



Message from Chairman John B. Rhea - A Retrospective



In 2009, Mayor Michael Bloomberg entrusted me with the incredible job of leading North America's largest public housing authority. It was an extreme honor and privilege to be given the responsibility to take on the challenges, and seize the opportunities, that NYCHA faced at that time. Every day since, I have felt the same way – eager and energized to find solutions to the issues affecting NYCHA's more than 620,000 public housing residents and Section 8 recipients and hundreds of communities across the five boroughs. However, after almost

five years at the Authority, it is time for me to apply the many lessons I learned here to new endeavors.

Since my appointment as Chairman, everything we did as an organization was guided by the goals of increasing stability at NYCHA, finding new revenue sources to make up for declining government funding, and improving the quality of life for low-income families. To steer NYCHA's transformation, residents, management, front-line staff, and other stakeholders worked together to develop Plan NYCHA, our long-term strategic roadmap to ensure the preservation of public housing in New York City for generations to come.

One can marvel at how much of Plan NYCHA we managed to achieve, resulting in real and tangible progress. To enhance the quality of life for residents and preserve our buildings for the future, we invested approximately \$1.6 billion in capital projects over the past several years, including \$423 million of federal Stimulus funds. This year's Capital Fund Financing Program bond deal generated about \$500 million for repairs at our developments – beginning with Cooper Park, Kingsborough, Kingsborough Extension, Ravenswood, and Sack Wern – and with many more to come. Another important and creative strategy to raise funds for much-needed capital work was our federalization in 2010 of 21 former City and State NYCHA developments, which resulted in \$400 million to revitalize the developments and now delivers approximately \$75 million every year to our budget. Our maintenance and repair action plan improved NYCHA's responses to repair times.

We formed the Safety and Security Task Force in the first year of my tenure, bringing together NYCHA management, resident leaders, and the New York City Police Department to address pressing safety concerns. Enhanced building security was an important outcome of this collaboration, which included the installation of more than 5,000 closed-circuit television cameras at more than 500 buildings in the past four and a half years alone. We also issued a comprehensive report and designed plans to reduce crime and increase safety.

Providing access to opportunities for residents was a hallmark of our work at NYCHA. We created the Office of Resident Economic Empowerment and Sustainability (REES) in 2009 out of the

belief that workforce training and jobs are the most certain way for our families to advance economically. By facilitating nearly 7,000 job placements with NYCHA and its external vendors – totaling about \$35 million in compensation for residents hired by NYCHA and \$25 million for residents hired by NYCHA's vendors – we played a big part in helping NYCHA families enhance their economic standing. The Robin Hood Foundation has invested about \$4 million in the NYCHA Resident Training Academy so far, which has set the stage for Building Skills NY, a creative public/private partnership, to train and hire NYCHA residents for private sector real estate construction projects. And thanks to an investment by the City that will expand the Jobs-Plus program to a total of 23 NYCHA developments, more than 4,400 residents in all five boroughs will have access to job placement and long-term career paths.

Although economic opportunity is vital, it is not sufficient alone. For that reason, we connected our communities to opportunities beyond employment by forging partnerships with many public, private, and philanthropic organizations. Since its founding in 2010, the Office of Public/Private Partnerships has helped NYCHA leverage more than \$50 million in funding, donations, and services from more than 150 partners to enrich the lives of residents of all ages. In 2012, we were awarded a Choice Neighborhoods Planning Grant for Mott Haven in the Bronx as part of President Obama's plan to revitalize neighborhoods through

“The Moving Finger writes; and, having writ, Moves on: nor all thy Piety nor Wit Shall lure it back to cancel half a Line, Nor all thy Tears wash out a Word of it.”

—Omar Khayyám

community coalitions. Our work with the Harlem Children's Zone to build a new home for the Promise Academy K-12 public charter school and community facility on the grounds of St. Nicholas Houses will deliver resources for our residents and their communities for years to come. In fact, more than 100 residents were hired as a result of this endeavor, and children from St. Nicholas Houses make up one-third of the Academy's first class of students. And in partnership with Harlem RBI, we are bringing a K-8 charter school, 88 affordable apartments, and not-for-profit offices to Washington Houses, investing approximately \$80 million in public and private funds to revitalize this community.

To further enrich the lives of our residents and their neighbors, we successfully delivered four long-promised community centers, investing \$40 million total. These “hubs” of enrichment – the Ingersoll, Gerard Carter, Johnson, and

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NYCHA Chairman John B. Rhea speaks with a Red Hook Houses resident and State Assemblyman Felix Ortiz during the aftermath of Hurricane Sandy in November 2012. Photo credit: Thomas Ngo

NYCHA Board Meetings

Notice hereby is given that the New York City Housing Authority's Board Meetings take place as announced on Wednesdays at 10:00 a.m. in the Board Room on the 12th floor of 250 Broadway, New York, NY (unless otherwise noted).

The next Board Meetings are scheduled for **December 18, 2013**, and **January 29, 2014**.

Any changes to the schedule will be posted in the Journal and on NYCHA's website at www.nyc.gov/nycha to the extent practicable at a reasonable time before the meeting.

These meetings are open to the public. Pre-registration at least 45 minutes before the scheduled Board Meeting is required by all speakers. Comments are limited to the items on the Calendar. Speaking time will be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted by law for public comment, whichever occurs first.

Copies of the Calendar for an upcoming meeting are available on NYCHA's website at www.nyc.gov/NYCHA, or can be picked up at the Office of the Corporate Secretary at 250 Broadway, 12th floor, New York, NY, no earlier than 3:00 p.m. on the Monday before the upcoming Wednesday Board Meeting. Copies of the Dispositions of prior meetings are available on NYCHA's website or can be picked up at the Office of the Corporate Secretary no earlier than 3:00 p.m. on the Thursday after the Board Meeting.

Any person requiring a reasonable accommodation in order to participate in the Board Meeting should contact the Office of the Corporate Secretary at **212-306-6088** no later than five business days before the Board Meeting.

For additional information regarding Board Meeting Calendars, Dispositions, dates and times, please call **212-306-6088**.

Pilot Program Offers "Second Chance" to Formerly Incarcerated to Reunite With Their Families

When Precious Perry, a 45-year old mother of three who has been incarcerated three different times on drug-related charges, lost custody of her daughters she was determined to do everything in her power to gain stability and reunite with her youngest child. After attending a drug rehabilitation program, taking parenting classes and finding an affordable apartment, thanks to The Fortune Society in NY, Ms. Perry was able to be reunited permanently with her now five-year-old daughter.

"I feel blessed," said Ms. Perry of getting a second chance at life. She now is focused on continuing her education by obtaining a GED and finding a job.

Ms. Perry is an example of how providing supportive services and a stable home can help formerly incarcerated individuals get back on their feet and re-enter society. NYCHA is launching a Family Re-entry Pilot Program to do just that. The program is designed to reunite individuals out of prison and/or jail with their families who live in public housing and provide them with supportive re-entry services.

"Research shows that the re-entry approach strengthens families and enhances safety in communities," said NYCHA Chairman John B. Rhea. "The Family Re-entry Program not only will reunite families but strengthen NYCHA and surrounding communities by providing a path for people to come out of the shadows and become stable, productive members of society."

