

**TESTIMONY FROM NYCHA'S EXECUTIVE VICE PRESIDENT FOR RESIDENT SERVICES
UKAH BUSGITH
RESIDENT ENGAGEMENT AND OUTREACH
COMMITTEE ON PUBLIC HOUSING
THURSDAY, NOVEMBER 17, 2022 – 1:00 PM
COMMITTEE ROOM, CITY HALL, NEW YORK, NY**

Chair Alexa Avilés, members of the Committee on Public Housing, other distinguished members of the City Council, NYCHA residents, community advocates, and members of the public: good afternoon. I am Ukah Busgith, NYCHA's Executive Vice President for Resident Services, Partnerships & Initiatives. I am pleased to be joined by DaVida Rowley-Blackman, Senior Director of Resident Participation & Civic Engagement; Brian Honan, Senior Vice President for Intergovernmental Affairs; and Simon Kawitzky, Vice President of Portfolio Planning. Thank you for this opportunity to discuss our robust efforts to engage and partner with NYCHA residents as we build stronger communities together.

Resident Partnership Is Key to Our Success

We understand that partnership with our stakeholders is fundamental to improving the quality of life in NYCHA communities. In particular, we know that resident engagement and outreach is key to our success. Our Resident Services, Partnerships, and Initiatives (RSPI) department is solely dedicated to this work – every day, its more than 250 passionate staff connect NYCHA residents to critical and empowering programs and services while also engaging them on agency and community priorities. RSPI also supports the extensive network of resident associations and manages partnerships, programs, and initiatives involving economic opportunity as well as youth, senior, and social services.

Beyond RSPI, resident engagement and outreach is woven into the fabric of our work, whether it's communicating about repairs, the new capital and preservation programs that will fully rehabilitate and upgrade residents' homes, or the latest sustainability measures we're implementing. To keep residents informed, last year alone we published over 460 articles on our websites, drafted dozens of resident-wide emails and letters, released 45 videos, translated over 2,700 documents, fulfilled over 400 interpretation requests, posted over 3,600 items on social media, and regularly distributed robocalls to nearly 320,000 phone numbers. That same year, our Customer Contact Center (CCC) handled nearly 2 million calls. Every time there is a relevant service outage, we post flyers at developments and disseminate robocalls to residents. Our monthly rent inserts provide information by mail to 105,000 households and to over 58,000 households online. Our direct mailings reach more than 162,000 households. All of the vital

information we disseminate is available in the covered languages of English, Spanish, Simplified Chinese, Traditional Chinese, and Russian, and we provide interpretation services as necessary. Oftentimes, we conduct direct outreach to residents on important topics through door-knocking. We meet with and speak with resident leaders on a very regular basis, and we offer opportunities for residents to get involved through platforms such as resident associations and the Resident Roundtable.

Transforming NYCHA & Supporting Residents

To ensure that RSPI is successful in its work to empower residents and have their voices heard, we recently restructured the department, in line with our overall efforts to transform NYCHA's organization and operations. We also aligned RSPI with our new Neighborhood Model for operations, streamlining the communication involved in supporting residents. RSPI's partnership-based service coordination model involves more than 150 community-based partners. Formerly known as Community Engagement & Partnerships, RSPI supports residents, partners, and the Authority through the following sub-departments:

- Resident Participation & Civic Engagement focuses primarily on coordination and partnership with resident associations, but also on outreach to all residents on the policies and initiatives that impact their lives.
- Resident Outreach Services focuses on engagement with residents surrounding NYCHA's preservation, rehabilitation, and modernization programs to educate about the impacts of these programs on specific developments.
- Resident Relocation Services helps move families to temporary hospitality units or hotels to facilitate repairs in their apartments. It reaches out directly to impacted families and develops relocation plans, considering residents' special needs, preferences, and any services needed.
- Resident Economic Empowerment & Sustainability (REES) supports residents involved in employment and advancement programs, business development, adult education and training, and financial literacy and asset building.
- Resident Health Initiatives manages partnerships and leads interagency efforts to connect residents to preventive health resources, create healthier indoor environments, and cultivate resident leadership in health.
- Family Partnerships connects residents to critical youth, senior, and social services from external providers and City agencies.

- The Office of Public Private/Partnerships builds collaborations with the private, public, and philanthropic sectors to support NYCHA's goals of preserving public housing and improving resident access to community-based services and opportunities.

Strengthening Partnerships, Engagement, & Outreach

We cannot transform NYCHA without input from residents and other stakeholders. There are several organizations that facilitate partnership and resident engagement, and I'll explain a few of them now.

Resident Associations

Resident associations, composed of elected members, are a critical avenue for residents to support each other through events and connections to resources; they also enable residents to collaborate with NYCHA staff at every level, ensuring that they are part of the decision-making process at developments and across the Authority. Over the past few years, we have made sure that resident associations have a place to meet, and we implemented a series of election reforms in partnership with the resident associations to increase resident participation. That includes virtual voting, more open voting, and regular civic engagement events. I'm pleased to report that 249 resident association elections have been held across the city since 2020; currently, a total of 249 NYCHA developments have resident associations.

To build strong and productive relationships, property managers are expected to meet monthly with resident association leadership. In fact, our Neighborhood Model facilitates enhanced coordination between resident associations and property management staff. Resident associations also work closely with their property managers to review and inform priorities within the local property-based budgets.

Tenant Participation Funds

Our work with resident associations also involves the distribution and management of tenant participation funds. The U.S. Department of Housing and Urban Development (HUD) provides tenant participation funds to support the work of resident associations in strengthening and supporting their communities – for instance, for educational classes and workshops, information dissemination and resource fairs, development clean-up days, and resident association office supplies. We implemented several reforms to improve the process for disbursing the funds. For example, we:

- Updated the written agreement between NYCHA and resident associations on the use of the funds, based on comments from resident leaders and advocates;
- Revised the plain language guidebook that explains the funding process (it's available on our website);
- Streamlined the process for spending funds by introducing a commercial card that resident associations can use to make approved purchases up to \$5,000;
- Created online tip sheets to help resident associations make the best use of the funds; and
- Increased transparency by posting online quarterly budget reports that list the funds spent and still available by development.

We know the transition to this new system of funding was a difficult adjustment for some associations. Of course, we are open to incorporating additional feedback from residents and other stakeholders on how to improve the tenant participation funds process.

