

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON RECOVERY AND RESILIENCY JOINTLY WITH
COMMITTEE ON PUBLIC HOUSING

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April 30, 2015
Start: 10:15 a.m.
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HELD AT: Council Chambers - City Hall

B E F O R E:

RITCHIE J. TORRES
Chairperson

MARK TREYGER
Co-Chairperson

COUNCIL MEMBERS:

DONOVAN J. RICHARDS
JAMES G. VAN BRAMER
LAURIE A. CUMBO
ROSIE MENDEZ
CARLOS MENCHACA
ERIC A. ULRICH
MARGARET S. CHIN
STEVEN MATTEO

A P P E A R A N C E S (CONTINUED)

Ray Ribeiro
Executive Vice President Capital Projects
New York City Housing Authority

Michael Rosen
Vice President
Disaster Recovery

Reginald Bowman
Citywide Council of Residents

Charlene Nimmons
Wyckoff Gardens Resident Association

Beverly Corbin
FUREE

Claudia Coger
President
Astoria Houses Tenant Association

John Johnsons
President
Association Mott Haven Houses

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2 COMMITTEE ON PUBLIC HOUSING

3 [gavel]

4 CHAIRPERSON TORRES: ...Council Member Ben
5 Kallos from the upper East side and Council Member
6 Matteo from Staten Island. We're holding today's
7 hearing in the wake of an announcement by Mayor de
8 Blasio and Senator Chuck Schumer stating that the
9 federal government, particularly FEMA, had agreed
10 to provide three billion dollars in federal funding
11 that will go toward addressing the repair and
12 resiliency needs of over 30 public housing
13 developments that have sustained damage in the wake
14 of Superstorm Sandy. The infusion of three billion
15 dollars is said to represent the largest FEMA grant
16 in history and so the purpose of today's hearing is
17 quite simple. Our purpose is to examine exactly
18 when and how NYCHA will spend the three billion
19 dollars. With that said I do want to give my co-
20 chair a opportunity to say a few words and then
21 we'll proceed right to the questioning.

22 CO-CHAIRPERSON TREYGER: Thank you to my
23 co-chair and good morning and welcome to this joint
24 oversight hearing. I am Mark Treyger, chair of
25 Committee in Recovery Resiliency and I'd like to
really thank again the Co-Chair Ritchie Torres,

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Chair of the Committee on Public Housing for his energy and work on this critical issue. This is not the first joint hearing our Committees have held together. In February of 2014 we held a joint hearing, in fact the very first hearing of my committee on the defective emergency heating systems then being used by NYCHA and developments with boilers damaged by Sandy. That hearing was momentous not just because it was the first hearing of the committee but also because it shed light on a very real issue impacting thousands of residents, how faulty emergency boilers were leaving NYCHA residents without heat or hot water in the middle of winter. I also want to note that that was the first hearing our committees in the history of the council to hold a hearing in a NYCHA complex in Coney Island and Carey Gardens. That hearing was a true example of the oversight power of the council to bring attention to this critical issue. In fact right after that hearing in March of 2014 it was announced that using 100 million dollars in FEMA funds the emergency boilers from all the impacted buildings would be replaced first with new temporary boilers and then with permanent ones. We

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will want an update from NYCHA on that progress today. But in the lead up to this hearing to discuss the far larger sum of three billion dollars, three billion dollars which it has been announced and has been secured from FEMA. We have learned however something that is very concerning. That agreement for 100 million dollars for NYCHA boilers from over a year ago the 108 million dollar announcement in September of 2014 for Coney Island houses and recently the announcement of the three billion dollars from FEMA we have learned that none of these announcements have led to anything signed by FEMA. This three billion dollars is meant to pay for repairs and resiliency measures for over 30 buildings and to include reimbursement for repairs at two additional building as well as to include contingency money originally earmarked for repairs at a 35th building. These are important projects but because of the history of past announcements we have some very real concerns about when repairs will actually begin. And I just want to note that we are very careful about making announcements because the questions that lead, that come after announcements come from residents when does work

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begin, when will they have permanent boilers. When will they have adequate heat and hot water? When will they not have these large external structures that are loud, noisy, and emitting smoke? When will they be replaced with a permanent boiler? And when will their lives and their communities return to normal? And those are very real questions in addition to how do we engage residents with the skills and the qualifications to be a part of the recovery efforts in their own neighborhoods. And those are questions that we need answers to. So I want to thank everyone for this hearing, for joining us here today. And I hope we have a very full discussion of all of this body's concerns. Thank you.

CHAIRPERSON TORRES: And I want to acknowledge Council Member Richards from Far Rockaways. So I want to acknowledge the first panel. We have with us Ray Ribeiro who's the Executive Vice President for Capital Projects at the New York City Housing Authority along with Michael Rosen who is the Vice President for Disaster Recovery. Please raise your right hands. Do you swear or affirm to tell the truth, the whole

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truth, and nothing but the truth today? You may
proceed.

