

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON PUBLIC HOUSING

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January 23, 2012
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HELD AT: Committee Room - 14th Floor
250 Broadway

B E F O R E:

ROSIE MENDEZ
Chairperson

COUNCIL MEMBERS:

Maria Del Carmen Arroyo
Erik Martin Dilan
Daniel J. Halloran III
Letitia James
Melissa Mark-Viverito

A P P E A R A N C E S

Sharon Myrie
Dep Gen Mgr for Community Programs & Development
New York City Housing Authority

Deidra Gilliard
Asst Dep Gen Mgr for Community Programs & Development
New York City Housing Authority

Steven Love
Director for Federal Relations Policy & Compliance
New York City Housing Authority

Reginald Bowman
President
Citywide Council of Presidents

Victor Bach
Senior Housing Policy Analyst
Community Service Society

Judith Goldiner
Atty-in-Chge of the Law Reform Unit of Civil Practice
Legal Aid Society

Christopher Moultrie
Tenant Association President
Murphy Houses

Monica Corbett
Resident Association President
Pomonok Houses

Keith Ramsey
Resident Association President
Eastchester Gardens

CHAIRPERSON MENDEZ: Good

afternoon, I am Rosie Mendez and I am the Chair of the Committee on Public Housing for the New York City Council. Today's hearing will explore the methods of participation available to residents in NYCHA public housing developments, including the role of the authority's three official participatory bodies, the development residents council, also known as resident associations, the Resident Advisory Board, also known as RAB, and the Citywide Council of Presidents, known as CCOP. We will also be looking at how NYCHA uses its Federal tenant participation funds. Before we begin today's hearing, I would like to take time to explain why I believe this is an important issue, participation leads to a number of tangible benefits for residents of public housing, including better building condition and quality of life, as well as certain intangible benefits, personal benefits, including greater satisfaction with living conditions and enhanced empowerment. According to HUD, resident participation in public housing developments is meant to "improve the quality of life and resident satisfaction and

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2 create a positive living environment for families
3 living in public housing". Today we will hear
4 from NYCHA about the actions it takes to assure
5 that such participation occurs. We will also look
6 forward to hearing from NYCHA residents about
7 their experiences with the official participatory
8 bodies and any other forms of resident involvement
9 that they may have been a part of. I'm also
10 interested in hearing about resident elections,
11 when resident associations are not authorized,
12 what is done to get them authorized, if such an
13 action should happen, and any and all grievance
14 procedures associated with any of those elections.
15 I would like to thank the Housing Authority, NYCHA
16 residents and advocates who are here today. If
17 you plan to testify and have not filled out one of
18 these forms, please do so with the sergeant-at-
19 arms at the back, and we will call you after NYCHA
20 gives its testimony. So just to refresh
21 everyone's recollection, NYCHA will give their
22 testimony, and the Council members will ask
23 questions, and then we will go to public
24 testimony. Thank you very much, and to start I
25 would like to say that at the moment we've been

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2 joined by Council Member Erik Dilan from Brooklyn
3 and Council Member Melissa Mark-Viverito from
4 Manhattan, and NYCHA.

5 MS. MYRIE: Thank you. I didn't
6 get a chance to test it, so I just wanted to make
7 sure it works. Thank you so much. Good
8 afternoon, Chairwoman Mendez and distinguished
9 members of the Public Housing Committee, my name
10 is Sharon Myrie, and I'm the Deputy General
11 Manager for Community Programs & Development at
12 the New York City Housing Authority. Joining me
13 this afternoon are Assistant Deputy General
14 Manager Deidra Gilliard, and Director for Federal
15 Relations Policy & Compliance, Steven Love. We're
16 pleased to have this opportunity to discuss
17 NYCHA's comprehensive efforts to increase resident
18 participation and promote community engagement in
19 our work to support the residents of public
20 housing in New York City. Earlier this month,
21 NYCHA released Plan NYCHA, a roadmap for
22 preservation, a call to action for agency
23 employees, NYCHA residents, community advocates
24 and all New Yorkers to work collaboratively to
25 strengthen and preserve public housing, and insure

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2 that it remains a vital asset and source of
3 support for low- and moderate-income New Yorkers.
4 Plan NYCHA, which has been endorsed by Mayor
5 Michael R. Bloomberg, outlines ten core
6 imperatives that will direct our work moving
7 forward. They range from pursuing new
8 public/private funding solutions, to improving
9 safety and security in developments around the
10 city, to connecting residents with vital resources
11 and services. Together they reflect the wide
12 range of challenges facing public housing today,
13 and each of their success will depend on the
14 participation and partnership of the NYCHA
15 resident community. Throughout the development of
16 Plan NYCHA, Chairman Rhea and members of the board
17 worked tirelessly to engage NYCHA residents and
18 their leadership, especially the Citywide Council
19 of Presidents, what we call CCOP, as well as other
20 key stakeholders, to insure that resident and
21 community voices played a major role in designing
22 this blueprint for action. We met with resident
23 leaders, conducted focus groups and phone surveys,
24 and held community conversations in multiple
25 languages that gave thousands of NYCHA residents

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2 the opportunity to hear and discuss key elements
3 of Plan NYCHA and our vision for the next five
4 years and beyond. We made the process as
5 inclusive and transparent as possible, helping us
6 identify the needs and concerns of our diverse
7 customers, our NYCHA residents, and to prioritize
8 key initiatives moving forward. The development
9 of Plan NYCHA is just one example of this agency's
10 continuing efforts to insure that residents are
11 informed, engaged, and participating in meaningful
12 dialogue about the issues and challenges facing
13 NYCHA. In many ways, the level of partnership we
14 see today among resident leadership, residents and
15 the NYCHA board is unprecedented. It has been
16 further enhanced by the presence of NYCHA's first-
17 ever resident board member, Victor Gonzalez.
18 Member Gonzalez was appointed by Mayor Bloomberg
19 in July, 2011, following an extensive and
20 transparent application and review process, and
21 has been dedicated to representing the resident
22 body in all policy and administrative matters for
23 board review. Through Plan NYCHA we have
24 reaffirmed our unwavering commitment to providing
25 decent and affordable housing in a safe and secure

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2 living environment for low- and moderate-income
3 New Yorkers. But NYCHA is more than bricks and
4 mortar; every NYCHA resident has access to an
5 array of community, educational, employment and
6 social service programs. NYCHA goes far beyond
7 housing to provide access to services that offer
8 opportunity and enrich the lives of our residents.
9 One way we are doing this is by engaging residents
10 in green and environmental sustainability
11 initiatives. By providing material and
12 organizational support, we've assisted residents
13 in creating over 20 green committees at NYCHA
14 developments throughout the city. We have also
15 provided assistance to a number of committees that
16 have sought outside grants to do green events, and
17 we are aggressively pursuing more youth
18 involvement in our sustainability initiatives.
19 NYCHA has also administered a garden and greening
20 program for 49 years that not only beautifies our
21 grounds across the city, but also provides
22 environmental education to our residents, year-
23 round technical assistance to gardeners
24 coordinating workshops, and access to nutritional
25 organic produce. In 2011, we had 622 gardens

1 registered in the garden and greening competition,
2 and we provided gardening and greening education
3 to roughly 1,700 adults and nearly 2,000 children
4 and youth resident-gardeners citywide. These are
5 just a couple of examples of the assortment of
6 programs and activities offered at NYCHA. We have
7 been working diligently to support residents'
8 interests and participation in NYCHA and
9 surrounding communities. To this end, fostering
10 and maintaining collaborative working
11 relationships with resident associations has been
12 critical in our efforts to develop and gain
13 support for NYCHA initiatives. A key role of the
14 resident associations is to serve as the link
15 between the residents of the developments and the
16 public housing authorities, providing information
17 to residents and gathering feedback that can be
18 used to strengthen our delivery services to the
19 residents. The resident associations participate
20 in working partnerships with public housing
21 authorities to advise and assist in all aspects of
22 public housing operations. According to Part 964
23 of the HUD regulations, resident associations must
24 consist of persons residing at public housing.
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2 They must meet a number of requirements in order
3 to receive official recognition from the PHA and
4 HUD, and to be eligible to receive funding for
5 their activities and stipends for their officers.
6 They must adopt written procedures, such as bylaws
7 or a constitution, providing for election of
8 residents to the governing body by the voting
9 membership of the residents. Written procedures
10 must be drafted and adopted that provide for
11 recall of the resident by the voting membership.
12 At least 10% of the voting membership must agree
13 to recall the resident board. A resident council
14 board must be democratically elected, consisting
15 of at least five elected board members. Voting
16 membership consists of heads of households at
17 least 18 years old, whose name is on the lease.
18 If the resident association fails to satisfy HUD's
19 minimum requirements, HUD requires the PHA to
20 withdraw its recognition of the resident
21 association, and to withhold its funding. PHAs
22 must monitor the resident association election
23 process. Resident associations may form a larger
24 jurisdiction-wide organization, which can
25 represent the interests of all residents in the

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2 PHA's jurisdiction. Here in New York City, we
3 refer to this group as the Citywide Council of
4 Presidents, known as CCOP. Given the size and
5 geographical diversity of NYCHA's developments,
6 NYCHA's resident associations are organized into
7 nine geographical districts. Each district is
8 governed by a council of presidents comprised of
9 the resident association presidents for the
10 developments in that district. NYCHA districts
11 elect members to represent them on the Citywide
12 Council of Presidents. If a CCOP is formed, NYCHA
13 shall recognize it as the authority-wide voice of
14 residents for input into housing authority
15 policymaking. This jurisdiction-wide council, or
16 CCOP, may advise the PHA's board and executive
17 director in all areas of PHA operations. There
18 must be regularly-scheduled meetings between the
19 PHA and the local resident association, and the
20 jurisdiction-wide resident council to discuss
21 problems, plan activities, and review progress.
22 NYCHA has partnered with each of the nine district
23 councils for the purpose of reviewing and
24 approving tenant participation activities and
25 allocating tenant participation funds. Those

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2 partnerships were formalized in a memo of
3 agreement with each district council. HUD, like
4 NYCHA, has long recognized the importance of
5 tenant involvement and community engagement to the
6 success of public housing. HUD has provided
7 guidelines on the distribution and the use of
8 operating subsidy funds received for resident
9 participation activities, run by duly-elected
10 resident associations and district councils. It
11 is important to mention that Federal funding of
12 tenant participation activities, TPA, is strictly
13 regulated by HUD, which outlines the scope and
14 definition of activities that are eligible or
15 ineligible for TPA funding. At this time I would
16 like to turn it over Steven Love, Director for
17 Federal Relations Policy & Compliance, who will
18 provide you with some background on the Federal
19 regulations that establish the framework by which
20 NYCHA implements HUD's regarding TPA funds and the
21 regulations governing TPA that are codified in
22 Title 24 of the Code of Federal Regulations at
23 Part 964, and in a notice issued by HUD.

24 MR. LOVE: Thank you, Ms. Myrie.

25 The purpose of Part 964 is to implement the

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2 Federal government's policy of promoting public
3 housing resident participation and the active
4 involvement of residents in the public housing
5 authority's operations. The tenant participation
6 program promotes partnerships between public
7 housing residents and PHAs to build, strengthen,
8 and improve public housing, and foster changes
9 that improve the quality of life for public
10 housing residents and the surrounding community.
11 HUD has issued stringent policies, procedures and
12 requirements that NYCHA and duly-elected resident
13 representative organizations must follow in
14 implementing tenant participation programs. These
15 policies and procedures recognize the resident's
16 right to organize, and to elect a resident
17 association to represent their interests. The
18 applicable regulations also reinforce HUD's
19 policies that housing authorities should work
20 with, and provide funding to, duly-elected
21 representative resident bodies, so that together
22 they can foster a constructive working partnership
23 in the management and operation of public housing,
24 and the provision of services to public housing
25 residents. Under the regulations governing tenant

1 participation programs, HUD plays a relatively
2 limited role in the day-to-day functioning of the
3 working partnerships formed by resident
4 associations and their local public housing
5 authority. HUD's role in this program is
6 threefold: one, allocating the funding necessary
7 for the housing authority to carry out the
8 activities contemplated by Part 964; overseeing
9 regulatory compliance; and facilitating dispute
10 resolution. The role of the public housing
11 authority in tenant participation programs is much
12 broader. PHAs are responsible for recognizing a
13 duly-elected resident association as the sole
14 representative of the residents, and for the
15 purpose of permitting tenant participation
16 activities. PHAs may consult with residents or
17 resident associations to determine the extent to
18 which residents desire to participate in community
19 activities. The level of participation may vary
20 from development to development, and may be
21 reflected in written agreements between the PHA
22 and resident representative organizations. Some
23 of the ways in which a PHA provides support for
24 the resident association includes providing office
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2 space at no cost, meeting facilities in close
3 proximity to the development, or developments that
4 are represented by such resident association. HUD
5 has a specific formula for funding tenant
6 participation activities. That funding is
7 computed at the rate of \$25 per each occupied
8 public housing unit per year, for units
9 represented by duly-elected residents
10 associations, though subject to the level of
11 annual appropriations. Of this amount, \$15 per
12 unit per year may be allocated to fund tenant
13 participation activities, including the activities
14 ... and including the expenses for conducting
15 elections, recalls, and such arbitrations as may
16 be required under Part 964. Ten dollars per year
17 per unit is used by NYCHA to cover the costs it
18 incurs in overseeing tenant participation
19 activities. Disputes regarding funding decisions
20 arising between the parties are referred to HUD
21 for intervention. HUD will require the parties to
22 negotiate further, to resolve the dispute. If no
23 resolution is achieved within 120 days from the
24 start of the agency's fiscal year, then resident
25 participation funding must be used by the agency

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2 for resident education activities related to HUD
3 policies and procedures. HUD regulations do not
4 permit the housing authority to fund tenant
5 participation activities without a proper written
6 agreement in place. Additionally, funds cannot be
7 released for approved or eligible programs. I
8 will now turn it back to Ms. Myrie.

9 MS. MYRIE: Thank you. As an
10 update to our last testimony regarding TPA funding
11 delivered in 2009, I'm happy to report that NYCHA
12 has worked in conjunction with approximately 237
13 resident associations, providing assistance,
14 guidance and review of an estimated 1,600
15 proposals for resident-initiated activities,
16 totaling approximately \$8 million in tenant
17 participation funding. These activities include
18 130 leadership development programs, conferences,
19 retreats, and community organization developments;
20 490 community outreach activities; 50 skills
21 training programs; 170 resident association
22 offices provided with equipment, furniture,
23 supplies and services; 20 resident association
24 councils sought assistance with securing 501C3
25 incorporation. Community operations have

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2 streamlined the process for program approvals,
3 based on resident feedback. Resident association
4 presidents submit proposals to NYCHA and to
5 district chair, who then review the proposals.
6 The district chair has ten days to notify NYCHA in
7 writing of its approval or disapproval of the
8 proposal. If the district chair fails to act
9 within ten days, NYCHA may act on the proposal.
10 If a district chair objects to a proposal, NYCHA
11 may override that decision if it is determined
12 that the proposal is a TPA-allowable activity.
13 Similarly, NYCHA has had to deny activities that
14 did not meet the standards of the HUD notice. In
15 closing, I would like to share with the Committee
16 that NYCHA anticipates working with the resident
17 leadership to create a model by which residents
18 can have even greater autonomy within HUD
19 guidelines with regards to control of aspects of
20 the TPA funds. Not only is this goal of resident
21 empowerment consistent with 964 regulations, but
22 it will allow NYCHA to align its resources with
23 available funding. At the appropriate time, I
24 look forward to coming back to this Committee to
25 share information on this new initiative. I thank

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2 you for giving us the opportunity to discuss
3 NYCHA's tenant participation activities, at this
4 time we'd be happy to answer any questions that
5 you may have. And I'd like to say hello also to
6 the two Council members who joined us, Council
7 Member Halloran and Council Member James. Thank
8 you.

9 CHAIRPERSON MENDEZ: Thank you very
10 much. Council Member Halloran from Queens, and
11 then Council Member James from Brooklyn, so thank
12 you for ... thank you for being here. I'm just
13 going to ask, to start off, one question, maybe
14 some related questions, and then I'm going to turn
15 it over to Council Member Melissa Mark-Viverito,
16 and then to Council Member Halloran and then
17 whoever else wants to go next. I know Council
18 Member Melissa Mark-Viverito has to get to another
19 hearing, so. On page eight of your testimony, you
20 say that you have 237 residents associations, so
21 is that authorized associations recognized by the
22 Housing Authority? Is that correct?

23 MS. MYRIE: That is correct.

24 CHAIRPERSON MENDEZ: The Housing
25 Authority has 334 developments, is that correct?

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MS. MYRIE: That is correct.

CHAIRPERSON MENDEZ: So that means that's just about shy, a little less than a 100 developments that don't have associations, resident associations.

MS. MYRIE: Right.

CHAIRPERSON MENDEZ: That are acknowledged by the Housing Authority.

MS. MYRIE: That is correct.

CHAIRPERSON MENDEZ: Can you tell me why?

MS. MYRIE: Okay, would you like to do that?

MS. GILLIARD: Good afternoon.

CHAIRPERSON MENDEZ: It's in back of the stand.

MS. GILLIARD: Good afternoon. Can you hear me now?

CHAIRPERSON MENDEZ: Yes.

MS. GILLIARD: Okay, good afternoon.

CHAIRPERSON MENDEZ: Feel free to pull it closer if you need to.

MS. GILLIARD: Okay, so the

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2 breakdown is as follows -- and again, I'm Deidra
3 Gilliard, the Assistant Deputy General Manager for
4 Community Programs and Development at the Housing
5 Authority. In the Bronx there are 56 resident
6 associations, in Brooklyn 77 resident
7 associations, Manhattan 77 resident associations,
8 Queens 20, Staten Island 10, for a total of 240.

9 CHAIRPERSON MENDEZ: Can I ask you
10 to tell me, in Brooklyn there are 77 out of how
11 many developments?

12 MS. GILLIARD: Well, there are a
13 total of 77.

14 CHAIRPERSON MENDEZ: Seventy seven
15 developments in Brooklyn.

16 MS. GILLIARD: Seventys - -

17 CHAIRPERSON MENDEZ: (Interposing)
18 There are 77 acknowledged, authorized associations
19 in Brooklyn.

20 MS. GILLIARD: Out of approximately
21 104. I don't have those numbers before me, but
22 these are the resident associations that we
23 currently acknowledge, because they have five-
24 member boards.

25 CHAIRPERSON MENDEZ: Okay. That's

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easy enough to get, how many developments you have in each borough.

