

## **NYCHA – ORGANIZATION AND STRUCTURE**

New York City Housing Authority (NYCHA) was established on February 17<sup>th</sup>, 1934, by New York City Mayor Fiorello H. La. New York City Housing Authority is committed to increasing opportunities for low- and moderate-income New Yorkers by providing safe, affordable housing and facilitating access to social and community services.

Two types of housing are available through NYCHA:

### **1) CONVENTIONAL PUBLIC HOUSING PROGRAM**

The Conventional Public Housing Program offers families housing in one of the 334 public housing developments around the five boroughs.

You may be eligible for an apartment if:

- The income limits of your family do not exceed the established Income Limits. (\$45,600 for a single person, \$53,150 for a two-person family and \$66,400 for a four-person family <http://www.nyc.gov/html/nycha/html/assistance/income.shtml>)
- You meet NYCHA's definition of family. The term "family" as used by the New York City Housing Authority includes the following:
  - Two or more persons related by blood, marriage, domestic partnership, adoption, guardianship or court awarded custody.
  - A single person.
- Your admission to a public housing development will not endanger the welfare and safety of other residents.
- You and your co-applicant (spouse or domestic partner, if any) must be at least 18 years of age.

To be eligible for a senior building, you or your co-head (spouse or domestic partner, if any) must be at least 62 years of age and all other household members must be at least 62 years of age.

### **2) SECTION 8 LEASED HOUSING PROGRAM**

The Housing Choice Voucher Program / Section 8, allows families to select housing of their own choice in their chosen neighborhood. When a prospective apartment is found, the rent must be reasonable relative to comparable market rate housing in the area, and the apartment must meet Housing Quality Standards (HQS) set by HUD. A family may choose a unit with a higher rent than the maximum limit allowed for subsidy (known as the payment standard) and pay the owner the difference. However, a family cannot pay more than 40% of income when initially moving to a new unit.

Section 8 participants are required by federal law to submit household income documentation each year to determine continued eligibility in the program. This process is called the recertification or the annual review. An annual apartment inspection is conducted by NYCHA inspectors on all apartments to ensure compliance with HUD's Housing Quality Standards (HQS).

As of December 10, 2009 NYCHA is no longer processing any new Section 8 applications.

## **HOW MANY PEOPLE RESIDE IN PUBLIC HOUSING**

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More than 400,000 New Yorkers reside in NYCHA's 334 public housing developments around the five boroughs, and another 235,000 receive subsidized rental assistance in private homes through the NYCHA-administered Section 8 Leased Housing Program. This amounts to a total of 8.2 of the City's rental apartments and 4.9% of the City's population.

### **POPULATION STATISTICS**

35.2% of NYCHA population is under age 21.

28.4% are minors under 18.

47.2% are working families.

41.1% of the families are supported by Social Security, Pensions, Veteran's Benefit, SSI (for people with disabilities, or elderly persons, with limited income) etc.

The turnover rate in 2011 for conventional public housing was 3.29% (= only very few leave the programs).

### **AVERAGE RENT**

Families in the Conventional and Section 8 programs pay no more than 30% of the family's income for rent. Average monthly rent amounts to \$434.

### **THE FEDERALIZATION OF NYCHA: THE MIXED-FINANCE MODERNIZATION PLAN**

In March 2010, NYCHA secured Federal funding for 21 City and State developments that had been grossly underfunded. Mixed-Finance Modernization Plan was set in course in order to maintain the low, income-based rent of the developments. In order to qualify for ongoing federal subsidies, the developments were sold to an entity created and controlled by NYCHA and co-owned by Citi Community Capital (CCC) under Citi Bank: <http://www.citibank.com/icg/sa/citicommunitycapital/>

The 21 developments were originally built by the State and City after World War II. Beginning in 1995, funding for these State and City developments was gradually eliminated. Before the federalization, the City and State developments were strenuously covered by the funding provided for the rest of the NYCHA and Section 8 developments, resulting in an additional, annual deficit of approximately \$90 million.

The sale also has enabled the U.S. Department of Housing and Urban Development (HUD) to include the 21 developments in a federal subsidy program that will deliver \$65-\$75 million every year for ongoing maintenance.

