

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON PUBLIC HOUSING

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April 15, 2010
Start: 10:17am
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HELD AT: Council Chambers
City Hall

B E F O R E:
ROSIE MENDEZ
Chairperson

COUNCIL MEMBERS:
Melissa Mark-Viverito
Margaret S. Chin
James G. Van Bramer
Daniel J. Halloran III
Letitia James

A P P E A R A N C E S

Margarita Lopez
Commissioner
NYCHA

Felix Lam
Chief Financial Officer
NYCHA

Cristiana Fragola
Deputy Director of Strategic Initiatives
NYCHA

George Bilenko
CEO
Intech 21

Kenneth Mercer
Intech 21

Miriam Corbin
Safflyn Corp.

Joseph Garber
Concerned Citizen

CHAIRPERSON MENDEZ: Good morning.
This hearing is about to commence. My name is
Councilwoman Rosie Mendez, and I am the Chair of
the Committee on Public Housing.

Today we are having a hearing on
the New York City Housing Authority, and giving
them an opportunity to discuss their energy saving
agenda, which is now commonly known as the
greening of anything, right? Including giving
them an opportunity to discuss the goals and
objectives in reducing utility costs.

The Committee will seek to
understand NYCHA's efforts in implementing various
energy saving initiatives; one final approval for
the Energy Performance Contracting Program is
expected; and what additional suggested actions
the Authority intends to take to improve the
energy efficiency of its housing stock, to reduce
costs and to help reduce the impact of global
warming on New York City.

The Housing Authority has, in its
housing portfolio, more than--how many units?
Close to 180,000 units of housing. And it ranges
from built from 70 years ago to more recently.

1
2 And the buildings that were built many years ago,
3 we know that residents in those buildings do not
4 pay for utilities. The more recent developments'
5 residents do pay for utilities. So certainly this
6 is something that has an economic impact on the
7 Housing Authority, since they pick up the cost for
8 many of those developments.

9 I would like to thank NYCHA and
10 Commissioner Margarita Lopez, who is here to
11 testify today, along with residents and advocates
12 for the testimony that we will be hearing. I look
13 forward to a productive hearing. I see that we're
14 a little thin today. I know there's another
15 important hearing across the street, by the State
16 Senate, on the NYCHA vouchers, and so hopefully we
17 can have a productive hearing here, and then run
18 across the street for the hearing over at 250
19 Broadway.

20 I'd like to remind anyone in the
21 audience that if you plan to give testimony, you
22 need to fill out this form with the Sergeant-of-
23 Arms. And yes, we have some members who have
24 joined us. To my far left we have Council Member
25 Margaret Chin, from Manhattan; and unexpectedly to

my left, is Council Member Dan Halloran from Queens. Thank you for being here, and if you can identify yourself for the record and give your testimony.

MARGARITA LOPEZ: Testing.

Chairwoman Rosie Mendez, distinguished members of the Public Housing Committee, and to all of the members of the City Council, good morning. It's a wonderful spring day. I am Commissioner Margarita Lopez, member of the New York City Housing Authority, also known as the NYCHA Board. And joining me this morning are Felix Lam, on my left, NYCHA Chief Financial Officer; and Cristiana Fragola, Deputy Director of Strategic Initiatives.

It is my pleasure to be with you today to illustrate the progressive environmental path that NYCHA is forging. As a result, NYCHA is challenging communities within New York City and across the country to create a greener, more sustainable future for our communities.

Meeting the Mayor's Challenge;
three years ago Mayor Michael Bloomberg launched a bold initiative strategy for creating a more livable metropolis for all New Yorkers, called

1
2 PlaNYC 2030. Focusing on the five key dimensions
3 of the city environment--land, air, water, energy
4 and transportation--the Mayor's plan has become a
5 model for cities in the 21st century. As a home
6 to nearly half a million New Yorkers, representing
7 an estimated five percent of the City population,
8 NYCHA is a critical partner in fulfilling the
9 Mayor's long term vision of developing sustainable
10 environments, energy efficient homes and jobs for
11 the emerging green economy.

12 In 2007, because of the Authority's
13 critical role in implementing an integrated
14 strategy to meet the City's environmental
15 challenge, Mayor Bloomberg asked me to serve as
16 NYCHA's environmental coordinator. As the
17 environmental coordinator, I mobilized the Board
18 in November 2007 to establish the Authority Energy
19 Management and Environmental Sustainability
20 Committee, otherwise known as the Green Committee,
21 in collaboration with NYCHA's senior management
22 team. Since that time, we have developed and
23 implemented a Green Agenda to reduce the
24 Authority's carbon footprint, lower energy and
25 utility consumption, conserve resources, engage

residents in adopting low carbon lifestyles, and hope to preserve public housing for the future.

Much like the Mayor's PlaNYC, NYCHA's Green Agenda is an integrated initiative that focuses on creating sustainable communities from the ground up, working hand in hand with residents, public service partners and key stakeholders in the private sector. As Chairman John B. Rhea often says, at NYCHA, we believe deeply in collaboration and the power of partnership. To that end, we have an ongoing strategic alliance with the Clinton Climate Initiative and with PlaNYC.

We forge partnerships with key stakeholders in the environmental development sectors on a project by project basis; and we stay in constant conversations with our chief stakeholders, NYCHA residents. We know that only by empowering NYCHA families and by bringing our partners across the City together in the greening movement can we achieve the ambitious goals the Mayor has set for reducing New York City's carbon footprint, fostering a long term framework for energy efficient public housing, and creating

needed jobs for New Yorkers, and particularly NYCHA residents in the new green economy.

NYCHA's Green Agenda is built on a six pillar foundation. Five of those pillars are: number one, energy; number two, water; number three, waste; number four, green space; and number five, resilience emergency preparedness. Linked to the Green Agenda, the sixth and central pillar, green jobs and empowerment. At each step in the process, since we first established the Green Committee in 2007, we have remained focused on sustainable development, which means development that both conserves resources and generates revenue. Sustainable development is secure development.

Before we can improve our system for access to clean water, heat, delivery, trash and waste removal or lighting, we must first ensure those systems work properly. Before we can convince our residents to lead greener lives, we must make clear the personal and social benefits of going green. And we must understand that any effort at environmental education are most able to take root and to succeed if the residents feel

secure--if they have a job and are able to provide for their families, and if they know that NYCHA is working with them each and every step of the way.

Green planning is integrated planning and must be implemented at every level carefully, systematically and consistently. Already NYCHA has implemented several sustainable energy conservation and efficiency measures. Our mission is to improve services to our residents, increase Authority-wide productivity and boost long term financial savings, ultimately reducing NYCHA's carbon footprint and its negative impact on the environment. This will bring to NYCHA 75 more years of existence, even if we are not being blessed by full funding from the federal government.

NYCHA manages a utility budget of more than half of a billion dollars. Finding ways to increase our efficiency while also improving our services to residents is critical in achieving our Green Agenda goals.

I would like to discuss several initiatives the Authority has implemented that combined make NYCHA a housing industry leader in

environmental minded planning and development.

First, our heating system. Few services that NYCHA provides are more discussed by residents, by resident leaders and by public servants than our heating system. NYCHA has 210 central heating plants that are managed using the computerized heating automatic system, also known as CHAS, a powerful supervisory tool that enables housing managers and executives to monitor and control heating at the development from any internet equipped - - computer, also known as Managed by Exception. Most importantly, CHAS allows NYCHA to optimize the output of our heating facilities, contain energy costs and curtail carbon emission.

We are also changing the way we heat the Authority's water. Water is one of nature's most precious resources. It is also one of the most expensive to store, to transfer and to heat. Fortunately, new technology is allowing NYCHA to cut our water management costs and improve our service to residents. We have installed 644 instantaneous hot water heaters, that have brought the Authority a nine percent

1 reduction in our water heating expenses. I can
2 say today, here, that nobody can stand up to us in
3 the private sector in this achievement, nobody.
4 At Castle Hill Houses, we have installed 600
5 horsepower four-pass energy efficiency boilers.
6 The first such boilers installed in New York City
7 region, have been done by New York City Public
8 Housing Authority, and we are proud of that.
9

10 At Rutgers Houses we converted an
11 inefficient and costly high pressure steam heating
12 system with five individual boiler rooms at the
13 five buildings, thereby reducing energy waste by
14 having condensate returned and reused rather than
15 being shuttered to the City sewage system. And we
16 are proud of that too. And NYCHA has installed
17 one four-pass energy efficient boiler at Brooklyn
18 Sheepshead Houses, and we plan to install four
19 such boiler systems at Elliot Houses in Manhattan,
20 and this is just the beginning.

21 And we are changing the way we
22 light the developments. Since 2007, NYCHA, in
23 collaboration with ConEdison, has replaced 178,000
24 standard light bulbs with compact fluorescent
25 energy saving lamps, CFLs, in 30,000 apartments,

1
2 saving the Authority 10 million watts of energy
3 per year, or \$3.9 million. Nobody in the private
4 sector or the public sector can claim such an
5 achievement on the area of CFLs.

6 For our efforts, NYCHA was honored
7 by the US Environmental Protection Agency, EPA,
8 and the Department of Energy, DOE, with the Energy
9 Star award for excellence in affordable housing.
10 The EPA and the DOE cite NYCHA's, quote,
11 invaluable commitment and education to the Energy
12 Star program, and providing energy efficient
13 affordable housing to an underserved population of
14 the American public, close quote. Today, NYCHA
15 has installed Energy Star refrigerators in all,
16 all, of its developments, and 900 Energy Star
17 computers in our offices. And the Authority
18 procurement for apartments dictates that all new
19 electric appliances are Energy Star rated, and new
20 plumbing materials have an EPA Water Sense rating.

21 Finally, we remain committed to
22 creating and fostering green spaces. Since 2007,
23 NYCHA has created 124 new gardens and planted
24 11,195 trees in partnership with the Mayor's
25 Million Trees NYC initiative. We are only second

in this initiative to the Parks Department, only second to them.

One of the next key phases of our Green Agenda focuses on energy efficient and conservation, Housing and Urban Development, HUD, and Energy Performance Contracts, EPC, for final approval. And we will submit additional EPCs moving forward. By implementing in large scale the energy conservation and efficiency measures, we pilot since 2007, we estimate that these EPCs will generate \$29 million annually in savings and create at least 200 green collar jobs for NYCHA residents. Just last year, as part of our Green Agenda, NYCHA launched a green lecture series, where environmental experts, from scientists to advocates, come to discuss key topics with NYCHA residents and staff. As a matter of fact, I want to let you know that we will celebrate Earth Day on the 22nd of April, next week, with our lecture series of this year. And all of you Council Members and staffers, are more than invited. This will take place in Elliot Chelsea Houses.

Furthermore, as part of our resident engagement strategy, NYCHA is emphasizing

environmental awareness in the developments by creating and mobilizing volunteer-based resident green committees. And this is key to our greening of New York City public housing. In less than seven months, with the help of eight volunteers in service to America Vista, provided by NYC Service, we have created 32 green committees currently serving in approximately ten percent of our developments. Each committee member signed a pledge committing to embrace a responsible, low-carbon lifestyle, by switching to CFLs in their home, recycling, conserving water, and taking care of newly planted trees. Today, more than 800 residents have signed a green pledge. And later this year, on April 22nd, as part of our Earth Day celebration and round two of the green lecture series, NYCHA will distribute to all resident green committee members a user friendly green guide with 40 green tips and a tool to help calculate their personal green scores. The green guide was developed in response to the green committees' interest in learning more eco-friendly lifestyle.

As I will demonstrate in my

presentation, NYCHA's Green Agenda is a comprehensive, systemic program designed to not only reduce the Authority's greenhouse gas emission and lower operation costs, but also, and more importantly, to preserve public housing and the planet for future generations to come. It is about leading the way not only in New York City but also nationwide, on the path to creating sustainability, environmentally friendly homes, and communities for low and moderate income families. It is about modern, high-efficiency boilers, and instantaneous hot water heaters that improve our service to residents, and save the Authority \$7.5 million annually. It is about new, energy efficient lighting and appliances that save an additional \$5.7 million a year. It is about reducing NYCHA's current carbon footprint of 1.4 million metric tons of Greenhouse Gasses, GHGS, by taking measures to assist with the City goals of achieving a 30% reduction in New York City's annual greenhouse gas emission, below 205 levels by 2030. It is about educating and empowering our residents to lead greener lives in their homes, and preparing them to fill in jobs of green

economy. It is about making our Mother Earth proud of their children.

This is an exciting time. We have enthusiastic leadership from Mayor Bloomberg and from Chairman Rhea. We have experienced partners willing and ready to collaborate with us in the City Council and our sister agencies from our partners in the private sector. We have the dedication to help us empower NYCHA families so that they can seize the opportunities of the new green economy. And we have renewed environmental leadership at the Department of Housing and Urban Development and in the Obama Whitehouse to make these ambitious goals a reality.

I will walk you through the initiatives of the Green Agenda and the energy policies of NYCHA plan, what it is, what it means to the families we serve, the steps we have taken and the accomplishments we have made today in this large scale plan, and NYCHA's vision for a greener more sustainable future for public housing and for New York City. Thank you.

[Applause]

MARGARITA LOPEZ: The power is in

1
2 your hands. A sustainable NYCHA in a sustainable
3 world. Today we are trying to show the
4 minimization of the issues that will enhance our
5 maximization. On those issues, you see, we need
6 to minimize waste, fossil fuel energy consumption,
7 water consumption, GHGS emission, negative
8 publicity, environmental liabilities and operating
9 costs. On the maximization side, we need energy
10 efficiency, revenue streams, resident
11 satisfaction, proactive management, long term
12 sustainability, employee contribution, community
13 engagement. And by doing this two things we will
14 create saving green jobs, carbon credit,
15 sponsorship, eco-business. And then we will have
16 new revenue opportunities as a result of this
17 implementation.

