

**TESTIMONY FROM NYCHA EXECUTIVE VICE PRESIDENT FOR COMMUNITY  
ENGAGEMENT AND PARTNERSHIPS SIDEYA SHERMAN  
EXAMINING NYCHA'S RESTRUCTURING OF TENANT PARTICIPATION ACTIVITIES (TPA)  
FUNDS  
COMMITTEE ON PUBLIC HOUSING  
TUESDAY, JUNE 20, 2017 – 10:00 AM  
16<sup>TH</sup> FLOOR COMMITTEE ROOM, 250 BROADWAY, NEW YORK, NY**

**Introduction (*slide 1*)**

Chair Ritchie Torres, members of the Committee on Public Housing, and other distinguished members of the City Council: good morning. I am Sideya Sherman, NYCHA's Executive Vice President for Community Engagement and Partnerships. Joining me today is Jenelle Hudson, Director of the Resident Engagement Department. Thank you for this opportunity to discuss our work to empower residents and strengthen communities by improving the tenant participation activity (TPA) funding process.

**NextGeneration NYCHA Goals (*slide 2*)**

Through NextGeneration NYCHA, our long-term strategic plan, the Authority is becoming a more efficient and effective landlord. One of the core pillars driving NYCHA's transformation is our work to engage residents in new and better ways and connect them to best-in-class services. Under Chair Olatoye's leadership, the departments under my purview have worked tirelessly to reset NYCHA's relationship with residents, transition from direct service delivery to a partnership-based model, and connect residents to quality economic opportunity.

With a number of reforms and new initiatives that empower residents and resident associations, including a revamp of the outdated and cumbersome TPA funding process, NYCHA is becoming a smarter, 21<sup>st</sup> century landlord.

**NextGeneration NYCHA: Resident Leadership Priorities (*slide 3*)**

In addition to empowering residents and resident leadership, we are strengthening NYCHA's relationship with them. For instance, as part of NextGen NYCHA, we established monthly cluster meetings last year to provide resident association (RA) members with updates on important and relevant topics. We've begun offering leadership training and development as part of the cluster meetings, so RA members can become more effective advocates for their community.

To give youth a voice, and a role, in tackling their community's most pressing issues, we launched 10 youth leadership councils, in partnership with NYC Service and Capital One. Our latest youth summit was just two weeks ago – more than 130 young people attended, and it highlighted the good work the councils are already doing, leading neighborhood cleanup days, addressing community safety, and attracting new resources for these projects.

As part of our work to transform the way NYCHA does business, we committed to reforming the TPA process, with the goal of strengthening resident associations by fostering their leadership and independence. I'll discuss details about the new process later in my testimony.

We are also updating the resident association election process to make it more consistent and transparent, and to encourage more developments to participate.

Thanks to support from the City Council, we will launch a Resident Leadership Training Academy, in partnership with CUNY, continuing our work to build stronger, more independent resident associations. For the first time in NYCHA's history, we'll offer coursework that enables residents to earn college credits while gaining valuable leadership skills.

**The Road to Reform (*slide 4*)**

The TPA funding process was broken: It was disheartening and it involved layers of bureaucracy. To fix it, we gathered input from residents on what they wanted in a new and better process; made improvements per this feedback; and launched the new process (initially as a pilot), which involved training for all stakeholders.

Our engagement process started early, and we took the time necessary to involve all stakeholders. It kicked off in November 2015 with a meeting between Chair Olatoye and the Citywide Council of Presidents (CCOP). After a series of District meetings, more than 100 resident associations, including CCOP and District Board members, provided feedback in 11 focus groups, which we presented back in a series of five meetings. We then coordinated with HUD, NYCHA's Procurement and Law Departments, and many others to put in place the changes that residents wanted.

Our outreach on the new process involved briefing the CCOP – as well as the Council's Bronx delegation (including Chair Torres), Council Member Helen Rosenthal, and representatives from the offices of Comptroller Scott Stringer, Congressman Hakeem Jeffries, and Speaker Melissa Mark-Viverito. We also conducted two webinars on the topic with a total of 70 elected officials' representatives and advocates, and we briefed the Legal Aid Society and the Community Service Society. We received positive feedback at many of these meetings.

We formally introduced the new process to resident leadership through multiple workshops with HUD, our partner and regulator, and provided RAs the option to opt into the TPA pilot that is the basis for the new program. In 17 citywide and borough-level trainings, as well as one-on-one coaching sessions, residents learned more about the new process, including the related funding agreement, forms, and spending plans, and received the new guidebook.

In total, we held more than 40 meetings, workshops, focus groups, and training sessions to improve the TPA process.

### **TP Reform: Resident Leader Engagement (*slide 5*)**

Resident feedback is the foundation for our reform of the TPA process. Residents told us that they wanted more visibility of the funds, the choice to fund District Councils, more local control over spending, and faster processing and purchasing ability. Change is hard, which is why we worked so hard to engage stakeholders on the new process. And we realize that there's a small but vocal group which is dissatisfied with some of the changes – but we believe the improvements are in line with industry standard and are equitable and sustainable. NYCHA staff is assisting with the transition to the new process.

### **TP Reform Process: Before and After (*slide 6*)**

Let me give you some background on TPA funds. They come from our federal operating funds. HUD requires public housing authorities to allocate \$25 per dwelling unit, of which \$15 (or 60 percent) is for the resident association and \$10 (or 40 percent) is for the housing authority to fund a range of resident association and resident engagement matters, including tenant participation activities. TPA funds are reduced when our operating funding is reduced through proration – last year, for instance, we were only able to allocate about \$11 per unit instead of \$15. NYCHA has not been fully funded in over a decade, including for its TPA funding. It should also be noted that the funding NYCHA receives does not fully cover the costs of all the related work of engaging residents, procurement, and supporting resident leadership, including RA elections.

Before, TPA funds were complicated to access and difficult to use – the process was unwieldy and disorganized, with NYCHA even acting as a travel agent in some cases. By decentralizing control of the funds and instituting a commercial credit card to access them, the new process is smart, efficient, transparent, and promotes accountability.

*Transparency:* Previously, TPA funds were allocated by district, and individual RAs did not have full visibility on spending. Now, the funds are allocated and tracked at the development level, and NYCHA will inform each RA of funding availability annually. Residents said they wanted a choice on whether to fund their district, and now they can decide if they want to do so.

*Efficiency:* Before, residents had to rely on NYCHA for all procurements. Residents wanted more flexibility, and now they can use a commercial card to make approved purchases up to \$5,000. So a resident association can get office supplies at the nearest Staples without having to order them through NYCHA's Procurement Department, which is set up to handle the needs of a \$3 billion organization, meaning that it could take 30 days to get these simple supplies. Currently, 33 resident associations are piloting the use of the commercial card, and our goal is to have 80 percent of RAs using it by next year.

To speed the process, we've also instituted faster turnaround times – five business days – for reviewing funding proposals.

While unspent funds could be rolled over in the past, we believe that these funds, which benefit residents and communities, are more important than ever and should be spent within a year, like Council funding.

*Accountability:* Previously, this was a paper-driven process. As part of the NextGen transformation to digital, we moved it online, and are using IT systems to track spending proposals and reconciliation. In addition, we established clear guidelines for both NYCHA staff and RAs for administering and accessing funds, issued a new guidebook, updated relevant forms, and trained RAs as well as NYCHA staff on the new process.

### **TPA Reform: Funding Agreement (slide 7)**

Accountability is important. Our new agreement on the use of TPA funds protects residents as much as it protects the funds, outlining the responsibilities of both NYCHA and the RA. For instance, the RA agrees to have timely elections and engage in activities that improve residents' quality of life, while NYCHA agrees to officially recognize the RA and administer the funding accordingly.

Many of the challenges RAs experienced in the old process were due to lack of written clarity between NYCHA and the RA. The funding agreement, which is accompanied by a plain language guidebook, outlines when and how funding becomes available; what forms are required of the RA; how payment is issued to vendors; and the terms for reporting and resolving disputes. The RAs also agree to comply with HUD and NYCHA guidelines, including conflicts of interest rules.

Not only is a written agreement required by HUD of every public housing authority, but it's typical for any financial transaction, from renting an apartment to buying a cell phone, as well as any disbursement of funds from a government body.

The previous agreement was between the CCOP and NYCHA – it is now between the RAs and NYCHA. In preparing our agreement, we learned from other public housing authorities, looking at sample contracts and guidebooks from Boston and Chicago. RAs had approximately 90 days to review the agreement and also had the opportunity to seek independent legal advice, if they desired. During this process, RAs still had access to the funds. One hundred thirteen RAs have signed the agreement. Nonetheless, we're responding to feedback from residents and valuable input recently provided by the Legal Aid Society and Brooklyn Legal Services to simplify the agreement's language. We're providing a revised draft to Legal Aid this week.

### **Basic HUD Requirements (*slide 8*)**

RAs sign a written agreement with NYCHA, submit a spending plan, and keep proper financial records – all in accordance with HUD regulations.

### **Eligibility (*slide 9*)**

HUD states that only duly elected and recognized resident councils can receive TPA funds. HUD also defines the eligible participants, beneficiaries, and activities, and stipulates that RAs complete training similar to the 17 sessions we held earlier this year with resident leadership.

We've focused on reforming RA elections as part of NextGen so that more developments can become eligible to receive these vital funds. Some examples of eligible tenant participation activities include RA membership building, information dissemination, health fairs, development cleanup days, and educational classes and workshops.

### **Funding Access (*slide 10*)**

RAs must still submit annual spending plans and follow procurement rules. What's different now is that they submit their proposals for the funds quarterly instead of prior to every activity, which speeds up access to the funds.

