



INSIDE THIS ISSUE



3

Heating
Improvements



8

Transforming
Randolph
Houses



14

A New Way
to Recycle

The NYCHA

JOURNAL

LETTER FROM THE INTERIM CHAIR Moving the Authority Forward

Dear Residents,
Since I was appointed Interim Chair and CEO of NYCHA earlier this year, my team and I have taken a good, hard look at the Authority's significant challenges and how they can be addressed. Our top priority is to improve the state of our buildings and residents' quality of life.

As you know, there is a lot of work to be done. Our buildings need \$32 billion worth of major repairs, from the renovation of kitchens and bathrooms to the replacement of roofs and boilers. At the same time, the federal government has reduced its funding to NYCHA by billions of dollars since 2001.

While other cities have abandoned public housing, NYCHA and New York City under Mayor de Blasio are completely dedicated to preserving and strengthening this valuable resource so that it is here to serve the generations to come.

To get the resources NYCHA needs, and bring improvements and repairs to residents faster,

(CONTINUED ON PAGE 2)



Comprehensive Repairs for 62,000 Apartments

Public-Private Partnerships Bringing Nearly \$13 Billion of Improvements



ED REED/MAYORAL PHOTOGRAPHY OFFICE

Mayor Bill de Blasio and NYCHA Interim Chair Stanley Brezenoff (second from left) were joined by residents of Betances Houses and Ocean Bay (Bayside) for the announcement of RAD expansion. Joining the Mayor on the dais (from l. to r.): Deputy Mayor for Housing and Economic Development Alicia Glen; Betances RA President Giselle Denise Gavin; Assembly Member Carmen Arroyo; and Congress Member Gregory W. Meeks.

INNOVATIVE PUBLIC-PRIVATE PARTNERSHIPS, including the Rental Assistance Demonstration (RAD) program, are bringing extensive repairs to 62,000 NYCHA apartments, home to about 140,000 residents. This will address nearly \$13 billion of much-needed repairs. These apartments will be converted to Section 8 funding

and will remain permanently affordable. Residents will keep all their rights as public housing residents, pay no more than 30 percent of their income toward rent, and stay in their buildings during the renovations. Residents will benefit from new kitchens and bathrooms, windows, elevators, boilers, roofs, and security systems and

(CONTINUED ON PAGE 9)

MOVING THE AUTHORITY FORWARD (CONTINUED FROM PAGE 1)

we must take a new and radical approach. NYCHA's Permanent Affordability Commitment Together (PACT) program is the path forward. By converting apartments to Section 8 funding and using other federal programs, PACT generates much-needed revenue for critical improvements such as new kitchens, bathrooms, windows, elevators, boilers, roofs, and common areas. At the same time, PACT maintains permanent affordability and residents retain their rights: rents remain at 30 percent of household income and, in

almost all cases, residents can stay in their homes during the renovations. In addition, NYCHA continues to own the land and has the right to foreclose if there is any threat to permanent affordability.

We've already seen the success of the Rental Assistance Demonstration (RAD) program, one of our PACT initiatives, at Ocean Bay Apartments, where residents have benefited from extensive improvements since RAD was brought to their development.

As part of our long-term strategic plan, *NextGeneration NYCHA*, the Authority originally

planned to use PACT to renovate 20,000 apartments by the year 2026. Now, we are expanding and accelerating this effort to bring PACT to 62,000 apartments by 2028. Approximately 142,000 residents – more than a third of NYCHA residents – will benefit from PACT, which will bring billions of dollars worth of renovations and major repairs to their homes. Of course, this also means that resources can be redirected to the more than 100,000 public housing units that will remain outside of PACT.

Given the severe funding realities NYCHA faces, I am

confident that PACT is the best way forward to truly improve the condition of our buildings and residents' quality of life. I look forward to working with you and other partners as we continue to develop these and other plans to generate the funding NYCHA needs to best serve residents.

Sincerely,
Stanley Brezenoff
Interim Chair & CEO

MAKE YOUR VOICE HEARD

NYCHA BOARD MEETINGS are open to the public and are an opportunity for residents and any interested parties to weigh in on items on the monthly agenda.

Board Meetings are held at 250 Broadway in the 12th floor Board Room at 10 a.m., generally on the last Wednesday of the month. People who wish to speak during the public comment period must pre-register at least 45 minutes before the Board Meeting is scheduled to begin and can only comment about items on that Board Meeting's agenda. Each speaker's time is limited to three minutes. The public comment period concludes either when all speakers are finished or after

the expiration of 30 minutes allotted by law for public comment, whichever comes first.

Copies of the calendar for the upcoming Board Meeting are available on NYCHA's website or can be picked up at the Office of the Corporate Secretary, 250 Broadway, 12th floor, no earlier than 24 hours before the Board Meeting. Copies of the minutes of prior Board Meetings are available on NYCHA's website or can be picked up from the Office of the Corporate Secretary no earlier than 3 p.m. on the Thursday after the Board Meeting. Any person requiring 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 14 calendar days prior to the Board Meeting. For additional information, please call **212-306-6088**.

For those unable to attend the Board Meetings, please visit **on.nyc.gov/boardmeetings** at the time of the Board Meeting to watch live. You may also

watch past Board Meetings by visiting NYCHAnnel, NYCHA's YouTube page at **www.youtube.com/c/nycha**.

Upcoming Meetings 2018:
December 19

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Heating Improvements for NYCHA Residents in Advance of Winter

ON OCTOBER 18, Mayor Bill de Blasio, NYCHA Interim Chair and CEO Stanley Brezenoff, and NYCHA General Manager Vito Mustaciulo announced heating improvements made this summer and fall across NYCHA to prepare for cold weather.