18 NYCHA broader sphere of influence.
19 We need to look at this, because not only NYCHA
20 contributes internally, but externally to this
21 issue. CBOs interaction with us, academia,
22 sponsors, media, alumni, foundations, local
23 communities, other PHAs in the nation and outside
24 of the United States. I'm proud to tell you that
25 two weeks ago I was sitting with a delegation from

1
2 Vienna. The University of Vienna came to New York
3 City Public Housing to learn about how we, public
4 housing in the world, is greening the planet and
5 contributing to the reduction of green gasses.

6 NYCHA's direct stakeholders are
7 important to us to be able to succeed in what we
8 are attempting. On the operation side, community
9 operation and community residents must work
10 together. And this must be, because who consumes
11 energy is humans. Then humans that work with us
12 and humans that live with us are the issue here,
13 and their behavior. Then residents, employees and
14 vendors must come together to create this bonanza
15 of greening of public housing. On employees,
16 general service, human resources and communication
17 play a vital role. And on vendors, capital and
18 supply chain operation play a vital role on that
19 side. On resident side, community operation and
20 community res, which is the component that creates
21 jobs for the residents. Next.

22 Fiscal Green Agenda pilot. Energy,
23 water, waste, green space, resilience, emergency
24 preparedness, all of them get you to green jobs
25 and empowerment. Without jobs, empowerment will

1 not exist. And that is critical we understand
2 that, and that's the reason we're going in that
3 direction. The saving of green gasses, the energy
4 consumption in a way that is smart is nothing else
5 than about a new economy. Make no mistake about
6 it. And whoever wants to talk about energy
7 without this component is fooling themselves.
8 Next.
9

10 Current projects by division.

11 Community operation has the Green Corps, which is
12 going to be composed by 20 individuals of the
13 NYCHA family inside of the job component, to
14 create a reaching out component to all of the
15 residents of our development. That includes - -
16 Low Carbon Lifestyle Guide, community gardens,
17 rainwater harvesting. On the energy side, energy
18 efficient and retrofitting. That includes the
19 boilers, the hot water heaters, the CFLs and every
20 item that consumes energy is connected to that.
21 And that speaks about refrigerators and everything
22 else that you can come with. Res, resident green
23 collar job training. All of these components must
24 guide us to the creation of green jobs, and those
25 green jobs must go to the hands of our residents.

And we need to be ready for that eventuality.

Next.

Current projects by divisions. On the capital side, eco roof. We are ahead of everybody else in the City, and I'm proud to say that. When people began talking about White Roof, NYCHA was implementing that already, and we were ahead of everybody else. It's part of our protocol. We are going forward with that, implementing the new technologies that are coming through on the roof component, from green roof to white roofs. Storm water diversion, we are involved in this component also, with the Department of Environmental Protection, and we are putting forward a series of pilot projects that we are working on. This is very important for us, because reduction on this would create generating of money for us.

Supply chain operation. Excuse me? Green procurement. On the green procurement, I want to make clear that we passed a policy in which the supply chain operation no longer buys a single product that is not energy efficient. We only will not follow that rule when the product

doesn't exist and NYCHA cannot switch due to operation restrictions.

On the media side, raising Green Agenda awareness, lecture series and videos. Next.

On the Green Corp and Resident Green Committee, this is an example of how we're moving forward. On pink houses, we put together the meetings, the meetings move forwards, the residents created the green committee in their development. Next.

CHAIRPERSON MENDEZ: Commissioner, if I could just stop you for a second. You're saying that the pink is turning green.

MARGARITA LOPEZ: Yes, that is true.

CHAIRPERSON MENDEZ: Okay. I just wanted to make sure.

MARGARITA LOPEZ: Actually, I invite everybody to wear those two colors together; it looks fabulous, pink and green. That was a good joke, Council Member Mendez.

On community operation, therefore, based on organizing all of these green committees,

1
2 that we would like to create one in every
3 development, the overview of them is the Green
4 Corps will mobilize residents to create an active
5 resident green committee in each EPC phase one
6 development by the end of 2010. If we don't do
7 that, then we will not maximize the benefit of
8 retrofitting all of our developments. Because the
9 component of resident and employees' participation
10 in changing behavior is critical when you change
11 the equipment.

12 The opportunities that this brings-
13 -increased resident engagement, reduce deficit,
14 improve environment. On the key actions, train 15
15 GS staff members by end--

16 [Pause]

17 MARGARITA LOPEZ: --third quarter.
18 I love Cristiana Fragola, because she creates
19 things that I don't understand, and I always have
20 to ask her. I love you. Yeah, that's true.
21 Third quarter, 2010. Mobilize our GEC in
22 developments, develop and implement performance,
23 track consistent with key metrics tied to Green
24 Agenda pledge, water, energy, open space, waste.
25 The tracking metric is critical, and I want to

1
2 make that clear because I want you guys to hold us
3 accountable to that. I want you guys to know that
4 we're going to be accumulating data, and I want
5 you guys to ask us about it. Because who don't
6 accumulate metrics is not doing the right thing.
7 The only way we're going to reduce the carbon
8 emission is by keeping the feet of people of on
9 the fire. And the fire means, give me the
10 metrics, that's what that means.

11 Constraints for us--lack of funding
12 is a reality. Union requirements is a reality.
13 Lack of resident engagement is a reality, and we
14 need to defeat that.

15 Status--received 22 applications,
16 exceeding goal by 46. What that means is that 22
17 workers of NYCHA are going to volunteer to do this
18 without being paid for it. Continue.

19 Young volunteers at NCYHA. That
20 is, NYCHA has eight volunteers in Service to
21 America, members to assist in organizing the
22 committees. Today, there are 32 resident green
23 committees with almost 300 NYCHA resident members
24 that volunteer to support NYCHA's Green Agenda.
25 Four committees were recently awarded grants from

Love Your Block to implement Green Initiatives in their respective developments. Those green committees created those grants by submitting an application and getting it awarded. Next.

Community operation on the - - inspired low carbon lifestyle by the second quarter 2010 overview. Engage 300 residents to support NYCHA's Green Agenda by adopting a low carbon lifestyle by July 31st, 2010. Key action, develop green guide with DGM's input; test green guide in few developments; receive pilot resident input; gather best practices in similar initiatives; add up with other PHS. Next. Oh, I'm sorry. Opportunities for us on this--support maximum return on EPC investment, empower residents to be eco-responsible. Constraints for us--resistance from RA's, funding, maintaining resident interest. Status--completed green guide in English and Spanish and it will be distributed at the Speaking Green lecture on April 22nd. Next.

Preserving and expanding our gardens for future generations. Young Residence Planting and Kings Towers. Community operation,

1 expand community garden program, tentative
2 completion 2011. Overview; increase number of
3 gardens from current 600 and create resident low
4 business cooperative flowers. I want to say that
5 no other landlord in New York City has this
6 program. We are the only ones who have it.
7 Residents engaging in creating gardens in their
8 surroundings. And currently we have 600 of them.
9 Key action; access current reality of the database
10 and identify areas for new gardens, access
11 existing resident business models and identify
12 other best practices. Find key sponsors and
13 partners on this. Opportunity; preserve, increase
14 green spaces, create revenue stream, empowering
15 residents through this process. Constraints;
16 funding, lack of engagement, access to water,
17 capacity, only two staff members currently in
18 NYCHA. We must increase that staff level. Not
19 update database at this moment.

21 Why harvesting rain? NYCHA water
22 costs for 2009 was \$137,457,000 dollars. Rates
23 increased in double digits for the past four
24 years. NYCHA has 600 gardens and over 11,000
25 newly planted trees. That's the best reason why

1 we have to harvest water. Community operation;
2 rainwater harvesting by second quarter 2010.
3 Overview; NYCHA collaborates with Bronx River
4 alliance and other organizations to pilot water
5 harvesting techniques, access on a scaled up base
6 on success, rate and funding. Key action; monitor
7 project at Bronx River Houses, explore other best
8 practices, offer rainwater harvesting workshops to
9 residents. Opportunity; reduce water costs,
10 provide water for gardens, reduce CSO.
11 Constraint; funding for technologies. Status;
12 four drain bottle system installed at Bronx River
13 Houses. Total collection capacity is 200 gallons.
14 A second system is ready to be installed.

16 EPC phase one, green building
17 retrofit. Energy implementation of EPC phase one.
18 NYCHA will reduce its GHGS and operation costs in
19 phase one, while generating sustainable careers
20 for residents, paving the way for the other PHAs.
21 NYCHA will be the first PHA in the nation to
22 receive such an approval. Key action; HUD
23 approval pending, secure financing, issues RFP
24 with green collar training specification, third
25 quarter '10; identify skills and job positions

that will be created, third quarter '10.

Opportunities--generate savings for phase one, proceeding with HUD for future EPCs. Constraints--capacity, funding, software to track progress. Status--NYCHA has already installed 178,000 CFLs in 30,000 units, in 73 developments, saving \$3.9 million a year, Energy Star Award.

MTNYC 2009 green collar job training, 24% graduates NYCHA residents. That was an achievement. The green collar job training will equip our NYCHA residents with the skills for the 200 jobs projected by EPC phase one, and for the NYC green economy plan. Key action--identify strategic training partners, develop a curriculum with environmental life skills training component and engage vendors and establish enforcement mechanism to monitor section three and our EP compliance. Opportunity--phase out residents from structured unemployment, reduce rent delinquency. Restraints--funding, union compliance, placement, enforcement implementation with vendors. Next.

Res eco goals, green NYCHA workforce phase one, for 200 green collar jobs.

[Pause]

1

2

MARGARITA LOPEZ: Oh, I'm sorry.

3

Recruiting NYCHA young adults, clean energy corps

4

training to start on May 2010, with Green City

5

Force. This is something that is very critical.

6

If anybody thinks that the green economy is going

7

to be impacting New York City in a positive way,

8

it has to be by training people before the green

9

economy explodes. And NYCHA is ahead of that.

10

Next.

11

Eco roof at NYCHA. Did you know

12

that green roof can reduce energy costs by 25%,

13

extend lifespan two to three times over

14

conventional roofs, provide insulation, reduce

15

water runoff, filter air pollution and reduce CO2

16

emissions? With cool roofs, they increase solar

17

reflectiveness, and - - emittance, reduce

18

temperature up to 330 Fahrenheit, energy costs up

19

to 30%. On figure one, if you see roof with

20

conventional paint, look at figure B with cool

21

roof paint. 2009 will be reported as one of the

22

five hottest years since 1850. Next.

23

Green roof, cool roof, white gravel

24

by fourth quarter 2010 overview. Pilot on a scale

25

innovation techniques that can reduce NYCHA's

1
2 environmental impact, surface temperature and
3 energy costs. Opportunity--increase innovation,
4 reduce financial deficits and GHGs, reduce power
5 outages. Key action--pilot green roof at Corsi,
6 summer 2010. It will be finished and done with.
7 It will be our first green roof in NYCHA
8 developments. Find sponsors and roll out cool
9 roof, establish tracking mechanism to access
10 environmental and financial benefits.
11 Constraints--maintain clear access to roof,
12 upfront costs, finding the sponsors and
13 volunteers. Status--identify 100,000 square feet
14 for cool roof and chain contracts to white gravel
15 for 500,000 square feet in eight developments.

16 Pilot solar panels with NCYHA by
17 fourth quarter of 2001. Pilot installation of PBs
18 on NYCHA's roof to reduce NYCHA's environmental
19 impact and generate carbon credits. For those
20 people who thought that we would never achieve
21 this, here we are. NYCHA is going to use solar
22 power. Identify possible roof surface, first
23 quarter 2010. Find installer with whom to team
24 up. Negotiate terms with NYPA that will allow
25 NYCHA to capture environmental benefits and

financial initiatives. Opportunities--pilot PBs would not up front capital costs, contribute to green jobs. Constraints--maintain clear access to roof, cost per kilowatts may be higher in the short term. By the way, my nickname is Margarita Kilowatts Lopez, for all of you to be aware, anywhere you see me. Don't forget that.

Margarita Kilowatts Lopez. Status--meet with NYPA to hear 100 megawatts solar power purchase proposal, and awaiting feedback.

Pilot storm water management best practices with DEP, OLTPS. Overview--pilot on a scale innovation techniques that can reduce NYCHA environmental impact, sewage overflow and water costs. On the opportunities--increase innovation, no upfront capital costs, reduce water damage. Key action--define terms of collaboration with DEP, January 2010; access feasibility and implementing by June 2010; establishing tracking mechanism to access environmental and financial benefits. Constraints--roof low capacity; DEP inflexible terms. Next.

Projects started--storm water management, potential pilots. Blue roof liner,

landscape rainwater, garden, soft surface infiltration, storm water chamber, gravel bed, perforated pipe, pervious pavement, flexi paved surface. Managing H2O at Bronx River Houses, potential pilot application. Blue roof, landscape, rain garden, surface infiltration, pervious pavement, flexi paved playground. All of this is projected to be implemented in New York City Public Housing.

Supply chain administration, greening office by fourth quarter of 2010. Promote eco-thinking with NYCHA staff that will lead to a spontaneous environmental responsible practice in each office. Employee engagement, reduce financial deficit, and GHS. Get ahead of regulations of everybody else. Key action--work with a standard committee to shift eco-responsible procurement and set key performance indicators scorecard. Develop a tool for eco suggestions, develop performance tracking system, create green champion award. Constraints--divert resources from day to day operation, interrupt business continuity with suppliers, impact cost effectiveness, resistance to change. Status--over

50 green products in supply chain. NYCHA purchases Energy Star appliances and Water Sense plumbing products.

Media--promote Green Agenda awareness. Overview--increase awareness of Green Agenda with all stakeholders, cheer success stories and acknowledge efforts of RGCs. Opportunities--increase employees' and residents' engagement, create sponsorship opportunities. Key action--update Green Agenda contained in bulletin, journals, websites; develop eco tips for internet; identify speakers on days for lecture series; develop video for Manhattan Cable. Constraints--cost, timing, maintaining content updates. Status--green column published in NYCHA journal; second year green lecture series kick off on April 22nd.

