

**TESTIMONY BY THE NEW YORK CITY HOUSING AUTHORITY
RESIDENT PARTICIPATION IN NYCHA DEVELOPMENTS
SUBCOMMITTEE ON PUBLIC HOUSING
MONDAY, JANUARY 23, 2012, 1PM
250 BROADWAY, 16TH FLOOR HEARING ROOM**

Testimony of Deputy General Manager for Community Programs and Development

Good afternoon Chairwoman Mendez and distinguished members of the Public Housing Committee. My name is Sharon Myrie, and I am the Deputy General Manager for Community Programs and Development at the New York City Housing Authority (NYCHA). Joining me this afternoon are Assistant Deputy General Manager Deidra Gilliard and Director for Federal Relations, Policy & Compliance Steven Love. We are pleased to have this opportunity to discuss NYCHA's comprehensive efforts to increase resident participation and promote community engagement in our work to support the residents of public housing in New York City.

Earlier this month, NYCHA released *Plan NYCHA: A Roadmap for Preservation*—a call to action for agency employees, NYCHA residents, community advocates, and all New Yorkers to work collaboratively to strengthen and preserve public housing and ensure that it remains a vital asset and source of support for low- and moderate income New Yorkers. *Plan NYCHA*, which has been endorsed by Mayor Michael R. Bloomberg, outlines ten core imperatives that will direct our work moving forward. They range from pursuing new public-private funding solutions, to improving safety and security in developments around the city, to connecting residents with vital resources and services. Together they reflect the wide range of challenges facing public

housing today, and each of their success will depend on the participation and partnership of the NYCHA resident community.

Throughout the development of *Plan NYCHA*, Chairman Rhea and members of the Board worked tirelessly to engage NYCHA residents and their leadership, especially the Citywide Council of Presidents (CCOP), as well as other key stakeholders to ensure that resident and community voices played a major role in designing this blueprint for action. We met with resident leaders, conducted focus groups and phone surveys, and held Community Conversations in multiple languages that gave thousands of NYCHA residents the opportunity to hear and discuss key elements of *Plan NYCHA* and our vision for the next five years and beyond. We made the process as inclusive and transparent as possible, helping us identify the needs and concerns of our diverse customers – our NYCHA residents – and to prioritize key initiatives moving forward.

The development of *Plan NYCHA* is just one example of this agency's continuing efforts to ensure that residents are informed, engaged, and participating in meaningful dialogue about the issues and challenges facing NYCHA. In many ways, the level of partnership we see today among resident leadership, residents and the NYCHA Board is unprecedented. It has been further enhanced by the presence of NYCHA's first-ever Resident Board Member, Victor Gonzalez. Member Gonzalez was appointed by Mayor Bloomberg in July 2011 following an extensive and transparent application and review process and has been dedicated to representing the resident body in all policy and administrative matters for Board review.

Through *Plan NYCHA* we have reaffirmed our unwavering commitment to providing decent and affordable housing in a safe and secure living environment for low-

and moderate-income New Yorkers. But NYCHA is more than bricks and mortar. Every NYCHA resident has access to an array of community, educational, employment, and social service programs. NYCHA goes far beyond housing to provide access to services that offer opportunity and enrich the lives of our residents. One way we are doing this is by engaging residents in green and environmental sustainability initiatives. By providing material and organizational support, we have assisted residents in creating over 20 Green Committees at NYCHA developments throughout the City. We have also provided assistance to a number of committees that have sought outside grants to do green events, and we are aggressively pursuing more youth involvement in our sustainability initiatives.

NYCHA has also administered a Garden and Greening Program for 49 years that not only beautifies our grounds across the City, but also provides environmental education to our residents; year-round technical assistance to gardeners; coordinating workshops; and access to nutritional organic produce. In 2011 we had 622 gardens registered in the Garden and Greening Competition and we provided gardening and greening education to roughly 1,700 adults and nearly 2,000 children and youth resident gardeners citywide.

These are just a couple of examples of the assortment of programs and activities offered at NYCHA. We have been working diligently to support residents' interest and participation in NYCHA and surrounding communities. To this end, fostering and maintaining collaborative working relationships with Resident Associations has been critical in our efforts to develop and gain support for NYCHA initiatives.

FORMATION AND RESPONSIBILITIES OF RESIDENT LEADERSHIP

A key role of the Resident Association is to serve as a link between the residents of the developments and the public housing authorities, providing information to residents and gathering feedback that can be used to strengthen our delivery of services to the residents. The Resident Associations participate in working partnerships with Public Housing Authorities (known as PHAs) to advise and assist in all aspects of public housing operations.