The Family Re-entry Pilot Program is a collaborative effort with the New York City Department of Homeless Services (DHS), the Vera Institute and the Corporation of Supportive Housing, among other partners. The program will provide intensive case management and support to project participants and their families with the goal that eventually they



Precious Perry, a formerly incarcerated individual, was permanently reunited with her now five-year-old daughter.

will reside in the public housing household on a permanent basis and remain out of the homeless shelter system.

In order to be eligible, participants must be at least 16 years old; be within a certain category of family relationship with the NYCHA tenant of record; want to live with family members who agree to participate and currently live in a NYCHA apartment; be willing to participate in intensive case management services for 6-12 months; and have been released from a correctional facility within the last 18 months, among other requirements.

Participating provider organizations will identify and refer eligible participants to NYCHA.

The program is expected to serve 150 participants over two years. The participants will receive permission to live in the household for two years while they are enrolled in the program. If the pilot participant successfully completes the requirements of the program, his or her family can ask NYCHA to add the participant to the NYCHA household on a permanent basis.

NYCHA residents interested in learning more about the program can contact the Family Re-entry Pilot Program **212-306-6024**, send an e-mail to

family.reentry@nycha.nyc.gov, or contact one of these participating providers:

Adolescent Portable Therapy
(212) 376-5203

Center for Alternative Sentencing and Employment Services (CASES)
(212) 553-6312

Center for Community Alternatives (CCA)
Ask for: Housing Specialist
(718) 858-9658

ComALERT at the Brooklyn District Attorney's Office
(718) 250-3281

Exodus Transitional Community
Ask for: Contract Manager
(917) 492-0990

Fortune Society
(212) 691-7554

Harlem Community Justice Center
(212) 360-4131

Osborne Association
Ask for: Director of Workforce Development
(718) 707-2638

Palladia
Ask for: DuWanda Young
(646) 771-5143

Check out NYCHA's Facebook page!

Got a web-enabled smartphone? Now you can access NYCHA's Facebook page and bonus content in this issue by scanning or taking a snapshot of the QR codes. The QR code for NYCHA's Facebook page is on the right.

Step 1: Download a QR code scanner application from your phone's marketplace (many of these "apps" are free to download). **Step 2:** Point your phone's camera at the QR image.



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Resident's Voices Editor's note: For this issue, Residents' Voices has been moved to page 4.

City Council Tours NYCHA Sandy Damage – Promises Assistance

As more than 80,000 NYCHA residents are very aware, Hurricane Sandy presented some developments with severe devastation, including extensive damage to infrastructure. The New York City Council's Public Housing Committee members toured various properties to assess the state of NYCHA's recovery one year later. The Committee held a public hearing on the matter on November 20, when Council members learned that NYCHA has received only a fraction of the funding needed to advance efforts to make damaged systems resilient against future Sandy-like storms.

"NYCHA's plan includes \$50 million for programmatic improvements such as information technology disaster backup, program management, and training," said NYCHA General Manager Cecil House in testimony before the Council. "NYCHA has identified a need for \$180 million for resiliency at community centers so they can be used as emergency centers, and play a bigger role in serving our residents and the local community in future emergen-

cies. [Our] plan includes a need of more than \$620 million for resiliency measures in areas that were impacted but not damaged as a result of Sandy. This work will make our most vulnerable buildings and infrastructure resilient for the long-term and resistant to potential damage."

In the year since Hurricane Sandy struck New York City, NYCHA has dedicated itself to ensuring that buildings and equipment are protected and that residents and staff have better preparation for emergencies. NYCHA's action plan identified approximately \$1.8 billion in potential Sandy-related expenditures based on this large-scale assessment. This includes more than \$150 million for operating costs and emergency repairs incurred in the weeks immediately after the storm. Also included in that amount are:

- the cost of making permanent repairs, such as replacing electrical panels;
- elevating infrastructure and building new utility buildings;
- mitigation measures, such as providing emergency

backup power; and
 • other advanced approaches to restoration, like the use of combined heat and power plants.

NYCHA currently has 24 mobile boilers in place; they replaced damaged boilers that previously had been below ground and completely flooded. NYCHA actually has received about \$130 million – \$3.5 million from FEMA and \$126.3 million from insurance. However, this does not even cover the costs incurred for the immediate response in the weeks after Sandy. The first of HUD's Community Development Block Grant – Disaster Recovery (CDBG-DR) funding allocates \$120 million to NYCHA for providing emergency backup power at approximately 100 buildings; however, NYCHA has not yet received this funding. HUD recently announced a second CDBG-DR funding in the amount of \$1.4 billion for New York City. As of this issue's press time, NYCHA continues to work with the City to determine how much of that allocation will be applied to NYCHA's needs.



NYCHA General Manager Cecil House and Executive Vice President for Capital Projects Ray Ribeiro show City Council Members Melissa Mark-Viverito, Margaret Chin and Rosie Mendez the boiler rooms during a tour of Red Hook Houses on November 1, 2013.

"Without the money NYCHA needs for true resiliency, we will have to make tough but unavoidable choices that will be of consequence for the coming generations of NYCHA families," GM House further testified. "For instance, equipment will simply be repaired and put back where it was before (which was the case following Hurricane Irene), putting the systems at risk for damage from future disasters."

Because NYCHA does not know what elements of the action plan will receive funding, the Authority cannot make design decisions for even simple repairs, and cannot begin the procurement and construction

process. Council members promised to do what they can. "We'll take your message to anyone who can help, and even go to Washington (D.C.) if need be," said Committee Chair Rosie Mendez.

Intensive assessments and on-the-ground efforts and planning has resulted in better protection for NYCHA properties; as well as residents and staff who are better prepared for emergencies. Additional funding will enable NYCHA to recover from Hurricane Sandy's destruction in a way that is as smart, strong, and resilient as possible.

One Year Later: After Sandy, NYCHA Residents Received New Furniture

By Community Solutions, Special to the Journal

In the January/February issue of the Journal, NYCHA wrote about residents affected by Hurricane Sandy who received new furniture thanks to donations from partner agencies. This article catches up with Maria Dávila, one of the residents featured in that article.

The day before Hurricane Sandy blew through New York City, a police officer knocked on Maria Dávila's door urging her to evacuate her apartment. Ms. Dávila lived in Ocean Bay Apartments in Queens, in one of the 26 developments in what was evacuation Zone A. She was one of 80,000 NYCHA residents displaced from her home after Sandy.

She weathered the storm in her mother's one-bedroom apartment in Manhattan with her two children,



When NYCHA resident Maria Dávila walked into her new apartment, it was fully furnished thanks to a grant from the Robin Hood Foundation and Community Solutions, which worked with NYCHA to replace furniture and household goods for 82 families who lost their belongings in the storm.

and tried to return to her Far Rockaway home about two weeks later. "We lived a block and a half from the beach and there was sand halfway into the housing developments," Ms. Dávila said.

When she walked into her second floor apartment, Ms.

Dávila was met with water damage, and her son's asthma was made worse from the mold. A NYCHA staff member contacted her soon after to assess the damage and help her family find a new home. A month and a half later, they had a new apartment at Johnson Houses

in Manhattan. "When I handed over my keys before I moved, the Red Cross was still bringing food and other things to Far Rockaway," she said.