Develop Green Agenda roadmap--first green wave 2010, 2011. Garden phase, energy phase, green corps, green office. Second phase, 2011, energy phase one, green jobs; third phase, energy phase two, energy phase three.

The power is in your hands. New York City Housing Authority will go green with the

1
2 residents, the employees, and we are proud to say
3 that collectively with residents and employees and
4 our stakeholders are going green to benefit New
5 York City and the planet. Thank you very much for
6 this opportunity, Council Member Mendez.

7 CHAIRPERSON MENDEZ: Thank you very
8 much, Commissioner. That looks like someone I
9 know, but I'm not--that looks very familiar.

10 MARGARITA LOPEZ: It's one of our
11 employees--I'm sorry, it's one of our residents.

12 CHAIRPERSON MENDEZ: One of your
13 residents, okay.

14 MARGARITA LOPEZ: And she is part
15 of the green committees, as you will see all over,
16 the buildings that I described to you and that
17 particular development. And we are eager to
18 create these particular communities everywhere
19 that the residents would like to become part of
20 it.

21 CHAIRPERSON MENDEZ: Today there's
22 a lot of hearings going on. So you've seen that
23 I've lost a lot of my members. In, briefly, came
24 Melissa Mark-Viverito, who has to chair a hearing
25 across the street, and Jimmy Van Bramer, who also

sits on one of the committees across the street--
so he was here. I want to turn over the
questioning now, to Council Member Margaret Chin,
who I know will have to leave shortly.

COUNCIL MEMBER CHIN: Thank you.
Thank you, Commissioner Margarita Kilowatts Lopez.
Thank you for your presentation. I really feel
excited about the presentation. And who would
have thought that NYCHA was going to be taking the
lead? And I think that's what's the exciting
part. And I just wanted to urge you--I want to
work with you, because there is at least seven
development in my district. And I know that you
are translating the green guide into Spanish, and
I want to work with you to make sure that it's
translated into Chinese and other languages in the
development. And the other thing that I also want
to work with you--I think the Council will work
with you--is that a lot of the constraint is
around funding. So let's look at what the private
foundations--I mean, this is such innovation.
When you talk about the rainwater, I mean that is
something that I just so strongly believe in.
That it comes from the sky--

MARGARITA LOPEZ: [Interposing]
Free.

COUNCIL MEMBER CHIN: --that we need to use it. And all the green roof, and all these projects, that is so exciting that I'm sure that we can convince private foundations and the State and federal government to invest in preserving affordable housing that we can sustain, the public housing. So I think--I want to work with you, and I'm sure my colleagues in the City Council would love to work with you on this.

MARGARITA LOPEZ: I want to tell you two things that you and every Council Member can do immediately. One of the things that each and every one of you can do, the developments that are in your areas need the creation of those green committees. It would be incredible if the Council Members become partners in the creation of those green committees. And the reason I say this to you is because the green committees rely on one fundamental principle, this is about residents and employees of NYCHA volunteering to make NYCHA green. It is not about what is here for me, it is about what is going to be done by me for NYCHA.

1
2 And that is a different paradigm in which we are
3 coming together to contribute to make public
4 housing a permanent resource of affordable housing
5 in New York City.

6 Just think about the contribution
7 of a green committee being creating and affecting
8 the behavior of everybody that is in NYCHA by
9 reducing their consumption of energy. That
10 translates immediately in savings to the
11 Authority, money that can be redirected to
12 repairs, maintenance and better services. Instead
13 of throwing away \$530 million in 2008 on energy,
14 let's cut that in half. That will fix our
15 deficit. And therefore, by each and every one of
16 you helping to create these green committees in
17 every development, by participating, you
18 particularly in encouraging the creation of them,
19 and you have plenty to give for that--not only
20 your person, but your resources as Council
21 Members, you can contribute with your
22 discretionary dollars to those green committees,
23 to put together the necessary changes in behavior
24 that will ultimately will bring back the fixing of
25 public housing.

That is something that if you become partners on that with us, it would be a great contribution and would move forward the Green Agenda very fast.

And the second thing that you can do, by participating with us, then we would promote the recruitment of our residents who need employment opportunities to apply for the trainings that are out there. It is critical that every council member gets to understand that the jobs that are coming in the green economy are not going to the chronically unemployed if they don't go, before the jobs are here, through training.

The training has to happen before. It cannot happen after the jobs are here. Then those two things will be a great contribution, if you become part of this and participate. And if you commit yourself, we will commit to you that we will develop, immediately, a pledge card for Council Members that will sign to be part of the creation of these green committees in every development where you are the representative.

COUNCIL MEMBER CHIN: Yes. Well, I'll work together with you. So have your staff,

1
2 whoever is the point person, and we'll get started
3 on this.

4 MARGARITA LOPEZ: Then you will be
5 the first one signing the pledge.

6 COUNCIL MEMBER CHIN: Well, we're
7 District 1, so we'll take the lead.

8 MARGARITA LOPEZ: There we go.

9 COUNCIL MEMBER CHIN: Thank you
10 very much.

11 MARGARITA LOPEZ: Thank you.

12 CHAIRPERSON MENDEZ: Thank you very
13 much. Commissioner, your presentation was, I
14 think, very impressive. A lot of information. So
15 I think I'm a little overwhelmed. But I'll start
16 first with of the 343 developments that are in
17 NYCHA's housing portfolios, how many of those
18 developments actually residents pay for utility
19 costs and how many is NYCHA picking up the utility
20 costs?

21 MARGARITA LOPEZ: I'm going to ask
22 my colleague, Felix Lam, to answer that question.
23 He will introduce himself and tell you his
24 position.

25 CHAIRPERSON MENDEZ: And if I can

get the number of units also with those developments, what the total is.

MARGARITA LOPEZ: He will provide you with all of that.

CHAIRPERSON MENDEZ: Thank you.

[Pause]

FELIX LAM: Thank you. Felix Lam, Deputy General Manager for Finance at NYCHA. As was correctly pointed out earlier in the testimony, the vast majority of developments in NYCHA's portfolio, the developments themselves are master metered, which means the Authority itself actually pays the utility bills. And that really is a function, quite frankly, of the age of the buildings and when they were built, and the fact that it wasn't until much later where construction standards changed, and quite frankly public housing regulations changed, requiring public housing buildings to individually sub-meter.

But because the buildings in NYCHA are as old as they are, the vast majority of them NYCHA pays the utilities. However, there are some properties in NYCHA's portfolio that were built after the regulation was passed, and where

1 residents do pay their own utilities. But the
2 vast majority of those residents are paying
3 electricity. Some of them do pay gas in addition
4 to electricity, but that's a very, very small
5 portion of already a small portion.
6

7 So out of the 300 or so
8 developments that are in NYCHA's complete
9 portfolio, we have 88 developments where the NYCHA
10 residents pay their own utilities.

11 CHAIRPERSON MENDEZ: Excuse me.
12 Did you say 8 or 88?

13 FELIX LAM: 88.

14 CHAIRPERSON MENDEZ: 88.

15 FELIX LAM: That's right, 88
16 developments. And that is 13,745 apartments.

17 CHAIRPERSON MENDEZ: Repeat that
18 once again.

19 FELIX LAM: 13,745 apartments,
20 occupied by residents that pay their own
21 utilities.

22 CHAIRPERSON MENDEZ: And can you
23 further break that out in to which one of those
24 are paying gas? Or do you not have that
25 information.

FELIX LAM: I can certainly give you that list, but it's a very, very small portion of those 13,000 apartments where they're paying gas. All of them are paying electricity.

CHAIRPERSON MENDEZ: And can you provide to this Committee a list of those 88 developments?

FELIX LAM: Absolutely.

CHAIRPERSON MENDEZ: Okay. Thank you.

FELIX LAM: And you should know that what the Housing Authority does at those properties with those residents who do pay their own utilities, is that NYCHA gives those residents a rent credit that's equal to a utility allowance that the residence has for energy consumption. So the Housing Authority once a year goes through a process--it's an engineering analysis--where we, with the United States Department of Energy data, do some random sampling of the appliances in the apartments, what they're average uses are, and the Housing Authority goes through a regulatory process of actually calculating what the utility allowance should be, and the resident gets that

allowance as a rent credit, so that they can go ahead and pay that utility bill.

CHAIRPERSON MENDEZ: And that rent credit ranges from what amount to what amount?

FELIX LAM: The rent credit, depending on whether or not--we have different rates. I'll give you some examples of the rates. An apartment, for instance, that has an electric stove, and if it's a two-bedroom apartment with an electric stove, the utility allowance would be \$71 a month. That same two-bedroom apartment that has a gas stove, the utility allowance is \$54 a month.

CHAIRPERSON MENDEZ: 50...?

FELIX LAM: 54.

CHAIRPERSON MENDEZ: Thank you.

FELIX LAM: You're welcome.

CHAIRPERSON MENDEZ: Commissioner, I just have to say, not only were you a little bit challenged, but I was with some of these acronyms, when they condense like the cue [phonetic]. So there were a couple of things in here that I was looking at and I couldn't figure out all of the acronyms. And I may come back to you after I have time to review this on my own and ask for that.

1
2 But let me just go to your
3 testimony. I was with the newly-appointed
4 Chairman and with you when we took a walkthrough
5 of Rutgers Houses. Can you explain a little bit
6 what happened there, how long did it take to make
7 the changes there, how many other developments in
8 the pipeline are we looking at, and how long do
9 you think it would take to do to NYCHA's entire
10 portfolio what you did at Rutgers Houses?

11 MARGARITA LOPEZ: I'm going to ask
12 Felix Lam to answer that question also, but I'm
13 going to answer a piece of it that's important for
14 the purpose of the agenda. When Rutgers Houses
15 confronted the situation that was in place, we
16 needed to make a determination, because we needed
17 to make these repairs and figure out how we were
18 going to reduce the consumption in there, because
19 the consumption was really big. Then the idea
20 came, in implementing this new system of creating
21 the production of the heat that was necessary per
22 building--instead of doing it the other way
23 around. Then this whole process that came in
24 place, created for us, number one, a pilot--
25 without intending to do so; number two, reduction

1
2 in consumption, reduction in expense; and
3 innovation in the way that NYCHA addressed the
4 issues. Because before we did this, it was not
5 being done. Then, I want you to be aware of that,
6 and I want the public to be aware of that.
7 Because, you know, you've known me for a long
8 time, and you know that I am a strong supporter of
9 public housing. And I get very upset when NYCHA
10 does so many innovating things, but the media
11 never cares for it, never publishes a piece of
12 news about it. And New York City Public Housing
13 today stands tall on the Green Agenda. And we do
14 not receive a shadow from nobody on this. We
15 create shade for everybody else, and I'm proud to
16 say that. Felix?

17 FELIX LAM: Thank you. Rutgers
18 Houses before the Housing Authority did the
19 heating upgrades at Rutgers Houses, Rutgers Houses
20 delivered heat to the residents at Rutgers Houses
21 from buying high pressure steam from the ConEd
22 plant, which is just north of the development.

23 CHAIRPERSON MENDEZ: Can you first
24 tell me--Rutgers, I think, is one of the State
25 developments, correct?

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FELIX LAM: Yes.

3

MARGARITA LOPEZ: Yes.

4

5 tell me how many units are at Rutgers Houses?

6

7 1,000...? Yeah, it's over 1,000 units.

8

9 units. Okay, thank you.

10

11 FELIX LAM: So, Rutgers Houses
12 didn't have boiler rooms in the basements of each
13 one of the buildings at Rutgers Houses
14 development. And the development was actually
15 hard-piped into the ConEd steam plant a few blocks
16 north. And so the Housing Authority was buying
17 high pressure steam and then reducing that steam
18 to a low pressure steam, and then delivering that
19 to the individual apartments throughout the
20 development.

21

22 The Housing Authority was paying--
23 buying steam is very expensive. And we realized
24 that. We engaged an engineering firm to do a
25 feasibility study back in 2007, and we realized
that it made economic sense to generate our own
steam in each one of the buildings by burning

1
2 natural gas. Natural gas, for the Housing
3 Authority, is more than a dollar cheaper per
4 Therm--Therm is a unit of measure that the utility
5 companies employ when they're figuring out your
6 bill and how much a customer has consumed--it was
7 over a dollar cheaper per therm for us to by
8 natural gas and make the steam ourselves.

9 And so what the Housing Authority
10 did was it cut itself off from the ConEd steam
11 grid and retrofitted each building with small,
12 efficient boilers in the basements, and had
13 natural gas brought into the building to produce
14 its own steam. One of the benefits, of course,
15 besides just the financial one of the gas being
16 less expensive for NYCHA to purchase compared to
17 steam, is the fact that with steam, high pressure
18 steam, there is a lot of what's referred to in the
19 industry as condensate return. Basically it's
20 stem that's cooled, it's turned into water and
21 unfortunately gets returned back into the City's
22 sewer system as waste, as wasted water. And we've
23 eliminated that wasted water with the
24 implementation of these small boilers in every
25 building, because what we do--when the steam now

1
2 cools and turns into water again, that water comes
3 back into the basement, gets collected into a
4 large tank, and then we re-use that same water to
5 create more steam, to deliver heat to the
6 apartments.

7 So the Housing Authority spent
8 approximately \$11 million to do this conversion,
9 and it's saving more than \$600,000 a year from the
10 upgrades that we made at Rutgers Houses.

11 MARGARITA LOPEZ: And that is
12 innovation. To be precise, it's 721 apartments.

13 CHAIRPERSON MENDEZ: Thank you very
14 much. You are saving over \$600,000 a year, just
15 at Rutgers Houses.

16 FELIX LAM: Yes, Councilwoman. As
17 a result of switching over to these small boilers
18 that we put into the basements.

19 CHAIRPERSON MENDEZ: For 721
20 apartments out of nearly 180,000 apartments.

21 FELIX LAM: Yes.

22 MARGARITA LOPEZ: And keep in mind
23 also that it's an equation there of reduction of
24 carbon emission. Don't forget that part. Okay?
25 You have the piece that was described to you about

1
2 the innovation and the savings for NYCHA, but then
3 that has the consequence on the green gasses that
4 we put in the air.