According to Part 964 of HUD regulations, Resident Associations must consist of persons residing in public housing. They must meet a number of requirements in order to receive official recognition from the PHA and HUD, and to be eligible to receive funding for their activities and stipends for their officers. They must adopt written procedures, such as by-laws or a constitution, providing for election of residents to the governing board by the voting membership of the residents. Written procedures must be drafted and adopted that provide for recall of the resident board by the voting membership; at least 10% of the voting membership must agree to recall the resident board. A Resident Council's board must be democratically elected, consisting of at least 5 elected board members; voting membership consists of heads of households at least 18 years old whose name is on the lease.

If the resident association fails to satisfy HUD's minimum requirements, HUD requires the PHA to withdraw its recognition of the Resident Association and to withhold its funding. PHAs must monitor the Resident Association election process. Resident Associations may form a larger, jurisdiction-wide organization which can represent the interest of all residents in the PHA's jurisdiction. In New York City we refer to this

group as the Citywide Council of Presidents (CCOP). Given the size and geographical diversity of NYCHA's developments, NYCHA's Resident Associations are organized into nine geographical districts. Each district is governed by a Council of Presidents comprised of the Resident Association presidents for the developments in that district. Nine districts elect members to represent them on the Citywide Council of Presidents (CCOP).

If a CCOP is formed, NYCHA shall recognize it as the authority-wide voice of residents for input into housing authority policy making. The jurisdiction-wide council or CCOP may advise the PHA's Board and Executive Director in all areas of PHA operations. There must be regularly scheduled meetings between the PHA and the local Resident Association and the jurisdiction-wide resident council to discuss problems, plan activities, and review progress.

NYCHA has partnered with each of the nine District Councils for the purposes of reviewing and approving tenant participation activities and allocating tenant participation funds. Those partnerships were formalized in a Memorandum of Agreement (MOA) with each District Council.

HUD, like NYCHA, has long recognized the importance of tenant involvement and community engagement to the success of public housing. HUD has provided guidelines on the distribution and the use of operating subsidy funds received for resident participation activities run by duly elected Resident Associations and District Councils. It is important to mention that federal funding of Tenant Participation Activities (TPA) is strictly regulated by HUD, which outlines the scope and definition of activities that are eligible or ineligible for TPA funding.

At this time I would like to turn it over to Steven Love, Director for Federal Relations, Policy and Compliance, who will provide you with some background on the federal regulations that establish the framework by which NYCHA implements HUD's policies regarding TPA funds and the regulations governing TPA that are codified in Title 24 of the Code of Federal Regulations at Part 964 and in a Notice issued by HUD.

PART 964

Thank you, Ms. Myrie. The purpose of Part 964 is to implement the federal government's policy of promoting public housing resident participation and the active involvement of residents in the Public Housing Authority's operations. The tenant participation program promotes partnerships between public housing residents and PHAs to build, strengthen and improve public housing, and foster changes that improve the quality of life for public housing residents and the surrounding community.

HUD has issued stringent policies, procedures, and requirements that NYCHA and duly elected resident representative organizations must follow in implementing tenant participation programs. These policies and procedures recognize the residents' right to organize and to elect a Resident Association to represent their interests. The applicable regulations also reinforce HUD's policies that housing authorities should work with and provide funding to duly elected representative resident bodies so that together they can foster constructive working partnerships in the management and operation of public housing and the provision of services to public housing residents.

Under the regulations governing tenant participation programs, HUD plays a relatively limited role in the day-to-day functioning of the working partnerships formed

by Resident Associations and public housing authorities. HUD's role in this program is threefold: (i) allocating the funding necessary for PHAs to carry out the activities contemplated by Part 964, (ii) overseeing regulatory compliance, and (iii) facilitating dispute resolution.

RESPONSIBILITIES OF PHAs UNDER PART 964

The role of the PHA in tenant participation programs is much broader. PHAs are responsible for recognizing a duly elected Resident Association as the sole representative of the residents, and for supporting permitted tenant participation activities.

PHAs may consult with residents or Resident Associations to determine the extent to which residents desire to participate in community activities. Levels of participation may vary from development to development, and may be reflected in written agreements between PHAs and resident representative organizations. Some of the ways in which a PHA can provide support for the Resident Association include providing office space at no cost, and meeting facilities in close proximity to the development or developments that are represented by such Resident Association.