“Every NYCHA resident deserves heat in the winter. Our new leadership at NYCHA have delivered major improvements that will reduce outages and get the heat back on faster,” said Mayor Bill de Blasio. “This plan will benefit all 400,000 New Yorkers who call NYCHA home, and is only the beginning of more improvements to come.”

Last winter in New York City was one of the coldest on record, bringing NYCHA’s aging infrastructure to the brink. In response, NYCHA’s new leadership created a plan to reduce outages and restore heating faster this winter.

“In preparation for this winter season, we have been fully dedicated to ensuring real improvements to keep residents warmer,” said NYCHA Interim Chair and CEO Stanley Brezenoff. “While there is no magic wand, our operations team, under the leadership of our General Manager Vito Mustaciulo, is tackling problems we have immediate control over while looking to the future when we can have more reliable heating throughout our portfolio for all New Yorkers who rely on us.”

NYCHA residents now have more heating staff, more mobile

boilers on hand for emergencies, and better handling of their heat complaints. Developments that had chronic heating issues last year – home to 87,000 residents – received targeted improvements ranging from new boilers to new third-party experts that will manage heating plants to reduce outages.

“After joining NYCHA in the height of the heating problems last winter, I committed from day one to ensure that we were better prepared when this winter season came around,” said NYCHA General Manager Vito Mustaciulo. “With unprecedented support from Mayor de Blasio, we have achieved operational improvements, streamlined capital timelines, and implemented better technology both internally and for resident communication, so when the winter freeze comes, we will be able to respond faster and get boilers up and running quicker.”

The citywide improvements for the 2018-19 heating season include:

- **More heating staff:** NYCHA added 50 new heating technicians this heating season, and added more contracts with skilled laborers to provide additional expertise if needed. These staffing expansions will improve maintenance and speed response times.
- **Better customer service:** When NYCHA makes heating repairs, it will now robocall all affected residents before clos-

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ing out work orders. Any resident who has not experienced heat restoration will be able to immediately respond during the call to keep staff onsite to address their issue.

- **New mobile boilers:** 5 additional mobile boilers are ready to deploy during emergencies to keep heat running.

The targeted improvements for the 87,000 residents in developments that had chronic heating issues include:

- **New boilers:** 12 developments had boilers replaced since last winter and 3 more are under repair now, improving heating service for 9,100 residents. Six developments, with 7,300 residents, have received dedicated mobile boilers.
- **Outside experts to monitor and manage boilers:** For 41 scattered sites or high-tech heating plants, third-party agencies will provide faster and better fixes, helping 70,000 residents experience

better heat this season. More developments will be transferred to third-party managers over the course of the heating season.

- **Better windows:** 7,600 senior apartments received new window balances, a key issue in last year’s struggles to keep the cold out. These repaired windows will lock in the heat more securely for NYCHA’s elderly residents.

Below is a list of sites that are receiving targeted improvements:

New Boilers

- 104-14 Tapscott Street
- Claremont Rehab (Group 2)
- Claremont Rehab (Group 4)
- Coney Island I (Site 1B)
- Coney Island (Sites 4&5)
- Fort Washington Ave Rehab
- Hope Gardens
- Ingersoll
- International Tower
- Lower East Side I
- Manhattanville Rehab (Group 2)
- Manhattanville Rehab (Group 3)*

(CONTINUED ON PAGE 4)

HEATING IMPROVEMENTS FOR NYCHA RESIDENTS IN ADVANCE OF WINTER (CONTINUED FROM PAGE 3)

- Melrose*
- Ocean Hill-Brownsville
- Rehab Program (Wise Rehab)
- Robinson*
- Rutland Towers*
- Sutter Avenue-Union Street
- Taft*
- Washington Heights Rehab
- Wyckoff Gardens*

The locations with an asterisk are receiving a mobile boiler.