Citywide Council of Presidents (CCOP) & the Resident Advisory Board (RAB)

Every president of a recognized resident association is a member of the Citywide Council of Presidents (CCOP), which is organized into 10 districts; resident association presidents elect a Committee Board to represent their district and the CCOP Executive Board. The CCOP works with NYCHA leadership to address quality of life issues at NYCHA developments, advise on operations, and engage with government at all levels to advance the interests of NYCHA residents. Members of the DCOP and CCOP Executive Board automatically become members of the Resident Advisory Board (RAB), which primarily provides recommendations for NYCHA's annual and five-year agency plans.

To further our partnerships, last year NYCHA and the CCOP signed a new Memorandum of Agreement that officially recognizes the CCOP as the Authority-wide voice for residents and formalizes its role in advising on all areas of NYCHA's portfolio. Specifically, the agreement establishes a framework for how NYCHA and the CCOP will work together to enhance the Authority's operations and management, amplify resident participation, and better address the issues that are most important to residents. The agreement also outlines how NYCHA and the CCOP will share information and communicate as we jointly reimagine NYCHA's future.

I would like to acknowledge all the CCOP members, including CCOP Chair Daniel Barber, for their efforts here. I would also like to note that while the CCOP has long worked with NYCHA on

issues affecting residents, this is the first time NYCHA and the CCOP have had an official agreement since 1993. To further illustrate the progress we're making, NYCHA and the CCOP used to meet twice a year – we are now meeting with the CCOP every week.

We have begun a new HUD-funded training program for resident leaders and employees on this new agreement, as well as the federal “Part 964” regulations, which govern resident participation in all aspects of the Authority’s mission and operation. Our goal is to train residents and employees side by side so they learn together and jointly understand the expectations for partnership that are shared by NYCHA and CCOP executive leadership.

Resident Roundtable

Launched last year, the Resident Roundtable provides an opportunity for residents to help design the implementation of NYCHA’s Transformation Plan. Its more than 30 members represent each of the Authority’s Neighborhood portfolios as well as Section 8 voucher holders in PACT developments; they provide valuable feedback and recommendations on matters such as lease enforcement, residents’ quality of life, safety and security, communication between residents and NYCHA, and other areas identified by residents and staff.

Outreach on a Range of Initiatives

We work intensively to keep residents informed, and solicit their feedback, on key initiatives that include PACT, the NYC Public Housing Preservation Trust, as well as our Sandy recovery work and our capital projects more broadly.

Based on the feedback we hear from residents, community members, and other stakeholders, we make ongoing improvements to ensure that resident expertise and input are at the center of the PACT planning process. Resident leaders now participate in selecting the developers, general contractors, property managers, and social service providers who will renovate and maintain their developments; they review proposals, interview development teams, and help us select the partners that are best suited to serve their community. The PACT Resource Team pairs residents with trusted, third-party advisors and consultants to support these efforts. To engage and inform residents about PACT, we host meetings and info sessions that feature live interpretation, and we provide printed materials, videos, and online resources that are available in multiple languages. Residents also have access to a dedicated PACT hotline to ask questions and discuss concerns.

Our engagement on the Trust, which was authorized this summer by the State, involves regular town halls where residents can get their questions answered. We have also provided a suite of materials explaining how the Trust works, including how it will bring billions of dollars of comprehensive renovations to NYCHA developments while maintaining residents' rights and a public workforce and keeping our properties 100 percent public. Residents will also be part of the process for selecting vendors to perform the rehabilitation work and can serve on committees that check the quality of this work. Residents will be able to choose whether or not to include their developments in the Trust; we recently presented for public comment the draft Trust resident opt-in voting procedures, which were developed in collaboration with resident leaders and policy advocates.

These are just some examples of how we engage with our residents on major policy, capital, or operational initiatives.

Moving Forward Together

We are grateful for your support as we work to engage NYCHA residents and improve their quality of life. We are committed to comprehensive communication with residents, and we strive to incorporate resident voices, ideas, and perspectives in our work.

We look forward to renewed partnerships with residents and other stakeholders, including members of the Council, as we continue to make progress together.

Thank you; we are happy to answer any questions you may have.



November 17, 2022

Testimony Submitted to the New York City Council’s Committee on Public Housing in Relation to its Oversight of the New York City Housing Authority’s Resident Engagement and Outreach Practices

Dear Committee on Public Housing:

My name is Rakhil Tilyayeva and I am a staff attorney with the Tenants’ Rights Coalition (“TRC”) at Manhattan Legal Services—a borough office of Legal Services NYC (“LSNYC”). For over 50 years, LSNYC has fought poverty and sought racial, social and economic justice for low-income New Yorkers. We are the largest civil legal services provider in the country, with over 700 staff across the five boroughs working to protect the rights of more than 110,000 low-income New Yorkers each year in regards to housing, income security, high-quality education, health coverage, familial stability, and immigration stability.

Through representation of individual tenants and tenant groups in affirmative litigation and eviction defense, the TRC works to preserve affordable housing and ensure that our clients can live with safety and dignity in their homes. As a member of the TRC, I provide legal services to tenants in both private and public housing. I represent NYCHA tenants specifically in housing court cases seeking repairs and resolving rent issues. In addition, I provide legal advice to NYCHA tenants who call our hotline for assistance on a variety of issues related to their tenancies.

Over the past two years, I have represented and provided legal advice to numerous NYCHA tenants. In the course of my work, I have seen that there is a systematic lack of engagement and outreach from NYCHA in multiple areas, including its failure to: (1) provide timely and adequate

notice to tenants concerning the nature and timeline of repairs; (2) provide proper notice to tenants concerning building-wide repairs or outages; (3) provide information and guidance to tenants about the mold ombudsperson; (4) apprise tenants of how to resolve rent disputes through its recently-amended administrative grievance procedure; (5) apprise tenants undergoing Rental Assistance Demonstration (“RAD”) conversions about new ways to obtain repairs; and (6) provide written notifications to tenants in languages other than English. I will address each area in the remainder of my testimony while referring to the stories of three specific clients:

- Jenice Zayas, a resident of Lehman Village Houses;
- Valerie Spady, a resident of Harlem River I, which converted to private management under the RAD program; and
- Elena Ugarte, a resident of Saint Nicholas Houses, which has also converted to private management under the RAD program.

