 that practical wisdom must now be applied to  
19 allocation of funding for the public housing  
20 physical infrastructure. Time and elements do not  
21 debate, time and elements erode and decay our  
22 physical facilities. So I am here today to  
23 advocate for the use of time strategically to get  
24 all of the funds necessary to restore and preserve  
25 our public housing.

2 I'm also, for the record, would  
3 like to say that it's good to note that this  
4 process of engagement called the Security and  
5 Safety Task Force, which is in its sophomore year,  
6 has made significant progress in creating an  
7 entity that combines the efforts of residents,  
8 governing bodies, agencies, and the stakeholders.

9 And I heard earlier in the  
10 testimony that there was a little friction about  
11 the breakdown of communication between the  
12 governing bodies of the City Council and the New  
13 York City Housing Authority and the resident  
14 leadership. However, when this process started,  
15 knowing the culture of the New York City Housing  
16 Authority, some of that was to be expected, and  
17 I'm pretty sure that going forward we're going to  
18 make sure that that does not happen again because  
19 we are relying on the partnership and relationship  
20 between the residents, our elected officials, and  
21 the agency to be a strong one so that we can get  
22 this problem solved.

23 First of all, as the Citywide  
24 Council President who represents all of the 150--  
25 178,000 families of public housing, we

2 wholeheartedly support the City Council's  
3 resolution 0423-2010 calling upon the President  
4 and Congress to provide a specific allocation of  
5 funding for video security systems at all New York  
6 City public housing developments and properties.

7 We say that unequivocally and with  
8 total support and we will work with you to make  
9 sure that if there's anything you need from our  
10 council to assist you in getting that information  
11 in front of Congress and the White House, we  
12 certainly will be there for you.

13 I would also like to state for the  
14 record that I have the privilege of being part of  
15 a White House briefing that's been taken place  
16 this month. The last briefing will be February  
17 the 25th and I hope to be able to get some of the  
18 information and budget ideas in front of this  
19 briefing so that we can let them know that the  
20 public housing of New York should be something  
21 that is put on the front burner of the  
22 infrastructure discussion that's always being had.  
23 And I certainly hope that the City Council and  
24 NYCHA and other elected individuals will adopt the  
25 idea of NYCHA being an infrastructure and let's go

2 after some of these big dollars that are going  
3 into infrastructure in the country.

4 The Security and Safety Task Force  
5 was created to address the concerns of public  
6 housing residents and resident leaders, that our  
7 voices regarding the police and security of public  
8 housing grounds and facilities, calling for  
9 changes in NYCHA and NYPD policy need to be heard,  
10 to foster an atmosphere of positive interaction,  
11 feelings of mutual respect and change in the  
12 patrol practices and procedures used on NYCHA  
13 property.

14 One of the most pressing needs at  
15 this time is state-of-the-art video security  
16 systems on all NYCHA properties and developments  
17 covering the grounds, lobbies, stair, halls, and  
18 elevators. Public housing is an essential part of  
19 the infrastructure of the city of New York. We  
20 deserve investment in restoring that  
21 infrastructure and the special allocation called  
22 for in the resolution that I mentioned earlier  
23 should be the first of several specific  
24 allocations to restore and preserve public  
25 housing.



2 I think you guys have already heard  
3 the history of the task force, so I'm not going to  
4 go into that.

5 I just want to close with this.  
6 The Safety and Security Task Force is now a unique  
7 partnership, among the CCOP, NYCHA, and NYPD, and  
8 all of the stakeholders that have been a part of  
9 it, and we certainly invite the City Council  
10 members to become a part of it. Since I'm the co-  
11 chair of the task force, along with Chairman Rhea,  
12 I think that we need to continue this discussion  
13 to make sure that the elected members of our  
14 districts are--whether it's City Council or state  
15 or federal level should certainly be invited to  
16 participate in this process and join the efforts  
17 to make sure that we are all at the table working  
18 together.

19 I certainly believe that the task  
20 force has achieved one of the Citywide Council's  
21 primary goals. We wanted to make sure that we  
22 repositioned residents as partners at the head of  
23 the table and at the forefront in all policy  
24 decisions for making public housing safer and more  
25 secure for residents. It must also be clear that

2 the task force does not supplant the duly elected  
3 resident leadership of the CCOP, the resident  
4 advisory boards, the districts, or the resident  
5 tenant associations.

6 This task force was created because  
7 there was a problem. The problem was very unique,  
8 and I think one of our distinguished council  
9 members--and I'm going to close--mentioned it  
10 before. We want to make sure that as we go  
11 forward, that we take this task force concept and  
12 that we utilize it as a solution oriented tool and  
13 mechanism to make sure that we not only solve the  
14 security and safety issues, but also address the  
15 more pressing needs that exist in public housing  
16 in our community. Thank you.

17 CHAIRPERSON MENDEZ: Thank you, Mr.  
18 Bowman. I'm going to ask my colleagues, if we  
19 have any questions of you now so that you can  
20 leave to get to your meeting.

21 REGINALD BOWMAN: Okay.

22 CHAIRPERSON MENDEZ: Okay?

23 FEMALE VOICE: Yeah.

24 CHAIRPERSON MENDEZ: All right, so  
25 I don't have any questions--

2 REGINALD BOWMAN: No questions.

3 CHAIRPERSON MENDEZ: --and

4 Melissa's running off. So--

5 REGINALD BOWMAN: Thank you.

6 CHAIRPERSON MENDEZ: --thank you  
7 very much for joining us and for your testimony.

8 And now gentlemen, whoever wants to go first.

9 [Pause] And, again, I just need to remind you to  
10 identify yourselves for the record when you end up  
11 speaking. And let me see how it works on your  
12 mic, there is a light that is sometimes on.