### **Payments (*slide 11*)**

As I mentioned, RAs can use their commercial card for approved purchases under \$5,000, and then reconcile their spending via our online system. This will also streamline the process. Purchases over \$5,000 will still go through NYCHA's procurement process, which is what residents requested due to their concerns over making larger payments. This also ensures compliance with HUD procurement guidelines.

The commercial card can also be used for approved travel – which involves the same checks and balances in place for a NYCHA employee traveling for official business. As with smaller purchases, use of the commercial card makes travel arrangements easier and faster.

### **Conclusion (*slide 12*)**

NYCHA's success depends, in part, on our collaboration with residents. TPA funds are a crucial way to engage residents, keep them informed, and include them in the conversation on how to address the Authority's challenges. As they become more effective leaders through tenant participation activities, residents will help improve the quality of life at their development and the community at large.

In our work with the more than 250 resident associations citywide, we have seen the positive impact of this partnership. As our NextGeneration NYCHA vision continues to be brought to life, we will endeavor to get more residents involved in making a difference in their communities, through easier access to and use of TPA funds. With residents by our side, we will continue to create the safe, clean, and connected communities that all New Yorkers deserve.

Thank you. We are happy to answer any questions you may have.





## Tenant Participation Fund Overview

*Committee on Public Housing  
June 20, 2017*



Community Engagement & Partnerships



## NextGeneration NYCHA Goals



**FUND:** Achieve short-term financial stability and diversify funding for the long-term



**OPERATE:** Operate as an efficient and effective landlord



**(RE)BUILD:** Rebuild, expand, and preserve public and affordable housing stock



**ENGAGE:** Connect residents to best-in-class social services



## Next Generation NYCHA: Resident Leadership Priorities



2016

- ✓ Launch Resident Leader Cluster Meetings
- ✓ Launch Resident Youth Councils
- ✓ Launch TPA Pilot

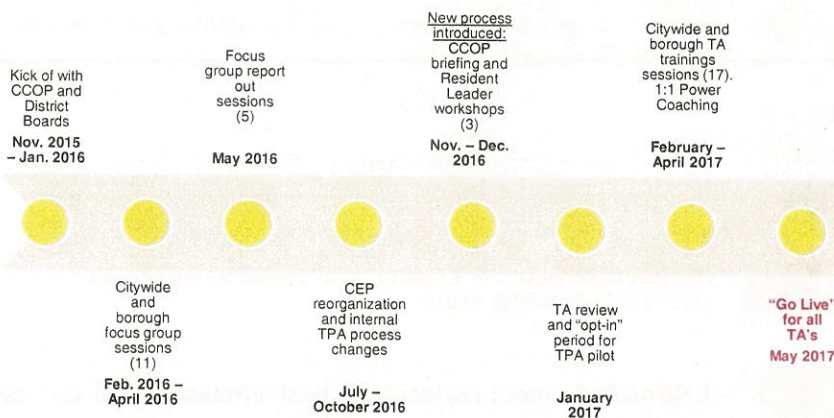
2017

- Update Resident Election process
- Launch Resident Leadership Training Academy



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## The Road to Reform



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## TPA Reform: Resident Leader Engagement

NYCHA engaged over 100 Resident Associations in focus groups to discuss TP and other key reforms.

83%

### RA's want to administer their TP allocation directly.

- The reformed process should be phased in and there needs to be an option built in for RAs lacking the capacity to manage their own TP funds.
- Historical information regarding TP funds needs to be reconciled prior to a new process being rolled out including distribution of unspent funds.
- The procedure needs to include a process for RAs to fund district budgets.
- RAs should be able to do business with more vendors including local vendors and exercise buying power.

17%

### RA's want NYCHA to continue to administer TP funds

- There are concerns regarding safety within the development if RAs directly manage TP Funds.
- There are RAs that lack the capacity to administer TP funds and are fearful of liabilities associated with mismanagement of funds.
- The District supports all RAs within each district regardless of size and often supplements the smaller developments. Direct allocation to the development would hinder this support and limit District events and activities.



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## TPA Reform Process: Before and After

**Goal:** Increase resident empowerment and improve efficiency through more direct Resident Association access to TP funds.

Before	After
<ul style="list-style-type: none"> <li>• Funds captured by COP district</li> </ul>	<ul style="list-style-type: none"> <li>• Funds captured by unit to development.</li> <li>• Resident Associations have choice around district funding</li> </ul>
<ul style="list-style-type: none"> <li>• NYCHA facilitates funds and handles all procurements</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Group A:</b> Quarterly proposal &amp; budget submission</li> <li>• <b>Group B:</b> Submission by proposal with new internal tracking systems in place. Schedule to move to new process.</li> </ul>
<ul style="list-style-type: none"> <li>• Rollover of unspent funds</li> </ul>	<ul style="list-style-type: none"> <li>• 1 year spending period for current allocation*</li> <li>• Multi-year spending period for back funds</li> </ul>
Additional Improvements	
<ul style="list-style-type: none"> <li>• Reserve funds to be reallocated based on HUD formula</li> <li>• Updated IT systems to better track chain of events from proposal through reconciliation.</li> <li>• Training on updated processes for all RA's and new TP Guidebook</li> <li>• Faster turn around on request with customer service standards established.</li> </ul>	

\* Form available to request rollover





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## TPA Reform: Funding Agreement



1. Outlines RA and NYCHA responsibilities
2. Provides notice of when and how funding is made available
3. Requires RA's to draft annual spending plan and proposals to access funds
4. Sets the terms for payment at above and below the \$5,000 threshold
5. Establishes the terms for reporting, termination, disputes and liability
6. Addresses conflicts of interest and applicable regulations







BASIC HUD REQUIREMENTS	Written Agreement with NYCHA	Submit Spending Plan	Ensure compliance with HUD & NYCHA guidelines	Keep proper financial records
 New Process (A)	✓	✓	✓	✓
 Old Process (B)	✓	✓	✓	✓




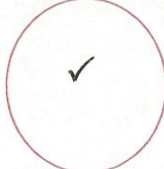






ELIGIBILITY		Recognized Council	Participants/ Beneficiaries Authorized	Activities Eligible per HUD guidelines	Completion of Training
 New Process (A)		✓	✓	✓	✓
	 Old Process (B)	✓	✓	✓	✓

FUNDING ACCESS		Submit Annual Spending Plan	Follow HUD Procurement Rules	Submit Quarterly Proposal	Submit Proposal for Each Activity
 New Process (A)		✓	✓	✓	
	 Old Process (B)	✓	✓		✓



PAYMENTS		Commercial card for Micro Purchases (\$5,000 or less)	NYCHA check for payments \$5,000+	NYCHA check for Stipend Payment	Commercial card for Eligible Travel Cost
 New Process (A)					
	 Old Process (B)				



## NextGeneration NYCHA Vision



Safe,  
Clean,  
and  
Connected  
Communities



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**FOR THE RECORD**



**FOR THE RECORD**

**Testimony of Assemblymember Yuh-Line Niou to the New York City Committee on Public Housing Regarding NYCHA's Restructuring of Tenant Participation Activity Funds**

**June 20, 2017**

Good afternoon, and thank you for the opportunity to submit comments regarding the restructuring of Tenant Participation Activity (TPA) funds by the New York City Housing Authority (NYCHA).

I am Assemblymember Yuh-Line Niou, and I represent the 65th Assembly District, which covers the lower Manhattan neighborhoods consisting of the Lower East Side, Chinatown, Battery Park City, South Street Seaport, and the Financial District. I represent a total of eleven NYCHA developments: 45 Allen Street, Hernandez Houses, La Guardia Houses, Lower East Side I, Meltzer Tower, Rutgers Houses, Seward Park Extension, Smith Houses, Stanton Street, Two Bridges, and Vladeck Houses.

I am deeply concerned with the way NYCHA introduced and implemented changes to the TPA process. This issue was first brought to my office by the Hernandez Houses' tenant association president who asked if NYCHA's attempts to withhold TPA funds was legal. Since then, I have worked closely with resident association leaders and followed the way NYCHA has been handling this restructured TPA process. It has come to my attention that, although NYCHA made some efforts to engage resident leaders on the updated TPA funds procedure, NYCHA did not provide tenant leaders with the necessary resources, especially legal resources, to respond and sign off on the changes.

Furthermore, it was troubling to hear that tenant leaders felt pressured to sign the contract since NYCHA would not release the TPA funds if they did not sign the legal documents - effectively holding hostage the tenant activity funding to which residents are entitled. What is also troubling is that NYCHA engaged tenants without the latter having legal representation, in most cases. By forcibly pushing legal documents onto residents and telling them to acquiesce or face suspension of the funds if they refused, NYCHA's actions did not signal a good faith effort to engage communities.

In April, my office hosted a workshop with tenants and The Legal Aid Society to discuss the new TPA process. NYCHA was invited but did not send representatives. In response to this meeting, on May 1, I spearheaded a letter to NYCHA (attached to this testimony) signed by several elected officials voicing concerns about the restructured TPA funds process. The letter asked that NYCHA participate in workshops with tenant leaders and The Legal Aid Society and that they not preclude access to TPA funds while resident association leaders sought legal counsel.

In response to these efforts, my office hosted a meeting and legal clinic with NYCHA, tenant leaders, The Legal Aid Society, and elected colleagues to discuss the changes to the TPA process and the status of TPA funds. Several items were discussed at this workshop, including resident

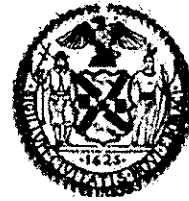
leaders' reservations about the new contract, and the status of unspent tenant activity funds. Moreover, family days were brought up several times, and tenant leaders were growing increasingly worried that their events were in danger of being postponed, or even canceled, given NYCHA's ongoing requirement to release TPA funds to residents only after they sign the new, and insufficiently vetted, contract.