FUNDING FOR TENANT PARTICIPATION ACTIVITIES

HUD has a specific formula for funding tenant participation activities. That funding is computed at the rate of \$25 per each occupied public housing unit per year for units represented by duly elected Resident Associations, subject to the level of appropriations. Of this amount, \$15 per unit per year may be allocated to fund tenant participation activities, including the expenses for conducting elections, recalls or

arbitrations required under Part 964, and \$10 per unit per year is used by NYCHA to pay the costs it incurs in overseeing tenant participation activities.

Disputes regarding funding decisions arising between the parties are referred to HUD for intervention. HUD will require the parties to negotiate further to resolve the dispute. If no resolution is achieved within 120 days from the start of the PHA's fiscal year, then resident participation funding must be used by the PHA for resident education activities related to HUD policies and procedures.

HUD regulations do not permit the PHA to fund tenant participation activities without a proper written agreement in place. Additionally, funds can only be released for approved or eligible programs. I will now turn it back to Ms. Myrie.

TENANT PARTICIPATION ACTIVITIES

Thank you. As an update to our last testimony regarding TPA funding delivered in 2009, I'm happy to report that NYCHA has worked in conjunction with approximately 237 Resident Associations providing assistance, guidance and review of an estimated 1,600 proposals for resident-initiated activities totaling approximately \$8 million in Tenant Participation funding. These activities include:

- 130 leadership development programs: conferences, retreats and community organization development
- 490 community outreach activities
- 50 skills training programs
- 170 Resident Association offices provided with equipment, furniture, supplies and services
- 20 Resident Association councils sought assistance with securing 501(c) (3) incorporation

Community Operations has streamlined the process for program approvals based on resident feedback. Resident Association presidents submit proposals to NYCHA and to the district chair, who then review the proposals. The district chair has ten days to notify NYCHA in writing of its approval or disapproval of the proposal. If the district chair fails to act in ten days, NYCHA may act on the proposal. If a district chair objects to a proposal, NYCHA may override that decision if it is determined that the proposal is a TPA allowable activity. Similarly, NYCHA has had to deny activities that did not meet the standards of HUD PIH Notice 2001-3 (HA).

In closing, I would like to share with this Committee that NYCHA anticipates working with the resident leadership to create a model by which residents can have even greater autonomy, within HUD guidelines, with regards to control of aspects of the TPA. Not only is this goal of resident empowerment consistent with 964 Regulations, but it will allow NYCHA to align its resources with the available funding. At the appropriate time, I look forward to coming back to this Committee to share information about this new initiative.

Thank you for giving us the opportunity to discuss NYCHA's tenant participation activities. At this time we will be happy to answer any questions you may have.

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**Testimony of
Victor Bach, Senior Housing Policy Analyst
Community Service Society of New York (CSS)
and
Judith Goldiner, Attorney in Charge
Law Reform Unit, Civil Law Practice, Legal Aid Society
at
Oversight Hearings:
Resident Participation in NYCHA Developments
City Council Committee on Public Housing
January 23rd, 2012**

We appreciate this opportunity to make some observations about the state of resident participation in NYCHA developments. They are the observations of well-intended “outsiders”, based on working relationships with many resident leaders over the years, both as advocates and technical assistance providers.

The Need for Organizing Assistance

As you know, the NYCHA participatory structure is many-leveled, centering on the Citywide Council of Presidents (CCOP), the nine members elected from each District Council, which includes all TA Presidents within each geographical NYCHA district. We are concerned that roughly one out of three of NYCHA’s 340 developments have no resident association, and that some existing associations are small and not well attended, often placing burden of participation on a few long-term leaders.

It seems clear that technical assistance from experienced resident organizers is needed. Unfortunately it is seldom used, despite the availability of untapped HUD TPA funds for resident participation.

Greater Independence from NYCHA

The prevailing wisdom is that it is not workable for any resident participation body to depend on its landlord for advice and technical support, or for the staging of meetings and elections. Nevertheless, that is the way participation works at NYCHA, from CCOP down to the Resident Associations. Enough said about NYCHA’s role and normal interest as landlord, the largest in the city. But NYCHA is also major real estate holder, now engaged in an increasing number of property dispositions, with a natural interest in its public image, in further development, and in long-term institutional preservation. That is not necessarily inconsistent with the preservation of public housing. But resident leaders should not expect neutral advice and open engagement from an Authority mapping its own road ahead.