RAY RIBEIRO: Chairman Ritchie Torres
and Chairman Mark Treyger, members of the Committee
on Public Housing and Recovery and Resiliency, and
other distinguished members of the city council
good morning. I am Ray Ribeiro the New York City
Housing Authority's Executive Vice President for
Capital Projects. Joining me today is Michael
Rosen, NYCHA's Vice President for Disaster
Recovery. We appreciate the opportunity to discuss
NYCHA's work to recover from Superstorm Sandy by
reinventing New York City's public housing making
it stronger and more resilient through a historic
three billion dollar program. In late 2012
Superstorm Sandy brought an unprecedented
destruction to areas across our city including
dozens of NYCHA developments, 80 thousand NYCHA
residents and 423 buildings were greatly affected
many of whom are still impacted today. I want to
thank Chairs Torres and Treyger for their
leadership on this critical issue and for helping
to bring attention to this urgent matter at a time
when many residents felt forgotten. Thank you to

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the representatives of the significantly affected
developments. Council Members Chin, Menchaca,
Mendez, and Richards for maintaining a focus on our
recovery efforts. And thank you to the rest of the
council for your steadfast support and partnership
as we work together to address residents' needs.
Thank you to our federal representatives including
Senator Schumer and FEMA for this opportunity to
rebuild stronger and smarter for today's New
Yorkers and the next generation. Last year's
hearing at Carey Gardens to discuss the mobile
boilers we installed in Sandy's wake marked the
first time that a city council hearing was actually
held at a public housing development. That
innovative bold initiative represented a new better
approach to governance that was both effective and
appreciated. Since that meeting we've applied our
own innovative and bold approaches to Sandy
recovery and as a result we've made considerable
progress in our efforts. The program as a whole
will profoundly impact what our buildings look like
and how they operate improving the quality of life
for NYCHA residents. At that hearing 14 months ago
many NYCHA residents said that the oil burning

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mobile boilers installed as soon as the storm subsided were unreliable. NYCHA's plan to address issues regarding those temporary boilers was just underway at that time and is now virtually complete. We were pleased, we replaced those temporary mobile boilers with newer more efficient mobile boilers that run on Natural Gas. These boilers have built in backups in case an individual boiler goes offline for general maintenance or repairs. They are resilient as they are housed in trailers that are insulated and raised above grade. They are cleaner burning and more environmentally friendly and they make refueling more efficient since our developments already receive natural gas. They're also more reliable. This winter even though we had a colder temperatures for longer periods of time than the previous season there was a significant reduction in heat complaints. At the time of last year's hearing we described Sandy recovery program of about 1.8 billion dollars. Now thanks to the agreement we forged with FEMA on the scope and cost of recovery work we will receive approximately three billion. That represents FEMA's largest grant ever to a single entity and the

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largest investment in public housing since its inception. As a result of our negotiations with FEMA much more work has been deemed eligible for FEMA funds. For example in the original plan FEMA would not fund any new generators but now as part of the three billion dollar program every NYCHA building impacted by Sandy will have emergency backup power for the entire building. Now we can make significant repairs and rebuild with layers of resiliency with measures such as the backup generators, new roofs, and electrical and heating system upgrades. Later in this testimony I will walk you through some specific examples of the types of construction improvements that are planned. NYCHA created the office of, for disaster recovery led by Michael Rosen. Its sole mission is to oversee the rebuilding and resiliency efforts. The office is part of NYCHA's capital projects division to ensure that the recovery work is accomplished with the support and expertise of NYCHA's technical staff. It's coordinated with other capital work and is delivered using the same practices and policies that have enabled NYCHA to dramatically improve its project delivery

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performance. The Office for Disaster Recovery includes a dedicated resident outreach team. Its members speak a variety of languages including Chinese, Russian, and Spanish. Half of the team is comprised of Section 3 hires from the community who work alongside national disaster recovery experts that we retained to support the program. Residents are NYCHA's most important partner throughout our work to rebuild smarter and stronger. And we have organized, attended, or participated in more than 225 meetings all aimed at ensuring that NYCHA's residents remain involved and informed throughout the recovery process. We have consistently sought and implemented resident input in our design work. Through engagement groups that we created residents are involved with the way NYCHA is going to look and operate. For instance residents provided input on the new layout of the senior center at Redhook Houses and the location of the new boiler room at Coney Island Houses. We're also collaborating more closely with our colleagues in local government. Thanks to Mayor de Blasio making public housing a priority we're now working as full partners with the office of management and budget and the city's

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office of recovery and resiliency both of whom
provided vital assistance during our successful
negotiations with FEMA. Although a destructive
event, Superstorm Sandy offered an opportunity to
pursue, pursue a more resilient future for NYCHA.
Immediately after the storm we conducted a detailed
assessment of the condition of the buildings and
the building systems. How our infrastructure
buildings and equipment performed during Sandy and
how they could be fortified against future
emergencies. FEMA's historic investment of three
billion dollars will enable us to build a better
NYCHA. Half of the funds will go towards critical
repairs and the other half towards resiliency
measures that protect against future climate events
at 35 developments severely damaged by SANDY. This
means fixing everything from play areas to first
floor apartments to roof tops and installing
elevated boiler and electrical rooms. Backup
generators, flood barriers, lighting upgrades and
comprehensive security systems. Work of this
magnitude requires extensive design and planning
which is already underway. We expect construction
work will begin this year. I'd like to take a

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minute to present some examples of the specific improvements that are planned. The slide above represents conceptional drawing that we have been presenting with regards to the types of improvements we expect to make at many of our developments. The drawings represent as an example the drawing, the rendering on the left is what an extension would look like to a NYCHA building to house a new raised elevated boiler room. The picture in the middle represents a conceptional drawing of what a new boiler room might look like, a standalone boiler room that we will be building on several NYCHA properties again to house new boiler rooms raised up above the, the flood level. And the picture on the left, on the right represents the extension that would be put on some NYCHA buildings to house new electric meter rooms once again raised above flood elevations. The rendering that you're looking at now is what the new boiler room could potentially look at, look like at Coney Island site 1B. You can see the, the location where the boilers would be located as well as emergency generators. Again raised and protected from future flood waters. Similar example at Coney