MS. GILLIARD: Yes. And there are a couple ... there are some- -

CHAIRPERSON MENDEZ: (Interposing)
So that's relatively ... I mean, Brooklyn has ... that's relatively large numbers. Like 36 developments in Brooklyn do not have resident associations that are authorized or acknowledge by the Housing Authority. And that- -

MS. GILLIARD: (Interposing) So just to follow up, there are currently ... so those are resident associations that have five-member boards. In addition to that, there are a number of associations that require elections, their elections are past-due. And there are 12 of those in the Bronx, there are 18 in Brooklyn, there are 14 in Manhattan, all of the elections are up-to-date in Queens, and all of the elections are up-to-date in Staten Island. And that totals 44. Outside of that, there are some developments where we have had challenges with establishing resident associations, some of them, as an example, maybe a one-building development, and my staff has gone

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2 numerous times in order to establish a quorum, so
3 that we could hold an election. We've gone out
4 there, we've distributed flyers, we've had lobby
5 meetings, we've, you know, put notices by the
6 elevator, however, we've not been able to get a
7 quorum, so elections have not been held at those
8 developments.

9 CHAIRPERSON MENDEZ: And what
10 constitutes a quorum, please?

11 MS. GILLIARD: It's ... everything
12 that we do with regard to election is established
13 by the bylaws that the resident associations
14 adopt. Where there is no election ... a resident
15 association, pardon me, then there's Roberts Rules
16 of Order, and then there's HUD regulations that
17 require that at least 10% of the residents
18 participate, or attend, in order for us to move
19 forward before we can have an election, or discuss
20 business. So a quorum must be established.

21 CHAIRPERSON MENDEZ: So
22 developments will range in units and style, so
23 where there is no authorized tenant association,
24 you need 10% of the population of the units.

25 MS. GILLIARD: Yes.

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2 CHAIRPERSON MENDEZ: Of the units,
3 not population of the units.

4 MS. GILLIARD: Population of the
5 members of the development who can vote. So you
6 have to be at 18 years of age. Some need to be at
7 least 18 years of age, and also what I was going
8 to add, even where there are established resident
9 associations, and as an example, the term has
10 expired, there are some bylaws that require that
11 membership dues are paid. So as long as the dues
12 are not arbitrary and capricious, or as long as
13 there isn't anything that's being required that
14 contradicts HUD regulations, then we can move
15 forward with an election.

16 CHAIRPERSON MENDEZ: Okay, so 10%
17 of the units where ... can come to establish an
18 association, you've not been able to do that in
19 some developments.

20 MS. GILLIARD: Yes.

21 CHAIRPERSON MENDEZ: And- -

22 MS. GILLIARD: (Interposing) 10%
23 again who are 18 years of age or older, yes.

24 CHAIRPERSON MENDEZ: Who are
25 authorized tenants, 18 years of age or older, on

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the lease, you know, on the household composition.

MS. GILLIARD: Yes.

CHAIRPERSON MENDEZ: And otherwise associations can change that, if they so wish, to be a ... once they are duly authorized, right?

MS. GILLIARD: Yes.

CHAIRPERSON MENDEZ: And acknowledged, they could decide that they could make it 5% of the population?

MS. GILLIARD: Yes.

CHAIRPERSON MENDEZ: Or in no case it cannot be less than 10%.

MS. GILLIARD: Yes, the quorum, once there is a group, a body, that has been established as a resident association, then they create their bylaws, and their bylaws can allow for less than 10%, yes.

CHAIRPERSON MENDEZ: And in the associations that have not held elections, that they're overdue, it is because they haven't gotten around to it, they're trying to build up their membership? What are the kinds of reasons?

MS. GILLIARD: So there are a variety of reasons. I can tell you that our

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2 process consists of the following: at least three
3 months in advance of a term expiration, my staff
4 will prompt the resident association, so to speak,
5 send a tickler to say, we understand that the term
6 of this executive board expires three months from
7 now, we would like to have a conversation with you
8 to begin talking about election dates. Assuming
9 that happens, and the resident association is
10 responsive, and we have some dates established for
11 NYCHA ... for the election to proceed, then NYCHA
12 staff asks to be invited to what's called a
13 general membership meeting.

14 CHAIRPERSON MENDEZ: So let's say
15 they're not responsive.

16 MS. GILLIARD: So we do it three
17 months in advance, so that if a month from that
18 time we don't hear from the resident association
19 president, we send another notification a month
20 later, and then we send another notification again
21 a month later. At some point, the New York City
22 Housing Authority has the right to withdraw
23 recognition, and that happens on occasion, if the
24 resident association has been non-responsive.

25 CHAIRPERSON MENDEZ: So you send

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2 out all these ticklers, now 90 days have lapsed,
3 so technically the tenant association is still not
4 authorized, but you will still acknowledge them,
5 what happens after that? When do you decide not
6 to acknowledge the association, after all these
7 ticklers have been sent out and there still is no
8 response by the current resident association?

9 MS. GILLIARD: Assuming that,
10 because there has been an example that a resident
11 association president has been ill, and has been
12 in the hospital, or they have a death in the
13 family, so assuming that there's not an emergency
14 situation, then the Housing Authority can withdraw
15 recognition from that resident association body,
16 and then the Housing Authority is responsible for
17 conducting that election.

18 CHAIRPERSON MENDEZ: Thank you.
19 Okay. Give me one second. Can you tell me what
20 is the breakdown between those resident ... those
21 developments that have never ever had a resident
22 election, and those that are just past due?

23 MS. GILLIARD: I don't have that
24 before me, but I can get it to you.

25 CHAIRPERSON MENDEZ: We would like

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2 that, thank you very much. Council Member Melissa
3 Mark-Viverito, but before that, we've been joined
4 by Council Member Maria Del Carmen Arroyo from the
5 Bronx.

6 COUNCIL MEMBER MARK-VIVERITO:

7 Thank you, Madam Chair, and thank you, NYCHA reps
8 for being here. Just a quick question just to
9 follow up on what the Council Member, the Chair
10 had indicated. So when an election or when a
11 resident association is not authorized, the money
12 that would be normally designated for that
13 association, what happens to it?

14 MS. GILLIARD: The tenant
15 participation activity moneys?

16 COUNCIL MEMBER MARK-VIVERITO: Yes.

17 MS. GILLIARD: The tenant
18 participation activity moneys for that resident
19 association can be utilized by the district
20 council of presidents.

21 COUNCIL MEMBER MARK-VIVERITO: All
22 right, so then obviously, you know, this is an
23 important hearing, and obviously there's been a
24 lot of challenges raised by a lot of our
25 developments with regard to this. You know, one

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2 of the things that I want to ... because I
3 unfortunately can't stay, but I do want to jump
4 the gun a little bit here in support of testimony
5 that's been submitted by the Community Voices
6 Heard. I am one of four Council members that is
7 involved in the participatory budgeting for my
8 district, and this came out of results, actually,
9 of advocacy from Community Voices Heard, which
10 also has engaged in conversations with Toronto
11 Public Housing Authority, which actually does do
12 participatory budgeting for its funds, for the
13 resident funds. You indicated in your testimony
14 about some sort of an initiative that you'd come
15 back at some later point, I'm hoping that that is
16 the initiative that we are talking about. Because
17 my understanding is that Community Voices heard
18 has engaged in conversations with NYCHA about
19 looking at that model and that initiative for the
20 resident funds, which I think would be really
21 wonderful for many reasons. One, I think it would
22 really help ramp up the participation of tenants
23 in the tenant associations. I think what we want
24 to see is more residents participating and being
25 active within the immediate community, and I think

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2 when they have a direct voice in deciding how
3 funds are going to be distributed, that that will
4 lend itself to having stronger, more vibrant
5 resident associations, which I think is beneficial
6 to all of us. So one is, have you had
7 conversations around that, and is it something
8 that NYCHA is seriously looking at?

9 MS. MYRIE: Council Member, I would
10 say that we're still at the early stages of that,
11 but certainly moving in that kind of direction.
12 We ... I think it's a great idea on your part in
13 terms of how that connects with what's going on in
14 terms of the participatory budget piece, and I've
15 been, you know, really pleased just to hear in
16 terms of the kind of involvement that has occurred
17 through the process that you and Council Member
18 James and others have been doing. So we certainly
19 will take a look at that. I think right now we're
20 at the stages of just really looking at the broad
21 model itself, and then within that, you know, some
22 of the things that we can do to certainly make
23 sure that there's more engagement on the part of
24 the residents.

25 COUNCIL MEMBER MARK-VIVERITO: On

1
2 average -- and thank you for that -- on average,
3 and understanding, you know, every development is
4 a different size, what is the average amount that
5 is available to a resident association? You know,
6 I understand, I mean, we're talking about averages
7 here. It can range from what to what, let's say?

8 MS. MYRIE: We have sort of a
9 general average, the multiple in small single-
10 building units, the average is about \$2,000, for
11 the mid-size developments, and we ... do you
12 remember what we said in terms of the units?
13 About 650 approximately \$10,000, and for the
14 larger developments it would range between about
15 \$20,000 to \$30,000.

16 COUNCIL MEMBER MARK-VIVERITO:
17 Okay. Because I would think, you know, that's
18 something I would definitely, in terms of the
19 participatory budgeting, I would want to see how
20 we could look at doing that, but also if there's
21 possibilities, if that were to be something that
22 you do, how some of us Council members could
23 partner with NYCHA to enhance the amount of money
24 available so that we can really get greater
25 participation from residents. Because at the end

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2 of the day, I think that that's what, you know, is
3 really important. What we've seen so far, I'm
4 only doing it for the first year, the level of
5 community engagement in this participatory
6 budgeting process has been really unbelievable.
7 You know, people really take ownership, people are
8 very involved, very outspoken, and so that all
9 just it makes a better community, when you have
10 that level of civic engagement. So I appreciate
11 the testimony, the thinking, and I would really
12 push on that front. The last thing that I would
13 say is that I found it a little alarming that from
14 the \$25 per unit that is assigned, that NYCHA
15 takes \$10 for administrative overhead, which
16 basically is administering the elections, etc.,
17 and the other amount goes to the resident
18 association. Is that accurate? That's what it
19 says in the briefing.

20 MR. LOVE: You're correct in the
21 amount, and it's not necessarily the decision of
22 the Authority, but that division is a division set
23 by HUD.

24 COUNCIL MEMBER MARK-VIVERITO:
25 Well, you could always forego it and give it back

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2 to the tenant association, no? You know, I mean,
3 it may be something that they delineate, but you
4 don't have to normally, you know- -

5 CHAIRPERSON MENDEZ: (Interposing)
6 As you used to do in the past, you didn't take
7 that administrative fee.

8 MS. MYRIE: The one thing I just
9 want to say though, is that it's not just simply
10 for the administrative fee pieces, but we also use
11 it to actually provide activities through the TPA
12 fund.

13 COUNCIL MEMBER MARK-VIVERITO: So
14 just to be clear, though, for further
15 clarification, from the amounts you indicated,
16 from the small, medium and larger developments,
17 the numbers you issued, is that taking out
18 already- -

19 MS. MYRIE: (Interposing) That's
20 taking out the costs- -

21 COUNCIL MEMBER MARK-VIVERITO:
22 (Interposing) So this is the money- -

23 MS. MYRIE: (Interposing) ... direct
24 ... directly to the development.

25 COUNCIL MEMBER MARK-VIVERITO: All

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2 right, so we can take ... all right, well, I'll
3 leave it there. Thank you very much, Madam Chair,
4 and thank you for your time.

5 CHAIRPERSON MENDEZ: I'm going to
6 do a follow-up on her question. So the \$10 covers
7 administrative fees and activities, can you tell
8 me what some of these activities might be?

9 MS. MYRIE: We could certainly
10 provide a little bit more information on that, but
11 it would also include some of the work that we do
12 through our job training, you know, because that ...
13 the definition as it relates to, under the TPA
14 does include activities that go to the definition
15 of what is to be included in TPA. So it does
16 include some job development pieces to that as
17 well.

18 CHAIRPERSON MENDEZ: In trying to
19 fulfill your section 3 goals, or just some job
20 training in general? Working with other not-for-
21 profits, or just NYCHA-run?

22 MS. MYRIE: Yes, in general.

23 CHAIRPERSON MENDEZ: In general.

24 MS. MYRIE: Right.

25 CHAIRPERSON MENDEZ: Okay, I'm

1
2 really interested in knowing more about all these
3 other activities and where the money is being
4 spent, so of that \$10, I'd like to know how much
5 is administrative fees, that you're using for, to
6 pay staff involved with the running of the
7 elections, and any technical assistance they may
8 be giving the association, and how much is being
9 spent on things like the job training and what
10 those other activities might be.

11 MS. MYRIE: Right, and I will say,
12 though ... well, I'll get into it a little bit more,
13 but it's more than just the 40%, because there are
14 some expenses that we do in terms of
15 administrative that are not accounted for within
16 that amount.

17 CHAIRPERSON MENDEZ: Okay, so
18 before I turn it over to Council Member Halloran,
19 let me just ask, in years past, NYCHA did not take
20 this administrative fee, when did you start taking
21 the fee, and why?

22 MS. MYRIE: Unfortunately that
23 predates me, so I don't have that information.

24 CHAIRPERSON MENDEZ: No one here at
25 NYCHA can tell me why?

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2 MS. MYRIE: (aside) Okay, thank
3 you. 2006 we started.

4 CHAIRPERSON MENDEZ: You started
5 taking it in 2006? And anyone knows why? Can you
6 say that on the record? Can someone say that on
7 the record?

8 MS. MYRIE: The budget.

9 CHAIRPERSON MENDEZ: You needed
10 more money, because you weren't getting it from
11 Washington.

12 MS. MYRIE: We weren't getting it.

13 CHAIRPERSON MENDEZ: Thank you.

14 MS. MYRIE: That's still ...

15 CHAIRPERSON MENDEZ: Thank you.
16 That's correct, right? so you weren't getting
17 enough money from Washington, so you had to go
18 revisit and take some of the administrative fees
19 that under the current law is available to you,
20 and you did it retroactively, because actually in
21 2006 you weren't doing it, so at some point you
22 made a decision and you went retroactively and
23 started taking the fees. Is that correct?

24 MS. MYRIE: I'm not sure that's
25 exactly correct, we can clarify that for you.

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2 CHAIRPERSON MENDEZ: You can
3 clarify it. I know that is correct, but you can
4 go clarify it, when you get- -

5 MS. MYRIE: (Interposing) I've been
6 told it was not retroactive, so starting in 2006.

7 CHAIRPERSON MENDEZ: Well, I'm
8 going to tell you this. In 2006, or in 2007, or
9 whenever I had some meetings, there were hearings
10 and budget hearings where we were told that you
11 weren't taking the fees, so it was retroactive, so
12 you can go back and check, so I'm going to just
13 assume that that information is being given to you
14 by someone. I believe it not to be correct, I
15 believe it was done retroactively, based on
16 information that was given to me at one point, I
17 just don't know what year you started, decided to
18 take- -

19 MS. MYRIE: (Interposing) So why
20 don't we take a look at that.

21 CHAIRPERSON MENDEZ: Yes.

22 MS. MYRIE: And clarify that for
23 the record.

24 CHAIRPERSON MENDEZ: Okay, that
25 would be great. Okay, Council Member Halloran.

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2 COUNCIL MEMBER HALLORAN III: Thank
3 you, Madam Chair. Good afternoon, thank you for
4 being here. I just want to first clarify some of
5 the things on the election process. My
6 understanding is that there are approximately
7 404,000 residents in NYCHA facilities, of which
8 28% are under 18, so we can exclude them for
9 purposes of quorum or whatever else we're
10 discussing. Is that about right? Does that
11 number sound right?

12 MS. GILLIARD: It sounds about
13 right.

14 COUNCIL MEMBER HALLORAN III: Okay.
15 So in the remainder facilities, you indicated that
16 there was approximately 30% that have not ... that
17 do not have recognized boards, and that number
18 slightly varies from borough to borough, except
19 for Queens, of course, where there is a board
20 everywhere, and on Staten Island, where there is a
21 board everywhere. I represent Queens, I just want
22 to point that out. So in the Bronx and Brooklyn,
23 where currently you have issues, 15% in aggregate,
24 or half of those boards are simply ... have not
25 conducted their elections at this point, and

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that's why they are not in compliance? Or they're considered to not have boards, is that accurate?

MS. GILLIARD: So in the Bronx there are 44 that are current, 12 that are past-due; 59 that are current and 18 that are past-due in Brooklyn; in Manhattan there are 64 that are current and 14 that are past-due, and then I'm going to present to you all the numbers of the developments without a resident association.

COUNCIL MEMBER HALLORAN III: Okay.

CHAIRPERSON MENDEZ: Can you just repeat those numbers, please?

MS. GILLIARD: Certainly. In the Bronx there are 44 with current elections, 12 that are past-due; Brooklyn, 59 with 18 past-due; Manhattan, 64 with 14 that are past-due.

COUNCIL MEMBER HALLORAN III: Okay, so using Brooklyn, for example, you actually ... the vast majority have representation, it's just that there's a small percentage that does not have any board, it's just most of them that are in that category, the 18, are just, they have not held their elections.

MS. GILLIARD: Yes, yes.

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COUNCIL MEMBER HALLORAN III: Okay.

And I guess that would be the Bronx it would be fair to say, is the lowest participatory one, because even with the ones, adding those back in that were renewing, it's only 56 of the 100 or so units, so you're talking about in that particular borough it's close to a 50% mark, is that accurate?

MS. GILLIARD: In the Bronx I don't have the number with the number of developments in the Bronx.

COUNCIL MEMBER HALLORAN III: Isn't it about 100? It's not?

MS. GILLIARD: No.

MR. LOVE: It's over.

MS. GILLIARD: A little bit over, yeah. Unless my math is crazy, with 56 of a 100, it would be about 50%, if it's a little bit over, that actually- -

MS. GILLIARD: (Interposing) I'm hearing that it's a little bit over, yes.

COUNCIL MEMBER HALLORAN III: So more or less, would it be fair to say?

MS. GILLIARD: Yes it would.

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2 COUNCIL MEMBER HALLORAN III: That
3 you're talking about every borough, except the
4 Bronx, having somewhere between 75% or better
5 representation, but in the borough of the Bronx
6 you have a serious deficit, you have only half of
7 those facilities with any form of representation
8 recognized by NYCHA, is that correct?

9 MS. GILLIARD: What I will need to
10 do, because some of the developments are
11 consolidated.

12 COUNCIL MEMBER HALLORAN III: Okay.

13 MS. GILLIARD: Is figure out and
14 get from my team how many, from someone on the
15 NYCHA staff, how many developments there are in
16 the Bronx that require a resident association.

17 COUNCIL MEMBER HALLORAN III: That
18 require ... you mean, there are- -

19 MS. GILLIARD: (Interposing) That
20 require, that are eligible to have resident
21 associations. There are some consolidations.

22 COUNCIL MEMBER HALLORAN III: Okay,
23 so then the numbers you're giving us are
24 meaningless, if you don't know which ones could or
25 couldn't have ... look, I am neither, you know,

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2 advocating one way or another on how this should
3 work. I'm just saying that we can't do anything
4 if we don't actually know what numbers we're
5 talking about.

6 MS. GILLIARD: So I have just been
7 presented with the numbers, and in the Bronx there
8 are 90 developments.

9 COUNCIL MEMBER HALLORAN III: Okay,
10 so there are 90 developments, I assume you mean
11 that are eligible to have boards.