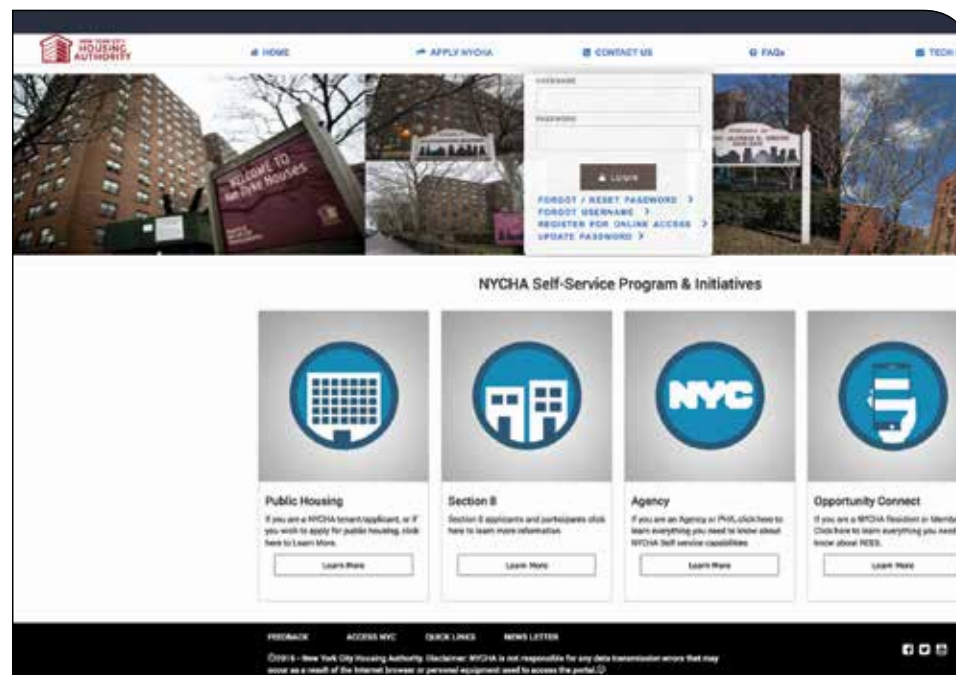
Third-Party Management

- 303 Vernon Avenue
- Albany
- Albany II
- Astoria
- Beach 41st Street
- Brownsville
- Conlon Lihfe Towers
- Cooper Park
- Corsi East River
- Elliot
- Fiorentino Plaza
- Glenmore Plaza
- Highbridge Gardens
- Howard
- Hughes Apartments
- International Tower
- Jefferson
- Kingsborough
- Kingsborough Extension
- Lexington
- Long Island Baptist
- Low
- Pink
- Queensbridge North
- Queensbridge South
- Rangel
- Roosevelt I
- Roosevelt II
- Shelton House
- Sumner
- Tilden
- Unity Plaza (Sites 17,24,25A)
- Unity Plaza (Sites 4-27)
- Van Dyke I
- Van Dyke II

- Vandalia Avenue
- Wagner
- Washington
- Williamsburg
- Woodson

Better Windows

- Armstrong I
- Baruch Houses Addition
- Betances I
- Bethune Gardens
- Borinquen Plaza I
- Boston Road Plaza
- Bronx River Addition
- Brown
- Cassidy-Lafayette
- Chelsea Addition
- Claremont Parkway-Franklin Ave
- College Avenue-East 165th Street
- Conlon Lihfe Towers
- Corsi Davidson
- East 152nd Street-Courtlandt Ave
- Fort Washington Ave Rehab
- Garvey (Group A)
- Glebe Avenue-Westchester Ave
- Haber
- Harborview Terrace
- Hope Gardens
- International Tower
- Kingsborough Extension
- La Guardia Addition
- Leavitt Street-34th Ave
- Lower East Side I
- Marshall Plaza
- Meltzer Tower
- Middletown Plaza
- Mitchel
- Morris Park Senior Citizens Home
- Morrisania Air Rights
- Palmetto Gardens
- Public School 139 (Conversion)
- Randall Avenue-Balcom Ave
- Rehab Program (College Point)
- Reid Apartments
- Robbins Plaza
- Roosevelt I



Interim Recertifications are Now on the Self-Service Portal

RESIDENTS: DID YOU know that you can make Interim Recertification requests at any time during the year? If there's a change in your household composition, income, assets, or expenses, you need to fill out an Interim Recertification. These requests can now be made online via the Self-Service Portal, which can be accessed on your phone, computer, or the Self-Serve Kiosk at your Property Management Office. Not interested in making an Interim Recertification request online? You can request a paper version at your Property Management Office.

Types of Interim Requests:

- Adding a household member
- Temporary permission to add a person to your household
- Extension for a household member with temporary permission
- Removing an authorized household member
- Removal of head or co-head of household
- Change in income

Visit NYCHA's Self-Service Portal at <https://selfserve.nycha.info>.

- Shelton House
- Stuyvesant Gardens II
- Surfside Gardens
- Twin Parks East (Site 9)
- Union Avenue-East 163rd St
- UPACA (Site 5)
- UPACA (Site 6)

- Van Dyke II
- Vandalia Ave
- West Brighton II
- West Tremont Avenue-Sedgewick Avenue
- White
- Woodson

\$105 Million in Energy-Efficiency Upgrades Coming to 15 Developments

Includes Improvements to Heating Systems

AS PART OF NYCHA'S ENERGY PERFORMANCE CONTACT (EPC) PROGRAM, \$104.6 million in upgrades are coming to 15 developments in the Bronx, Brooklyn, Manhattan, and Queens, home to 15,000 families. In partnership with Ameresco, an energy services provider, NYCHA will upgrade heating, lighting, and building ventilation systems and implement water conservation measures at these developments. Over 18 years, the project will save NYCHA \$154.6 million in energy and water costs and reduce energy use by 21 percent.

The project is the fourth, and largest to date, in NYCHA's series of EPCs, as well as the largest EPC ever approved by the U.S. Department of Housing and Urban Development, which created the program.

"This new Energy Performance Contract ensures both that our residents can see necessary improvements to their quality of life and that NYCHA continues to invest in a more sustainable future," said NYCHA General Manager Vito Mustaciolo. "This program, and the upgrades that follow, are vital to ensure we can address our critical infrastructure needs head-on."

The primary goal of NYCHA's EPCs is to upgrade and modern-



An example of a new hot water system.

ize heating systems to deliver more consistent and comfortable heat to residents. The latest EPC involves:

- A new boiler plant at Patterson Houses;
- Modernized heating distribution controls at 15 developments;
- Interior LED lighting and water conservation devices at the developments; and
- New hot water systems and building ventilation improvements.

Graduates of Green City Force, which prepares NYCHA youth for "green-collar" careers through training and work expe-

15 Developments Benefitting from NYCHA's 4th EPC:

- 335 East 111th Street (Manhattan)
- Breukelen (Brooklyn)
- Corsi (Manhattan)
- East 152nd Street-Courtlandt Avenue (Bronx)
- Grampion (Manhattan)
- Jefferson (Manhattan)
- King Towers (Manhattan)
- Lincoln (Manhattan)
- Melrose (Bronx)
- Patterson (Bronx)
- Pomonok (Queens)
- Saint Nicholas (Manhattan)
- Soundview (Bronx)
- South Jamaica I (Queens)
- South Jamaica II (Queens)

rience, will be hired to install the water conservation upgrades and replace all interior light bulbs with LED bulbs.

