

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON AGING

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February 28, 2018  
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HELD AT: Council Chambers - City Hall

B E F O R E: MARGARET S. CHIN  
Chairperson

COUNCIL MEMBERS: Diana Ayala  
Chaim M. Deutsch  
Ruben Diaz, Sr.  
Daniel Dromm  
Mathieu Eugene  
Deborah L. Rose  
Mark Treyger  
Paul A. Vallone

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

Karen Taylor, Assistant Commissioner  
Bureau of Community Services  
New York City Department for the Aging, DFTA

Kim Darga, Associate Commissioner for Preservation  
NYC Housing, Preservation and Development, HPD

Andrea Cianfrani, Director Public Policy  
Live On New York

Christine Hunter, Principal  
NYC Magnus and Architecture and Planning  
Co-Chair, Design for Aging Committee  
American Institute of Architects, New York Chapter

Alex Riley, Attorney and Director of Elder Law  
Civil Practice, Legal Aid Society

Molly Krakowski, Director of Legislative Affairs  
Jewish Association for Services for the Aged, JASA

Gale Ressler, Interior Designer  
Member, AIA New York Design for Aging Committee

2 [sound check, pause]

3 CHAIRPERSON CHIN: Good morning. I'm  
4 Council Member Margaret Chin, Chair of the Committee  
5 on Aging. Thank you all for joining us today for the  
6 committee's first hearing of the 2018 to 2021  
7 session. I am proud of the progress we have made for  
8 the seniors in our city over the last four years, and  
9 look forward to continued progress in the next four  
10 years. As New York City's senior population rapidly  
11 increases, every year must be the year of the senior  
12 to ensure that the city supports senior growing  
13 needs. Today, we will talk about one of those needs:  
14 Minor home repairs for seniors who choose to age in  
15 place. As we know, seniors generally prefer to  
16 remain in their homes and their communities, where  
17 they have built their lives, and research shows that  
18 aging in place allows seniors among other things to  
19 maintain their independence, reduce the cost of care  
20 and avoid social isolation. However, senior  
21 homeowners and renters may face challenges as they  
22 age in place with housing maintenance and repairs  
23 such as seemingly simple tasks such a changing a  
24 light bulb or more complicated complex upkeeps like  
25 weatherization needs. Seniors may also need help

2 making the necessary modification to their homes  
3 including, but not limited to installing handrails,  
4 slip resistant floors, and winding doorways and  
5 hallways, which will allow them to age in place  
6 safely. Today, we will hear from the Department for  
7 the Aging, and the Department of Housing,  
8 Preservation and Development, advocates and other  
9 interested stakeholders about the housing repair and  
10 maintenance needs of seniors who choose to stay in  
11 the communities they helped build, the resources  
12 available to them and how the city can expand those  
13 resources. I'd like to thank the Committee staff for  
14 their help in putting together this hearing: Our  
15 Policy Analyst Emily Rooney, our counsel Kathleen  
16 Fahey and Finance Analyst Daniel Kroop, and I'd like  
17 to thank the other members of the committee who have  
18 joined us here today. We have Council Member Vallone  
19 from Queens and Council Member Diaz from the Bronx.  
20 [background comments] Oh, and Council Member Rose  
21 from Staten Island. [background comments, laughter]  
22 Welcome. Okay. It's pretty close, right, Council  
23 Member Rose, to Lower Manhattan. So, we're going to  
24 invite up the first panel, Karen Taylor and Kim Dagga

2 and May Treaty and Karen Taylor from DFTA, and our  
3 Counsel will swear you in. Thank you.

4 LEGAL COUNSEL: Do you affirm to tell the  
5 truth, the whole truth, and nothing but the truth in  
6 your testimony before this committee, and to respond  
7 honestly to Council Member questions?

8 PANEL MEMBERS: [off mic] I do.

9 LEGAL COUNSEL: Thank you. [pause]

10 ASSISTANT COMMISSIONER TAYLOR: Good  
11 morning, Chairperson Chin and members of the Aging  
12 Committee. I'm Karen Taylor, Assistant Commissioner  
13 for the Bureau of Community Services at the New York  
14 City Department for the Aging or DFTA. I'm joined  
15 today by colleagues from the New York City Department  
16 of Housing Preservation and Development, and the  
17 Mayor's Office for People with Disabilities. On  
18 behalf of Commissioner Donna Corrado I would like to  
19 thank for this opportunity to discuss aging in place  
20 and home repairs for seniors. Seniors represent the  
21 fastest growing segment of New York City's  
22 population. In 2015, New York City's population aged  
23 60 and older comprised nearly 1.6 million adults or  
24 approximately 19% of the city's population. By 2040,  
25 New York City's 60 and older population will

2 significantly increase to a projected 1.86 million an  
3 increase of almost 50% from the year 2000. Older  
4 adults who were less than 1 in every 6 New Yorkers in  
5 2000 will be more than 1 in every 5 in 2040. In  
6 addition, as individuals age, their range of mobility  
7 decreases and need for appropriate in-home services  
8 adaptive equipment and the least restrictive  
9 environment increases. In 2015, 36% of all older New  
10 Yorkers reported some level of disability including  
11 physical disabilities that affected walking, climbing  
12 stairs, reaching or lifting, conditions that  
13 restricted their ability to go outside the home,  
14 mental, cognitive or emotional conditions;  
15 limitations in their ability to perform self-care  
16 activities such as dressing and bathing, hearing loss  
17 and vision loss. Aging in place, the term, describes  
18 individuals who are continuing to live in their homes  
19 as they age rather than relocating. A majority of  
20 older persons prefer to age in place. In New York  
21 City 96% of older adults are currently aging in place  
22 in non-institutional settings. As the population of  
23 older New Yorkers continues to increase, homes and  
24 communities become more and more important in the  
25 aging process as well. Recognizing the vast majority

2 of older New Yorkers—that the vast majority of older  
3 New Yorkers are aging in place, Intro No. 702-A of  
4 2015 introduced by former Council Speaker Mark-  
5 Viverito and Chair Chin was signed by the Mayor in  
6 June of that year as Local Law 51. The law required  
7 DFTA in consultation with HPD, the Department of  
8 Buildings the Mayor’s Office for People with  
9 Disabilities, relevant businesses and non-profit  
10 organizations to create a guide for building owners  
11 regarding aging in place. As part of Age Friendly  
12 NYC, DFTA contracted with the American Institute of  
13 Architects, New York Chapter Design for Aging  
14 Committee of the DFTA in collaboration with housing  
15 experts from across the public and private sector to  
16 produce this guide. In 2006, DFTA issued the Aging  
17 in Place Guide for Building Owners, recommended age-  
18 friendly residential building upgrades. I believe we  
19 have some copies here today. The guide recommends  
20 residential building modifications to accommodate  
21 older tenants. By making these improvements,  
22 building owners can help residents remain in their  
23 homes as they age safely, comfortably and  
24 independently. While the recommendations are made  
25 with older adults in mind, many of the suggested

2 improvements would make buildings and apartments more  
3 livable for residents of all ages. In addition, the  
4 AIA Design for Aging Committee secure grant funding  
5 to translate the Aging in Place Guide into English,  
6 Spanish and Chinese. Central to the agency's—to  
7 DFTA's mission is to ensure the dignity and quality  
8 of life in New York City's diverse older adults.  
9 DFTA is deeply committed to assisting older adults so  
10 they may age safely in their homes and remain  
11 actively engaged in their lives and their  
12 communities. The agency's minor repair—Minor  
13 Residential Repairs Program, or MRRP, is a small, but  
14 essential component of DFTA's portfolio of services  
15 aimed at assisting older adults in remaining  
16 independent and safe in their homes. Currently, DFTA  
17 contracts with the New York Foundation for Senior  
18 Citizens for the Minor Residential Repairs Program.  
19 This program has provided more than 6,000 hours of  
20 service annually, and in FY17 serves 2,505 seniors.  
21 MRRP is designed to assist low and moderate income  
22 homeowners in maintaining their residences by  
23 providing residential repairs and upkeep tasks.  
24 Eligible homeowners are defined as older adults age  
25 60 and older owning a 1 to 4-family home or a unit in



2 a co-op building or condominium on a limited basis  
3 and with explicit consent of the landlord and after  
4 attempts have been made to have the landlord make a  
5 repair, the program can assist renters as well. As  
6 this program is funded through the Federal Community  
7 Development Block Grant--[coughs] excuse me--or CDBG,  
8 51% of the recipients must be of low and moderate-low  
9 or moderate income as defined by Section 8 income  
10 limits. Although, in fact, about 75% of the seniors  
11 served through this program have either low or very  
12 low incomes. CDBG is a federal block grant allocated  
13 to states and local governments based on a formula to  
14 address a wide variety of community development  
15 needs. After an in-home assessment is conducted by a  
16 social worker, repair staff members are assigned to  
17 perform one or more various tasks in the person's  
18 home and/or on the person's property. A social  
19 worker and other support staff of the program are key  
20 to the success of the program. As they determine  
21 eligibility they seek to understand and evaluate the  
22 person's mental and physical wellbeing, assess the  
23 underlying causes for disrepair, and identify  
24 potential issues that they may--that may--may need to  
25 be addressed. [coughs] The program staff have an

2 understanding of and linkages with other community  
3 based programs for possible referrals and additional  
4 needed interventions. MRRP can assist eligible  
5 homeowners and to a very limited extent renters with  
6 minor residential repairs, which include safety and  
7 security, which could be installation of locks;  
8 window gates and other security features; preparing,  
9 screens, window panes; installing smoke alarms and  
10 carbon monoxide detectors; plumbing issues such as  
11 faucet repair and installation; unclogging drains;  
12 toilet repairs, [coughs] carpentry such as loose  
13 floor boards, stairs, and securing stairs and  
14 railings and treads for stairs; some electrical and  
15 heating, minor non-structural electrical repairs such  
16 as Council Member Chin mentioned changing a light  
17 bulb that is out of the reach of a senior or  
18 addressing minor heating and cooling problems. Home  
19 maintenance, cleaning and repair of drain pipes and  
20 gutters; painting and patching of walls and ceilings;  
21 some masonry for homeowners in minor cementing,  
22 plastering and patching; weatherization, which for  
23 instance caulking windows, installing weather  
24 stripping, home safety, installing handrails, grab  
25 bars and other safety devices. Minor repair-minor

2 problems in one's home often lead to bigger issues  
3 later on if unaddressed, but older adults may find  
4 the process of hiring plumbers, contractors or  
5 electricians overwhelming as many of us do, and the  
6 prospect of admitting strangers into their homes  
7 intimidating. Seniors who are frail or disabled are  
8 often more susceptible to crimes including financial  
9 scams and thus may avoid situations that would  
10 increase their sense of vulnerability. Cost is also  
11 a factor, and not addressing problems immediately.  
12 Seniors often live on a fixed income with very  
13 limited disposable funds to address problems that  
14 arise. This free service addresses these issues, and  
15 other common concerns. A concept paper for the Minor  
16 Residential Repairs Program was issued last May, and  
17 an RFP for the program released last November. The  
18 New York Foundation for Senior Citizens submitting  
19 the winning proposal, and then new contract for this  
20 program is expected to start in July of 2018. The  
21 contract is for \$1.25 million for a 3-year team or  
22 \$417,000 annually. There is also Project Metropair.  
23 This is a program sponsored by the Metropolitan  
24 Coordinating Council on Jewish Poverty funded by the  
25 New York City Council. It's a free home safety and

2 security program for older adults and people with  
3 disabilities throughout all five boroughs of New York  
4 City. The goal of the program is to upgrade the  
5 soundness of the client's residences to improve its  
6 structural integrity and safety. Highly skilled and  
7 fully equipped, Metropair service technicians travel  
8 through the city to provide clients with necessary  
9 repairs. Metropair Program prevents illness and  
10 injury, prevents or postpones institutional-  
11 institutionalization, and improves the overall  
12 quality of life for services. Similar to the New  
13 York Foundations Program, Metropair also performs  
14 tasks such as installing locks, peepholes, door  
15 bells, window guards, and other security related  
16 hardware, smoke alarms, carbon monoxide detectors,  
17 installing bathroom-bath-excuse me-bathroom grab  
18 bars, fixing washers, and leaky faucets, light  
19 carpentry work, fixing damaged drywall, repairing or  
20 replacing flooring in small areas, painting or  
21 plastering in small areas. Additionally, Metropair  
22 staff refer the older adult client to Met Council for  
23 their social service needs when necessary and  
24 appropriate. This program enables seniors to live  
25 independently and remain in their homes longer and