When Ms. Dávila walked into her new apartment, it was fully furnished. Through funding from the Robin Hood Foundation totaling \$55,000, Community Solutions was able to work with NYCHA to replace furniture and household goods for 82 NYCHA families who lost their belongings in the storm. "After the storm, I started to price things out and got overwhelmed," Ms. Dávila said. "But I was so full of joy when I walked into the furnished apartment; I think I even cried!"

NYCHA transferred 139 residents who were impacted by Sandy, and placed nearly 200 low-income New Yorkers in public housing who were identified by the Department

of Housing Preservation and Development as people who had lost their homes as a result of the storm.

While Ms. Dávila's post-Sandy experience was not tumultuous, she said that some of her neighbors did not fare as well after the storm. "The building I resided in was predominantly elderly people," she said. "I can walk and talk and get out of there. I was fortunate, but there were people who weren't. A lot of people stayed behind because they didn't listen. I think for the next storm, there will be a better response because there is more knowledge now that people saw what really can happen."

A version of this article previously appeared on Community Solutions' website at bit.ly/1bDMhHc.

THE NYCHA NOT WANTED LIST

Below is a partial list of names of individuals who have been excluded permanently from NYCHA's public housing developments. This list keeps residents informed of the Authority's ongoing efforts to improve the quality of life for New Yorkers in public housing and to allow for the peaceful and safe use of its facilities. The full list can be viewed at on.nyc.gov/nychanotwanted. The following are the people, with their former addresses, excluded as of June 5–July 31, 2013.

June 5, 2013

Jesse Colon Albany II Houses, 1414 Bergen Street, Apt. 7C, Brooklyn
Eric Gonzalez Castle Hill Houses, 530 Olmstead Avenue, Apt. 8G, Bronx

June 12, 2013

Sandra Benjamin Seth Low Houses, 157 Belmont Avenue, Apt. 7E, Brooklyn
Edward Hunter Lincoln Houses, 2135 Madison Avenue, Apt. 4C, Manhattan

Dashawn Young Ocean Bay Apartments (Bayside), 445 Beach 51st Street, Apt. 6C, Queens

June 19, 2013

Andrew Banks Douglass Houses, 830 Amsterdam Avenue, Apt. 3E, Manhattan

June 26, 2013

Keith Davis Pomonok Houses, 155-05 71st Avenue, Apt. 1C, Queens

David Hawkins Taylor Street-Wythe Avenue Houses, 51 Ross Street, Apt. 10B, Brooklyn

Andre Young Douglass Houses, 870 Columbus Avenue, Apt. 9B, Manhattan

July 17, 2013

Cornell Gill Samuel Houses, 158 West 144th Street, Apt. 5B, Manhattan

Jermaine Maxwell Samuel Houses, 158 West 144th Street, Apt. 5B, Manhattan

Pbillip Miller Van Dyke I Houses, 362 Suiter Avenue, Apt. 11B, Brooklyn

July 31, 2013

Albert Burney Long Island Baptist Houses, 375 Williams Avenue, Apt. 3F, Brooklyn

Naquan Davis Butler Houses, 1352 Webster Avenue, Apt. 17M, Bronx

Joseph Kellum Brownsville Houses, 294 Osborn Street, Apt. 2D, Brooklyn

Randy Negrón Grant Houses, 1305 Amsterdam Avenue, Apt. 12E, Manhattan

Ladon Pender Marcy Houses, 103 Nostrand Avenue, Apt. 2B, Brooklyn

Richard Quijano Pelham Parkway, 2225 Bronxwood Avenue, Apt. 1B, Bronx

Timothy Walker Wagner Houses, 350 East 124th Street, Apt. 15H, Manhattan

The Chief's Corner HOLIDAY SAFETY TIPS

With the holiday season upon us, most people are preoccupied with the details of holiday planning and shopping. Unfortunately, the safety precautions we normally take can be forgotten as the excitement of the season causes us to let our guard down. The NYPD wants this to be a safe holiday season for all, so we remind you to follow these simple tips. Enjoy the City and the season!

- Be alert and aware of your surroundings at all times. Criminals often target people who are distracted.
- Whether driving, walking or taking public transportation, plan the trip in advance. Know how to get to your destination by the most direct and safest route.
- If possible, stay in designated waiting areas or in view of the station booth clerk while awaiting your train. Never walk or stand near the edge of the subway platform.
- Travel on populated, well-lit streets. If possible, travel with a friend.
- When driving, keep your doors locked and the windows closed. Make sure the gas tank is full. Maintain your car in good working order to avoid breakdowns.
- Always lock your car. Before getting into your car, check the back seat to make sure no one is hiding there.
- Avoid leaving valuables in your car. Whenever possible, place items out of sight in the trunk of your vehicle prior to reaching your destination. Never leave packages in the passenger compartment unattended.
- Plan your purchases in advance and carry only the amount of cash or number of credit cards necessary to make the purchase. If you must carry a large sum of money, divide the cash between your purse, pockets and wallet.
- Carry your purse close to your body. Place one end of the purse in the palm of your hand and the other in the bend of the elbow. Never wrap the strap around your body.
- If you are carrying a wallet, carry it in the breast pocket of your jacket or in your side pants pocket. The rear pants pocket is the easiest to pick.
- When in a restaurant, don't leave your handbag over the back of your chair or on the floor. Don't leave belongings unattended.
- Don't wait until you have reached your front door to look for your keys. Have them ready in your hand. If a stranger is standing near your door, it may be a good idea not to go in until the situation feels safer.
- If you live in an apartment building, don't buzz in someone who rings your bell until you have verified who they are. This will help protect both you and your neighbors.
- If you have elderly family members or neighbors, please remember to check in on them.
- Remind children to be wary of strangers, including those on the internet.
- Be wary of con artists. Con artists use a number of ploys to trick you and steal your property. Some divert your attention while another picks your pocket, some pose as utility workers or tradespersons to gain access to the inside of your home, while others conduct scams that are more elaborate involving several con artists.



Housing Bureau Police Chief Joanne Jaffe

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Correction

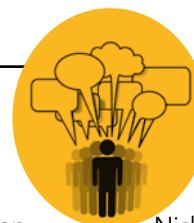
In the November issue of the *Journal*, we indicated in the obituary of long-time Brooklyn resident leader Rosia Wyche that she was the mother of three children. While Ms. Wyche was a fixture in the lives of young relatives and other youth, her survivors include one child. We regret the error.

Residents' Voices

October 26, 2013

(via mail)

Congratulations to Ms. Willie Mae Lewis on her recent appointment to the NYCHA Board. I offer thanks to Ms. Lewis for her many years of helpful and devoted service as the former St.



Nicholas Houses Resident Association President. The Board will benefit from her experience and service in that role. She will be an asset.

Ruth Johnson-Martin, St. Nicholas Houses

Tell us what is on your mind!

Residents' Voices accepts letters, photographs, poems, drawings – anything that allows you to express yourself!

Please include your full name, development name, address and phone number. We will print only your name and development on our pages; we need your address and phone number for verification purposes only.

Please limit written submissions to 250 words.

The *Journal* reserves the right to edit all content for length, clarity, good taste, accuracy, etc. Because of space limitations, we must limit all contributors to one letter per person per issue.