As part of its Sustainability Agenda, NYCHA aims to generate \$300 million in EPCs and

reduce energy use by 20 percent Authority-wide by the year 2026.

Altogether, NYCHA's various energy-efficiency programs will provide upgrades at up to 130 developments, benefiting nearly 262,000 residents.

NYCHA Partners to Design Rooftop Solar Gardens

ROOFSTOP SOLAR GARDENS will be built on 189 NYCHA buildings at 28 developments across the city to increase New Yorkers' access to low-cost solar power. Construction is expected to begin by winter 2019.

NYCHA is partnering with five teams led by local non-profits and small businesses that will design the first rooftop solar gardens as part of NYCHA's ACCESSolar program, which stands for

"ACcelerating Community Empowered Shared Solar." The electricity made by the solar gardens will be for people who subscribe to the service, with a portion of subscriptions set aside for low-income New Yorkers, including NYCHA residents and Section 8 voucher holders who pay their own electric bills.

The teams, led by Kinetic Communities Consulting, Solar One, Fifth Avenue Committee, Sol Purpose, and BlocPower, will develop proposals for up to six



megawatts of solar power. The initiative will also create career opportunities for NYCHA residents in the growing solar industry and benefits for residents at the developments where the solar will be built.

"Our new solar partners will help connect New Yorkers to clean, low-cost solar power and green jobs while also reducing

our environmental footprint," said NYCHA Interim Chair and CEO Stanley Brezenoff. As part of the NextGeneration NYCHA Sustainability Agenda, NYCHA plans to provide 25 megawatts of solar power by 2025 – the single largest goal for a residential landlord in the United States.

ACCESSolar is supported by the NYSEDA, the Fund for Public Housing, Sustainable CUNY of the City University of New York, and the consulting firm ICF. For a full list of ACCESSolar developments and partners, visit nychajournal.nyc.

A Young Resident Champions Energy Efficiency for All New Yorkers

DAPHANY ROSE SANCHEZ is passionate about ensuring that all New Yorkers have access to energy efficiency. She even quit a position with a leading company to forge out on her own, working tirelessly to give underserved communities a seat at the table in the work to reduce New York City's contributions to climate change.

Ms. Sanchez, 26, is the Cooper Park Houses resident behind Kinetic Communities Consulting. Founded by Ms. Sanchez in 2017, Kinetic works at the crossroads of affordable housing and energy efficiency, serving low- to moderate-income New Yorkers through education, networking, and making energy efficiency opportunities easier to understand.

Why is energy efficiency so important? The majority of New York City's greenhouse gas emis-

sions come from energy used to heat, cool, and power buildings. These emissions contribute to the warming of the planet, so the City plans to reduce greenhouse gases by at least 80 percent by 2050.

As a Latina, native New Yorker, and public housing resident, Ms. Sanchez is a member of the community she serves, which helps her create trust with residents and, in turn, spread awareness and gain approval. "In order to get to 80 by 2050, we need to have New Yorkers at every level involved," she said. "I want for these to be conversations all New Yorkers are having at their family dinner table, that they feel vested in."

Ms. Sanchez has long been interested in doing her part to save the environment. She's spent the past 10 years working in the energy field, for organizations

such as ICF International, NYC Department of Environmental Protection, United Nations' Environmental Affairs, and Solar One.

Ms. Sanchez's experience during Superstorm Sandy was a turning point. Her parents had moved out of Cooper Park years ago to their first home in Staten Island. Due to storm flooding, the family spent hours tied together on the roof until they were rescued by boat. After the storm, she saw how engineering companies and community organizations worked together to help people rebuild and connect to opportunities; she decided to adopt this model of collaboration for her work in the energy field.

Ms. Sanchez is proud of her latest collaboration with NYCHA. Kinetic will create rooftop solar gardens at 24 buildings in 8 developments and green jobs



for NYCHA residents as part of a new program, ACCESSolar (ACcelerating Community Empowered Shared Solar), which aims to increase New Yorkers' access to low-cost solar power.

Kinetic recently celebrated its one-year anniversary with Brooklyn Borough President Eric Adams, who declared an Energy-Efficiency Day in the borough thanks to Ms. Sanchez's efforts. She plans to spend 2019 growing her business and traveling around the city speaking and advocating for her community and the planet.

Awarding NYCHA's Gardeners

ROSELINA MESTRIC OF Pomonok Houses (center) was proud to receive one of the 2018 Master Gardener Awards at the 55th Annual NYCHA Garden & Greening Awards Ceremony. Ms. Mestric was joined by NYCHA Resident Board Member Victor Gonzalez (left) and NYCHA's Coordinator for Special Projects Juan Santiago as they celebrated the hundreds of resident gardeners gathered at the Johnson Community Center for the event on November 9, 2018.

More than 500 NYCHA gardens, tended by over 1,000 gardeners, were judged by a panel of respected horticultural professionals. Every year, NYCHA resident gardeners compete to win the top spots in each of the three categories: best flower, theme, and vegetable garden in the city. The garden competition is one



of the oldest urban gardening programs of its kind in the country. The ceremony was sponsored by Unilever and highlights the hard work and dedication of NYCHA's resident gardeners and

NYCHA's Garden & Greening Program, a year-round beautification, environmental preservation, and education initiative that benefits residents and the greater community.