Although the focus of my testimony will predominantly be about my experience working with my clients, I have seen their issues replicated in my work with many other NYCHA tenants. It is my view that the experience of my clients is the result of systemic and operational shortfalls in the ways in which NYCHA interacts with its public housing population.

1. NYCHA’s failure to provide timely and adequate notice to tenants concerning the nature and timeline of repairs.

I represented Ms. Zayas, Ms. Ugarte, and Ms. Spady in Housing Part (“HP”) cases to obtain much needed repairs in their homes. Although we were eventually able to obtain repairs in these cases, NYCHA took at least a year to complete them, often months past the deadlines in the orders to correct issued by housing court. A recurring theme in each case was the lack of appropriate communication by NYCHA concerning when court-ordered repairs would be conducted, who would make them, and when would they be completed.

Even after Ms. Zayas filed an HP case against NYCHA, she had to wait three years to receive basic repairs such as fixing the front door peephole, replacing defective floor tiles, remediating a bathroom leak, fixing leaking radiators, painting and plastering, and exterminating cockroaches throughout her apartment. This delay resulted due to recurring problems with how NYCHA scheduled and notified Ms. Zayas about the date and time for when they would make court-ordered repairs, which was complicated by the fact that Ms. Zayas has a disabled son who needs to be taken to regular medical appointments. Due to NYCHA's inability to successfully arrange access with Ms. Zayas in light of her repair needs and her son's disability needs, the court had to appoint a social worker to ensure that NYCHA properly carried out its obligations to arrange access and conduct repairs.

Ms. Ugarte had to live without a bathroom for almost a year because NYCHA demolished it—removing the bathroom walls, ceiling, and sink—to fix a leak she had for a year before that. NYCHA took many months to finish the renovation work without giving Ms. Ugarte clear information of the steps involved in the work or the timeline for completion. Ms. Ugarte had to rely on her neighbors allowing her to use their bathrooms during this time, since she did not have privacy in her own bathroom, all the while being left in the dark in terms of when she would be able to use her own bathroom again.

Only weeks after Ms. Spady's case was settled, NYCHA found mold in her apartment, specifically in her bedroom and bathroom. Although Ms. Spady had alleged mold in these areas of her apartment earlier in the case, NYCHA made no prior attempts to schedule access with her to investigate the presence of mold and address the issue in these specific rooms while the case was ongoing. In March 2022, when the private management company took over in her a building a few months later, Ms. Spady was told she would have to transfer apartments for the mold

remediation work to take place. Yet, till this day, she is still waiting to be transferred and for the mold remediation work to begin—eight months later. She was given no notice about when the transfer or repairs would be scheduled, even though her husband has a medical respiratory condition, Chronic obstructive pulmonary disease, or COPD, so his health is negatively impacted by the mold in the apartment they reside in.

A related problem concerns NYCHA's improper closing of repair tickets without addressing the repair work and without providing notice to tenants that such tickets were closed. This is particularly the case if a tenant does not grant access, even in situations where they were not properly notified of the scheduled repair. Ms. Ugarte states that she often does not receive notice of scheduled or cancelled repairs. Ms. Spady states that she can only see the past three months of tickets that she submitted, regardless of whether repairs for prior tickets were completed or not. I have heard this same type of improper closing of repair tickets by other tenants I have assisted.

2. NYCHA's failure to provide proper notice to tenants concerning building-wide repairs or outages.

Public notices about lack of essential services in common areas are often posted late. Ms. Spady reports that she often wakes up with no hot water and has to call the management office to learn that the hot water is not working. Furthermore, it's only when Ms. Spady calls the management office to ask them to remove the garbage from the common areas that they put up a notice a couple of days later, instructing residents where they should leave their garbage. Ms. Zayas reports that out of order signs are usually only posted the same day the repair is scheduled to take place. In addition, Ms. Zayas states that residents are often not provided with advanced notice of new policies, such as requiring asbestos inspection prior to completing tile work.

3. NYCHA’s failure to provide information and guidance to tenants about the mold ombudsperson.

Multiple NYCHA tenants have told me that they are unaware of the mold ombudsperson, or if they are aware, they are unclear as to how that process is supposed to lead to their mold problems getting fixed by NYCHA. Furthermore, NYCHA fails to notify tenants in RAD-converted buildings, such as Ms. Spady, that they can continue to access the mold ombudsperson even after the RAD conversion takes place, pursuant to the court’s decision in the *Baez* case. This lack of notice causes confusion among tenants about their rights.

Many tenants who have attempted to contact the mold ombudsperson have been unable to reach them, despite leaving multiple voice messages. Tenants who were able to reach the mold ombudsperson were able to get their apartments inspected, but NYCHA often does not make the repairs recommended by the mold ombudsperson (and such tenants, again, continue to experience issues with NYCHA not giving them adequate notice about the scheduling and timeline to complete repairs). Moreover, NYCHA tenants are often not provided with clear information about what is the next step that they should take in the process of filing complaints with the mold ombudsperson.

4. NYCHA’s failure to apprise tenants of how to resolve rent disputes through its recently-amended administrative grievance procedure.

Ms. Zayas reports that she has not been provided with any information regarding how to use NYCHA’s recently-amended grievance procedure. Ms. Spady reports that she was provided with a notice explaining how tenants can seek a rent adjustment based on a change of income, which NYCHA was required to provide to tenants as part of the July 23, 2021 settlement in the federal case *Fields v. Russ*, 1:19-cv-11368 (ER).¹ However, she has not been informed about how

¹ In particular, section VIII of the settlement provides that “...NYCHA shall notify all public housing tenants in writing about its revised policies and procedures which are put into effect by virtue of this Agreement

a tenant can seek a rent abatement or how rent arrears issues would be resolved. Given that NYCHA announced that it withdrew tens of thousands of nonpayment eviction cases so that the rent arrears could be resolved internally,² it is imperative that NYCHA residents are provided notice of exactly how these issues will be resolved. This is especially the case since nonpayment eviction proceedings are typically the only method by which tenants can obtain a rent abatement which they are legally entitled to if repairs or essential services are not provided. Specifically, Ms. Zayas has received no notice of how her rent arrears would be resolved, even though she has withheld rent in order to seek a rent abatement for the delay in completing repairs in her apartment. In fact, when Ms. Zayas inquired about this issue, she was told by building management that they lost her file and she has not received any additional information since then.