12 MS. GILLIARD: Yes.

13 COUNCIL MEMBER HALLORAN III: Okay,
14 because there's a lot more than 90 developments in
15 the Bronx, right?

16 MS. GILLIARD: Because some of our
17 developments are consolidated.

18 COUNCIL MEMBER HALLORAN III: Okay,
19 so of those 90, 56 of those have representation,
20 is that fair to say?

21 MS. GILLIARD: That's 44 current,
22 12 are past-due.

23 COUNCIL MEMBER HALLORAN III: Okay.
24 So that's 62%, so you're still looking at a
25 significant deficit as you compare it to the

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2 borough of Brooklyn, certainly the borough of
3 Queens, and Staten Island. What is NYCHA doing in
4 the borough of the Bronx to attempt to remedy this
5 significant and obvious deficit that you have in
6 terms of getting an association moving?

7 MS. GILLIARD: So what NYCHA
8 continues to do, so if I talk about process a
9 little more. There are staff in my office who
10 conduct resident association elections. In the
11 Bronx we currently have two individuals who travel
12 the entire borough to conduct these elections, so
13 there is a bit of a challenge there. However,
14 we've been working very closely with the resident
15 association presidents, the CCOP Chair. In fact,
16 as one example, a resident association president,
17 Eric Crawford, presented to us someone at one of
18 the developments who was interested in starting a
19 resident association at 950 Union, I believe
20 that's the address. And so we worked there very,
21 you know, actually it was at 72 development, and
22 we actually worked with the residents there, and
23 were able to establish a resident association
24 board. So I work with the CCOP presidents, I work
25 with the other TA presidents who represent

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2 residents in the Bronx, and then the work of my
3 team, we go out and we, again, hold lobby
4 meetings, we distribute flyers, we do our very
5 best in an attempt to establish resident
6 association boards where none exist.

7 COUNCIL MEMBER HALLORAN III: Okay,
8 I appreciate that, and I know that you have a
9 daunting and difficult task at times. I guess my
10 question should have been better-framed as, is
11 there anything unique you will do in the Bronx to
12 try to make up for the deficit, as opposed to what
13 you do in every borough, to keep these resident
14 associations happening, A, and B, you mentioned
15 that you have two reps assigned to the Bronx for
16 that purpose. How many reps do you have assigned
17 to Manhattan, to Queens, to Brooklyn and Staten
18 Island, to conduct similar operations?

19 MS. GILLIARD: So there are two
20 staff members in the Bronx, there is one in
21 Queens, one on Staten Island, there are three in
22 Manhattan and there are four in Brooklyn.

23 COUNCIL MEMBER HALLORAN III: Okay,
24 all right, let me try doing math for a minute.
25 It's fair to say that the Bronx, Manhattan and

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Brooklyn all have approximately the same number of public housing units, yes?

MS. MYRIE: No. No, Brooklyn is much bigger.

COUNCIL MEMBER HALLORAN III:
Brooklyn is the largest, by far, but both Manhattan and the Bronx are over 100 units, give or take what's consolidated or what-not. Yes? Is that accurate?

MS. GILLIARD: Yes.

COUNCIL MEMBER HALLORAN III: Okay.

MS. GILLIARD: But the difficulty in doing the math is that the ... each of the resident associations have bylaws.

COUNCIL MEMBER HALLORAN III:
Right.

MS. GILLIARD: The bylaws determine when the elections are held. Some elections are held every two years, some elections are held every three years. So before we can do the math, we need to know how many elections are ... need to be done in any given year. So it could very well be that there are more elections that are due in one borough than in another borough because the

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election is staggered.

COUNCIL MEMBER HALLORAN III: But in the Bronx we don't have ... we have a 40% non-participatory rate, so don't you think it might be wise to give them a little more attention to try to get them to be more participatory?

MS. GILLIARD: Absolutely, and within our resources, our staff resources, we're looking to do as much as possible with the assistance of the residents, to get these elections done.

COUNCIL MEMBER HALLORAN III: Does-

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MS. MYRIE: (Interposing) The other thing I just want to point out too.

COUNCIL MEMBER HALLORAN III: Sure.

MS. MYRIE: Is that I think that's why we've been really looking at other ways to engage residents and, you know, I talked earlier about the greening piece. I don't want to, you know, undermine that, because I think that what we're finding is, our residents are really going to be engaged in many different ways, some of them through the formal process, in terms of, you know,

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2 through the elections, and what we've been doing
3 in the most recent years is really looking at, you
4 know, what are some of the interests as it relates
5 to the residents, because I think that if you look
6 at the interests and ways in which the residents
7 can come together, you know, be it under a
8 particular focus, then you get them more involved
9 and ultimately it's less intrusive. Because I
10 mean, I think it's really, really hard, even with
11 all the work that the staff is doing in terms of
12 peddling, you know, the payments, you know, that
13 it's really about the interests and garnering the
14 interests of the residents. So, you know, I just
15 want to point that out, that we're not just
16 looking at the work that Ms. Gilliard's staff are
17 doing, but also other ways throughout the agency
18 that we can engage residents.

19 CHAIRPERSON MENDEZ: Council Member
20 Halloran, let me just interject here. I'd like to
21 understand, right, so I ... why, I mean, or is NYCHA
22 trying to understand, why someone would want to be
23 engaged in an activity like greening, then not get
24 involved in the tenant association, where you
25 could have more input, have the association take

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2 certain positions, insure that you have funding
3 and that you can get the TPA funds allocated to
4 that development for those priorities? So what
5 would be the impediment, or what is going on that
6 some tenants would rather be involved in an
7 activity and not in the association at all?

8 MS. MYRIE: It's a good question.
9 I think that as we look at our own lives,
10 sometimes, you know, we may not be willing to go
11 that extra mile, but we might start off by just
12 taking an interest in something that they have,
13 that they might have a passion with. You know,
14 our hope is that that leads to, you know, like you
15 just really create that pathway, because you're
16 absolutely right, it's really important, as you
17 started in your opening statement, you know, a
18 healthy resident association means really all
19 these wonderful things that go with that. But I
20 think, you know, you also have to sort of look at
21 the resident and really take them where they are,
22 and if that is, you know, just to get an interest
23 in how do I, you know, take care of some
24 greenspace within my own development, maybe that
25 will lead, okay, I can do more, and we've actually

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2 started to see some residents, particularly our
3 young residents, who kind of start off that way,
4 and then will hopefully lead to this point of
5 saying, well, I'm seeing some progress made in the
6 work that I'm doing here, and now let me step that
7 up. But I think it's really also in terms of
8 individual's time and what they can commit to, and
9 hopefully, you know, they can see the benefit, you
10 know, in getting involved in the ways that you've
11 described.

12 CHAIRPERSON MENDEZ: Council Member
13 Halloran.

14 COUNCIL MEMBER HALLORAN III: Thank
15 you, Madam Chair. Well, again I understand that
16 absolutely, I see potential there. Do we have
17 sufficient ... look, the Federal government gives us
18 back a dollar for every \$1.26 we send there, so
19 it's not like we don't know we're already getting
20 shortchanged. Do the HUD resources coming back to
21 us in and of themselves, obviously you're taking
22 this \$25 and chopping off \$10, which you never did
23 before. Do you see any potential for the type of
24 program expansions you're talking about coming to
25 fruition, given the economic climate that we find

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2 ourselves in? And if in fact these loss leaders
3 that you're describing, such as the greening
4 projects, do take root, to use an agro pun, will
5 you actually be able to do the things contemplated
6 with the funds that you have, if all of a sudden,
7 these 40% become, you know, the norm in the rest
8 of the city, and you find yourselves with only a
9 10% or 15% loss in the Bronx, will those boards be
10 able to be functional with the resources that you
11 have?

12 MS. MYRIE: I think that it is
13 definitely a tall challenge, there's no question
14 about that. I think under our Plan NYCHA, that's
15 why so much emphasis and focus was in regards to
16 partnering, and in some of those areas I talked
17 about, particularly as it relates to greening,
18 we've found and identified some really good
19 partners to work with, so that we can stretch that
20 dollar in ways that we can't do alone. So it
21 really is a ... really the focus is on how we can
22 identify really good strong partners that can help
23 us during these very difficult times. But there
24 is no question that there's a challenge here.

25 COUNCIL MEMBER HALLORAN III: Thank

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2 you for your testimony, I'm going to turn it back
3 to the Chair, but I would just point out that, I
4 know the Bronx has experienced some severe
5 economic hardships, and some violence-related
6 issues that may impact the ability of those
7 organizations to coalesce, but I would remind
8 NYCHA what they probably know so well, that the
9 Far Rockaway projects were in far worse shape over
10 the period between 2005 and 2007, where I
11 represented literally hundreds of young men who
12 had been arrested for a variety of things, and
13 they were able to get those boards started, they
14 were able to start implementing some projects
15 within the communities to try to bring recidivism
16 down, to find job placements, to do other things.
17 If we don't do that, it's going to be a lost
18 cause, and the Bronx is suffering already as it
19 is, so, and I appreciate your work.

20 MS. MYRIE: Thank you so much, and
21 I will say that, with the Rockaways in particular,
22 late this summer actually we had planned it right
23 before the hurricane, we really did want to focus
24 on emergency preparedness, and that was an area
25 that we focused on, and yet another means of

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trying to engage the residents to do that. So thank you, I appreciate those comments.

CHAIRPERSON MENDEZ: Thank you. I'm just going to look to my colleagues, do you have any questions right now? Okay, so I will continue. Of the 97 associations or developments that currently have no authorized tenant association, correct? You said some of those are that they're past-due in elections, of the 97? Okay, and you have a total number of how many that are past-due out of that 97?

MS. GILLIARD: There are a total of 44 past-due elections.

CHAIRPERSON MENDEZ: Forty four. Of the remaining 53, right, they never had any resident associations, or they've just been past-due so long they're just in a different category?

MS. GILLIARD: No, I believe some of them have, but what I will need to do is come back to you with that information.

CHAIRPERSON MENDEZ: Okay, so ... and in these cases, these 97 then are not eligible to get Federal funding, so you cannot request \$25, of which you take \$10, from HUD for those 97

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developments, is that correct?

MS. GILLIARD: That is not correct.

CHAIRPERSON MENDEZ: It is not correct.

MS. GILLIARD: We receive funding, \$25 per occupied dwelling unit, whether they have a resident association or not. We can only distribute TPA funds to those developments where there is a five-member, duly-elected resident association board.

CHAIRPERSON MENDEZ: So that would mean ... hold it, I've got so many questions coming out of my head right now. Can you repeat that again, so I can jot these all down right now? Go ahead.

MS. GILLIARD: So we receive \$25 per occupied dwelling unit. 10% of those dollars the New York City Housing Authority takes to administer the program.

CHAIRPERSON MENDEZ: So ... so whether there is a resident association or not, you're only going to get \$25 per occupied unit, correct?

MS. GILLIARD: Correct.

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2 CHAIRPERSON MENDEZ: Okay, so how
3 many unoccupied units are there in the Housing
4 Authority total?

5 MS. GILLIARD: That I don't know.

6 CHAIRPERSON MENDEZ: Okay, you're
7 going to get me that information, someone knows
8 that, correct? Okay. All right, now, so for
9 those that are occupied units, you're getting \$25,
10 you don't have an authorized tenant association,
11 is that where you're using some of this activity,
12 where you're planning to do certain things in
13 those developments? Or you don't ... what do you do
14 with the \$25 that you get for those units in
15 developments that don't have a resident
16 association?

17 MS. MYRIE: So as I understand it,
18 and my colleagues will correct me, that money all
19 goes into the pot, the general pot, for TPA funds,
20 it's not ... it goes into the ... so that's
21 accumulated over the years.

22 CHAIRPERSON MENDEZ: And then what?
23 How does that money get distributed? So if you
24 got in, you know, if you have a development, let's
25 say, just to make it simple, it's 100 units,

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2 right? In a development ... okay, no, 150 units,
3 100 are occupied.

4 MS. MYRIE: Right.

5 CHAIRPERSON MENDEZ: So you're
6 going to get \$25 per those 100 units, you're only
7 ... \$10 you're going to take off as administrative
8 fees right off the bat, correct?

9 MS. GILLIARD: Yes.

10 MS. MYRIE: Yes.

11 CHAIRPERSON MENDEZ: Then the other
12 \$15 is going to go into a general fund.

13 MS. MYRIE: Into ... right, for
14 distribution to, for the residents as they apply.

15 CHAIRPERSON MENDEZ: So the \$15
16 times 100, someone do the math for me. \$1,500?
17 So for that development, this fictitious
18 development, now you've got \$1,500 that you've
19 already taken off the administrative fees, how ...
20 do you use that for other associations, or do you
21 use it for that particular development, and you
22 decide how it gets used? Or if, since some, you
23 don't have associations, but some people are
24 interested in activities, do you allocate some of
25 that \$1,500 for a greening activity or a garden

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or?

MS. GILLIARD: Well, just to back up a little bit, and to be perfectly clear, the New York City Housing Authority receives the moneys for the Federal development. Heretofore we've received the moneys for the Federal development- -

CHAIRPERSON MENDEZ: (Interposing)
Okay, so that was my next question.

MS. GILLIARD: ... so there were 25 ...
I'm sorry.

CHAIRPERSON MENDEZ: So there's ... that was my next question. So there are 21 city and state developments, you still do not get funding for those former 21 developments that are in the process of ... different stages of the process of being Federalized.

MS. MYRIE: We haven't received it yet, isn't that correct, Steve?

MR. LOVE: There are some units that do not receive Federal funding, that is true. But the others do, and using the former city and state would be incorrect because these units were Federalized back in '95, and re-Federalized again

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2 with the most recent transaction. We're only
3 talking about, what, about 6,000 units, which do
4 not receive Federal funding at this time.

5 MS. GILLIARD: And so my point was
6 that we took the moneys that we received and so
7 we- -

8 CHAIRPERSON MENDEZ: (Interposing)
9 And so hold on, let me wrap my head around this.
10 There are currently 6,000 units in the former 21
11 city and state developments that you get no
12 Federal funding for.

13 MR. LOVE: Correct.

14 CHAIRPERSON MENDEZ: And in years
15 past, NYCHA has given testimony that you used to
16 take your \$25, right, and this was when you
17 weren't taking a fee, and that you divided within
18 all the city and state developments, so then every
19 Federalized unit and every city and state
20 development would end up getting, I don't remember
21 if it was \$18 or \$21, because then you distributed
22 evenly. So you are still then, you're not ... you
23 are redistributing some of that money to those
24 6,000 units that aren't getting any funding.

25 MR. LOVE: Correct.

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2 CHAIRPERSON MENDEZ: That may or
3 may not have an authorized resident association.

4 MS. GILLIARD: Correct, we
5 distribute the moneys across all of our
6 developments. So the point was that it's not ...
7 it's a little less than \$15 per dwelling unit that
8 the developments are receiving.

9 CHAIRPERSON MENDEZ: And of these
10 6,000, are some of these the section 8 apartments
11 that are in the city and state developments, or
12 are you getting TPA ... is that in the funding
13 stream?

14 MR. LOVE: These are 6,000 units to
15 which no subsidy was turned on.

16 CHAIRPERSON MENDEZ: Okay, there
17 are 8,400 units that were supposed to be
18 transitioned into the section 8 program, have
19 section 8 vouchers.

20 MR. LOVE: Right.

21 CHAIRPERSON MENDEZ: In the 21 city
22 and state developments. I know you've been behind
23 and you're not up to, you haven't transitioned at
24 the rate that you were supposed to transition at,
25 so are those units that you're not getting funding

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2 for does not ... it includes those that have not
3 been in ... transferred over, and maybe some empty
4 units, is that what the 6,000 is coming from?

5 MS. MYRIE: Just to clarify,
6 section 8, the funds are not entitled to TPA, I
7 mean, TPA funds, section 8.

8 CHAIRPERSON MENDEZ: So then that
9 would be 8,400, and then an additional 6,000 that
10 are not getting TPA funds in the former city and
11 state developments?

12 MS. MYRIE: It is required by HUD,
13 you know, the ...

14 MR. LOVE: You have ... 8,400 is the
15 goal, we haven't reached that particular goal as
16 of yet. Those units which have converted to
17 section 8 do not receive TPA funding.

18 CHAIRPERSON MENDEZ: So what you're
19 saying is, only 2,400 units have converted to- -

20 MR. LOVE: (Interposing) If that's
21 the number, then.

22 CHAIRPERSON MENDEZ: Okay, so then
23 the other 6,000 need to be converted, and that's
24 why you're not getting any funding?

25 MR. LOVE: Well, there's no funding

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2 at this time for ... they're in the Federal program,
3 but the Federal government is not providing us
4 with any subsidy at this time.

5 CHAIRPERSON MENDEZ: Have you got
6 that? Okay, we may need to revisit that. But- -

7 MS. MYRIE: (Interposing) Yeah, I
8 think we can get back to you and revisit that, so
9 that it's clear.

10 CHAIRPERSON MENDEZ: Okay, so now
11 let's go into Federal developments that don't have
12 an authorized association, and are getting the
13 little less than \$15 per occupied dwelling unit.
14 What happens with that money? How can they access
15 it? Or how do you use it for them?

16 MS. GILLIARD: So that money rolls
17 up to the district Council of Presidents, and the
18 districts can utilize those moneys for programs
19 for the district, so that the residents in any
20 development would be eligible for those ... for use
21 of those dollars.

22 CHAIRPERSON MENDEZ: So let me just
23 give you an example. I have ... I have two
24 developments, one that did not have authorized
25 tenant associations, one where there actually was

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2 an election, but allegedly the attendance sheet
3 was lost and I am a NYCHA employee, so then it
4 couldn't be authorized, and so then for years and
5 years it became very difficult to organize a
6 tenant association. And I say "allegedly" because
7 that's what the tenants told me. But then they
8 actually got a tenant's association. I have
9 another development that for years we've been
10 trying to organize one there, myself and
11 Assemblyman Brian Cavanaugh, and State Senator
12 Daniel Squadron have all got in there, and it's
13 been very difficult. So when you say you're
14 trying to get, I understand how it can be
15 difficult. So then the district that covers part
16 of my area of the lower East Side would decide if
17 they give money to that one association that
18 doesn't have an association there.

19 MS. GILLIARD: Right, so they
20 couldn't give money to the association. However,
21 the residents who live in those developments could
22 participate in tenant participation activities so
23 that if someone that we can identify, if there's a
24 resident at one of those developments who- -

25 CHAIRPERSON MENDEZ: (Interposing)

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Unauthorized development. Are we talking about- -

MS. MYRIE: (Interposing) Not recognized.

CHAIRPERSON MENDEZ: Okay, so the tenant association is not recognized, the district council, tenants from that unrecognized development would have to go to the district council and say, "We want to do a greening program, and we want some funding", and then they have to hope that the rest of the other ones give them the money.

MS. GILLIARD: Resident participation, TPA, are moneys for residents who live in public housing, and so whether or not a resident from a development that does not have a resident association attends an activity at another development, that's allowed. Or whether or not a resident petitions to the district chair because there are residents in that development that are interested in an activity, then that can happen, because the district chair would be the one who's putting forth the proposal. We cannot accept proposals from developments where there is no recognized resident association.