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Island Houses, a rendering that we recently shared with residents at Coney Island Houses where they helped us actually select the location for the new boiler room. The boiler room here is the, the smaller building to the right of the main building in the middle with the green roof and then ultimately connected to the existing NYCHA building. Once again an example, a rendering of what the development at Gravesend will look like with extensions that I described earlier for the electrical meter room on the left side of that rendering and in the background on the right what a new boiler room could potentially look like at, at this particular development. Finally again at Gravesend at several developments we're looking to further those resiliency efforts and install new façades or rain screens on our developments that will provide critical insulation to our exterior walls reducing, reducing the heat load and ultimately protecting the building against exterior elements such as rain. In addition to improving the quality of life for thousands of families these projects will create jobs for residents. Even though just a small portion of this work is subject

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to Section 3 hiring requirements we are applying these policies to the entire three billion dollars' worth of expenditures. NYCHA's Office of Resident Economic Empowerment and Sustainability has been meeting with residents in all Sandy impacted areas to inform them about the employment opportunities. In pursuing the funds we initially utilized FEMA's 404406 program. However we ultimately decided to participate in FEMA's 428 program, a pilot developed after Hurricane Katrina to accelerate permanent recovery. This program while a capped grant is more flexible allows us to do more with the funds and provides the money faster up front instead of through reimbursement. We continue to describe the recovery program in the context of the FEMA grant. However disaster recovery funding is complex because there are typically multiple funding sources and each funding source is somewhat dependent on the others. To clarify the three billion dollar Sandy recovery program that we are progressing with consists of funds from FEMA, HUD, and NYCHA's insurance proceeds. While FEMA has agreed to fund all of the work that is planned they cannot fund any work that is eligible for insurance

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reimbursement so the final exact amount of money that FEMA provides for each development depends on how much insurance funds are recovered. Some of the recovery work is eligible for insurance but not FEMA and vice-versa therefore funding allocations for specific work items need to be strategic to maximize the program. An additional funding source in our recovery is HUD's Community Development Block Grant Disaster Recovery Funds, CDBGDR funds. When the final FEMA payout is determined a local 10 percent match is required. NYCHA will use this CDBGDR funding as the local match. NYCHA continues to collaborate with our federal and state partners to complete the administrative processes required to begin permanent construction. Once the specific funding shares are negotiated NYCHA can execute a letter of undertaking with FEMA for each development. The funding specified on each of these LOUs will be allocated to New York State and in dispersed to NYCHA. We're working with the New York state division of homeland security and emergency services to formalize that process. However the funding will be provided to NYCHA as an advance so that NYCHA will not need to spend its own limited

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capital and wait for reimbursement. While these funds are incredibly beneficial to our organization and residents alike they are a down payment on a much greater need. NYCHA's entire portfolio has an 18 billion dollars in unfunded capital work. This amount was calculated before Sandy's destruction and the funding discussed today will not go towards our regular capital program. Despite the challenges of diminished funding for rising needs our capital projects division accomplished a lot last year obligating three times as much money in one-third of the time on higher quality projects. We successfully obligated over 740 million on major modernization projects including the entire proceeds of a 500 million dollar bond issued under HUD's capital fund financing program which was obligated about a year under deadline. HUD's latest annual capital grant was obligated in only eight months well ahead of the 24 month deadline and NYCHA spent 330 million dollars on critical infrastructure including façades and roofs, elevators, and heating and plumbing systems improving the quality of life for about 48 thousand families while beating HUD's expenditure deadline.

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All of the best practices that have allowed us to
succeed in our regular federal capital program will
be incorporated into the Sandy recovery program. We
are clearly well positioned to deliver quality
projects effectively and efficiently with those
recovery dollars. Around the clock efforts of our
staff to restore NYCHA developments in Sandy's
aftermath proved that we can overcome any challenge
no matter its size by working together with resolve
and an eye towards progress. In the months since we
have applied equal dedication and determination in
getting the funds to not only restore but also
rebuild this vital resource of public housing. That
hard work and collaboration is paying off. This
once in a lifetime opportunity to reinvent New York
City's public housing will enhance the way it looks
and is operated making it more sustainable and more
resilient for whatever the future may bring. In
doing so we are also making our city a stronger
better place to live for today's families in the
next generation. We look forward to working with
the city council, FEMA and our other community and
government partners to continue improving the
quality of life for residents and ensuring NYCHA's

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longevity. Thank you and I am happy to answer any questions that you may have. However before I do I would like to just simply address two comments that were made by Chair Treyger with regards to the original announcement of 108 million dollars at Coney Island Houses. That announcement was focused on the improvements and the agreement and scope of work and cost for the work proposed at Coney Island Houses. And we do indeed have a signed LOU in order to proceed with the work at that particular development. We have numerous documents from FEMA documenting the commitment to funding the program and are looking forward to progressing with the permanent work to improve our developments. The announcement around the hundred million dollars of boiler money once again was focused on a milestone, a major milestone that we reached with FEMA where they agreed with NYCHA's proposal to not simply repair our boilers or replace them in, in the same place vulnerable to future disasters but to instead fund the installation of new boilers raised above the flood line and resilient against future emergencies.