Congratulations to the Citywide Winners:

Flower Garden:

Angels Among Us,
New Lane Shores

Vegetable Garden:

El Jardin Los Amigos de
Moore, Moore Houses

Theme Garden:

Ebony's Garden,
Marcy Houses

2018 Master Gardener Awards

Saul Barrios, Gun Hill Houses

Emma Barcelli,
Manhattanville Houses

Roselina Mestric,
Pomonok Houses

William 'Bill' Morgan,
Todt Hill Houses

**For a full list of winners,
visit nychajournal.nyc.**

Harvest Time at NYCHA

NYCHA, THE MAYOR'S OFFICE OF CRIMINAL JUSTICE, and Green City Force celebrated fall by hosting a harvest festival at Forest Houses in the Bronx. The festival included pumpkin carving, face painting, fall games, food, music, art, and free giveaways for NYCHA residents. Harvest festivals were also held at the Farms at NYCHA at Howard, Wagner, Red Hook West,

and Bay View Houses.

The festivals celebrated the record-breaking bounty of Farms at NYCHA, which produced 20,298 pounds of produce for residents this year, more than previous years. Farms at NYCHA includes six farms and is part of the Building Healthy Communities initiative, a citywide partnership to improve health outcomes and promote access to healthy food options in 12 neighborhoods in New York City.



A Historic Effort at Randolph Houses

Renovations Produced Over 280 Public Housing and Affordable Units

THE TOTAL RENOVATION of Harlem's historic Randolph Houses is now complete, thanks to the efforts of NYCHA and a range of partners from the public and private sectors.

Randolph Houses' 36 buildings on West 114th Street were built in the 1890s and acquired by NYCHA in the 1970s. The first phase of the renovations, which was completed in 2016, involved a \$96 million gut rehab of 22 buildings, resulting in 147 totally renovated public housing apartments and 20 affordable housing apartments. The second phase, completed this fall, involved a \$64 million renovation of the other 14 buildings across the street, producing another 114 apartments affordable to very low- and low-income households.

The new buildings are now wheelchair-accessible and energy efficient, and their historic character has been preserved. In addition, they now feature new indoor and outdoor community space, including a library, computer rooms, laundry rooms, play areas for children, and gardening and barbecue areas. Onsite social services for residents are available, such as referrals for services, home visits for seniors, and in-house programming covering health and wellness, computer technology, financial literacy, afterschool services, and the creative arts.

"The completion of the Randolph Houses final stage to renovate public housing and build new affordable options for low-income families is important as we strive to ensure the city stays diverse and affordable for future generations," said NYCHA's Interim Chair and CEO Stanley Brezenoff. "We are grateful to all our partners who have made this transformation possible, including the NYC Department of Housing Preservation and Development, the NYC Housing Development Corporation, Trinity Financial, West Harlem Group Assistance, Red Stone Equity Partners, Bank of New York Mellon, and of course, the residents and community members."

Robertus Coleman, President of the Randolph Houses Resident Task Force, added: "After many years, we finally celebrate a new and improved Randolph Houses. The completed renovation signals a rebirth for long-time residents like myself who have long dreamed of this day, for new residents who now call this home, for the Randolph Houses community, and for Harlem. We are incredibly grateful [to all the] organizations that helped make this dream a reality and look forward to the next chapter at Randolph Houses."



Cassidy-Lafayette Houses Cuts the Ribbon on Renovations

THE CASSIDY-LAFAYETTE HOUSES Resident Association celebrated the completion of renovations at their development with a ribbon-cutting ceremony in October, recognizing the great results when residents, community members, and partners work together.

At the event, the resident association acknowledged NYCHA and general contractor Adam's European Contracting for the upgrades to their development, which included a full roof replacement, the repair of all damaged brickwork, and updated terraces with new balcony rails and screens.

"Our resident association has been a part of regular meetings with our partners NYCHA and Adam's European Contracting since this project launched years ago," Cassidy-Lafayette Houses Resident As-

sociation President Dr. Brenda L. Harris said. "The improvements we celebrate today are proof that working together equals success."

Cassidy-Lafayette Houses is a development for seniors on Staten Island that is home to approximately 420 residents. Since 2015, residents collaborated with the Authority every step of the way in the renovation process, including picking out the "kelly green" paint for their rehabbed terraces.

NYCHA staff joined residents and community leaders at the celebration. Jenelle Hudson, NYCHA's Director of Resident Engagement, told attendees, "We're gathered to celebrate not just the work that went into these buildings but also our residents' hard work to help this community thrive."



Giving Turkeys, Giving Thanks

ON NOVEMBER 13, New York Yankees pitcher Dellin Betances brought Thanksgiving cheer to NYCHA families at the Polo Grounds Cornerstone, a community center operated by the Police Athletic League. Betances, who grew up at Lillian Wald Houses, helped volunteers distribute 500 turkeys as well as a variety of healthy side dishes. The turkey drive was hosted by The RoseMark Group, Whole Foods Market, and the Police Athletic League.



COMPREHENSIVE REPAIRS FOR 62,000 APARTMENTS (CONTINUED FROM PAGE 1)

improved common areas. Quality private managers will maintain and operate these buildings.

This announcement was made by Mayor Bill de Blasio and NYCHA Interim Chair and CEO Stanley Brezenoff on November 19 at Betances Houses, which has already been converted to the Section 8 program, along with Ocean Bay (Bayside) and Twin Parks West. Renovations are complete at Ocean Bay (Bayside) Apartments, home to about 1,400 families. All 62,000 apartments – home to more than a third of NYCHA’s residents – will be renovated over the next 10 years.

“This is a turning point for tens of thousands of NYCHA residents,” announced Mayor de Blasio. “These partnerships are one of our best-proven tools to deliver critical repairs. We look forward to working with officials, residents, and advocates on this and other new strategies to make a concrete difference for the 400,000 people who call NYCHA home.”