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2 CHAIRPERSON MENDEZ: Okay, but the
3 district chair could just decide, we're not going
4 to listen to this, because there's no resident
5 association, so until you come back to us with a
6 resident association, we're just going to take the
7 money that is allocated for your building anyway,
8 and spread it out among those authorized
9 associations in our district. Is that correct?

10 MS. GILLIARD: They could, but what
11 I would ask of you, and anyone who is aware of
12 that, is to bring that to our attention, and we
13 can see how we can be of assistance.

14 CHAIRPERSON MENDEZ: Well, I'm just
15 becoming aware of what the process is.

16 MS. GILLIARD: Okay.

17 CHAIRPERSON MENDEZ: And that's the
18 issue for this hearing, is trying to figure out,
19 because I've worried about those developments
20 where there isn't an authorized association, we've
21 had difficulty to get one authorized and I've
22 wondered what is ... and I wasn't even sure that
23 they were getting money, so now I understand
24 they're getting money, but it may be redirected.
25 So that is interesting. Council Member Arroyo.

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2 COUNCIL MEMBER ARROYO: Thank you,
3 Madam Chair. I'm sitting here listening and I
4 really appreciate the fact that my colleague from
5 Queens is so concerned about the Bronx, but we
6 don't see the need for it, but there's a lot of
7 numbers going back and forth about the number of
8 developments, the number that have a legitimate,
9 approved, recognized association, the ones that
10 are pending, and those that are pending are not
11 necessarily because they haven't done their due
12 diligence, they're just on a clock that their
13 election should be upcoming.

14 MS. GILLIARD: Exactly.

15 COUNCIL MEMBER ARROYO: Okay, so
16 I'm real selfish, and what I'd like for you to
17 help me figure out is of the developments in the
18 17th Council District, which fall in what category?
19 And my sense is that in my experience with the
20 resident associations in my district, is that one,
21 they're very involved, they're very active, so
22 much so that a lion's share of my capital funding
23 every year is through their input assigned for
24 security systems in the various developments in
25 the district. Which are the ones that are

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2 problematic, because I don't know of any that are,
3 and if any one of the complaints that we normally
4 get is that they are not able to access the funds.
5 Access the funds to do activities that would be a
6 holiday party, for example. What are the
7 allowable types of activities that the fund can be
8 used for? How much is it limited to, and why
9 shouldn't a holiday party for the residents and
10 the children in the development not be allowed?
11 I'm not sure. And is it because they're not ...
12 they can't access their funds because they ...
13 there's a question of recognized tenant
14 association issue? I don't know which falls into
15 what category, so if you can have someone from
16 your staff call me and walk me through the
17 developments in my district, which ones fall in
18 which category, and which ones are the ones that
19 my colleague was so concerned about, are not being
20 engaged, or are not participating? You know,
21 because what you hear is one thing, and what we
22 experience on the ground in the community are two
23 different things, and there are often complaints
24 about NYCHA and whether or not NYCHA is really
25 working with the residents and engaging them on a

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2 healthy level. We can disagree, I would disagree
3 as what's important in my mind. So for me, I
4 think it's important that we kind of come
5 together, that developments in the 17th Council
6 District, one of my resident presidents is here,
7 and I think we need to come back and talk about
8 which of the developments that are not going
9 through the process, and how we can help them
10 together. Because you have only two people
11 assigned to the Bronx, I get that that's a bit of
12 a challenge, given the number of developments.
13 But in the Bronx, I have probably most ... more than
14 most of my colleagues, and I want to continue to
15 work with NYCHA and my resident association
16 leaders collaboratively, so that we can move
17 issues out of the way and focus our energy on the
18 things that really need our attention.

19 MS. MYRIE: Council Member, we can
20 certainly get that information, and I couldn't
21 agree with you more, that we need to work together
22 more, and so I hope that this is the start of
23 really building on that.

24 COUNCIL MEMBER ARROYO: Not a
25 start.

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2 MS. MYRIE: Not a start, but a
3 continuing. A start for me in terms of my time
4 here, but certainly that we do need that, because
5 it is ... it certainly is and remains a goal for us
6 to really try to get as many of these associations
7 set up, and I hope to really come back with better
8 news, you know, as we continue to improve in that
9 regard.

10 COUNCIL MEMBER ARROYO: Well, you
11 know, for me it's a surprise to hear that so many
12 in the Bronx are in the category of not moving in
13 the right direction, past due, because my
14 experience with my resident leaders is that they
15 are very involved, they're very engaged, and well-
16 respected in the developments as resident leaders,
17 so I'd like to think that those numbers in the
18 Bronx are not in my district. So if they're not,
19 let's use our energy to make sure that you get the
20 message that we want security cameras with my
21 capital funding in all of the developments that we
22 funded to date. We're not going to argue about
23 late access and keyless entry or any of that
24 stuff. We want cameras now. We have enough money
25 to get cameras into every single development that

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2 I have put capital funding into, and you know, one
3 of the things that we did not get a chance to talk
4 about on Friday in the meeting in the borough
5 president's office is the fact that we have made ...
6 I have made commitments to these developments and
7 their residents, my credibility is on the line
8 here, because the funding has been in the budget
9 for years, and nothing is happening. So, if I
10 were them, I'd be questioning whether I'm being
11 honest about the fact that so much money has been
12 put in for security cameras and nothing has
13 happened.

14 MS. GILLIARD: And Council Member-
15 -

16 COUNCIL MEMBER ARROYO:
17 (Interposing) I know this is not the subject of
18 this hearing, but every time you guys, if you're
19 ever listening, I say the same thing. My
20 residents want cameras.

21 MS. GILLIARD: And Council Member,
22 you're absolutely right, the residents in your
23 district are very involved and very engaged, and
24 so we'll do the work around getting to you the
25 number of elections that may be past due, but are

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in progress.

COUNCIL MEMBER ARROYO: Okay.

MS. GILLIARD: Or that we already established election dates for, and those that are of concern to us, we'll make sure that you have that information as well.

COUNCIL MEMBER ARROYO: I appreciate that. I only want to be helpful in the process.

MS. MYRIE: Thank you.

CHAIRPERSON MENDEZ: Thank you. So if you can tell me what process is in place for the Housing Authority to notify tenants about TPF funds and those that are authorized and non-authorized, how long is the application process, what if any grievance procedures are available for that? Because I'm going to tell you a quick little story. Before I got into the City Council, I worked, I was on the board of public housing residents in the Lower East Side, and I'm a former public housing tenant. And we tried to assist, and then after I became tenant president, Frols (phonetic) tried to assist different associations in getting TPF funds, and the application was not

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2 easy, and we never knew anyone who got that money,
3 back in the early 2000's, I got into office in
4 2006. So I know TPF funds have been distributed
5 since then, and to many more developments, but can
6 you tell me, you know, if the application has
7 changed, how many pages is it, how difficult it is
8 to do, because it used to be very difficult? Is
9 there any technical assistance that you provide to
10 the TA's? Do buildings that are not authorized,
11 are they ... can they go through this process? I'm
12 assuming, I guess, they just go through the
13 district council. There you go.

14 MS. GILLIARD: Okay. When we
15 testified, prior to our testimony in 2009, the
16 residents were asked to submit a TPA proposal, and
17 they found it to be quite cumbersome. And
18 subsequent to that testimony, we did revise the
19 process, and now it's not a proposal, it's a two-
20 page application, which requests the type of
21 activity that the resident association is
22 interested in funding, asks them to justify how
23 that ... the activity meets the criteria established
24 by HUD. The application is then given to the
25 district chair with a copy, usually, given to

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2 NYCHA at the same time. You may remember in 2009
3 the residents had indicated that sometimes the
4 proposal was given to the district chair and there
5 was no movement, so subsequent to that testimony,
6 we then implemented a process whereby, if the
7 district chair does not act within ten days, then
8 the New York City Housing Authority has the right
9 to then review the application on its merits. And
10 based on those changes, applications and approvals
11 or disapprovals for applications have, they've
12 moved pretty quickly through our system.

13 CHAIRPERSON MENDEZ: So you provide
14 it to the district chair, not to the associations,
15 or both?

16 MS. GILLIARD: The associations
17 receive the application, they then provide it to
18 their district chair, with a copy to the New York
19 City Housing Authority.

20 CHAIRPERSON MENDEZ: And then if
21 the district chair doesn't move on it, then after
22 ten days you guys do.

23 MS. GILLIARD: Yes.

24 CHAIRPERSON MENDEZ: So how much
25 notice does the tenant association ... I'm sorry, I

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2 call them tenant associations, I feel tenants have
3 more rights than residents, I'm not quite sure.
4 Residents just mean they're in the area, but
5 anyway. People like to use resident association,
6 I'm still stuck on tenant associations. How much
7 time ... I'm sorry, I've got to do my own little
8 political thing and get it out there. So how much
9 time do the associations have -- that takes care
10 of the issue -- how much time do the associations
11 have from the time you notify them to the time an
12 application is due? And how do you notify them of
13 it?

14 MS. GILLIARD: I'm sorry, notify
15 them of whether or not it's been approved or a
16 decision?

17 CHAIRPERSON MENDEZ: No, to get the
18 two-pager in.

19 MS. GILLIARD: So what we request
20 is that we receive the application at least- -

21 CHAIRPERSON MENDEZ: (Interposing)
22 Let's go back.

23 MS. GILLIARD: Okay.

24 CHAIRPERSON MENDEZ: I'm at a
25 resident association in my development. I will

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2 get your application and I will be informed that
3 the application is available, maybe it's attached
4 and I will get it by mail, I will get it by email,
5 I will get it how many ways, and I will get it how
6 long before the application is due?

7

MS. GILLIARD: So we have done a
8 tremendous amount of outreach and conversations
9 around this, we have distributed applications at
10 district CCOP meetings, we have distributed
11 applications at resident association, senate
12 association meetings. If a resident contacts us
13 requesting an application, depending on how they
14 would like that information transmitted, we can
15 send it via email, we can send it via mail. And
16 once they receive it, we ask that we receive it
17 back at least 30 days before they propose that the
18 activity take place.

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CHAIRPERSON MENDEZ: So you're
20 going to resident association meetings way before
21 30 days, giving them the application, and if they
22 so request it, or you mail it to them anyway, even
23 if they request it or not, prior to the 30 days.

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MS. MYRIE: Yes, I just want to be
25 clear, there is not a funding cycle, so it's any

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2 time. The 30 ... we don't know when we distribute
3 it, you know, what they have in mind, but, you
4 know, they have 30 days in which to do that
5 process. So it can happen at any time that this
6 resident can submit that proposal.

7 CHAIRPERSON MENDEZ: So- -

8 MS. MYRIE: (Interposing) There's
9 no ... I just want to be clear, there's no funding-
10 -

11 CHAIRPERSON MENDEZ: (Interposing)
12 Yeah, give me more clarity here. So there's not a
13 deadline, so I'm at the, you know, I'm on a board
14 in one of my associations, and you come and you
15 talk about, you know, there's TPF funds, come
16 apply, and I decide to work with a few people, and
17 from the point that I submit the application the
18 30 days starts to run?

19 MS. GILLIARD: From the point, so
20 that if a resident is interested, as an example,
21 in doing something in July, we're asking to
22 receive the application no later than June, 30
23 days before the- -

24 CHAIRPERSON MENDEZ: (Interposing)
25 Okay, so it's whenever I decide, when I and the

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2 other residents decide we want to hold an
3 activity. And what if it's an activity that is
4 sort of rolling? Like I want to provide education
5 and training about how to prepare for a hurricane
6 for all my developments that are right along the
7 river, hypothetically, right? So and we don't
8 know when a hurricane is going to come, so that
9 wouldn't really have a 30 day limit apply to it?

10 MS. GILLIARD: So they can ... it's
11 rolling, they can submit their application to us,
12 but they should submit it as early as possible,
13 because what happens is, we ... there are
14 procurement guidelines that have to be followed,
15 so that if the application that they're submitting
16 is for an activity that's more than \$5,000, as an
17 example, we will need the three bids. If there
18 are vendors that they're looking to use, certain
19 vendors, you know, vendors need certain ... we need
20 to make sure that they're qualified, that we have
21 resumes, that we have ... there's a lot that goes
22 into approving an application, which is why we ask
23 that we get it at least 30 days in advance.

24 CHAIRPERSON MENDEZ: And that is
25 New York City procurement rules or HUD or both?

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MS. MYRIE: They're subject to

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both.

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CHAIRPERSON MENDEZ: Are they?

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Both?

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MS. GILLIARD: Both.

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CHAIRPERSON MENDEZ: New York and ...

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so the \$5,000, I know that's probably New York

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City, and the three bids, I think, is New York

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City. Okay, Council Member Arroyo.

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COUNCIL MEMBER ARROYO: Thank you,

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Madam Chair, I just want to piggyback on that, so

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the resident association, tenant association --

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and I suffer the same issue with this as my Chair.

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Sometimes I call them resident associations,

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sometimes I call them tenants, so. Are they well-

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informed about the criteria that is required to be

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followed, so that they know they need to get three

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bids, they know ... or does NYCHA get the bids? How

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does that work, and do they know how that process

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works?

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MS. GILLIARD: So there's continued

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training ... to back up a little bit, we have a

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coordinator who is responsible for making sure

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that the residents are informed, and we have one

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2 per borough. So those residents are responsible
3 for making certain that any resident ... I'm sorry,
4 staff members are responsible for making certain
5 that any resident in their borough is aware of the
6 criteria. I can tell you that the criteria as
7 written by HUD in the regulations are pretty
8 broad, and so there are often, you know, continued
9 conversations with residents about what exactly is
10 eligible, and what is not eligible.

11 COUNCIL MEMBER ARROYO: So HUD
12 gives you broad guidelines, and you don't hone
13 down on them and make them more specific?

14 MS. GILLIARD: We have- -

15 COUNCIL MEMBER ARROYO:
16 (Interposing) And you know, I hope that you're
17 paying attention to the body language in the
18 audience. I always do, and that tells me there's
19 a disconnect between what you're sitting here
20 telling us and what folks in the community are
21 experiencing. And nothing gives me greater sense
22 of there's a disconnect than when I watch the
23 audience respond to what the administration or the
24 city agencies testify to. So I'm hoping that you
25 work on bridging whatever divide may exist between

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2 what you think is happening and what they're
3 experiencing on the ground level. Because often
4 we find that they're very different, and that's
5 where the challenges come up. So I know that
6 we're going to hear from the public a little
7 later, but you know, usually we hear two different
8 stories, and trying to find the stuff in between
9 is what I think we need to focus on here. Thank
10 you, Madam Chair.

11 MR. LOVE: Council Member, we made
12 sure to distribute to you copies of this HUD
13 notice, which deals with TPA. There are two
14 provisions within this notice, one which outlines
15 activities that are eligible for TPA funding, and
16 it's very, very specific as to what is eligible,
17 and another provision on page four, which tells
18 you what is ineligible. Now this notice,
19 irrespective of the fact that it has an expiration
20 date on top, if you read the first paragraph,
21 you'll find that this is intended to be in effect
22 until HUD issues a revision of part 964, it's been
23 about 11 years now since this was discussed, and
24 for HUD to issue a revision to 964, but they have
25 not done so. This, if you talk to HUD, is what

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2 they will still use, we have to be guided by.
3 Council Member, you mentioned the fact that your
4 residents might consider a holiday party, and the
5 Chairwoman spoke about training for hurricanes and
6 preparedness for disaster. That type of training
7 would be permitted under the provisions of this
8 notice.

9 COUNCIL MEMBER ARROYO: Yeah, but I
10 don't think she mentioned it with regards to
11 eligible or not eligible. She mentioned it in
12 terms of time frame for notice about the event.

13 MR. LOVE: I understand, but if
14 we're getting into what is eligible and what is
15 not eligible, the holiday party would not be
16 eligible. If the training- -

17 COUNCIL MEMBER ARROYO:
18 (Interposing) I'm reading here food, food is not
19 eligible.

20 MR. LOVE: Food, minimal food, if
21 you're having a meeting, and it's about some
22 subject dealing with public housing, you can have
23 limited refreshments- -

24 COUNCIL MEMBER ARROYO:
25 (Interposing) Okay, I don't- -

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2 MR. LOVE: (Interposing) ... coffee
3 or tea or something- -

4 COUNCIL MEMBER ARROYO:
5 (Interposing) I'm sorry, I don't want to cut you
6 off, but ... and I don't remember your name.

7 MR. LOVE: It's Steven Love.

8 COUNCIL MEMBER ARROYO: I apologize
9 for that. But my point, my last point, was not
10 about what is eligible, what is ineligible. My
11 point is about what is the level of understanding
12 about the process.

13 MR. LOVE: Okay.

14 COUNCIL MEMBER ARROYO: Which
15 involves what's eligible, what's ineligible,
16 timeframe, the bids, all the nuances of that, the
17 details of what ultimately an association can
18 receive approval for, to move forward with the use
19 of funds for things. We don't want them to use it
20 for things that are not eligible, I'm not
21 suggesting that.

22 MS. MYRIE: Right.

23 COUNCIL MEMBER ARROYO: So it's the
24 process, and what's the level of understanding
25 among the members of the associations, and how

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2 they should move, get that done, so that they
3 don't get frustrated, you don't get frustrated,
4 you don't spend time that you can use for other
5 stuff. So my point was not about ... it's process,
6 how well are they informed, how often do you
7 update them, how much effort do you put into that.

8 MR. LOVE: Again- -

9 COUNCIL MEMBER ARROYO:

10 (Interposing) And what we know and understand
11 clearly helps us to move things.

12 MS. MYRIE: You're right on that,
13 and I think that we can certainly do more.
14 Certainly there are some times where there might
15 be unique proposals that come in, and sort of for
16 the first time, so you know, you might take some
17 time, but you know, there certainly is more that
18 we can do in terms of looking at some of the usual
19 kinds of proposals that come in, and you know for
20 the example that Ms. Gilliard said earlier, just
21 understanding if in fact this is a proposal coming
22 down the pike that's going to require three
23 proposals (sic), how do we really get all of that
24 information up front, so that, you know, it
25 reduces some of the expectations I think that for

1
2 many of our residents there is that concern,
3 because there is an expectation, they want to
4 deliver, they want to, you know, provide this,
5 they've very passionate about the kinds of things
6 that they want to be involved in, so the best that
7 we can really try to improve on is just making
8 sure that they know all of that information up
9 front, so that they can plan that accordingly. So
10 thank you.

11 CHAIRPERSON MENDEZ: Thank you.
12 Any more questions, Council Member? Okay, so let
13 me just get back to my stuff. But, Mr. Love, this
14 five-page document, barely five pages, just
15 slightly over five pages, that we were provided,
16 this is given to all the TA's? Who is this
17 provided to?