My office has been working closely with The Legal Aid Society and resident leaders to make the stipulations of the existing contract more clear to resident associations. However, tenant associations are still unable to fully access their TPA funds to plan important events like family days. By continuing to preclude access to TPA funds, entire NYCHA developments throughout the City may lose out on hosting summer events and the ability to secure other resources for residents.

This is simply unacceptable, and I urge NYCHA to quickly deliver a TPA agreement that responds to the concerns raised by tenants and their legal representatives, while ensuring that resident associations have access to sufficient funds to plan activities.

Thank you for the opportunity to testify, and I look forward to ensuring resident associations can access the resources they deserve.





May 1, 2017

Shola Olatoye, Chair  
New York City Housing Authority (NYCHA)  
250 Broadway  
New York, NY 10007

Dear Chair Olatoye:

We write regarding NYCHA's recent updates to the Tenant Participation Activity (TPA) funds process and the legal contract issued to NYCHA resident association leaders on this topic. Our offices have been hearing concerns from resident leaders about this process and a related contract resident leaders have been asked to sign. We request that NYCHA participate in a meeting with resident leaders, our offices, and, importantly, The Legal Aid Society, to go over concerns around this new TPA contract. Moreover, given that resident associations are preparing for their summer activities, we request that NYCHA allow for resident associations to access TPA funds while they review the legal contract with their attorneys.

In April, a workshop was held between Lower East Side resident leaders and The Legal Aid Society about the new TPA process, hosted by Assemblymember Yuh-Line Niou. During this workshop, residents raised concerns about the TPA contract issued to them by NYCHA. Tenant leaders reportedly felt pressured to sign these contracts, and several feared not being able to access their TPA funds to plan community events unless they signed the contracts quickly. Several resident leaders had minimal legal support as they reviewed this contract, which is why it is critical to ensure they received legal advice from now on. In addition, tenant leaders are concerned whether their TPA funds for the year can roll over to the following year. If the TPA funds do not roll over, it is unclear what happens to those unused funds, whether they return to NYCHA's general fund or return to the TPA funds for all resident associations.

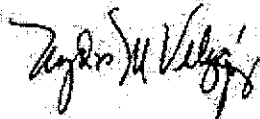
While we understand some of NYCHA's reasons for revising the TPA process, we continue to have concerns about resident leaders lacking legal counsel as this process moves forward. During the meeting with resident leaders, we found the proliferation of misinformation to be troubling. For these reasons, we ask that NYCHA cooperate with The Legal Aid Society, resident leaders and our offices in facilitating additional outreach workshops, where residents have access to legal counsel. In the meantime, while tenant leaders seek legal counsel, we ask that NYCHA not preclude access to TPA funds so that residents can plan events, such as summer family days.

Our offices will be reaching out to your agency to coordinate these efforts, via Assemblymember Yuh-Line Niou's office. If you have any additional questions, please feel free to contact us directly, or via Assemblymember Yuh-Line Niou at 212-312-1420 or at niouy@nyassembly.gov.

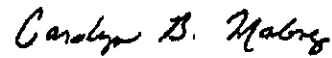
Sincerely,



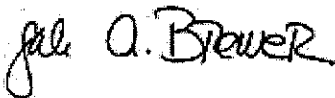
Yuh-Line Niou  
Assemblymember



Nydia Velazquez  
Congress Member



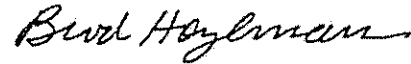
Carolyn Maloney  
Congress Member



Gale A. Brewer  
Manhattan Borough President




Daniel Squadron  
State Senator



Brad Hoylman  
State Senator



Brian Kavanagh  
Assemblymember



Margaret Chin  
City Council Member

CC:

The Legal Aid Society

# Jackson Resident Association Inc.

From the Office of the President Daniel Barber  
Telephone # 347 219 9350 Email: [d.barber156@gmail.com](mailto:d.barber156@gmail.com)

Good Morning Mr. Chairman, Committee Members, Residents, Elected officials and Nycha. I am Glad to be here this Morning and Pray that this Hearing can bring some light and closure to the Miscommunications and the Forced Gestapo like Behavior Performed by NYCHA and instructed to its staff. HUD has in Place 24 CFR 964 Regulation in Place to Govern NYCHA (HA) as well as the Residents Associations(RA) and is very Plain in these Regulations as to the Day to Day Practices that are to be Adhered to By Both Parties HA and RA. Although The Mayor has the Day to Day Operational Control over the Authority it is Governed by Federal Law and this Law has been bent and turned Around to benefit NYCHA in all Aspects and not the Resident at all(EX: We are supposed to come to the table on all decisions from thought to completion and the only time we are at the table is to be given the finish product that NYCHA has put together and our Signatures are added with minimum conversation and its submitted in Annual plan to HUD where they only look at the Signatures to prove ENGAGEMENT. We the Residents of Morrisania Consolidation have NOT SIGNED the TPA Agreement because of Concerns that have been placed in this Agreement to Favor the Authority Such as the items listed below and not limited to just these items as you will hear from me colloques:

Article 1: 1.2 This section expresses that the document will supersede and merge all prior proposals, understandings and all other agreements, oral and written; This could be a problem because in the pass resident leaders have taken issue with previous documents that pertain to the TPA guidelines that NYCHA created.

1.3 This section reiterates that NYCHA guidelines will be enforced

1.4 The forms that was initially given out needed to be updated, did that happen? NYCHA rules/policies shouldn't be a point of reference to resolve issues

Article 3: 1.4 Regarding (a) Where in the HUD regulations does it stipulate that resident councils are required to follow NYCHA procurement rules? (b) Why would NYCHA have the right to choose designees to audit the associations at its discretion?

1.5 If the funding is allocated to the association why isn't the association listed as owners of the property? There needs to be a tracking/control/monitoring system in place, however NYCHA has had difficulty tracking their own property, there needs to be a joint plan put together on what is the best tracking practices that should be implemented 2.2 Per 964.150 (2) NYCHA shouldn't decrease the allocation based on their financial status Article 4: 3.4 Where does it state NYCHA approval is required to spend TPA funding? 4.7 Who implemented a rule that NYCHA could take funds that is not spent and us it at their discretion?

DRAFT

Article 8: How can the association comply with other laws and rules if they are not aware of them?

Article 9: 1 NYCHA can terminate the contract with reason or no reason (if the association is not satisfied with or concerned they required to complain in writing to NYCHA if no resolve they proceed to the local HUD office if they are not satisfied with the outcome then they go to the Main HUD office which will administer the final say and both will agree to accept the ruling).

NYCHA can Not expect us to take over these funds because they have NO CLEAR RECORD OF the Funds from 2001-2007 and they don't know who is supposed to have what and they have disbursed the funding for the Developments different than what HUD had in place to disburse funding. (ex: Some Developments had large Amounts of funding and Nycha never use their funding and have thousands less now than previously informed. NO ACCOUNTABILITY.

We understand that the 964 Hud Regulations state that we must be a written Agreement between HA and the RA before monies can be given to RA. But the Regulations also state that this such said Agreement is to be on a Local council and that HA and the RA is to sit down and come to a compromise NOT A dictation like NYCHA has always done and still is doing. And what that last statement refers to is the same Body of Governance that guides NYCA Guides the RA and NYCHA miss interrupts the regulations to benefit them. **964.150 (2) If funds are available through appropriations, the HA must provide tenant services funding to the duly elected resident councils regardless of the HA's financial status. The resident council funds shall not be impacted or restricted by the HA financial status and all said funds must be used for the purpose set forth in subparts B and C of this part.**

We are only looking for a Sensible Agreement that we can sit Down a come to an Agreement on together not just one-sided. It is the Regulation and we are Demanding that the Council step up and put some form of Accountability on NYCHA since it is Ran by the City of New York and put some laws in place that gives the people who put you all in office Teeth to their bite and Bass to their Voice.

**Thank You. God, Bless you All.**

Sincerely

Daniel Barber  
President

964.150 Funding tenant participation. (a) Funding duly elected resident councils and jurisdiction wide resident councils. (1) The HA shall provide funds it receives for this purpose to the duly elected resident council at each development and/or those jurisdiction-wide councils eligible to receive the resident portion of the tenant services account to use for resident participation activities. This shall be an addition to the Performance Funding System (PFS), as provided by 24 CFR part 990, to permit HA's to fund \$25 per unit per year for units represented by duly elected resident councils for resident services, subject to the availability of appropriations. Of this amount, \$15 per unit per year would be provided to fund tenant participation activities under subpart B of this part for duly elected resident councils and/or jurisdiction-wide councils and \$10 per unit per year would be used by the HA to pay for costs incurred in carrying out tenant participation activities under subpart B of this part, including the expenses for conducting elections, recalls or arbitration required under §964.130 in subpart B. This will guarantee the resources necessary to create a bona fide partnership among the duly elected resident councils, the HA and HUD. Where both local and jurisdiction-wide councils exist, the distribution will be agreed upon by the HA and the respective councils. (2) If funds are available through appropriations, the HA must provide tenant services funding to the duly elected resident councils regardless of the HA's financial status. The resident council funds shall not be impacted or restricted by the HA financial status and all said funds must be used for the purpose set forth in subparts B and C of this part. (3) The HA and the duly elected resident council at each development and/or those jurisdiction-wide councils shall collaborate on how the funds will be distributed for tenant participation activities. If disputes regarding funding decisions arise between the parties, the matter shall be referred to the Field Office for intervention. HUD Field Office shall require the parties to undertake further negotiations to resolve the dispute. If no resolution is achieved within 90 days from the date of the Field Office intervention, the Field Office shall refer the matter to HUD Headquarters for final resolution. (b) Stipends. (1) HUD encourages HA's to provide stipends to resident council officers who serve as volunteers in their public housing developments. The amount of the stipend, up to \$200 per month/per officer, shall be decided locally by the resident council and the HA. Subject to appropriations, the stipends will be funded from the resident council's portion of the operating subsidy funding for resident council expenses (\$15.00 per unit per year). (2) Pursuant to §913.106, stipends are not to be construed as salaries and should not be included as income for calculation of rents, and are not subject to conflict of interest requirements. (3) Funding provided by a HA to a duly elected resident council may be made only under a written agreement between the HA and a resident council, which includes a resident council budget and assurance that all resident council expenditures will not contravene provisions of law and will promote serviceability, efficiency, economy and stability in the operation of the local development. The agreement must require the local resident council to account to the HA for the use of the funds and permit the HA to inspect and audit the resident council's financial records related to the agreement