Interim Chair Brezenoff added: “As our properties need \$32 bil-

lion worth of repairs, a new and radical approach is absolutely necessary to tackle that enormous figure. With the support of Mayor de Blasio, who knows the vital role of public housing in New York City, PACT [NYCHA’s “Permanent Affordability Commitment Together” Section 8 conversion initiatives] is the way of the future for NYCHA, as we work to improve residents’ quality of life while contending with the harsh reality of declining federal funding.”

RAD is a ground-breaking tool from the U.S. Department of Housing and Urban Development that lets public housing authorities permanently preserve public housing developments as affordable homes and make necessary repairs. In New York City, RAD involves collaboration among the Authority, NYCHA residents, development partners, and community and housing advocates, and it is a key part of NextGeneration NYCHA, the Authority’s long-term strategic plan to create financial stability and improve residents’ lives.



These developments are the next to be renovated through RAD:

Manhattan sites:

- 335 East 111th Street
- Manhattanville Rehab (Group 2)
- Manhattanville Rehab (Group 3)
- Park Avenue-East 122nd, 123rd Streets
- Public School 139 (Conversion)
- Samuel (MHOP) I
- Samuel (MHOP) II
- Samuel (MHOP) III
- Washington Heights Rehab (Groups 1&2)
- Washington Heights Rehab Phase III

- Washington Heights Rehab Phase IV (C)
- Washington Heights Rehab Phase IV (D)
- Fort Washington Avenue Rehab
- Grampion

Brooklyn sites:

- Armstrong I
- Armstrong II
- 572 Warren Street
- Berry Street-South 9th Street
- Marcy Avenue-Greene Avenue Site A
- Marcy Avenue-Greene Avenue Site B
- Weeksville Gardens

Announcing the 2018 NYCHA-CUNY Scholars

THEY ARE THE next generation of community advocates, social workers, medical staff, teachers, accountants, and public servants. But first, they're NYCHA residents in pursuit of their educational dreams at City University of New York colleges – and the 2018 recipients of NYCHA-CUNY Resident Scholarships.

The scholarships are given to residents who are full-time CUNY students demonstrating academic excellence, leadership, and service to their communities. They each received \$1,000 for education-related expenses. Since 2005, the program has awarded more than \$175,000 in scholarships.

The scholarship program



includes the NYCHA-CUNY Scholarship and the Regina A. Figueroa Memorial Scholarship for residents with disabilities, both funded by the New York

City Council; the Levine Family Scholarship for residents attending The City College of New York, funded by NYCHA/CUNY alumnus Jeffrey Levine; and

the Kofi Hormeku Scholarship, funded by Nehemiah Economic Development, Inc., for residents living in Brownsville, East New York, or Ocean Hill, Brooklyn.

Congratulations to the 23 2018 NYCHA-CUNY Scholars:

NYCHA-CUNY Scholarship

Adiba Chowdhury Baruch College, Washington Houses

Mohammed Zahirul Islam College of Staten Island, Stapleton Houses

Fayel Mustafiz Hunter College, Surfside Gardens

Cheikh Ndiye The College of Staten Island, Polo Grounds Towers

Oluwatomisin Oredipe The College of Staten Island, Richmond Houses

Dana Wu Hunter College, Gravesend Houses

Farhana Yasmin Kingsborough Community College, Stapleton Houses

Kofi Hormeku Scholars

Kiara Cepeda Brooklyn College, Brownsville Houses

Julissa Fernandez Borough of Manhattan Community College, Boulevard Houses

Yanisleidy Lewis Magan Brooklyn College, Van Dyke Houses

Ana Minaya Garcia Baruch College, Howard Houses

Paola Paulino York College, Cypress Hills Houses

Regina Figueroa Memorial Scholar

Ayana Chung Kingsborough Community College, Queensbridge South Houses

Levine Family Scholars

Jannatul Ferdous Brishty The City College of New York, Woodside Houses

Natalie Figueroa The City College of New York, Pelham Parkway Houses

Brandon Gracia The City College of New York, Wyckoff Gardens

Matthew Jacome The City College of New York, Farragut Houses

Mahfuzar Rahman The City College of New York, Taft Houses

Dayra Rivas The City College of New York, Forest Houses

Dalia Saavedra The City College of New York, McKinley Houses

Joel Sanchez The City College of New York, Manhattanville Houses

Pristine Sermeno The City College of New York, WSUR Brownstones

Tina Zhu The City College of New York, Rutgers Houses

2018 NYCHA-CUNY Spotlight: Mahfuzur Rahman & Ayana Chung

IN HIS MISSION to serve his East Harlem neighbors, Mahfuzur Rahman, 20, accomplished some firsts: In 2015, he became the youngest member of his community board and, this summer, he became the youngest person to serve as vice president of the Taft Houses Resident Association.

Mr. Rahman's community work, leadership skills, and academic success were recently recognized when he was named a 2018 NYCHA-CUNY Scholar, along with 22 other NYCHA residents. He received a Levine Family Scholarship, a \$1,000 award for NYCHA residents attending The

City College of New York for education-related expenses.

Community members supporting each other is important to Mr. Rahman, as he believes it's necessary for progress. He sees himself as more than a neighbor, but as an advocate for people living in East Harlem. It's why, after a few years of attending resident association meetings at his development, he decided to throw his name in the hat for the vice president position; he officially assumed the role in July.

"I realized that the RA has a really big role in facilitating tenant-to-NYCHA management conversations but also

provides a support structure," Mr. Rahman said. "The RA is on the ground, it knows a lot more about NYCHA than NYCHA may even know about themselves, like the needs of building six are different from building four."