18 MS. GILLIARD: The interim rules?

19 MR. LOVE: The interim rules.

20 MS. GILLIARD: Yes, at one point,
21 but we can certainly redistribute them.

22 CHAIRPERSON MENDEZ: Okay, so at
23 one point when were they given to the TA's? Okay,
24 so in December it was distributed to Manhattan
25 North. Okay, can you get back to me and let me

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know when it was distributed to the other boroughs, and north and south?

MR. LOVE: Sure.

CHAIRPERSON MENDEZ: Great. So this breaks down and goes through some of the CFR, the codes of Federal regulation that references tenant participation activity funds in here, correct?

MR. LOVE: This document further refines- -

CHAIRPERSON MENDEZ: (Interposing) Can you ... yes.

MR. LOVE: This document further refines the provisions which are in part 964. It was issued after 964.

CHAIRPERSON MENDEZ: So this further refines them.

MR. LOVE: It further refines them, yes.

CHAIRPERSON MENDEZ: So I printed section 964, 23 pages. When, if at all, is this made available to the resident associations and resident leaders?

MS. GILLIARD: I can't tell you the

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2 last time we distributed that to all of the
3 resident leaders, to all of the resident leaders.
4 I know that all of the Council of President chairs
5 have it, and I do know that they make a
6 distribution as well, but the New York City
7 Housing Authority can certainly redistribute it.

8 CHAIRPERSON MENDEZ: And now, just
9 like I got it off the internet, I guess if people
10 have access to the internet, but I know that I'm
11 looking for this. I know I'm looking for 964, how
12 do the ... how does the average tenant know, if they
13 have access to a computer, that they can look for
14 the regs on 964 and print them themselves and read
15 it? Is that made mention of every so often in
16 your newsletter, the newspaper that you put out?
17 Is it referenced in the tenant lease that's signed
18 annually by the residents? How does the average
19 resident know about this?

20 MS. GILLIARD: I would say that
21 it's more often during the meetings, because we
22 can't have a conversation about resident
23 participation activities without referencing
24 either the interim rules or 964.

25 CHAIRPERSON MENDEZ: So the 10% that

1
2 may have constituted a tenant association that may
3 have downsized themselves to 5%, that quorum, the
4 percentage that would make a quorum at a meeting
5 of the 5% or 10% at max, are told about it, and
6 everybody else is not.

7 MS. GILLIARD: It has not been
8 distributed to every resident.

9 CHAIRPERSON MENDEZ: So I'm a new
10 tenant moving into public housing, I've been on
11 the waiting list for 15 years, right? And so now
12 I go in, I'm signing my lease, and doing my
13 household composition, no one tells me that there
14 is ... just talk me through this. Am I as a new
15 tenant moving into public housing told there is a
16 tenant association in your development, they meet
17 every so often, or there is no tenant association
18 in your development, but other developments have
19 them, you can try to find out through your
20 neighbors if you want to join one. There is these
21 regs that govern tenant participation activities,
22 and you can go look at them online, or we can
23 provide you with a copy once you come to the
24 office, and this is the supplement that came out
25 after the fact. Does that happen when I'm signing

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my lease, when I'm just moving into public housing? As a new resident?

MS. GILLIARD: I would say no.

CHAIRPERSON MENDEZ: Okay. And so certainly it doesn't happen for people that have been living there 50 years, unless they happen to go to a tenant meeting.

MS. GILLIARD: Correct.

CHAIRPERSON MENDEZ: And maybe they may get it at a meeting.

MS. GILLIARD: Correct.

CHAIRPERSON MENDEZ: Okay, thank you. So I think, just to say that just like, you know, the notices are sent out, there could be a little blurb about what tenant participation activity is, if you want to get more involved. When someone is signing a lease, or they're doing their renewals every year, they should get notices of this, and certainly it could be put in your newsletter, and that way tenants can't say they don't know about it. And next time I ask, can you point me and bring me the copies where you sent it out, that would be a great thing. Is there any grievance process associated with, if you put an

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2 application together for funds and you are not
3 given it, or since it's rolling, you could just
4 re-submit it?

5

MR. LOVE: There is a review
6 process, if I turn to page four of the interim
7 notice, there's a paragraph, "resolution of
8 funding disputes", and that would govern the issue
9 that you just raised.

10

CHAIRPERSON MENDEZ: So in fact if
11 I put a proposal together with other residents,
12 and it is rejected, not because it's not eligible,
13 but because ... would something be rejected if ...
14 certainly if it's not eligible, like the party,
15 right, it would be rejected. But what if like the
16 hurricane preparedness, something like that would
17 be approved at some point, but let's say it wasn't
18 approved, could I re-submit that same application
19 and cure whatever defects you may have- -

20

MR. LOVE: (Interposing) You could.

21

CHAIRPERSON MENDEZ: And I'd have
22 to utilize this grievance process that you ...
23 that's in the- -

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MR. LOVE: (Interposing) No, one
25 you could re-submit the proposal- -

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CHAIRPERSON MENDEZ: (Interposing)

So the grievance is to re-submit the proposal as it's- -

MR. LOVE: (Interposing) The

grievance process which is provided here is if there's a dispute, and you want to do a particular program and we say no, for whatever our reasons may be, there's a way to resolve that.

CHAIRPERSON MENDEZ: And can you

tell me how often you say no now under this two-page application? Do you happen to know that?

MS. GILLIARD: I would say that we

very rarely say no, but that there are a number of occasions where applications have to be forwarded back to a resident association for refinement. So there may be certain elements of an application that we can approve, but others that we cannot, because it does not meet criteria, and then we work with the resident to refine it, and then they send it back. So sometimes the application approval process is protracted, and then other times it's approved, but unless it's clearly not eligible, most often than not the application is approved.

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2 CHAIRPERSON MENDEZ: Okay. Can you
3 tell me, of the 400 odd thousand units in public
4 housing, how many of those are part of an
5 association?

6 MS. GILLIARD: I don't know.

7 CHAIRPERSON MENDEZ: You don't
8 know, but you can get that information?

9 MS. GILLIARD: We can get the
10 membership.

11 MR. LOVE: I'm not even sure as to
12 what you mean, when you say.

13 CHAIRPERSON MENDEZ: I'd just like
14 to know, like, so there are 400, what's the
15 number, 400 what? It keeps getting lower, so you
16 know, it's 400 and ... 404,000 authorized tenants.
17 So this is what I mean, there's 178,882
18 apartments, how many of those apartments are
19 registered to be part of a tenant association?

20 MS. GILLIARD: We would have to get
21 the membership records from the resident
22 associations, from each resident association.

23 CHAIRPERSON MENDEZ: Okay, I just
24 would like to know, you know, what that number is,
25 so what the percentage turns out to be, and to see

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how- -

MS. MYRIE: (Interposing) So you're only talking about the ones that are ... who are over 18, that, you know, pulling out those numbers, is that what you're- -

CHAIRPERSON MENDEZ: (Interposing) Well, I'm assuming that if someone is in an apartment, they have to be over 18.

MS. MYRIE: Right.

CHAIRPERSON MENDEZ: They'll have people under 18 in the apartment, but there are 170 ... almost 179,000 apartments, how many of those apartments are participating in a tenant association? So if only 10% of any development has to authorize an association, then that 179,000 gets really dwindled down. And then if once they're authorized, they make the percentage to continue participating less, I'm just trying to figure out. And is there any association right now that's made participation more than the 10% that's required under the HUD rules?

MS. GILLIARD: Yes, there are some resident associations where there is more than the 10% participation rate, yes.

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2 CHAIRPERSON MENDEZ: Okay, I'm not
3 asking about participation rate, I'm saying that
4 they in their rules designated that they have to
5 more than 10%.

6 MS. GILLIARD: Oh, the quorum?
7 Right, so whichever is the lesser? Right, so it
8 could be 10% or less than 10%. Right.

9 CHAIRPERSON MENDEZ: Oh, that's
10 alarming. Okay. Okay, so yeah, if you could go
11 through your membership records for the ... and then
12 give me a number of how many of the apartments are
13 actually participating.

14 MS. GILLIARD: But, Council Member,
15 to clarify, it's not our membership records, it's
16 the records of each resident association. So
17 they're their own entity, they have their own
18 bylaws or constitution, they have their membership
19 records, and we don't have that information. We
20 get the membership information as we are doing
21 their elections. Because- -

22 CHAIRPERSON MENDEZ: (Interposing)
23 Okay, but elections, you get them when they are
24 doing their elections, and right now 97
25 developments are overdue or were overdue at one

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2 point or just inactive. So that leaves the
3 remaining ones, I mean, you should have a sense,
4 because they have to report it to you, right, when
5 they're about to have their election, or if they
6 just had their election, so you have a sense that,
7 for example, at Vladeck Houses they have 50
8 members that are part of an association. So
9 whatever they're reporting to you, like, because I
10 assume that they have to report that to you,
11 correct?

12 MS. GILLIARD: Yes.

13 CHAIRPERSON MENDEZ: So I'd like to
14 see what they're reporting and what the numbers
15 turn out to be.

16 MS. GILLIARD: Okay, we can
17 certainly share with you what we have.

18 CHAIRPERSON MENDEZ: Thank you,
19 thank you. Can you please elaborate a little bit
20 on the Authority's role in the approval of
21 resident councils and/or resident associations in
22 the developments?

23 MS. MYRIE: Yes, could you clarify
24 the question?

25 CHAIRPERSON MENDEZ: Yes, so there

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2 is an association, and they're going to move
3 forward ... well, you've already given us testimony
4 that says you provide them these ticklers when ...
5 90 days before their scheduled re-election is
6 supposed to be. And what happens when those re-
7 elections are coming to fruition, what's the
8 Housing Authority's role in this? So do you
9 assist in helping them do recruitment to their
10 association? Do you insure that they're doing, I
11 know many associations have to have days where
12 they're available to have members come up,
13 residents come up and become members prior,
14 sometimes they're not at very convenient times,
15 and some people work and can't get there, and
16 can't become a lawful member to vote in a meeting.
17 So what do you do oversight on that? And what do
18 you do oversight the day of the actual election?
19 And what do you do after that to insure and say,
20 yes, here was a duly-held election, and now this
21 is the people that were voted in, and we authorize
22 this and until you come back to us in two or three
23 years, whenever the next election is to be
24 scheduled, this is the members that we have of
25 record from your developments that are actually

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part of the association?

MS. GILLIARD: So when we get in touch with the resident association president, we ask to be invited to their general membership meeting. At this meeting we explain to the residents who attend the election process. We set up a bylaws review committee meeting, we set up a membership committee, and we ask to be invited to the next meeting, or we attend the next meeting, which is the nomination committee meeting. At that meeting, assuming that there is a quorum, the ... a nomination committee is established. At the general ... so the nomination committee has been established at the general membership meeting. They prepare and report to the nominating committee meeting the list of those residents that they are nominating to hold office. So at that meeting they may come with a slate and say, we nominate this person for president, vice president, treasurer, there are five, a minimum of five different offices. Also- -

CHAIRPERSON MENDEZ: (Interposing)

And is- -

MS. GILLIARD: (Interposing) Uh

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huh.

CHAIRPERSON MENDEZ: Go ahead.

MS. GILLIARD: Also we then take nominations from the floor. So assuming that there are nominations from the floor, that establishes the residents who will be participating in the election, and who are then running for office. Thirty days from that period, the election is held.

CHAIRPERSON MENDEZ: So you have to be at the meeting or be nominated. So if you're not at the meeting ... if you weren't placed into nomination by the nomination committee, and the day that the tenant meeting is happening and you're going to go nominate yourself and someone is going to second your nomination, you end up in the hospital with the stomach flu or something, you're just out of luck, you're not going to be able to be nominated.

MS. GILLIARD: You have to be at that meeting in order to accept the nomination, exactly.

CHAIRPERSON MENDEZ: And then if not, you've got to wait two or three years until

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the next election.

MS. GILLIARD: Yes.

CHAIRPERSON MENDEZ: And try to be nominated again.

MS. GILLIARD: Yes. So it's important to note that at the general membership meeting, we establish all of the dates for the upcoming activities. So there's a general membership meeting, we establish the date of the nomination committee, then we establish the date of the election. Each of those meetings has to happen 30 days apart, a minimum of 30 days apart. And we do that so that we can continually send out correspondence to the residents, and everyone is aware of when the upcoming meetings will be held. And again, this assumes that at every meeting there is a quorum. If there isn't a quorum, then we have to delay the process by 30 days at a time. So if a quorum is present at each meeting, then the process continues.

CHAIRPERSON MENDEZ: I'm sorry, go ahead.

MS. GILLIARD: Okay. And then on the day of the election, the New York City Housing

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2 Authority staff actually run the election. So at
3 the election, residents receive a ballot, they
4 vote anonymously, and at the end of the election
5 period, residents are invited back to hear the
6 tally.

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CHAIRPERSON MENDEZ: But you're
8 registered, so there would be no way that I could
9 go in and vote twice. But my vote, my ballot, is
10 anonymous.

11

MS. GILLIARD: Exactly.

12

CHAIRPERSON MENDEZ: That's
13 correct. And Carmen Arroyo has a question, but
14 before I get to her, what, if anything, does the
15 Housing Authority do at those elections to provide
16 translation for individuals in this city who do
17 not speak English, who want to vote and are active
18 at some level?

19

MS. GILLIARD: We translate all of
20 our correspondence into as many languages as are
21 needed. On the Lower East Side, as an example, we
22 would translate into Spanish, and we would
23 translate into Chinese or Cantonese or Mandarin,
24 whatever the languages that are needed.

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CHAIRPERSON MENDEZ: And the day of

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the election, is there someone there to translate?
Or you have to bring your own person?

MS. GILLIARD: We provide
translation.

CHAIRPERSON MENDEZ: You provide
translation the day of the election.

MS. GILLIARD: We do.

CHAIRPERSON MENDEZ: Okay. Council
Member Arroyo, you had a question?

COUNCIL MEMBER ARROYO: Back to the
original point of the process, how familiar is the
... are the residents or the tenants with the
election process? The timeline that you
described, what the expectations are, what they
need to do if they have an interest in
participating in an election.

MS. GILLIARD: We distribute
correspondence, flyers, and on those flyers, in
addition to the dates of the upcoming activities,
the nomination meeting, the election, we provide
at the bottom the criteria. So it says you have
to be a resident who is at least 18 years of age,
if that's the requirement in the bylaws, you have
to be a resident in good standing.

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COUNCIL MEMBER ARROYO: What does that mean?

MS. GILLIARD: That means that there ... your rent is paid to date.

COUNCIL MEMBER ARROYO: Okay.

MS. GILLIARD: That your lease is not being processed for termination.

COUNCIL MEMBER ARROYO: Okay, and how often does the Authority do training, just general education sessions, out in the developments regarding this process?

MS. GILLIARD: I would say that the Housing Authority, in follow-up to what Ms. Myrie said, would be working ... would be looking to work with the resident associations to utilize, hopefully, TPA dollars, because this is a good use of these moneys, to make sure that residents are, one, trained in the process, but also, after residents are elected, that they fully understand the responsibilities of the position.

COUNCIL MEMBER ARROYO: And what's your timeframe for that?

MS. GILLIARD: We would have to talk to the resident association leaders, but I

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would say to you we believe that that's important and it should be done sooner than later.

COUNCIL MEMBER ARROYO: It might be a good follow-up discussion, Madam Chair, for the Committee to hear how that process is unfolding moving forward. Thank you. Thank you.

CHAIRPERSON MENDEZ: Thank you. Regarding the \$25 that then goes down to \$15, that is actually less, because you share them with some of the city and state developments, or former city and state developments, do you have an amount and what has been prorated per occupied apartment for all of the developments? Do you have that number?

MR. LOVE: When you say prorated, it's our funding itself is prorated by the Congress, we don't get the full amount of the operating subsidy that we're entitled to. Then we are authorized to prorate the TPA funding that's provided to the tenant group.

CHAIRPERSON MENDEZ: Okay, so it's prorated, let's say, right?

MR. LOVE: It has been in many of the past few years.

CHAIRPERSON MENDEZ: Your fee is

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prorated as well?

MR. LOVE: Yes.

CHAIRPERSON MENDEZ: Okay, and then the tenant amount is prorated as well.

MR. LOVE: Yes.

CHAIRPERSON MENDEZ: And could you provide us with what those numbers have been for the last couple of years?

MR. LOVE: Yes we can.

CHAIRPERSON MENDEZ: Thank you. Yeah, just arbitrarily- -

MS. MYRIE: (Interposing) We'll assume ... yeah- -

CHAIRPERSON MENDEZ: (Interposing) Okay, for the last five years arbitrarily, I'm just going to ... that would be good, just to see. I've been in office six years, so I think I'll be able to find the other one prior to that. And I'm going to pursue this outside of here again, because I need to understand again, within the 21 developments, there are 8,400 units that are supposed to be in section 8, some have transitioned, some have not. And then you mentioned this 6,000 that is not getting, so I

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2 just want to understand, and I'm not going to take
3 up more time here today, okay? And I'm actually
4 winding this down, so okay? You can have some
5 water if you need to, just relax a little bit, I'm
6 getting there. Could you tell me how the
7 Authority communicates with RAB in the annual M 5-
8 year plan process? And do RAB members have any
9 decision-making control over the plan, or just
10 make suggestions, and are they taken into
11 consideration?

12 MS. GILLIARD: So last year the
13 Housing Authority implemented a new process with
14 RAB where, similar to the community conversations
15 that we hold with residents across the city, the
16 RAB meetings were held, community-conversation-
17 style, where the 100 or so Resident Advisory Board
18 members were given an opportunity to really have a
19 conversation with NYCHA around the things that
20 they would like to see adjusted. And we plan to
21 implement that process again this year, we have
22 already sent out a schedule, or at least agreed on
23 a schedule, with the Citywide Council of
24 Presidents' Chair, and the first meeting, if I'm
25 correct, starts in February. And the role of the

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2 Resident Advisory Board is to offer to the Housing
3 Authority their recommendations on the one and
4 five year plans, and those recommendations that
5 can be implemented, are. But if they cannot, for
6 a variety of reasons, they are not. However, the
7 RAB comments are submitted as part of the annual
8 plan submission.

9 CHAIRPERSON MENDEZ: Thank you.

10 Let me just ask you a couple of more questions.
11 The Housing Authority had made decisions about
12 distributing the money evenly through all of its
13 developments, whether it was city or state. At
14 some point, CCOP voted to share some of this
15 funding with the city and state developments. Do
16 you remember what year that was, more or less,
17 CCOP voted on that? Can you get me that
18 information? Okay, thank you. And when- -

19 MS. MYRIE: (Interposing) I'm
20 sorry, Council Member, did you say the date that
21 that- -

22 CHAIRPERSON MENDEZ: (Interposing)
23 The year.

24 MS. MYRIE: The year, okay, great.

25 CHAIRPERSON MENDEZ: And when the

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2 associations reached out to when you go to the
3 meetings and you inform them about TPF funds, and
4 you had given us earlier a range of numbers, more
5 or less, big developments and small developments.
6 Then the individual from the Housing Authority
7 that goes to these meetings tells the tenants, you
8 have this much money in your development that you
9 can apply for TPF funds. You provide that number
10 to the residents at meetings and in writing, and
11 you tell them what it is, and then they develop
12 their own budget, but then they know what amount
13 is available in their development, is that
14 correct?