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3 CHAIRPERSON TORRES: Mr. Ribeiro thank
4 you for your testimony. Obviously for me the two
5 most important questions are how is NYCHA going to
6 spend the money and when but before I get to those
7 two questions as you know questions persist about
8 NYCHA's efficiency, NYCHA's capacity to spend
9 dollars. And NYCHA's set to receive more funding
10 than it has probably in its history. You have the
11 three billion dollars in FEMA funding. You have the
12 100 million dollars in EPCs from HUD, a hundred
13 million in capital funding set to come from the
14 state, a hundred million dollars in forfeiture
15 funding... how is NYCHA going to spend all this
16 money? Because there are some doubts about whether
17 NYCHA's going to be able to take on this
18 dramatically expanded work load without an expanded
19 capacity.

20 RAY RIBEIRO: I would point out as, as I
21 indicated in my testimony NYCHA is aware that
22 delivering on a three billion dollar program is
23 going to require an effort that is different from
24 what we have done in the past. I testified that we
25 have been looking at how we would do this since the
days after Sandy. We, we created a new group led by

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3 Mike Rosen who's specific mission and only, and any
4 only responsibility is to deliver on this three
5 billion dollar program. And that, and that, that
6 group is responsible for the progress that we have
7 made to date significantly increasing the amount of
8 funding that we have received or will receive
9 through the FEMA program. With regards to NYCHA's
10 performance in capital delivery as I said, as I
11 said in my testimony I am proud of the fact that
12 NYCHA has been improving our project delivery
13 processes. And as a result of that have
14 significantly reduced the amount of time that it
15 takes to deliver our capital program. We were able
16 to obligate HUD's entire grant in only eight
17 months. We, that was down from almost 24 months in
18 years past and we were able to obligate over 740
19 million dollars in 2014 versus the two, over 240
20 million that we did in 2012. So once again the, the
21 best practices that we are putting in place have
22 demonstrated a significant improvement in our
23 project delivery and those same best practices are
24 being carried forward and used in the delivery of
25 the Sandy program.

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3 CHAIRPERSON TORRES: Okay. So I want to
4 get to the funding. So you have three billion
5 dollars to address repair and resiliency needs. And
6 how many 33 or 35 developments or...

7 RAY RIBEIRO: 35 developments.

8 CHAIRPERSON TORRES: 35 developments. To
9 clarify you have not received the funding yet?

10 RAY RIBEIRO: The FEMA 428 program money
11 no we have not received it.

12 CHAIRPERSON TORRES: Do you have a sense
13 of when you will receive the funding from FEMA?

14 RAY RIBEIRO: It will, it will vary
15 development by development as we, as we execute the
16 letters of understanding and work with the New York
17 State Department of Homeland Security.

18 CHAIRPERSON TORRES: Do you have a
19 timeline for when the earliest letter of
20 undertaking will come or...

21 RAY RIBEIRO: It's already done.

22 CHAIRPERSON TORRES: And when was, and
23 that was the one in Coney Island?

24 RAY RIBEIRO: The, the letter of
25 undertaking for Coney Island Houses is completed
yes.

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3 CHAIRPERSON TORRES: Okay and that was
4 done when?

5 RAY RIBEIRO: I don't have the exact
6 date but in the last, in the last few months.

7 CHAIRPERSON TORRES: Okay and do you
8 know when the next one is set to be completed?

9 RAY RIBEIRO: The next few are... [cross-
10 talk] you know already drafted, prefinal form being
11 reviewed before they're actually executed.

12 CHAIRPERSON TORRES: So in order to
13 receive the funding you have to complete an LOU for
14 each of the 33 developments? Is that correct?

15 RAY RIBEIRO: So the LOU, the letter of
16 undertaking, is actually a FEMA document.

17 CHAIRPERSON TORRES: Yeah.

18 RAY RIBEIRO: Once we, once we come to
19 an agreement on the scope and cost of the work FEMA
20 has certain work that they need to do to document
21 that, that approval and ultimately execute a letter
22 of undertaking with us. So it's not, it's not a
23 document that NYCHA prepares it's a document that
24 FEMA prepares and sends to us that then gets
25 executed.

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3 CHAIRPERSON TORRES: Okay. So there's
4 no... except for Coney Island there's no written
5 agreement that guarantees that NYCHA will receive
6 the FEMA funds?

7 RAY RIBEIRO: There is a commitment from
8 FEMA to fund the three billion dollar program, not
9 in individual letters of undertaking but in the
10 various correspondence that we have with FEMA day
11 to day they have committed to funding this program.

12 CHAIRPERSON TORRES: And that commitment
13 is in writing?

14 RAY RIBEIRO: Yes it is.

15 CHAIRPERSON TORRES: Okay. And you'd be
16 willing to produce that...

17 RAY RIBEIRO: Sure.

18 CHAIRPERSON TORRES: Fair enough. So can
19 you describe, just describe for me step by step
20 what must happen in order for NYCHA to receive the
21 FEMA funds? What's the process?

22 RAY RIBEIRO: So as, as I indicated
23 before FEMA now takes the information that we
24 negotiated and agreed upon, puts in the form of a
25 letter of undertaking. And that gets transmitted to
NYCHA for execution by both NYCHA, FEMA, and New

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3 York State. The funding is then transmitted to the
4 New York State Department of Homeland Security and
5 then they will issue the funding upon obligation of
6 the various contracts to NYCHA.