13 DESMOND SMITH: I think this is on  
14 now.

15 CHAIRPERSON MENDEZ: Okay.

16 FEMALE VOICE: Yes.

17 DESMOND SMITH: Should I start?

18 CHAIRPERSON MENDEZ: Whoever wants  
19 to start is fine, who--

20 DESMOND SMITH: My name is Desmond  
21 Smith, I have a company called Secure Watch here  
22 in New York City, I'm the president and founder of  
23 that company. It began in 2001 as a real estate  
24 residential real estate security company and it  
25 began its roots in Harlem and in the South Bronx

2 where I was a detective in narcotics for many  
3 years.

4 I retired from the police  
5 department after 20 years, and I had a technology  
6 background prior to being a police officer, I was  
7 a tech specialist for the Xerox Corporation and an  
8 avionics mechanic here in town, so I started a  
9 little late. Later on, I was able to put those  
10 two careers together and put together security  
11 platforms for the residents and the owners who  
12 existed up in those buildings up there.

13 A lot of that, in 2001 I had found  
14 that the industry had, for the most part,  
15 abandoned affordable housing throughout the city.  
16 They were, I guess, busy down here chasing the  
17 towers and the large complexes, but the majority  
18 of the affordable housing was deemed to be--there  
19 was nothing much you can do, you could just put up  
20 cameras and hope for the best and that was so far  
21 from the truth.

22 I got on the boards of several  
23 CHIPs, Community Housing Improvement Program, I  
24 spoke at several breakfasts, breakfasts and hosted  
25 these breakfasts telling them that there was no

2 such thing as a bad building, there was a bad  
3 apartment, and the truth is the residents of those  
4 apartments probably dislike this individual more  
5 than the owner does. And I got these owners to  
6 turn around and start investing money in security  
7 networks and their buildings.

8 Part of the security paradigm is  
9 that, we believe--those in my industry believe  
10 that technology is an answer, and I'll tell you  
11 right now, technology is not the whole answer. It  
12 is no different than handing someone a gun and  
13 shield and telling them they're a detective,  
14 doesn't work that way. And I've seen technology  
15 providers throughout the city hand technology to  
16 60, 70, 80-unit apartment buildings, examples like  
17 Taino Towers and just tell people now you're safe,  
18 you have access control--well that's not. The  
19 combination, where the protocols come into play is  
20 when you create technology that functions  
21 seamlessly with the law enforcement component.

22 And that's what Secure Watch did  
23 initially, we said listen, you are not a security  
24 expert, we are, you wouldn't know where to put  
25 this technology, what to do, you're a property

2 manager, you're an owner. I said, let us handle  
3 security incidents, we will direct the video and  
4 the data to the NYPD or, in this case now, the  
5 Newark and Boston PD, and we will move that data  
6 across and we will facilitate this transfer of  
7 information, but most important you need to work  
8 closely with local law enforcement.

9 That began a success that today  
10 grew into 1,700 locations and 21,000 cameras that  
11 are throughout a 75-mile radius of the Empire  
12 State Building.

13 We three years ago were deemed the  
14 largest private surveillance network in the  
15 country and the crime reduction in some of those  
16 properties--and I'm talking about areas in the  
17 South Bronx and areas in Harlem where I served for  
18 10 years--some of the crime reduction was 90%  
19 after six months of the implementation of the  
20 Secure Watch systems.

21 And I say systems because you have  
22 to know how to use that technology and you have to  
23 be able to give that technology and get it  
24 immediately to law enforcement. We now have an  
25 MOU in place with the Fire Department of New York,

2 we realize that this is a brilliant first  
3 responder program that from the time in 911 calls  
4 that the city should have access to these cameras,  
5 whether it's fire department responding or police  
6 responding. We got our owner groups to offer that  
7 free to the city to make sure that--I was on a  
8 panel with Senator Adams and when we developed  
9 that program last year, it's had tremendous  
10 success.

11 I probably know more about  
12 surveillance and security than most people in this  
13 town right now. I've been doing it a long time  
14 and we've done it very well and we've done it very  
15 cost effective. Part of it was the cost  
16 effectiveness of it. This system was built to  
17 compete on a very competitive market out there  
18 with the private sector and we have won hands down  
19 over and over. Even the components that we offer  
20 all come with five year parts and labor  
21 maintenance. We don't believe in turning over a  
22 high-tech system and then allowing it to--and then  
23 putting the responsibility on the municipality to  
24 take care of that.

25 I think I went over my time, and I

2 apologize. I didn't start by thanking everyone  
3 for this opportunity. I know I'm a last-minute  
4 entry, I would never come without a prepared  
5 presentation to give to you, and I apologize that  
6 this seems somewhat scattered.

7 CHAIRPERSON MENDEZ: Thank you for  
8 joining us and for testifying and I'll let the  
9 next person present and then if I have any  
10 questions, I'll just start. There's been a wealth  
11 of information.

12 So if you want to do an intro, and  
13 I know you want to show us part of what your  
14 system covers, do want to give us an intro, sir?

15 LARRY DOLAN: Sure.

16 CHAIRPERSON MENDEZ: And introduce  
17 yourself and if she can introduce [pause].

18 LARRY DOLAN: Can you hear me?  
19 Yes, my name is Larry Dolan, I'm the founder of  
20 American Security Systems, we've been in business  
21 31 years, we're a New York City, Long Island City-  
22 based company, we have over 8,000 accounts. We're  
23 a central station--burglar and fire alarm central  
24 station UO certified New York--

25 MALE VOICE: Microphone [off mic].



2 LARRY DOLAN: It's not on?

3 CHAIRPERSON MENDEZ: It's on, pull  
4 it closer.

5 LARRY DOLAN: Oh. We're a New York  
6 City fire approved and also a UO certified central  
7 station alarm company. Ninety percent of our  
8 staff lives in New York City and over 10% of our  
9 staff comes from New York City housing.

10 We have a separate service  
11 department. And the interesting thing about the  
12 development of our company is the fact that over  
13 the course of the years we have serviced and  
14 developed security for apartment houses unlike  
15 anybody else in the industry.