There are many ways to share your thoughts with us at the *Journal*:

Send an e-mail to Journal@nycha.nyc.gov

Send a snail mail to:
NYCHA Journal, Letters to the Editor
 250 Broadway, 12th floor
 New York, NY 10007

Send a Tweet on Twitter at
twitter.com/NYCHA_Housing

Post a message on Facebook at
www.facebook.com/NYCHA

Send a fax to 212-577-1358

If you have any questions, please send them to Journal@nycha.nyc.gov.

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Message from Chairman John B. Rhea - A Retrospective

Polo Grounds Community Centers – now provide a variety of services and programs offered by our partners. For example, Johnson Community Center boasts an innovative early childhood learning and health initiative sponsored by the Children’s Museum of Manhattan that is dedicated to putting public housing’s youngest residents on a road to lifelong learning and improved health through reductions in obesity and related diseases.

Affordable housing is a platform for success, a way for New Yorkers to gain stability and build better lives for themselves. That is why we were committed to Mayor Bloomberg’s plan to build or preserve 165,000 units of affordable housing throughout the City. NYCHA contributed to the plan by creating 1,557 affordable apartments. Additionally, 578 apartments are under construction and almost 2,100 are in development, along with another 100 apartments that will provide supportive housing for seniors at Van Dyke Houses. This year, we worked with a range of stakeholders to refine a proposal to lease land at eight developments for the creation of affordable and market-rate housing that would generate more than \$700 million – enough funding to bring all 10,000 units at these developments to a state of good repair.

In a city as rich with history as ours, preservation is key to increasing affordable housing. With that in mind, we made sure to accelerate the full redevelopment of Randolph Houses in Harlem and Prospect Plaza in Ocean Hill-Brownsville. True to our promise, construction on both will begin in 2014, with funding from a creative mix of public and private sector sources, including tax credits and tax-exempt bonds. These two projects alone will produce 227 public housing and 439 affordable apartments, two community facilities, and a retail store.

As more and more seniors are aging in place, NYCHA has pursued a range of strategies to look after their needs. This includes the 78-unit Council Towers VI and the recently completed 114-unit Riverway Apartments, which feature not only brand-new homes with senior-friendly amenities, but also social services that support their lifestyles. With our assistance, many former NYCHA

residents made these developments their home, most of whom were living in apartments with more rooms than they needed. This proves positive that we can right-size seniors while being compassionate and serving other families in need.

During my tenure, we experienced some real tests as well. Hurricane Sandy dealt a serious blow to many of our buildings and residents. Despite the unprecedented challenges, NYCHA employees worked around the clock to make repairs, restore critical services, and connect residents to vital resources. Our ability to respond to an emergency of this magnitude also is a testament to our management expertise. Recruiting Cecil House to join NYCHA as General Manager was one of my smartest decisions, as he has engaged all levels of staff in enhancing our operations during the storm and every day since his arrival. After the storm, we gathered feedback from our stakeholders, including residents, which led to many agency-wide improvements and a variety of events and resources that enhanced residents’ emergency preparedness.

Alongside these efforts, our “Green Agenda” to promote a more sustainable, environmentally friendly NYCHA increases efficiency while improving resident quality of life. We took many steps to reduce our carbon footprint, such as installing more than 200,000 compact fluorescent light bulbs (CFLs) that reduce greenhouse gases by about 8,000 tons per year. Since 2009, Green City Force has helped us build a greener NYCHA, providing young residents with training, educational, and leadership opportunities related to the green economy. In fact, we launched an urban farm at Red Hook Houses – the first of its kind – with their assistance.

Despite our many successes, we all know that a lack of federal funding seriously continues to challenge NYCHA’s ability to fulfill its mission. But thanks to the hard work of 12,000 dedicated employees in implementing these bold – and not always easy – plans, NYCHA is on firmer footing for the future. Of course, you also are the heart of this vibrant institution, and I know that your support will help NYCHA continue forward in the pursuit of transformation.

More Repairs Begin on Work Funded by Large Bond

In the October issue of the *Journal*, NYCHA Chairman John Rhea wrote about nearly \$500 million generated by a bond issue that will be used to fund repairs to deteriorating building exteriors and systems at 24 public housing developments with approximately 32,000 residents.

The repairs to brick façades, roofs and other structural elements will help address underlying conditions that can be the cause of many of NYCHA’s ongoing maintenance issues. They will help stop water penetration into apartments – known to cause mold and mildew – and keep buildings well-maintained and free of problems caused by outside elements. In addition, once the repairs are completed, NYCHA can move ahead on improving elevators, bathrooms, kitchens and intercoms, as well as heating, plumbing and electrical systems.

Work has begun at three additional developments, Cooper Park Houses in Brooklyn, Ravenswood Houses in Queens and Sack Wern Houses in the Bronx, benefitting more than 6,300 residents. Repairs will be done on multiple buildings at a time, until every building at the three developments is completed as scheduled by 2015.

Work is proceeding at the first developments where construction began – Kingsborough Houses and Kingsborough Extension in Brooklyn. Upcoming actions



Crews make repairs to the exterior of a building at Kingsborough Houses in Brooklyn.

include asbestos abatement and concrete and masonry work.

NYCHA meets with residents at every development to provide information on how the repairs will improve their quality of life, and the condition of the grounds while the construction is performed. All building exteriors from the first floor to the roof are enclosed with scaffolding and netting in order to ensure the safety of residents and employees, and sidewalk sheds will be needed until work is completed.

The \$476 million come from a bond deal that generated approximately \$732 million.

Most of the remaining money will refinance – at lower cost – existing bonds that funded capital projects several years ago. This refinancing will save NYCHA approximately \$3 million, and give the Authority greater financial flexibility and more favorable terms on the newly issued bonds.

Over the past three years, NYCHA has made approximately \$1.5 billion in capital investments, including \$423 million in federal stimulus funding for capital improvements that enhanced the quality of life for 140,000 families.

Every one of the tough choices we made was to ensure the preservation of public housing and ensure better service to current and future residents alike.

Not only is NYCHA important to those who call it home, but it also is an economic engine, indispensable to its neighborhoods and the city as a whole. Indeed, an economic report released this year confirmed that NYCHA generates billions of dollars in direct and

indirect economic activity, and supports 30,000 jobs annually. It also found that residents are a vital part of the City’s workforce, at NYCHA and beyond – this certainly is not news to us. We also know that NYCHA has a tremendously important legacy to uphold; together, we have shown that the best years of public housing can lie ahead.

Continued bold actions and fearlessness will be required to ensure NYCHA achieves its

full potential. I always will be a fierce advocate for public housing, and everything that I have gained and learned from working with each of you to advance this mission will be a part of me forever. Thank you for providing me that honor.

Best wishes.

John B. Rhea

Eye on Housing Fraud

Through the feature "Eye on Housing Fraud," the New York City Department of Investigation (DOI) provides names of residents, as listed below, who have been convicted and sentenced for defrauding NYCHA. In these cases, restitution is collected through a payment schedule until fully paid, including wage and asset garnishments, if necessary. Anyone with information regarding fraud or wrongdoing should call DOI's NYCHA Inspector General hot line at **212-306-3356** or DOI's hot line at **212-3-NYC-DOI**.