From: Morrisania Air Rights Tenant Association <martenants@gmail.com>  
Date: 4/29/17 8:15 PM (GMT-05:00)  
To: "BlakeM@nyassembly.gov" <blakem@nyassembly.gov>, "CrespoM@nyassembly.gov" <crespom@nyassembly.gov>, "Mardah, Waheera" <wmardah@comptroller.nyc.gov>, Rafael Salamanca <rsalamanca@council.nyc.gov>, Ritchie Torres <rtorres@council.nyc.gov>, Vanessa Gibson <VGibson@council.nyc.gov>, apalma@council.nyc.gov, lwalton@bronxbp.nyc.gov, "sepulvedaL@nyassembly.gov" <sepulvedal@nyassembly.gov>, serrano@senate.state.ny.us, tjohnson@pubadvocate.nyc.gov, webmail@bronxbp.nyc.gov  
Cc: Daniel Barber <d.barber156@gmail.com>, John Johnson <jalexj340@hotmail.com>  
Subject: Letter from Jenelle Hudson (Nycha) Regarding FORCED TPA Agreement

Good evening all elected officials. This email was sent out by Jenelle Hudson (NYCHA RESIDENT ENGAGEMENT) yesterday at 5pm, close of business so that no one would be able to reach Nycha staff until Monday. Attached is original email showing date and time stamp. It claims that our City & State elected officials were briefed about this agreement. *Is this true?? Were our local and state officials briefed on this agreement and if so why were we not advocated for??*

EMAIL FROM JENELLE HUDSON:  
NYCHA'S DIRECTOR OF RESIDENT ENGAGEMENT DEPARTMENT

Good afternoon NYCHA Resident Leaders,

As you know, NYCHA has launched a new process to administer TPA funds. The road to reform has been a very long one that started in the Fall of 2015. Since then, we have held dozens of meetings to gain your feedback and develop a process that addresses many of the issues with the former process and considers the desires and concerns expressed by the majority of our resident leaders across the city. Our new process has been vetted internally by the various NYCHA departments responsible for TP funds and by HUD. We have briefed our local and state elected officials and a few advocates as well. I have enjoyed my discussions with many of you and as a professional social worker, it gives me great pride that we have developed a process with the complete input and guidance from the people that matter the most, you the resident leader. Understanding that we are a government agency and there are numerous regulations and guidelines that must be followed, I believe that together we exercised creativity to fulfill our charge of creating a new process with less bureaucracy.

Change is oftentimes difficult, but it is necessary. Sometimes change breeds insecurity about the unknown and allows our fears to run rampant. Please be assured that we are in this together and NYCHA has not and will not walk away from you as you exercise your leadership in managing the funds that are allocated to your resident association. You each have a Resident Engagement Coordinator assigned to your association to power coach you as you manage the new process. As you get started you will grow more comfortable with the new process. And your Coordinator is accessible to provide you with assistance every step of the way.

We launched the new process in February 2017 with a series of training sessions centrally and in each borough. And since then we have been holding multiple sessions for resident groups as requested. Hands on training continued in cluster meetings and with individual RA Boards. Funding Agreements and spending plans were due on April 3, 2017. At the request of many RAs, the deadline was extended until May 1, 2017. After May 1, 2017 NYCHA will require an executed funding agreement and a spending plan to process TPA proposals. If you do not have an executed funding agreement, this does NOT mean that your TPA funds are taken away. Your funds will remain available to your development until your resident association executes the funding agreement. We are here to support you and your work for your resident communities.

Yours in Service,

Jenelle Hudson  
Director Resident Engagement Department

From: Morrisania Air Rights Tenant Association <martenants@gmail.com>

Date: 4/29/17 8:15 PM (GMT-05:00)

To: "BlakeM@nyassembly.gov" <blakem@nyassembly.gov>, "CrespoM@nyassembly.gov" <crespom@nyassembly.gov>, "Mardah, Waheera" <wmardah@comptroller.nyc.gov>, Rafael Salamanca <rsalamanca@council.nyc.gov>, Ritchie Torres <rtorres@council.nyc.gov>, Vanessa Gibson <VGibson@council.nyc.gov>, apalma@council.nyc.gov, lwalton@bronxbp.nyc.gov, "sepulvedaL@nyassembly.gov" <sepulvedal@nyassembly.gov>, serrano@senate.state.ny.us, tjohnson@pubadvocate.nyc.gov, webmail@bronxbp.nyc.gov

Cc: Daniel Barber <dbarber156@gmail.com>, John Johnson <jalexj340@hotmail.com>

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Yours in Service,

Jenelle Hudson

Director Resident Engagement Department

DRAFT  
CONFIDENTIAL

Tenant Participation Activities (TPA) CCOP Budget Policy & Procedure  
Proposed vs. Alternative Budget

**Draft**

<b>Funds Available</b>	<b>16,412,352</b>	
CCOP Reserve Account	2,000,000	12%
CCOP Operating Account	3,000,000	18%
District Council Operating Accounts	10,800,000	66%
<b>Balance</b>	<b>612,352</b>	<b>4%</b>

**Future allocations**

FY2011 Estimated Value*	4,445,625	
DCOP	1,350,000	30%
Tenant Associations	3,095,625	70%

**Alternative**

<b>Funds Available</b>	<b>16,412,352</b>	
CCOP	2,625,976	16%
DCOP	2,625,976	16%
Developments	11,160,399	68%
<b>Balance</b>	<b>-</b>	<b>0%</b>

**Future allocations**

FY2011 Estimated Value*	\$	4,445,625		\$	25.00
NYCHA Comm Ops & REES	\$	1,778,250	40%	\$	10.00
<b>Balance</b>	\$	<b>2,667,375</b>			
CCOP	\$	426,780	16%	\$	2.40
DCOP	\$	426,780	16%	\$	2.40
Developments	\$	1,813,815	68%	\$	10.20

**Notes:**

\*FY2011 Estimated Value reflects 177,825 dwelling units.

\*On-going allocations are calculated at a 100% proration.





JPMORGAN CHASE BANK, N.A.  
NORTHEAST MARKET  
P O BOX 659754  
SAN ANTONIO TX 78265-9754

December 01, 2011 -  
December 30, 2011

Page 1 of 2

Account Number  
000000530446634

**Customer Service**

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NYCHA CITY WIDE COUNCIL OF PRESIDENTS  
CCOP  
REVENUE AND RECEIVABLES DIVISION  
90 CHURCH ST 6TH FL  
NEW YORK NY 10007



**Public Funds Commercial MMDA**

**Summary**

	Number	Amount
Opening Ledger Balance		\$12,418,000.10
Deposits and Credits	1	\$4,584.99
Withdrawals and Debits	2	\$246,593.99
Checks Paid	0	\$0.00
<b>Ending Ledger Balance</b>		<b>\$12,175,991.10</b>
Average Ledger Balance	\$12,405,429.00	
Interest Credited this period	\$4,584.99	Interest Credited Year to Date \$57,085.65
Interest Rate(s):	12/01 to 12/30 at 0.45%	

**Deposits and Credits**

Ledger Date	Description	Amount
12/30	INTEREST PAYMENT	\$4,584.99
<b>Total</b>		<b>\$4,584.99</b>

Please examine this statement of account at once. By continuing to use the account, you agree that: (1) the account is subject to the Bank's deposit account agreement, and (2) the Bank has no responsibility for any error in or improper charge to the account (including any unauthorized or altered check) unless you notify us in writing of this error or charge within sixty days of the mailing or availability of the first statement on which the error or charge appears.



December 01, 2011 -  
December 30, 2011

Page 2 of 2

Account Number  
000000530446634

NYCHA CITY WIDE COUNCIL OF PRESIDENTS  
CCOP

**Public Funds Commercial MMDA**  
(continued)

**Withdrawals and Debits**

<i>Ledger Date</i>	<i>Description</i>	<i>Amount</i>
12/01	BOOK TRANSFER DEBIT A/C: NYC HOUSING AUTHORITY NEW YORK NY 10007- TRN: 0009300335EU YOUR REF: CFE OF 11/12/01	\$4,658.45
12/30	BOOK TRANSFER DEBIT A/C: NYC HOUSING AUTHORITY NEW YORK NY 10007- TRN: 0059400364EU YOUR REF: CFE OF 11/12/30	\$241,935.54
<b>Total</b>		<b>\$246,593.99</b>

**Daily Balance**

<i>Date</i>	<i>Ledger Balance</i>	<i>Date</i>	<i>Ledger Balance</i>
12/01	\$12,413,341.65	12/30	\$12,175,991.10



JPMORGAN CHASE BANK, N.A.  
NORTHEAST MARKET  
P O BOX 659754  
SAN ANTONIO TX 78265-9754

December 01, 2011 -  
December 30, 2011

Page 1 of 2

Account Number  
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NYCHA MANHATTAN NORTH COUNCIL OF  
PRESIDENTS COP  
REVENUE AND RECEIVABLES DIVISION  
90 CHURCH ST 6TH FL  
NEW YORK NY 10007



## Commercial Checking With Interest

### Summary

	Number	Amount
Opening Ledger Balance		\$2,377,812.86
Deposits and Credits	1	\$292.23
Withdrawals and Debits	2	\$50,495.17
Checks Paid	0	\$0.00
<b>Ending Ledger Balance</b>		<b>\$2,327,609.92</b>
Average Ledger Balance	\$2,375,853.00	
Interest Credited this period	\$292.23	Interest Credited Year to Date \$5,168.03
Interest Rate(s):	12/01 to 12/30 at 0.15%	

### Deposits and Credits

Ledger Date	Description	Amount
12/30	INTEREST PAYMENT	\$292.23
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December 01, 2011 -  
December 30, 2011

Page 2 of 2

Account Number  
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NYCHA MANHATTAN NORTH COUNCIL OF  
PRESIDENTS COP

**Commercial Checking With Interest**  
(continued)

**Withdrawals and Debits**

<i>Ledger Date</i>	<i>Description</i>	<i>Amount</i>
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12/30	BOOK TRANSFER DEBIT A/C: NYC HOUSING AUTHORITY NEW YORK NY 10007- TRN: 0059500364EU YOUR REF: CFE OF 11/12/30	\$50,199.27
<b>Total</b>		<b>\$50,495.17</b>

**Daily Balance**

<i>Date</i>	<i>Ledger Balance</i>	<i>Date</i>	<i>Ledger Balance</i>
12/01	\$2,377,516.96	12/30	\$2,327,609.92

Your service charges, fees and earnings credit have been calculated through account analysis.