5. NYCHA’s failure to apprise tenants undergoing RAD conversions about new ways to obtain repairs.

NYCHA has not been providing residents of RAD-converted buildings with notice that they can now call 311 to request inspections by the New York City Department of Housing Preservation and Development (“HPD”) and view HPD violations for their apartment and building on HPD’s website, just as tenants in privately owned buildings can. Specifically, Ms. Spady and Ms. Ugarte never received this information from NYCHA or their new private management companies. Prior to the RAD conversion, as NYCHA tenants, they would only be able to request an HPD inspection and obtain HPD violations through a court order. Now, they are entitled to request HPD inspections whenever they need them and can view all of the HPD violations that

related to interim rent changes, rent grievances, nonpayment proceedings, and chronic rent delinquency termination proceedings.”

² See Press Release, “NYCHA discontinues more than 31,000 non-payment cases, reducing caseload by 90 percent,” available at <https://www.nyc.gov/site/nycha/about/press/pr-2022/pr-20220203.page>.

have been issued in their apartment and building. This is a critical change to their rights as tenants which they are prevented from exercising if they are not given proper notice about it.³

6. NYCHA's failure to provide written notifications to tenants in languages other than English.

Ms. Ugarte, a Spanish-speaking NYCHA tenant, reported that NYCHA only provides her with notices in English. She typically waits until her son comes home in the evenings to translate notices. She requests repairs over the phone with one management employee who speaks Spanish. She does not know how to access repair tickets online and was never provided information on how to do so. She reports that there are at least three other tenants in her building who are Spanish speaking as well, and it would greatly help them if notices are provided in Spanish.

The instances presented in this testimony illustrate just some of the many ways in which NYCHA and RAD tenants are prejudiced by NYCHA's lack of effective, timely, and transparent engagement and outreach. My work with Ms. Zayas, Ms. Spady, and Mr. Ugarte, as well as many other NYCHA tenants, demonstrates that there is a systematic lack of engagement and outreach from NYCHA to their residents regarding how to resolve a myriad of repair and rent arrears issues, how to contact and receive services from the mold ombudsperson, and how the RAD program changes the ways in which they can get their landlords to make needed repairs in their homes. I look forward to the City Council taking this information into account when considering and creating policies so that hundreds of thousands of public housing and RAD residents can live with safety and dignity in their own homes.

Thank you for your time and consideration.

³ Many additional issues our organization has seen in RAD-converted buildings were previously presented by our former staff, Elizabeth Gyori, to the Committee on Public Housing in written testimonies dated January 13, 2021 and May 3, 2022.

THE RESIDENTS TO PRESERVE PUBLIC HOUSING (RPPH)



November 17, 2022

Residents to Preserve Public Housing (RPPH) Written Testimony to New York City Council Re: NYCHA Resident Engagement 11/17/22

RPPH submits this written testimony to stand with public housing residents citywide who have consistently organized to make their voices heard and exercise decision-making power in their communities and within the housing authority. For years, NYCHA has maintained a formal Resident Engagement Department, but despite its mission, has repeatedly proven itself to be inadequate in addressing resident concerns and empowering residents towards collective decision-making. Most recently, this status quo of superficial resident engagement has been on display through ongoing PACT conversions despite resident opposition (such as in Harlem River Houses, among others), the passage of the Public Housing Preservation Trust despite widespread resident opposition citywide, and even formal written opposition from the housing authority's officially recognized resident representative body, the Citywide Council of Presidents, and the delayed and unclear communication surrounding potential public health crises on display at the recent water supply concerns at Jacob Riis Houses. NYCHA's Resident Engagement Department claims that residents are the "heart of NYCHA", but instead of residents being at the center of the housing authority's plans, residents are too often an afterthought. With NYCHA's consistent commitment to steamrolling through such dramatic institutional restructuring in the face of years of vocal disapproval, as well as obscuring potential public health risks, it is clear that residents should have little confidence in the integrity or effectiveness of NYCHA's current model of resident engagement.

To that end, there are significant limitations to NYCHA's approach to engaging residents. Under its current structure, much of NYCHA's resident engagement (especially in reference to engaging residents regarding institutional reforms) is measured through the number of presentations, meetings, or townhalls offered to residents and the number of written materials distributed to residents. While these metrics may be a useful initial step in conducting effective resident engagement, they do little to express the qualitative experience of these efforts, and the ways residents are encouraged to offer "input" but are still largely disconnected from leadership and decision-making through this process. In this way, NYCHA's Resident Engagement more closely resembles a marketing campaign designed to satisfy the expectation for involving residents and to

manufacture consent, rather than a mechanism for empowering residents that provides a “pathway to significant decision-making power” as described in its mission. This inadequate status quo of resident engagement was again on recent display through NYCHA’s efforts to promote the Public Housing Preservation Trust and its lacking transparency around the Trust’s debt-financing mechanisms, and the need to categorize resident homes as “obsolete” in order to qualify for the HUD vouchers on which its revenue generating hopes depend. communication regarding the Trust over the years has leaned heavily on optimistic rhetoric rather than detailed facts. This lack of clear communication on the Trust’s workings fails to fully inform residents, and robs them of the ability to make informed decisions about the future of their communities and the housing authority, and are a disservice to the values of resident empowerment and the mission of resident engagement.

Due to the consistent pattern of shortcomings in NYCHA’s Resident Engagement model, it is clear that this process is in dire need of redesign with resident empowerment, leadership, and decision-making at its center, befitting the resident’s role as the “heart of NYCHA.” As such, until a robust, resident-led redesign of NYCHA’s Resident Engagement is completed, it is unconscionable for the housing authority to continue with any ongoing or upcoming public housing conversions through PACT or the Trust. In addition, any true resident engagement effort at NYCHA must be accompanied by a renewed investment of public funds to facilitate this redesign, but also to address repair, maintenance, and management concerns which would allow residents to make real decisions in their communities without the coercion of substandard living conditions. As a first step towards creating meaningful resident engagement, RPPH calls for a \$225M budget allocation to facilitate residents building, developing, and sustaining Resident Management Corporations through a combination of start-up funds, vocational training, and establishing a new Department of Resident Management to provide centralized support for RMCs at NYCHA communities across the city.