7 CHAIRPERSON TORRES: So about a year ago
8 NYCHA announced just a funding framework, an open
9 ended funding framework in March of 2014. And then
10 you had Senator Schumer, Mayor de Blasio announce
11 the three billion dollar amount. I guess at what
12 point in between those two announcements did NYCHA
13 begin to submit worksheets to FEMA?

14 CHAIRPERSON TORRES: We have been
15 submitting, we have been working with FEMA from the
16 immediate days after Sandy. So, so data back and
17 forth on the actual project worksheets is, is, is
18 data that's been shared with FEMA you know since,
19 since the days immediately after Sandy.

20 RAY RIBEIRO: But I imagine that the
21 announcement in March of 2014 fundamentally changed
22 the dynamic because now you had a new funding
23 framework where you were required to submit project
24 worksheets that then FEMA would approve or... We were
25 required to come to an agreement with FEMA on the

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3 scope and approximate cost of that work which would
4 then be put into a project worksheet by FEMA.

5 CHAIRPERSON TORRES: Okay so when did
6 you, do you have some sense of when you submitted
7 something for each of those developments for FEMA
8 to review and then...

9 RAY RIBEIRO: Again we, we immediately
10 provided data to FEMA in March. We made a decision
11 to move to the 428 program which, which sort of
12 changed the negotiations. We were successful at
13 that point in getting FEMA to agree that they would
14 fund the installation of new boilers versus still
15 having the argument as to whether we should simply
16 repair or replace in kind. So that was a major
17 milestone for us. Immediately after that we began
18 the, all of the technical analysis, the engineering
19 reviews and discussions back and forth regarding
20 what specifically would be included in those
21 project worksheets and what was not eligible for
22 FEMA and could not... [cross-talk]

23 CHAIRPERSON TORRES: My, my question's
24 very simple. Did you have to submit, when did you
25 submit project worksheets to FEMA? That's my only
question.

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3 RAY RIBEIRO: Technically we don't
4 submit project worksheets...

5 CHAIRPERSON TORRES: Okay.

6 RAY RIBEIRO: ...to FEMA. They prepare a
7 project worksheet based on the data that we provide
8 them.

9 CHAIRPERSON TORRES: Okay. And when did..
10 Yes. So when did you, and you submit, and when did
11 you submit the data necessary for, for I guess the
12 creation and the completion or the approval of the
13 project worksheets?

14 MICHAEL ROSEN: So I, I believe I, I can
15 answer that question. I'm Michael Rosen, Vice
16 President for Disaster Recovery. Last summer NYCHA
17 submitted applications to FEMA complete with
18 estimates and proposed scope of work for all 35
19 developments. The FEMA deadline was October 31st,
20 2014. We submitted all of the applications prior to
21 that date. Many of them were months before that
22 date. We can provide the actual dates that we..
23 [cross-talk]

24 CHAIRPERSON TORRES: So that's my
25 concern right... you, NYCHA did everything at its end
right?

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3 MICHAEL ROSEN: Correct.

4 CHAIRPERSON TORRES: You submitted the
5 application in the summer of 2014.

6 MICHAEL ROSEN: Correct.

7 CHAIRPERSON TORRES: We are now in
8 April, actually May. We're about to enter May of
9 2015 and we still have not received approval of
10 those worksheets from FEMA.

11 RAY RIBEIRO: I, I think, I think that's
12 the point of, of the, the milestone that we reached
13 recently with getting FEMA to agree on that three
14 billion dollar number. There was a lot of, a lot of
15 requests in that, that information that we provided
16 to FEMA some of which they did not agree was
17 eligible for, for FEMA funding and some of which
18 they did. That created or caused there to be
19 regular frequent negotiations with FEMA where we
20 were successful in getting FEMA to actually
21 increase the amount of work that they felt was
22 eligible.

23 CHAIRPERSON TORRES: The frustration
24 here is that there are residents who are living
25 with temporary boilers right, who are desperately
waiting for these improvements. And so do you have

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3 any timeline? Because you cannot proceed with
4 construction unless you receive the funding, unless
5 you have the LOU, unless you have state approval,
6 unless you go through all these steps. Do you have
7 some timeline for when FEMA will approve these
8 LOUs? Will it be within a matter of weeks, within a
9 year? Any timeline at all?

10 RAY RIBEIRO: We anticipate that the
11 construction associated with this program will
12 begin in earnest this summer. So, so in order for
13 that to happen those letters of undertaking need to
14 be executed by that point and we, we certainly have
15 no reason to believe that they won't be.

16 CHAIRPERSON TORRES: And I actually do
17 want to give my colleague Council Member Treyger an
18 opportunity to ask a few questions...

19 CO-CHAIRPERSON TREYGER: Thank you. And
20 I, I will begin before I ask my questions I will
21 say that I, I've had the pleasure of meeting with
22 Mr. Rosen a number of times in my district and I
23 could tell you that he has certainly been at least
24 with me very responsive and, and he's not only
25 talked about the issues he's visited my district.
But having said that there are still questions and

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3 he knows that we, that we still, we still need
4 answers to. We met over a year ago Mr. Ribeiro.
5 This is not the first time we've met in this
6 hearing atmosphere. And at the time of that hearing
7 in Carey Gardens we had learned that NYCHA had only
8 in hand about three million dollars or so in FEMA
9 funds. So now it's April 30th. How much money do we
10 have in NYCHA's hands from FEMA today minus the
11 announcements and all the things how much does
12 NYCHA have in hand today from FEMA?