DRAFT  
CONFIDENTIAL

Tenant Participation Activities (TPA) CCOP Budget Policy & Procedure  
Proposed vs. Alternative Budget

**Draft**

<b>Funds Available</b>	<b>16,412,352</b>	
CCOP Reserve Account	2,000,000	12%
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JPMORGAN CHASE BANK, N.A.  
NORTHEAST MARKET  
P O BOX 659754  
SAN ANTONIO TX 78265-9754

December 01, 2011 -  
December 30, 2011

Page 1 of 2

Account Number  
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NYCHA CITY WIDE COUNCIL OF PRESIDENTS  
CCOP  
REVENUE AND RECEIVABLES DIVISION  
90 CHURCH ST 6TH FL  
NEW YORK NY 10007



**Public Funds Commercial MMDA**

**Summary**

	Number	Amount
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Average Ledger Balance	\$12,405,429.00		
Interest Credited this period	\$4,584.99	Interest Credited Year to Date	\$57,085.65
Interest Rate(s):	12/01 to 12/30 at 0.45%		

**Deposits and Credits**

Ledger Date	Description	Amount
12/30	INTEREST PAYMENT	\$4,584.99
<b>Total</b>		<b>\$4,584.99</b>

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December 01, 2011 -  
December 30, 2011

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Account Number  
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NYCHA CITY WIDE COUNCIL OF PRESIDENTS  
CCOP

**Public Funds Commercial MMDA**  
(continued)

**Withdrawals and Debits**

<i>Ledger Date</i>	<i>Description</i>	<i>Amount</i>
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<b>Total</b>		<b>\$246,593.99</b>

**Daily Balance**

<i>Date</i>	<i>Ledger Balance</i>	<i>Date</i>	<i>Ledger Balance</i>
12/01	\$12,413,341.65	12/30	\$12,175,991.10



JPMORGAN CHASE BANK, N.A.  
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P O BOX 659754  
SAN ANTONIO TX 78265-9754

December 01, 2011 -  
December 30, 2011

Page 1 of 2

Account Number  
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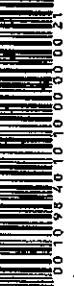
#### Customer Service

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NYCHA MANHATTAN NORTH COUNCIL OF  
PRESIDENTS COP  
REVENUE AND RECEIVABLES DIVISION  
90 CHURCH ST 6TH FL  
NEW YORK NY 10007



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December 01, 2011 -  
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(continued)

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<b>Daily Balance</b>		

<i>Date</i>	<i>Ledger Balance</i>	<i>Date</i>	<i>Ledger Balance</i>
12/01	\$2,377,516.96	12/30	\$2,327,609.92

Your service charges, fees and earnings credit have been calculated through account analysis.



# Tenant Participation Activities (TPA) District Account Summary

## District Information For: City-Wide Council of Presidents Summary

<u>District</u>	<u>District Chair</u>	<u>Development</u>
Bronx North	Herma Williams	Pelham Parkway
Bronx South	John Johnson	Mott Haven
Brooklyn East	Reginald Bowman	Seth Low
Brooklyn South	Lillie Marshall	Red Hook West
Brooklyn West	Raymond Ballard	Sumner Houses
Manhattan North	Ethel Velez	Johnson Houses
Manhattan South	Rose Bergin	Isaacs Houses
Queens	Ann Cotton Morris	Woodside Houses
Staten Island	Geraldine Parker	Stapleton

### Developments (As of January 2011)

City	6
Federal	320
State	15
<b>Total</b>	<b>341</b>

Award Year	Award Amount	Expenses by NYCHA Fiscal Year (as of 12/30/2011)						Total Expenses	Balance
		2006	2007	2008	2009	2010	2011		
2003-2005	\$10,751,221	(\$982,524)	(\$1,162,945)	(\$458,881)	\$16,576	(\$2,755,829)	(\$1,924,641)	(\$7,268,243)	\$3,482,978
2006	\$2,085,251	\$0	\$0	\$0	\$0	(\$252,887)	(\$7,990)	(\$260,877)	\$1,824,374
2007	\$1,928,366	\$0	\$0	\$0	\$0	(\$100,024)	(\$131,574)	(\$231,598)	\$1,696,768
2008	\$2,058,859	\$0	\$0	\$0	\$0	\$0	(\$246,635)	(\$246,635)	\$1,812,224
2009	\$2,037,674	\$0	\$0	\$0	\$0	\$0	(\$7,937)	(\$7,937)	\$2,029,737
2010	\$2,380,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,380,273
Additional Amount	\$1,272,371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,272,371
<b>Total</b>	<b>\$22,514,015</b>	<b>(\$982,524)</b>	<b>(\$1,162,945)</b>	<b>(\$458,881)</b>	<b>\$16,576</b>	<b>(\$3,108,740)</b>	<b>(\$2,318,778)</b>	<b>(\$8,015,290)</b>	<b>\$14,498,725</b>



# Tenant Participation Activities (TPA) District Account Summary

## District Information For: Bronx North

### District Wide

Current MOA Term: Oct '09 / Amended Jun '10  
District Chair: Herma Williams  
Development: Pelham Parkway

District Office Address:  
2250 Wallace Avenue Apt. # 3A  
Bronx, New York, 10467

<u>Title</u>	<u>Member Name</u>	<u>Development</u>
1st Vice Chair	Loretta Masterson	Sackwern Houses
2nd Vice Chair	Walter McNeil	Edenwald
Corresponding Secretary	Lilithe Lozano	Parkside
Recording Secretary	Geraldine Bellamy	Watson Ave.
Treasurer	Laurine Berry	Monroe
Sgt.-at-Arms	Harvey Butler	Sackwern

### Developments (As of January 2011)

State	3
Federal	41
City	1
<b>Total</b>	<b>45</b>

Award Year	Award Amount	Expenses by NYCHA Fiscal Year (as of 12/30/2011)						Total Expenses	Balance
		2006	2007	2008	2009	2010	2011		
2003-2005	\$1,511,317	(\$65,538)	(\$146,300)	(\$35,527)	(\$18,904)	(\$302,506)	(\$334,452)	(\$903,228)	\$608,089
2006	\$293,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293,127
2007	\$264,607	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$264,607
2008	\$288,683	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$288,683
2009	\$267,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267,560
2010	\$309,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$309,392
Additional Amount	\$67,509	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,509
<b>Total</b>	<b>\$3,002,195</b>	<b>(\$65,538)</b>	<b>(\$146,300)</b>	<b>(\$35,527)</b>	<b>(\$18,904)</b>	<b>(\$302,506)</b>	<b>(\$334,452)</b>	<b>(\$903,228)</b>	<b>\$2,098,967</b>



# Tenant Participation Activities (TPA) District Account Summary

## District Information For: Bronx South

### District Wide

Current MOA Term: N/A  
District Chair: John Johnson  
Development: Mott Haven

District Office Address:  
340 Alexander Avenue APT. #1-C  
Bronx, New York, 10454

### Title

Vice Chair  
Corresponding Secretary  
Recording Secretary  
Financial Secretary  
Treasurer  
Sgt.-at-Arms

### Member Name

Joanne Smitherman  
Pricella Jamerson  
Erik Crawford  
Luis Torres  
Miguel A. Paterson  
Cornelius Foster

### Development

Highbridge Gardens  
Mill Brook  
Davidson/Union Ave.  
Moore  
Teller Avenue  
Franklin Avenue

### Developments (As of January 2011)

Federal	51
City	1
<b>Total</b>	<b>52</b>

### Expenses by NYCHA Fiscal Year (as of 12/30/2011)

Award Year	Award Amount	2006	2007	2008	2009	2010	2011	Total Expenses	Balance
2003-2005	\$1,303,844	(\$730,850)	(\$897)	(\$107,224)	(\$326,059)	(\$138,814)	\$0	(\$1,303,844)	\$0
2006	\$252,887	\$0	\$0	\$0	\$0	(\$252,887)	\$0	(\$252,887)	\$0
2007	\$231,598	\$0	\$0	\$0	\$0	(\$100,024)	(\$131,574)	(\$231,598)	\$0
2008	\$246,635	\$0	\$0	\$0	\$0	\$0	(\$246,635)	(\$246,635)	\$0
2009	\$247,820	\$0	\$0	\$0	\$0	\$0	(\$7,937)	(\$7,937)	\$239,883
2010	\$285,017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,017
Additional Amount	\$406,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$406,970
<b>Total</b>	<b>\$2,974,772</b>	<b>(\$730,850)</b>	<b>(\$897)</b>	<b>(\$107,224)</b>	<b>(\$326,059)</b>	<b>(\$491,725)</b>	<b>(\$386,146)</b>	<b>(\$2,042,901)</b>	<b>\$931,871</b>



# Tenant Participation Activities (TPA) District Account Summary

## District Information For: Brooklyn East

### District Wide

Current MOA Term: 11/27/08 - 11/27/09  
District Chair: Reginald Bowman  
Development: Seth Low

District Office Address:  
180 Powell Street, Suite #2-B  
Brooklyn, New York, 11213

<u>Title</u>	<u>Member Name</u>	<u>Development</u>
Vice Chair	Marie Boone	Seth Low
Corresponding Secretary	Vacant	Vacant
Recording Secretary	Desiree Green	Crown Heights Rehabs
Financial Secretary	Hyacinth Forrester	Reid Apartments
Treasurer	John Prince	Rutland Towers
Sgt.-at-Arms	Rose Clifton	Howard Avenue Rehabs.