16 Importantly for you to understand  
17 or to know about us is we are a New York City  
18 Housing NYCHA vendor. We've been a NYCHA vendor  
19 for 15 years, we installed security systems,  
20 intercom systems for them over the course of the  
21 years and currently we service over 1,500 of their  
22 buildings.

23 We understand NYCHA, we understand  
24 the security, we understand the security needs of  
25 the residents, probably more than any other

2 company in the industry. We believe that they  
3 deserve to come home to a safe building.

4 And it's interesting because a lot  
5 of the testimony really hones in on the system  
6 that we created for NYCHA. Actually, it's been  
7 out in the market for about three years, but it's  
8 the new area, it's the new development in CCTV  
9 systems, it's no longer a CCTV systems.

10 The chairman was talking about a  
11 layered system, he was talking about mixing and  
12 matching systems. Well we've been doing that for  
13 years and what we did was we actually married it  
14 into a UO certified 24/7 central station so that  
15 we could actually attack some of the issues that  
16 housing has.

17 Hector?

18 If you understand housing, if you  
19 understand apartment buildings, if you understand  
20 apartment buildings you look at--you could put  
21 cameras everywhere you want, but the truth is 95%  
22 of all apartment building crimes start at the  
23 entrance. If you can secure that entrance, then  
24 you have most of, a lot of the building security  
25 taking care of. So what we created was a system

2 called Safe Lobby, which is an interactive system.

3 One of the interesting things that  
4 everybody talks about here is putting cameras and  
5 the guards and the card access, and all that's  
6 fine, but what they're not talking about is the  
7 hidden costs of the infrastructure to have a hub.  
8 You talked about with the Newark people, they have  
9 74 people managing a system for 4,000 apartments.  
10 Here, we have that hub, we've been doing this for  
11 31 years, it's called the Central Station.

12 Hector?

13 The first thing we do is we attack  
14 something called forced entry. Okay? Go back.  
15 And again, it was interesting because we know what  
16 the biggest problem is: people are breaking the  
17 locks, nobody knows about it. With the Safe Lobby  
18 system--why is that camera going out, Hector?

19 [Off mic]

20 LARRY DOLAN: Okay. With the Safe  
21 Lobby system, we put a camera outside, we put card  
22 access. Part of what we do is we manage the  
23 camera, we manage the card access all remotely  
24 from our Central Station, but if that door is  
25 forced open, okay, which is a big issue, we take a

2 picture of the person who forces open the door, we  
3 send a signal to our Central Station and  
4 immediately we dispatch. Okay.

5 The next issue that people talked  
6 about was door ajar, right. And if you have a  
7 door that is left open, well guess what, you have  
8 no security for the building, anybody can enter.  
9 So we put into our system if that door is left  
10 open for two minutes or three minutes, we can  
11 program that, it sends a signal immediately to the  
12 Central Station, our Central Station sends a JPEG  
13 to building management shows who left the door  
14 open, and sends them over to close the door.

15 The next issue is a big issue, it's  
16 called loitering. And again, people talked about  
17 analytics, but loitering is if you have people  
18 hanging out there, dealing drugs, you have them  
19 hanging out there waiting to mug somebody, you  
20 have gangs there. If they're there for more than-  
21 -and, again, it's up to you when you want us to do  
22 it and how long you want them to loiter, I guess  
23 during the day with the babies, you don't really  
24 manage it, but in evenings you manage it. When  
25 they come in, we put analytics around them, all

2 right, and you'll see it goes from green to yellow  
3 to red. And we have speakers and microphones in  
4 the lobby, all right, and it sends a signal  
5 immediately to our office.

6 You don't need to invest in an  
7 infrastructure of an office that does all this, we  
8 do it, we've been doing this for 31 years. Our  
9 operators come online and we have a speaker on mic  
10 and we say, excuse me, sir, there is no loitering  
11 in this building. If they don't leave, we  
12 dispatch, okay?

13 We have a great relationship with  
14 the PD, all right, we have ex-detectives working  
15 for us as well. We understand this. When we  
16 dispatch on we have a visual, we dispatch on a  
17 visual, the police will respond, it's a high  
18 priority.

19 So Safe Lobby basically is--and  
20 when you think about all the security systems and,  
21 again, in all due deference to the security task  
22 force and what they're thinking about putting in,  
23 it's good, it's all good, but it's all history  
24 because the future is interactive, the future is  
25 interactive. The card access systems, great,

2 okay, and I think it's going to be terrific, it's  
3 part of our system.

4 All of a sudden you're going to  
5 attack what the young councilman was talking  
6 about: all the people in the buildings that don't  
7 belong in the buildings because you're going to  
8 have them come up for a card, they can't have,  
9 they can't duplicate it. They lose a card, right,  
10 no more keys, they have to now come to you and get  
11 a card. There can't be people in there that don't  
12 belong in there.

13 CHAIRPERSON MENDEZ: If I can ask  
14 you to start summarizing, please?

15 LARRY DOLAN: Okay.

16 CHAIRPERSON MENDEZ: Also went over  
17 your time and I want to ask a few questions.

18 LARRY DOLAN: You got it. And it  
19 [off mic] has 24/7 CCTV recording, it has door  
20 ajar notification, it has forced entry  
21 dispatching, it has anti-loitering surveillance,  
22 and it has 24/7 live on-call operators. And what  
23 do you get out of it? What does it involve? It's  
24 card access, no more keys, CCTV recording--back,  
25 Hector--door ajar notification, anti-loitering

2 surveillance, live on-call operators.

3 And we added to this something  
4 that's very interesting because it really affects  
5 NYCHA residents probably more than any other  
6 residents in the city. How many kids--Hector, you  
7 can do it--how many kids come home every day to no  
8 parent being there? All right. If you swipe your  
9 card, it goes to our Central Station and we will  
10 e-mail or call the parent that their child has  
11 arrived home safely.

12 So, it consists of--Hector, go--a  
13 card access reader at the front door. So now we  
14 have a layered system and it's all part of a  
15 system that we estimate will cost maybe \$25,000 a  
16 building.