15 MS. GILLIARD: So that they're ...
16 yes. So we prepare, together with our budget
17 department, the ... a list by district, which
18 describes how much funds each development has been
19 allotted. That report, we call it a TPA report,
20 is distributed to the district chairs, who then
21 distribute it to their membership.

22 CHAIRPERSON MENDEZ: And what if
23 the district chairs don't distribute it to their
24 membership?

25 MS. GILLIARD: Then the Housing

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Authority can distribute it to the membership.

CHAIRPERSON MENDEZ: And how do you know when it's not been distributed?

MS. GILLIARD: We've been contacted, we've been contacted.

CHAIRPERSON MENDEZ: Okay.

MS. GILLIARD: It's been distributed.

CHAIRPERSON MENDEZ: Okay. And does the Housing Authority ask for resident feedback on its performance outside of the official resident association? So where, you know, like you say you're working with sometimes people who are not ... who want to be involved in an activity, so do you get feedback on that? Do you request feedback in these unauthorized associations? Is there any way to get feedback from them as to what you could be doing, or what they should be doing?

MS. MYRIE: I think it's, you know, I don't know ... I look to my colleagues as to has there been anything specific, but certainly it is something that we can explore, you know, as a means to try to engage them more, and maybe just

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2 that pool of individuals, you know, now that
3 you've really worked with us on this particular
4 activity, you know, is this something that you
5 want to continue to do on a broader basis and
6 getting involved with the resident association and
7 maybe get that. I think all of this is important,
8 I think what we are struggling with, and as you
9 well know, is just, you know, the ability to do
10 this with limited funding, and also providing the
11 actual direct services to residents. So, you
12 know, it certainly is something that we can look
13 at within our given resources that we have.

14 CHAIRPERSON MENDEZ: Thank you so
15 much, thank you for your patience, for your
16 answers, and we look forward to all the other
17 answers and I think we should probably do a
18 meeting after we get through these answers and go
19 through some of this stuff, and you can talk me,
20 particularly through the 21 developments, what I
21 wasn't quite getting. And I appreciate that, and
22 you're going to keep someone here for the resident
23 meeting, right, the hearing?

24 MS. MYRIE: Yes we will, and again,
25 it's been a pleasure, this is my first time before

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2 you, and I really appreciate all of the work that
3 you do on behalf of the residents in public
4 housing, along with your colleagues who are here
5 today. Thank you again.

6 CHAIRPERSON MENDEZ: Thank you for
7 being here.

8 MS. GILLIARD: Council Member, can
9 I add, I do appreciate your recommendations in
10 terms of how to advise a broader resident audience
11 around the fact that these moneys do exist, and
12 the fact that they can establish resident
13 associations. To Council Member Arroyo's, Maria
14 Del Carmen Arroyo's comments, I do want to say
15 that I think I know all of the resident
16 association presidents in the gallery here, and I
17 could probably tell you some of the criticisms
18 that they will have of the program, and I say that
19 to say that we've been working with them very
20 diligently to see how we can address some of their
21 issues, and you will hear some of the issues are
22 around outreach and notice, and we look forward to
23 continuing to work with them on how we can resolve
24 some of the issues that they have been
25 experiencing, and some of the recommendations that

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2 you made will go a long way towards curing some of
3 that.

4 CHAIRPERSON MENDEZ: Thank you, and
5 when we were outside of here, I would like to talk
6 a little bit more about maybe welcoming
7 committees, and I know, you know, because I know
8 sometimes we get someone who moves from one
9 development to another, or we have someone new
10 coming in, and you know, you used to see on these
11 TV shows someone would come over with a pie and
12 welcome you to the neighborhood. Maybe it would
13 be nice if the active tenants association could
14 welcome someone who's coming in new to a
15 development, to make sure that they know who they
16 are, they have a set of people, and sometimes they
17 will then know who their neighbors are, and
18 hopefully there would be less issues- -

19 MS. MYRIE: (Interposing) Yes, and
20 I would also say, I mean, we're really advancing
21 in the communications area, so that there are
22 certainly ways that we can look at that in terms
23 of now, you know, in today's world in terms of
24 communication, so that there would be other ways
25 that we can get the word out.

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CHAIRPERSON MENDEZ: Excellent.

MS. MYRIE: Thank you.

CHAIRPERSON MENDEZ: Thank you so much for all of your time.

MS. GILLIARD: Thank you.

MR. LOVE: Thank you.

CHAIRPERSON MENDEZ: So, I just want to say we've received testimony from Community Voices Heard, and that's being submitted into the record. Our first panel will be Victor Bach from the Community Service Society, Judith Goldiner from the Community Service Society ... I mean, from Legal Aid, I'm sorry, Legal Aid Society, and Reginald Bowman from CCOP, he's the President of CCOP.

CLERK: If you have any copies of statements, we'll take them now please.

CHAIRPERSON MENDEZ: Okay, and just a little housekeeping, so after this panel we will have Monica Corbett from Pomonok Houses, we will have Christopher Moultrie from Murphy Houses and we will have Keith Ramsey from East Chester Gardens, and that will be the second panel, coming up after this one. So whenever you're ready,

1
2 whoever would like to take the microphone please.

3 MR. BOWMAN: Good afternoon, and
4 thank you, Madam Chairwoman Mendez and the
5 distinguished City Council members for holding
6 this important hearing today to discuss the topics
7 of the policy and structure of resident center
8 participation and tenant participation funds as
9 they're practiced and used in the New York City
10 Housing Authority. I'm Reginald Bowman and I'm
11 the President of the Citywide Council of
12 Presidents, and I represent the resident
13 leadership arm of the tenant associations that
14 represent all 178,000 families in the City of New
15 York. In my testimony I would first like to thank
16 the Citywide Council of Presidents and the
17 district chairs and Chairman John Rhea and the
18 members of the NYCHA departments for continuing to
19 work with the resident leadership to create a new
20 partnership that is working to improve the
21 operation of the New York City Housing Authority
22 and the delivery of services to all residents
23 across the board, and in particular, since the
24 nature of this hearing is TPA and resident
25 leadership, we've certainly been working together

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2 with the New York City Housing Authority and its
3 executive departments to improve the delivery of
4 services under TPA and resident governance. Yes
5 ma'am.

6 CHAIRPERSON MENDEZ: Mr. Bowman, so
7 you've got a seven page testimony here?

8 MR. BOWMAN: I'm not going to read
9 the whole thing.

10 CHAIRPERSON MENDEZ: Okay, I was
11 just going to make sure.

12 MR. BOWMAN: But I just want to
13 make sure also that I get this in for the record.

14 CHAIRPERSON MENDEZ: So for the
15 record, there is seven pages worth of testimony
16 from CCOP, and if you can get us through the most
17 salient points, and then anybody of course who's
18 interested, we can provide you with a copy as
19 well. Okay, thank you.

20 MR. BOWMAN: Or they can look it up
21 on the internet, because it will be posted on the
22 NYCHA website.

23 CHAIRPERSON MENDEZ: Excellent.

24 MR. BOWMAN: Second, the resident
25 participation and TPA funding have a long history

1
2 and evolution at NYCHA. To summarize what I now
3 refer to as resident associations, the term
4 "tenant" was replaced in the HUD regulation years
5 ago. Resident participation and TPA funding is
6 mandated by the Code of Federal Regulations, CFR
7 964, and there is a structure in place in NYCHA
8 and the participation process and the provision of
9 TPA funds to cover the inherent costs of putting
10 this structure into place in an operation. The
11 resident governing structure is divided into three
12 levels: resident associations, districts,
13 councils, and the tenant associations. These
14 tenant associations are primarily, there are 277
15 current resident developments that are represented
16 by the tenant associations that exist in the City
17 of New York now, there are approximately 239
18 active resident associations. The structure of
19 resident participation is a living entity, and is
20 always a work in progress, however it does exist,
21 and the resident organizations of NYCHA come under
22 one umbrella, which is the Citywide Council of
23 Presidents, and as the jurisdiction-wide council
24 of the resident associations, the CCOP is the
25 official voice of residents of NYCHA. On the

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2 matter of TPA funds, since January of 2008, the
3 CCOP and NYCHA collaborated to create a system
4 whereby CCOP, the district councils and their
5 local resident councils would have access to the
6 TPA funding for resident participation. This
7 system has a draft manual, proposal forms and an
8 approval system that you guys have gone over
9 already, that enables every level of residents to
10 participate in the decision to use the funds that
11 are approved at the resident, district and NYCHA
12 level. Although it is not a perfect system, the
13 CCOP and NYCHA and the residents are continuing to
14 work collaboratively to improve the system and
15 leverage the funding, so that all residents
16 benefit from the services that these funds
17 provide. In order for this process and resident
18 governance to be professional and structured,
19 recently the CCOP has engaged with NYCHA in a
20 strategic planning process, begun in 2011, focused
21 on reorganizing the framework of the operation to
22 upgrade TPA and its proposal process and the
23 distribution of funds, and to get our resident
24 participation operation sort of up to speed for
25 the 21st century the way that it's supposed to be.

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2 This will include the hiring of staff for CCOP
3 operations and the incorporation of CCOP as a
4 legitimate 501C3 non-profit, and the legal
5 fiduciary work involved. As the Chair of the
6 Citywide Council, we have a fiduciary
7 responsibility -- this is not in the statement --
8 to make sure that the TPA funding and its
9 appropriate uses are done, and we're certainly
10 endeavoring to make that happen. This is a major
11 endeavor that we need the support of all involved,
12 from the residents and the advocacy groups and the
13 political arena. The rest of the testimony that I
14 have listed here sort of quotes from the HUD
15 regulations, policy and it also gives you the
16 current breakdown of how many developments
17 actually exist. On page six you'll see the
18 current breakdown of how many developments exist
19 per borough, and sort of a breakdown of some of
20 the salient history of how many, or where the
21 largest concentration of public housing is in the
22 City of New York, etc. Basically, I just wanted
23 to point out to the panel today, that the TPA
24 funding and the governance of the resident
25 associations across the board in the City of New

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2 York are always, like everything else, a
3 continuing work in progress, and at this time we
4 are working with the Housing Authority and the
5 advocacy groups and the interest groups across the
6 city to make sure that the three very important
7 things happen. Number one, we have a policy and a
8 position in place with the New York City Housing
9 Authority CCOP, that we want to make sure that the
10 information that residents are entitled to for
11 resident governance are provided in a timely
12 fashion; number two, that all residents have
13 access to the TPA Federal funding, as is required
14 by the Federal regulations and by the rules and
15 regulations that govern the New York City Housing
16 Authority; and number three, we are making an
17 effort to improve the communications and the way
18 in which we engage the residents in the decision-
19 making process. I think that in the last
20 question, and then I'm going to close with this,
21 that Ms. Gilliard was pointing out, about the
22 resident advisory board structure, last year we
23 made a conscious effort to work in collaboration
24 with the New York City Housing Authority to make
25 sure that the guidelines for resident

1 participation with the agency plan process was not
2 only a rubber stamp process, but was a process
3 that expanded itself to include a collaborative,
4 open process so that the resident advisory board
5 and the Citywide Council, as well as other
6 residents around the City of New York and advocacy
7 groups would have a chance to sit at a roundtable
8 decision-making structure, to make sure that they
9 follow to the letter of the law the resident
10 advisory board procedure as is detailed by the HUD
11 regulations, which basically states that the
12 agency is supposed to not only take comments, but
13 they're also supposed to respond to these
14 positions of the resident leadership and the
15 community, and to make sure that these positions
16 are not only responded to, but they have to be
17 responded to in a way that shows the funding
18 agency that they're going to implement those
19 procedures when they are possible to be
20 implemented, or also make sure that there's a
21 structure put into place to continue to
22 collaborate with the resident leadership so that
23 their decision-making process is a collaborative
24 one and not a dictatorial one. So I do know that
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2 in the past there have been a lot of challenges,
3 and there always are some current challenges about
4 what happens with the resident leadership and the
5 TPA process in general, but the effort is underway
6 to work to modify and restructure the culture, so
7 that the resident leadership and the New York City
8 Housing Authority work in a collaborative process
9 that engages residents at every level of the
10 decisions that affect them across the board. So
11 that's my testimony today.

12 CHAIRPERSON MENDEZ: Thank you.
13 We'll do questions at the end of everyone, after
14 this panel.

15 MR. BACH: Hi, my name is Victor
16 Bach, I'm with Community Service Society. Thanks
17 for the opportunity to make some observations
18 about the state of resident participation.
19 They're the observations of a well-intended
20 outsider, based on working with many resident
21 leaders over the years. I'm going to ... Judith and
22 I have three pages of testimony, but I'm going to
23 emphasize for lack of a better term what we call
24 NYCHA misrepresentation of resident participation.
25 We are increasingly concerned that NYCHA is

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2 deploying resident participation to promote its
3 own plans and policy proposals without effective
4 resident involvement. The recently-issued Plan
5 NYCHA roadmap for preservation is a case in point.
6 Yes, NYCHA is engaged in an increasingly active
7 flurry of participation activities ranging from
8 community conversations, increased role for RAB
9 and the like. But we believe that much of this is
10 window dressing for policy and plan changes that
11 are very significant in nature, and that have not
12 really been aired with resident leadership, as
13 they should. Let me point to a number of
14 significant changes that are recommended -- by the
15 way, much of the road map is pictures and text
16 about resident participation, community
17 conversations, generous photos of CCOP and the
18 like. There are only maybe three pages that have
19 any substance, and the proposals are very
20 sketchily provided. I can't imagine that
21 residents at any of these activities have approved
22 any of the following, or have aired sufficiently
23 any of the following. 1. Eliminating ceiling or
24 flat rents and raising rents to the maximum-
25 allowable level. I can't imagine that not

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2 involving a lot of controversy. There is also in
3 the road map plan a proposal which is a reversal,
4 which is to encourage higher-income families to
5 transit out of public housing. The very purpose
6 of ceiling rents was always to keep families in
7 the community. I don't know if that was discussed
8 at all of the community conversations. But some
9 of the most significant and extreme proposals have
10 to do with Federal policy, and I'll list some of
11 those. 1. NYCHA intends to apply for the Moving
12 To Work program under pending Federal legislation.
13 In 1997, resident leaders roundly defeated a
14 proposal that was put together by NYCHA, and at a
15 very vocal hearing opposed it. The following day,
16 the NYCHA chair withdrew the proposal. I can't
17 imagine that an MTW proposal has been agreed to at
18 the community conversations or by CCOP or by RAB,
19 it strains my credibility, I don't know how it
20 affects yours. In addition, NYCHA plans, it says
21 in the roadmap, to apply for the HUD rental
22 assistance demonstration. This is another
23 controversial program -- I'm not saying any of
24 these proposals is good or bad, but I don't
25 believe they have really been aired, and that the

1 window dressing of resident participation
2 effectively represents a resident voice in these
3 plans. Applying for the HUD rental assistance
4 demonstration, which would involve converting
5 selected developments to Section 8-type contracts,
6 rental assistance contracts, so that private
7 capital could be drawn in for improvement of these
8 developments. This has been talked about for a
9 while in Washington, it's still controversial, it
10 might be good, it might be done well, but I don't
11 believe it really has been aired. Finally,
12 there's mention, only in a passing sentence, for
13 an inclusionary development initiative that would
14 allow private developers to develop housing
15 wherever they develop it, but also to develop a
16 parallel interest in supporting public housing
17 developments. What the nature of that interest
18 would be, how private interests would invest in
19 NYCHA developments, no idea. It's not in the
20 plan, and I don't believe that the most-intense
21 resident participation activities that have taken
22 place in recent months have dealt with these
23 proposals, unless Reggie tells me otherwise that
24 CCOP has approved all of these. Huh?

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MR. BOWMAN: No we have not.

MR. BACH: Okay, thank you, Reggie.

Okay, so we are on the same plane. So I am really concerned that the higher level of NYCHA resident participation activity is being misused, and it's being used to support a plan that residents have not had an effective voice in it, and I urge this Committee to have a hearing on a Plan NYCHA roadmap as soon as possible and ferret out some of the issues that we've mentioned. Thank you.

MS. GOLDINER: Hi, my name is Judith Goldiner, I'm the Attorney-in-Charge of the Law Reform Unit of Civil Practice at the Legal Aid Society, and I appreciate the opportunity to testify here today and the leadership of Chair Mendez. Some of this you have already gone over, I will not take up too much time of the Committee. You know, we remain concerned that almost a third of all developments don't have a resident association, which means they don't have access to TPA money. We're very concerned that the TPA money isn't really used for truly enhancing resident participation. In other parts of the country, TPA money is used to fund real tenant

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2 organizing, that could be a very effective use of
3 the money here, and, you know, has not taken place
4 to date. I think that's mainly because the
5 resident developments really rely on the Housing
6 Authority for their source of information on a lot
7 of different topics. Now I ask you whether you
8 know any private tenant association in any private
9 development that would rely on their landlord for
10 significant amounts of information about what is
11 going on. And I venture to say that you will not
12 find, outside the Housing Authority context,
13 tenants relying basically solely on their landlord
14 for their information, and I think that's created
15 problematic ... a problematic context for tenant
16 organizing in public housing, and those things
17 need to change. We really need to bring in, you
18 know, I think there's this resistance to bringing
19 in "outsiders" to public housing, but I think what
20 we really need here is much more intense tenant
21 organizing, perhaps funded partly by TPA funds, to
22 make sure that the residents really are getting
23 what they need to organize, which is not the
24 easiest thing. The idea that really their
25 landlord is the one that is supposedly organizing

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2 them is not a workable system, and I think that's
3 why you see the level of organization, you know,
4 the one third of the developments don't have
5 resident organizations. Thanks.

6 CHAIRPERSON MENDEZ: Thank you.

7 Okay, so duly noted, it was in our minds, and we
8 will be holding a hearing on the NYCHA plan,
9 whatever they call it, very soon, because there
10 are things in there that are alarming. I think
11 you've captured just about all of them that were
12 of concern to me. And we will keep you posted on
13 that. So Mr. Bowman, you know, I've known you for
14 many years, way before there was a CCOP, way
15 before I was on City Council, you were one of our
16 great NYCHA leaders who has always been involved,
17 and now sit as the president of CCOP, but for the
18 average resident that you may know in your
19 development, or maybe in another development, how
20 do you think that they're getting information? Is
21 the information about tenant association and TPF,
22 is it ... are they very effective, and does it all
23 depend on how active your tenant association is,
24 and how active maybe certain leaders like yourself
25 may be, that this information trickles down to the

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average resident in a development?