5 CHAIRPERSON MENDEZ: Thank you.

6 Now how long did this process take and how long
7 did it--and how much did it cost to do this
8 conversion? You know, I'm sure there's money that
9 has to be put up front, but then we see the saving
10 sometimes later on down the road. So how much did
11 it cost to do this here, how long was that
12 process, and then how many other developments are
13 now in the pipeline for this?

14 FELIX LAM: It cost the Housing
15 Authority \$11 million to do the work at Rutgers
16 Houses. It took almost two years to complete.
17 And not every property, you know, is eligible for
18 this kind of a strategy with respect to reducing
19 our utility cost, because not every property in
20 NYCHA's portfolio is actually buying high pressure
21 steam from ConEd. So that particular site
22 presented a very unique opportunity for the
23 Housing Authority to acquire some savings, and in
24 the process, you know, as the Commissioner said,
25 reduce its carbon footprint there, especially with

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the waste water reduction.

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CHAIRPERSON MENDEZ: And how much savings has there been so far? It's \$600,000 a year. How long has this...I mean I don't know when you completed the program there at Rutgers.

7

FELIX LAM: It was last year.

8

9

CHAIRPERSON MENDEZ: So you've saved \$600,000 to date.

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FELIX LAM: Yes, Ma'am.

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CHAIRPERSON MENDEZ: Okay. I see it as, you know, a great investment and future long term savings there. If I could ask you, I need to bring this up, because I get a lot of complaints from residents about--in your testimony in page 2, you talk about how the heat is controlled by this computer system called CHAS. That one has it spelled out, Computerized Heating Automated System. And I get complaints, many times, from residents, where they have too much heat at points and then no heat at other points. And then now I'm getting some complaints where there's no heat in the evenings. Can you tell me how this CHAS system works? Is this system in place at Rutgers Houses and how many other places

has it, you know, been instituted at?

MARGARITA LOPEZ: Mr. Lam is going to answer the question to you. But I want to put three things in perspective here for you. Number one, our plan is to move forward with an innovation that is going to take place in all of our developments as we move forward our retrofitting of heating. And it's going to be that we're going to be measuring the temperature inside of the apartments as we move forward the retrofitting, instead of measuring the temperature outside, as traditionally has been done in NYCHA. This is not unique to NYCHA, the measurement of the temperature outside--it's the way it used to be in New York City for many, many buildings. But NYCHA is moving forward to change that procedure and begin measuring temperatures inside of the apartments in every development where we are beginning the retrofitting. That's one thing that should make you feel more comfortable and that you can tell the residents. Because as we move this forward, then we're going to have more accountability in our delivery of services, but also it's going to give us information that allows

us to know who is opening the windows when they are too hot, when we're giving too much heat, when we're giving less heat than we're supposed to.

All of those things are going to be reflected by this action of just measuring the temperature inside of the apartments. And I want to call your attention to that.

Then the second thing I want to call your attention to is that I want to plead to everyone who is looking at this program when this program be here, to the residents of the employees of NYCHA. When we have problems of being too hot in your apartment, the answer is not to open the windows. The answer is to close the valves or to call our central number and let us know. Because when you open that window, what you're doing is not resolving the problem. The problem will continue. And what we're doing is increasing the amount of green gasses that we're putting in the air. Those are the two things that I wanted to mention. Felix?

FELIX LAM: Thank you. The Housing Authority started with this program that it calls CHAS back in 2005, and it really is an innovative-

1
2 -it's a tool. And it's a tool for heating plant
3 managers throughout the five boroughs who are
4 responsible for managing the power plants, the
5 heating plants that, as you know, deliver heat to
6 the residents in the winter. And part of the
7 reason why it was so innovative for the Housing
8 Authority is because when you walk through a
9 boiler plant, typically there is manufacturer
10 specific equipment in that room. And what this
11 program allowed NYCHA to do for the very first
12 time, was to take all that manufacturer specific
13 equipment that is in different boiler rooms
14 throughout the City and make them all communicate
15 in a unified language so that heating personnel at
16 NYCHA could see all that information on a desktop,
17 regardless of who made the actual equipment that's
18 actually in that boiler room controlling the
19 amount of heat that's being delivered, and display
20 that information in a unified fashion so that
21 heating plant management can, one, monitor what's
22 going on at the site; and two, take corrective
23 action should one of the indicators require that
24 action be taken.

25 So, but to your point, it doesn't

1
2 replace needed maintenance. That is a critical
3 component to not only CHAS being successful, but
4 the Housing Authority achieving its energy savings
5 and cost reduction goals. Regular maintenance is
6 an absolutely important part, and without it,
7 unfortunately, you see some of these exceptional
8 circumstances where there's either too much heat
9 being delivered or not enough heat being
10 delivered.

11 Now, also in that mix quite
12 frankly, is since the systems are now computer
13 controlled, there is a change at some sites that
14 residents notice. Because in the past here, in
15 the past where as you correctly mentioned, where
16 the Housing Authority was overheating a building
17 and people were opening windows, some residents,
18 quite frankly, became accustomed to that too much
19 heat. And when the Housing Authority then takes a
20 more proactive role at reducing consumption, all
21 of a sudden, when a building's average temperature
22 goes from sometimes 85 degrees in the wintertime
23 down to 75, 70 and 60 degrees in the evening--all
24 compliant with code regulations--that is a big,
25 big difference. And people do complain, and

1
2 they're right in noticing a change. So, there is
3 more work that needs to get done.

4 And as I was mentioning before,
5 maintenance continues to be a challenge for the
6 Housing Authority in terms of making sure that the
7 systems continue to run efficiently. And, as the
8 Commissioner pointed out, it is important for
9 residents to call our centralized call center when
10 there is too much heat and when there is not
11 enough heat, so that we can send out personnel.

12 I can tell you more about the
13 system if you like, but I just wanted to stop at
14 this point and see if you had any other questions.

15 CHAIRPERSON MENDEZ: Thank you.
16 Well, I've got to tell you that we do need to do
17 resident education. I can certainly say about
18 myself, as a young girl growing up in public
19 housing, I didn't--you know, you live, you grow up
20 in public housing. You know, it wasn't until I
21 had a girlfriend and stayed at her house that her
22 mother used to yell at me for leaving all the
23 lights on, that cost entered my mind. You know,
24 but on the residents' side in terms of calling the
25 Authority when there is too much heat, there is

1
2 the challenge that residents face that when they
3 call the Housing Authority there is not a quick
4 response to their complaint. So it becomes easier
5 to open the window, by the time someone comes to
6 address the lack of heat or too much heat in an
7 apartment. And I know with your challenging
8 fiscal times, we had less workers, at some point
9 there had been a headcount reduction. But this is
10 something that we have to try to work on so that
11 residents can get a more efficient response, but
12 we can also start changing some of the behavior.

13 MARGARITA LOPEZ: I agree with
14 that, and I thank you for being very clear on
15 this. But I also, I think it's important to say
16 the following thing. In regard to the issue of
17 heat, it is very important for them to call.
18 Because on this one, the CHAS component represents
19 a very special situation for us. The CHAS
20 component is controlling remotely the way that all
21 of the systems are being operated. And it gives
22 us an opportunity when these calls come, in regard
23 of heat particularly, to immediately look on the
24 issue. Because the issue is generated in the
25 boiler room. Then we have heating plan

1 technicians that are in charge of this and are in
2 charge to make sure that those boilers are
3 operating efficiently. When we receive calls that
4 indicate there is too much heat somewhere in the
5 building, that call is very particular to us, for
6 the purpose of saving energy and for the purpose
7 of making sure that those boilers are operating
8 correctly. And the CHAS component plays a big
9 role in it, to control the system.

11 If we are not aware through the
12 CHAS system that something is going wrong
13 somewhere, then that is not good. And the
14 residents can become part of giving us information
15 that is extra, to make sure that we use energy in
16 a more efficient way. Then I will say to you that
17 this issue is more than giving us information,
18 than reporting a problem. Because in reality, the
19 problem that the person have up there need to be
20 fixed in the boiler room.

21 CHAIRPERSON MENDEZ: I would like
22 to start, jointly with the Housing Authority,
23 whoever is designated, to come with me,
24 particularly in those developments where I'm
25 getting the most complaints, so that we can have

1

2 an informational session.

3

MARGARITA LOPEZ: Okay.

4

CHAIRPERSON MENDEZ: Because the
5 CHAS system was implemented in 2005. You know,
6 many of our residents have lived there for
7 decades, so they may not understand this change in
8 the system. And then that way we can try to all
9 work more efficiently together. So that, I think,
10 would be a first step, and then we can monitor
11 those particular developments where we've gotten
12 the complaints, to see how the information from
13 the residents has been able to be translated by
14 CHAS and the Housing Authority to more effectively
15 address their needs.

16

MARGARITA LOPEZ: I would be more
17 than glad to accompany you. And I will ask you,
18 let's create a green committee there, because in
19 those buildings we need to create a green
20 committee more than any other one; obviously for
21 the reasons of reduction on consumption of energy
22 that is not used appropriately, but more
23 important, the green committee's education
24 campaign is part of that. And it's part of making
25 them being in power of how to control the

environment.

CHAIRPERSON MENDEZ: I certainly agree, and I am up for that challenge. I also want to discuss with the Housing Authority how we utilize tenant participation funds to create these green committees. And I know, and I can't remember the development it's in, Council Member Inez Dickens's district, one of the developments created a recycling committee. And so they've started a process, and so we can see how we can use that, and also talk about recycling as part of the Green Agenda.

I'm going to ask Mr. Lam a follow up question, and then I'm going to turn over to Council Member James. I think that is--there's some noise here. Air, okay.

MARGARITA LOPEZ: I thought it was an airplane coming down.

CHAIRPERSON MENDEZ: Mr. Lam, you indicated when we were talking about Rutgers Houses that it was part of the ConEd grid and that is not always the case with a lot of the developments--so that you wouldn't be able to do at other developments or would need to do at other

developments what was done at Rutgers Houses. Can you tell me how many of these developments have the same situation as Rutgers and how many do not?

FELIX LAM: NYCHA has 17 developments that are on ConEd steam.

CHAIRPERSON MENDEZ: And of those 17 developments, are they any of the 88 that you mentioned earlier where residents are paying some utility costs?

FELIX LAM: I don't think so, no.

CHAIRPERSON MENDEZ: No. Okay.

MARGARITA LOPEZ: Ms. Fragola wants to add something to this information.

CRISTIANA FRAGOLA: Yes. Good morning, Council Member. I just wanted to--

CHAIRPERSON MENDEZ: [Interposing] Can you please identify yourself for the record?

CRISTIANA FRAGOLA: Sure. Cristiana Fragola, and I'm Deputy Director of Strategic Initiatives at NYCHA and I work with the Commissioner on the Green Agenda. To your point, I wanted to point out that even though there are just 17 developments for which these measures can apply, NYCHA has identified 36 developments in

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2 which other energy conservation and efficiency
3 measures can apply that will generate \$29 million
4 savings annual, as related in the testimony. So
5 we are looking at other ways to optimize savings
6 and energy efficiency based on the infrastructure
7 conditions of each development. And we can
8 provide you with a list of those 36, and those are
9 the ones where we're particularly focusing on
10 resident engagement to have that kind of
11 cooperation that we were discussing before.

12 CHAIRPERSON MENDEZ: If I could be
13 provided with the names of the 17 developments and
14 how many units, and the names of the 36
15 developments and how many units, that would also
16 be helpful. Just looking at what you've done at
17 Rutgers, we are looking at a lot of long term
18 savings for the Authority. Council Member James?

19 COUNCIL MEMBER JAMES: Thank you.
20 As you know, Ingersoll and Whitman was the
21 beneficiary of stimulus funds. In fact, I believe
22 they received more stimulus money than any other
23 public development in the City of New York. As we
24 redevelop Ingersoll and Whitman and modernize it,
25 to what extent are you incorporating some of these

1
2 energy efficient types of plans? Since we are
3 modernizing it this is an opportunity, one, to
4 provide them with new tanks, new boilers. I know
5 that you have provided them with energy efficient
6 refrigerators. Since we are in these developments
7 right now, major capital project, why don't we
8 bring them up to the 21st Century in terms of
9 energy efficiency? And are they part of the 36
10 that you mentioned?

11 MARGARITA LOPEZ: That I want to
12 remind the Council, and I know that you know this,
13 is that in order for us to benefit from energy
14 efficiency actions, it is important to get an
15 agreement from the federal government, because if
16 we don't get that agreement, the federal
17 government then takes away the fundings that have
18 been given to us for the purpose of energy. Then
19 we need to make sure that before we proceed with
20 any new retrofitting that agreements are with the
21 federal government that the level of funding for
22 the purpose of energy will be maintained until we
23 finish our entire retrofitting. Because if it's
24 not, at the moment that the consumption gets
25 reduced, the dollars that are given to us are

1
2 taken away and doesn't allow the entire procedure
3 that we want to implement. I want to make that
4 part clear. Then capital improvements and
5 renovations and innovation on the area of energy
6 consumption are together but separate, for the
7 purpose that I just explained to you. Then keep
8 that in mind, because NYCHA needs to maintain the
9 funding level. We cannot reduce our funding level
10 in the - - and at the same time provide what you
11 are envisioning to do.

12 COUNCIL MEMBER JAMES: So the
13 answer to the question is--just to recap--is--

14 MARGARITA LOPEZ: [Interposing] We
15 are going to answer you the question about Whitman
16 Ingersoll right now. I just wanted to pre--

17 COUNCIL MEMBER JAMES:
18 [Interposing] No, I understand. I would assume
19 that the answer to my question is though Ingersoll
20 and Whitman received the largest amount of
21 stimulus dollars, at the time that they received
22 the stimulus dollars, you did not receive the
23 appropriate approvals from EPA with respect to
24 retrofitting.