17 CHAIRPERSON MENDEZ: You weren't  
18 supposed to say that, you weren't supposed to give  
19 me money figures.

20 LARRY DOLAN: Okay. Sorry.

21 CHAIRPERSON MENDEZ: So--

22 LARRY DOLAN: Camera speaker,  
23 microphone in the lobby, a front door contact for  
24 forced entry and door ajar, a DVR with analytics,  
25 and it's a serious DVR with a terabyte of history,

2 and a WGAN receiver 'cause we added one more  
3 issue, which was that a tenant comes in and if  
4 they feel threatened or if they're attacked, they  
5 press the transmitter, immediately it goes to our  
6 central, our operators come on, and we see and we  
7 talk and we take action. The Central Station is  
8 enough?

9 CHAIRPERSON MENDEZ: Yes.

10 LARRY DOLAN: Okay.

11 CHAIRPERSON MENDEZ: Thank you.

12 LARRY DOLAN: You're welcome.

13 CHAIRPERSON MENDEZ: Thank you. So  
14 gentlemen, without quoting me any prices, you were  
15 both here during the testimony of the chairman,  
16 correct? Okay. And the systems that they were  
17 talking about, this multilayered system seems like  
18 more or less what you guys have talked about, is  
19 that correct?

20 DESMOND SMITH: Correct.

21 LARRY DOLAN: Yes, well--

22 CHAIRPERSON MENDEZ: Okay, okay.

23 LARRY DOLAN: --to some degree.

24 CHAIRPERSON MENDEZ: Okay. Yeah,  
25 it may have a little bit, more or less. And were



2 the prices, without you giving me prices of what  
3 your company does, did the prices that they were  
4 throwing out and the prices that the Newark  
5 Housing Authority was throwing out, does that seem  
6 like those are the normal prices in this field?  
7 Just so, like, yes or no with a very short  
8 explanation.

9 DESMOND SMITH: You can go first on  
10 that one.

11 LARRY DOLAN: The answer is no, I  
12 mean, you know, it's high.

13 CHAIRPERSON MENDEZ: Gentleman,  
14 sir?

15 DESMOND SMITH: My systems with  
16 comp--now they're not the NYCHA system, it's a  
17 different system, the system we currently deploy  
18 is for--

19 CHAIRPERSON MENDEZ: [Interposing]  
20 I just want a yes or no, I don't want to know  
21 about your system here.

22 DESMOND SMITH: Well I don't want  
23 to unfairly categorize a NYCHA system, it's a very  
24 robust and exotic system, but it's a lot more  
25 expensive than--

2 CHAIRPERSON MENDEZ: [Interposing]  
3 The Newark system.

4 DESMOND SMITH: Well I don't know  
5 about the Newark system, I really have very  
6 little--

7 CHAIRPERSON MENDEZ: [Interposing]  
8 Well what she was talking about, her system, you  
9 couldn't get a sense from what she was saying?

10 DESMOND SMITH: They may be  
11 comparable, the two systems in cost. The system  
12 currently engaged in the private sector is  
13 considerably less expensive than those spec  
14 systems.

15 CHAIRPERSON MENDEZ: Okay. And  
16 NYCHA currently doesn't have a multilayered  
17 system, they have just CCTVs or VIPERS and so you-  
18 -

19 DESMOND SMITH: [Interposing] They  
20 have different systems and they're structured--in  
21 some locations, they're structured more robustly  
22 than others. I'm not an expert on the NYCHA  
23 system so I'd be doing them an injustice if I  
24 began to comment on it as an expert.

25 CHAIRPERSON MENDEZ: Yes, okay.

2 LARRY DOLAN: NYCHA has--can I  
3 answer?

4 CHAIRPERSON MENDEZ: Yes.

5 LARRY DOLAN: NYCHA has cameras  
6 deployed around in certain complexes, NYCHA has--

7 CHAIRPERSON MENDEZ: [Interposing]  
8 Twenty percent.

9 LARRY DOLAN: --they have keys, all  
10 right, they do have mag locks, and they do have  
11 working intercom systems. You know when people  
12 talk about the intercom systems, 'cause we service  
13 the intercom systems, many, many, many times  
14 they're talking about the locks. It's not that  
15 the intercom doesn't work, it's 'cause the lock  
16 has been broken and nobody knows, and, again, Safe  
17 Lobby addresses that issue.

18 CHAIRPERSON MENDEZ: Gentlemen, I  
19 look forward to meeting with you and maybe my  
20 colleagues might want to meet with you as well,  
21 maybe we could arrange something, because the  
22 stuff that we cannot discuss here, the numbers, I  
23 think will give us a better idea to analyze what  
24 NYCHA is proposing to us. So--

25 DESMOND SMITH: Very good.

2 CHAIRPERSON MENDEZ: --I think  
3 you'll be hearing from my colleagues as well.

4 LARRY DOLAN: Councilman, I repeat  
5 what I offered to you when we first met which is  
6 I--

7 CHAIRPERSON MENDEZ: [Interposing]  
8 I can't have you say that on the record.

9 LARRY DOLAN: Okay.

10 CHAIRPERSON MENDEZ: Okay? Thank  
11 you.

12 DESMOND SMITH: I was going to say  
13 thank you and I welcome the opportunity to speak  
14 on this--

15 [Crosstalk]

16 CHAIRPERSON MENDEZ: Thank you.

17 LARRY DOLAN: Thank you.

18 CHAIRPERSON MENDEZ: Thank you. So  
19 I want to thank everyone for your patience. And  
20 the next panel, I'm going to have two panels,  
21 Loretta McDonald, Harriet Hughes. [Pause] Okay,  
22 they were here from Brooklyn, I'm not quite sure  
23 what development, but they live in Council Member  
24 Steve Levin's district, so now they're gone. All  
25 right, Jacob Hill--I saw him earlier--okay, all

2 right, Nydia Vasquez from Smith houses, please  
3 come on up.