MR. BOWMAN: I would say that right now that there is a divide, and I would admit that there is a definite need for a collaborative effort between the residents, advocacy groups and others, to focus on creating a more practical structure that would be able to comprehensively and effectively reach the entire NYCHA population with information. Here we are in 2012, and everybody is on Facebook and cell phones, and we're still talking about how to get information to an audience that's technically a captive audience. So I would say that, in many cases, information that's very important to residents about TPA and resident participation in tenant associations gets distributed, and I would use the word haphazard fashion, that's not as effective as it should be, and I think that coming out of this hearing, and even before then, the discussions have been to try to start finding ways to improve that system. So to answer your question directly, is the system of communication to residents citywide working as well as it should be? No. My recommendation, and I made this recommendation in

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2 the past to the New York City Housing Authority,
3 one recommendation that I have, is, since the New
4 York City Housing Authority's resident population
5 is a captive audience of Time Warner and
6 Cablevision, that we should be in discussions with
7 these entities that provide these services,
8 entertainment and television communication to all
9 of our residents, of putting together a way in
10 which we have a channel and/or a broadcast or
11 other things that are specifically geared toward
12 getting not only resident engagement information
13 out to the resident population of public housing,
14 but also would be a way of engaging them in other
15 ways that would reflect the modern way of
16 communicating information to residents across the
17 board. So the system does need to be improved.

18 CHAIRPERSON MENDEZ: And when the
19 Housing Authority talked about tenants who are
20 working outside of the structure and getting
21 active in activities, in your experience, how is
22 that working? Do you see it or hear about it
23 happening much in developments?

24 MR. BOWMAN: What do you mean by
25 working outside of the structure?

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2 CHAIRPERSON MENDEZ: Outside of the
3 resident associations, like they may be involved,
4 they gave the example of like a greening project,
5 or a green garden, or being green, or- -

6 MR. BOWMAN: (Interposing) Well, I
7 would say that in the past year and a half, the
8 information has begun to be more discussed in the
9 hallways, as opposed to not being discussed in the
10 hallways. The efforts that have been being made
11 by Commissioner Lopez on this issue, in particular
12 the greening issue and the greening agenda,
13 there's been a great deal of discussion on that in
14 general. So the information is getting out better
15 than it was five years ago, but it definitely can
16 be improved by reaching out or using different
17 systems, or by working with us to get it out. So
18 the information is getting out. I think that the
19 example of how the hurricane was dealt with, and
20 how the Housing Authority was able to mobilize
21 with the different agencies of the City of New
22 York and get to residents and actually move some
23 of the populations, is an example of the fact that
24 the communication system is getting a little
25 better, but it certainly can be improved. So

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2 information is getting out, it just needs to ...
3 instead of us finding a way to stop the entity
4 from evolving to where it should be in terms of
5 communication, we need to use these opportunities
6 as ways of starting ... not starting, continuing the
7 dialogue towards improving getting the
8 communication out. And I think that the fact that
9 you held these hearings early in the year is going
10 to help us to reach a better or higher level of
11 those goals of communication that I certainly know
12 which we're trying to set on the CCOP level.

13 CHAIRPERSON MENDEZ: Mr. Bowman, in
14 your opinion, does the average resident know what
15 CCOP is, do they know what the RAB is? When a new
16 tenant is first moving in now into public housing,
17 do you think that they know that tenant
18 associations exist, or should exist, if they don't
19 have one that's authorized?

20 MR. BOWMAN: I would say that the
21 average resident doesn't know, depending on --
22 because you remember, you have to remember that
23 we're dealing with a 178,000 units and we're
24 dealing in five different boroughs, so depending
25 on the level of activity of the local resident

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2 association leader and the district leader, you
3 have different levels of consciousness of your
4 resident leadership and the fact that there are
5 structured organizations. But if you were to go
6 outside right now and go to Smith Houses and knock
7 on somebody's door and ask them if they knew the
8 tenant association president, I would say that
9 it's a 50/50 chance that they would know. So that
10 definitely needs to be improved, we need to have a
11 better way of getting that information out, and as
12 I pointed out in my testimony, one of the things
13 that we have been doing, in collaboration with
14 this institution, and the reason why I use the
15 word collaboration so often is because
16 statistically almost 30% to 40% of the employees
17 of the New York City Housing Authority, on the
18 maintenance level and other levels, live in public
19 housing or come from public housing. So one of
20 the ways of improving this institution to me is
21 working with them to get these things done, so we
22 have been making a strategic planning effort to
23 start the process of mobilizing and organizing
24 residents, and I know that Mr. Bach knows this to
25 be a fact, that I've been a member of the advocacy

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2 groups and the roundtable and the rest of the
3 groups to try to organize also. So I think that
4 what we're attempting to do, what we should do
5 starting out this year, in terms of improving this
6 process, because we definitely have to mobilize
7 residents to be more effective to get the
8 resources, is we have to look at where we are in a
9 practical fashion, realize that we do have a
10 problem, and certainly improve the resident
11 associations' leadership's capacity to
12 communicate, and also get the advocacy groups and
13 the elected leaders to work along with us to make
14 this process and the system work a lot better than
15 it does.

16 CHAIRPERSON MENDEZ: And my last
17 question for you, Mr. Bowman, do you think that
18 the average resident in public housing knows about
19 TPF?

20 MR. BOWMAN: TPA money?

21 CHAIRPERSON MENDEZ: TPA money,
22 yes.

23 MR. BOWMAN: I would say that the
24 average resident in my development knows about it.
25 The average resident in my district knows about

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2 it, because I've done a good job of getting that
3 information out. Getting the information out
4 about TPA funding has been primarily a
5 responsibility of the resident leadership, and I
6 know that in my tenure, and this is ... I would say
7 that I am the sophomore president of the Citywide
8 Council now, because this is my second term. The
9 goals that we set were to make sure that the
10 district nine chairs, since there were five MOUs,
11 nine MOUs with the different chairs, they have a
12 responsibility of making sure that information
13 gets out to their districts, and from their
14 districts to their regular tenant associations.
15 So my answer to that would be, yes, the average
16 resident does know about it, if their district
17 chair is fulfilling their responsibility to get
18 that information out. To give you a case in
19 point, since 2008, when I became the president of
20 the Citywide Council, before 2008, the TPA money
21 was not being readily accessed by the resident
22 associations across the board. In January of
23 2008, one of my first acts as president of the
24 Citywide Council was to call for a special
25 committee of NYCHA and the Citywide Council to put

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2 together a proposal process that would not only
3 give the district chairs access to funding, but
4 would make TPA funding accessible to all resident
5 associations down to the development level. So we
6 were able to enact that program so that the
7 resident leaders across the city would know how to
8 access TPA funding, and would know what that's
9 for. I knew then three years ago, like what I
10 know now, that we were changing a culture of
11 misinformation or lack of information that was
12 going to take more than just three years to
13 change. So since 2008, 2009, we've been able to
14 get TPA funding rolling all the way down to the
15 tenant association ... resident association level.
16 The next phase, after I got re-elected, because I
17 had said to myself I was going to give it two
18 terms, the next phase of getting this information
19 out to, and improving this system, is twofold.
20 Number one, I don't know if they testified to the
21 amount of TPA money that we have available, but
22 we're unique in New York in that we have
23 accumulated a substantial amount of TPA funding in
24 our coffers. So our goal this year is to work
25 along with the elected officials and with the

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2 resident leaders and with NYCHA to make sure that
3 we do not waste this opportunity to create a
4 system that's going to leverage that funding into
5 creating a type of resident structure that will
6 not only increase participation, not only organize
7 residents better and make sure that we have a 100
8 ... we can come back next year and have a 100%
9 tenant association level in the City of New York,
10 but that we can also utilize those funds to
11 leverage them into expanding resident programming
12 into a level that heretofore has not been
13 accomplished. And that's why I'm encouraging
14 people to work with us to do that, the advocacy
15 groups, the resident leadership, so let's make a
16 commitment to utilizing this enormous resource of
17 resident tenant participation funding to do
18 something in New York unprecedented, and to create
19 a program that's going to get 100% of our
20 residents involved in their life and in the
21 developments, and also make sure that we change
22 the culture of NYCHA and make it into the type of
23 agency that's going to not only recover from the
24 years of lack of funding that we've had, but also
25 create an unprecedented program that is a model

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2 for resident leadership, resident programming, and
3 resident organizing across the board. So right
4 now the goal is to, in a strategic fashion, make
5 sure that we utilize the funds that are available
6 at TPA in practical ways that show that we have
7 fiduciary responsibility and that we're organized
8 in a level of resident governance to understand
9 that we can't do this alone, and that we have to
10 deal with collaborating with the agencies, the
11 advocacy groups, and all of the interest groups
12 across the board, by meeting early on this year,
13 and I know that we have a roundtable coming up,
14 and that we set an agenda to address these issues,
15 so that this time next year when we come back, we
16 can have a better and expanded and more improved
17 way of making sure that resident leadership is
18 engaged and that all the residents of the New York
19 City Housing Authority across the board have
20 information, knowledge and are participating in
21 the direction and the improvement of the public
22 housing experience in New York.

23 CHAIRPERSON MENDEZ: Thank you.

24 Ms. Goldiner, has any association or members come
25 to you or to the Legal Aid Society or other legal

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2 services providers to look for representation in
3 issues with authorizing a tenant association where
4 they felt there was a duly-held election?

5 MS. GOLDINER: Yeah, I mean, we do
6 ... I mean, I can't say that we get them a lot, but
7 I do get a fair number of calls about that, and we
8 try to help where we can. So we certainly have
9 gotten calls about NYCHA interfering with the
10 election processes, NYCHA not, you know,
11 interfering with bylaws, NYCHA not allowing people
12 to run, even where, you know, they obviously meet
13 the minimum requirements to run for the board, and
14 we try to assist where we can with those kinds of
15 problems.

16 CHAIRPERSON MENDEZ: So, okay, that
17 may take way too much information, and we're
18 trying to wind down this meeting, so I'd be
19 interested in meeting with you to talk about what
20 those types of interferences by NYCHA have been
21 that you've considered of legal value to possibly
22 consider representing someone in.

23 MS. GOLDINER: Okay.

24 CHAIRPERSON MENDEZ: So.

25 MS. GOLDINER: And a lot of what we

1
2 do is help them prepare compliance to HUD, because
3 HUD does have a role, however limited the role
4 that they choose to play, on, you know, where
5 there are disputes they are supposed to be
6 resolved by HUD, and we have tried to get HUD
7 involved in those kinds of situations.

8 CHAIRPERSON MENDEZ: Well, I want
9 to thank this panel for their testimony, and I'll
10 certainly follow up with all of you.

11 MR. BOWMAN: I look forward to
12 working with you this year, Madam Chairwoman.

13 CHAIRPERSON MENDEZ: I look forward
14 to it as well. So the next panel, if you're ready
15 please come on up, and whoever is ready to give
16 testimony can start. Whoever is ready, please
17 grab the microphone and you can start giving your
18 testimony.

19 MR. MOULTRIE: Good afternoon
20 Housing Committee Chairperson Ms. Rosie Mendez,
21 Housing Committee members and Council members. A
22 great city is only as great as those individuals
23 who perform exemplary service- -

24 CHAIRPERSON MENDEZ: (Interposing)
25 I'm going to ask you to stop for a second, and

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just identify yourself for the record, sir.

MR. MOULTRIE: My name is Christopher Moultrie, TA president of Murphy Houses Resident Association.

CHAIRPERSON MENDEZ: Thank you so much.

MR. MOULTRIE: Okay, should I start over?

CHAIRPERSON MENDEZ: No, you can keep going.

MR. MOULTRIE: Okay, good. A great city is only as great as those individuals who perform exemplary service on behalf of their community, whether through unique achievement in professional or other endeavors. I thank you all for the job that you have done thus far through dedication and outstanding service. I want to thank you for allowing me to articulate and address my concerns regarding the Tenant Participation Activity, which is also known as TPA, TPA funds. My name is Christopher Moultrie, again I am president, Resident Association President of Murphy Houses. We are a Bronx site who reside at 1805 Crotona Avenue and 611 Crotona

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2 Park North. I represent 281 units, over 650
3 residents. TPA funds are allotted to empower all
4 duly-elected association executive boards, in that
5 state empowerment, I am referring to operating
6 supplies, leadership training, consultants,
7 outreach, entrepreneurial planning, resident
8 surveys, other forms of resident input and all
9 necessary resources that will enable duly-elected
10 resident leaders and boards to perform our elected
11 and voluntary positions with the highest quality
12 efficiently and effectively. TPA funds were
13 released in 2009, so I have not had any problems
14 or concerns with the New York City Housing
15 Authority TPA Department, ordering and receiving
16 our proposals are not a concern. They have
17 educated and explained HUD rules and regulations ...
18 HUD rules and guidelines in relation to HUD 964
19 regulations in detail. At this time I would like
20 to take this opportunity to thank Maggie Mose, who
21 I thought would be here, Colin Murphy and Ms.
22 Diane Lewis Hinting (phonetic) for working
23 together with the Murphy resident association to
24 empower the executive board and our residents.
25 The administrative fees that are paid to them are

1
2 well worth it. Since the Bronx North formed their
3 TPA committee there seems to be a breakdown and
4 unacceptable delays in getting the proposals
5 signed and submitted to the NYCHA TPA Department.
6 I myself submitted proposals to the Bronx North
7 TPA committee in October, 2011, and then I had to
8 resubmit our proposals again for internet again.
9 This is unacceptable, today I am still without
10 internet service and Mr. Murray has not received
11 our proposal thus far for ink for our printer. So
12 we really are short on supplies. The last meeting
13 that the Bronx North TPA met was the month of May,
14 2011. This is unacceptable for any committee. We
15 also have a concern with the selection process
16 with regard to statewide conferences, and I state
17 again, TPA funding is for empowerment, all
18 residents and their executive board should be
19 given the opportunity to attend statewide
20 conferences, but this is not the case. Thank you,
21 Christopher Moultrie, President, Murphy House
22 Resident Association.

23 CHAIRPERSON MENDEZ: Thank you.

24 MS. CORBETT: Good afternoon
25 everybody, my name is Monica Corbett, I'm the RA

1
2 President of Pomonok Houses and Community Board #8
3 member. When I came to the meeting, I heard what
4 the agenda was about and with myself as my
5 testimony, tenant participation funds for my
6 development is not bad. I have within the past
7 two and a half years allocated my TPA funds to
8 support programs at Queens Community College that
9 help enrich my residents who don't have the
10 opportunity to go to other NYCHA-sponsored sites
11 to receive computer training, our children on the
12 weekend because our center isn't open, to go to
13 have other enrichment programs. My issue with the
14 TPA process is that you don't ... I don't myself and
15 other board members within Queens, we don't get a
16 documentation detailing what we should and what we
17 cannot do. Just recently I applied for a rugby ...
18 I submitted a program for a rugby program at
19 Queens ... to be housed at Queens College for my
20 residents, but when I submitted the program, I was
21 told "This is good, perfect. The residents could
22 use this." But then three months later, not 30
23 days, three months later, "Oh, well you need this
24 information, you need that information." So it's
25 the fact that we don't have clear documentation to

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2 tell us what we can and cannot do. A lot of
3 residents in Queens ... excuse me, resident
4 association presidents in Queens aren't computer-
5 savvy and they don't think outside the box. So
6 when you have a president who's been around for a
7 very long time and NYCHA wants you to develop
8 programs, but if you don't assist older persons to
9 develop certain programs, they're not going to
10 know what to do, so they get stuck just doing OSHA
11 courses, because that falls into the guidelines,
12 and nobody on my end, you have Ms. Lois Henson, I
13 have Ms. Unger, to assist in telling them how they
14 can better their situation. So there isn't a lot
15 of technical support from my TPA unit, but I have
16 had nice success with the TPA unit. It's not
17 good, it's not bad, but there's a lot of things
18 that could be bridged together so that we could
19 all work cohesively and understand what the TPA
20 process is. What's good for me may not be good
21 for another development, but at least you have my
22 model to go against, to show someone else how to
23 do something with their TPA funds.

24 CHAIRPERSON MENDEZ: Go ahead.

25 MR. RAMSEY: Okay, good evening

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2 Council people. In my opinion, the Bronx North
3 Council of Presidents, along with the regional
4 office of HUD, Louise Diamocond (phonetic) and the
5 staff, undermines resident participation in New
6 York City public housing, especially in regards to
7 problems and issues that I have had. Deidra
8 Gilliard, Maggie Mose, Colin Murray, Diane Lewis
9 Hinton and Brian Binner (phonetic) have been
10 extraordinary and remarkable in their help they
11 have given me in regards to spending the tenant
12 participation funds. One problem after another I
13 have had with the council president's chair of
14 Bronx North, one problem after another. The HUD
15 regional office was well aware of the problem, but
16 they chose to stay silent. I also have
17 documentation I want to give you about that. I
18 have had several of my proposals rejected by the
19 very organization that's supposed to be assisting
20 me receiving the training necessary to move my
21 organization forward, thereby helping me and my
22 board empower the residents. Bronx North Council
23 of Presidents created this so-called tenant
24 participation committee, which claims to read any
25 proposal in Bronx North, approve it, and then give

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2 it to the chair to sign. To this day I know not
3 of the qualifications and stipulations or for the
4 reason this committee has been formed, other than
5 the form of control. It looks good on paper, but
6 it's totally useless to me, and an unnecessary
7 waste of time. Have you ever heard of the saying,
8 "Champagne tastes, beer money"? That's what that
9 committee is to me. You know, well, you know,
10 smoke and mirrors, dog and pony show. The
11 numerous city Housing Authority has tried to ... has
12 had to step in several times I submitted a
13 proposal, and only on appeal of the process that
14 my proposals were approved, the same proposals
15 that Bronx North chair refused to sign, the
16 Housing Authority approved it. I require ... also
17 the amount of dollars that's taken out of our
18 Tenant Participation Funds to fund Bronx North TPA
19 without our permission is also a problem.
20 Thousands of dollars are earmarked for the
21 district budget, but only the executive board has
22 say in how the money is spent. I recently had to
23 file a FOIA request for this year's Bronx North
24 District budget, and I haven't gotten it yet.
25 Board members, phone bills and transportation,

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2 daily planners and umbrellas can be bought with no
3 problem, but when a training conference comes up
4 in Florida, me and several other resident council
5 presidents were excluded. We told NYCHA, NYCHA
6 heard the grievances and they allowed us to go.
7 It's so bad in Bronx North that I want out, and I
8 tried to get out, and I'm still officially trying
9 to get out. But I learned I can't leave, I have
10 to stay, according to the New York City Housing
11 Authority. I met with them, they said I can't
12 leave. So I can say that the Mafia, the Bloods
13 and the Crips, and now I can add the Citywide
14 Council of Presidents to that list. Once you're
15 in, you can't get out. It reminds me of a motel
16 they used to advertise on TV, I don't want no
17 parts of that, though. I would like to
18 participate in Bronx North and be a part of it,
19 however, the way Bronx North is structured, it's
20 nearly impossible. I will not brown-nose to be in
21 the Bronx North organization, or I will not be
22 strong-armed by any member of the Bronx North
23 Council of Presidents. I don't care what cloud
24 from the heavens they think they came from, this
25 exclusion and picking and choosing favorites in

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2 Bronx North needs to stop. But it won't, and I
3 believe that organizations such as Community
4 Voices Heard is on the right track to obtaining
5 true resident participation, they allow all voices
6 to be heard in the struggle to save and improve
7 public housing. Residents can present their
8 issues and learn about policy and target the
9 people that have the power to make changes that we
10 want. Residents can participate in the research ...
11 residents can participate in the research that can
12 make a difference in residents' lives. In
13 closing, I would like to assist in any endeavors
14 by this Council if the opportunity came around, to
15 help with resident participation. I will hope
16 this testimony is a great start, and please have a
17 citywide hearing on this Citywide Council of
18 Presidents and local resident associations and how
19 they run, and how they're structured in relation
20 to NYCHA, that might be half the problem.