**\*\* (Bay View), Castle Hill, and Marlboro** are among these 21 City and State developments.

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**UPCOMING NYCHA ACTIVITIES**

**May 20<sup>th</sup>:** Shred Fest – Shred your personal papers for free!

**June 6<sup>th</sup>:** NYCHA board meeting (Takes place every other Wednesday at 10:00 a.m. in the Board Room on the 12<sup>th</sup> floor of 250 Broadway, New York (unless otherwise noted). Open to the public.)

**June 18<sup>th</sup>:** Round Table Discussion at which the public may raise questions regarding the *Draft Annual Plan for FY 2013*. Location: Classic (Melrose) Center, 286 East 156<sup>th</sup> Street, Bronx, NY 10451 from 6:00 p.m. to 8:30 p.m.. Please call (212) 306-3800 to RSVP for the Round Table Discussions or send an email to [eventsrsvp@nycha.nyc.gov](mailto:eventsrsvp@nycha.nyc.gov). The *Draft Agency Annual Plan for FY 2013* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting May 17, 2012 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-8202 to make an appointment to review the *Draft Agency Annual Plan for FY 2013* and supporting documents.

**June 20<sup>th</sup>:** NYCHA board meeting open to the public

## **PLAN NYCHA**

[www.plannycha.org](http://www.plannycha.org)

*Plan NYCHA: A Roadmap for Preservation* is a call to action to ensure that public housing remains available for current and future generations of New Yorkers.

### **Obstacles**

NYCHA is currently facing a number of difficult obstacles:

- Unprecedented funding cuts (due to the financial crisis NYCHA has since 2002 received \$700 million less in operating subsidies than its federal funding formula requires)
- Most of the housing developments are more than 30 years old (several are 60 and 70 years old) and in desperate need of repair
- Almost 300,000 families are on the waiting list for public and Section 8 housing.
- Thousands of residents depend on the wide range of community and social service programs that NYCHA provide – these services cost NYCHA more than \$75 million, only \$12 million of which are funded by grants.

### **Plan NYCHA**

Plan NYCHA has been developed in collaboration with a wide range of participants from public housing residents and resident leadership (including the Citywide Council of Presidents) to community advocates and NYCHA employees. The plan is guided by ten core imperatives (excerpted from <http://www.plannycha.org/the-plan2/ten-core-imperatives/>)

#### **1. Preserve the public and affordable housing asset**

NYCHA will clearly prioritize its capital needs, improve capital operations, and pursue creative public/private funding solutions to close the gap on unmet capital improvements.

#### **2. Develop new mixed-use, mixed-income housing and resources**

NYCHA will analyze financing options to develop new affordable housing as part of the Mayor's New Marketplace Housing Plan, and to create community and commercial facilities to serve residents and employ New Yorkers. NYCHA will also explore options for building mixed-income and market-rate housing, and for monetizing land and development rights to fund existing NYCHA capital needs.

#### **3. Ensure financial sustainability**

NYCHA will diversify its government funding, increase earned revenue, and create new business-development capabilities and public-private partnerships to ensure a balanced budget.

#### **4. Expedite maintenance and repairs**

NYCHA will ensure that all units are in a state of good repair and that all future needed repairs are scheduled and completed in a timely manner.

#### **5. Strengthen the frontline**

NYCHA will become an efficient, high-productivity organization with a strong focus on serving all its properties. NYCHA will be capably staffed with an adequately resourced professional corps of frontline employees. NYCHA will incorporate the best practices from property management companies to provide excellent service and high-quality management throughout its portfolio.

**6. Improve safety and security**

NYCHA will work with residents and law enforcement to create secure, healthy neighborhoods where residents, employees, and their visitors feel safe, both on NYCHA grounds and inside buildings.

**7. Optimize apartment usage and ensure rental equity**

NYCHA will transition families to housing units appropriate for their needs; maximize the number of families served by Section 8; phase in rent increases to households paying less than 30 percent of their income; and encourage higher-income families to transition out of public housing.

**8. Connect residents and communities to critical services**

NYCHA will seek funding from and collaborate with new and existing partners who offer high-quality and results-oriented programming, ensuring that residents receive the maximum benefit from critically-needed community and social services.