25 MARGARITA LOPEZ: Just give me a

minute. Felix is going to answer that for you now.

COUNCIL MEMBER JAMES: Okay.

FELIX LAM: Thank you, Council Member.

COUNCIL MEMBER JAMES: Yes.

FELIX LAM: In addition to the stimulus funds that are being spent at Whitman Ingersoll--

COUNCIL MEMBER JAMES:

[Interposing] Yes.

FELIX LAM: In addition to that, we do have an application in with HUD, waiting for their review and approval, for us to do energy retrofits at Whitman Ingersoll, at both developments, Whitman and Ingersoll.

COUNCIL MEMBER JAMES: Okay.

Great. At the same time that you're doing the modernization?

FELIX LAM: Well, it will likely not be at the same time, because we're going through a HUD review process, which is very lengthy, quite frankly.

COUNCIL MEMBER JAMES: Okay.

1
2 FELIX LAM: But our plan, that
3 we've already submitted to them, Whitman Ingersoll
4 is part of the 36 sites that we're looking to do a
5 complete gut rehabilitation of the heating plants
6 at those developments.

7 COUNCIL MEMBER JAMES: Right. I
8 see.

9 FELIX LAM: And a complete gut
10 rehab--so that would be new, more efficient
11 boilers at the sites. It will be replacing the
12 domestic hot water tanks with instantaneous hot
13 water heaters. It's going into individual
14 apartments for lighting upgrade, and to do
15 whatever maintenance work is necessary in
16 individual apartments to make sure that we have an
17 efficient distribution of heat, so that we don't
18 run into a situation where a lot of our older
19 sites, where you have one line of a building
20 that's too hot and another line of the building
21 that's too cold and no one is happy.

22 COUNCIL MEMBER JAMES: When do you
23 anticipate getting this approval from HUD?

24 FELIX LAM: Well, we've been
25 engaged in this process with HUD now for almost a

1
2 year. And they have a team of engineers over
3 there that are still pouring over the numbers.
4 We're hoping that this calendar year will see the
5 approval, and we can immediately begin with the
6 financing and issuance of the contracts. So with
7 construction, hopefully at fourth quarter of 2010.
8 But, just keep in mind that that's our target and
9 hopefully we'll achieve it; but that's what we're
10 working towards.

11 COUNCIL MEMBER JAMES: So the
12 modernization project at the public housing in my
13 district, Ingersoll and Whitman, I believe it's
14 for five additional years. So there will be some
15 overlap.

16 MARGARITA LOPEZ: At some point, I
17 think.

18 FELIX LAM: Yes, that's right.

19 COUNCIL MEMBER JAMES: At some
20 point. Okay. I am of the opinion, and it's
21 unscientific, that the domestic water tanks that
22 are on top of most of these public housing,
23 there's a causal relationship to asthma and to a
24 number of the illnesses that the residents of
25 public housing suffer from. And so the sooner

1
2 that we can remove these water tanks, which are
3 corroded, which may have some other types of
4 particles therein, which corrupt the water system
5 that the residents of public housing drink, the
6 better. I think it will improve their health and
7 it will improve the asthma rates in public
8 housing. That is just my theory. Again, it's
9 totally unscientific, but I have often wondered
10 about those water tanks on top of public housing
11 that have been there for decades.

12 MARGARITA LOPEZ: You're talking
13 about the ones that provide--

14 COUNCIL MEMBER JAMES:
15 [Interposing] Yes, yes.

16 MARGARITA LOPEZ: --the water
17 pressure?

18 COUNCIL MEMBER JAMES: Yes, yes.

19 MARGARITA LOPEZ: I hate to tell
20 you this.

21 COUNCIL MEMBER JAMES: Yes, Ma'am.

22 MARGARITA LOPEZ: I mean, I would
23 prefer to tell you something else, but I hate to
24 tell you this.

25 COUNCIL MEMBER JAMES: How about

1

2 this, when was the last time they were inspected?

3 MARGARITA LOPEZ: Just let me say
4 this.

5 COUNCIL MEMBER JAMES: Okay.

6 MARGARITA LOPEZ: Engineering--

7 COUNCIL MEMBER JAMES:

8 [Interposing] Yes?

9 MARGARITA LOPEZ: --has not been
10 able to invent something better than those tanks
11 to create the necessary pressure for getting the
12 water to the places in the high risers. It is
13 something that the expenditure of energy on that
14 is lower than if you begin pumping the water 24/7
15 into high risers. That's the reason you see every
16 building that is very tall--

17 COUNCIL MEMBER JAMES:

18 [Interposing] Right.

19 MARGARITA LOPEZ: --with these
20 kinds of tanks. And according to engineers that I
21 have talked at NYCHA and private engineers that
22 contract with us, the reason why that has not been
23 changed--

24 COUNCIL MEMBER JAMES:

25 [Interposing] Yes?

1
2 MARGARITA LOPEZ: Is because it's
3 the most efficient way of creating the necessary
4 pressure to get the water to people's apartments.

5 COUNCIL MEMBER JAMES: So do we
6 compromise health for the sake of efficiency?

7 MARGARITA LOPEZ: I will say to you
8 no.

9 COUNCIL MEMBER JAMES: Okay.

10 MARGARITA LOPEZ: Those tanks are
11 very special, and they are taken care of very well
12 by everyone. I do agree with you that the asthma
13 and the issues of health are connected to the
14 consumption of energy. Because every time that
15 you use energy you are creating particles that put
16 in the air and they create the asthma. Then those
17 tanks, instead of creating a problem, in reality
18 are protecting the environment. The tanks that
19 you are talking about that are in top.

20 COUNCIL MEMBER JAMES: Well, we
21 have a difference of opinion. I believe the water
22 tanks and the current energy system I think adds
23 to the health conditions in the residents of
24 public housing. But since you and I are not
25 scientists, I'll defer to the scientists. And one

1
2 day I would love to have a study of that. Moving
3 on.

4 This past weekend, along with the
5 Speaker, as Chair of Sanitation we announced a
6 number of initiatives related to recycling. It's
7 an amendment of Local Law 19, if I'm not mistaken.
8 It included NYCHA. NYCHA, as you know, does not
9 have a recycling policy, does not have a
10 composting policy, does not have bins for public
11 recycling. In addition to that, NYCHA does not
12 focus on electronic waste, recycling electronic
13 waste. To what extent does this Green Initiative
14 incorporate any of that? And will there be a
15 coordinator assigned to focus on making recycling
16 a priority in public housing--including textiles,
17 clothing, electronics and just paper and plastic?

18 MARGARITA LOPEZ: I'm glad to tell
19 you that this is part of our Green Agenda.

20 COUNCIL MEMBER JAMES: Okay.

21 MARGARITA LOPEZ: And I want to ask
22 Ms. Fragola to answer some of your concerns.
23 Before I pass the microphone to her, this is what
24 I want to put in place.

25 COUNCIL MEMBER JAMES: Thank you.

MARGARITA LOPEZ: I want everybody to be aware that the residents of public housing, different than other residents in other buildings, did not lose the benefit of putting their disposable garbage through the floor where they live, because the shoots were converting from incinerators to compactors. By converting that into compactors, that created a big benefit for the people who live in public housing. You don't have to bring your garbage from the floor that you live until the first floor. Still the residents of public housing can put their garbage through the chute, without having to do that. Then that particular benefit, at the same time that it is a benefit for the residents, is a problem. Because unless the garbage is separated and put it through a different chute on the floor where people live, then the two things are going to be together, the recycling and the garbage. And for NYCHA to create that solution would imply to eliminate units of public housing per floor in order to retrofit a system that would allow two separate things to happen. Then, not talking about the costs that would be to create two different

chutes. The NYCHA right now have a benefit for the residents to be able to continue to put the garbage that way--

COUNCIL MEMBER JAMES:

[Interposing] Right.

MARGARITA LOPEZ: --but then a challenge about engaging the residents into being willing to bring the recycling--separate it in the home--and bring it down for the NYCHA be able to recycle that. My posture as a green coordinator--

COUNCIL MEMBER JAMES:

[Interposing] Yes.

MARGARITA LOPEZ: And environmental - - for NYCHA is that we are going to do this. But we need to do this, first by putting together an awesome educational campaign.

COUNCIL MEMBER JAMES: Yes.

MARGARITA LOPEZ: That will bring the residents with us. And for that, Ms. Fragola is going to give you a little bit of information on it.

COUNCIL MEMBER JAMES: Thank you.

CRISTIANA FRAGOLA: Good morning.

COUNCIL MEMBER JAMES: Good

1
2 morning.

3 CRISTIANA FRAGOLA: I don't
4 remember if I introduced to you before. Cristiana
5 Fragola, Deputy Director of Strategic Initiatives.
6 As the Commissioner said, we are identifying
7 resident engagement initiatives as part of the
8 Green Agenda. In the last two months, we have
9 trained 131 residents in five developments. And
10 each development has several buildings. So even
11 though I say five, in reality it's several
12 buildings. And we've been going door to door to
13 engage our residents in recycling. We are rolling
14 out these initiatives citywide. The way we're
15 rolling out is as residents' green committees form
16 in these developments that are interesting in
17 recycling, we team up. Because we can provide the
18 bins and we can provide the fliers. But again,
19 it's also important to provide that educational
20 component and have their participation, so it
21 definitely is in our forefront. We're also
22 looking at a grant from DEC that will allow us to
23 have funding to provide more bins and educational
24 material, because one of the key constraints is
25 funding for all this as well.

COUNCIL MEMBER JAMES: Right. So those five developments, where are they?

CRISTIANA FRAGOLA: They are--I can provide you the list. I can remember on top of my head, Manhattanville, Fred Samuels, Randolph is happening on Monday, and I'm sorry--

MARGARITA LOPEZ: [Interposing] Grand Houses.

CRISTIANA FRAGOLA: Grand Houses is the one that was featured in the New York Times, and that's the one that I think Council Member Mendez--

COUNCIL MEMBER JAMES: [Interposing] I did not hear one from Brooklyn yet.

CRISTIANA FRAGOLA: I will look into that.

COUNCIL MEMBER JAMES: Yeah, I would like for you to do that.

CRISTIANA FRAGOLA: Yeah.

MARGARITA LOPEZ: We will--let me say this. Again, the green committee formation in the development is critical. And we would love to have your support to move forward with these green

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2 committees.

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COUNCIL MEMBER JAMES: You would have my support as long as it's not Manhattan-centered. You know, the world does not start in Manhattan and it doesn't end in Manhattan. Brooklyn is, you know...

MARGARITA LOPEZ: Just let me clarify this. This has been--

COUNCIL MEMBER JAMES:
[Interposing] The Green Initiative started in Brooklyn.

MARGARITA LOPEZ: We want to make clear that resident participation and empowerment is critical on this. Then all of the ones that we mentioned to you were initiated by the residents. We are offering what we want to do, but we are waiting for the residents to come to us and ask for this, because we need them in the partnership. Recycling is not going to happen unless the residents begin recycling in their own apartments. And that has to be through an education campaign. The education campaign must happen with the participation and empowerment of the residents.

COUNCIL MEMBER JAMES: Well, let me

1
2 just say to you that, as you know, I attend most
3 of the tenant association meetings in my district.
4 And as you know, Ingersoll Whitman, Farragut and
5 Atlantic Terminal are the public developments in
6 my district. Lafayette Gardens is one block out;
7 I accept them as my own so I always include them.
8 And we have been talking about recycling as well
9 at all of the meetings. And so when I go back to
10 the meetings next month, I will urge them to reach
11 out to you. And I would hope that we can begin a
12 coordinated effort in the great borough of
13 Brooklyn, and hopefully it will begin in my
14 district.

15 MARGARITA LOPEZ: Great.

16 COUNCIL MEMBER JAMES: That being
17 said, we also have a number of wonderful gardens
18 in downtown Brooklyn, and so we have to grow our
19 green footprint. We have a beautiful garden at
20 Ingersoll and Whitman. I just got some collard
21 greens last week; they were fabulous. These young
22 women, you know, just get out there every day and
23 work with their hands and they grow a number of
24 vegetables. And I am starting in the next couple
25 of weeks a youth farmers' market in front of

1
2 Lafayette Gardens, which will be sponsored by
3 myself as well as this administration. It will be
4 a farmers' market which will be run and operated
5 by young people in Central Brooklyn. So if we can
6 do that at other public housing, that would be
7 great. It's an opportunity for them to make money
8 and to learn more about the green revolution as
9 well, and to contribute to, you know, creating
10 food, organic food in Central Brooklyn--because
11 they live in a food desert.

12 And last but not least, Mr. Garber,
13 whenever he testifies he talks about the fact that
14 NYCHA keeps its lights on in certain buildings
15 24/7. Right, Mr. Garber?

16 CHAIRPERSON MENDEZ: On the
17 grounds.

18 COUNCIL MEMBER JAMES: On the
19 grounds.

20 CHAIRPERSON MENDEZ: So that's one
21 less question--particularly I think it was in
22 Independence Plaza--

23 COUNCIL MEMBER JAMES:
24 [Interposing] Independence Plaza.

25 CHAIRPERSON MENDEZ: That the

1

2 lights on the grounds are on during the daytime.

3

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COUNCIL MEMBER JAMES: On in the
day.

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6

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CHAIRPERSON MENDEZ: I've been
hearing complaints for four years, so thank you,
Council Member James, for bringing it up.

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COUNCIL MEMBER JAMES: Sure.

CHAIRPERSON MENDEZ: But we would
be remiss if we did not bring this up.

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COUNCIL MEMBER JAMES: So, I guess
the question is, has NYCHA done an audit of all of
its developments in the City of New York? And an
audit to determine when your lights are on or off
and when it's appropriate and when can we get that
audit and who can complete a report so that we can
provide it to Mr. Garber so that he can check one
thing off of his list? I got it, Mr. Garber. I
got it. I got it.

20

FELIX LAM: Thank you.

21

22

COUNCIL MEMBER JAMES: You're
welcome.