### Developments (As of January 2011)

Federal	47
City	2
<b>Total</b>	<b>49</b>

Award Year	Award Amount	Expenses by NYCHA Fiscal Year (as of 12/30/2011)						Total Expenses	Balance
		2006	2007	2008	2009	2010	2011		
2003-2005	\$1,373,002	(\$30,350)	(\$161,318)	(\$50,021)	\$46,990	(\$428,102)	(\$242,743)	(\$865,543)	\$507,459
2006	\$266,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$266,300
2007	\$248,135	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$248,135
2008	\$265,627	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265,627
2009	\$246,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$246,581
2010	\$287,266	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$287,266
Additional Amount	\$66,908	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,908
<b>Total</b>	<b>\$2,753,819</b>	<b>(\$30,350)</b>	<b>(\$161,318)</b>	<b>(\$50,021)</b>	<b>\$46,990</b>	<b>(\$428,102)</b>	<b>(\$242,743)</b>	<b>(\$865,543)</b>	<b>\$1,888,276</b>



# Tenant Participation Activities (TPA) District Account Summary

## District Information For: Brooklyn South

### District Wide

Current MOA Term: N/A  
District Chair: Lillie Marshall  
Development: Red Hook West

District Office Address:  
110 West 9th Street  
Brooklyn, New York, 11231

<u>Title</u>	<u>Member Name</u>	<u>Development</u>
Vice Chair	Carolyn Walton	Glenwood
Secretary	Deborah Carter	Gravesend
Treasurer	Wanda Feliciano	Unity Tower Houses
Assistant Treasurer	Victoria Lynch	Site 8
Assistant Secretary	Deborah Franklin-Reed	Coney Island Houses

### Developments (As of January 2011)

State	1
Federal	17
City	1
<b>Total</b>	<b>19</b>

Award Year	Award Amount	Expenses by NYCHA Fiscal Year (as of 12/30/2011)						Total Expenses	Balance
		2006	2007	2008	2009	2010	2011		
2003-2005	\$950,770	(\$19,146)	(\$97,962)	(\$33,006)	\$56,878	(\$200,234)	(\$174,858)	(\$468,328)	\$482,442
2006	\$184,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,406
2007	\$171,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$171,812
2008	\$186,899	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,899
2009	\$183,152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$183,152
2010	\$213,418	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213,418
Additional Amount	\$34,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213,418
<b>Total</b>	<b>\$1,924,628</b>	<b>(\$19,146)</b>	<b>(\$97,962)</b>	<b>(\$33,006)</b>	<b>\$56,878</b>	<b>(\$200,234)</b>	<b>(\$174,858)</b>	<b>(\$468,328)</b>	<b>\$1,456,300</b>



# Tenant Participation Activities (TPA) District Account Summary

## District Information For: Brooklyn West

### District Wide

Current MOA Term: N/A  
District Chair: Raymond Ballard  
Development: Sumner Houses

District Office Address:  
1043 Myrtle Avenue, #1-F  
Brooklyn, New York, 11217

<u>Title</u>	<u>Member Name</u>	<u>Development</u>
Vice Chair	Charlene Nimmons	Wyckoff Houses
Secretary	Vacant	Vacant
Treasurer	Cassandra Harrell	Bedford Stuyvesant Rehabs.
Assistant Secretary	Naomi Colon	Marcy
Sgt.-at-Arms	Tyree Stanback	Lafayette Garden

### Developments (As of January 2011)

State	3
Federal	28
<b>Total</b>	<b>31</b>

Award Year	Award Amount	Expenses by NYCHA Fiscal Year (as of 12/30/2011)						Total Expenses	Balance
		2006	2007	2008	2009	2010	2011		
2003-2005	\$1,083,710	(\$19,690)	(\$138,258)	(\$53,811)	\$61,128	(\$222,010)	(\$187,447)	(\$560,087)	\$523,623
2006	\$210,191	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210,191
2007	\$195,895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195,895
2008	\$208,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208,502
2009	\$229,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,344
2010	\$281,738	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$281,738
Additional Amount	\$48,060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,060
<b>Total</b>	<b>\$2,257,438</b>	<b>(\$19,690)</b>	<b>(\$138,258)</b>	<b>(\$53,811)</b>	<b>\$61,128</b>	<b>(\$222,010)</b>	<b>(\$187,447)</b>	<b>(\$560,087)</b>	<b>\$1,697,351</b>



# Tenant Participation Activities (TPA) District Account Summary

## District Information For: Manhattan North

### District Wide

Current MOA Term: N/A  
District Chair: Ethel Velez  
Development: Johnson Houses

District Office Address:  
165 E. 112th Street Apt. 1F  
New York, New York, 10029

<u>Title</u>	<u>Member Name</u>	<u>Development</u>
Vice Chair	Nathaniel Green	Dyckman
Recording Secretary	Patricia Moore	Wilson
Financial Secretary	Patricia Herman	Lincoln
Treasurer	Ann Morris	Manhattanville

### Developments (As of January 2011)

State	2
Federal	45
City	1
<b>Total</b>	<b>48</b>

Award Year	Award Amount	Expenses by NYCHA Fiscal Year (as of 12/30/2011)						Total Expenses	Balance
		2006	2007	2008	2009	2010	2011		
2003-2005	\$1,604,065	(\$37,219)	(\$121,739)	(\$98,216)	(\$104,257)	(\$580,304)	(\$414,831)	(\$1,356,566)	\$247,499
2006	\$311,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$311,116
2007	\$287,256	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$287,256
2008	\$305,947	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305,947
2009	\$303,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$303,380
2010	\$357,058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$357,058
Additional Amount	\$515,062	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515,062
<b>Total</b>	<b>\$3,683,884</b>	<b>(\$37,219)</b>	<b>(\$121,739)</b>	<b>(\$98,216)</b>	<b>(\$104,257)</b>	<b>(\$580,304)</b>	<b>(\$414,831)</b>	<b>(\$1,356,566)</b>	<b>\$2,327,318</b>





# Tenant Participation Activities (TPA) District Account Summary

## District Information For: Manhattan South

### District Wide

Current MOA Term: N/A  
District Chair: Rose Bergin  
Development: Isaacs Houses

District Office Address:  
1830 1st Ave. (Ground Floor)  
New York, New York, 10428

### Title

Vice Chair  
Secretary  
Treasurer  
Sgt.-at-Arms

### Member Name

Charlotte Miles  
Polly Spain  
Michael Steele  
Desiree Huff

### Development

Wald Houses  
WSURA 120 West 94th St.  
Rutgers Houses  
Campos Plaza

### Developments (As of January 2011)

State	5
Federal	50
<b>Total</b>	<b>55</b>

Award Year	Award Amount	Expenses by NYCHA Fiscal Year (as of 12/30/2011)						Total Expenses	Balance
		2006	2007	2008	2009	2010	2011		
2003-2005	\$1,617,562	(\$37,593)	(\$136,547)	(\$32,988)	\$67,064	(\$291,457)	(\$184,281)	(\$615,803)	\$1,001,760
2006	\$313,734	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$313,734
2007	\$293,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293,637
2008	\$309,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$309,828
2009	\$312,336	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312,336
2010	\$359,882	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$359,882
Additional Amount	\$77,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$359,882
<b>Total</b>	<b>\$3,284,803</b>	<b>(\$37,593)</b>	<b>(\$136,547)</b>	<b>(\$32,988)</b>	<b>\$67,064</b>	<b>(\$291,457)</b>	<b>(\$184,281)</b>	<b>(\$615,803)</b>	<b>\$2,669,000</b>



# Tenant Participation Activities (TPA) District Account Summary

## District Information For: Queens

### District Wide

Current MOA Term: N/A  
District Chair: Ann Cotton Morris  
Development: Woodside Houses

District Office Address:  
50-37 Newtown RD Apt. #1D  
Queens, New York, 11377

### Title

1st Vice Chair  
2nd Vice Chair  
Financial Secretary  
Secretary  
Treasurer  
Sgt.-at-Arms

### Member Name

Peggy Thomas  
Craig Kinsey  
Karen Anglero  
Carol Wilkins  
Doris Jacobs  
Marlene J. Reed

### Development

Hammel Houses  
Bland Houses  
Latimer Gardens  
Ravenswood  
Redfern Houses  
South Jamaica I&II

### Developments (As of January 2011)

Federal	32
<b>Total</b>	<b>32</b>

Award Year	Award Amount	Expenses by NYCHA Fiscal Year (as of 12/30/2011)						Total Expenses	Balance
		2006	2007	2008	2009	2010	2011		
2003-2005	\$1,037,724	(\$25,957)	(\$291,297)	(\$31,543)	\$192,131	(\$478,651)	(\$290,301)	(\$925,618)	\$112,107
2006	\$201,272	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201,272
2007	\$186,915	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$186,915
2008	\$195,108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195,108
2009	\$196,626	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196,626
2010	\$226,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,241
Additional Amount	\$35,729	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,729
<b>Total</b>	<b>\$2,079,614</b>	<b>(\$25,957)</b>	<b>(\$291,297)</b>	<b>(\$31,543)</b>	<b>\$192,131</b>	<b>(\$478,651)</b>	<b>(\$290,301)</b>	<b>(\$925,618)</b>	<b>\$1,153,997</b>