21 CHAIRPERSON MENDEZ: Wow, okay,
22 thank you, Mr. Ramsey, for your testimony, and I
23 hope NYCHA was paying attention, the NYCHA rep. I
24 will want to go back and follow up on what's
25 actually happening at Bronx North, okay? So yes,

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there's a NYCHA rep here. And Mr. Ramsey, just let me ask you a couple of questions.

MR. RAMSEY: Sure.

CHAIRPERSON MENDEZ: So you are the president at Eastchester Gardens.

MR. RAMSEY: Yes I am.

CHAIRPERSON MENDEZ: Okay, and so you've been part ... you've been the president for how long?

MR. RAMSEY: Eighteen years.

CHAIRPERSON MENDEZ: Eighteen years. Wow.

MR. RAMSEY: Yeah. And I have an election every year.

CHAIRPERSON MENDEZ: So you ran as soon as you became a teenager, 18 years of age.

MR. RAMSEY: Yeah, I was pushed.

CHAIRPERSON MENDEZ: What?

MR. RAMSEY: I was pushed.

CHAIRPERSON MENDEZ: Okay. Thank you for your participation, and I know that your face is not ... I know your face, you've been here before, you've given testimony on other things. So my recollection is that Bronx North was

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2 actually one of the first or only chapters,
3 districts, whatever they want to be called, to
4 actually get TPA funds, when no other section was
5 getting them. Isn't that correct? Is that
6 correct?

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MR. RAMSEY: That's not true, and
8 what happened was, there was a meeting and Chris
9 Moultrie was on the board with me. I don't know
10 what they're talking about, but we had to force
11 them people to spend our TPA funds, they had to be
12 forced.

13

CHAIRPERSON MENDEZ: Yes, okay, but
14 I'm going- -

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MR. RAMSEY: (Interposing) So
16 there's no point in- -

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CHAIRPERSON MENDEZ: (Interposing) ...
18 to go back, I'm going to go back, because I
19 remember that Bronx North had gotten all this
20 money to do some emergency preparedness, and all
21 the, like, Bronx South and Manhattan North and
22 South, they weren't ... they weren't being able to
23 access money. But I'll go back and check. So but
24 as the process has changed, that was in a time
25 where everybody agrees it was very difficult for

1
2 anybody to get funding. Now you're saying you're
3 putting in for your requests for this money, it's
4 getting approved by the Housing Authority, but
5 Bronx North is not approving it.

6 MR. RAMSEY: Yes.

7 CHAIRPERSON MENDEZ: And not moving
8 forward, and then is the grievance procedure being
9 kicked in after that?

10 MR. RAMSEY: Yes, exactly. When I
11 ... if I have to submit it to this so-called TPA
12 committee, they'll say, "Okay, we're rejecting
13 it". And I'm saying, why, it's part of the TPA
14 proposal, it's part of the guidelines. They'll
15 tell me no, but yet I'll give it to Maggie and
16 them, and they'll approve it. You have to
17 understand, sometimes DA presidents are ... it's
18 very ... it's personal and if you ain't in the
19 clique, they'll try to get rid of you, and they'll
20 try to just, if they're mad at you, they'll just
21 exclude you from everything. And that's what I
22 have been, and that's what it is. It's not ... it's
23 a political thing. It's not a thing of substance,
24 it's a thing because they don't like it, they want
25 to try to just get rid of your proposal, that's as

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simple as that. It's not too complicated.

CHAIRPERSON MENDEZ: Okay. For the entire panel, have you guys ever received this five-page document?

MR. MOULTRIE: I never saw it.

MR. RAMSEY: I never saw it in my life.

MS. CORBETT: No.

CHAIRPERSON MENDEZ: No?

MS. CORBETT: No.

CHAIRPERSON MENDEZ: Thank you. And I don't believe you've seen this one, which is available on the internet.

MR. RAMSEY: No.

MS. CORBETT: No, I have.

CHAIRPERSON MENDEZ: You've downloaded it yourself, is that correct?

MS. CORBETT: I downloaded it because I go up against Maggie Mose and Ms. Unger when I have a proposal.

CHAIRPERSON MENDEZ: Could you grab the mic?

MS. CORBETT: When I have a proposal, I would look at it, read it over, and I

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2 match it to the TPA regs, and then they'll tell
3 me, you cannot do this, so I'll extract what is
4 said in the regulations to prove to them, yes, I
5 can, now approve my proposal. So I go back and
6 forth with them, because they're telling me no,
7 but it's in the documentation. Do you see what it
8 is, NYCHA deciphers the regulations how they want
9 to see fit. They don't consult us as residents to
10 make a nice proposal, a nice draft or just a
11 guideline to work with it. But NYCHA did pay to
12 us, then when I challenged them, what they're
13 telling me, they're like, oh no, they're not
14 bringing it to Ms. Mose, if it doesn't go there,
15 then I bring it to the chair. You all get Ms.
16 Monica what she wants, because what she's saying
17 is correct. I shouldn't have to go through all
18 these steps, when the person that's receiving it,
19 my chair says it's okay, and she done dissected it
20 all, and it's all right, then it should be all
21 right with you, because she has the same
22 understanding as you do. But then they tell me
23 that I need a TPA committee, my committee doesn't
24 know nothing about anything, like I tell them,
25 this is what we're going to do, and I have to have

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2 the motion to the floor, they agreed on it, they
3 will go through it, all the documentation, bring
4 it back, you cannot do this. So I go to through
5 the regulations, because I live it, that's my
6 bible in the regulations, because I like to do
7 things for my community. Within two and a half
8 years, I have 60 enrichment and empowerment
9 programs, and when I have a program that I feel is
10 empowering, NYCHA doesn't feel the same way. So
11 when I ask them, well, what do you define as
12 empowering? So they'll take a piece of the TPA
13 regs ... I mean, the PH regs, but you're not telling
14 me what's empowering. Give me a clue, this is too
15 broad. If I want to send some people, some of my
16 girl scouts on a camping trip, that's empowering,
17 but they don't see that as that. So it looks like
18 what is and what isn't. So there's not a lot of
19 information, definition to what they want. But
20 when there's something they think there's too much
21 paperwork to do, then, "Oh, we're not going to do
22 it".

23 CHAIRPERSON MENDEZ: Yes, you want
24 to say something?

25 MR. MOULTRIE: No.

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2 CHAIRPERSON MENDEZ: Okay. So the
3 Housing Authority said in fact that they've given
4 this to their district chapter chairs and that
5 they brought it to their TA meetings. Now, you're
6 all TA presidents, and they have not brought this
7 to any of your meetings.

8 MR. RAMSEY: I have to ... I do
9 recollect now- -

10 CHAIRPERSON MENDEZ: (Interposing)
11 Grab the microphone, sir.

12 MR. RAMSEY: I do recollect now
13 that that information was given to me by the Bronx
14 South CCOP chair, not the Bronx North. So it
15 depends on the CCOP chair.

16 MS. CORBETT: Like when they said
17 about when we get a breakdown of our budget, I've
18 been asking NYCHA for a budget or how much money I
19 have, because I know I spent over \$127,000 in two
20 years, I want to see what's coming in and what I
21 spent out, so I can see the breakdown so my
22 treasurer, because the TPA committee that I have
23 could break everything down, to make sure they're
24 spending money cost-efficiently, no problem. But
25 I have not got that. If it went to my CCOP chair,

1 she has not displayed that to everybody on the
2 CCOP. So it was like, I asked NYCHA, they push it
3 aside, ask my CCOP chair, she waits, so it depends
4 on who you're dealing with. And all the CCOPs are
5 different, we're all residents, not everybody has
6 the skill set to figure out how to do certain
7 things, and the technical part of the NYCHA piece,
8 that they get their \$10 for, they should give it
9 back to us, because we do more work than they do
10 altogether, and it's not fair. We don't get paid
11 to do what we do, but we go hard at everything to
12 make sure that our residents have, and it's not
13 fair.
14

15 CHAIRPERSON MENDEZ: Mr. Corbett.

16 MR. MOULTRIE: Moultrie.

17 CHAIRPERSON MENDEZ: Excuse me, Ms.
18 Corbett and Mr. Moultrie, yes. It's because I
19 wrote your name second, but you were the first to
20 testify, so I just look at the last name. I
21 apologize, Mr. Moultrie. So you're active, you're
22 getting these funds, but there are things you need
23 it for, as you've mentioned, and you've not been
24 able to get the money for your internet access and
25 for the printers.

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MR. MOULTRIE: Correct, Ms. Mendez.

We need to operate as a fully-functional board, in order for us to do that, we need copy paper, we need printing paper, we need ... there are supplies to operate, and we're submitting proposals in, but the proposals are being lost by the Bronx North. And this is a delay in process, they take ten days, they have ten days to approve, it goes to HRMA, but what Deidra Gilliard did not mention is that there is a Bronx North TPA committee who we have to submit those proposals to, in order for her to verify if they are approved or not, and then it has to go to the New York City Housing Authority, which takes 30 days.

CHAIRPERSON MENDEZ: So you're in Bronx North and you're having the same problems.

MR. RAMSEY: Yes, I'm having the same problems.

CHAIRPERSON MENDEZ: All right, any of these ... and you usually, you're ... most of the South Bronx, Council Member, any- -

COUNCIL MEMBER ARROYO:
(Interposing) No, my Chair is here and I- -

CHAIRPERSON MENDEZ: (Interposing)

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He apparently has given it to- -

COUNCIL MEMBER ARROYO:

(Interposing) I mean he's helping, trying to help the North.

MR. RAMSEY: He didn't help me.

MR. BOWMAN: They won't let us.

MR. RAMSEY: We tried, right? We tried.

CHAIRPERSON MENDEZ: So quickly, in your opinion, does the average resident know about tenant association, who's their president, how does ... about TPA funds?

MR. MOULTRIE: Well, in my case we did start a welcoming committee, and it really helps. It empowers our residents, and a lot of residents do not know about TPA funds unless they come to the general meeting, or if I'm verbally speaking to them one-on-one, they would know about TPA funds. They know through ... about TPA funds through Family Day events, you know, like that. Other than that, they really do not know about TPA funds.

CHAIRPERSON MENDEZ: And how many people are in your association?

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2 MR. MOULTRIE: We have six board
3 members. We have six board members, we have a
4 president, vice president, sergeant-at-arms,
5 secretary, treasurer and recording secretary.

6 CHAIRPERSON MENDEZ: How big is
7 your development?

8 MR. MOULTRIE: We have 281 units.

9 CHAIRPERSON MENDEZ: And how many
10 people are active in the association?

11 MR. MOULTRIE: We figure about,
12 let's say 10 to 12, it's not a great number.
13 Getting the residents involved seems to be a
14 difficult task. I think they've given up on, we
15 haven't had a resident association prior to that
16 for years, so it's like really we're- -

17 CHAIRPERSON MENDEZ: (Interposing)
18 You're starting from ground zero.

19 MR. MOULTRIE: We're starting from
20 ground zero again.

21 CHAIRPERSON MENDEZ: Yeah.

22 MR. MOULTRIE: Basically. And it's
23 difficult, we've reached some residents and now
24 we're forming a senior center to get our seniors
25 involved, that's our next project. And we do get

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2 cooperation from community operations and, you
3 know, we're trying to use TPA funds to get some
4 steam tray tables for ... to serve the seniors food,
5 of that nature. I called Diane, she gives me very
6 good advice on what I need to do. I have no
7 problem with NYCHA and the TPA committee, like I
8 said again, it's the Bronx North that we're having
9 with, as far as approving those proposals.

10 CHAIRPERSON MENDEZ: Okay. Ms.
11 Corbett?

12 MS. CORBETT: I have 2,071
13 apartments, and my membership is 1,775. And my
14 residents know- -

15 CHAIRPERSON MENDEZ: 1,775?

16 MS. CORBETT: Yeah, 1,775.

17 CHAIRPERSON MENDEZ:
18 Congratulations.

19 MS. CORBETT: Thank you. Because
20 I'm a big mouth and I'm there when everybody
21 talks. So you know, I go, I bang on people's
22 doors and you know, we've got something, I went- -

23 CHAIRPERSON MENDEZ: (Interposing)
24 That's the way you do it.

25 MS. CORBETT: You know, it's like I

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2 know when I first became president, the president
3 before me, she was in office for nine years, and
4 TPA has been building ever since they eliminated
5 the DEP fund. And it's been sitting there and
6 sitting there, and she did nothing with the money.
7 But I'm in office, my vision, because I'm right
8 across the street from Queens College, that I
9 wanted to bring ... bridge the gap, I wanted Queens
10 College to (inaudible), but there were no
11 residents here going to their adult programs. In
12 order for empowerment, we are not a NYCHA site,
13 whereas my community center is sponsored by Queens
14 Community House, and they were able to provide
15 certain programs, so they had the OST for the kids
16 and the senior program, but there was a middle
17 group that was not going to travel to Brooklyn for
18 training, they were not traveling to Far Rockaway,
19 but I have training, I had the money to file for
20 training at Queens College. I had 75 residents go
21 for child care training, out of the 75 residents,
22 I think 50-some have graduated, and those 50 are
23 working in child care organizations. I had people
24 go through Cisco training to become A-plus
25 certified, because I had that much money sitting

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2 there for nine years, I was able to spend \$75,000
3 to train my residents to get them off their feet,
4 to empower them. And the same thing with my
5 children, it was my vision to provide things to my
6 residents through the funds that they could use,
7 and they could be more transferable. But when
8 NYCHA starts to fight you for the simplest things,
9 like one year I was able to get turkeys for my
10 residents with my Councilmatic funds and through
11 the TPA, but then the next year it wasn't allowed,
12 because they finally read the TPA regs or the PH
13 regs and said, you can't order food. Whatever.
14 But at the same time, it's like, it's a struggle
15 dealing with the TPA unit, you have to convince
16 them, and it's very well, but I have Ms. Unger,
17 she is, you know, not easy to work with, but it's
18 funny, because when you put people in certain
19 positions to administer funds that don't have an
20 accounting background, it's kind of hard. And
21 they don't have the understanding, they're not
22 from NYCHA, they really don't understand the NYCHA
23 residents, so they was like, oh, they don't need
24 this, or they don't need that. But if they don't
25 come into my community to see what's actually

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2 happening, then it's hard for them to say yes or
3 no. It was hard for me to understand like why
4 would they deny something that I want to do, or
5 tell me that, well, if you want to have a rugby
6 program, you should have some ... all this
7 documentation from the state. Don't tell me at
8 the end when I have to list my vendor, oh, you
9 need all these forms. We look stupid. So I'm
10 going to you like I want to have this rugby
11 program. Okay, I get all my paperwork ready,
12 beautiful, everything they want is detailed, no
13 problem. Then, six months later, oh, you can't do
14 this, because now we've got all these scandals
15 going around the world, we've got to have these
16 things, they're working with children. So my
17 whole beef with the TPA process is the fact that
18 there's no documentation.

19 CHAIRPERSON MENDEZ: It happens to
20 us in the City Council about discretionary
21 funding, they start telling us what we can't do,
22 even though we used to do it. That's right.

23 MS. CORBETT: It's like, but you
24 have guidelines. I don't have TPA guidelines. If
25 a draft has been in existence for the past like

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2 since '08, it's a draft, it has no formalized
3 shape. It hasn't gone through all the presidents
4 to say yea or nay, and this shouldn't just be up
5 to the CCOP or the council, it should be up to all
6 the presidents, so we all could vote collectively.

7 CHAIRPERSON MENDEZ: Mr. Ramsey.

8 MR. RAMSEY: 877 units, over 4,000
9 residents, my resident council has a TPA
10 committee, which is an extension of my executive
11 board. What it is, I found out that when we did
12 start spending TPA money, something that is
13 dangerous towards presidents is you must let these
14 people know that this program exists, because if
15 you don't, they're going to say you did something
16 with it, and so it has to be as open as possible.
17 So I try to make it as open as possible, I talk
18 about it every meeting I have, flyers go out, I
19 have a website, I have a TPA corner, so where they
20 can't say that they do not know in Eastchester
21 Gardens. Now I can't make them participate in
22 that, because what it is is one time I, you know,
23 when the authority was letting the kids go for
24 Great Adventure trips, I had two, three buses.
25 Then, when they just don't want to start with the

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2 training, then the kids didn't want to come no
3 more. So what it is, it's very funny, and you
4 have each development is different, and what's
5 good for one is not good for the other. But what
6 it is, when I have a group of people discussing
7 what can actually happen, it's more better than
8 that, because I don't want to be the one to make
9 the decision, because I don't know everything,
10 unlike certain others that think they're, you
11 know, this great intelligence from the skies and
12 above. I don't think that I'm that smart, so I
13 have to have the people to help me discuss those
14 things. But it is much better than it was, I can
15 tell you that. As long as I talk about it all the
16 time.

17 MS. CORBETT: Can I say one thing?
18 When you were up here, when NYCHA was here, and
19 they discussed about the gardening program, most
20 of the people that are on the garden committee or
21 the RA boards, so it's hard to say if you could
22 get those people involved in being in the
23 association, when those people already are the
24 association.

25 CHAIRPERSON MENDEZ: And that may

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2 be true at your development, and maybe not in
3 another. I don't know. That's- -

4 MS. CORBETT: (Interposing) I know
5 in mine, because there's not a lot of resident
6 green committees throughout NYCHA, maybe there's
7 like 23, but I know the ones that I work hand-in-
8 hand with, like Ravenswood, the one in
9 Queensbridge, those are the TPA boards themselves.

10 MR. RAMSEY: Cronyism.

11 CHAIRPERSON MENDEZ: I want to
12 thank this panel for your testimony. I want you
13 to come up here after this is over, give me your
14 numbers, because I'm going to follow up with the
15 two gentlemen regarding what's happening at Bronx
16 North. I thank Mr. Chair from Bronx South for
17 information-sharing, because that's the way we
18 help our neighbors out. And congratulations to
19 all of you on working to make an association, or
20 making it stronger, and for all the work that you
21 do every day, it is, you know, it comes from the
22 heart, because you don't get paid for this, and
23 it's because you want to make your community
24 better. We should figure out the ways, and NYCHA
25 is saying it does want to figure out the ways, to

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help you to make it better, and make it easier for

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you, and that's the ultimate goal. Thank you very

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much, this hearing has come to an end.

C E R T I F I C A T E

I, Richard A. Ziats, certify that the foregoing transcript is a true and accurate record of the proceedings. I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.



Signature _____

Date February 8, 2012