23

24

25

FELIX LAM: You're right. And Mr.
Garber is right, that there are developments out
there, unfortunately, where lights are burning on

1 during the daytime. The exterior lights at the
2 developments are controlled by sensors and timers.
3 And like the management tool we were discussing
4 earlier, that we've implemented that helps heating
5 plant managers manage the heating plants more
6 efficiently, the sensors and the timers are again
7 another tool, but they also require regular
8 maintenance. And there have been sites where I
9 think the Housing Authority needs to do a better
10 job of maintaining those sensors and cleaning.
11 Sometimes the globe that's on the top of the
12 lamppost, they get dirty with the pollution and
13 everything, and they need regular maintenance so
14 that the sensors work.
15

16 Again, we have not done a formal
17 audit as of yet. There are two things I'd like to
18 say about that. As the housing Authority looks to
19 do more energy performance contracting programs,
20 like the one that we're currently engaged with,
21 with HUD, one of the things, one of the plans for
22 our next phase is to look at exterior lighting and
23 investigate different technologies that are
24 available with respect to ample lighting in the
25 parking lots and on the grounds, to see if maybe

1
2 there is a more efficient solution where, for
3 instance, we can more accurately control centrally
4 the timing of the lights going on and off.

5 And again, as the Commissioner
6 noted earlier, we want to encourage residents to
7 call, including Mr. Garber, to call our central
8 call center. It is important that there's a
9 record of a call coming in that the lights are on
10 during the day, so that management can hold field
11 staff accountable to do the required maintenance
12 at the developments.

13 MARGARITA LOPEZ: Council Member, a
14 piece of information that is important for you.
15 You can provide it.

16 CRISTIANA FRAGOLA: So I just
17 checked. We do have a green committee at Whitman
18 Ingersoll, so if you want to connect with them, we
19 will be happy. We have Vistas that work with us
20 and we can certainly make sure that we'll schedule
21 recycling there. And also, I don't know if you
22 were here when we were presenting the fact that we
23 are all over the City, and especially also in
24 Brooklyn, we are recruiting young adults ages 18
25 to 24 for a clean energy training program that is

1
2 starting at the end of May. And we will hold
3 sessions specifically in BedStuy and East New
4 York, but inviting all the adjacent communities as
5 well--I mean developments.

6 COUNCIL MEMBER JAMES: So as you
7 know, my district is Fort Greene, Clinton Hill,
8 Prospect Heights, Crown Heights, parts of Bedford
9 Stuyvesant and Vinegar Hill. I hope to see a
10 representative from NYCHA at the next Ingersoll
11 Tenant Association meeting, and Whitman, Atlantic
12 Terminal, Lafayette Gardens and Farragut. I will
13 be there and we can start this green revolution in
14 my district. Thank you.

15 CRISTIANA FRAGOLA: Excellent.

16 CHAIRPERSON MENDEZ: Thank you,
17 Council Member James. What I said when you
18 weren't here was trying to work, the Council
19 Members, with the Housing Authority and our
20 tenants and utilizing tenant participation funds
21 to really kick start these green committees.
22 Thank you. Okay, so I have a few more questions.

23 Commissioner Lopez, in your
24 testimony on page 3, you talked about how in
25 collaboration with ConEdison, second paragraph,

1
2 you've utilized about 178,000--replaced 178,000
3 light bulbs in 30,000 apartments using the compact
4 fluorescent energy savings lamp. In which
5 development were these and how was that
6 implemented, and what is the plan to get to the
7 other 150-odd thousand units that still exist in
8 public housing?

9 MARGARITA LOPEZ: Okay. Yes.

10 FELIX LAM: Thank you. What the
11 Housing Authority did to acquire the funding for
12 the 30,000 lamps that it already has replaced was
13 it took advantage of a rebate program that
14 ConEdison made available. ConEdison has a
15 requirement to reduce load on the grid, especially
16 in certain neighborhoods throughout the City where
17 the grid is the weakest, quite frankly, and most
18 prone to failure, where there are more likely to
19 occur blackouts, especially during the summer when
20 everyone has their air conditioners on. And
21 ConEd, in order to reduce the demand for
22 electricity in those districts throughout the five
23 boroughs, it created a rebate program where
24 essentially we had them pay for the light bulbs,
25 the CFL light bulbs that we swapped out. So that

1
2 is why the developments that we visited, where
3 we've done a bulb exchange, that's why we did it
4 there, because we had a funding source identified
5 through ConEd.

6 And our intention with our current
7 energy performance contract, is to go to every
8 other development citywide, and to change not only
9 what we refer to as plug load which is a changing
10 out--going into residents' apartments and taking
11 out an incandescent bulb and putting in a CFL
12 bulb--in addition to that, also upgrading the
13 common area lighting, which is the lighting in the
14 hallways and in the stairwells, and upgrading that
15 lighting as well to more efficient and brighter
16 lights. So our intention is to do all of NYCHA.
17 And the reason that we haven't done the--the
18 reason that we've done the developments that we've
19 done so far is because we wanted to take full
20 advantage of the rebate program that ConEd had
21 made available. And I can give you a list of the
22 developments that are in those districts.

23 To give you some sense, we hit a
24 number of Brooklyn locations. We also changed
25 bulbs in Staten Island at New Lane. We did

1
2 Queensbridge South. We had a number of
3 developments in the Bronx as well as Fulton, Wise
4 Towers and Richmond Terrace, where they were the
5 beneficiaries of that rebate program.

6 MARGARITA LOPEZ: And you should
7 know also that we have some private partners that
8 are not connected to the question of the rebate,
9 but private partners that have been interested in
10 reducing the green emission gases in NYCHAN. One
11 of them is a group called Rely New York. That
12 group, I have to mention them, because they have
13 been very special to NYCHA. They are a group of
14 young men that got together and put this
15 organization to distribute bulbs in different
16 developments, with the purpose of reducing the
17 consumption in those particular developments that
18 are selected. They get together, they find the
19 resources for the bulbs, they bring the bulbs to
20 us and help us to install them in particular
21 developments that we select. That's one of the
22 partners that we have from the outside that pay
23 for the cost.

24 And the other partner that I can
25 mention to you, from the top of my head, is

CitiBank, who also gave a grant to go change bulbs in some of our developments. We're moving forward to create these alliances with the private sector in order to bring resolutions to this problem.

CHAIRPERSON MENDEZ: Thank you. I have a couple of questions along these lines, but since you started mentioning CitiBank and Rely, what other philanthropic dollars have come to NYCHA to perform energy efficiency?

MARGARITA LOPEZ: Let me clarify that the dollars don't come to us. What comes to us is the product. The, incoming contribution. Therefore, I cannot state here today to you that we have received dollar amounts from anyone.

CHAIRPERSON MENDEZ: So you haven't received any money through the Housing Authority. What you've received is products that you--

MARGARITA LOPEZ: [Interposing]
Exactly.

CHAIRPERSON MENDEZ: --then distribute to the residents.

MARGARITA LOPEZ: That they are installed and put in place.

CHAIRPERSON MENDEZ: Thank you.

1
2 Talking about the residents, this was my next
3 question. In terms of the energy efficient bulb;
4 at some point that goes out. Have you determined
5 or been able to find out how many of the
6 residents, once they've gone to energy efficient
7 bulbs, once those light bulbs are no longer
8 functional, remain buying and using energy
9 efficient bulbs.

10 MARGARITA LOPEZ: That's a good
11 question. And we have a trick.

12 CHAIRPERSON MENDEZ: Can you use
13 the microphone a little closer, Commissioner?

14 MARGARITA LOPEZ: That's a good
15 question. And I have to share with you something
16 that we are putting together. Once we go and
17 retrofit those apartments with the new light
18 bulbs, one of the things that is put inside the
19 fixture is something that do not allow other bulbs
20 to be put in there that are not energy efficient.
21 And the only way that that can be removed is by
22 removing a fixture and replacing it with a new one
23 that will allow the bulbs that are not good to be
24 put back in there. Then anywhere we're moving
25 forward our agenda it's a permanent action, unless

1
2 the resident goes through the whole process of
3 removing the fixture that has been put in place.
4 Hopefully that will not be done by anyone, because
5 the whole idea is to make sure that these new ways
6 remain permanent and will continue to create the
7 savings that we want.

8 CHAIRPERSON MENDEZ: And this
9 fixture, is it something that someone can remove
10 on their own, or it would be destroying the
11 fixture if they actually tried to remove it?

12 MARGARITA LOPEZ: Well, if they
13 remove what goes inside, they will destroy it.
14 But the other way is if they remove the fixture
15 themselves, you know, like the lamp where you put
16 the bulb, if you remove that whole thing, then you
17 would be removing it and you have to replace it
18 with something that accepts the other ones.
19 Eventually technology is not going to allow these
20 old bulbs to be used, and you can count on that.
21 Because the planet cannot tolerate the
22 continuation of the waste that we have engaged.
23 Then eventually that will happen. But right now,
24 NYCHA is taking precautions to ensure that once we
25 change them, they cannot be put back in there, the

1
2 bad one. And people will have to go through an
3 incredible process to do that. Goes without
4 telling you that the residents that do that is in
5 deep trouble.

6 CHAIRPERSON MENDEZ: Thank you.
7 Again, in your testimony, on page 3, you indicate
8 the 32 green committees are currently serving in
9 about 10% of your developments. Could you provide
10 us with a list of those developments to the
11 committee? You don't have to do it at this
12 moment.

13 MARGARITA LOPEZ: No question.

14 CHAIRPERSON MENDEZ: Thank you very
15 much. And in terms of going to recycling, and I
16 lived in public housing where we had incinerators.
17 Everything went in through the incinerators. I
18 don't know when, maybe you can tell us, that we
19 changed to the compactors that were of course more
20 environmentally friendly. But I know that
21 sometimes we have problems with those compactors,
22 which has added to the rodent problem in the
23 developments. And we also don't have any
24 recycling centers within the developments. Maybe
25 at some of them we do, but they're not well

utilized. If you could tell me which developments actually have recycling centers, and how utilized it is by the development residents?

MARGARITA LOPEZ: The last part of the question, I will submit to you the information. But the first part of the question, I want Ms. Fragola to answer. One thing, the reason why we switch from incinerator to compactor: federal law. We were ordered in New York City to stop burning, because we were killing ourselves and the rest of the planet. Then we switched for that reason, for environmental protection, orders and law.

CRISTIANA FRAGOLA: Yes. And as mentioned earlier, we are rolling out the recycling initiatives in five developments right now, but we're scaling up and will reach all the 32 developments that we have green committees, as the green committees step up as well. But to your point of the rodents issue, we are also--in those developments where the rodent complaints were particularly strong from the residents, we actually performed a survey. And based on the survey results, we're about to launch an

1 integrated pest management campaign as part of the
2 Green Agenda as well. We spared you from the
3 slides with the rats, but we actually have
4 developed a booklet with an educational guide on
5 how to really start taking care in the internal
6 environment before even going in common areas of
7 the pest problem. Because Department of Health,
8 in collaboration with NYCHA, did a pest campaign
9 in '07, and what came out of that--at East River
10 Houses--is that actually the problem starts from
11 the apartment, not so much from the chutes and the
12 recycling or non-recycling that is happening
13 outside the apartment, but it really starts a lot
14 from the conditions in which waste is treated
15 within the apartment.
16

17 And so we're about to launch this
18 campaign, but we will also provide kits and tools
19 to the residents on how to help us manage the
20 rodents issue.

21 MARGARITA LOPEZ: You know it's
22 like, basically, if you feed them, they come.
23 Then if you don't know how to dispose of the
24 garbage in your apartment, and you feed them and
25 given them water and then those apartments are not

1 sealed, then the problem will continue. Then the
2 idea is that the campaign will begin kicking them
3 out of the apartment. And instead of beginning
4 the campaign from the outside in, we're going to
5 do it backwards. We are going to begin the
6 campaign from inside of the apartment to the
7 outside. And we're going to begin dealing with
8 that problem in that fashion.
9

10 I want also to point out to you,
11 Council Member, that NYCHA went through an
12 incredible expenditure of money allocating
13 recycling bins in the developments.

14 CHAIRPERSON MENDEZ: In every
15 development, Commissioner?

16 MARGARITA LOPEZ: Not in every one,
17 but in a substantial amount of them. These
18 recycling bins that were put--some of them in the
19 exit of the buildings where people come--you
20 probably have seen them; they look like R2D2 from
21 Star Wars. I don't know if you have seen this,
22 bins that are green.

23 CHAIRPERSON MENDEZ: No, I have
24 not.

25 MARGARITA LOPEZ: You have not?

1
2 Okay, they look like that. They were located in
3 there. But unless you put in a campaign that
4 engages people's behavior of, understanding,
5 number one, that you have to recycle first in your
6 apartment. Once you do that, then the second
7 action is to take your recycling material, bring
8 it down and dispose it in the appropriate place.
9 Right? All that campaign needs to happen before.
10 You cannot ask people to recycle without putting
11 that campaign in place and engaging people in
12 understanding that the chute not the place for the
13 recycling material; that the chute is for the
14 disposable garbage that is not recyclable, only
15 and only. And you have to take a step further and
16 become engaged in putting that recycling material
17 at the bottom in the appropriate place where this
18 is going to take place.

19 The recycling bins were put in
20 there, and they are there laughing, because they
21 are not utilized. Then we need to change the way
22 we did it, and that's what the green committee is
23 ready to go for. This campaign, through the green
24 committees, is going to be successful, because
25 it's going to be engaging residents, peer

1
2 education door by door, and explaining to people
3 what need to be happening, at the same time we're
4 going to roll the campaign floor by floor,
5 building by building, development by development.

6 When a floor is ready to go green
7 on recycling, we will celebrate that. And floor
8 by floor, as people sign the pledge that they will
9 recycle, then we will complete the building, and
10 that building will become part of that. We are
11 doing this is in a very orchestrated conscientious
12 way. And at the end, we will be able to come back
13 to you and give you true hard results of what
14 we're doing. Because we are going to have metrics
15 for this to show you the accomplishment in regard
16 of the recycling material that we have been able
17 to collect, accumulate. And giving you that
18 information will prove our point.