We believe that CCOP needs to be as independent of NYCHA as it can be, with its own funding and staff, so that it can be maximally effective. It is inconceivable that its members function simultaneously as TA Presidents, District Council Chairs, and CCOP

members. It is not feasible for CCOP to have an effective and independent voice in high-powered development and policy planning being initiated by NYCHA, without its own staff support and technical resources.

The same appears to be true in a number of NYCHA proposals for disposition of its property for private residential development and school construction. Under HUD Section 18 regulations, there is a federal requirement for “resident consultation” in developing such proposals. Too often the consultation is one in which NYCHA is not a neutral actor, in which it “sells” its disposition/development plan to an unprepared Resident Association. There is a clear need in those situations for resident leaders to have access to appropriate, independent technical resources, so that they fully understand their options and their rights.

Unfortunately, there is a “insular attitude” among many resident leaders, that residents should be handle these issues by themselves, that using outside resources is a sign of weakness. We don’t go through surgery, a serious toothache, a divorce, or an eviction without the help of specialists. Too often resident leaders are reluctant to secure help from outside the “NYCHA family”, which further increases their dependence on the Authority.

NYCHA Misrepresentation of Resident Participation

We are increasingly concerned that NYCHA is deploying resident participation to promote its own plans and policy proposals, without effective resident involvement. The recently issued *PLAN NYCHA: Roadmap for Preservation* is a case in point. Much of the glossy text and pictures is about the “community conversations” that NYCHA claims formed the basis for the plan. CCOP members are prominently featured, with a photo that makes them appear as happy endorsers of the plan

Yet it is difficult to believe that some of NYCHA’s major new, controversial thrusts, only briefly sketched in the plan, received wide resident support:

- *Eliminating Ceiling/Flat Rents, Raising Rents to the Maximum Allowable.* All households would be charge the Brooke Amendment (30 percent of income).
- *Encouraging Higher Income Families to Transit Out of Public Housing.* The purpose of ceiling rents was to keep families in the community.
- *Applying to HUD to become a Moving-to-Work (MTW) Authority.* A similar application was roundly defeated in 1997 due to resident protest, because it meant possible waivers of tenant protections (e.g., Brooke amendment, 964 regulations), and using Section 8 voucher funds for public housing operations. Most MTW authorities have waived the HUD 964 Tenant Participation regulations; some have established work requirements or set time limits on tenancy.
- *Applying for the HUD Rental Assistance Demonstration.* This would involve selecting NYCHA developments for conversion to time-limited, project-based rent assistance contracts, in order to open them to private capital investment. This may not be a bad idea, but it is controversial.
- *Creating an inclusionary development mechanism for private support of NYCHA developments.* Inclusionary development is not explained in the Road Map plan, but it will presumably allow private interests to underwrite public housing.

In all of these initiatives, we have to ask: Did CCOP agree to these initiatives? Were they presented or discussed at the many community conversations? We frankly doubt it.

We are concerned that NYCHA is increasingly being allowed to use resident participation as window dressing for its own initiatives, without the independent consent of resident leaders. This is not necessarily a criticism of the plans themselves, but of the potential abuses of the process.

We hope this hearing will be productive in addressing these issues. Thank you.

**Testimony on Resident Participation and TPA
NYC Council Public Housing Sub-Committee Hearing
January 23, 2012 By Reginald H. Bowman**

**From The Desk Of Reginald H. Bowman, President
City-Wide Council of Presidents New York City Housing Authority
Representing 600,000 residents of Public Housing in the 5 Boroughs in New York
City Contact Information: (718) 922-7141**

**Testimony before the NYC Council
Committee on Public Housing**

**On The Resident Association Structure
Resident/Tenant Participation
In the New York City Housing Authority**

**Submitted by:
Reginald H. Bowman, President
January 23, 2012**

**Testimony on Resident Participation and TPA
NYC Council Public Housing Sub-Committee Hearing
January 23, 2012 By Reginald H. Bowman**

Good Morning:

Thank you Chairwoman Mendez and distinguished Council members for holding this important hearing today, to discuss the topics of the policy and structure of Resident/Tenant Participation and Tenant Participation Funds as they are practiced and used in the New York City Housing Authority.

First I would like to thank the CCOP and the District Chairs, Chairman John Rhea, and the Members of the NYCHA Departments for continuing to work with the resident leadership to create a new partnership that is working to improve the Operation of NYCHA and the delivery of services to all residents across the board.