**9. Excel in customer service**

NYCHA must communicate more effectively with its customers in order to streamline service and meet their needs. NYCHA will become a customer-focused organization that strives to make each interaction a positive experience.

**10. Create a high-performing NYCHA**

As a high-performing organization, efficiency, operational excellence, and continuous improvement will be championed. Empowered employees will be capable of and held accountable for helping NYCHA achieve its goals, and NYCHA will celebrate and reward outstanding performance.

**\*\*For more information please consult the webpages listed above or the “Plan NYCHA: A Roadmap For Preservation” document provided.**

**COMMUNITY SERVICE** (new requirement as of 2012)

Federal law requires all public housing residents who are **not** exempt to perform Community Service or Economic Self-Sufficiency activities for eight hours each month as a condition of tenancy. Community Service Activities should fall under the category: “Voluntary work or duties that are a public benefit and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility.” *“Community Service is not employment and may not include political activities.”*

This ‘activation program’ is aimed at unemployed adults of good health (over 18 and below 60), who are *not* currently enrolled in neither school, a job training program or serving in the military, who are neither caretakers, nor foster parents and who are not actively engaged in any of the organizations of NYCHA (for the full list of exemptions please see:

<http://www.nyc.gov/html/nycha/html/residents/community-service-requirement.shtml>

Examples of NYCHA Activities are: all Resident Association Meetings and Committee Work (Resident Green Committees, Resident clean-up days, Resident Watch), Community Centers or Senior Centers.

Examples of Non-NYCHA Activities include volunteering at: Faith-Based group or organization, food bank, hospital, nursing home, library, school program/after school program, youth mentoring or AmeriCorps. Additional community service activities can be found at **NYSservice.org** or **NYCares.org**.

**RESIDENT-LED ORGANIZATIONS**

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**Resident Organizations**

Also known as Tenant Associations, Resident Councils or Tenant Councils. These are democratic organizations dedicated to improving the quality of life in NYCHA developments and the surrounding neighborhoods. Listed below are the Presidents of the Resident Organizations of the seven NYCHA housing developments in interest:

<b>DEVELOPMENT NAME</b>	<b>RESIDENT ASSOCIATION PRESIDENT</b>	<b>DISTRICT OFFICE INFORMATION</b>
<b>Pennsylvania Ave.-Wortman Ave.</b>	Nicole Carter	Brooklyn South District CCOP Office Lillie Marshall, District Chair T: 718-755-5027 <a href="mailto:Jkoltov@aol.com">Jkoltov@aol.com</a>
<b>Marlboro</b>	Victoria Stancil	Brooklyn South District CCOP Office Lillie Marshall, District Chair T: 718-755-5027 <a href="mailto:Jkoltov@aol.com">Jkoltov@aol.com</a>
<b>Patterson</b>	Wallace Hasan	Brooklyn South District CCOP Office Lillie Marshall, District Chair T: 718-755-5027 <a href="mailto:Jkoltov@aol.com">Jkoltov@aol.com</a>
<b>Bronx River</b>	Norma Saunders	Bronx North District CCOP Office Herma Williams, District Chair T: 347-843-0010 <a href="mailto:Bronxnorth.dcop@aol.com">Bronxnorth.dcop@aol.com</a>
<b>Monroe</b>	Laurine Berry	Bronx North District CCOP Office Herma Williams, District Chair T: 347-843-0010 <a href="mailto:Bronxnorth.dcop@aol.com">Bronxnorth.dcop@aol.com</a>
<b>Castle Hill</b>	Geraldine Lamb	Bronx North District CCOP Office Herma Williams, District Chair T: 347-843-0010 <a href="mailto:Bronxnorth.dcop@aol.com">Bronxnorth.dcop@aol.com</a>
<b>Butler</b>	Inactive!	Bronx South District CCOP Office John Johnson, District Chair T: 347-726-3663 <a href="mailto:Jalexj340@hotmail.com">Jalexj340@hotmail.com</a>

### **Citywide Council of Presidents**

Every president of a recognized Resident Association is a member of one of nine Citywide Council of Presidents (CCOP) districts in the city (Brooklyn East, Brooklyn North, Brooklyn West, Queens, Staten Island, Manhattan North, Manhattan South, Bronx South and Brooklyn South).