He's also active outside of his development: East Harlemites may have seen him at Community Board 11 meetings, where he is vice chair of the Human Services Committee. He joined CB11 as a teenager in 2015.

He plans to use the scholarship money to either pay for another class or study abroad.

"I want to rise to be a leader who doesn't command people



but works well with them to ensure that their needs are met so that they can enjoy themselves without the burden of poverty weighing them down," Mr. Rahman said. "That's the whole invention of NYCHA, to lift ourselves up, and I think my family is getting there and others are too."

AYANA CHUNG LIVES by the motto, "You do not fail until you quit." These words helped her through past difficult times, including aging out of foster care and working multiple jobs and pursuing higher education while at risk of becoming homeless.

Today, she is a Queensbridge South Houses resident who is thriving as a student at Kingsborough Community College. She was recently recognized for her perseverance, commitment to education, and advocacy skills by being awarded a 2018 NYCHA-CUNY Scholarship, along with 22 other residents. She received the Regina Figueroa Memorial Scholarship, a \$1,000 award given to NYCHA residents with disabilities who attend a City University of New York college.

Ms. Chung also received an additional \$500 as one of the winners of the Queensbridge/Ravenswood Scholarship, established by former residents of the developments.

Ms. Chung, 24, studies mental health and human services and aims to become a social worker in the juvenile justice division of the NYC Administration for Children's Services. As a former foster youth, she believes she is the perfect advocate for young people, since she had to learn to advocate for herself: securing internships, jobs, housing, and grants to help fund her education and furnish her apartment.

But Ms. Chung doesn't want to wait until after graduation to help young people. She created "Jumpstart Your Future Today," a website that provides resources

and helpful tips for young people aging out of foster care and other at-risk youth. Ms. Chung moved into Queensbridge in 2016; having her first solo apartment was a big step for her, as she had previously lived in group homes and supportive housing for youth.

"Once I got to NYCHA, having a roof over my head and feeling the community togetherness, I was able to thrive. When I was worried about being evicted and homeless, I wasn't doing well in school. I was able to flourish when I didn't have to focus on my basic needs. I'm so grateful to have NYCHA, and I'm happy they provide these resources to New Yorkers who need them."

Ms. Chung is also a recent Food Business Pathways gradu-



ate, and through the program started "Cooking with Yan," a soul food catering company with a mission.

Whether it's through her soul food, life-skills website, or future social work career, Ms. Chung is set to share her story and her resources to inspire her generation and the next.

Domestic Violence Awareness for NYCHA's Seniors

DOMESTIC VIOLENCE DOESN'T discriminate; it affects people of all races, cultures, genders, socioeconomic groups, and ages. During National Domestic Violence Awareness Month in October, NYCHA's Community Engagement and Partnerships department held events to shine a light on how domestic violence can affect older adults.

Approximately 500 seniors from various NYCHA developments attended the two domestic violence awareness programs, many of them dressed in purple as a gesture of support for survivors. The first event was held at the Riis Neighborhood Settlement Center in Queens on October 16, followed by an October 18 event at the Johnson Community Center in Manhattan.

Both events included special guest speakers, lunch, and resource tables. Representatives from advocacy and victims' assistance groups presented or were in attendance, including Safe Horizons, Barrier Free Living, Adult Protective Services, SAGE, and the Family Justice Centers of Queens and Manhattan. In addition, health organizations, including Humana, The Floating Hospital, Lighthouse Guild, New York-Presbyterian, and UnitedHealthcare, were on hand to provide medical resources and health screenings.

Family Justice Centers

New York City Family Justice Centers (FJC) provide free and confidential services, including comprehensive civil legal, counseling, and supportive services for survivors of domestic violence, elder abuse, and sex trafficking. There is an FJC in every borough; they are safe and caring environments that provide one-stop services and support. All are welcome regardless of language, income, language spoken, or immigration status.

No appointment is needed. Centers are open Monday through Friday, from 9 a.m. to 5 p.m.



NYC Family Justice Center, Bronx

198 East 161st Street, 2nd Floor
718-508-1220

NYC Family Justice Center, Brooklyn

350 Jay Street
718-250-5111

NYC Family Justice Center, Manhattan

80 Centre Street
212-602-2800

NYC Family Justice Center, Queens

126-02 82nd Avenue
718-575-4545

NYC Family Justice Center, Staten Island

126 Stuyvesant Place
718-697-4300



NYCHA Celebrates Hispanic Heritage

OVER 200 NYCHA RESIDENTS celebrated National Hispanic Heritage Month on October 25 with an event showcasing the people, history, music, food, dance, and achievements of the Latino community – noting that regardless of country, “todos somos familia” (we are all family). The event was held at Johnson Community Center in Harlem and organized by NYCHA's Family Partnerships Department. The event included entertaining music and dance performances (some by NYCHA seniors), awards for two New York City Police Department officers for their contributions to the community, and lunch and health services.



Get a Taste of NYCHA Residents' Food Businesses at the Brooklyn Navy Yard

RED HOOK HOUSES West resident Luquana McGriff dreams of one day opening a baked goods storefront for her business, A Cake Baked in Brooklyn, and a new opportunity is helping her prepare: In October, Ms. McGriff became the first NYCHA resident to operate the new food service kiosk in the Brooklyn Navy Yard's Building 77.

The Brooklyn Navy Yard kiosk program provides entrepreneurs with a prime location in the Food Manufacturing Hub of the newly renovated Building 77, located on the ground floor and open to the public. McGriff began operating the kiosk on October 9; she works from 11 a.m. to 3 p.m. selling her specialty baked goods, including cakes, cupcakes, and cakes in a jar.