4 [Off mic]

5 CHAIRPERSON MENDEZ: Luther  
6 Stubblefield [phonetic], and Marquise Jenkins, if  
7 you could all come on up.

8 [Pause]

9 [Off mic]

10 NYDIA VASQUEZ: Yes, oh, no, I  
11 don't have copies.

12 [Off mic]

13 [Long pause]

14 CHAIRPERSON MENDEZ: Whoever's  
15 ready to start.

16 NYDIA VASQUEZ: Push it.

17 CHAIRPERSON MENDEZ: And please  
18 identify yourself for the record.

19 NYDIA VASQUEZ: Good afternoon, my  
20 name is Nydia Vasquez and I live in the Alfred  
21 Smith Houses, I am here representing our president  
22 of the tenants association, Aixa Torres,  
23 unfortunately, she was not able to attend and so  
24 I'm reading her statement.

25 New York City Council Housing

2 Committee, Honorable Mendez, Council and committee  
3 members, on behalf of the residents of the Alfred  
4 E. Smith houses, we are expressing our concern for  
5 the well-being, dignity, and quality of life for  
6 all of us.

7 Well-being. Smith Houses'  
8 residents have in the last couple of years seen  
9 the decline police presence and the elimination of  
10 our patrol community officer who works closely  
11 with Tenant Patrol, now known as Resident Watch.

12 It is this alone with the cameras  
13 and functioning door systems that would assist the  
14 residents in having a sense of well-being. NYCHA  
15 has decided to stop the installation of cameras  
16 and look at the other methods of security. Please  
17 note that the resident association has sought and  
18 received funding for the placement of cameras in  
19 the development.

20 On September 1st, 2010, a fatal  
21 shooting took place in front of 46 Madison Street  
22 where a request for installation of cameras had  
23 been placed. The request came because the  
24 Residents Watch in that building consisted of  
25 elderly Chinese-American residents and they come

2 down every day, 52 weeks a year. The only  
3 exception is their New Year Day.

4 NYCHA pays New York City millions  
5 of dollars for police services and other property  
6 owner landowners pay the city government for  
7 police services.

8 Dignity. Public housing was built  
9 to ensure that all Americans, especially veterans  
10 of war and their families, would have decent,  
11 affordable shelter. Public housing is no longer  
12 affordable or decent to live in. Their residence  
13 are based on 30% of gross income of residents on  
14 the lease, not what a resident actually brings  
15 home or net pay. Residents on fixed incomes or  
16 unemployed insurance are still having their rents  
17 raised or not reduced to reflect their true  
18 income.

19 Overcrowded conditions for some  
20 families who are trapped in public housing because  
21 of high rent and economic situation in the  
22 country. There are families living in apartments  
23 with two bedrooms and over seven people in  
24 apartments made for a family of four. Most times  
25 children are sharing rooms into puberty and no

2 consideration whether a boy or girl in the same  
3 room.

4 Quality of life. Since the  
5 creation of our center call number, repair systems  
6 have become a nightmare. Basic repairs now have a  
7 24-hour wait period and the process of the call  
8 center is sending someone to check and determine  
9 whether you need a repair and what repair is  
10 needed. Major repairs are taking approximately  
11 two years or more to get the repair done.

12 I ask the council members to  
13 question the NYCHA about our concerns and the  
14 issues that have been raised in the statement.  
15 Respectfully, Aixa Torres, President.

16 CHAIRPERSON MENDEZ: Thank you,  
17 thank you. Whoever is ready to give testimony  
18 next.

19 MARQUISE JENKINS: Good afternoon,  
20 Council Member Mendez. Let me start by thanking  
21 you for this opportunity to have this hearing. My  
22 name is Marquise Jenkins, I'm a committee  
23 organizer of Good Old Lower East Side, and  
24 longtime public housing resident.

25 GOLES is a neighborhood housing and



2 preservation organization that served the Lower  
3 East Side of Manhattan since 1977, and it is  
4 dedicated to tenants' right, homelessness  
5 prevention, economic development, and community  
6 revitalization. GOLES accomplishes our mission  
7 through working with community residents to  
8 advocate and organize.

9 GOLES long-term goals are to build  
10 power of low income residents on the Lower East  
11 Side and address displacement, serve community,  
12 serve determination over the use of public space,  
13 and ensure safe, clean, and healthy environments  
14 where people live, work, and play.

15 It is my hope that my testimony  
16 will amplify residents' concerns on the issues of  
17 safety within their developments. It is also my  
18 hope that my recommendations will lead to a  
19 comprehensive and holistic approach to improving  
20 residents' quality of life as it relates to their  
21 safety.

22 In May of 2010, GOLES launched a  
23 report card survey to assess the repairs and  
24 management of NYCHA. The survey was designed to  
25 allow residents to grade NYCHA on the services

2 they provide and the condition of residents'  
3 building, developments, and apartments. Thus far,  
4 we have surveyed over 700 public housing residents  
5 on the Lower East Side of Manhattan.

6 In our preliminary assessment, we  
7 found that 31% of residents gave NYCHA an F for  
8 police protection and 28% gave an F for building  
9 and development safety--F being the most common  
10 grade for both. Sixty-eight percent of the  
11 residents surveyed said that they would or do feel  
12 safer with surveillance cameras installed in their  
13 developments. While more than half of the  
14 residents we have surveyed prefer to have cameras,  
15 we at GOLES are firm in the belief that keeping  
16 our development safe requires much more.

17 It is clear by these results that  
18 something must be done about the safety of  
19 residents. We believe that the City Council's  
20 resolution 423-2010 calling for federal funds--for  
21 federal government to allocate federal dollars or  
22 funding to subsidize security cameras in NYCHA's  
23 development is a good start at tackling these  
24 issues. However, we believe that the City Council  
25 should request more funding, not only to subsidize

2 cameras, but also to provide resources for Tenant  
3 Patrol and to set up a support for Tenant Patrol.