2 also reduces medical bills. Metropair served a total  
3 of 1,191 clients in FY17. Moving onto Age-Friendly  
4 NYC, since its inception Age-Friendly NYC, a  
5 partnership of the Administration, the Council and  
6 the New York Academy of Medicine has made access to  
7 safe, accessible and affordable housing a priority.  
8 In addition to Aging in Place Guide, there are a  
9 number of other age-friendly initiatives that help  
10 older adults remain in their homes and communities as  
11 they age including the Department of Health and  
12 Mental Hygiene offers a Healthy Homes for Older  
13 Adults Training Program on specific risk factors for  
14 injury and illness, and best practices for  
15 prevention. Topics include: Fire, falls, pests, and  
16 health illnesses. The training is provided to health  
17 and social service providers who work with older  
18 adults in the home in order to improve their  
19 understanding of the burden of home environmental  
20 risks. The Mayor's Office for People with  
21 Disabilities released the Inclusive Design  
22 Guidelines, New York City's Second Edition or the IDG  
23 last year in collaboration with the International  
24 Code Council. The aim of the IDG is to create more  
25 user-friendly and safe building and landscapes that

2 improve the quality of life for everyone including  
3 children, older adults and individual—other  
4 individuals with disabilities. The IDG offers  
5 technical guidance to help designers produce multi-  
6 sensory enhanced environments that accommodate the  
7 diverse range of physical and mental abilities of all  
8 ages. Recommendations in the IDG can be applied for  
9 all use and occupancy classifications particularly  
10 residential and commercial buildings. Project Open  
11 House also administered by MOPD is a home  
12 modification program designed to increase  
13 independence in the activities of daily living. Thus  
14 helping people with disabilities remain a part of  
15 their communities. Individual eligibility is  
16 determined by evaluating income and disability, and  
17 also is on a first come, first served basis. MOPD  
18 conducts outreach in the disability community to seek  
19 participants and partners with HPD to operate Project  
20 Open House to increase accessibility in the homes of  
21 people with disabilities. For FY17, Project Open  
22 House received 102 applications. Services provided  
23 include bathroom modifications and installation of a  
24 vertical platform lift, handrails and automatic  
25 operated doors. The Department of Consumer Affairs

2 distributes a tip sheet that provides recommendations  
3 for home improvement contractors to consider the  
4 special needs and circumstances of older adults when  
5 making repairs, and how they can help older New  
6 Yorkers live more safely at home. It's available  
7 online in English and Spanish and DCA also  
8 distributes the Tip Sheet as part of the Home  
9 Improvement Contractor License Application packet at  
10 the DCA Licensing Center and New York City Small  
11 Business Support Center. So, thank you again for the  
12 opportunity to testify on aging in place and home  
13 repairs for seniors, and I'm pleased to answer any of  
14 your questions you may have.

15 CHAIRPERSON CHIN: Thank you, and we've  
16 also been joined by Council Member Ayala and Council  
17 Member Dromm. Right, we're going to [background  
18 comments]. Oh, yes HPD has testimony, too.

19 ASSOCIATE COMMISSIONER DARGA: Yes. Good  
20 morning Chair Chin and members of the committee. My  
21 name is Kim Darga. I'm the Associate Commissioner  
22 for Preservation at the New York City Housing,  
23 Preservation and Development. I appreciate the  
24 opportunity to testify on the steps HPD is taking  
25 towards supporting New York's senior citizens as they

age in place in HPD's supported affordable housing.

Since Mayor de Blasio launched the Housing New York

Plan in 2014, New York City has accelerated the

construction and preservation of affordable housing

to levels not seen in 30 years, but we know that we

can do more. With the foundation built these last

four years, HPD is now positioned to speed up and

expand on Housing New York, and our original goal of

constructing or preserving 200,000 homes by 2024.

Now, with Housing New York 2.0 we will accelerate and

expand the plan to build or preserve an additional

100,000 units for a total of 300,000 homes by 2026.

As part of Housing New York 2.0, HPD is doubling down

on our commitment to serve the city-city's seniors.

To expand affordable housing options for seniors, the

Administration committed as part of Housing New York

to create or preserve 15,000 senior homes and

apartments. Through our new expanded plan, we will

now be serving a total of 30,000 senior households

residing in affordable apartments. To meet that

additional commitment, we are launching-launching

Seniors First, a three-pronged strategy to better

serve seniors. First, make more homes accessible to

seniors and people with disabilities. Second, build



2 new 100% affordable senior developments on underused  
3 NYCHA land and other public and private sites, and  
4 third, preserve existing senior housing developments.

5 These initiatives will increase the number of  
6 affordable senior housing units within the city as  
7 well as improve the ability of seniors who live in  
8 affordable housing today to age comfortably and  
9 safely in their current home. Today, I would like to  
10 focus on our commitment to making improvements and  
11 modifications in the affordable senior homes over the  
12 course of the next eight years. This will enable  
13 seniors to stay in their home, and community as they  
14 age, and create inclusive neighborhoods for people  
15 with disabilities. To meet this goal, we are  
16 expanding the requirements for preservation projects,  
17 which are existing buildings that receive funding for  
18 renovations, and agree to adopt regulatory  
19 protections for residents. Newly HPD funded  
20 rehabilitation projects will be required to include  
21 accessibility improvement sand their scope of work  
22 identified through an Enhanced Building Physical  
23 Needs Assessment. Buildings will now be assessed  
24 through holistic lens that only identify basic  
25 building system needs like a roof or heating, but

2 also building improvements to help seniors age safely  
3 in their homes. In addition to the Building Wide  
4 Assessment, we will be offering an existing senior  
5 residents modifications within their home to help  
6 these residents live more comfortably and reduce risk  
7 of falls. Simple changes can make staying in one's  
8 home a viable safer option and create a more  
9 accessible city for all New Yorkers making it  
10 possible for seniors to stay in the home they live  
11 in, many of whom who have lived in their home for  
12 decades. It is an important anti-displacement tool,  
13 as we work toward protecting our more vulnerable  
14 residents. We are very excited to launch this  
15 historic initiative and look forward to sharing our  
16 progress with Council when the rollout is further  
17 along. HPD is excited to build on previous success  
18 collaborations with DFTA through our expanded focus  
19 on seniors, and we are grateful for the information  
20 and assistance they have offered on our new tool to  
21 help the seniors in our portfolio age in place. As  
22 DFTA mentioned in their testimony, we were part of  
23 the Advisory Committee for DFTA's Aging in Place  
24 Guide for Building Owners. HPD believes it's an  
25 important—sorry—is a tremendous resource for private

2 landlords who are interested in making changes to  
3 their buildings to enable their residents to continue  
4 living in their homes as they age and their needs  
5 shift. It is one of the aging in place guides that we  
6 are referencing as we develop our Seniors First  
7 Initiatives. HPD is constantly looking for new ways  
8 to support seniors and our affordable housing  
9 portfolio, preserve existing affordable senior  
10 housing and create new opportunities for senior  
11 housing. Our HUD Multi-Family Program provides  
12 resources for owners of HUD assistance senior housing  
13 including HUD 202 properties to ensure the buildings  
14 remain affordable and in good condition. In the last  
15 few years, we have expanded work with HUD to reach  
16 out and engage with building owners to make sure that  
17 they are aware of how the city and federal government  
18 can help. Our new construction term sheets encourage  
19 intergenerational housing, and we are now seeing some  
20 of the first projects closed as a result of the  
21 Zoning for Quality and Affordability Amendment, which  
22 makes it easier and less expensive to create quality  
23 affordable senior housing. We recently released  
24 three RFPs for dedicated affordable senior housing on  
25 NYCHA land, and we have continued to add to our

2 affordable senior housing stock through our Senior  
3 Affordable Rental Apartments Program known as SARA.  
4 We're also working to launch our Housing Plus  
5 Initiative designed to add new housing on  
6 underutilized land while addressing the  
7 rehabilitation and financing needs of existing  
8 developments, which will provide opportunities for  
9 senior housing through ZQA. At the same time as HPD  
10 works on strategies to create and preserve affordable  
11 senior units, the city has also been working hard to  
12 increase enrollment in SCRIE, which freezes rents for  
13 seniors living in rent regulated apartments through  
14 an increased income eligibility level, and dedicated  
15 outreach. This helps ensure that more of our seniors  
16 living in rent regulated apartments can stay in their  
17 homes and the city they love without fear of being  
18 displaced by escalating rents. We are encouraged by  
19 the progress that we have been able to achieve over  
20 the last four years through Housing New York and are  
21 excited to see how the results of our strong  
22 commitments going forward for the next four years  
23 under Housing New York 2.0. Thank you for your time,  
24 and I'm happy to answer any questions.

2 CHAIRPERSON CHIN: Good. Thank you. It's  
3 good to hear that the Year of the Senior is catching  
4 on. Now we have Senior First in a treaty. (sic)  
5 Well, that's great to hear. I'm going to have my  
6 colleagues start off with asking some questions.  
7 Council Member Vallone, and we've been joined by  
8 Council Member Treyger. We have a full house today.

9 COUNCIL MEMBER VALLONE: We do.

10 CHAIRPERSON CHIN: Thank you.

11 COUNCIL MEMBER VALLONE: I think first  
12 we should congratulate our chair for once again  
13 leading the Again Committee on for another term.  
14 We're very happy to follow in your lead and continue  
15 on with the Year of the Senior for every year, and  
16 once again, good morning. Good to see everyone. A  
17 lot of these programs that you're talking about are--  
18 are very good, but they're very limited. So, I  
19 wanted to know your thoughts on the possibility of  
20 expanding either the program, the funding or raising  
21 the eligibility requirements such as the--the income  
22 limitations that many of our seniors don't meet.

23 ASSISTANT COMMISSIONER TAYLOR: I'm not  
24 sure which of the programs you're talking about.

2 COUNCIL MEMBER VALLONE: Just about any  
3 one of them

4 ASSISTANT COMMISSIONER TAYLOR: Okay.

5 COUNCIL MEMBER VALLONE: I mean either  
6 disability or-or income, which knocks out just about  
7 99% of Queens County so--

8 ASSISTANT COMMISSIONER TAYLOR: Well, in  
9 terms of the program--the Minor Residential Repairs  
10 Program that is funded with Community Development  
11 block grant funds, the income is set by HUD actually.  
12 The eligibility is--if you, you know, at 60 and above  
13 the--the income eligibility is--is part of the  
14 Community Development Block Grant regulation so it  
15 has to be for 51% low and moderate income according  
16 to Section 8 Guidelines. So, we don't have a lot of  
17 flexibility in that particular program for raising  
18 income, but there are plenty of takers of the program  
19 that do fall within that--that income range.

20 COUNCIL MEMBER VALLONE: So, does the  
21 city have any plans on having an independent program  
22 separate from federal HUD funding?

23 ASSISTANT COMMISSIONER TAYLOR: The DFTA  
24 does fund about 10% of this program, but at the

2 current--currently we don't have additional funds to  
3 put into an expansion or an additional program--

4 COUNCIL MEMBER VALLONE: [interposing] Do  
5 we have and numbers--?

6 ASSISTANT COMMISSIONER TAYLOR: --online  
7 repair.

8 COUNCIL MEMBER VALLONE: Do we have any  
9 numbers on seniors that are benefitting or actually  
10 getting--applying to the program?

11 ASSISTANT COMMISSIONER TAYLOR: Yes, we  
12 do. Let me see if I can--there were--the most complete  
13 numbers we have for FY17 for the New York  
14 Foundation's Minor Residential Repairs Program there  
15 were 2,505 seniors or households with seniors that  
16 benefitted, and with the MET Council for the Council  
17 funded program, the City Council funded program, I  
18 believe there were 1,191 seniors that benefitted.

19 COUNCIL MEMBER VALLONE: In total for the  
20 five boroughs?

21 ASSISTANT COMMISSIONER TAYLOR: That's in  
22 total. I do have stats by borough if you want me to  
23 read them out, I can.

24 COUNCIL MEMBER VALLONE: Sure.

2 ASSISTANT COMMISSIONER TAYLOR: I hope  
3 they add up to what the numbers I just gave you.

4 COUNCIL MEMBER VALLONE: I won't hold you  
5 to that.

6 ASSISTANT COMMISSIONER TAYLOR: Okay,  
7 don't get your calculators on this.

8 COUNCIL MEMBER VALLONE: I won't.

9 ASSISTANT COMMISSIONER TAYLOR: For the  
10 Minor Residential Repairs, the New York Foundation,  
11 this is our baselined funded program, there were five  
12 in Manhattan. Okay, Brooklyn 676; Queens, 1008;  
13 Bronx 162; and Staten Island 654, which I think has a  
14 lot to do with the type of housing and homeownership  
15 in the boroughs for Metropair, Manhattan was 141; 827  
16 in Brooklyn; 158 in Queens, 45 in the Bronx; and 20  
17 in Staten Island. So, programs had slightly  
18 different areas of focus.