19 CHAIRPERSON MENDEZ: Thank you very
20 much. In terms of your newly created community
21 gardens, I need to tell you my community, your
22 community in the Lower East Side, has always been
23 very garden friendly. What I've been having the
24 problems in my district is also that with all
25 these community gardens, we're having rodent

1
2 problems. They're going into the gardens,
3 burrowing through, eating some of the seeds and
4 fruits that are actually grown there. So I would
5 like to--I'm actually working with the Department
6 of Health and my gardens in future forums, to
7 discuss how the gardeners can make sure that they
8 prevent rodent infestation. And I am sure the
9 Housing Authority would be willing to do that in
10 their community gardens that currently exist. And
11 the ones that overlap in my development, I
12 certainly want to work with you on it. And you
13 can tell us what you've been doing on it.

14 MARGARITA LOPEZ: I'm going to ask
15 Cristiana to describe to you the whole gardening
16 program.

17 CRISTIANA FRAGOLA: Well, so the
18 gardening program is very much resident-driven,
19 and in fact, even these 124 newly created gardens,
20 they have really started as a result of the
21 resident proactive participation. NYCHA's
22 community garden program, however, has just two
23 staff members. So to give you an idea, there is a
24 total of 600 gardens, about 4,000 registered--very
25 active--but just two staff members on board.

1
2 So we are staring to implement
3 policies to really--and not just policies--but
4 really offer workshops on how to educate these
5 gardeners on the pros and cons that can come out,
6 such as rodents. We're also going to start doing
7 soil testing. And so, to your point, if there is
8 an opportunity of our collaborate with this task
9 force that you're creating with the Department of
10 Health, I'm sure that would be an interesting one
11 for us, for sure.

12 MARGARITA LOPEZ: And one more
13 thing that she left out, first, we are putting new
14 regulations for the gardens. Those regulations
15 are going to take place next year. This year, we
16 did not enforce them because the gardening began
17 already. But we have been looking at this problem
18 since last year to try to resolve how people can
19 continue to create vegetable gardens that are the
20 biggest problem, and by allowing the vegetable
21 creation, we are going to put regulations in place
22 where the vegetable gardens cannot be any longer,
23 beginning next year, cultivated on the soil in the
24 floor. They have to be in raise beds. These
25 regulations are going to take place for the

1
2 purpose of making sure that the problem of rodents
3 are not going to be increased by creating
4 something good. To the contrary.

5 The educational component that
6 Cristiana mentioned to you is going to be a
7 requirement for the garden to be put in place.
8 And we are going to be putting in place a series
9 of conditions for every garden to exist and to be
10 maintained. If those conditions are not
11 fulfilled, then the gardens are not going to be
12 allowed. Because the purpose is to do good
13 things, not to create a problem by trying to do
14 something good. And the rodent problem that you
15 described absolutely is connected to the issue
16 that you described before.

17 CHAIRPERSON MENDEZ: Thank you.
18 And if you can provide this committee with the
19 developments of where all these gardens are at.

20 MARGARITA LOPEZ: Yes.

21 CHAIRPERSON MENDEZ: That would be
22 helpful. I want to engage the Authority in terms
23 of playgrounds, and I had stepped out momentarily,
24 so I didn't catch the whole briefing. But, to
25 engage the Authority in how we can make our

1 playgrounds not just politically correct playwear,
2 but also make them more eco-friendly. And I don't
3 know if you've started to do that analysis. I
4 certainly want to know what you have determined
5 and if there is capital funding that is required
6 to make that happen in some of the developments as
7 well, so I can go back to my colleagues and try to
8 figure out how to move that agenda forward.

10 MARGARITA LOPEZ: Remember,
11 everything begins at the level of policy first.
12 And Cristiana is going to talk to you about the
13 component of policy that will guide every action
14 we take. Right? Then policy first, action
15 second.

16 CRISTIANA FRAGOLA: Yeah, so we are
17 looking at a couple of developments, because we
18 pilot and then we scale up at the opportunity of
19 making them more eco-friendly. And in fact, the
20 one that you saw before, where we're doing storm
21 water management practices is one of them. We're
22 working with DOH and DEP for that.

23 I'm not aware to date of any
24 capital funding available. But part of what we're
25 doing with the Green Agenda is we are teaming up

1
2 with other agencies to at least prove the case, so
3 that then we can go out there and look for
4 funding.

5 CHAIRPERSON MENDEZ: My assumption
6 is there is no funding. I'm thinking that if we
7 wanted to see it happen, we might need to provide
8 it at the City level. So, I guess that would need
9 to be done development by development, and then we
10 can go to each Council Member--

11 CRISTIANA FRAGOLA: [Interposing]
12 Yes.

13 CHAIRPERSON MENDEZ: --and talk to
14 them about doing that.

15 CRISTIANA FRAGOLA: And in the
16 meantime, you know, we will have data from this
17 pilot that we're implementing.

18 CHAIRPERSON MENDEZ: Okay. I've
19 been reminded that there is another hearing and I
20 do have some public testimony. But I'm going to
21 do two more quick questions and then we'll move
22 forward to the public testimony and try to rush
23 out of here before the next committee starts their
24 hearing.

25 Section 3 jobs, all of these green

1
2 jobs that are being created, how many are Section
3 3 and how many can we anticipate in the future
4 being Section 3 jobs?

5 MARGARITA LOPEZ: I'm happy to tell
6 you that this is more than Section 3. Because on
7 the Green Agenda we understood very clearly that
8 we needed to preserve the jobs that were coming
9 out of the Green Agenda. And we took a step
10 further and ahead of everybody else. We began
11 planning of the amount of jobs that were going to
12 be created, and we begin putting in place a series
13 of regulations that will be ordered to all of the
14 escorts and all of the contracting components that
15 are going to be in place, to have jobs created in
16 this component. That's the reason we mentioned to
17 you the number 200. It was very specific, if you
18 noticed. And that 200 number is a very
19 conscientious, orchestrated number, that we make a
20 commitment to make sure that all of them are going
21 to be occupied by residents of public housing.
22 Then it's even a step further from the issue of
23 Section 3 that have been put in place in the NYCHA
24 policy for the purpose of getting jobs for the
25 chronically unemployed.

CHAIRPERSON MENDEZ: Thank you and-
-I'm sorry. I was trying to put some stuff
together. How many Section 3 jobs were created?
Right now you don't have the number.

MARGARITA LOPEZ: No. I told you
200 green jobs. We went beyond the issue of
Section 3.

CHAIRPERSON MENDEZ: Okay. Of the
200 green jobs, how many were Section 3?

MARGARITA LOPEZ: You can say that
all of them are Section 3 because--

CHAIRPERSON MENDEZ: [Interposing]
Okay. That is wonderful.

MARGARITA LOPEZ: --what I'm trying
to tell you is that we even went further and made
sure that we have a very specific number that we
know these are green jobs and then they are part
of the Section 3, but this is on top of everything
that needs to be done.

CHAIRPERSON MENDEZ: Okay. Thank
you. That's excellent. My last question, how
many of the developments are in phase one of the
Energy Performance Contracting program?

FELIX LAM: All developments will

benefit from the lighting components of the program. All developments will benefit from the instantaneous hot water heater portion of the program. And 36 developments are currently planned to benefit from a complete gut rehab of the central heating plan.

CHAIRPERSON MENDEZ: Is the 36 part of the phase one?

FELIX LAM: Yes.

CHAIRPERSON MENDEZ: Thank you.

FELIX LAM: Those are all--that's all phase one.

CHAIRPERSON MENDEZ: Thank you very much. Thank you for your testimony to the three individuals from the Housing Authority. And now we will get ready for the public testimony. And I look forward to seeing you all next month when we do the executive budget hearing.

The first panel. Miriam Corbin [phonetic] from Safflyn Corp.; Ken Morgan from Intech 21; and George Bilenko from Intech 21. To be followed in another panel after this one by Joseph Garber.

[Pause]

CHAIRPERSON MENDEZ: And if whoever can start immediately, identify yourself for the record and start your testimony.

GEORGE BILENKO: Good morning, honorable members of Congress, esteemed friends from New York City Housing Authority. My name is George Bilenko. I am CEO of NTEC 21. We're the guys that built the CHAS system. So, if you have any questions of how it could be used more effectively in terms of temperature sensing in each apartment, how to reduce heat complaints and how to more effectively monitor kilowatts, we would be happy to answer it.

About 15 years ago New York City Housing Authority Department of Energy has given an opportunity to a small company to develop an energy control system that today has been deployed in all of their boiler plants and is being used to control all of the heating operations. The reason we're here today is because we strongly believe that everyone deserves equal shot--but not only just to be an employee, but to be an employer. And to that end, Intech 21 has worked very closely with two of my very good friends, Mr. Ken Mercer

[phonetic] and Miriam Corbin, both of whom spent their entire life dedicated to--

CHAIRPERSON MENDEZ: [Interposing]
I'm going to interrupt you for one minute. I'm being told that I need to put you on a clock so that we can try to get out of here on time. No? Okay. I may ask you at some point, we won't put on the clock, but I may ask you at some point to just advance your testimony and wrap it up. Okay?

GEORGE BILENKO: Absolutely.

CHAIRPERSON MENDEZ: Thank you.

GEORGE BILENKO: Absolutely. The solution we're trying to provide is the one that will save on energy, save the environment and create green businesses. We're not talking about green jobs that potentially in the future will be some hypothetical employers will be employing.

We're talking about specific green businesses.

Two of my colleagues have spent their entire life in training the people who have been blocked, prior to that, to those opportunities.

The reason I speak with such conviction is because a few years ago Intech 21 had started in a garage and my esteemed colleagues

1
2 are, as I said, Miriam Corbin and Kenneth Mercer.
3 Miriam's graduates are now working with Intech 21
4 at Castle Hill Housing Development Authority, and
5 these are the kids that came out from Housing
6 Authority, and have acquired highly sought after
7 skills that will be used in the upcoming green
8 boom. Ken, my dear friend, who is a veteran, ex-
9 marine, who is going to be overseeing the
10 operations.

11 Our point here is money that is
12 spent by New York should be kept in New York.
13 Businesses should be developed in New York.
14 Manufacturing should be revived in New York. High
15 technology should be revived in New York. It's
16 not just California or Massachusetts only
17 privilege. Thank you.

18 KENNETH MERCER: Good morning,
19 Madam Chair. My name is Ken Mercer, and as you
20 stated earlier, I am with Intech. But prior to
21 Intech, I spent close to 40 years in settlement
22 houses, my last being Edenwald Gun Hill, which was
23 20 years there.

24 It is my intent to address the--you
25 know, people talk about unemployment. I don't

1
2 think it's unemployment that affects people in
3 housing projects; it's the total alienation from
4 the world of work. This opportunity, an
5 opportunity something like this presented itself
6 in the 80s, when they deregulated the phone
7 company. Edenwald got a chance to recruit from
8 its constituents in the projects, people to take
9 part in this buying up of the telephone company.
10 Some of those youngsters were allowed to go to
11 Georgia and Florida instead of businesses, thank
12 to a business called ASCOM.

13 George and Intech are just coming
14 out of the gate with a great science that he's
15 made it simple for these youngsters to grasp.
16 He's put together a training program that lasts
17 approximately two weeks. And out of the two weeks
18 training they get a job. And that's the
19 difference. I have been around, like I said, 40
20 years in this business; seen many a training
21 program come from Cedar to Haruact [phonetic] to
22 whatever. This is customized training. If you
23 get trained by Intech, you get a job.

24 Ms. Lopez sort of stole the thunder
25 out of most of what I was going to say. She

1
2 shouldn't be Kilowatt Lopez; it's Megawatt Lopez.
3 She sort of blew things up. But George has hired
4 me, basically, to make sure that as we create
5 jobs, they go to the residents that are in Housing
6 Authority. And the conversion of jobs to
7 businesses takes place out of that training. So
8 that's basically the gist of it. I know time is
9 of the essence, and I just wanted to spell that
10 out.

11 MIRIAM CORBIN: Good morning. My
12 name is Miriam Corbin. I'm with Safflyn
13 Corporation. And I'm truly excited to be here
14 this morning to be part of this testimony, and to
15 say that I've been in the field of workforce
16 development with the City of New York for over 15
17 years. And I think we're in a quite exciting time
18 in this green revolution and I feel privileged to
19 be part of it. And in working with Intech 21 and
20 training our participants, people who have been in
21 welfare and also live in the housing projects, we
22 have an exciting opportunity to train them in this
23 new technology, and also to have them to back to
24 where they live and install this technology. And
25 also our workers, they're also empowered as

1
2 ambassadors, because they're saying to us, I'm
3 going back to my complex and I'm educating the
4 other residents as to this technology, how we can
5 save energy and how we can also save the
6 environment.

7 We have one of our staff members,
8 Mark Raspberry [phonetic], he was trained by
9 Intech, and also he will be working in the housing
10 projects installing this new technology. And I'm
11 just here to say that not only are we giving them
12 a job, we are training them to be entrepreneurs so
13 that they can have their own companies and have--
14 employ people at sometime in the business. And
15 the people that we're training have really
16 embraced and internalized this new movement of
17 green energy, also to save the environment, also
18 to be productive members of society and also to--
19 the work that they're doing will have a lasting
20 impact for future generations to come. Thank you
21 so very much.

22 CHAIRPERSON MENDEZ: Thank you. I
23 would like to coordinate with the Housing
24 Authority and with Intech to go tour one of the
25 developments where you've made some of this change

and maybe meet some of the individuals who have been employed through the program while we take this tour.

GEORGE BILENKO: Thank you.

CHAIRPERSON MENDEZ: Thank you very much. I want to thank this panel for their testimony. And, Mr. Garber, it's your show. It is now 12:30 and we have another committee that needs to come in, just prior to 1:00 to set up. So I think that will give you possibly enough time to give your testimony. Right, sir?