Second, Resident Participation and TPA Funding have a long history and evolution at NYCHA. To summarize, what are now referred to as Resident Associations (the Term “tenant” was replaced by HUD in their regulations years ago). Resident participation and TPA Funding is mandated by the Code of Federal Regulations (24 CFR 964) there is a structure in place for resident participation and the provision of TPA funds to cover the inherent costs.

The resident governing Structure is divided into 3 levels. Resident Associations, Districts, and the

City Wide Council of Presidents. The CCOP represents the Jurisdiction wide Council that is referred to in the 24 CFR 964 regulations there are presently 239 active Resident associations.

These resident associations represent 277 developments of NYCHA. *The CCOP, The 9 District Councils and the Resident Councils of The Developments of NYCHA, are the duly elected resident bodies that represent the residents of NYCHA, in compliance with the 24 C.F.R. PART 964—TENANT PARTICIPATION AND TENANT OPPORTUNITIES IN PUBLIC HOUSING Title 24 - Housing and Urban Development.*

The Structure of Resident Participation is a living entity and is always a work in progress. However it does exist and the resident organizations of NYCHA come under one umbrella, which is the City Wide Council of Presidents. As the Jurisdiction wide council of the Resident associations The CCOP is the official voice of the Residents of NYCHA of the City of New York.

ON THE MATTER OF TPA FUNDS.

Since January 2008, The CCOP and NYCHA collaborated to create a system where by the CCOP, the District Councils, and local resident councils would have access to the TPA funding fore resident participation.

The system has a draft manual, proposal forms and an approval system that enables every level of residents to participate in the decision to use the funds that are approved at the resident, district and NYCHA level.

Although it is not a perfect system, the CCOP and NYCHA are continuing to work collaboratively to improve the system and leverage the funding so that all residents benefit from the services that these funds provide.

In order for this process and resident governance to be professional and structured The CCOP is engaged NYCHA in a strategic planning process, begun in 2011 focused on Reorganizing the framework of the operations, to upgrade and our Resident participation operation. This will include hiring of staff for CCOP operations and the Incorporation of CCOP as a legitimate

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501 C-3 Non profit, and the legal/fiduciary work involved. This is a major endeavor that we need the support of all involved from the residents the advocacy groups, and the political arena.

HUD REGULATIONS GOVERNING RESIDENT PARTICIPATION

§ 964.11 HUD policy on tenant participation.

HUD promotes resident participation and the active involvement of residents in all aspects of a HA's overall mission and operation. Residents have a right to organize and elect a resident council to represent their interests. As long as proper procedures are followed, the HA shall recognize the duly elected resident council to participate fully through a working relationship with the HA. HUD encourages HAs and residents to work together to determine the most appropriate ways to foster constructive relationships, particularly through duly elected resident councils.

§ 964.105 Role of the jurisdiction-wide resident council.

- (a) *Jurisdiction-wide resident council.* Resident councils may come together to form an organization which can represent the interest of residents residing in units under a HA's jurisdiction. This can be accomplished by the presidents of duly elected resident councils forming an organization, by resident councils electing a representative to the organization, or through jurisdiction-wide elections. If duly elected resident councils form such an organization, the HA shall recognize it as the voice of authority-wide residents for input into housing authority policymaking.

TPA funds are also provided for under 24 C.F.R. PART 964—TENANT PARTICIPATION AND TENANT OPPORTUNITIES IN PUBLIC HOUSING Title 24 - Housing and Urban Development

§ 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-

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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 HAs 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.

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Current Composition of NYCHA

- Staten Island has 10 developments with 4,431 apartments
- Queens has 26 developments with 17,500 apartments
- The Bronx has 98 developments with 44,179 apartments
- Brooklyn has 100 developments with 58,334 apartments
- Manhattan has 103 developments with 53,830 apartments

- The Brownsville section of Brooklyn now has the highest concentration of low income public housing in America, following the demolition of a huge 5-mile long tract of public housing stretching along State and Federal on Chicago's South Side. While pre-Plan For Transformation Chicago Housing Authority high-rise developments tended to be much larger and more concentrated than those of the NYCHA, the NYCHA operates several times as many apartments and houses three times as many residents.
- The Queensbridge Houses in Long Island City, Queens, is now North America's largest housing project with 3,142 apartments, following the demolition of several larger Chicago housing projects, including the Cabrini–Green Homes and the Robert Taylor Homes (whose 4,321 three, four and five bedroom apartments once made it the largest public housing project in the world).¹²¹
- The Bronx's largest development is Edenwald Houses in Edenwald with 2,036 apartments.
- Brooklyn's largest development is Red Hook Houses in Red Hook with 2,878 apartments.
- Manhattan's largest development is Baruch Houses on the Lower East Side with 2,391 apartments
- Staten Island's largest development is Stapleton Houses with 693 apartments.
- **6 developments consisting of FHA Acquired Homes are located in more than one borough and total 192 apartments**
- **42 developments are for seniors only; 15 seniors-only buildings exist within mixed-population developments**
- **NYCHA has more than 10,000 apartments designated for seniors only**