For these reasons, RPPH stands firmly with residents who have collectively organized precisely because NYCHA’s Resident Engagement efforts have been flawed and insufficient. We, along with public housing residents citywide, are clear that resident “engagement” is not enough, and instead demand a resident-led redesign of the housing authority’s model that centers empowerment, leadership, decision-making, and the budgetary investments in our communities that our residents need and deserve, today and in perpetuity.

THE RESIDENTS TO PRESERVE PUBLIC HOUSING (RPPH)



**To : The New York City
Housing Authority (NYCHA)**

October 21, 2022

P.O. Box 3422
Long Island City, NY 11101-9202
public.comments@nycha.nyc.gov

The Residents to Preserve Public Housing (RPPH) submits the following written comments in response to the Public Housing Preservation Trust voting procedures publicly released on Friday October 14, 2022

RPPH comments on the Public Housing Preservation Trust draft voting regulations:

- RPPH is glad to see that NYCHA will be required to engage a third-party Vote Administrator for all elections.
- RPPH appreciates that any resident 18 years of age or older with permanent written permission from NYCHA to reside in the apartment can vote but the voting process must include a meaningful quorum requirement. The draft regulations only require 10% of Heads of Household at the development to cast a vote for the results to be considered valid. That is much too low for this key decision; it is irrelevant that turnout at tenant leadership elections is below 8%; NYCHA's explanation that the low threshold is appropriate because turn out is typically low is irrelevant. RPPH demands that quorum be raised to 66% of all eligible voters.
- The draft regulations are missing crucial support for resident decision making. Prior to Notice, residents must be provided with access to an independent tenant advisor to guide outreach strategy and assist in evaluation. NYCHA must also provide an independent physical needs assessment of their campus as part of the required outreach materials; NYCHA's own assessment is not enough. These materials must also describe potential impacts on staffing of each option presented.
- The mandated outreach materials must also disclose how much financing backed with property the Trust will get from NYCHA will be used for the Preservation Trust option.

Sincerely,

RPPH STEERING COMMITTEE



November 17, 2022

Founders

Vernice Miller-Travis
Peggy M. Shepard
Chuck Sutton

**Testimony of Lonnie J. Portis, Environmental Policy and Advocacy
Coordinator at WE ACT for Environmental Justice**

Board of Directors

Chair
Jeff Jones

To the New York City Council Committee on Public Housing

Regarding Resident Engagement and Outreach

Secretary

Nancy E. Anderson, Ph.D.

To Chair Alexa Avilés and the Committee on Public Housing:

Treasurer

Ken P. Mak

WE ACT for Environmental Justice, an organization based in Harlem, has been fighting environmental racism at the city, state, and federal levels for more than 30 years. WE ACT convenes a group of members living in New York City Housing Authority developments to discuss and organize around the various environmental health hazards that currently exist in their homes and communities.

Members

Lakeisha M. Aquino
Peter Bokor
Dennis Derryck, Ph.D.
David Evans, Ph.D.
Abiola Fasehun, Esq.
Eric A Goldstein, Esq.
Neetin Gulati
Christy Loper
Sarangi Iyengar
Marielle Villar Martiney
Crystal Romeo Upperman
Vernice Miller-Travis
Phillip Morrow
Dart Westphal

We urge this committee to hold an oversight hearing on the New York City Public Housing Preservation Trust so that the Council and NYCHA tenants can get answers to the questions they have been asking but feel unheard due to lack of outreach.

Executive Director

Peggy M. Shepard

Established in 1934, the New York City Housing Authority (NYCHA) was the first and is currently the largest public housing authority in the United States. It provides affordable housing to nearly 600,000 New Yorkers in 326 developments across the five boroughs of New York City. If NYCHA were its own city it would be the twenty-ninth largest city in the country by population, larger than Minneapolis, Atlanta or Cleveland.

NYCHA, however, faces a myriad of problems – most of which are tied to the fact that it has been chronically underfunded for years. As a result, the New Yorkers who rent apartments in NYCHA developments often have to endure environmental challenges such as mold, lead, and pests along with substandard service in terms of repairs and other basic issues.

When talking to members who are NYCHA residents, we hear time and time again that there is a severe lack of communication between NYCHA administrators and tenants, often when it comes to major decisions that require robust, meaningful engagement. The most recent, clear example of this lack of



outreach regarding [New York City Public Housing Preservation Trust](#) (or “Trust”).

On June 16, 2022, New York Governor Kathy Hochul signed new legislation ([S.9409-A](#) / [A.7805-D](#)) establishing the New York City Public Housing Preservation Trust as a way to address the overdue repair, rehabilitation, and modernization of 25,000 apartments under control of the New York City Housing Authority. This is in addition to NYCHA’s [Permanent Affordability Commitment Together](#) (PACT) where developments will be included in the federal [Rental Assistance Demonstration](#) (RAD) and converted to a federally funded program called Project-Based Section 8. This allows NYCHA to access funding to complete comprehensive repairs, through partnerships with private and nonprofit development partners, who will be selected based on resident input.

Since being signed into law, NYCHA tenants feel the Trust is a method to privatize public housing and feel there has not been adequate, thoughtful outreach on the details of the Trust and that their input, feelings and opinions have been ignored throughout the legislative process. Coupling the Trust with RAD/PACT has created confusion and anxiety about the affordability of NYCHA, the possibility of displacement and the proliferation of housing instability and homelessness as the Trust is implemented.

NYCHA residents are living in fear due to the uncertainty of the fate of their homes because of the changes being implemented by the Trust. Many residents feel that NYCHA leadership does not have any regard for tenants’ health, stability or desire to keep public housing public. NYCHA leadership’s core mission should be to provide affordable, health and safe housing; advocate for tenants’ needs and rights; and develop and maintain trustful, collaborative relationships with NYCHA residents.

Again, we urge this committee to hold an oversight hearing on the New York City Public Housing Preservation Trust and continue to hold NYCHA accountable.

Sincerely,

Lonnie J. Portis

Environmental Policy and Advocacy Coordinator

WE ACT for Environmental Justice

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**New York City Council Oversight Hearing on Student Debt as a Barrier to Generational Wealth
Committee on State & Federal Legislation + Committee on Consumer and Worker Protection**

**Submitted by Adrian De La Cruz, Fall '22 Young Advocate, Young Invincibles
Thursday, November 17th, 2022**

My name is Adrian De La Cruz. I am a Senior student at Queens College. I want to thank the NYC Council Committees on Higher Education and on Mental Health, Disabilities & Addiction for the opportunity to testify with you today on my experiences as a student navigating college with a disability.