4 Residents are often the first line  
5 of defense when it comes to making their  
6 developments safe, therefore, they are best able  
7 to notify officials when they believe illegal  
8 activity is taking place within their development.

9 As you already know, NYCHA  
10 currently pays over 70 million a year for NYPD  
11 quote unquote special services. This funding is  
12 unjust. Public housing residents pay twice as  
13 much for police services as any other resident in  
14 New York City and many residents feel that they  
15 are more harassed than protected by the PSA  
16 officers.

17 Our recommendations is that, in  
18 addition to being used for capital improvements,  
19 some of this funding should go towards providing  
20 extra resources for Tenant Patrol.

21 Finally, as you know, NYCHA has put  
22 a hold on further installation of surveillance  
23 cameras in the developments while they wait for a  
24 Safety and Security Task Force to put together a  
25 report, which includes looking at the Newark

2 Housing Authority's security system. We are not  
3 sure of NYCHA's plan in use to assist them, but we  
4 would like to stress the following pros and cons--  
5 I won't get to that.

6 Without seeing the system it is  
7 hard for us to accurately form an opinion about  
8 it. If NYCHA is certainly considering bringing  
9 the system to our or any components of it to New  
10 York, we request a tour of the Newark system for  
11 advocates and resident leaders so that we can make  
12 a full recommendations.

13 We further would like to stress  
14 that, with any new programs that will have a  
15 direct impact on residents, that there would be a  
16 hearing for residents to give feedback.

17 I want to thank the Council Member  
18 Mendez and the committee members for holding this  
19 hearing and listening to my testimony. We hope to  
20 continue dialogue with you and looking at ways to  
21 increase safety [off mic] in New York City housing  
22 developments.

23 LUTHER STUBBLEFIELD: My name is  
24 Luther Stubblefield, I'm--okay. My name is Luther  
25 Stubblefield, I'm an advocate for the Lower East

2 Side, I'm also a resident at the Baruch Houses and  
3 I'm a member of the GOLES on the Lower East Side  
4 and I'm a member of the tenants association. I'm  
5 going to talk very quickly 'cause I have quite a  
6 bit to say. I'm going to read the testimony, it's  
7 more directed to the circumstances and the  
8 situation that we have at Baruch Houses where we  
9 have to separate ourselves from the tenants  
10 association to outreach for security cameras.

11 I'd also like to mention at this  
12 time too that the Baruch Houses is NYCHA's largest  
13 development in Manhattan. And is 18 buildings  
14 with double entrances for each one.

15 Now what I've written for you today  
16 is Murder in the Baruch Houses. Sounds like a TV  
17 series or a movie or maybe the title of a mystery  
18 book. It is the sad environment where we live at  
19 Baruch Houses. This past February the 12th, 2011,  
20 tenants found a female body in a blood full  
21 elevator at 555 FDR Drive at 5 a.m. in the  
22 morning. She had been stabbed 11 times and,  
23 without security or police surveillance cameras,  
24 there are no video leads for the police to  
25 identify the assailant.

2 This is the third murder in three  
3 years at Baruch Houses. Baruch is the largest  
4 NYCHA development in Manhattan with 18 buildings  
5 and double entrances for each, and without video  
6 security of any kind.

7 This is a failure of Robert Roberto  
8 Napoleon, the long term president of the tenants'  
9 association. I have served on the TA board for 12  
10 years up to the year of 2010, and never was  
11 cameras applied for to the elected officials.  
12 Last year I was instructed how to apply for the  
13 cameras without the assistance of the tenants'  
14 association by having the tenants signing  
15 petitions.

16 My first outreach, over 300 tenants  
17 came out to sign. The Council Member and the  
18 district leader came out to meet with each of the  
19 tenants and New York1 gave TV coverage.

20 The borough president's office  
21 called me the very next morning. Mr. Scott  
22 Stringer's assistant, offering Mr. Scott  
23 Stringer's assistance and he generously granted  
24 last year \$400,000--only enough to complete two  
25 buildings. I plan to seek donations from

2 foundations. Afterwards, 900 additional tenants  
3 came out to sign petitions and they e-mailed their  
4 requests for security cameras. What a response,  
5 and it made me feel very good.

6 I do not understand why Mr.  
7 Napoleon has not supported cameras for our area,  
8 but I hope the Council and the elected officials  
9 realize the need and, please, make it happen.

10 I would like to mention the fact  
11 that the murder that we had just this last  
12 Saturday with no cameras, and that means also that  
13 the money that was received by the NYPD to put  
14 surveillance cameras all over the New York City,  
15 that in our development we do have the NYPD  
16 surveillance cameras, but it only covers two-  
17 thirds of our development, and one-third where  
18 this tragedy happened, they were not covered, so  
19 there is nothing. So the police office, they have  
20 nothing to go by. They have posted this form up  
21 now waiting and trying to see if the tenants can  
22 probably solve the problem.

23 We need the cameras desperately. I  
24 understand from my Councilwoman that--which is Ms.  
25 Mendez--that being that the project and the budget

2 is so large, that it's going to probably take at  
3 least three years and working with different  
4 buildings. And that's my presentation.

5 Now I'd like to just make one more  
6 mention, please, from Mr. Rhea's conversation  
7 earlier about the security and having cell phones.  
8 That is not going to work. I would like to go on  
9 record to state the fact that even when you have  
10 land phones in your houses, many times people will  
11 ring your phone and they're not even looking for  
12 you. And if I'm at a restaurant, a movie, a  
13 meeting, I don't want people who were just trying  
14 to find access to the building ringing my cell  
15 phone.

16 I don't think that's going to work,  
17 but I do think a solution would be to have land  
18 phones in the apartments with a deposit paid by  
19 the tenants and, just like they charge every month  
20 for the air conditioners in the windows or for the  
21 dryers in your house, maybe there should be a \$3,  
22 \$4 charge on a monthly basis, which would offset  
23 the expenses to have repairs or whatever, but  
24 there should be land phones in these apartments.