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- **There also are 7,639 retrofitted apartments for families of persons who are mobility impaired as of September 30, 2007**
- **As of October 1, 2007: Two developments are at least 70 years old; a total of 13 developments are at least 60 years old; there are 62 developments 50 to 59 years old; another 76 developments are 40 to 49 years old, and 95 developments are 30 to 39 years old.**



**COMMUNITY
VOICES HEARD**

fighting for our families, fighting for our communities, fighting for ourselves

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January 23rd . 2012

City Council Testimony on Resident Participation

Community Voices Heard is a low-income memberships based organization that works with Public Housing residents to build power to improve conditions. CVH release a report in 2010 called 'Democracy (IN)Action' which details recommendations to strengthen resident participation . CVH is handing in a copy of the report and the report can also be found at our website cvhaction.org

NYCHA should establish a participatory budgeting process and allow residents to decide how a portion of the capital budget will be spent:

- **NYCHA should set aside a percentage of capital funds for either each of the nine district councils or for five different developments through the 5 boroughs and the general population to decide how to allocate and spend.**
- **NYCHA should develop a system of Town Hall Meetings, Public Hearings, and more to allow residents to put forth capital project priorities and then determine selection of those to be completed through a participatory selection process.**
- **NYCHA should increase this percentage of capital funds over time as residents become more skilled at utilizing the participatory process.**

The NYC Housing Authority (NYCHA) should consider the 964 regulations a starting point, and not the end goal, for building meaningful resident participation.

- **NYCHA should hold quarterly or semiannual public hearings, outside of the Annual Plan Process, wherein residents can express their general concerns about NYCHA operations and suggestions for enhanced NYCHA performance.**
- **NYCHA should experiment with additional participatory structures for input and oversight such as the establishment of an oversight committee that would include representation from the official resident bodies, community-based organizations working or organizing in public housing, relevant labor unions, and elected officials.**

Community Voices Heard can be contacted at 212-860-6001 for further dialogue and implementation.

**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: 1/23/2012

Name:

Christopher MOUTRIE
(PLEASE PRINT)

Address:

1805 CROTONA AVENUE BY NY 10457

I represent:

MURPHY HOUSES

Address:

1805 CROTONA AV BY NY 10457

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 1/23/2012

Name:

Reginald H. BOWMAN
(PLEASE PRINT)

Address:

365 Sackman

I represent:

President Citywide

Address:

Council of Presidents

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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in favor in opposition

Date: 1/23/12

Name:

Monica Corbett
(PLEASE PRINT)

Address:

67-35 Kissena

I represent:

ROMONOT HOUSES

Address:

155 21st Jewel Ave

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



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in favor in opposition

Date: 1/23/12

(PLEASE PRINT)

Name: Stana Myrie

Address: _____

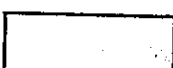
I represent: NUCHA

Address: 250 Broadway

NYCHA

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Appearance Card



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in favor in opposition

Date: 1/23/12

(PLEASE PRINT)

Name: Debra Leffland

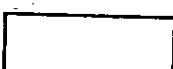
Address: _____

I represent: NYCHA

Address: _____

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in favor in opposition

Date: 1/23/12

(PLEASE PRINT)

Name: Steve Love

Address: Myrie

I represent: NYCHA

Address: 250 Broadway

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in favor in opposition

Date: 1-23-12

(PLEASE PRINT)

Name: VICTOR BACH

Address: _____

I represent: COMMUNITY SERVICE SOCIETY (CSS)

Address: 105 E. 22 ST NY, NY 10010

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

in favor in opposition

Date: 1-23-12

(PLEASE PRINT)

Name: Keith Ramsey

Address: 3010 Yates Ave

I represent: Eastchester Gardens

Address: 3010 Yates Ave Bx N.Y 10909

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Judith Goldinger

Address: 149 Weller St

I represent: Legal Aid

Address: _____

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