I started my college life in the Spring of 2019 at Queensborough Community College as a Design major with a concentration in Graphic Design. During this new journey in my life, I found a lot of difficulties in terms of tuition because my mom did not have enough money to support me financially and I was so afraid to drop out of school since I started a passion for arts during my freshman year. I moved to New York City because my parents sacrificed a lot for me and paid a lot of money to bring me here after 14 years of being separated from my mom. At one point, I felt that I need to do the initiative if my parents have struggled to pay my tuition. Therefore, I started my first job as a Uber delivery since I was not able to speak English during my first year moving to New York. I worked many hours as a delivery guy and saved for tuition. In my sophomore year, I found a program called ASAP which is a program from CUNY that provides college students financial aid, unlimited MetroCard, textbooks, and free services from advisors. This was a big relief for me because I was worried about getting overwhelmed with college and work.

I believe the ASAP program is offered to certain CUNY schools. However, 4 year-CUNY colleges do not have ASAP except Staten Island college. The reason why I am here is that I know a lot of friends who are in Queens College who are requesting financial aid because 4-a year college program requires more items than community college. Attending Queen's college as a transfer student was easy in my case since I was having an advisor who introduced me to a program that covered my tuition at Queens College which is called the Transfer Honors Program. However, most people do not know about these programs, and I think they would be happy if CUNY schools had more to offer them. I think if CUNY schools advertise a lot of the programs they have to offer to students, probably be fearless students in debt and maybe people will share these opportunities with upcoming students. I haven't seen see too many solutions for students' debts and I think this issue needs to be addressed so more students can follow their passion without struggles in terms of financial aid.

The solution for this issue could be to promote more advertisements on social media, transportation, or event commercials about the opportunities in terms of financial aid for students because more transparent communication influences our decision and follows our passion. Living in a city where everything is expensive is hard to follow something but is not impossible in this life. Therefore, sharing opportunities means new hope for others.

From: danette chavis <danettechavis@gmail.com>
Sent: Friday, November 18, 2022 6:18 PM
To: Testimony
Subject: [EXTERNAL] TESTIMONY FOR RESIDENT ENGAGEMENT PUBLIC HEARINGS - NOV. 17TH 2022

The following are questions & concerns I believe ought to be brought to the table in regards to the manner in which **Resident Engagement** conveys information to **TENANTS** and **TENANT LEADERS** and how NYCHA holds them accountable for doing so. Also provided, is the basis for the questions being raised.

IMPROPER/ DELAYED NOTIFICATION: The was "zero" communication given regarding the imminent passage of The Preservation Trust: Tenant leaders and housing advocates had to call an "emergency rally" at city hall the day before its passage - while the Mayor FULLY INFORMED and in support of its passage held his own Rally and Press Conference to champion it's passage.

Question: What is the level of **transparency** when moving forward in an action that has not been sufficiently conveyed to tenants and Tenant Leaders - who are denied the option of making an "informed decision" because of it? The HUD regulations that require NYCHA to meet and inform the tenants of actions being taken regarding their housing, have been violated. They neither gave "sufficient notice" on the intent to move forward nor met with any of the tenant leaders. And because of the "swiftness" in which they moved forward, whatever "good intent" existed has been sabotaged by their own failure to be transparent in the intention to "move forward". In addition, the content of the legislation passed remains uncompleted with issues that need to be worked out and addressed regarding voting. So how can this be considered "favorable" in the eyes of ANY resident, who now must be "walked through" decisions made concerning them, when they ought to have been "present" as those decisions were being made?

RESIDENT ENGAGEMENT: Those within Resident Engagement have been given the responsibility of training and advising Resident Association Leaders on procedures and duties for the office to which elected. Yet mis-information, as well as the failure to effectively train those duly elected is pervasive. Substantial finances are afforded to these boards yet training concerning it consists of a video - not - hands on experience for documenting and uploading receipts for purchases. And the failure to upload such receipts into Smart Data Systems results in the suspension of the account. But to avoid this, many in Resident Engagement request and upload receipts for them yet the additional training that is needed is never provided. If simply watching "a video" was sufficient to properly upload receipts for purchases - the need would not exist to notify of a "missing receipt" "request the missing receipt" and then have it uploaded by Resident Engagement on behalf of those duly elected to run the board for the Residents Associations. Where's the accountability to insure those elected into office as representatives of the tenants are thoroughly trained to run the functions and operations of their board?

Questions:

- *What is the training and accountability for those within RESIDENT ENGAGEMENT who have a responsibility to "train resident leaders" and communicate information to them from NYCHA?
- *How does NYCHA monitor this engagement with Tenant Leaders to ensure its communications are being received by the tenant leaders and received "**timely**"?
- *How does NYCHA receive "input and feedback" from those in Resident Engagement to assess if **current policies and procedures** are effective?
- *What is the **level of training** required for those in Resident Engagement to aid in effectively communicating to Tenant Leaders?
- *How is **work performance evaluated** to insure policies and procedures are complied with?

TA LEADERS: TA Leaders and the board upon which they sit, are required to perform a number of duties and are held accountable for the finances entrusted to them, to improve the quality of living for tenants. In addition, they are expected to have "uptodate information" on the plans of NYCHA concerning its residents. They are guided and instructed by the association's constitution and by-laws concerning their obligations and duties.

Questions:

- *What are the means by which NYCHA's communication for Tenant Leaders are conveyed to Resident Engagement?
- *How does NYCHA gauge if those communications are received?
- *How does NYCHA differentiate between "a powerpoint session" and **actual training** for TA Leaders?
- *Are TA Leaders who are provided training in Smart Data System required to establish **comprehension** concerning the training given? If yes, by what method is comprehension assessed?
- *Beyond **watching a video**, how else is training given to equip TA Leaders in the handling of the Associations finances?
- *Are the boards of these associations required or expected to produce their own **BY-LAWS**? If yes, where is the training provided in order for them to do so?
- *What explains the use of outdated **Constitution and bylaws nearly 30 years old** with advisories to Tenant Leaders to simply "ignore" those portions which no longer apply?