CCOP works with senior NYCHA staff on issues affecting life in the developments on local, state and federal government levels.

### **Resident Advisory Board**

All CCOP members automatically become members of the Resident Advisory Board (RAB). Their primary function is to address various aspects of NYCHA's Annual and Five-Year Agency Plans through concerns, recommendations and advices.

RAB members are responsible for keeping residents in each development/district informed of the Plans' development.

There are more than 80 members of the RAB: 45 elected Resident Association Presidents, 5 Section 8 representatives and 31 Alternates.

### **Resident Watch**

NYCHA has a tradition of resident volunteers who give their time to enhance the safety and security of their communities. This community service has been running for over 40 years (formerly called the Tenant Patrol Program). This important initiative has been revamped and strengthened so that residents can be more effective in contributing to the quality of life in their buildings, grounds and neighborhoods.

## **COMMUNITY FACILITIES**

NYCHA oversees a network of over 400 community facilities that include community centers, senior centers, health care centers, day care and Head Start educational centers. I have listed and briefly described only a few of these that might be of interest. In the Zip-file provided you will find a more extensive overview of the Programs and Services provided by NYCHA.

### **NYCHA RESIDENT TRAINING ACADEMY**

<http://www.nyc.gov/html/nycha/html/news/rees-grads-2011.shtml>

NYCHA Resident Training Academy (NRTA), launched in July 2010, is a public-private partnership between NYCHA, Robin Hood and some training providers in New York City. NRTA offers residents job training and placement with NYCHA and NYCHA contractors. In 2011 the training options included Caretaker (Janitorial), Construction and a Pest Control training track. In 2010 more than 85% of NRTA graduates earned jobs post-graduation.

### **NYCHA'S GREEN AGENDA**

[http://www.nyc.gov/html/nycha/html/news/nycha\\_environmental.shtml](http://www.nyc.gov/html/nycha/html/news/nycha_environmental.shtml)

A Green Guide provides residents with tips on how to save energy and information on the environment. Additionally, a number of talks on sustainability, gardeners meetings et cetera have been arranged, in order to support and create greener developments.

### **SENIOR CENTERS**

<http://www.nyc.gov/html/nycha/html/ccshtml/seniorcenters.shtml>

NYCHA developments are home to 123 Senior Centers which offer a great variety of programs for senior residents of public housing and their neighbors in the community. New York City's Department for the Aging (DFTA) oversees most of these centers. NYCHA operates 38 senior centers, DFTA operates 77 of those senior centers, while 8 centers are non-DFTA funded.

Whether it is located within a Community Center or a stand-alone facility, the Senior Centers offer a range of activities from bingo to gardening, movies and field trips. Most Senior Centers also provide nutritious meals and snacks daily. Senior Centers are open from 9:00am to 5:00pm, Monday through Friday.

### **PUBLICATIONS**

All NYCHA publications are available for free download in pdf-format at:

<http://www.nyc.gov/html/nycha/html/news/publications.shtml>

Available publications are:

- *Plan NYCHA : A Roadmap for Preservation*
- NYCHA Annual Report for (2010)
- NYCHA resident handbook, *A Home To Be Proud Of*
- NYCHA Journals (2001 to present)
- NYCHA Employee Bulletin
- Health of Older Adults in New York City Public Housing
- Safety and Security Task Force Report
- Development Portfolio

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**COMMUNITY CENTERS**

There are 133 Community Centers in NYCHA developments, 70 of which are operated by NYCHA and an additional 63 operated by our community service partners. The centers host a wide range of educational, recreational, arts, and cultural activities. During the school year, September through June, Community Centers are open from 2:00pm to 10:00pm, Monday through Friday. **In the summer months, July and August, Community Centers are open from 9:00am to 5:00pm, Monday through Friday.**

A list of the programming and offers of the Centers may be accessed by calling or visiting the respective Centers. Please find following the contact information for the 7 NYCHA developments of interest (specific program details may be added after visit/contact):