19 COUNCIL MEMBER VALLONE: Well, I mean  
20 those—the numbers basically speak for themselves.

21 ASSISTANT COMMISSIONER TAYLOR: Yep.

22 COUNCIL MEMBER VALLONE: We—we have a lot  
23 of work to do. I don't even think that early plan  
24 comes out to a citywide plan when you have--0



2 ASSISTANT COMMISSIONER TAYLOR:

3 [interposing] No.

4 COUNCIL MEMBER VALLONE: --thousands and  
5 hundreds of people benefitting when I had on one  
6 block--

7 ASSISTANT COMMISSIONER TAYLOR:

8 [interposing] Uh-hm.

9 COUNCIL MEMBER VALLONE: --more than  
10 that. So, I think we really have to relook what  
11 aging in place means to the largest demographic in  
12 the city, and if anyone has any work, which we all do  
13 in this room, that's why we're here and working with  
14 seniors, their homes are not up to the latest  
15 standards of safety standards. They don't have the  
16 funding to make the changes, nor do they have most of  
17 the time the ability or a family member to step up  
18 for them. So, these are critical steps that I think  
19 and not tons of money either that we can really make  
20 a difference in the quality of life for our seniors  
21 in allowing them to age with grace and independence  
22 and dignity at home. So, I for one, and I know our  
23 chair joins in this is to do everything we can to  
24 increase these programs not just limit them to HUD  
25 guidelines and actually as a city set a standard that

2 other cities would follow to say okay the federal  
3 government is only doing this, but we have the  
4 largest demographic of seniors. We're going to do  
5 this on top. That's one and two I guess you—you've—  
6 you've stated in your testimony that even with these  
7 limited programs, an assessment is done when they go  
8 to the home--

9 ASSISTANT COMMISSIONER TAYLOR: Uh-hm.

10 COUNCIL MEMBER VALLONE: --and I think  
11 Council Member Chin and I have talked for years now  
12 about collecting critical and essential data when a  
13 visit is made on any type of door knock for a senior,  
14 and too often that data is not used when it can be  
15 used for many future purposes. Is any of this data  
16 maintained or shared by any other agencies?

17 ASSISTANT COMMISSIONER TAYLOR: The data  
18 that's gather--

19 COUNCIL MEMBER VALLONE: [interposing]  
20 That's why you're smiling--

21 ASSISTANT COMMISSIONER TAYLOR: What?

22 COUNCIL MEMBER VALLONE: --because you  
23 knew I was going to ask. I said that's why you're  
24 smiling.

2 ASSISTANT COMMISSIONER TAYLOR: No,  
3 because—because I think that's a very important  
4 question because as I said, repairs may be just the  
5 result of an aging apartment or an aging house, but  
6 they could also be a sign of other problems for the  
7 senior as well, and so in both of these programs,  
8 there is a very strong emphasis on social services  
9 and referrals for other services that are needed.  
10 When they go in to assess the condition of the—of the  
11 home, you know, the assessment can be made as to  
12 whether the repairs are really the only problem  
13 there, and if not, then referrals are made. Both of  
14 these programs have many other social service—social  
15 services available as well as know their—the  
16 resources in their communities. So, seniors are also  
17 linked with and hooked up to other services as  
18 needed.

19 COUNCIL MEMBER VALLONE: [interposing] Do  
20 we have any of the data if any of these—if any of  
21 these assessments led to referral to another agency--

22 ASSISTANT COMMISSIONER TAYLOR:  
23 [interposing] We have some very--

24 COUNCIL MEMBER VALLONE: --for social  
25 services?

2 ASSISTANT COMMISSIONER TAYLOR: --very  
3 limited data, but I think rather than kind of  
4 speculate we can pull that together and get back to  
5 you on that.

6 COUNCIL MEMBER VALLONE: Well, that might  
7 be a way we can expand the program that's limited in  
8 its scope to actually achieve additional purposes  
9 that may be whether it's through training or at least  
10 if on site that the person going to provide the  
11 service that we can then flag and automatically start  
12 some type of follow up referral program with another  
13 social service or a family member to alert them,  
14 which goes back to another battle Margaret Chin and I  
15 have been having for years of creating some type of  
16 emergency contact--

17 ASSISTANT COMMISSIONER TAYLOR:  
18 [interposing] Right.

19 COUNCIL MEMBER VALLONE: --information  
20 for a senior.

21 ASSISTANT COMMISSIONER TAYLOR: I think  
22 the Department of Health and Mental Health program I  
23 mentioned also is working on that as well, by  
24 training social services agencies on how to--what to  
25 look for when they--regarding home repair when they do

2 go in to do assessments in in-home services. I don't  
3 know if any of my colleagues want to comment on some  
4 of the other programs or not, but I think point well  
5 taken.

6 COUNCIL MEMBER VALLONE: Is that  
7 something that we can possibly achieve? Is that  
8 something we can push for? I think if we're—if we're  
9 making those contacts and it's so hard to get to our—  
10 everyone in the city, it's impossible, but for  
11 someone who is actually reaching out, and we're  
12 starting some type of data collection about that  
13 visit, I think that would be a great first step as to  
14 creating this contact system for our seniors as to  
15 what the needs for the seniors or the people in the  
16 city of New York. Whether it might just be fixing a  
17 handrail, but it probably could lead to there's food  
18 in the refrigerator.

19 ASSISTANT COMMISSIONER TAYLOR:  
20 [interposing] Uh-hm.

21 COUNCIL MEMBER VALLONE: We don't have  
22 access to greater or important things and healthcare  
23 and emergency nurse services. So, there's an  
24 opportunity here with a limited program even with one  
25 like this.

2 ASSISTANT COMMISSIONER TAYLOR: Uh-hm.

3 COUNCIL MEMBER VALLONE: That's why I  
4 think it's important that we can use this to now  
5 create subset within this program.

6 ASSISTANT COMMISSIONER TAYLOR: Uh-hm.  
7 Yes, we'll be happy to talk further with you on that,  
8 yes.

9 COUNCIL MEMBER VALLONE: Okay, and then  
10 the last was your—something else that the Chair and  
11 the Council fought for the Age-Friendly NYC. We've  
12 included—contributed funding for it. I know our  
13 district participated in it, and we were made as were  
14 many other districts throughout the city Age Friendly  
15 qualified because of the district. There is a lot of  
16 work that—we had a lot of town halls. We had a lot  
17 of meetings, a lot of excitement by our seniors and  
18 the communities and the community boards got  
19 involved. The four points that you list here are:  
20 The results of the Age Friendly NYC Program is that  
21 they have a training program with specific risk  
22 factors; Inclusive Design Guidelines; Home  
23 Modification Program designs; and a tip sheet. That  
24 is not what an Age Friendly district needs. So, we—  
25 we went through this process of detailing what a

2 district needs for seniors for increased  
3 transportation, for our senior centers, for our parks  
4 to have benches, for our mental health capability,  
5 for our aging in place guidelines, for our shelter  
6 programs. All of that was things that were designed.  
7 So, I'm—I'm dismayed that the bullet points of the  
8 Age-Friendly NYC result were limited to these things  
9 that really don't help at all. Is it—the data—we did  
10 a lot of data collection on the Age-Friendly and the  
11 district was excited about it. It's hard for us as  
12 Council Members to go back to the district and say  
13 hey we did all this work and nothing came out of it.  
14 We came with recommendations for Parks Department for  
15 projects. Do we have any way that we're going to  
16 revisit the Age-Friendly program and/or look at some  
17 of the data that was collected through it?

18 ASSISTANT COMMISSIONER TAYLOR: First  
19 and—and I don't mean to sound too defensive, but  
20 these were just some points that were—that we felt  
21 were particularly relevant to residential repair,  
22 and—and home modifications, but the Age-Friendly  
23 District process was really—was led by the New York  
24 Academy of Medicine, and the initiatives were led by  
25 the agencies, but there's obviously a lot more to the

2 Age-Friendly NYC Initiative. It's a huge, you know,  
3 like a huge process, but these were just some  
4 examples of programs that came out of that initiative  
5 that relate specifically to the topic of this  
6 hearing.

7 COUNCIL MEMBER VALLONE: So, then I'll--  
8 I'll just wrap up and hand it back over to the Chair.  
9 I think there's a lot of opportunity because we did  
10 the work already--

11 ASSISTANT COMMISSIONER TAYLOR: Uh-hm.

12 COUNCIL MEMBER VALLONE: --and specific  
13 communities throughout the city determining what the  
14 Age-Friendly needs are for seniors in the city of New  
15 York, and then breaking it down by borough and then  
16 breaking it down by neighborhood.

17 ASSISTANT COMMISSIONER TAYLOR: Uh-hm.

18 COUNCIL MEMBER VALLONE: That now the  
19 next step is actually funding those neighborhoods to  
20 achieve those needs, and I think instead of wasting  
21 that great data that we got, and this might be  
22 related to home repairs, but that's an essential part  
23 of keeping aging in place. I think we need to not let  
24 that data just say okay we did that. We need to do  
25 something about it, and actually produce, and I think



2 you have 51 Council members who would happily  
3 include, and even in their budgets, some initiatives  
4 for a new park that would include some Age-Friendly  
5 for their schools and the parks around them, for the  
6 Transportation Alternatives or the lack thereof. It  
7 goes on and on.

8 ASSISTANT COMMISSIONER TAYLOR: Uh-hm.

9 COUNCIL MEMBER VALLONE: But we can  
10 partner up [sneezing] to make sure—God bless you—to  
11 make those happen. So, I'd—I'd look forward to  
12 working and revisiting the information through the  
13 Age-Friendly program. Thank you, Chair.

14 CHAIRPERSON CHIN: Thank you. Council  
15 Member Dromm, do you have a question?

16 COUNCIL MEMBER DROMM: Thank you. [mic  
17 static] Ooh, wow. Am I on? [background comments]  
18 One, oh. [pause] I really—I really only have one  
19 question, and it's an issue that I've brought up  
20 before and actually I have some proposed legislation  
21 on it as well, and it's an issue that's been brought  
22 to me by a number of the seniors who live in my  
23 district, and it's—it's not—it's not a home repair  
24 but it's a home issue, and that is the issue of bed  
25 bugs, and the extermination of bed bugs is one part

2 of it, and sometimes that in itself is a problem.  
3 But the other piece of it is moving furniture to get  
4 to the bed bugs, and what has happened is that in  
5 buildings where they do have regular extermination,  
6 all the time, they'll come in three, four, five  
7 times, six times or whatever, but they can never  
8 really get to the root of the problem because they  
9 can't get behind the furniture or move it and the  
10 seniors can't move it. In one case for my district  
11 there was like a 93-year-old woman living with like a  
12 70-year-old daughter and neither one of them could  
13 really move the—the furniture. And interestingly  
14 enough I got a call from somebody in one of the  
15 southerner states of the country who had seen my  
16 legislation on line, and as she told me a story about  
17 an aunt who lives on the Upper West Side who had paid  
18 thousands of dollars to have people come in and move  
19 the furniture and to do the extermination, and she  
20 had to do that on numerous occasions. So, even the  
21 issue of who comes in and does the exterminating for  
22 seniors I think sometimes people take advantage of  
23 them as well that they don't a complete and full good  
24 job. So, is there anything within this program that  
25 addresses that issue, and if not, is there anything

2 in the agency that's looking at addressing this  
3 issue?

4 ASSISTANT COMMISSIONER TAYLOR: Well, as  
5 I understand it, as you said, you know, there is  
6 legislation that is—that has—that you, I guess you  
7 have proposed and I—I think we'd be happy to talk  
8 with you offline a little more about that. It's—the—  
9 the programs that we have here are not specific to  
10 bed bugs. They're really about more our—our pests,  
11 but—but what you bring up is an interesting and a  
12 very important point. So, I'd be happy to talk to  
13 you about it.

14 COUNCIL MEMBER DROMM: So, is it—is it an  
15 issue that you've heard?

16 ASSISTANT COMMISSIONER TAYLOR: About bed  
17 bugs?

18 COUNCIL MEMBER DROMM: Yeah.

19 ASSISTANT COMMISSIONER TAYLOR: Oh, of  
20 course.

21 COUNCIL MEMBER DROMM: With the seniors?

22 ASSISTANT COMMISSIONER TAYLOR: Yes.

23 COUNCIL MEMBER DROMM: Do you track any  
24 of that?

2 ASSISTANT COMMISSIONER TAYLOR: No. We're  
3 not able to track it. We hear mostly about it  
4 through senior centers.

5 COUNCIL MEMBER DROMM: Through what?

6 ASSISTANT COMMISSIONER TAYLOR: Senior  
7 centers.

8 COUNCIL MEMBER DROMM: Uh-hm, is there  
9 any—are there any agencies that you're able to refer  
10 people out to that deal with this issue?