[Pause]

JOSEPH GARBER: Good afternoon. My name is Joseph Garber, a long time resident and resident leader of the New York City Housing Authority. The first thing when I heard that you were going to hold a public hearing on utility, I try to, as we say in graduate school, I try to review the literature.

So I'm going to first go through some quick numbers of SPs and GMs. At the outset, let me say I definitely was surprised that Deputy General Manager Gloria Finkelman, who is in charge of day to day operations, did not show up, was not

1 here today. I think she should have been here.
2 Because although Commissioner Lopez is the green
3 coordinator, the day to day issuance of lights
4 burning, garbage, is all under her purview, and
5 her four directors, of the four respective
6 boroughs as far as NYCHA is concerned, that
7 coordinate day to day activities in the 3336,
8 which I believe is the correct number now of
9 public housing developments. Okay.

11 DGM, which stands for Deputy
12 General Manager, Memo number 33 of 2009 has do to
13 with dog registration. Dogs cause problems as far
14 as the grounds are. Okay. DGM number 31 of 2009,
15 National Grid meter reading. I don't know if
16 you're aware. Now let me go through a typical
17 apartment, quickly. A typical apartment, the
18 resident does not pay for electricity, as far as
19 the refrigerator, as far as the lights, as far as
20 gas. However, the resident, if he or she has an
21 air conditioner, pays up to \$10 depending on age
22 and other criteria per AC with a maximum, if I'm
23 correct, of two ACs per apartment, unless it's a
24 large apartment. A washing machine is permitted,
25 for a fee, but no dryer. Any special medical

1
2 equipment, to my knowledge, there's no additional
3 electrical fee.

4 In the buildings we have what is
5 called a stairwell and a stair hall. Okay. Both
6 of those have lights on, which NYCHA provides.
7 Now when I do unannounced, proactive, irregular
8 inspections at irregular hours--okay--that would
9 make Serpico--that I could teach Serpico some acts
10 when I go visit some of these developments.
11 Anyway, I find many of the stairwell and stair
12 hall lights out. Plus, I get calls from many
13 birds who tell me what's going on, and I go there.
14 And some of these lights are out for two or three
15 weeks, even if the CCC was called.

16 Now, I just want to say something
17 about the CCC. Being DGM Lam spoke about the CCC,
18 which stands for Customer Contact Center. When it
19 started it was known as Centralized Call Center.
20 It's a good idea, because when you call you get a
21 control number. However, the doing of the work by
22 the development is far, far, far failing even. In
23 order to fail, you have to know you can fail. I
24 think they have failed before they started. That
25 is not working, because the GM that wrote about

the CCC gives the manager and the superintendent latitude when they do a public space complaint. They have too much latitude.

Now, let me put out some good news. You know that I've been speaking, speaking and speaking about how bad a superintendent I have. Well, I kept on persevering, no matter what personal trials and tribulations this man tried to do. I started writing letters when the new Chairman came aboard. And I want to say, the last Sabbath before Passover, when we're free from tyranny, thank God Independence Towers is now free from Superintendent Kelvin Darby, who is now in Bushwick Houses. So I'm going to give myself a big round of applause. Okay. Now let's see what the new fellow does. But thank God. Thank God he's out of here.

Now, so number one, let's talk now, if in a hallway or a stairwell there's no light. NYCHA is supposed to replace it. Now outside, exterior lights is a serious problem. Let me go through some typologies. Sometimes, in some developments, and I've been through 80, 90 developments, it is more than--it's not a timer.

1
2 It's maybe a brain dead superintendent or manager.
3 Okay? I find lights on the whole day. Let's say
4 Farragut Houses. I can take you now across the
5 bridge. There are at least ten buildings that
6 have lights on. The whole day they're burning.
7 Other typologies. The lights have to go off now,
8 let's say 7:00 a.m., 0700. And I'll go to a
9 development, like I'll use my development. They
10 go off at Independence Towers for the most part at
11 0700, but there may be three buildings that go on
12 until 8:00. Now, wintertime, when the lights are
13 supposed to go on, it becomes dark usually, let's
14 say 4:30. So you want to be on the safe side you
15 put the lights on maybe 1600 hours at the latest.
16 Okay? I have seen developments where the lights
17 have gone on at 1500 hours. Okay. That's one
18 typology. Now, the lights have to go on, it gets
19 dark maybe 7:30. So you put on the lights maybe
20 7:00. You don't put the lights on at 4:30. Okay?
21 We are wasting money.

22 Now, Councilperson James, Whitman
23 Houses, the lights have been bad ever since
24 Margaret Mann was the manager at Whitman Houses.
25 We need audit upon audit. They've never done an

1
2 audit. I give piecemeal work to the IG. I would
3 suggest that the IG of NYCHA or Rose Gill Hearn,
4 designate a special team to around to NYCHA.
5 We're losing money. Why should I have increased
6 rent when they're wasting money? Notwithstanding,
7 they're wasting money by anything else, but lights
8 they've lost it. Let's get every IG. Let's get
9 the HUD IG. Let's get the City Comptroller Liu.
10 Let's get Bill de Blasio. We're wasting money.
11 I've told it to Jeffrey Kay, the Mayor's Office of
12 Operations. We're wasting money. This is a
13 disgrace. If they cannot set the lights correct,
14 they should close down NYCHA. General Manager
15 Kelly talks about going back to basics. Okay, if
16 we can't shut our lights off...

17 Okay, let me continue. Fuel.

18 Okay, DGM 30 of 2009 talks about our emergency
19 fuel. Okay? Now, ADGM 38 of 2008, okay, that
20 Gloria Finkleman wrote, Consolidated Edison
21 inspection of meter readings. There are certain
22 developments throughout the City that people in
23 public housing pay for gas and electricity. Berry
24 [phonetic] South 9th Street Houses in the
25 Williamsburg section of Brooklyn is one of those

developments. Okay?

There's a DGM number 14 of 2009, Gas Outage Procedure. Okay? DGM 5 of 2009, Long Island Power Authority and National Grid inspects the meters at Carlton Manor and Hamilton Redfern. Okay, SP, okay. Standard Procedure 040-531, gas, electric consumption. Okay. Now, ADGM 32 of 2008, National Grid has to inspect Staten Island and seven developments in Queens. And there's a contact phone number 306-4666. Okay.

Now you asked about public and private partnerships. Okay? I always take along additional material that could help me. I don't know if you're aware, but there's Dawn Walker. Dawn Walker, who used to be a Deputy Press Secretary to the Mayor, is now as of February 18th, is now the Director of the Office of Public and Private Partnerships. She is the person to contact to find out what type of public and private partnership funding availability has NCYHA received.

Now there's a great detail in the annual plan of October 16th, 2009, has two pages on the Green Agenda, the initiative, the EPC,

1 etcetera, etcetera. Okay. Now, my thought about
2 the green committee, being it's resident driven,
3 it's not going to work. Because it's like with
4 tenant patrol. My building still doesn't have a
5 tenant patrol. I don't think it's going to work.
6 There has to be greater monitoring by NYCHA.
7 Okay? So I'm looking forward to go--yesterday was
8 a board meeting. And Commissioner Lopez made
9 mention that on April 22nd, at Elliot Chelsea
10 they're going to unveil--I suggest that you
11 individuals who have an interest go there.

12
13 Now, let's talk a minute about--
14 it's interesting that I learned that you can't
15 replace the new green lamps in your apartment. I
16 have not gotten one, so I don't know what type of
17 installation priorities they have; but it's not
18 working. But if we cannot shut down the lights
19 that are burning outside and repair those that are
20 not burning at all--I've gone around. It's not
21 only that lights are burning in the daytime and
22 they burn at night. No, they don't burn at night
23 either. And there are some lights that don't burn
24 at all. So calling the CCC may be at least I have
25 a number. But let me tell you what they do. Many

1
2 times on public space complaints, the manager and
3 the super illegally close out the complaints,
4 illegally. They say they've done the work.
5 Because on a CCC, on a public space complaint,
6 they don't come and ask you for a signature.

7 You see, if they do an apartment
8 complaint, and I'm happy Ron is here, okay, if
9 they do an apartment complaint you have to sign--

10 CHAIRPERSON MENDEZ: [Interposing]
11 Mr. Garber?

12 JOSEPH GARBER: Yeah.

13 CHAIRPERSON MENDEZ: You need to
14 talk into the microphone so we can capture your
15 testimony.

16 JOSEPH GARBER: I'm sorry.

17 CHAIRPERSON MENDEZ: And there are
18 some questions here.

19 JOSEPH GARBER: Okay, fine.

20 CHAIRPERSON MENDEZ: So please give
21 us time to ask you some questions.

22 JOSEPH GARBER: I'm going to give
23 you--if you do an apartment--if you get an
24 apartment complaint, you sign. But nobody signs
25 on a public space complaint. I'd call up and

1
2 check with CCC what's the status of this number
3 and they would say it was closed out. I said,
4 what do you mean closed out. So that's
5 falsification of a public instrument. Let's get
6 Rose Gill Hearn or Mr. Williams, who is Chair of
7 the Council Committee on Investigation, if NYCHA
8 is providing fraud by closing out a public space
9 ticket which was not done, we have to stop it,
10 because this is the crux of the problem.

11 So anyway, I prepared a lot of
12 stuff about utilities. My main concern about
13 utilities is lights, but it's more so--I think we
14 have to divorce green committee and saving cost on
15 lights, to me have to be handled separately.
16 Because I think we're wasting money and I cannot
17 quantify how many watts or kilowatts or megawatts
18 all these lights burning in the daytime is costing
19 us. Okay?

20 CHAIRPERSON MENDEZ: Okay. Thank
21 you very much.

22 JOSEPH GARBER: Thank you.

23 CHAIRPERSON MENDEZ: And sometimes
24 we have to spend some money in order to save some
25 money. And your complaints through the years have

1
2 been heard and I think we're going to try to
3 adjust them. Council Member James, you have a
4 question?

5 COUNCIL MEMBER JAMES: Yeah. I
6 just want to apologize to Mr. Garber. I promised
7 him a meeting on Carlton, but instead called the
8 Sanitation Commissioner myself, and we're in
9 negotiations right now to resolve it.

10 JOSEPH GARBER: Did the Department
11 of Sanitation see it? Because I--

12 COUNCIL MEMBER JAMES:
13 [Interposing] Yeah. They saw it. It's a capital
14 issue, and it's an issue that we have to work on.

15 JOSEPH GARBER: Yeah, but do they
16 know they have their own dumpster there?

17 COUNCIL MEMBER JAMES: Yes.

18 JOSEPH GARBER: It's their own
19 dumpster. Why can't they--

20 [Crosstalk]

21 CHAIRPERSON MENDEZ: Council Member
22 James and Mr. Garber. Okay, this discussion I
23 think needs to happen outside of chambers.

24 COUNCIL MEMBER JAMES: I just
25 wanted to let you know that we're talking amongst

ourselves. I did not have a meeting with you or call a meeting, because I just decided to take it upon myself to make that happen.

JOSEPH GARBER: I think it's going too slow for my liking.

COUNCIL MEMBER JAMES: No, I understand, but we're working on it. Thank you.

CHAIRPERSON MENDEZ: Now, Mr. Garber.

JOSEPH GARBER: Okay.

CHAIRPERSON MENDEZ: You mentioned a couple of different orders that are there. I'd like a copy of those for our records.

JOSEPH GARBER: I'll give you--I'll let you Xerox my sheets. The orders--

CHAIRPERSON MENDEZ: [Interposing] Yes. We will do that. And you've made your complaints about the lights at some of these developments. I want you to call me back and let me know if in the next few days they're still there. And then maybe NYCHA and I and you can go tour those grounds. And then we can try to get at the crux of the problem, which they did say as part of their testimony that there is a problem

1
2 and that they are trying to rectify this in some
3 of these developments.

4 JOSEPH GARBER: Can I just speak on
5 that? That's in general--in many cases it's
6 because nobody's changing or paying attention to
7 the lights. I don't believe the timer is the
8 problem in all these cases. I think they're
9 giving you a general answer.

10 CHAIRPERSON MENDEZ: We will have
11 them make an assessment and we will go over it,
12 and I will invite you to be part of the
13 discussion.

14 JOSEPH GARBER: Okay. Please let
15 me know when it's going to be.

16 CHAIRPERSON MENDEZ: Now lastly
17 regarding the complaint that you made that was
18 about the grounds and that was closed, if you can
19 tell me what the complaint number was, I will
20 follow up with the Housing Authority to determine
21 what was the reason for it being closed, and we
22 will see if it actually was addressed and was a
23 problem that reoccurred, or was it closed without
24 being addressed, and then try to figure out an
25 appropriate solution so that issue will not happen

1

2 again in the future. Okay?

3

4 JOSEPH GARBER: It's ongoing and
5 I've taken care of that my--you know, I'm just
6 letting you know.

6

7 CHAIRPERSON MENDEZ: I need--I want
8 the complaint number though, because I want to
9 track it and determine what exactly happened in
10 that instance. Okay?

10

11 JOSEPH GARBER: And the garbage in
12 general, as I told you, sanitation is not coming.
13 I watched them the other day. They came and
14 picked up at--on Clymer Street, two of the
15 containers, and they left one container. And
16 where the outside crusher is it causes rodents the
17 way NYCHA is keeping it.

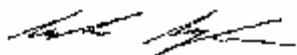
17

18 CHAIRPERSON MENDEZ: I see people
19 here from the Housing Authority. I will ask them
20 to provide me a list of when the Department of
21 Sanitation is coming. I also know that they pay
22 extra amount for certain extra garbage pickup at
23 certain developments. So if this is not one of
24 those developments, to assess whether they need to
25 do an extra pickup at that development. Okay? I
want to thank everyone for their testimony and

2 thank everyone who is here today, and thank my
3 wonderful staff; Ben Goodman, my policy analyst
4 and Baaba Halm, my attorney. Thank you all, and I
5 will see you next month at the executive budget
6 hearings.

C E R T I F I C A T E

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



Signature_____

Date April 29, 2010