13 RAY RIBEIRO: Net proceeds from FEMA to
14 this date are approximately 3.2 million dollars.

15 CO-CHAIRPERSON TREYGER: So February
16 2014 it was about three million dollars. April
17 30th, 2015 3.2 million dollars. Also at that
18 hearing we had asked a question about how much does
19 NYCHA spend each month on renting the temporary
20 boilers in total. How much does it cost per month
21 to rent these temporary even with the new boilers
22 or... do you have figures on that?

23 RAY RIBEIRO: So, so we do have figures
24 on that. We, we can certainly provide you with that
25 information. I will point out though that the
effort, the initiative that we took to replace the

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original mobile boilers with the new mobile
boilers, in addition to all of the benefits that I
described regarding their, their reliability, their
resiliency, their performance they are
significantly cheaper in terms of rental, monthly
rental, as well as in terms of fuel cost savings.
So the exact monthly rental for the mobile boilers
is currently 466,935 dollars.

CO-CHAIRPERSON TREYGER: Per boiler?

RAY RIBEIRO: Per month for the pro-
rent, for the total.

CO-CHAIRPERSON TREYGER: For all of
them?

RAY RIBEIRO: For all of them, correct.
That number is down from almost 899,000 dollars per
month.

CO-CHAIRPERSON TREYGER: And it's been
quite a number of months. Is, are, are these
figures reimbursable from FEMA?

RAY RIBEIRO: The figures are
reimbursable from both insurance and FEMA, yes. I
will point out, I should point out though that the,
the 3.2 million that I referenced in terms of
proceeds from FEMA is a net number as I indicated

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in my testimony FEMA will not pay for anything that
insurance has covered.

CO-CHAIRPERSON TREYGER: Just to you
know put things in perspective I, I'm not even sure
what the state of conversations were with you know
NYCHA and FEMA prior to our last year's hearing.
Because, and, and I will say I, I believe that the
hearing generated a lot of attention and coverage
and it might have jolted and moved certain things.
I think that the role of this council to highlight
and to really have residents share their stories
played a significant role so as we certainly credit
those who are working both from NYCHA's end to make
sure that the I's are being dotted and the T's are
being crossed I also want to give thanks to the
residents who have continuously mobilized over two
years since Sandy to push for what they deserve to
have a sense of normalcy and safety over two years
since the storm. How much has NYCHA received just
so I'm clear? I think at the last hearing we
learned that insurance was only about 128 million
out of over 400 million dollars NYCHA believed they
were owed. How much do we have today from the
insurance companies NYCHA has?

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3 RAY RIBEIRO: NYCHA has received 274
4 million dollars from our insurance companies.

5 CO-CHAIRPERSON TREYGER: And NYCHA
6 believes they're owed what?

7 RAY RIBEIRO: NYCHA's insurance, has
8 insurance coverage for up to 448 million dollars.

9 CO-CHAIRPERSON TREYGER: And just can
10 you summarize what is the hold up with our, and
11 again I think you mentioned last hearing we have
12 over 20 insurance companies?

13 RAY RIBEIRO: Yeah there are, there are
14 around a couple of dozen insurance companies,
15 correct.

16 CO-CHAIRPERSON TREYGER: And what is,
17 what is the hold up with getting the remaining
18 amount?

19 RAY RIBEIRO: We continue to, we
20 continue to have regular meetings and discussions.
21 Those same discussions that we had with our, our
22 counterparts from FEMA. Unfortunately the insurance
23 carriers... Alright FEMA, FEMA has acknowledged that
24 our repair bill for, for this is in the order of
25 1.5 billion dollars. Unfortunately our insurance
carriers are still not convinced that our repairs

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3 will, will be in excess of our, our capped
4 insurance at 448 million.

5 CO-CHAIRPERSON TREYGER: So the
6 insurance companies are disputing NYCHA's
7 information and estimates?

8 RAY RIBEIRO: That's correct.

9 CO-CHAIRPERSON TREYGER: Are these the
10 same insurance companies that are responsible for
11 faulty engineering adjuster reports? Because we're
12 looking into that as well. You know we don't have
13 you know federal jurisdiction but we do have the
14 bully pulpit and that is something that we want to
15 know more about because we want everything that's
16 rightfully owed to the city of New York to make
17 sure that these residents get, get back...

18 RAY RIBEIRO: And I think, and I think
19 we want the same thing which is, which is why we
20 continue to meet literally weekly with our
21 insurance carriers to go over every single detail
22 behind all of the permanent recovery work.

23 CO-CHAIRPERSON TREYGER: So you had
24 mentioned that the Coney Island houses does have an
25 LOU signed. Is that correct?

RAY RIBEIRO: Yes, yes it does.

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3 CO-CHAIRPERSON TREYGER: So the
4 announcement was in September of last year and it
5 was signed when?

6 RAY RIBEIRO: In the, in the last
7 several months. I don't have the exact date.

8 CO-CHAIRPERSON TREYGER: What gives you
9 I guess confidence in, in, and the assurance that
10 you feel that you need that you can make these
11 announcements minus something that is signed by, by
12 FEMA? I'm just... because it's, the, the question
13 here is since FEMA has only given in hand three
14 million dollars what is the sudden confidence now?
15 I, I just, want to just be, be clear on that.