11 ASSISTANT COMMISSIONER TAYLOR: You know,  
12 I'd have to get back to you on that.

13 COUNCIL MEMBER DROMM: Okay.

14 ASSISTANT COMMISSIONER TAYLOR: I'm not—I  
15 don't have an answer for you right.

16 COUNCIL MEMBER DROMM: Okay, I really  
17 would like to follow up on that because it continues  
18 to be an issue in my district, and I guess other  
19 areas as well. Thank you.

20 CHAIRPERSON CHIN: Thank you, Council  
21 Member Dromm. I mean that issue I think it's—it  
22 happens in many districts, but then we do have some  
23 experts because some of the senior building directors  
24 they told me that they've become experts on issues

2 like that. So, we can also give you some referrals.  
3 Council Member Rose has questions.

4 COUNCIL MEMBER ROSE: Thank you, Chair.  
5 You know, more people are leaving New York City—the  
6 city region than any other major metropolitan area in  
7 the country. According to statistics, more than one  
8 million people moved out of the New York area to  
9 other parts of the country since 2010 at a rate of  
10 4.4%. The highest negative net migration rate among  
11 the nation's largest population centers, and if we're  
12 going to remain truly a diverse and vibrant city, we  
13 should be doing everything we can to retain our  
14 seniors and the incredible knowledge and experience  
15 that they bring. And so, I was really concerned  
16 about several things. The—the numbers—when you read  
17 the numbers of seniors that received services, aging  
18 in place services on Staten Island, it was  
19 appreciably disproportionate to the other boroughs,  
20 and—and you said that—that probably is due to the  
21 type of housing that we have, and I have to agree  
22 that we don't have large numbers of subsidized  
23 housing, rent controlled housing. But, we have a lot  
24 of privately owned housing, and understanding this,  
25 what measures have you take to—to increase the—the

2 resources the support that seniors who live in Staten  
3 Island, who live in privately owned housing are able  
4 to access these services and what's being done to-to  
5 market and make this-these programs known to the  
6 seniors? Because the response that I get from my  
7 constituents is that they don't know about these  
8 programs. So, I know I asked you two things. You  
9 know, I'm really concerned about how we balance the  
10 inequities that we see in terms of resources for  
11 seniors gaining in place in privately owned homes.

12 ASSISTANT COMMISSIONER TAYLOR: Yes,  
13 absolute. The statistics that I read are actually  
14 seniors that are in privately owned homes, but the  
15 vast majority of home repairs for these programs are  
16 done in homes-1 to 4-family unit homes that are owned  
17 by a low-income homeowner, and elderly homeowner 60-  
18 age 60 and above. So, these are-these are actually  
19 for the-the privately owned communities, and the  
20 numbers, you know, you know, Staten Island actually  
21 did have quite a number of-of-of people that received  
22 repairs, and from this one specific program, but it  
23 doesn't reflect the number of people that are served  
24 overall with aging services by any means. It's  
25 actually a much larger number. However, we do-both

2 of these programs do extensive outreach in multiple  
3 languages and the Department provides information on  
4 these programs at—such as at health fairs or  
5 certainly any time we get referrals or questions from  
6 the public about home repair or home modification, we  
7 would then refer to these programs as well. We can  
8 always talk with you more about how, you know, if  
9 there are specific programs that you would—we can  
10 share this information with you to work more closely  
11 with you.

12 COUNCIL MEMBER ROSE: Well, I'm—I'm  
13 really concerned about, you know, the numbers.  
14 There's quite a disparity between the numbers of  
15 seniors on Staten Island that are receiving services  
16 from these programs, and—and we have a very large  
17 senior population.

18 ASSISTANT COMMISSIONER TAYLOR: Uh-hm.

19 COUNCIL MEMBER ROSE: And so, I want to  
20 know what you're going to do in terms of making sure  
21 that more seniors receive these services.

22 ASSISTANT COMMISSIONER TAYLOR: Well, we  
23 can work with these programs to do additional  
24 outreach in Staten Island and look into this a little  
25 more carefully to see whether these are income

2 eligible homeowners. I'm not sure if that's a factor  
3 or not, and as we had discussed earlier, but we can  
4 certainly look at all the factors for this--that--that  
5 accompany these programs, and see what more can be  
6 done.

7 COUNCIL MEMBER ROSE: So, I have a  
8 commitment from you that we're going to have another  
9 conversation to see how--

10 ASSISTANT COMMISSIONER TAYLOR:  
11 [interposing] I'd be happy to. I would absolutely be  
12 happy to have a conversation with you about this  
13 further. Yes.

14 COUNCIL MEMBER ROSE: Okay and, you know,  
15 given the current climate in Washington, D.C. is the  
16 Minor Repairs Program endangered? Is the funding  
17 endangered?

18 ASSISTANT COMMISSIONER TAYLOR: OMB has  
19 assured us that at least for the next fiscal year,  
20 Fiscal Year 19 funds are in place. We don't know  
21 after that.

22 COUNCIL MEMBER ROSE: We don't know.

23 ASSISTANT COMMISSIONER TAYLOR: Well,  
24 nobody knows after that.



2 COUNCIL MEMBER ROSE: And if they are—if  
3 we are impacted, what is the dollar figure? What  
4 does that look like? How much is that?

5 ASSISTANT COMMISSIONER TAYLOR: The  
6 amount of the contract on an annual basis is \$414,000  
7 I think or \$417. About 10% of that is funded by the  
8 city now. So, I think it's around \$389 or something  
9 like that, \$389,000 roughly that comes from the  
10 federal government. So that's what--

11 COUNCIL MEMBER ROSE: And that serves  
12 about—approximately how many seniors?

13 ASSISTANT COMMISSIONER TAYLOR: 2,500.

14 COUNCIL MEMBER ROSE: 2,500. Thank you.

15 ASSISTANT COMMISSIONER TAYLOR: Yes.

16 CHAIRPERSON CHIN: Thank you. Council  
17 Member Diaz.

18 COUNCIL MEMBER DIAZ: Thank you, Madam  
19 Chair and good morning everyone. You are many  
20 commentators (sic) and you are the Assistant  
21 Commissioner.

22 ASSISTANT COMMISSIONER TAYLOR: Correct.

23 COUNCIL MEMBER DIAZ: What is the  
24 Commissioner's name?

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2 ASSISTANT COMMISSIONER TAYLOR: Our  
3 Commissioner is Donna Corrado.

4 COUNCIL MEMBER DIAZ: Right.

5 ASSISTANT COMMISSIONER TAYLOR: She's the  
6 Commissioner of the Department for the Aging.

7 COUNCIL MEMBER DIAZ: We have 8-1, 2, 3,  
8 4, 5, 6, 7, 8 Council members I think in this first  
9 hearing. There is—a special reason why the  
10 Commissioner cannot come herself? Is there any  
11 special reason why the Commissioner didn't come in  
12 person herself?

13 ASSISTANT COMMISSIONER TAYLOR: I believe  
14 she wasn't available to come.

15 COUNCIL MEMBER DIAZ: Is there any  
16 special reason why?

17 ASSISTANT COMMISSIONER TAYLOR: But she—  
18 but she will, but she is planning to be at the budget  
19 hearing.

20 COUNCIL MEMBER DIAZ: What was that?

21 ASSISTANT COMMISSIONER TAYLOR: She is  
22 planning to be at the budget hearing. Not—she's not  
23 available. She wasn't available at this time to be  
24 at this particular hearing, but she will be available

25

2 at the budget hearing, which I believe is scheduled  
3 for later in March.

4 COUNCIL MEMBER DIAZ: I think that this  
5 is--this is our first public hearing trying to find  
6 the needs of your department--

7 ASSISTANT COMMISSIONER TAYLOR: Uh-hm.

8 COUNCIL MEMBER DIAZ: --before the budget  
9 hearing so we could help, but the Commissioner is not  
10 here today, and I'm saying hey we got eight--eight  
11 Council members here. We woke up early.

12 ASSISTANT COMMISSIONER TAYLOR: Well, I'm  
13 speaking on her behalf.

14 COUNCIL MEMBER DIAZ: [interposing] But  
15 with you we can--I mean we came all the way here like  
16 from the Bronx. I had to get up about 5 o'clock in  
17 the morning so I could beat all the traffic. I'm  
18 here. We got--I got seven guys here, but the  
19 Commissioner is not here. Do you find that  
20 respectful?

21 ASSISTANT COMMISSIONER TAYLOR: I'm  
22 sorry, sir. I can't comment on that for sure.

23 COUNCIL MEMBER DIAZ: Alright, let me ask  
24 you a question.

25 ASSISTANT COMMISSIONER TAYLOR: Okay.

2 COUNCIL MEMBER DIAZ: What are the talk  
3 to me about what are the Minor Repair Program? What  
4 is that?

5 ASSISTANT COMMISSIONER TAYLOR: The Minor  
6 Repair Program I—I read a description of it in the  
7 testimony. It is a—a program that is contracted out  
8 to a community-based organization, the New York  
9 Foundation for Senior Citizens. They receive funding  
10 to hire social service and repair staff to make minor  
11 repairs in the home of elderly homeowners who are  
12 income eligible, which means that they have to be of  
13 moderate or low income according to HUD Guidelines,  
14 and that they have a need for minor home repair such  
15 as some of the things that I mentioned earlier. Some  
16 minor plumbing, whether it's some minor  
17 weatherization, some tasks to upkeep the home that  
18 they are no longer able to do.

19 COUNCIL MEMBER DIAZ: Will you—will you  
20 say that that is a very important program for senior  
21 citizens?

22 ASSISTANT COMMISSIONER TAYLOR: Yes, I  
23 do. I think it's very important. Yes.

24 COUNCIL MEMBER DIAZ: Very important. I  
25 represent the Bronx--

2 ASSISTANT COMMISSIONER TAYLOR: Uh-hm.

3 COUNCIL MEMBER DIAZ: --an area where  
4 there are many Hispanic senior citizens--

5 ASSISTANT COMMISSIONER TAYLOR: Uh-hm.

6 COUNCIL MEMBER DIAZ: --Bangladesh, and  
7 others.

8 ASSISTANT COMMISSIONER TAYLOR: Uh-hm.

9 COUNCIL MEMBER DIAZ: What is--what's the  
10 specific that you are doing to reach them so they  
11 could be aware of this great program? So, what is it  
12 that you're doing, and specifically in those areas?

13 ASSISTANT COMMISSIONER TAYLOR: I can't  
14 speak to specifically in that area, but citywide  
15 these programs--

16 COUNCIL MEMBER DIAZ: [interposing] No,  
17 no, I'm not talking--I know citywide. I'm talking  
18 about we have not only--I'm talking about the number  
19 I'm pretty sure that's old that your needs and all of  
20 senior citizens, different cultures and different  
21 languages. And you, and you--I asked you if you think  
22 that this is a very important program, a very  
23 important program. So, if it's a very important  
24 program, how we have problems making sure that  
25 seniors with--that are not in the proficiency--

2 ASSISTANT COMMISSIONER TAYLOR: Uh-hm.

3 COUNCIL MEMBER DIAZ: --could they be--how  
4 could they cope, how do they get aware with this  
5 program?

6 ASSISTANT COMMISSIONER TAYLOR: Well, all  
7 of our--all of our contracted programs are required  
8 through local law to have a process in place to  
9 address limited English proficiency, and in this case  
10 these programs would as well. So, if they do not  
11 have the language expertise on staff, they are  
12 expected to access the Language Line or other  
13 language access providers or programs that can help  
14 them relate, communicate with and serve people with  
15 many different languages. So, that's--that's a  
16 requirement of our district programs.

17 COUNCIL MEMBER DIAZ: When was the last  
18 time that you visit a senior citizen like Casa  
19 Boriqua?

20 ASSISTANT COMMISSIONER TAYLOR: Oh, Casa  
21 Boriqua. Yes. It's been a little while a few months  
22 maybe, but I've been there.

23 COUNCIL MEMBER DIAZ: Yeah, and--

24 ASSISTANT COMMISSIONER TAYLOR:  
25 [interposing] And we also, yes, we had a public

2 hearing at Casa Boriqua last fall, and, which I  
3 attended.

4 COUNCIL MEMBER DIAZ: Yeah, it was fund  
5 at the Casa Boriqua.

6 ASSISTANT COMMISSIONER TAYLOR: Yeah.

7 COUNCIL MEMBER DIAZ: And--and--and that's  
8 one of the best programs, but also James Monroe--

9 ASSISTANT COMMISSIONER TAYLOR:  
10 [interposing] James Monroe in there, too.

11 COUNCIL MEMBER DIAZ: --at Bronx River.

12 ASSISTANT COMMISSIONER TAYLOR: I haven't  
13 been to the Bronx yet.

14 COUNCIL MEMBER DIAZ: Though that's--  
15 though that's new. I mean we have programs that need  
16 approved. We have centers that really need a program  
17 like this, but I don't see the department making an  
18 effort to reach them so they could benefit from the  
19 program.