I hope you found it helpful. If there are any questions on the issues being raised - please let me know.

Danette L Chavis
TA President / Laguardia



ReplyForward

November 14, 2022

Dear Representatives of the NYC Committee on Public Housing,

I'm writing to express my anger at the current structure of "Resident Engagement", which by the means used to measure it (the number of presentations, townhalls, or fliers mailed to residents) has turned into a marketing campaign rather than an actual and sincere engagement with residents. Residents, especially as taxpayers but in general as the ones who receive the services and consequences of NYCHA's decisions, should have a true seat at the decision making table on decisions that affect their housing situations.

NYCHA's recent efforts to promote the Public Housing Preservation Trust, with its lack of transparency around the debt-financing mechanisms of this plan, point to a superficial process rather than an attempt at true engagement.

I urge you to revise these processes to shift decision making power to those who are affected by the decisions, in order to reduce (or even better halt) racist and colonist processes and practices which undermine the power of local residents and leave them in an even more vulnerable position to the effects of climate change, poverty, etc.

Thank you,
-Heidi Schubert
Lawrence Avenue
Brooklyn, NY
11230

November 17, 2022

To the New York City Council Committee on Public Housing

Regarding New York Housing Authority Resident Engagement and Outreach

Karen Leader

Member, WE ACT for Environmental Justice

To Chair Alexa Avilés and the Committee on Public Housing:

My name is Karen Leader, and I am a resident of Cooper Park Houses. I am also a member of WE ACT for Environmental Justice and together we are fighting for healthy, sustainable and climate resilient housing in NYCHA.

I am submitting comments today on my experience with NYCHA's outreach and engagement on New York City Public Housing Preservation Trust

As a NYCHA resident, I am concerned that there has been little discussion and conversation about the voting process for the Trust and RAD/PACT. There was a Zoom virtual meeting about the voting process but NYCHA did not allow questions but took suggestions. That meeting was too brief and not informative. I have questions about the 10% threshold for decision making:

- Who makes up that number? Anyone over the age of 18 on the lease or just head of households or both?
- If the vote is "invalid" because the threshold was not reached, how many times do you vote again?
- You can vote by email, telephone or in person the last ten days but where do you go to vote?

There are so many residents who do not even know what is going on and yet they get something in the mail asking them to vote. I am also concerned that the explanation of each option is deceptive and explains the positives and not any of the negatives. There are too many unanswered questions and it does not seem like this entire process was thought out and everything is rushed. There needs to be more one-on-one outreach to inform people what they are voting on. Meetings on the topic need to take place at various times a day (not just evenings – not everyone feels safe traveling at night) and within the communities so we do not have to travel to other parts of the borough. NYCHA should make voting similar to other elections with a wider time range to vote.

Thank you for holding a hearing on such an important issue. I hope NYCHA takes my comments seriously and that the City Council Committee on Public Housing holds NYCHA accountable.

Thank you for your time.

Sincerely,

Karen Leader | Trac5K@aol.com

November 17, 2022

To the New York City Council Committee on Public Housing

Regarding New York Housing Authority Resident Engagement and Outreach

Madis Cromwell

Member, WE ACT for Environmental Justice

To Chair Alexa Avilés and the Committee on Public Housing:

My name is Madis Cromwell, and I am a resident of Grant Houses. I have been a NYCHA resident for 44 years. I am also a member of WE ACT for Environmental Justice and together we are fighting for healthy, sustainable and climate resilient housing in NYCHA.

As a NYCHA resident, I am concerned that there has been no engagement about RAD/PACT or Trust. Also, my development does a poor job communicating repair timelines. I have had no heat this year or last year and there has been no communication about that. All I do is keep calling about it. They are talking about replacing the boiler in 2024 and 2026 but have not provided any details. When I called yesterday, NYCHA sent someone the same day but could not figure out how to operate the boilers to try to resolve the problem. NYCHA needs to better align their priorities with the tenant's immediate and long term needs and need trained people to fix the problems in the building.

Thank you for holding a hearing on such an important issue. I hope NYCHA takes my comments seriously and that the City Council Committee on Public Housing holds NYCHA accountable.

Thank you for your time.

Sincerely,

Madis Cromwell | mac25550@yahoo.com

November 17, 2022

To the New York City Council Committee on Public Housing

Regarding New York Housing Authority Resident Engagement and Outreach

Robina Choudhary

Member, WE ACT for Environmental Justice

To Chair Alexa Avilés and the Committee on Public Housing:

My name is Robina Choudhary, and I am a resident of Pelham Parkway. I have been a NYCHA resident for 5 years. I am also a member of WE ACT for Environmental Justice and together we are fighting for healthy, sustainable and climate resilient housing in NYCHA.

I am submitting comments today on my experience with NYCHA's outreach and engagement on New York City Public Housing Preservation Trust and Permanent Affordability Commitment Together (PACT)/Rental Assistance Demonstration (RAD).

As a NYCHA resident, I am concerned that there has been no engagement on the Trust or RAD/PACT in my building and very little awareness of what is going on. There seems to be a lot of corrupt behavior happening in my building which is keeping my building unsafe and repairs not being completed. There needs to be a change in the people in the office and the superintendents.

Thank you for holding a hearing on such an important issue. I hope NYCHA takes my comments seriously and that the City Council Committee on Public Housing holds NYCHA accountable.

Thank you for your time.

Sincerely,

Robina Choudhary | robina.b.choudhary@gmail.com

11.17.2022 City Council Hearing Testimony

Introduction:

Good afternoon:

I am a third year student at Fordham Law School. I've been working with a group of students and faculty in conducting research on public housing issues in NYC and the new Public Housing Preservation Trust Act (the "Act").

My colleagues and I wanted to use this opportunity to express our concerns with the Trust's lack of resident involvement and give our recommendations to empower residents within the context of the Trust.