16 RAY RIBEIRO: So, so just, so just to be
17 clear the, the three million dollars that FEMA has
18 given us is, is through their, their Cat A and Cat
19 B [sp?] work which is associated with the immediate
20 response to FEMA. The discussion that we're talking
21 about today in terms of the three billion dollars
22 is FEMA's permanent recovery program, two
23 completely separate programs not, not necessarily
24 related to one another. So I don't know that
25 there's a, a fair comparison there. With regards to
your question about why are we making these

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announcements I think these announcements are huge
huge milestones for us, very positive milestones
for us where we have gotten to the point where we
have we got, where we have gotten our federal
partners to agree that NYCHA is entitled to the
funding that it needs to, to make a permanent
recovery that it needs to make. So we started these
conversations and, and nobody was convinced other
than NYCHA that we needed to actually replace the
boilers. Lots of disagreements about why can't we
just simply fix them in place versus replacing
them. Then lots of discussions about when we
replace them we don't want to simply put them back
in those same boiler rooms where they will be
vulnerable in future storms. We've won that and we
were able to get folks to agree that they needed to
be not only replaced but replaced in new elevated
resilient structures. Those were major major
milestones that we have announced along the way.
So, so I am completely confident that those
announcements ultimately result in very very
positive changes for the residents of NYCHA.

CO-CHAIRPERSON TREYGER: I, I, I hear
you. And I'm not questioning you know your

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integrity and your interest in making sure that we
get these funds as quickly as possible. But I, I, I
do have to say that I'm very careful with these
things because when these announcements are made
residents have very valid questions about when does
this begin and when will they, when will their
lives return to normal. So I, I just, I, I caution
anyone and, and just you know making these things
without having anything concrete to return to
residents and say the work begins now. I will point
out Sandy was not yesterday. Sandy was not last
month. It was over two years, two and a half... I
mean it's... These are conversations with all due
respect that should have been taking place from day
one and not you know just... I mean, and again I'm
not, I'm saying that from the work with this
council I think with the new administration I think
conversations have ramped up but these are
conversations that really should have been taken
place even with, with the prior administration I
will say. My co, my Co-chair mentioned a topic I'd
like to just touch on and then I'll turn to
colleagues as well for questions about capacity.
Does, basically the question was about does NYCHA

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have the employee capacity to manage the grant and
will NYCHA be hiring additional personnel. I know
you created a new office but the question's really
I, I have is that what role precisely will, we
heard about a consultant Chicago Bridge and Iron
play in overseeing the project and will any other
consultants be utilized for management or
oversight?

RAY RIBEIRO: So I, I will answer your
question. I do want to just circle back for one
second on your, your previous comment with regards
to the timing. I, I want to be clear that NYCHA has
been working with FEMA literally from the day after
Sandy. And, and we have made a tremendous amount of
progress and FEMA has been a very very capable
partner in, in those conversations in terms of
where we are in the process of course we want the
process to go quickly. We want to be able to
deliver this permanent recovery program. That being
said I think NYCHA is, is far ahead of most of our
other partners in the FEMA 428 program. So I would
say that we are actually leading the way in terms
of how to deliver on, through the, through the 428
program.

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3 CO-CHAIRPERSON TREYGER: Ray with all
4 due respect someone who's been dealing with FEMA in
5 other issues that, that doesn't say much to me.
6 FEMA, we just heard testimony last month for my
7 committee about how it incentivizes underpayments
8 to policy holders who've been impacted by Sandy and
9 actually penalizes fair amounts. So I, we have
10 issues with FEMA. But I, I certainly want progress
11 to be made on behalf of the residents but many
12 agencies I know are having difficult times getting
13 agreements locked down but the, the sense of
14 urgency here is that, and Mr. Rosen could attest to
15 this, where sometimes I have to message him late
16 hours and he does respond I will say of the night
17 where boilers again break down, even the new ones.
18 So the sense of urgency is real. It's great. And I,
19 again I credit you for you know aggressively
20 tackling this, this issue but FEMA needs to get the
21 job done. Because I don't want to sit here a year
22 from now again and hear we only have 3.2 million
23 dollars in, in hand. But if you could just answer
24 the questions about what role will the consultants
25 Chicago Bridge and Iron play in overseeing the

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3 project and will any other consultants be utilized
4 for management or oversight, thank you.

5 RAY RIBEIRO: So CB&I has been retained
6 by NYCHA as our program managers. They are helpings
7 us in, in the overall delivery of the program. They
8 are providing support in any different areas, lots
9 of expertise with regards to FEMA and insurance.

10 And then they will also provide those, the, that
11 same oversight and, and, and support in the

12 delivery of the actual construction programs. Will
13 there be additional consultants brought on board?

14 Yes. Many of them are already under contract with
15 NYCHA. We will be hiring consultants or have hired
16 consultants to provide design services as well as
17 construction management services to deliver the
18 program.

19 CO-CHAIRPERSON TREYGER: So, and what is
20 the size of the contract with the Chicago Bridge
21 and Iron play do you have that with you?

22 RAY RIBEIRO: I can get you the exact
23 number but I believe it's in the order of
24 magnitude, I believe it's a 14 million dollar
25 contract but we can get you the exact amount.