20 ASSISTANT COMMISSIONER TAYLOR: Uh-hm. I--  
21 the seniors that live in the--

22 COUNCIL MEMBER DIAZ: [interposing] I'm  
23 not blaming you. I'm blaming the Commissioner.

24 ASSISTANT COMMISSIONER TAYLOR: Excuse  
25 me.

2 COUNCIL MEMBER DIAZ: I am not blaming  
3 you. I'm blaming the Commissioner.

4 ASSISTANT COMMISSIONER TAYLOR: Well, but  
5 the seniors that are the recipients of these  
6 particular programs we have a--we have a huge variety  
7 of other program--of all of the programs. My  
8 particular area oversees the senior centers, and we  
9 certainly have a wide variety of services that are  
10 available through senior centers. These particular  
11 programs of home repair do have rather strict  
12 guidelines as to who they can serve, and they are  
13 predominantly for low-income homeowners. So, it may  
14 depend on the neighborhood and--

15 COUNCIL MEMBER DIAZ: [interposing] Thank  
16 you.

17 ASSISTANT COMMISSIONER TAYLOR: --as to  
18 what--

19 COUNCIL MEMBER DIAZ: [interposing] And  
20 please convey to the Commissioner my concern about  
21 she's not been present--

22 ASSISTANT COMMISSIONER TAYLOR:  
23 [interposing] okay.

24 COUNCIL MEMBER DIAZ: --where our eight  
25 Council Members have woke up early to be here to help



2 the department. It would have been very, very nice,  
3 very comfortable to have seen her also working on  
4 this.

5 ASSISTANT COMMISSIONER TAYLOR: You will  
6 have—you have an opportunity shortly.

7 COUNCIL MEMBER DIAZ: Thank you.

8 CHAIRPERSON CHIN: Thank you. We've been  
9 also joined by Council Member Eugene and Council  
10 Member Deutsch. Council Member Ayala, do you have  
11 questions.

12 COUNCIL MEMBER AYALA: Good morning.  
13 Thank you, Madam Chair. So, my question is really  
14 around the Guide. It's a beautiful guide, very  
15 colorful, has a lot of really great ideas, but how  
16 are we getting these into the hands of landlords and  
17 what incentive is there for a landlord to actually  
18 take these recommendations and implement them?  
19 [pause]

20 ASSISTANT COMMISSIONER TAYLOR: Sorry.  
21 The Department has broadly distributed the Guide.  
22 We've performed a number of outreach and marketing  
23 strategies or we've developed a number of outreach  
24 and marketing strategies including printing 500  
25 copies for distribution, and this was made possible

2 due in large part to grand funding secured by the New  
3 York Chapter of the American Institute of Architects.  
4 As mentioned in the testimony, this grant also  
5 allowed us to have the guide translated into other  
6 languages. It's not available in English, Spanish,  
7 and Chinese. In addition to hosting a well attended  
8 kickoff event, the attendees, of which included  
9 architects, design professionals, Chairperson Chin,  
10 and other elected officials and Deputy Mayor Buery.  
11 The guide has been promoted online, on social media  
12 as well as in print media, including the New York  
13 Times Architectural Digest and in other smaller  
14 publications. Finally, efforts to raise public  
15 awareness of the guide remain ongoing. Outreach--  
16 outreach teams of the department continue to  
17 publicize it at community meetings and events, and  
18 we're also pleased to report that the guide will be  
19 exerted in the forthcoming Cooper Hewitt Smithsonian  
20 Design Museum publication the Senses Design Beyond  
21 Vision. So, that's a way--the responses we're really  
22 marketing in outreach. I think the--your question  
23 about whether--what incentives landlords have. There  
24 is no legal. These are not laws. They are  
25 recommendations and that the incentive would

2 hopefully be to provide a better environment for the  
3 seniors that are aging in their buildings, and to  
4 maintain—maintain stability in their buildings.

5 COUNCIL MEMBER AYALA: So, I guess maybe  
6 HPD. Is there any effort on HPD's part to maybe have  
7 a conversation with your portfolio of landlords?

8 ASSOCIATE COMMISSIONER DARGA: Sure.  
9 That is actually exactly what we're trying to do  
10 right now as part of the Seniors First Initiative.  
11 So, we worked closely with DFTA on the Advisory  
12 Committee, and the Guide is one of the documents that  
13 are using to determine best practices so that we can  
14 integrated those practices into renovation scopes.  
15 So, when a building owner comes to us to finance  
16 renovations, the assessment that we're doing is  
17 actually in the process of being updated right now to  
18 incorporate some of the best practices from the  
19 Guide. In addition to that, the apartment related  
20 specific work so interior to the apartment type work.  
21 We are incorporating some of those recommendations  
22 into a resident survey that we are going to be  
23 piloting this year.

24 COUNCIL MEMBER AYALA: And I think my  
25 final question. I'm not sure. Maybe DFTA can

2 respond. Has there been any conversation with the  
3 Admin about maybe or even with NYCHA about home  
4 repairs? Because I mean they're one of our largest  
5 landlords, and often times, you know, we—we—in my  
6 district I have several NYCHA senior developments and  
7 we—they don't have supers. Seniors often struggle  
8 opening windows, changing light bulbs. There isn't  
9 anyone that they can actually, you know, physically  
10 call because often times these are not the required  
11 job, you know, duties of the—the—the buildings  
12 through the development's superintendent and there  
13 isn't a maintenance person that actually does this  
14 work. So, has there been any conversation with NYCHA  
15 about implementing some of these recommendations?

16 ASSOCIATE COMMISSIONER DARGA: I don't  
17 think any direct conversations. No. Not at this  
18 point, no, and she's got other avenues that they're  
19 looking at.

20 COUNCIL MEMBER AYALA: Alright, thank  
21 you.

22 CHAIRPERSON CHIN: Thank you. I just  
23 want to follow up. The program that the Council  
24 funded, the Metro-Metropair Program, Project  
25 Metropair, on that program there—I don't think

2 there's an income guideline is there? [[background  
3 comments, pause]

4 ASSISTANT COMMISSIONER TAYLOR: I think  
5 there is, but I don't believe I have--

6 CHAIRPERSON CHIN: Okay, I guess the  
7 agency said there is an income guideline.

8 ASSISTANT COMMISSIONER TAYLOR: There is?

9 CHAIRPERSON CHIN: I believe.

10 ASSISTANT COMMISSIONER TAYLOR: Okay.

11 Thank you.

12 CHAIRPERSON CHIN: Right, but it's also--  
13 it doesn't--it's not limited to just homeowners.

14 ASSISTANT COMMISSIONER TAYLOR: Correct.

15 CHAIRPERSON CHIN: Right, so, following  
16 what Council Member Ayala asked if someone lives in  
17 NYCHA, and found out about this program they actually  
18 could get service.

19 ASSISTANT COMMISSIONER TAYLOR: It's  
20 possible. I--I think that, you know as--my understand  
21 that it would have to be done in discussion with the  
22 landlord whoever the landlord is, an in that case, it  
23 would have to be with NYCHA to sort things out to see  
24 whether this is something NYCHA should be doing, or  
25 whether something that, you know, that--that that

2 NYCHA would want to be involved in. I mean some of  
3 the types of work the landlord might either want to  
4 have a role in because of certainly quality standards  
5 and so forth. So, it would depend, but theoretically  
6 I guess that's true.

7 CHAIRPERSON CHIN: And the same thing  
8 with seniors who are living in rent regulated  
9 buildings--

10 ASSISTANT COMMISSIONER TAYLOR:

11 [interposing] Yes.

12 CHAIRPERSON CHIN: --and--and private  
13 apartments, if they find out about this program and if  
14 they call up to ask, you know, fixing--changing a  
15 light bulb you might not get your landlord because a  
16 lot of buildings don't even have supers, and they  
17 don't do this kind of assistances. So that this--this  
18 might be an opportunity to really let more seniors  
19 know. Some of my colleagues have asked questions  
20 about in terms of outreach, right? So, just based on  
21 DFTA's other program, does DFTA's--the caregiver,  
22 provider that the 10 providers that DFTA funds, do  
23 they all have information about the--the Aging in  
24 Place Guide?

2 ASSISTANT COMMISSIONER TAYLOR: I will  
3 have to find out from the caregiver—from the  
4 Caregiver Program and let you know. I think it's  
5 been widely distributed among all of our programs,  
6 but I will double check with you and get back to you.

7 CHAIRPERSON CHIN: I hope so. I mean  
8 that's the—really the basic right? I mean these are  
9 programs funded by DFTA because what I'm, you know,  
10 referring to is that we also should make sure that  
11 caregivers know about all these home repair programs  
12 that are available so that they can assist the  
13 seniors that they take care of.

14 ASSISTANT COMMISSIONER TAYLOR: Yeah, I  
15 mean the—the booklet actually is targeting—we just  
16 got a not here—is targeting landlord. I think  
17 caregivers—there's certainly a role for caregivers  
18 in—in that process, but the booklet is really for  
19 landlords.

20 CHAIRPERSON CHIN: It is for landlords,  
21 but I'm saying that for all your housing programs.

22 ASSISTANT COMMISSIONER TAYLOR: Oh, for  
23 that, yes absolutely.

24 CHAIRPERSON CHIN: That are available,  
25 yeah, right.

2 ASSISTANT COMMISSIONER TAYLOR: Uh-hm.

3 CHAIRPERSON CHIN: But even I think—even—  
4 even this is for landlords, but it's—they should know  
5 about it.

6 ASSISTANT COMMISSIONER TAYLOR:  
7 [interposing] We'll get you the information.

8 CHAIRPERSON CHIN: Like everyone should  
9 know about it so at least they know what they can ask  
10 a landlord, right, to-do.

11 ASSISTANT COMMISSIONER TAYLOR: Yes, good  
12 thinking.

13 CHAIRPERSON CHIN: So that is something  
14 that I think all caregivers even just basically all  
15 those programs should have this information.

16 ASSISTANT COMMISSIONER TAYLOR: We'll  
17 make sure they do.

18 CHAIRPERSON CHIN: I wanted to ask in  
19 your testimony, HPD Commissioner Darga, you didn't  
20 mention the—you didn't talk about HPD's Home Fix  
21 Program. That was in the Mayor's updated Housing 2.0  
22 plan.

23 ASSOCIATE COMMISSIONER DARGA: Yes.

24 CHAIRPERSON CHIN: So, that program I  
25 wanted to know how many seniors do you anticipate



2 will be served by this program, and then seniors who  
3 participate in this program would they be referred to  
4 other city resources, and how do you coordinate with  
5 DFTA on this?

6 ASSOCIATE COMMISSIONER DARGA: Those are  
7 good questions. So, currently we have a Homeowner  
8 Repair Program that is focused on senior-senior  
9 homeowners age 60 plus, which is our city-Senior  
10 Citizen Home Assistance Program. That program funds  
11 renovations to single family or 1 to 4-unit owner  
12 occupied properties where the homeowner has owned it  
13 for at least two years. That program along with our  
14 other homeowner programs, which were administered  
15 through Neighborhood Housing Services today. All  
16 available also for seniors will actually be replaced  
17 by our new Home Fix Program. So they are still  
18 currently active, and they are still accepting  
19 applications. The New Home Fix Program will be open  
20 to senior homeowners as well as any other homeowner,  
21 and we are actively looking at ways to incorporate  
22 some of the best practices around aging in place into  
23 the type of work that we're able to fund through the  
24 new program. One of the-I think the second set of  
25 questions is around how we connect then those owners

2 with other potential services and support. HPD  
3 doesn't actually provide the services directly, but  
4 we are talking with DFTA as well as other city  
5 agencies about how we can refer or better connect  
6 those homeowners then with other relevant services.

7 CHAIRPERSON CHIN: Well, I guess related  
8 to the minor home repair that DFTA oversees that's  
9 funded by the federal government, the good thing  
10 about that program is that there's a social worker  
11 that go--someone go in there and really assess the  
12 situation. So, that is something that if the HPD  
13 could collaborate with DFTA to see--I mean if you  
14 could get into that home, I mean that's what, you  
15 know, Council Member Vallone was talking about. It's  
16 really you'll be able to access much more information  
17 that could be helpful--

18 ASSOCIATE COMMISSIONER DARGA: Absolutely

19 CHAIRPERSON CHIN: --to the senior. So,  
20 we don't want to lose that opportunity. So we want  
21 to make sure that we could collect the data and you  
22 really use that to get them additional services that  
23 they might need.

24 ASSOCIATE COMMISSIONER DARGA: Absolutely.

2 CHAIRPERSON CHIN: Now, HPD what programs  
3 do you have that are available to help people who are  
4 renters? Senior who are renters?