Natalie Madison – pleaded guilty to the federal charges of Theft of Government Funds and Conspiracy for illegally subletting her NYCHA apartment in Butler Houses and collecting rent from the tenants. In addition, while she was a NYCHA resident, she co-purchased property in Virginia for \$110,000, sold property in the Bronx for \$570,000, and was employed at a Virginia company where she received an annual salary of up to \$58,000. She was sentenced to six months home confinement and three years supervised released and ordered to pay NYCHA \$89,265, the amount of the fraud.

Nidia Justiniano – pleaded guilty to the federal charge of Theft of Government Funds for illegally subletting her Section 8 apartment, was sentenced to six months home confine-



Department of Investigation Commissioner Rose Gill Hearn

ment and three years probation, and ordered to pay NYCHA \$38,302, the amount of the fraud.

Qyretta Smith – pleaded guilty to disorderly conduct for failing to report the presence of her daughter in her NYCHA apartment in Ravenswood Houses, and her daughter's income from the United States Postal Service. Smith was also ordered to pay NYCHA \$10,116, the amount of the fraud.

Sharon West – pleaded guilty to Petit Larceny for concealing her employment income from NYCHA while she was a resident in the Baychester Houses and was ordered to pay NYCHA \$31,000, the amount of the fraud.

Tiffany Coleman – pleaded guilty to Petit Larceny for failing to report her employment income for two years while she was a resident in NYCHA's Adams Houses, was ordered to pay NYCHA \$12,852, the amount of the fraud, and was sentenced to three years probation.

49 NYCHA Community & Senior Centers to Close

Dept. of Youth and Community Development & Dept. for the Aging to Continue Services

As announced by NYCHA earlier this year, ongoing decreases in federal funding, combined with the severe funding cut of \$205 million made by Congress as part of what is commonly known as sequestration, forced the Authority to make tough decisions in order to continue to deliver essential services such as addressing maintenance repairs and building improvements.

This caused NYCHA to either reduce services or cut funding for some social programs and com-

munity centers. However, the City of New York committed critical funding to keep community centers open through June 2014. As part of this initiative, on January 1, 2014, NYCHA will close 45 of its directly-operated community centers, but the Department of Youth and Community Development (DYCD) will take over operating them through partnerships with community-based organizations. Participating youths will continue to receive high-quality programs, and NYCHA is working with DYCD to ensure a smooth transition. NYCHA also will close four of its directly-operated senior centers, with the Department for the Aging (DFTA) taking over

operations and programming.

"NYCHA is committed to providing families with access to social and community services that foster opportunity," said Vice-President for Community Operations Deidra Gilliard. "As an integral part of our mission, this is a long-standing commitment that will not change."

NYCHA will continue to monitor the activities and programs that take place in all of the community facilities on its property to ensure that they meet participants' needs. The community-based organizations that will operate the community centers held meetings with parents to discuss how they can become more involved. DFTA will begin to hold meetings with residents and providers regarding their senior centers.

These 45 community centers will be operated by the New York City Department of Youth and Community Development as of January 1, 2014.

Borough	Development
Bronx	Boston Secor
Bronx	Butler
Bronx	East 180th Street-Monterey Ave
Bronx	Gun Hill
Bronx	Highbridge Gardens
Bronx	Marble Hill
Bronx	Melrose
Bronx	Sedgwick
Bronx	Sotomayor
Brooklyn	Albany
Brooklyn	Atlantic Terminal Site 4B
Brooklyn	Boulevard
Brooklyn	Breukelen
Brooklyn	Carey Gardens
Brooklyn	Cooper Park
Brooklyn	Glenwood
Brooklyn	Hope Gardens
Brooklyn	O'Dwyer Gardens
Brooklyn	Pennsylvania Ave-Wortman Ave
Brooklyn	Red Hook East/Joseph Miccio
Brooklyn	Roosevelt II
Brooklyn	Seth Low Houses
Brooklyn	Sheepshead Bay
Brooklyn	Stuyvesant Gardens I
Brooklyn	Tilden
Brooklyn	Unity Plaza (Sites 4-27)
Brooklyn	Van Dyke I

Borough	Development
Brooklyn	Williamsburg
Manhattan	Campos Plaza II
Manhattan	East River
Manhattan	Grant
Manhattan	King Towers
Manhattan	Manhattanville
Manhattan	Riis II
Manhattan	Robinson
Manhattan	Rutgers
Manhattan	Wagner
Queens	Astoria
Queens	Beach 41st
Queens	Hammel
Staten Island	Berry
Staten Island	Richmond Terrace
Staten Island	South Beach
Staten Island	Todt Hill
Staten Island	West Brighton I

These four senior centers will be operated by the New York City Department for the Aging as of January 1, 2014.

Borough	Development
Bronx	Pelham Parkway
Brooklyn	Farragut
Brooklyn	Saratoga Square
Manhattan	Polo Grounds

FREE 15-week job training program for homeless & low-income women

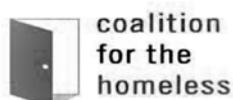
First Step Program

Computer Training - Microsoft Word, Excel, PowerPoint, Outlook
 Internet Research • Resume Writing • Interviewing Skills
 Job Placement Assistance • Self-Esteem Building
 2 Month Internship • Case Management • Typing
 Literacy Building • Mentoring • Yoga & Meditation
 Support Groups • Empowerment

GED not required • New class starting soon!

FREE Continental Breakfast & Metrocards Provided

For more information, please call (212) 776-2074



Brooklyn Net Deron Williams and his Point of Hope Foundation sponsored a Thanksgiving Dinner at the Ingersoll Houses Community Center in Brooklyn on November 23, 2013.

NYCHA and Partners Celebrate Groundbreaking of New Affordable Family Housing Development at Soundview Houses

Additional reporting
by Zodet Negrón

More than 100 new units of low-income apartments are coming to the Bronx near Soundview Houses. NYCHA recently joined the New York City Department of Housing Preservation (HPD), the New York City Housing Development Corporation (HDC), developers CPC Resources, Inc, L+M Development Partners and Lemle & Wolff, and Soundview resident leaders to celebrate the groundbreaking of the latest affordable housing development on NYCHA land; the project's name is Soundview Family Housing. The new eight-story building will be adjacent to Soundview Park and is Phase I of a development that will feature 120 low-income apartments for families.

"The efforts at Soundview represent what we presented in our strategic roadmap Plan NYCHA to create and implement a long-term development strategy of our land and development assets that could accommodate the new housing that we are celebrating today," said NYCHA Chairman John B. Rhea. "The end result of this effort directly will benefit NYCHA residents who will receive priority for 25 percent of the low-income housing, as well as recruitment for jobs resulting from the construction of this project."