<b>Community Center Contact Information</b>	<b>Programs/events</b>
<b>Penn-Wortman Community Center</b> Sponsor: NYCHA 895 Pennsylvania Ave Brooklyn, N. Y. 11207 (718) 649-1371	
<b>Marlboro Community Center</b> Sponsor: DYCD/Federation of Italian American Org. 2298 West 8th St Brooklyn, N. Y. 11223 (718) 333-0575	
<b>Patterson Community Center</b> Sponsor: East Side House, Inc. 340 Morris Avenue Bronx, N. Y. 10451 (718) 993-2744	
<b>Bronx River Community Center</b> Sponsor: DYCD/Children's Arts and Science Workshops, Inc. 1619 East 174th St Bronx, N. Y. 10472 (718) 589-0553	
<b>Monroe Community Center</b> Sponsor: NYCHA 1780 Story Ave Bronx, N. Y. 10473 (718) 842-6020	Green Futures Club
<b>Castle Hill Community Center</b> Sponsor: Kips Bay Boys & Girls Club 625 Castle Hill Ave Bronx, N. Y. 10473 (718) 828-4518	
<b>Butler Community Center</b> Sponsor: NYCHA 1368 Webster Ave Bronx, N. Y. 10456 (718) 410-5050	

## **PARTNERING / RELATED ORGANIZATIONS**

### **ROBIN HOOD**

Robin Hood is a non-profit organization dedicated to reducing poverty in New York City. Robin Hood supports and partners with over 200 poverty fighting non-profits in NYC providing them with real estate assistance, management assistance, advertising assistance, economic assistance, and more. All is done to ensure that the money invested will give the highest revenue. Robin Hood receives \$130 million every year from donors, all of which are given back to the community (all administrative expenses are covered by the Board). These funds are supporting neighborhood initiatives as well as initiatives by Robin Hood staff such as training programs, micro loans, supporting charter schools, emergency food programs etc.

It is evaluated that for every \$1 spent by Robin Hood the collective living standards of poor people in NYC is increased by \$15.

### **TENANTS & NEIGHBORS**

Tenants & Neighbors is a grassroots organization that helps tenants build and effectively wield their power to preserve at-risk affordable housing and strengthen tenants' rights in New York. This is done through organizing, education, intensive leadership development, grassroots mobilization, and strategic policy and legislative advocacy.

Tenants & Neighbors is comprised of two affiliate organizations, New York State Tenants & Neighbors Information Service, which does organizing, education, and leadership development and New York State Tenants & Neighbors Coalition, a membership organization that spearheads legislative system change campaigns. Tenants & Neighbors are committed to two key principles in their advocacy work: 1) policy recommendations should always be linked to needs identified through on-the-ground tenant organizing work; and 2) the tenants should always play leadership roles in setting and advancing their campaign agenda.

Maggie Russell-Ciardi, Executive Director, previously worked at the Lower East Side Tenement Museum, where she developed a wide range of programs to foster dialogue about challenging social issues such as housing and immigration. Her past work experience includes serving as the Strengthening Neighborhood Assets Program Coordinator at Citizens Committee for NYC, managing a \$1.1 million program of grants, training, and technical assistance - funded by the Rockefeller Foundation - for organizations working to promote positive inter-group relations in communities with new immigrant residents. She has also led a city-wide education program on immigrant rights at the Center for Immigrants Rights and organized migrant farm workers with the Farm Labor Organizing Committee. Maggie has a BA in Spanish and Labor and Trade Union Studies from Oberlin College, and a MA in Latin American Studies from New York University.

### **COMMUNITY VOICES HEARD**

Community Voices Heard (CVH) is an organization of low-income people, predominantly women with experience on welfare, working to build power in New York City and State to improve the lives of their families and communities. They work through a multi-pronged strategy, including public

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education, grassroots organizing, leadership development, training low-income people about their rights, political education, civic engagement, and direct-action issue campaigns. Current ongoing issues are welfare reform, job creation, public housing and other economic justice issues that affect low-income people, particularly low-income women of color.

Community Voices Heard broadly defines welfare activism to be multi-issue, and thus must include issues such as education, training, jobs, housing, economic development and other community issues. CVH fill a crucial gap in that the organization connects public policy with grassroots organizing and leadership development.