5 ASSOCIATE COMMISSIONER DARGA: We have—we  
6 have a lot of programs that actually help renters,  
7 but the—they're focusing—they focus on providing  
8 assistance to the owner of the property, right, so  
9 not directly to the renter itself. So, I think if  
10 you had an individual renter within a building that  
11 needed o access certain improvements, and the owner  
12 was not participating, in an HPD program, it would  
13 make more sense that that renter then go and seek  
14 assistance through one of DFTA's programs. For  
15 landlords that are participating in our programs  
16 through our new Seniors First Initiative, we are  
17 incorporating— Let me step back. The goal is really  
18 on our end not just to produce 100% a senior  
19 affordable development, but rather to better serve  
20 seniors through all of the work that the agency does.  
21 Right. So, our goal is 300,000 new construction and  
22 preserved units by 2026. Our goal is that in  
23 basically every preservation project that we are  
24 doing, when we are working with an owner that we are  
25 going to look at the assessment not just the building

2 needs, not just from the perspective of what in the  
3 building is broken, but where are the opportunities  
4 to make it a building that's safer for residents to  
5 age in place because what we know is that there  
6 actually are a number of senior residents in every  
7 building that we serve, and that's going to be done  
8 through the actual Needs Assessment, which we'll look  
9 at the building itself. So, common areas kind of  
10 entrance to the building et cetera as well as then  
11 coupling that with a resident survey, which will be  
12 delivered to residents, and the residents will be  
13 able to actually elect other work inside of their  
14 individual apartments, which would include some of  
15 the best practices that we discussed today. So, you  
16 know, grab bars, non-slip flooring, et cetera.

17 CHAIRPERSON CHIN: So, the person doing  
18 the assessment--

19 ASSOCIATE COMMISSIONER DARGA: Uh-hm.

20 CHAIRPERSON CHIN: --is someone who's  
21 trained sort of know about aging in place, what's  
22 needed and what's required.

23 ASSOCIATE COMMISSIONER DARGA: The--so  
24 this is the--our Integrated Physical Needs Assessment.  
25 Most lenders when they are financing renovations to

2 properties require a physical needs assessment. Over  
3 the last couple of years we've made it a more  
4 holistic assessment. So, we now cut for energy  
5 efficiency, health-reduction of health hazards in  
6 housing, and now the latest edition will be thinking  
7 about ways to help residents age more safely in their  
8 homes. That is done by a professional engineer. The  
9 engineering firms are qualified under an RFQ. It's a  
10 rolling RFQ, and then we actually do kind of train  
11 the trainer type event with those firms. So, we will  
12 be sharing kind of some of the work around best  
13 practices with those engineering firms. So, when  
14 they're going out and assessing the building, they  
15 understand what they're looking for.

16 CHAIRPERSON CHIN: Now, in preparing for  
17 today's hearing we found out there are many different  
18 programs from the states, right. There's access to  
19 Home Residential Emergency Service, the Restore  
20 Program. So there are different programs that are  
21 funded by the state, and then we also found out that  
22 there are actually some resources from Medicaid and  
23 Medicare that could be used to help a senior modify  
24 their home.

2 ASSISTANT COMMISSIONER TAYLOR: It could  
3 be—the Medicare and Medicaid questions mostly around  
4 equipment. Medicare doesn't pay for any kind of home  
5 modifications. Medicaid, however, could be useful  
6 under the Nursing Home Transition and Diversion  
7 Waiver program. This uses Medicaid funding to  
8 provide support and services including minor home  
9 modifications to assist seniors and individuals with  
10 disabilities to make trans—successful transition from  
11 a nursing facility, but it's mostly I believe related  
12 to equipment and it's, you know, limited. It's not  
13 everyone who has Medicaid. You have to be in a  
14 particular situation and transition from a nursing  
15 home.

16 CHAIRPERSON CHIN: There are also some  
17 programs that loan programs, right from—in HPD. I  
18 mean do you have any statistics in terms of how many  
19 seniors have accessed those like the—the Restore  
20 Program?

21 ASSOCIATE COMMISSIONER DARGA: I'm  
22 actually—so, the Restore Program is a state program.  
23 I'm not very familiar with that. I'm certainly happy  
24 to reach out to the state and understand a little bit  
25

2 more about it, and also think about how we could work  
3 with the state to deploy that more effectively.

4 CHAIRPERSON CHIN: The funding doesn't  
5 come through—through HPD to—to administer? No?

6 ASSOCIATE COMMISSIONER DARGA: Not that  
7 I'm aware of, no. The—the programs that we have to  
8 actually assist, and these are homeowners  
9 specifically, are the NHS Programs that we—so, we  
10 help fund and work on with them including Project  
11 Help, which I s a City Council funded homeowner  
12 initiative. We also have our Senior Assistant Home  
13 Assistance Program. We don't administer any other  
14 single family repair programs today outside of those  
15 programs.

16 CHAIRPERSON CHIN: Okay.

17 ASSOCIATE COMMISSIONER DARGA: But I  
18 would love some more information about that.

19 CHAIRPERSON CHIN: I think the—the main  
20 point is really now do we make sure that residents,  
21 homeowners, renters know about these programs so that  
22 they can also request assistance, and then for HPD to  
23 really help us in terms of preservation to let  
24 landlords know that these programs are available, and  
25 how we can work with them. And I think that with the

2 Aging in Place Guide that will be great for landlords  
3 to know that their resources is available to help  
4 them do those modifications so there's some incentive  
5 for them to be a little bit more involved and really  
6 take the initiative to do that. Putting a handrail  
7 let's say along the hallway definitely will help a  
8 senior navigate when they're going up and down the  
9 stairs, but getting the landlord to do that  
10 voluntarily, unless there are programs that can help  
11 them, you know, I think that we really have to make  
12 sure that they know about these programs and they  
13 could access them.

14 ASSOCIATE COMMISSIONER DARGA: Yes,  
15 absolutely. We agree, and just I would say on the  
16 outreach on our end, we do extremely extensive  
17 outreach both to homeowners as well as multi-family  
18 building owners. It's certainly a challenge because  
19 single family homeownership and especially small  
20 multi-family homeownership, the ownership is fair  
21 fragmented, but we've developed a series of outreach  
22 kind of programs over the last four or five years  
23 including property resource clinics. Our Landor and  
24 Pilot Landlord Ambassador program where we're doing  
25 regular outreach and we are always looking for ways



2 to collaborate with community groups and elected  
3 officials to try to get out to the right folks. So,  
4 I would certainly encourage—encourage, you know,  
5 anybody to reach out to us. In addition, on  
6 homeowners specifically, we work really closely for  
7 the Center for New York City Neighborhoods to make  
8 sure that homeowners have appropriate counseling, and  
9 I think we could think about ways that we could  
10 deploy the Resource Guide through them as well as  
11 through the work that we do with landlords.

12 CHAIRPERSON CHIN: Yeah, I think moving  
13 forward, I mean there's 51 Council members and there  
14 are districts where there are a lot more homeowners  
15 like in the—in Queens and Brooklyn and Staten Island.  
16 Then there are places—districts where there are a lot  
17 of renters, but I think it will be good for DFTA and—  
18 and HPD to really work with each of the Council  
19 Members to do the outreach whether it's conducting  
20 homeowner fairs and information. Just to really get  
21 out there because I know that the resources are  
22 limited, and it's good that even with that limited  
23 resource for minor home repairs, you are able to  
24 serve a lot of seniors. I was just surprised that  
25 it's such a small pot of money from the federal

2 government. So, maybe if we could show the needs and  
3 we can either get the city to match it to make sure  
4 that the resources are available. Do you have any  
5 other questions? [background comments] Okay. Well,  
6 thank you for coming in to testify today, and we look  
7 forward to working with you on expanding these  
8 programs. Thank you.

9 ASSOCIATE COMMISSIONER DARGA: Thank you.

10 CHAIRPERSON CHIN: We are going to call  
11 up the next panel. [background comments, pause]  
12 Okay. From Live on New York Andrea Cianfrani;  
13 Bedford-Stuyvesant Restoration Corporation Dr. Indira  
14 at Warren; Alexander Riley from the Legal Aid  
15 Society; Christine Hunter from the IA New York  
16 Chapter; and Molly Krakowski from JASA. [pause]  
17 Please begin.

18 ANDREA CIANFRANI: Sure. Good morning.  
19 Good morning, Council Member and Chair Chin and  
20 Council Member Vallone. Thank you very much for  
21 calling this hearing today. We were also pleased to  
22 see such a great group of Council members throughout  
23 this hearing to talk about these important issues.  
24 So, thank you again. We really look forward to  
25 working with the entire Council and the city moving

2 forward this year. My name is Andrea Cianfrani. I'm  
3 the Director of Public Policy at Live On New York.  
4 Live on New York as you know has about 100 members,  
5 community based organization throughout New York City  
6 that provides services including affordable senior  
7 housing, senior centers, home delivered meals, elder  
8 abuse prevention services and many others to older  
9 adults in New York City. First and foremost today  
10 we're—we're here to talk and proud to talk about the  
11 work of our Affordable Senior Housing Coalition,  
12 which is comprised of more than 20 of the leading  
13 not-for-profit developers of affordable senior  
14 housing with services here in New York City. This  
15 coalition and through the work of Live On New York we  
16 recognize that enabling seniors to help age in place  
17 is more than just bricks and mortar and buildings but  
18 really about fostering connections to the community  
19 and promoting healthy living overall. Given the  
20 mission driven nature of our—the member organizations  
21 many offer social services such as senior centers or  
22 service coordinators that enrich the lives of  
23 thousands of older New Yorkers each year in addition  
24 to an affordable roof over their tenants' heads. We  
25 believe that in addition to the housing itself, these

2 types of community based services are integral to  
3 fostering the aging in place model. For seniors we  
4 all know the ability to age in place can have a  
5 positive effect on overall health including improving  
6 cognitive outcomes reducing rates of depression and  
7 preventing social isolate-isolation. HUD has found  
8 that 89% of Americans over 50 wish to age in place  
9 for as long as possible, and further, as highlighted  
10 in the recent AARP study supporting aging in place  
11 can help ward against "overcare" which and-which  
12 occurs when individuals are forced to make the costly  
13 move to more elevated situations of living including  
14 nursing homes simply due to the fact that the  
15 residential options are unavailable, unaffordable or  
16 inaccessible. Beyond-beyond the internal value for  
17 seniors who are able to age in place, the presence of  
18 older New Yorkers in the neighborhoods they've helped  
19 build, builds a positive impact on the entire  
20 community, and this is something that we really like  
21 to talk about a lot along New York and really  
22 highlight the-what seniors mean to our communities.  
23 Seniors improve these communities through their  
24 commitment to civic engagement, volunteerism and  
25 assisting with the care of younger future generations

2 through caregiving. In effect, the inability for  
3 seniors to age in place would not only have a  
4 negative impact on their own quality of life, but  
5 would tear at the fabric that makes New York's  
6 communities so vibrant and cohesive. The vacancy  
7 rate is something we also wanted to highlight today  
8 here in New York City the sparse availability of  
9 affordable housing hovers around 4% and many older  
10 New Yorkers living on fixed incomes as we all know,  
11 the city sees very limited options for housing that  
12 meets their needs. Further, currently less than 5%  
13 of housing is considered accessible for individuals  
14 with even moderate mobility difficulties and this  
15 heightens the need for accessible affordable housing.  
16 As we know, as we sit here today at the hearing. The  
17 population continues to rise and the needs will  
18 continue to rise, and we are very pleased that the  
19 city, the Council as well as the city is really  
20 looking at this issue from a number of angles. We  
21 know we can't just produce more housing and that  
22 would solve the problem. We also need—know we need  
23 to look at preservation, things like SCRIE that was  
24 mentioned here, things like that Home Repair  
25 Programs, as well as the production of new affordable

2 senior housing. So, we are very pleased with the  
3 city's work in these area and look forward to  
4 continuing to partner in those efforts. We do want  
5 to highlight in Housing 2.0 which you heard about  
6 today we were very pleased to see the increased  
7 emphasis on the needs of seniors, the Seniors First  
8 Initiatives. In the plan, Mayor de Blasio increased  
9 the city's commitment to not only construct or  
10 preserve a total of 15,000 units of senior housing,  
11 but to serve an additional 15,000 seniors through  
12 Age-Friendly improvements and modifications. We're  
13 excited to collaborate with HPD as well as DFTA and  
14 the city to ensure the success of all facts of the  
15 Seniors First Initiatives within Housing 2.0,  
16 continue to address these challenges that we-we  
17 continue to face. We know that home modifications as  
18 we've heard today can be a very low cost and cost-  
19 effective way to improve-improve the stock of  
20 affordable housing and help preserve that housing,  
21 and -and keep it-seniors in their homes. We also  
22 recognize and-and-the importance of the impactful  
23 Minor Repairs Program that DFTA runs that we heard  
24 quite a bit about today, and we-as always, we look  
25 forward to continuing to work to increase and