Soundview Family Housing will include 24 one-bedroom, 78 two-bedroom, and 18 three-bedroom apartments. Families earning up to 60 percent of the Area Median Income (AMI), or no more than \$51,540 annu-



NYCHA and partners broke ground for the new Soundview family affordable housing development on November 21, 2013. Appearing from left to right: Michael Sturmer, Principal of Lemle & Wolff; Ron Moelis, CEO and Chairman of L+M Development Partners; Rebecca Pointzes, President of the Soundview Houses Resident Association; NYCHA Chairman John B. Rhea; Mary McGee, former President of the Soundview Houses Resident Association; Rafael Cestero, President of CPC Resources; Marcos Crespo, New York State Assemblyman; Aurelia Greene, Deputy Bronx Borough President; Ruth Anne Visnauskas, Commissioner of HPD.

ally for a family of four, will be eligible for these apartments. There will be a preference for NYCHA and Community Board residents. The property also will include 42 parking spaces for the residents. The proposed second phase of the project, Soundview Senior Housing, will include 86 apartments of affordable senior housing. Both buildings will include ground-floor community rooms and laundry rooms. The proposed Phase III of the project will include the construction of 16 two-family townhomes for sale. The development of the project required extending Lacombe Avenue to create Bronx River Avenue, a mapped road that was never built. The new road will give street access to the new buildings.

During the construction phase, NYCHA residents will have access to training and

employment through Building Skills NY, a workforce training program that offers low-income and unemployed New Yorkers training in construction and job placement on affordable housing projects in their communities.

"This development will be good for the community of Soundview Houses," said Rebecca Pointzes, Resident Association President. "It will benefit us greatly."

Soundview Family Housing is part of the NYCHA/HPD/HDC collaboration under Mayor Michael R. Bloomberg's New Housing Marketplace Plan (NHMP), a multi-billion dollar initiative to finance 165,000 units of affordable housing by the close of the 2014 fiscal year. NYCHA's role in this collaboration has produced more than 2,500 apartments with another 1,500 either in construction, or in the development pipeline.

NYCHA Reduces Work Order Backlog to 48,000

NYCHA's Action Plan produces improved results in HUD's annual inspections

As of December 1, 2013, NYCHA reduced its maintenance and repair backlog to approximately 48,000 open work orders from a peak of 333,000. With this reduction, the total number of open work orders is 138,300, which includes a baseline of about 90,000 work orders considered to be routine, in-progress work. NYCHA began its Action Plan with 423,000 open work orders, including the 90,000 baseline.

The success of NYCHA's maintenance and repair program can be seen in the results of the U.S. Department of Housing and Urban Development's (HUD) annual Public Housing Assessment System (PHAS). The PHAS scores NYCHA has received this year to date have improved by an average of eight percent overall since their last inspection, an improvement driven by a 20 percent increase in the scores within apartments. PHAS inspections are conducted by independent, third-party inspectors hired by HUD. This independent assessment con-

firms that the work NYCHA has performed has positively impacted the conditions that residents live in.

Along with reducing the total number of open work orders, NYCHA also has reduced the average time it takes to respond to work requested by residents. For example, the average time it takes to respond to a request for maintenance has been reduced to 20 days citywide. Response times for most other repair requests also show significant improvement, with the average time to address work such as front doors, compactors, intercoms, mildew and extermination, now at less than two weeks. There still is more work to be done, and in some skilled trades the wait time still is considerable. The average response times for carpenters and plasterers currently are 92 and 155 days, respectively, down from more than 270 days at the beginning of the year. NYCHA continues to focus on reducing these response times to meet the target of an average of 15 days.



NYCHA Action Plan

Reduction of Maintenance and Repair Backlog



Earned Income Disallowance Helps Residents Have Lower Rents

NYCHA residents who recently started working may not have to have their rents increased. Residents who qualify for the Earned Income Disallowance (EID) will not have their increase in the first year after employment. In the second year, their rent will not increase to the full amount. This allows residents to get used to an increase in rent gradually, rather than having it happen immediately, and save extra money.

Residents may qualify if:

- A new job or increased earnings are due to

participation in an economic self-sufficiency program; or

- Currently working, but were unemployed before for 12 months or more, or made less than \$3,625 per year; or
- Participated in a TANF-funded program, received cash payment or services and now are newly employed or have increased earnings.

Residents interested in applying for the Earned Income Disallowance should contact their Housing Assistant at their Management Office to find out if they qualify.

Comments? Questions? E-mail Journal@nycha.nyc.gov.

NYCHA Residents Come Together to Plant Daffodils in Developments Throughout the City

For the second year in a row, NYCHA residents from every borough came together to plant more than 25,000 bulbs at developments throughout the city. These bulbs have been planted as part of an ongoing partnership with the nonprofit New Yorkers for Parks and NYCHA's Garden & Greening Program. The Daffodil Project, a signature program run by New Yorkers for Parks, provides free daffodil bulbs to any New Yorker willing to plant them in a public space. In addition to

distributing more than 21,000 bulbs to more than 50 NYCHA resident gardeners, New Yorkers for Parks visited Community Centers in every borough to plant more than 4,600 bulbs with NYCHA youth and seniors. Through these plantings, more than 130 children, youth, and seniors were able to beautify the grounds around their Community Centers. The partnership also allowed New Yorkers for Parks and NYCHA to plant bulbs in developments that were impacted by Hurricane Sandy. Plantings were

held at Ocean Bay Houses in Queens, O'Dwyer Gardens Houses in Brooklyn, and Baruch Houses and Riis Houses in Manhattan. Additional plantings were held at the Astoria Houses Community Center (Queens), Mariner's Harbor Houses Community Center (Staten Island), and Soundview Houses Senior Center (Bronx). In addition to the bulb plantings, two bulb distributions were held at Seth Low Houses in Brownsville Brooklyn, and Betances Houses in the Bronx.



NYCHA youth plant daffodil bulbs at Mariner's Harbor Houses on November 22, 2013. Photo credit: Emily Walker

NYCHA Continues to Connect Residents to Local Jobs and Services Through its Zone Model

For many NYCHA residents, having access to local job training programs and services has enabled them to achieve economic stability and success. Henry Scott, a resident of Polo Grounds Towers, knows firsthand what a difference this can make. Mr. Scott, who was referred to NYCHA's Office of Resident Economic Empowerment and Sustainability (REES) by his Housing Assistant, obtained employment through the NYCHA Zone Model, which connects public housing residents to local, community-based Zone Partner organizations that offer economic opportunity programs and services. From REES, Mr. Scott was referred to one of the Zone Partners, the Brooklyn Navy Yard Employment Center, where he was placed with a

company called FCS Modular as a technician.

"I am very pleased with this job because it is a full-time, permanent position with benefits such as a 401k retirement plan," said Mr. Scott. "I now have a stable income and can provide for my family while continuing my career goals."

Through the Zone Model, NYCHA's developments are separated into geographic "zones," which are comprised of one or more community districts and an average of 11,000 NYCHA households. This model allows NYCHA to connect more residents to economic opportunity programs and services close to their homes and better positions NYCHA and local providers to respond to residents' needs. Since launching the

Zone Model in September 2012, REES has been working hard to create partnerships in the public, private and not-for-profit sectors that increase resident access to educational and economic opportunities. To date, NYCHA has launched five zones – Downtown Brooklyn, East Harlem, Lower East Side, South Bronx, and Upper Manhattan – and has partnered with 20 organizations and institutions. REES also established citywide Zone Partnerships with a range of providers that offer services to NYCHA residents in all communities.