Points:

1. Residents, through their resident councils or tenant associations, need to be full decision-making participants at all stages of redevelopment, including in the development plan and scope of work, the selection of builders, architects and other vendors, and in the oversight and monitoring of their work. Residents through their Councils or Tenant Associations must be made legal parties to key agreements in order to accomplish this.
 - a. *Key agreements: e.g. ground leases, vendor contracts, GC and Architect contracts etc.*
 - b. *We recommend that tenants vote against "opt-in" to the Trust unless they first have an opportunity to review the lease between NYCHA and the Trust. Even then, tenants should not "opt-in" unless the NYCHA lease provides them (and their Residency Council/Tenant Assoc.) with a right of action and with clear remedies.*

2. Residents need genuine opportunities to form Resident Management Corporations (or "RMCs") to take on many aspects of operating their developments. This approach has been highly successful in other instances where RMCs have proven more accountable and effective, have provided decent jobs to many residents, and have given them some control over their living conditions. We recommend the creation of a NYCHA department responsible for leading the formation and operation of RMCs and work to contract with RMCs. NYCHA should provide dedicated financial support for the establishment of RMCs and commit to a streamlined process for direct funding to RMCs.
 - a. *The public policy benefits of RMCs include improved quality of life, and meaningful participation in the management of the housing development.*
 - i. *See: London housing model (CHPC: Lessons from London Report) showing England's public housing radically improved by pairing the expertise of residents with the resources of the public housing industry*

- b. One case study of a successful RMC is Guste Homes in New Orleans, which manages their own buildings and provides housing to approximately 2500 low-income residents since 1998.*
- 3. To use these opportunities effectively, residents and their resident councils/tenant associations need access to experts who can help them realistically assess options and learn the skills and develop the practical capacity for managing their projects.
- 4. To guarantee their rights to participation, resident management and involvement, along with other rights set out in the Act, the residents and their resident councils/tenant associations need:
 - a. access to an independent auditor or monitor, and
 - b. to be full legal parties to all agreements, with power to take legal action to enforce them.

We hope our research and recommendations will be taken into consideration to assist in empowering residents with regards to the Trust and strengthening resident participation across the City.

Thank you for your time.

November 17, 2022

To the New York City Council Committee on Public Housing

Regarding New York Housing Authority Resident Engagement and Outreach

Secundino Bonilla

Member, WE ACT for Environmental Justice

To Chair Alexa Avilés and the Committee on Public Housing:

My name is Secundino Bonilla, and I am a resident of Rutgers Houses. I have been a NYCHA resident for 10 years. I am also a member of WE ACT for Environmental Justice and together we are fighting for healthy, sustainable and climate resilient housing in NYCHA.

I am submitting comments today on my experience with NYCHA's outreach and engagement on New York City Public Housing Preservation Trust.

As a NYCHA resident, I am concerned that there has been inconsistent, little to no engagement with residents on the New York City Public Housing Preservation Trust or RAD/PACT. I feel a lot of residents in my development do not know what is going on, NYCHA has not reached out and explained anything to us. NYCHA has not explained the pros and cons for each option and even when they do reach out the meetings are during the day when people are at work. There should be multiple meetings at varying times. For example, if NYCHA held a meeting on Saturday at 3 PM, a lot more people would show up to debriefings.

At these meetings they need to go into the details of the plans. Specifically, we want details on how much will be spent on the units and transparency on what is going into them. I am a contractor and the quality of the final results of these converted units do not reflect how much money is claimed to be spent. When you make cheap upgrades, more money can go into the contractors pockets. There is an issue where contractors are using their own people (friends and family) and they are not qualified to do the work. It is a shame what is going on and people do not get the full gist of it, these contractors are getting away with using government's money.

I suggest we sit down and set a date two months from now and actually have the president of each building get everyone in their building to the meeting and explain everything in detail. We also need an appraiser to come explain the work being done and check the materials and contractor credentials before any work is done. People in each development should be able to decide the contractors who are doing the work in the units and hold them responsible for all of their issues and new management companies need to be timely with repairs.

Thank you for holding a hearing on such an important issue. I hope NYCHA takes my comments seriously and that the City Council Committee on Public Housing holds NYCHA accountable.

Thank you for your time.

Sincerely,

Secundino Bonilla | secundinokenneybonilla91@gmail.com

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ulrika Busgithan

Address: _____

I represent: NYCHA-EVP For Resident Services

Address: Partnerships & Initiatives

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Davidab Rowley-Blackman

Address: _____

I represent: NYCHA - Senior Director of Resident

Address: Participation & Citizen Engagement

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Simon Kawitzky

Address: _____

I represent: NYCHA - VP of Portfolio Planning

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Brian Honan

Address: Davidson Rowley St. Manhattan

I represent: NYCHA - SVP for Intergovernmental

Address: NYCHA Affairs

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 11-17-22

(PLEASE PRINT)

Name: Ann Valdez

Address: Bayview Ave

I represent: Gravesend Houses

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ANXA TORRES

Address: JAMES P

I represent: ALFREDO S. SMITH FOR SENATE / MS DORING

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Marquis Senkins

Address: _____

I represent: RPPH

Address: Lower East side

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Christina Chase

Address: 35th Avenue Astoria

I represent: Ravenswood Houses, Save Section 9, RPPH

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 11/17/2022

(PLEASE PRINT)

Name: Tamika Mapp

Address: E 119th St NY NY 10035

I represent: myself

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: TERRY MANUEL (GIMPUZANO)

Address: EAST 1ST STREET NYC 10009

I represent: Meltzer House

Address: EAST 1ST STREET NYC NY 10009

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Manuel Martinez

Address: 160th St Apt Jamaica NY 11435

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 11/17/22

(PLEASE PRINT)

Name: Russell TAYLOR

Address: AMSTERDAM AVE NY NY 10025

I represent: RPPH

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

Name: digelf 7 (PLEASE PRINT)

Address: _____

I represent: _____

Address: _____

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THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

Name: Mildred Martinez (PLEASE PRINT)

Address: East 13th

I represent: Don Pedro Albizu Campos Plaza

Address: E 13th st.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

Name: Albert Negrón (PLEASE PRINT)

Address: Tackson St

I represent: VLADICK Houses I-II

Address: 356 Madison St. NY 10002 Manj

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

Name: Crystal Glover (PLEASE PRINT)

Address: Washington Hs

I represent: _____

Address: _____

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

Name: Beverly MacFarlane (PLEASE PRINT)

Address: Madison Ave

I represent: Tall Houses

Address: Madison Ave

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 11/17/22

Name: Rakhil Tilyayeva (PLEASE PRINT)

Address: 66 Avenue, Forest Hills, NY 11375

I represent: Manhattan Legal Services, LSNYC

Address: 1827 Madison Ave, NY, NY 10035

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