2 strengthen those programs. We also just wanted to  
3 raise the importance, and we've talked about this for  
4 many years advocating for the city to continue to or  
5 establish a funding stream for service coordinators  
6 and affordable senior housing buildings. I really  
7 wanted to highlight, you've probably heard the self-  
8 the recent self-help study that's found some  
9 incredible data on the importance of having a-a  
10 service coordinator in housing, and how it can really  
11 increase health outcomes in a positive way. Just  
12 some highlights from that study. Service  
13 Coordinators have been found to positively impact the  
14 health outcomes of tenants finding that residents  
15 with access to a Service Coordinator as compared to  
16 other seniors in the community experience 68% lower  
17 odds of being hospitalized. 1,778 average Medicaid  
18 payment per person per hospitalization for Self-Help  
19 residents versus over \$5,000 for the comparison  
20 group, and a 53% lower odd of visiting an ER compared  
21 to a non-self-help resident. So, these are some  
22 really great statistics that are starting to look at  
23 the impacts of aging in place with some supports, and  
24 we're really excited to—to continue to work to move  
25 this forward. The one last thing I wanted to

2 highlight that came up quite a bit today and thank  
3 you Council Member Chin for always raising this is  
4 the awareness that's needed in the communities for  
5 these programs that do exist as well as raising  
6 awareness for possible new programs. We're always  
7 ready, willing and able to talk about how we at Live  
8 On can assist in these efforts and help spread  
9 awareness of these great programs that are helping  
10 seniors stay in their communities. So, we'll  
11 continue that drum beat as well, and thank you for  
12 raising that always on not just the programs here  
13 today, but all the great programs that are being  
14 offered for seniors and then as that awareness grows,  
15 we know we can continue—continue to advocate for  
16 more. So, thank you for your work and we look  
17 forward to working with you as we move forward.

18 [pause]

19 CHRISTINE HUNTER: Good morning. My name  
20 is Christine Hunter. I'm a principal Magnus and  
21 Architecture and Planning in New York City and also a  
22 current co-chair of the Design for Aging Committee at  
23 the American Institute of Architects, New York  
24 Chapter. Over the past eight years, our  
25 Interdisciplinary Committee of Architects, Interior



2 Designers and other professional has been looking at  
3 the environmental challenges facing the growing  
4 number of seniors who will be aging in place over the  
5 next quarter century throughout the five boroughs,  
6 and everyone has talked about, you know, how New  
7 Yorkers or seniors prefer to age in place. So I won't  
8 beat that horse. That said, many existing buildings  
9 not to mention the infrastructure of many  
10 neighborhoods were not designed to conform with  
11 current accessibility code provisions and present  
12 hazards for older residents or limitations to their  
13 mobility. As they grow frail, some seniors become  
14 isolated because it's not easy to navigate from their  
15 apartment to the street or in other cases, they  
16 experience totally preventable falls that then lead  
17 to hospitalizations. We applaud the City Council for  
18 their prior initiatives and concern for passing the  
19 Local Law 51. We were delighted to work with DFTA to  
20 be invited by DFTA and work with them to create the  
21 Guide, and we did feel that the Guide was very useful  
22 or is very useful to both seniors themselves and  
23 their families. That was one reason we as a committee  
24 put in the grant application to translate the Guide.  
25 And in relation to—to dissemination, you know, hard

2 copies are expensive to print. We did print more  
3 copies than original in each language and we—but we  
4 also printed cards, which in three languages, which  
5 provide the—the digital link to the online PDFs of  
6 each version and so what—what we're intending to do  
7 is to try and get both hard copy, you know, a set of  
8 hard copies and a big stack of cards to every Council  
9 person's local office, every community board, and  
10 we'd like to do every senior center. That was sort  
11 of our initial idea about dissemination. I'm sure  
12 there's a lot more that can be done, and we'd be very  
13 happy to work with the city, and maybe get assistance  
14 from the city in getting the word out. Because we  
15 do—I think a lot of people just—it doesn't occur to  
16 them what's, you know, getting in their parents' way  
17 or—or how—how easy it might be to make some things  
18 easier. In terms of next steps, the challenge is how  
19 to encourage or incentivize private owners to make  
20 what are in most cases fairly simple changes both  
21 within dwelling units and throughout the common areas  
22 of a building. Financial rebates or credits would  
23 get the widest participation by owners. However, we  
24 recognize that this would take time and a lot of  
25 political will to put in place. More immediately we

2 would support and be very happy to, you know. Help to  
3 develop a pilot—a pilot renovation project, which  
4 could really, you know, instead of existing buildings  
5 perhaps some owned by a non-profit owner for instance  
6 that could, you know, where you could really quantify  
7 costs and understand better how to after the pilot  
8 program how to put a larger program into place. So,  
9 the AIA and the Design for Aging Committee have been  
10 collaborating for a number of years with—both with  
11 the New York Academy of Medicine on their Age-  
12 Friendly Neighborhood Initiative, as well as with  
13 numerous city agencies including HPD, DFTA, the DOB,  
14 and NYCHA. We look forward to continued work  
15 together to help the city's seniors who ultimately  
16 are all of us to be self help—safe—excuse me—healthy  
17 and fully engaged in the life of the city. Thank  
18 you.

19                   ALEX RILEY: Good morning. Thank you  
20 very much for this opportunity to—to speak on this  
21 important issue. My name is Alex Riley. Until just  
22 a couple of weeks ago, I was the Director of the  
23 Elderly Project with an organization called  
24 Volunteers of Legal Service where I worked with New  
25 York's leading law firms to obtain free—free legal

2 assistance for seniors in Manhattan, and where I  
3 shifted the focus during those four years when I led  
4 that project to the goal of aging in place, but just  
5 about a week ago I went back to the Legal Aid Society  
6 where I previously worked as a staff attorney in  
7 Legal Aid's Brooklyn Office for the Aging and now  
8 they're in a newly created position, which is  
9 Director of Elder Law for the Civil Practice. So,  
10 the Council Member and Chairwoman Chin mentioned this  
11 is the year of the Senior. The creation of this  
12 position I think reflects Legal Aid Society's renewed  
13 emphasis and focusing on this population. So u=in  
14 addition to thank the committee for this opportunity  
15 to speak, I wanted to thank particularly Council  
16 Dromm. If you were here for having raised the very  
17 issue that I came to speak about, which has to do  
18 with the—the need for assistance for older adults to  
19 move heavy objects in their apartments that—in which  
20 they are renters. So, I was last here a few months  
21 ago testifying on the bill that Council Member Dromm  
22 referred to having to do with providing assistance to  
23 seniors with preparing their apartments for bed bug  
24 eradication, and at the end of the testimony I  
25 prepared with respect that bill, I noted the larger

2 problem of seniors being unable to move heavy  
3 furniture or other objects in their apartments that  
4 their landlords claim prevent the correction of  
5 certain housing code violations. So, for example,  
6 there might be a sideboard that is blocking access to  
7 crumbling plaster in the wall. There might be a  
8 heavy dresser that's blocking access to rotting floor  
9 boards that—that cause—constitute a trip hazard.  
10 There might be a bookcase that is blocking access to  
11 collapsed ceiling, all these kinds of issues. I've  
12 been involved in and—I'm sorry. I should say I  
13 apologize for not having written testimony to  
14 provide, but as I said, I've been a Legal Aid for  
15 about a week, and I just haven't had time to prepare  
16 it, but hopefully, I can put something together after  
17 this. But over the years I've been involved in a  
18 number of Housing Court litigation cases where we  
19 obtained an order from a judge requiring a landlord  
20 to fix a Housing Code violation, and everything  
21 grinds to a halt because the landlord says we can't  
22 do it. We can't get access. Some of these claims by  
23 landlords are pretexts. They just don't want to do  
24 the work, but some of these claims are legitimate.  
25 They don't want the liability of asking their workers

2 to move heavy pieces of furniture that may have some  
3 value, and it's-it's been impossible in many cases  
4 to-to move things forward. So, as I said last time,  
5 I-I testified on the subject of the legislation  
6 pertaining to bed bugs, I urge the committee to  
7 consider perhaps companion or similar legislation  
8 that would create a program that would offer really a  
9 very simple and limited service to seniors who cannot  
10 move heavy objects to facilitate repairs that would  
11 allow this kind of work to be done. It would have to  
12 be done at the beginning of the pair-repair process,  
13 and then the service would have to come back to  
14 presumably move the-the furniture back. I was  
15 encouraged to see that I believe it's called the  
16 Metro Pair Program seems to have, according to some  
17 of the testimony we heard, an element relating to  
18 furniture repair. So, it doesn't seem like too great  
19 a leap to envision a program that would permit the  
20 mere movement of furniture, and in some instances,  
21 this could really be a life saver for a senior who is  
22 living with a life threatening housing code violation  
23 that can't be repaired simply because they-they lack  
24 the strength and the-the resources to move the  
25 objects on their own. Thank you very much.

2                   MOLLY KRAKOWSKI: Hi. My name is Molly  
3 Krakowski. I'm Director of Legislative Affairs at  
4 JASA, and I want to thank the Council and Council  
5 Member Chin for hosting today's hearing. I also was  
6 just inspired to speak today. So, I don't have  
7 anything for you per se, but I wanted to highlight  
8 sort of two areas that I guess kind of complement  
9 Alex in that looking at sort of the bigger picture,  
10 and so JASA has a—a contract currently for the  
11 Assigned Counsel Project, which is provide  
12 assistance, legal assistance to older adults in  
13 Housing Court in Queens, and you have to—you know,  
14 there are requirements to be eligible. A senior has  
15 to be 60 years or older, have an identifiable social  
16 service need and pending Housing Court case, and  
17 seniors could be facing eviction due to non-payment  
18 of rent or holdover allegations, et cetera. And—and  
19 then the lawyer, the—sort of a team of the legal and  
20 the social service are able to connect the person and  
21 hopefully help them with the housing case, but also  
22 set them up with services. And the reason why I  
23 bring this up is because the newer legislation having  
24 to do with universal access to—to lawyers in Housing  
25 Court, doesn't really take the place of the Assigned

2 Counsel Project, and it's not meant to, but there are  
3 a lot of seniors who don't fit into the universal  
4 access because of their income requirements. They  
5 are just above the 200% poverty limit, and they're  
6 really in need of assistance, and the Assigned  
7 Counsel Project is funded at a level that really  
8 doesn't allow fully to address the needs of older  
9 adults in court. So that our lawyers are able to  
10 address maybe 10% of the seniors who come through the  
11 court in Queens. So, seniors are attractive targets  
12 for landlords looking to harass and evict long-time  
13 tenants with lower rents. There are about 200,000  
14 older adults who are on waiting lists for senior  
15 affordable housing, and certainly we're very eager to  
16 see what comes with the Mayor's initiative to try and  
17 preserve and create additional affordable housing.  
18 We're looking to partner in any which way we can, but  
19 between the Housing Court issue and not having the  
20 lawyers that are spec-specifically there for older  
21 adults, and then the bed bugs, which we also  
22 testified to Intro 189 and Council Member Dromm's  
23 legislation. One of the biggest things that we also  
24 have been finding obviously aside from just trying to  
25 go in and address a very challenging need that's not



2 limited to older adults in New York City is the  
3 challenge that—that comes with moving the furniture  
4 and really preparing in every which way these  
5 apartments to be—to be handled. This is a need that  
6 obviously don't see declining. Despite preventative  
7 measures outbreaks are going to be inevitable, and we  
8 would really just love to—the city to see what, in  
9 fact, they could do in any way to assist in—in this  
10 challenge. It's—it's something JASA has taken on  
11 significant financial strain in trying to address  
12 obviously these needs within our buildings, and where  
13 we can with clients. And—and so when we're looking  
14 at sort of the issue of home repair, we are sort of  
15 pulling out a more macro view of the larger picture  
16 of what allows people to age in place, and it's not  
17 limited to home repairs, but it goes really hand-in-  
18 hand with preserving the housing for the older  
19 adults, which has ramifications in all—just those  
20 different areas. So, again, we look forward to  
21 continuing to partner with the city to provide  
22 affordable housing, to think about possible solutions  
23 to some of these issues and thank you for hosting  
24 today's hear.

2 CHAIRPERSON CHIN: Thank you. So, the-  
3 the project that you have the Assigned Counsel  
4 Project so that one three is no income requirement  
5 or--?