# Tenant Participation Activities (TPA) District Account Summary

## District Information For: Staten Island

### District Wide

Current MOA Term: N/A  
District Chair: Geraldine Parker  
Development: Stapleton

District Office Address:  
75 Hill Street Ground Floor  
Staten Island, New York, 10301

<u>Title</u>	<u>Member Name</u>	<u>Development</u>
Vice Chair	Brenda Charles	Mariner's Harbor
Secretary	Scherisce Lewis	South Beach Houses
Treasurer	Sylvia Cunningham	Todt Hill
Assistant Treasurer	Florence Grossman	New Lane
Sgt.-at-Arms	Victoria Cirigliano-Dor Berry	

### Developments (As of January 2011)

State	1
Federal	9
<b>Total</b>	<b>10</b>

Award Year	Award Amount	Expenses by NYCHA Fiscal Year (as of 12/30/2011)						Total Expenses	Balance
		2006	2007	2008	2009	2010	2011		
2003-2005	\$269,225	(\$16,180)	(\$68,626)	(\$16,544)	\$41,604	(\$113,749)	(\$95,729)	(\$269,225)	\$0
2006	\$52,218	\$0	\$0	\$0	\$0	\$0	(\$7,990)	(\$7,990)	\$44,227
2007	\$48,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,510
2008	\$51,630	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51,630
2009	\$50,876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,876
2010	\$60,261	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,261
Additional Amount	\$20,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,140
<b>Total</b>	<b>\$552,861</b>	<b>(\$16,180)</b>	<b>(\$68,626)</b>	<b>(\$16,544)</b>	<b>\$41,604</b>	<b>(\$113,749)</b>	<b>(\$103,720)</b>	<b>(\$277,216)</b>	<b>\$275,645</b>

## These are some of the Residents Leaders Concerns on NYCHA TPA Agreement

### Concerns Regarding Articles:

#### Article 1:

1.2 This section expresses that the document will supersede and merge all prior proposals, understandings and all other agreements, oral and written;

This could be a problem because in the pass resident leaders have taken issue with previous documents that pertain to the TPA guidelines that NYCHA created.

1.3 This section reiterates that NYCHA guidelines will be enforced

1.4 The forms that was initially given out needed to be updated, did that happen? NYCHA rules/policies shouldn't be a point of reference to resolve issues

#### Article 3:

1.4 Regarding (a) Where in the HUD regulations does it stipulate that resident councils are required to follow NYCHA procurement rules? (b) Why would NYCHA have the right to choose designees to audit the associations at its discretion?

1.5 If the funding is allocated to the association why isn't the association listed as owners of the property?

There needs to be a tracking/control/monitoring system in place, however NYCHA has had difficulty tracking their own property, there needs to be a joint plan put together on what is the best tracking practices that should be implemented

2.2 According to 964.150 (2) NYCHA shouldn't decrease the allocation based on their financial status

#### Article 4:

3.4 Where does it state NYCHA approval is required to spend TPA funding?

4.7 Who implemented a rule that NYCHA could take funds that is not spent and use it at their discretion?

#### Article 8:

How can the association comply with other laws and rules if they are not aware of them?

#### Article 9:

1 NYCHA can terminate the contract with reason or no reason (if the association is not satisfied with or concerned they required to complain in writing to NYCHA if no resolve they proceed to the local HUD office if they are not satisfied with the outcome then they go to the Main HUD office which will administer the final say and both will agree to accept the ruling)

had reached out to me, on or about March 27th, regarding the proposed TPA Agreement issued by NYCHA. With that said, was able to ascertain that this Agreement would not and does not protect the residents leaders.

quickly noted that the Procurement requirements [3.1.4 pages 3 and 4], etc. would be a major problem. That being said, I realized that the legal accountability would be shifted to the Resident Councils/Leaders after you sign the Agreement. This would exempt NYCHA and the Resident Councils/Leaders would be holding the bag.

I had reviewed the Agreement and noted other issues of concern which is listed below:

1. NYCHA has not meet with the Resident Leaders to discuss this Agreement. NYCHA sent this Agreement and directed the Tenant Association [now being called Resident Councils] to sign.
2. TPA monies are provided by HUD to the RC for training/education and other expenses - NYCHA and/or any other authority serves as property manager.
3. The manner in which this Agreement is written sounds threatening - sign or what? How could this be enforced?
4. Is this the new "boilerplate" Agreement out of Headquarters?

Agreement:

1. Page 2 - 1.3.3 - RCs have not received Contract Procedure Resolution policy [CPR], Tenant Participation Guidebook for RC and the term, including but not limited to
2. Page 2 - Article 2 - Term on Agreement - What happens if a RC fails the audit? Is their RC resolved?
3. Page 3 - Article 12 - Limitation of NYCHA's Liability - Who is responsible and/or liable? The RC officers?
4. Page 3 - Article 3 - Responsibilities - This whole Article - Are the old issues and/or concerns "grandfathered" or do these issues go away with the new Agreement? - What about enforcement?
5. Page 4 - 3.2 - Responsibilities of NYCHA - 3.3.2 - Funding - last sentence "...In the event HUD reduces NYCHA's appropriations, nYCHA may, in its discretion reduce the RCs annual Funding allocation accordingly. What about the RCs rights - should be discussed first?
6. Page 5 - 4.4 - Payment do these RC have the skills and/or are the Treasurers and RC Presidents in sync?

7. Page 6 - 4.7 - Unspent Funds - "...If, upon the expiration or earlier termination of this Agreement, the RC holds any unspent Funding in its Account, the RC shall return such unspent funds to NYCHA..." Why? There's no negotiating on this point. the RCs should be able to use this money at the end of their FY.
8. Page 6 - 4.8 Electronic Funds Transfer - 4.8.5 - NYCHA should define "hardship" and any other circumstances as may be necessary in the best interest of the Authority..." This must be clarified.
9. Page 6 - Article 5 - 5.1 - "...The RC represents and warrants that it shall not seek Funding through this Agreement for expenses that have been paid for by another funding source..." Why should NYCHA care if these monies were being used for after-school programs, color printing, invitations, food distribution, etc.?
10. Page 6. 5.2 - "...The RC certifies it will not and has not used Federally-appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, member of Congress, lobbying activities..." Would the RCs have to obtain a 501(c)4 to be covered?
11. Page 7. 5-4 - enforcement
12. Page 7. 5.5 - "The RC represents and warrants that no Member, officer or employee of NYCHA, no member of the governing body of the jurisdiction in which NYCHA is situated and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the Agreement may, during h/her tenure and for one year after such tenure, have any interest, direct or indirect, in the Agreement or the proceeds thereof..." Do not understand. If your term expires, does one have up to a year to clean up any outstanding matters?
13. Page 7 - 5.6 - What happens? If the RC dissolved?
14. Page 8 - Article 9 - Termination - 9.1 - Termination of Agreement for Convenience - Is NYCHA stating that the RCs and/or officers are waiving their rights to file a compliant? Is this NYCHA's regulations and not HUD's?
15. Page 9 - Article 10 - Disputes - 10.2 - Election Protests - Should RC fail to follow HUD minimum standards set forth in 24CFR964.130, is the RC waiving its rights and cannot appeal to HUD?
16. Page 9 - Article 11 - Indemnification - Would the RC need indemnification insurance to protect its Board/Officers?
17. Page 10 - Article 11 - Indemnification - 11.3 - "The indemnities set forth in this Agreement shall survive the expiration or termination of this Agreement." WOW - What RC would agree and/or sign this?

18. Page 10 - Article 13 - RC as an Independent Contractor - 13.2 - "...The RC shall be responsible for all taxes and liabilities it incurs. The RC shall not use NYCHA's tax identification and exemption number or other corporate or tax identifying names, numbers, or characters." Would every IC have to be a 501(c)3 and 501(c)4?

19. Page 11 - 14.5 Arm's Length Transaction. "...The Agreement has been FREELY negotiated by both parties..." This is not so. All RCs are told to sign if you want your monies?

What happens to the TPA monies if the RCs refuse to sign? Should the RCs file a compliant just based on this document that was sent without discussion?

**MEMORANDUM OF AGREEMENT**

**We, the New York City Housing Authority and the Interim Council of Presidents affirm the active, supportive partnership which exists between our two entities.**

**This relationship is based upon our joint commitment toward maintaining and ever improving the quality of life for public housing residents in New York City, and our desire for concerted action on issues and problems effecting public housing residents.**

**We agree that the guarantees of democratic process for all residents necessitates the establishment of the following operating principles for Tenant Associations:**

- 1. Any Tenant Association may be either unincorporated or incorporated.**
- 2. Tenant Associations are independent entities. However, to assure the rights of all residents, the By-Laws of each Tenant Association shall incorporate the operating principles set forth in this Memorandum of Agreement.**
- 3. Copies of the Certificate of Incorporation, if any, and the By-Laws of each Tenant Association together with each amendment, shall be filed with the Authority's Department of Community Affairs for review and the preservation of documents.**
- 4. The officers of any Tenant Association shall at least include the four positions of; President, Vice-President, Treasurer, and Secretary, with one individual holding no more than one office at a time.**
- 5. The election of all officers of each Tenant Association shall be held at least every three years.**
- 6. No individual employed by the Authority more than 20 hours per week is eligible to hold any office of any Tenant Association as long as such individual remains so employed by the Authority.**
- 7. All tenants (i.e. signatories to the lease) and authorized family members 18 years of age or older currently residing in any Authority Development (residents) are eligible for membership in any Tenant Association representing the residents of such Development.**
- 8. Each Tenant Association shall have a Nominating Committee having the responsibility of proposing one or more candidates for each elected office of such Association and shall announce its slate of candidates**



at a meeting of the Association held at least one month in advance of the election meeting. The Nominating Committee will include in its report a statement to the effect that each nominated candidate has agreed to serve if elected. Nominations for any elected office may be received from the floor at the Association meeting receiving the report of the Nominating Committee provided that any candidate so nominated is present and announces that he or she will serve if elected.