"A key component of the Zone Model is collaborating with both neighborhood and citywide economic opportunity service providers to expand NYCHA's capacity to support residents in achieving their

Bronx Resident Finds Joy in Gardening, Giving Back to Harlem Neighbors



NYCHA resident Pearl Spivey was interviewed by CNN for Anderson Cooper's program 360 on October 30, 2013. Photo credit: Stephen Coppin

For Morris Houses resident Pearl Spivey, gardening is not just a hobby, but also a way to give back to the community. Ms. Spivey tends to a community garden next to the P.S. 139 senior housing development in Harlem, where she grows tomatoes, okra, collard greens, sweet potatoes, and strawberries. She shares the harvest with residents in the surrounding community.

From April through October every year, Ms. Spivey, 79, drives herself from the Bronx to Harlem daily to look after the garden, urging along her vegetables, and keeping the surrounding area clean from debris. She also places seasonal decorations around the garden, heralding the arrival of her bounty. Ms. Spivey gladly parts with her cornucopia, often leaving it in the reception area of the senior housing for anyone who wants it.

Ms. Spivey first came across the garden area when she was passing through

Harlem and noticed it was just a patch of land covered in weeds. She offered a helping hand to residents and 11 years later, it became a flourishing urban garden that gained notoriety for winning numerous awards from NYCHA's Gardening and Greening program. The *New York Times* wrote about Ms. Spivey and another resident gardener, Marian Dolphus from South Jamaica Houses in Queens, this past fall, leading to additional local and national coverage.

"I like to feed the neighborhood," Ms. Spivey told *The Times*. "I can't tell you why. I just like to do it."

Since then, CNN's Anderson Cooper's program 360 has decided that Ms. Spivey was a worthy candidate for its American Journey segment, which features people who are doing great things in their community and giving back in a selfless way. The video crew captured her at the P.S. 139 senior center, where Ms. Spivey's bounty goes from her hands to neighbors' tables.

economic goals," said Sideya Sherman, director of REES. "The model's long-term success relies on NYCHA's ability to create innovative tools like our web-based referral system for external service providers that allows NYCHA frontline staff to connect residents to critical services."

Zone Coordinators manage partnerships with Zone Partners, work with local stakeholders, and provide front-line staff with technical

assistance to make referrals to Zone Partners and create additional opportunities for residents. Since launching the Zone Model, more than 6,000 NYCHA residents have received information about services via the referral system, recruitment initiatives and information sessions. In the upcoming year, NYCHA will continue to pursue additional partnerships and launch additional zones to serve more residents throughout the city.

NYCHA Seniors Meet with Deputy Mayor Linda Gibbs

Discuss Project Exploring Ways to Promote Social and Physical Health of Seniors

Two NYCHA senior residents were part of a team that met with Deputy Mayor Linda Gibbs at City Hall on November 12. The team delivered a presentation on a special project which oc-

curred at Jefferson and Corsi Houses this year. The Senior Positive Adaptation (SPA) project is a collaborative effort between NYCHA, the NYC Department for the Aging, Silberman School of Social

Work at Hunter College, the Positive Deviance Initiative (PDI), and Union Settlement Association. The project was supported by a grant to PDI by the New York Community Trust.

SPA was driven by a group of seniors at the two Manhattan developments that met every week to explore social isolation and identify strategies some seniors use to stay connected. SPA helped NYCHA seniors and project partners learn about how seniors maintain and expand their social connections to improve health and wellness. Earlier in the year participating seniors also shared what they learned from the project at a community meeting at Corsi, and presented the project to seniors from other developments at NYCHA's Senior Benefit and Entitlement Fair in September.



Corsi Houses residents Randy Kiser (far left) and Isaura Ortiz (third from left) joined Deputy Mayor Linda Gibbs (second from left), Maria Alejandro and David Nocenti from Union Settlement, and Patricia White from the New York Community Trust at City Hall on November 12, 2013.

SENIOR NEWS

Social Security and Supplemental Security Income to Increase

Beginning in January your Social Security benefit and Supplemental Security Income will increase by 1.5 percent due to a cost-of-living adjustment. This increase will be automatic. For more information call **(800) 772-1213** or visit www.socialsecurity.gov/cola.

Raising Your Grandchild?

The Department for the Aging's Grandparent Resource Center can help you:

- Find a support group in your community
- Learn about financial and health benefits you are entitled to
- Get info on adoption, kinship foster care and child custody options
- Access other Department for the Aging services including:
 - Resource Library
 - Holiday Toy Drive
 - Recreational Activities
 - Summer Camp Program

Call **311** to find out more. Ask for the Department for the Aging's Grandparent Resource Center. All services are free and confidential.

“Cease the Grease” Project Brings Baruch Residents to a Brooklyn Wastewater Treatment Plant

Baruch Houses residents participated in the latest NYCHA collaboration with the NYC Department of Environmental Protection (DEP) and its “Cease the Grease” project. A group of NYCHA visitors took a tour of the Newtown Creek Wastewater Treatment Plant in Brooklyn, the largest of the City's 14 wastewater treatment plants. The pilot project is a year-long collaboration that educates residents about the proper disposal of kitchen grease to improve their internal environment; to avoid costly sewer backups; and to understand the impact on the city's infrastructure.

How that infrastructure works was seen during the October 12 visit to the Wastewater Treatment Plant where the Plant's engineer gave a lecture about the workings of the wastewater treatment

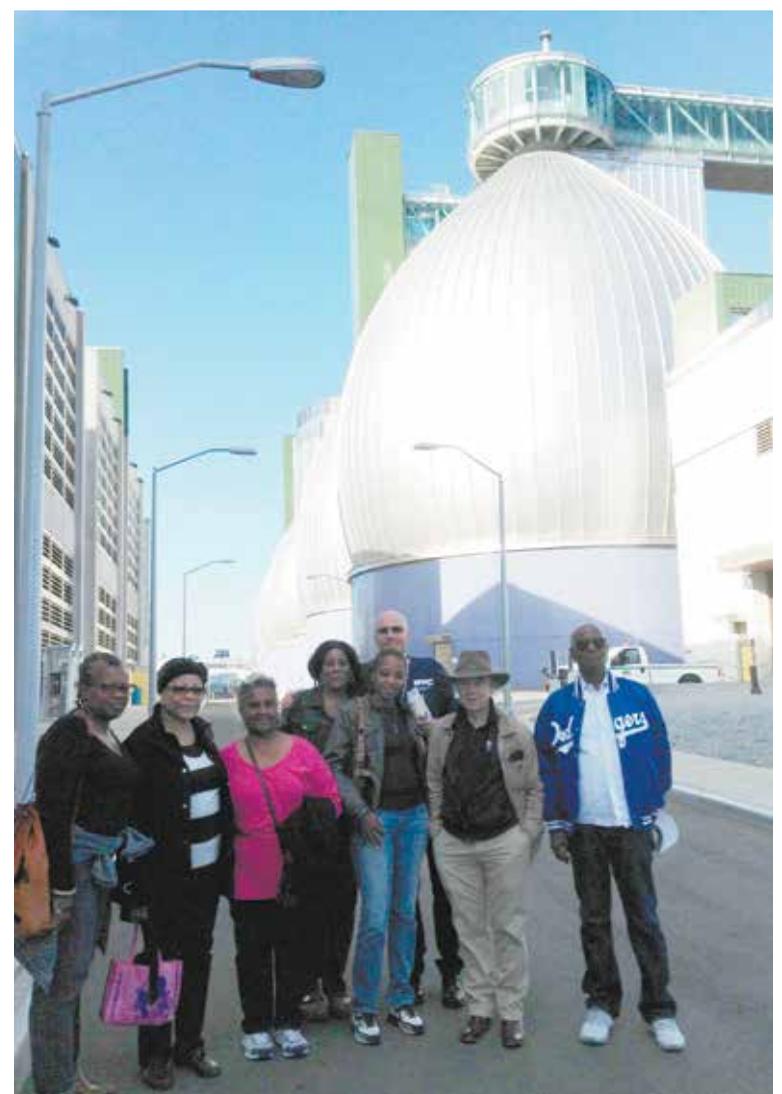
process. The demonstration showed how the process imitates and speeds up what occurs naturally in the water cycle - for instance, the continuous recycling of the usable supply of the earth's clean water. Residents learned that the incoming wastewater comes from drainage areas servicing more than one million residents and businesses in parts of Brooklyn, Manhattan, and Queens.