"I'm very grateful for this opportunity," Ms. McGriff said. "I'm from Brooklyn, and I remember passing through the Brooklyn Navy Yard as a kid. It's wild that today it's redesigned and my business is there. I get to open and close the kiosk, meet with

my customers, and get feedback from them. I've done pop-up shops before, but those last for one day or a weekend; to be at the same spot every day is more responsibility and preparation for my own store."

The food kiosk program is a partnership between Brooklyn Navy Yard, NYCHA's Office of Resident Economic Empowerment and Sustainability (REES), the Fund for Public Housing, JPMorgan Chase Foundation, and Start Small Think Big.

Entrepreneurs in the food kiosk program will rotate every two months, and each will offer a different food option during their time managing the kiosk. Following Ms. McGriff will be Pomonok Houses resident Brandi Covington of Cooking With Corey.

Entrepreneurs who operate the food kiosk must be graduates of NYCHA's Food Business Pathways (FBP) program, which provides NYCHA public housing residents and Section 8 voucher holders with a free, 10-week business training to help them



launch or grow their food businesses. McGriff graduated from FBP in 2015 and launched her business in January 2016.

"Our Food Business Pathway graduates have already demonstrated incredible entrepreneurial and culinary skills, and we're proud to see those talents showcased at the Brooklyn Navy Yard," said Sideya Sherman, NYCHA Executive Vice President for Community Engagement and Partnerships.

FBP is a collaboration between REES, the NYC Department of Small Business Services, Citi Community Development, Hot Bread Kitchen, Start Small Think Big, other kitchen incuba-

tors, and REES partners across the city.

Ms. McGriff and future food kiosk operators will continue to receive the business training, mentoring, and support they received in FBP thanks to Start Small Think Big, a non-profit organization that helps under-resourced entrepreneurs build businesses in underserved areas.

"I'm the only person in my business, but it's so amazing to have all the support from so many people and organizations, helping me with what I should do for my business," Ms. McGriff said. "I plan on absorbing everything I can, all the knowledge I can, while I'm running the kiosk."

Celebrating NYCHA's Food Entrepreneurs

On October 30, NYCHA celebrated 38 residents who successfully completed the Food Business Pathways (FBP) program. Now prepared to launch or scale their food businesses, they join the program's 233 previous participants, ready to create delicious food for New Yorkers to enjoy. FBP empowers residents to launch their own businesses by providing business education, startup capital, and affordable space in which to build their businesses. The program is a collaboration between NYCHA's Office of Resident Economic Empowerment & Sustainability (REES), NYC Department of Small Business Services, Citi Community Development, Hot Bread Kitchen, Start Small Think Big, other kitchen incubators, and REES zone partners across the city. To learn more about Food Business Pathways, visit opportunitynycha.org.



Piloting a New Way to Recycle at Brownsville Houses

BRIGITTE VICENTY GETS excited when she sees bags full of recyclables collected outside the Brownsville Houses Community Center, because her dream of increasing recycling participation at NYCHA and citywide is coming true.

Ms. Vicenty is a Mott Haven Houses resident and the Recycling Coordinator for Mothers on the Move, a nonprofit based in the South Bronx that works to improve housing, environmental, and other conditions in the community.

Brownsville residents know her as the woman behind the Door-to-Door Recycling Pilot, which provides pick-up of residents' recyclables from their apartments. The pilot began in July, and as of November 1, collected 5,000 pounds of recyclables.

The idea for the project came to her when she was brainstorming ways to get people to recycle. "I used to have a contract with NYCHA delivering *The NYCHA Journal* to residents door-to-door. I was thinking, what if we made recycling convenient and what if we collected recyclables door-to-door, floor-to-floor? Who doesn't want that kind of service?"

The pilot received \$20,000 to launch as a winner of the NYCx Co-Lab Challenge: Zero Waste in Shared Space, which called for the best ideas to reduce litter and incorrect garbage disposal, increase resident participation in recycling, and

promote waste-free common spaces at Brownsville Houses. The challenge was run by NYCHA, the Mayor's Office of the Chief Technology Officer, the NYC Department of Sanitation, and the NYC Economic Development Corporation.

For the Brownsville pilot, residents leave their recyclables in color-coded green or blue bags outside their doors ahead of collection day on Thursday. Corps Members from Green City Force (GCF), a training and education program for young NYCHA residents, stop at Brownsville's 27 buildings to collect and weigh recyclables from each apartment participating in the pilot.

GCF Corps Member Donnell Moses of Pink Houses said: "This pilot is important because even though we're just recycling, we're making the world a better place. Most plastics people use on a daily basis are recyclable, so if you get everybody used to recycling, it'll become second nature, and we won't have to worry about things being wasted."

After collection, GCF members input data, including the weight of recyclables and which apartments participated. At the end of the month, residents in the building with the most recyclables receive gift cards, and all residents receive updates in a newsletter developed by NYCx Co-Lab and GCF to keep residents excited about their progress.

GCF Corps Member Lisa Kelly of King Towers said, "I



Green City Force Corps Members Donnell Moses and Lisa Kelly collect recyclables from a resident at Brownsville Houses.



Brigitte Vicenty, Recycling Coordinator for Mothers on the Move, is happy to see her idea of door-to-door recycling in action at Brownsville Houses.

feel like we're actually making a difference and it helps provides jobs as well; if we could get this in all the NYCHA buildings, that would be my dream."

Expanding the pilot NYCHA-wide is Ms. Vicenty's ultimate goal. She has meetings with funders to keep the pilot going

for as long as possible and is continuing to raise money through the Ideas Marketplace crowdfunding platform from the Fund for Public Housing, a non-profit that raises funds for the well-being of NYCHA residents and their communities.