25 And that is my strongest



2 suggestion. I have some other suggestions as far  
3 the Tenant Patrol, but I'll put that together,  
4 give it to my Councilwoman, and also give it to  
5 Mr. Bowman to be presented at the task force.  
6 Thank you very much.

7 CHAIRPERSON MENDEZ: Thank you.

8 His testimony though, just to be clear, is that  
9 you could send it to your cell phone or you can  
10 keep it on your landline. A lot of people are  
11 getting rid of their landlines, so they were going  
12 to leave it up to the residents to decide how they  
13 wanted to have the system for security to the  
14 front door go to their individual apartment.

15 I think there were concerns raised  
16 by some of my colleagues, so there are issues to  
17 be discussed yet.

18 Mr. Stubblefield, you were not here  
19 earlier when I threw out several different  
20 developments, and 'cause NYCHA's portfolio is so  
21 diverse, Baruch Houses happens to be the largest  
22 development in Manhattan with 2,194 units--that's  
23 about half of the Newark portfolio that's now  
24 under surveillance. And so with the way Baruch  
25 Houses was set up and comparing that to like First

2 Houses, that is a small tenement buildings within  
3 a city block with other private housing.

4           These are some of the details that  
5 we could not get from the Authority today that we  
6 need to get and we need to understand because they  
7 talked about capital costs, they never talked  
8 about expense costs, and Newark Housing Authority  
9 clearly laid out what the expense costs were for  
10 them. And so that is just for 4,000 units, we  
11 have 3,000--no 378,000 and I don't know how many  
12 other units, it's almost 379,000. So we're like a  
13 small city in many places but we're scattered  
14 throughout the five boroughs.

15           It will be challenging, and we need  
16 to get a better grasp of this.

17           LUTHER STUBBLEFIELD: Ms. Mendez,  
18 may I ask you one question please? In my  
19 frustration I've been hearing earlier, if I'm  
20 going out and trying to receive donations from  
21 other places, like, for instance, I'm going to  
22 Time Warner, Verizon, I'm going to work with  
23 citizens of New York, if necessary I'll try to  
24 approach a few banks 'cause I know our budgets is  
25 so large. If I bring money into the project, is

2 it a possibility any of that money get sent to  
3 another--I was understanding that you can take  
4 money and put it to one other to finish off one  
5 another [off mic], will that stay within Baruch?

6 CHAIRPERSON MENDEZ: No, see, the  
7 money we were talking about, which you mentioned  
8 the borough president's money, the \$27,115,000 we  
9 were talking about is Council Member money, our  
10 individual money. So I decide, right now I have a  
11 little over 2 million in two developments, so I  
12 decide if I want to put that all into one  
13 development, split it between--'cause one is a  
14 small development so it would finish--it would do  
15 one and not even maybe do half of the other, not  
16 quite, so I decide what to do with that money. I  
17 could decide to take that money and put it into my  
18 public schools, in my public libraries, or my  
19 public parks. I would have to go through the  
20 budget process and do a budget modification.

21 NYCHA has to keep accounting for  
22 that money that I've put in for my developments  
23 and has to keep accounting for it to me or to the  
24 City Council when I am term limited or if I should  
25 lose my next race or whatever. So they cannot

2 move it and use it in another development, it has  
3 to be allocated and used there.

4 But the NYCHA process takes, on the  
5 short side, two years from allocation and budget  
6 to them actually getting all the work done in the  
7 development. Smaller developments get done  
8 faster, larger developments, if all the money is  
9 there, does take a little longer. They have their  
10 process for bidding things out and it is mandated  
11 by the federal government how that process takes  
12 place. So it all takes a while, and that's part  
13 of our frustration.

14 We can't change the federal system,  
15 we have to get our congresspeople to do that. But  
16 our biggest frustration right now is that in the  
17 last budget, they knew this money was frozen, they  
18 were going to freeze the next money we were going  
19 to allocate and didn't tell us until after we  
20 passed the last budget. So that is our most--

21 LUTHER STUBBLEFIELD: [Interposing]  
22 That is capital money, but if I bring money in  
23 from Bank of America or from Verizon or Time  
24 Warner, does it go through the same process?

25 CHAIRPERSON MENDEZ: You know,

2 NYCHA has to do a bid. They hold onto that money  
3 in a pool that's dedicated for Baruch Houses, and  
4 then they have to go through the federal  
5 procurement process. So if you bring in \$400,000  
6 to go with the borough president's 400,000, they  
7 can bid out whatever gets so many buildings done  
8 for that amount.

9 LUTHER STUBBLEFIELD: So the money  
10 that I might bring in or we could receive in say  
11 this year 2011, it'll be two years before they  
12 start breaking ground, if at that time?

13 CHAIRPERSON MENDEZ: Yes, at least,  
14 correct. And in Smith Houses, I see that there is  
15 money allocated under Council Member Chin, are  
16 there any cameras at the moment there?

17 LUTHER STUBBLEFIELD: None, none.

18 CHAIRPERSON MENDEZ: No, I'm--

19 [Crosstalk]

20 CHAIRPERSON MENDEZ: --and I'm  
21 talking about Smith now.

22 LUTHER STUBBLEFIELD: Oh, I'm  
23 sorry.

24 NYDIA VASQUEZ: Yeah, no, I  
25 understand that there is one in Seven St. James

2 and I don't know of any other, but I understand  
3 that that was a gift from someone and not  
4 something that was put on housing.

5 CHAIRPERSON MENDEZ: It wasn't,  
6 but--

7 NYDIA VASQUEZ: [Interposing] It's  
8 coming through the city, but not--

9 CHAIRPERSON MENDEZ: [Interposing]  
10 It wasn't through your previous--I know the  
11 previous Council Member, which is why Margaret  
12 Chin has the biggest allocation, he allocated  
13 money during all his years in office, some going  
14 back as far as 2004 that has not been used yet.  
15 And so it may have come from former Council Member  
16 Alan Gerson or--so you don't know where it  
17 actually came from.