Next, the group visited the plant's eight stainless-steel clad 'egg-shaped' digester tanks. The “Egg Digester” tanks are each 145 feet tall, and process, on the average, 750,000 gallons of sludge each day using oxygen-free bacteria, among other steps. “The engineer who gave the lecture was very clear and ‘over the top,’” said Baruch Houses resident Barry Stewart. “I liked learning that the methane gas,

made by the Digester Eggs during the sludge processing, is used as fuel in boilers to heat the plant and the Digester Tanks.”

As part of the program, residents also have toured a compactor room in a Baruch building and the Manhattan Pump Station on 13th Street and Avenue D.

“The ‘Cease The Grease’ program is a critical component of the City's education and outreach efforts motivating citizens to learn responsible ways to care for their internal environments and appreciate the positive impacts on the greater environment,” said Charles Sturcken, Director of Economic Development at DEP. “These tours demonstrate to residents the importance of constantly striving for a cleaner, sustainable environment.”



A group of Baruch Houses residents and staff were part of a tour of the Newtown Creek Wastewater Treatment Plant in Brooklyn hosted by the New York City Department of Environmental Protection on October 12, 2013. Photo courtesy of New York City Department of Environmental Protection.

NYCHA in Social Media: The Survey Says...

Since establishing a social media presence on Facebook in 2009, NYCHA has made tremendous strides in the area of social and digital media. Going forward, NYCHA plans to deepen the focus on how it can provide information via social media. Specifically, NYCHA will use Facebook, Flickr, Twitter, LinkedIn, Youtube to share positive and uplifting stories, and speak to the combined social media following of close to 15,000 people.

From November 15-November 22, 2013, NYCHA conducted its first social media survey, which was hosted across Twitter, Facebook and LinkedIn. NYCHA received more than 120 responses. Among the key findings:

- On Facebook, the majority of users are residents between

the ages of 50-59 who are most interested in receiving news about NYCHA, as well as maintenance and repair updates via that specific platform.

- Twitter commands attention from those who are 21-29 years old, who also are members of community based organizations and/or residents that desire news about NYCHA, as well as jobs information.
- The majority of LinkedIn participants are NYCHA employees between the ages of 30-39 who wish to learn more about jobs and training opportunities.

These findings will help NYCHA better tailor content that is relevant, meaningful and speaks to the needs of residents and other stakeholders.

Stay Warm!

Here are some tips to keep your apartment warmer during heating season, and reduce utility costs.

- Keep windows closed
- Open curtains to let the sun provide heat

- Keep radiator areas clear
- Seal leaks (Tenants who think they have an air leak and do not know how to fix it can call the Customer Contact Center at **718-707-7771**)
- Use blankets
- Dress warm while inside

Looking to Add More Heat to your Apartment? Please Follow These Safety Tips.

- Space heaters should be at least three feet from anything that can burn and always should be turned off when leaving a room or going to sleep. Space heaters are temporary heating devices and only should be used for a limited time each day.
- Never use an extension cord with a space heater. Space heaters should be plugged directly into an outlet.
- Never use a space heater with a frayed or damaged cord, even for a small amount of time.
- Young children should be

kept away from any heater or appliance that has hot surfaces that can cause burns.

- **Ovens and Stoves:** Please do not use the oven or stove to heat your apartment, this is a fire hazard and can cause toxic fumes.
- **Candles:** For your safety do not leave candles burning through the night and do not leave candles unattended.
- **Generators:** Please do not use a generator inside your apartment for electricity or heat, operating a generator in a poorly ventilated area can cause carbon monoxide poisoning, which can be fatal.

Comments? Questions? E-mail Journal@nycha.nyc.gov.

Project-Based Section 8 Developments Getting Renovated Apartments and Landscape

NYCHA has selected a development team to begin work at six project-based Section 8 properties to completely renovate apartments and redo the landscaping of their property. The buildings are eligible for a mixed-finance transaction that will provide funding for critical work to improve the apartments and buildings, and create more energy efficiency. For this important work, NYCHA has selected RDC Development, a joint-venture between MDG Design + Construction and Wavecrest Management.

"This is a significant milestone as part of the strategic road-map Plan NYCHA to identify alternative sources of revenue

in order to preserve our aging housing stock," said NYCHA Chairman John B. Rhea. "It also demonstrates our long-term commitment to preservation of affordable housing for low-income families and households."

RDC's efforts include extensive tenant-in-place rehabilitation work, and it has experience managing more than 3,000 project-based Section 8 units. The six sites are Bronxchester in the Bronx; Saratoga Square in Brooklyn; and Campos Plaza I, East 4th Street Rehab, East 120th Street Rehab and Milbank-Frawley in Manhattan. The plan calls for exterior and interior rehabilitation of more than 700,000 square feet of space for 874 units

at six sites; renovation of building façades and interiors, as well as landscaped areas; and on-site social services. The plan will present opportunities for residents to apply for jobs created by the transaction through Section 3 hiring.

In addition, NYCHA expects the RDC Development to provide residents with dedicated daily maintenance and upkeep before, during and after the complete renovation. Campos residents were so happy about getting newly painted apartments with renovated kitchens and bathrooms, that Campos Resident Association President Derese Huff simply urged, "Start the work!"



The photos of this kitchen and bathroom represent what part of the renovated apartments at Campos Plaza I will look like when completed.

News from the NYC Department of Education

Applying To Kindergarten for the 2014-2015 School Year

If your child was born in 2009, it's time to start thinking about kindergarten for next year. You can apply to kindergarten from January 13 to February 14, 2014. All families can apply for kindergarten in one of three ways:

- Online using Kindergarten Connect at www.nyc.gov/schools/kindergarten
- Over the phone by calling **718-935-2400** (8:00 a.m.–6:00 p.m., Monday–Friday)
- In person at an Enrollment Office (8:00 a.m.–3:00 p.m., Monday–Friday)

All families, including those of students with disabilities, should submit an application in order

to receive a kindergarten placement. Admission is not first-come, first-served. All applications received by the deadline are treated the same, according to schools' admissions priorities.

Elementary School Directory

You can find the Elementary School Directory online at www.nyc.gov/schools/kindergarten. The directory provides detailed information about the admissions process and will help you to explore elementary school options available for your child.

For more information, call **718-935-2009** or visit www.nyc.gov/schools/kindergarten.