9. Notice of nominations and/or elections shall be available to residents not less than one month before the date of the nominations and/or elections. Notices, which shall be reasonably well-publicized in writing, shall include the requirements for eligibility to participate in the nominations and/or elections, and shall be in one or more languages as appropriate.
10. Any Tenant Association meeting at which nominations or elections of officers is scheduled to occur may be attended by an official representative of the Authority and the Interim Council of Presidents (or its successor). Nominations and/or elections of officers of any Tenant Association may be conducted by the local Tenant Association of the development or by Authority staff or by an appropriate outside entity mutually approved by the Authority and the Interim Council of Presidents (or its successor).
11. A goal of the Tenant Associations shall be the obligation to actively recruit members from among the residents of the Development represented by the Association. Membership rolls of each Tenant Association must be kept open at least through the general meeting prior to any meeting at which nominations of officers will be received, or any meeting at which an officer will be elected, in order to assure that all residents of the Development represented by the Association will have an opportunity to join the Association be nominated and vote.
12. Each newly elected officer of any Tenant Association shall be invited to participate in the Authority sponsored workshops on Association leadership enhancement, motivation and membership recruitment.
13. The funds of any Tenant Association shall be deposited in a bank account in New York City. Withdrawals from any such account shall require signatures of at least

two Tenant Association officers. A financial report should be read at each regular meeting. Petty cash should not exceed \$200. All petty cash, bank accounts and financial and other records of any Tenant Association that is dissolved shall be transferred to a successor Tenant Association or (if there is no successor) to the Authority to safeguard for any future Association.

14. Tenant Association Constitutions and By-Laws which contain articles which place undue hardship upon and/or violate the rights of Authority residents (e.g., excessive dues of more than five dollars per year, articles of exclusion, etc.) are unacceptable and are not within these principles.
15. The Authority will withhold recognition of, and so notify in writing, any Tenant Association that does not comply with the operating principles set forth in this Memorandum of Agreement. A Tenant Association in non-compliance with these operating principles shall have a grace period of 90 days to comply and should avail itself of assistance from a mutually agreed upon party such as the Interim Council of Presidents (or its successor) or the Authority's Tenant Organization Division. Continued non-compliance will necessitate withholding of Recognition by the Authority.

WE mutually agree to notify, include and consult Tenant Associations on matters which affect the residents quality of life, e.g., comprehensive grant program, modernization efforts, and resident initiatives.

WE agree that economic self-sufficiency and independent operations shall be a goal of all Tenant Associations. The Authority will provide Associations with office and meeting space where available. Each Tenant Association space agreement and fiscal integrity shall be jointly monitored by the parties to this Memorandum of Agreement.

WE recognize the profound value of the Resident-Housing Authority relationship to generate pride, self esteem, mutual trust and support.

We will work to establish explicit policies reflective of resident concerns and interests to maximize resident participation in self-sufficiency, economic development, supportive services, homeownership and drug free housing.

We affix our signatures below as an expression of commitment to an agreed upon agenda to uplift the spirit of enterprise and opportunity throughout the Authority.

Signed,

INTERIM COUNCIL OF PRESIDENTS

  
Gerri Lamb, Chair  
Bronx North

  
Marion Rose, Chair,  
Bronx South

  
Barbara G. Barber, Chair,  
Manhattan North

  
Nicoletta Azure, Chair,  
Manhattan South

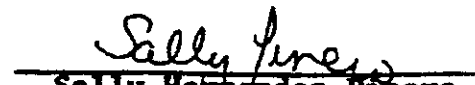
  
Dianne Jackson, Chair,  
Brooklyn West

  
Ronald Ward, Chair,  
Brooklyn East

  
Rosetta Newcombe, Chair,  
Brooklyn South & S.I.

  
Cornelia Taylor, Chair,  
Queens

NEW YORK CITY YORK HOUSING  
AUTHORITY

  
Sally Hernandez-Pinero  
Chairwoman

  
John Trubin, Vice-Chairman

  
Deborah Wright, Member

  
John Nelson, General Manager



**FOR THE RECORD**

*Louise Green, Vice President of the Pink Houses Resident Association  
Comments on NYCHA's TPA Funding Process*

[DRAFT – will be approved via RA Pres Caldwell]

**FOR THE RECORD**

Good morning to the City Council and attendees of this hearing. I've lived at Pink Houses for 37 years and have been the RA Vice President for about a decade.

The new TPA agreement allows us to run so much more smoothly than the way they had done it before. The biggest benefit really has been the NYCHA outreach and increase in technology. I have to admit that the first time I used the new technology I was a little overwhelmed. But when NYCHA sent staff person Jackie Howard, she sat down with us and very clearly showed us how to download the equipment, write the proposals, input receipts, and track our Chase funding account. She was very helpful, and once we got over the technology hump, everything ran so smoothly.

Before the agreement, everything was on paper, and it was hard to find and keep track of all that paperwork. If you lost a receipt, your funding got held up. Now under the new agreement, everything is a click away on the computer, and we don't have to worry about losing anything.

I think there is some confusion and negativity around TPA because people don't understand the new agreement, but if they let someone from NYCHA sit down with them and explain, they realize it is for their benefit. NYCHA and the RAs are a team, to make sure everything runs smoothly.

*X Caldwell 929 0911111111  
Small*



SECURITIES

Karen Caldwell, RA Pres.  
Louis Pink Houses

I support the TPA  
Funding Commercial Credit  
Card. My executive board  
has received valuable  
help from Ms Jackie Howard.  
Change is not always  
easy but it's working!

Yours Truly  
Karen Caldwell

Together we'll go far



FOR THE RECORD

THE RECORD

JUNE 19, 2017

To Whom It May Concern

I have been to all classes on TPA Fund Card. The card have been working fine for the Pink Houses Development.

Ms. Jackie Howard, have been very helpful. When ever we need Ms. Howard she is their right on point. The TPA Fund Card is the best thing to happen to Resident Associations.

Mary Riddick  
Resident Association  
Secretary



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

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

(PLEASE PRINT)

Name: DANIEL BARBER

Address: 765 COURTlandt Ave #15B Bx NY

I represent: JACKSON HOUSES - Vice chair Bx South district

Address: Clb 765 COURTlandt ave

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☒ in opposition

Date: 6/20/17

(PLEASE PRINT)

Name: MARIA FORBES

Address: 1236 CLAY Ave 1A

I represent: CLAY Ave T.A.

Address: SAME

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

Date: 6-20-20

(PLEASE PRINT)

Name: Barbara Holmes

Address: 1372 Washington av

I represent: Morris houses

Address: 1372 Washington

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

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

☐ in favor ☐ in opposition

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

(PLEASE PRINT)

Name: Jenelle Hudson

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

I represent: NYCHA

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

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

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

☐ in favor ☐ in opposition

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

(PLEASE PRINT)

Name: Sideya Sherman

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

I represent: NYCHA

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

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

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

☐ in favor ☐ in opposition

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

(PLEASE PRINT)

Name: [Signature]

Address: 840 Columbus Ave

I represent: Douglas House

Address: President 840 Columbus Ave



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

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

(PLEASE PRINT)

Name: ATHENA MOORE

Address: 44 Northern Manhattan Office

I represent: Manhattan BP Gale Brewer Office

Address: 431 W. 125 NY NY 10027

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

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

(PLEASE PRINT)

Name: Lilithe L. Lozano

Address: 635 Arthur Ave

I represent: Brnx District Council

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☒ in opposition

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

(PLEASE PRINT)

Name: Charlene Nimmons

Address: 272 Wyckoff St

I represent: Myself

Address: 272 Wyckoff St

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

O.F.  
Room

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

Date: 6/20/2017

(PLEASE PRINT)

Name: Lisa Kenner

Address: 422 Blake Ave

I represent: Van Dyke I Resident Assn.

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

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

(PLEASE PRINT)

Name: FELICIA GORDON FELICIA GORDON

Address: 189 - ALLEN

I represent: HEXWADE 2 HOUSES

Address: 189 ALLEN

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

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

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

(PLEASE PRINT)

Name: HENRY J. COAXUM

Address: 1970 AMSTERDAM AVE

I represent: TPA

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

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



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☒ in favor ☐ in opposition

Date: 6/20/17

(PLEASE PRINT)

Name: Maria Trinidad

Address: 344 East 28th Street, NY, NY

I represent: 344 East 28th Street (PH President)

Address: 344 East 28th Street, NY, NY

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

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

(PLEASE PRINT)

Name: HATVIE L. HARTOWER

Address: 5231 Avenue A Bklyn, NY 11234

I represent: Glen Point Development Housing

Address: 5901 Glenwood Rd. Bklyn, NY

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

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

☐ in favor ☐ in opposition

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

(PLEASE PRINT)

Name: Princella Jamerson

Address: 530 E 137th

I represent: Millbrook Resident Association

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

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

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

☐ in favor ☐ in opposition

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

**(PLEASE PRINT)**

Name: Tyrone Bell

Address: 230 W 129

I represent: St. Nicholas houses

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

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

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

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

☐ in favor ☐ in opposition

Date: 6/20/2017

**(PLEASE PRINT)**

Name: Aixa Torres

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

I represent: South Houses

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

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