18 [Crosstalk]

19 NYDIA VASQUEZ: --I wouldn't know  
20 the details right now as to who--I just became a  
21 member of the tenants' association. And I have a  
22 question that it might sound a little off, but  
23 another city bank took over those 21 units, are we  
24 still part of that expense as far as cameras and  
25 all that?

2 CHAIRPERSON MENDEZ: The 21  
3 developments--

4 NYDIA VASQUEZ: Developments.

5 CHAIRPERSON MENDEZ: --the city and  
6 state developments are some of them have cameras,  
7 some of them don't, it depends if the Council  
8 Member funded it. I have a state development, I  
9 funded cameras in there as well as in some of my  
10 federal developments. Through the stimulus  
11 funding that's going to allow the Housing  
12 Authority to federalize those 21 developments,  
13 which is approximately 21,000 units, there's a  
14 whole bunch of federal stimulus funding that's  
15 coming in for those developments, and then once  
16 everything is done, all the major repairs that the  
17 federal government has to come and review it, then  
18 they have their own funding stream.

19 But right now, there's all this  
20 federal stimulus funding coming in for them and  
21 then they'll have their own funding stream  
22 thereafter.

23 NYDIA VASQUEZ: Which means that  
24 leaves the monies that you all have today for the  
25 developments that were not taken over by Citibank,

2 doesn't that give you more options or more  
3 finances to be able to--

4 [Crosstalk]

5 CHAIRPERSON MENDEZ: [Interposing]

6 No, no, it's--

7 NYDIA VASQUEZ: --faster?

8 CHAIRPERSON MENDEZ: --it's apples  
9 and oranges. We decide to put cameras, the ones  
10 that got done, it could be city, it could be  
11 state, it could be federal. And NYCHA is part of  
12 that ownership, it's a private--

13 NYDIA VASQUEZ: Investment--

14 [Crosstalk]

15 CHAIRPERSON MENDEZ: --

16 private/public organization that was created. And  
17 so those buildings that have cameras, have them.  
18 What NYCHA is saying is--and we didn't get those  
19 answers because we were running out of time--my  
20 other question is those buildings that have  
21 cameras, and it's going to be an individual  
22 analysis, what does it take to give us layered  
23 access there as opposed to buildings or  
24 developments that have no cameras whatsoever.

25 So that's all going to range and



2 they're going to have to do it development by  
3 development. And in cases like even in your  
4 development where they may have one or several  
5 buildings that have CCTVs and some of them don't  
6 have anything, all that is going to change the  
7 price per development.

8 Mr. Jenkins, let me ask you, you  
9 are from my district and you work in my district,  
10 so having worked with developments that do have  
11 the CCTVs like Jacob Riis and those that don't  
12 like Baruch Houses, have you seen any kind of  
13 difference in crime?

14 [Pause]

15 MARQUISE JENKINS: I have not seen  
16 a difference, but what I will say is that one of  
17 the things that I am fearful of is if you don't  
18 put cameras in all the developments, all it simply  
19 does is it shifts the crime to areas where the  
20 cameras don't exist. So while it's not happening  
21 in Building A, it's just simply being moved to  
22 Building B. So in terms of numbers, I don't think  
23 that there's a difference in the quality of life  
24 as it relates to how the reduction in crime,  
25 unless there was a full holistic approach.

2 CHAIRPERSON MENDEZ: Do you think  
3 that the tenants of Jacob Riis houses, let's say,  
4 feels safer than the tenants at Baruch Houses  
5 because the cameras are there?

6 MARQUISE JENKINS: I think there's  
7 a sexy appeal about the cameras that residents are  
8 asking for them. So I think they would say that  
9 they feel safer, but I'm not sure if that's the  
10 reality of what's happening.

11 CHAIRPERSON MENDEZ: Thank you.  
12 Mr. Stubblefield--

13 LUTHER STUBBLEFIELD: [Interposing]  
14 I'd like to give a statistic to that same  
15 question. Lillian Wald was one of the very first  
16 developments on the Lower East Side that received  
17 the cameras.

18 CHAIRPERSON MENDEZ: [Interposing]  
19 They have, just for the record, they have a VIPER  
20 system--

21 LUTHER STUBBLEFIELD: Yes.

22 CHAIRPERSON MENDEZ: --it was under  
23 a pilot program that was done by the federal  
24 government, but--

25 LUTHER STUBBLEFIELD: [Interposing]

2 But before--

3 CHAIRPERSON MENDEZ: --it's a  
4 little different than the cameras that are going  
5 in now.

6 LUTHER STUBBLEFIELD: No, but I  
7 know they're different, but before they received  
8 any type of security at all, Lillian Wald at that  
9 particular time--and that goes back to the  
10 seventies and the early eighties--had the highest  
11 crime and drug dealing in that whole area, and as  
12 soon as the VIPER system or whatever came in, it  
13 turned their situation around completely.

14 CHAIRPERSON MENDEZ: Okay. I want  
15 to thank this panel for their testimony, we will  
16 certainly be awaiting more information from the  
17 Housing Authority. This hearing will be laid over  
18 to so that we can vote on the Reso on another day  
19 and--

20 [Crosstalk]

21 FEMALE VOICE: The Reso.

22 [Pause]

23 CHAIRPERSON MENDEZ: The Resolution  
24 will be laid over.

25 LUTHER STUBBLEFIELD: [Off mic].

2 CHAIRPERSON MENDEZ: Is that  
3 technically correct? There we go, the Resolution  
4 will be laid over, and I want to thank everyone  
5 for coming to today's hearing. And I can bang? I  
6 don't bang when it's laid over okay, whatever, all  
7 right.

8 [Pause]

9 FEMALE VOICE: So you can bang.

10 CHAIRPERSON MENDEZ: The hearing is  
11 adjourned, so there. And there was the bang  
12 already, I'm not going to bang twice. Thank you.

C E R T I F I C A T E

I, Tammy Wittman, certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Signature 

Date March 14, 2011