6 MOLLY KRAKOWSKI: It's not limited. It-  
7 the income requirement is not the chief component.  
8 No.

9 CHAIRPERSON CHIN: And that's  
10 administered through--

11 MOLLY KRAKOWSKI: Through DFTA

12 CHAIRPERSON CHIN: Through DFTA?

13 MOLLY KRAKOWSKI: Yeah. When they were  
14 looking at the Universals Council, we were involved  
15 in the initial conversations. One of the things that  
16 our lawyers and our legal services were really trying  
17 to highlight was the need for when there was that  
18 rollout to put seniors in sort of the first category  
19 of people who were very much at need of counsel in  
20 Housing Court, and the response was more or less  
21 there's the Assigned Counsel Project, and then this  
22 is going to be by zip codes and by other factors in  
23 terms of who needs, and trying to focus on families  
24 and-and other populations. But there are these  
25 people who fall into that gap then. So, either

2 expand the Assigned Counsel Project funding or figure  
3 out a way to address the more immediate needs of  
4 seniors who are facing eviction and—and serious  
5 challenges.

6 CHAIRPERSON CHIN: Do you—do you know off  
7 hand what's the budget for the Assigned Counsel  
8 Project?

9 MOLLY KRAKOWSKI: I don't know. Maybe  
10 somebody else knows. I know that there's also an R—I  
11 mean there's just an RFP so—so it's but I don't know  
12 the—I don't know the budget off hand.

13 CHAIRPERSON CHIN: You have to go through  
14 an RFP for that project?

15 MOLLY KRAKOWSKI: For the Assigned  
16 Counsel Project, yeah.

17 CHAIRPERSON CHIN: Okay, so there must  
18 be—so if DFTA can find out for us--

19 MOLLY KRAKOWSKI: Yeah.

20 CHAIRPERSON CHIN: --and then we can see  
21 maybe through the budget process.

22 MOLLY KRAKOWSKI: Yes.

23 CHAIRPERSON CHIN: So, because that's—  
24 that could be something that we can work with Council  
25 Member Dromm on.

2 MOLLY KRAKOWSKI: Yes.

3 CHAIRPERSON CHIN: And the same thing  
4 with the—the issue about moving furniture, how to  
5 incorporate that with the—with the legal component  
6 here so if we can—

7 ALEX RILEY: [interposing] May I just  
8 add—

9 CHAIRPERSON CHIN: Yes.

10 ALEX RILEY: --something brief. So, my—  
11 so as I've said before, my title is Director of Elder  
12 Law for the Civil Practice, but I'm based in our  
13 Brooklyn Office for the Aging in Downtown Brooklyn  
14 where we have a whole holistic team of lawyers,  
15 social workers and paralegals. We also participate  
16 in the ACP Program. An additional limitation is—  
17 first of all, I should say that—that the ACP cases  
18 are referred by the court. The judge makes the  
19 referral and there's a whole process, but the—the  
20 only case that are appropriate for ACP referrals are  
21 ones where there is both a legal and a social work—  
22 Social Services type component. So, you might have a  
23 senior who has a—some very significant legal need,  
24 but in the estimation of—of the court, doesn't really

2 have a social need, that case will not be referred or  
3 shouldn't be under the guidelines as an ACP referral.

4 CHAIRPERSON CHIN: But most of the—the  
5 legal services agencies that the Council support, I  
6 know that often times we just refer the senior  
7 directly to Legal Aid and the services, and they  
8 would—they would get the help that they need.

9 ALEX RILEY: Yes, that's—that's right. I  
10 think the—the previous discussion about ACP perhaps  
11 was as an example of where there is targeted funding  
12 from—for working particularly to work with seniors  
13 and—but there are limitations. Although there are  
14 not, as we understand it, income related limitations  
15 specific to that program. There are other kinds of  
16 limitations such as the fact that there must be a  
17 social work need in order for such a case to be—to be  
18 referred and—and also again, I'm quite new to my  
19 position at Legal Aid, but my understanding is that  
20 the way the—the financing works for ACP cases is that  
21 the providers are paid on a per-case basis for—for  
22 ACP as opposed to other kinds of grants and programs  
23 where a provider receives just a sort of lump sum  
24 amount of money pursuant—pursuant to the grant or  
25 RFP.

2 CHAIRPERSON CHIN: Thank you. Well,  
3 thank you all for coming to testify today, and I  
4 guess we all have to help get the word out that a lot  
5 of these wonderful programs are available to our  
6 seniors. So thank you.

7 ALEX RILEY: Thank you.

8 MOLLY KRAKOWSKI: Thank you.

9 CHAIRPERSON CHIN: Is there anyone else  
10 that would like to speak that didn't--? You have to  
11 sign up.

12 TOM CONNOR: I did.

13 CHAIRPERSON CHIN: Oh, you did.  
14 [background comments, pause] Did you fill out a  
15 form, one of these forms? [background comments,  
16 pause] Is there anyone else that wants to testify?  
17 Okay. Tom, you have to push the button.

18 TOM CONNOR: Hello.

19 CHAIRPERSON CHIN: On the mic. You have  
20 to push the button on the bottom.

21 TOM CONNOR: Does--does this testimony go  
22 anywhere.

23 SERGEANT-AT-ARMS: Just turn the mic on.

24 TOM CONNOR: Does this testimony go any  
25 other place than this room?

2 CHAIRPERSON CHIN: It's on the record. So  
3 anyone can look it up.

4 TOM CONNOR: I, um, [coughs] I'm—the  
5 reason that I'm here—my name is Tom Connor. I'm—I've  
6 been head of the Advisory Board at my senior center  
7 for many years. In—in—in the 20 years that I've been  
8 going to the senior center, I've never heard about  
9 this repair program that they've all been talking  
10 about. There's no outreach. There's no publicity.  
11 No one knows anything. It was the same thing with  
12 Project Cart. The Department for the Aging claimed  
13 they had a transportation program. No one knew  
14 anything about it. I finally discovered that there  
15 is such a thing as Project Cart. This year they  
16 increased the funding for Project Cart, but it's  
17 still not really running properly. Now, I want to  
18 just talk about the repairs briefly. I think someone  
19 else mentioned this, but the New York Foundation for  
20 Senior Citizens was paid \$414,000 for the year to do  
21 the home repairs. They claim they did 5,500. Now, I  
22 have—being that we've never heard of it, I wonder  
23 where do these statistics come from? Not—this is  
24 what I got from the Department for the Aging. But I  
25 wondered does the City Council ever check into how

2 they prove what they're doing. They have little  
3 stickers now that you're supposed to be--when you come  
4 to the senior center, they log you in. However, they  
5 always keep saying it's completely inaccurate. So, I  
6 would really question all of the figures that you get  
7 from the Department for the Aging. How do you know  
8 that they're accurate? How do you know what is going  
9 on there? Yesterday, I spend the whole day--I had  
10 never heard of this home repair until I heard about  
11 this hearing. So, I called Department for the Aging  
12 to try to find out about it. I called seven people  
13 there. No one [laughs] ever--each one isn't there.  
14 One after the other, after the other, and finally I  
15 got someone, and she said, Well, it's 4:30. I said I  
16 know it's 4:30, but I've been trying to reach someone  
17 since 2:00. I said don't you work until 5:00? There  
18 was no answer. There as no one there. There's no  
19 one giving information. The whole thing is very  
20 poorly run. Now, one of the Councilmen said  
21 something about bed bugs. He had a bill in for  
22 something about bed bugs, and what I wanted to say,  
23 at the senior center when someone has bed bugs  
24 they're excluded from the program, and they're told  
25 that they have to get their landlord to take care of



2 the bugs. Well, frequently the landlord doesn't, and  
3 the person could be excluded for months from the  
4 senior center. Not that any senior wants to sit next  
5 to someone who's covered with bugs, but it seems to  
6 be somewhat unfair to the person who doesn't have the  
7 means to get rid of the bugs. So, I don't know what  
8 his bill was. He didn't explain it, but I think it  
9 might be something to look into. The other thing is  
10 I didn't know what is the eligibility for these home  
11 repairs. They seemed to say there was a fee. There  
12 was an income eligibility. I'm surprised at that  
13 because if you go to the Metropolitan Council on  
14 Jewish Poverty, there is no income eligibility, and  
15 if you need a grab bar, they will do it free, and  
16 they're getting money evidently from the city, and--  
17 and New York Foundation is getting money from the  
18 city. So, why should one be free and one not be free  
19 to a senior who needs it? These are questions that I  
20 think another when Mr. Diaz spoke, he said he was  
21 concerned that the Commissioner wasn't here. Well, I  
22 was--I was concerned also because the Commissioner  
23 when do we ever see her? When can she be questioned  
24 and then when are their follow-up questions? There  
25 were so many instances her today of things that I

2 heard that I felt were not true, but I was not able  
3 to say anything about it at the time. So, I hope--in  
4 closing, I hope that the committee, Margaret Chin's  
5 Committee, the senior committee will be a little bit  
6 more aggressive with the Department for the Aging,  
7 and try to get backup, and I'd like to know Project  
8 Cart, how many actual people do they serve, and how  
9 much money have they spent, and I think you're  
10 talking about a shortage of funds. It's not  
11 necessarily a shortage of funds. It's not used  
12 properly. Thank you very much.

13 CHAIRPERSON CHIN: Thank you, Tom. That--  
14 some of those questions will come up at next month's  
15 budget hearing. So, invite you back because we have  
16 a public session. After the Commissioner testifies  
17 and Council members ask questions, there will be a  
18 public session. So, we'll make sure we'll let you  
19 know when the-the hearing is scheduled. And then  
20 there are questions that-that were not answered today  
21 or they need to be followed up, we will forward those  
22 questions over to the Department for the Aging.  
23 Thank you and next.

24 GALE RESSLER: Hi. My name is Gale  
25 Ressler, and I am an interior designer. I heard about

2 this session through Christine Hunter, and I am a  
3 participant with the AIA New York Design for Aging  
4 Committee, which I know she spoke earlier with some  
5 prepared remarks, and I will try not to just repeat.  
6 I wanted to just address a couple of things in  
7 addition to Christine's comments particularly coming  
8 from my experience as an interior designer. One  
9 point that I want to raise is that I saw in the title  
10 of the session the word 'repairs' and thought, hm,  
11 that's not exactly what I think of as the most  
12 critical intervention, which often involves really  
13 simple interventions, additions. It's true of  
14 affluent New Yorkers as well as New Yorkers of more  
15 modest means. So, things like grab bars, which I  
16 know, there are some programs for funding for that to  
17 be done. There is not an awareness from a more broad  
18 perspective that that is something that is great for—  
19 for example fall prevention for people of all ages,  
20 and whenever we are doing things of any kind of  
21 intervention, those things should be auto pilot  
22 inclusions and not in the scope. Also, I do think  
23 that the design knowledge has to go hand-in-hand with  
24 the social work knowledge to really help people in  
25 their homes and stay there safely. Specifically, I

2 just want to also talk to my colleagues wherever they  
3 are from, the AIA Committee. We've been working on a  
4 project to try to address the Age-Friendliness of  
5 NYCHA housing. I, you know, won't elaborate too  
6 excessively, but we are really happy to share the  
7 ideas, and as the head of the Aging Committee, you  
8 know, we—we would welcome any opportunity to fill you  
9 in on, you know, sharing our—our reports and our  
10 recommendations on how that could be done because  
11 there are interventions that can be done. You know,  
12 our larger project is like a \$5 million project.  
13 That's one animal, but there's also the smaller  
14 interventions, and I believe Christine spoke about it  
15 and shared the User Guide for Building Management.  
16 So, I think, you know, we'd like to see a lot of  
17 design process and design knowledge integrated into  
18 how to help people who are aging because I think that  
19 that sometimes gets missed and, you know, when you  
20 think of for example tripping hazards, you know, part  
21 of it's the person, and the physical, but part of it  
22 is what we see everywhere where the physical  
23 environment has created a tripping hazard, and, you  
24 know, it would be great to look at where that happens

2 to make interiors more Age-Friendly as well, and  
3 that's it.

4 CHAIRPERSON CHIN: Yeah, thank you. I  
5 think we look forward to meeting with you and maybe  
6 talk more about more in terms of NYCHA housing  
7 because I know a lot of seniors, you know, you ask  
8 for reasonable accommodation. Not a lot of  
9 apartments are accessible.

10 GALE RESSLER: Right.

11 CHAIRPERSON CHIN: So, if they are lucky  
12 enough to live in a NYCHA apartment and wanted to  
13 continue to live there, if there are things that we  
14 can help the kind of modify and fix so that they  
15 could live there comfortably, we should definitely  
16 want that.

17 GALE RESSLER: Would-would love to share  
18 the info with you.

19 CHAIRPERSON CHIN: Great.

20 GALE RESSLER: Thank you.

21 CHAIRPERSON CHIN: Well, thank you and  
22 thank you for being here today, and thank you for all  
23 of your-all of you for participating in today's  
24 hearing, and the hearing is now adjourned. Thank you.

25 [gavel]

1 COMMITTEE ON AGING

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date March 15, 2018