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3 CO-CHAIRPERSON TREYGER: We... very
4 careful in making sure that there is limited
5 spending on things, or no spending on things that
6 we just don't need and making sure that there are,
7 every penny's being spent on things that we
8 ultimately absolutely need. Having said that will
9 integrity monitors reporting to the Department of
10 Investigation be utilized to help prevent fraud or
11 any type of abuse in these projects?

12 RAY RIBEIRO: So Council Member Treyger
13 first on, with regards to the, the, the CB&I we
14 wouldn't be here today if it were not for the
15 expertise that CB&I provided to help in our
16 negotiations. We literally doubled the size of this
17 program in large part thank, to, due to their,
18 their expertise and, and their knowledge and, and
19 experience in, in previous disaster recovery
20 programs. All of the fees associated with the
21 program management are insurance eligible as well
22 as eligible for FEMA reimbursement and are included
23 in the three billion dollar program that, that we
24 described earlier.

25 CO-CHAIRPERSON TREYGER: Okay. And will
integrity monitors...

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RAY RIBEIRO: Oh and the integrity monitors is, is a concept that has been rolled quite successfully at NYCHA on our recent 500 million dollar bond issuance and we are very supportive of having an independent third party monitor on the Sandy program. NYCHA is working with NYCHA's IG office and the Department of DOI in order to execute an MOU to provide independent third party integrity monitoring on the Sandy program. And once again that integrity monitoring, the cost associated, associated with that was successfully negotiated into the FEMA program that we described earlier.

CO-CHAIRPERSON TREYGER: And, alright Mr. Ribeiro and I'll turn it over to my colleagues but I just want to just make one note that I, I understand that the payments to any consultants are, you're saying that their insurance or FEMA eligible for reimbursement but every dollar that is being reimbursed to consultants is not going to, to need a project. So I just want to be clear in saying that I am sure that some folks have been helpful in getting these applications you know seen and guided, and guided through. But let's be very

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3 very careful making sure that this is not a
4 consultant payday and that...

5 RAY RIBEIRO: Councilman Treyger I...

6 CO-CHAIRPERSON TREYGER: ...money being
7 spent to, to the residents who, who need these
8 projects.

9 [gavel]

10 RAY RIBEIRO: I do, I do need to make a...

11 CO-CHAIRPERSON TREYGER: Yeah.

12 RAY RIBEIRO: ...minor correction. So just
13 to be clear you indicated that any cost that go to
14 consultants will, will, will be less construction.
15 That is not the case. In the negotiations with FEMA
16 we actually negotiate the construction costs. FEMA
17 the adds specific amounts above and beyond the
18 construction cost specifically for these services.
19 So if we don't use these services that does not
20 result in additional construction dollars.

21 CO-CHAIRPERSON TREYGER: But you had
22 just mentioned before that this, these funds are
23 budgeted as part of the, part of the three billion
24 dollars.

25 RAY RIBEIRO: Yes they are.

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3 CO-CHAIRPERSON TREYGER: So my point is
4 is that the more consultants that are hired that's
5 part of the three billion that's less for something
6 else, is that correct?

7 RAY RIBEIRO: That is not correct. So
8 there, the, the, the allocation is specifically for
9 specific purposes. So the allocation includes money
10 for specific types of construction. The allocation
11 includes money for soft costs for designs and, and
12 construction management. It includes money for the
13 integrity monitor that you just included. It
14 includes money for pro, overall program management.
15 If you do not use money in one of those other
16 categories you cannot simply apply it to do
17 additional construction.

18 CO-CHAIRPERSON TREYGER: So the
19 integrity monitors will be paid out of the FEMA
20 money and not from city's budget from DOI?

21 RAY RIBEIRO: The integrity monitor will
22 be paid for out of that FEMA program, yes.

23 CO-CHAIRPERSON TREYGER: So the city has
24 no committed DOI monitor overseeing this from their
25 own end?

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3 RAY RIBEIRO: Again we, the city
4 provides integrity monitoring through the IG's
5 office, NYCHA's IG's office. We are providing that
6 additional layer of third party integrity
7 monitoring as we've done successfully on the bond
8 through the, through DOI.

9 CO-CHAIRPERSON TREYGER: Alright. I have
10 more questions but I'll turn it over to my
11 colleagues. I think the first one is Council... oh
12 Council Member Steve Matteo.

13 COUNCIL MEMBER MATTEO: Thank you Chair
14 Treyger and Chair Torres. I obviously want to focus
15 on, on the resiliency portion of the funding
16 specifically as it relates to, to NYCHA facilities
17 in my district Barry Houses [sp?] in South Beach.
18 It's my understanding that CDBG money can be used
19 to provide resiliency to the more at risk non
20 damaged properties...

21 RAY RIBEIRO: That's correct.

22 COUNCIL MEMBER MATTEO: And I understand
23 the needs to repair damaged facilities. But my
24 concern is we only have one facility on Staten
25 Island that is slated to receive any funding. South
Beach and Barry Houses [sp?] are not on the list.

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Certainly anyone who, who understands their location and that the waters from Sandy came above Highland Boulevard where both are located that both should be considered as well as some other facilities on the island should be considered for resiliency money you know it, especially for electrical upgrades you know boilers. Has Barry [sp?] in South Beach been you know in the mix? Have you, have you went out there to, to look to see what kind of upgrades they would need and why aren't they on the list?

RAY RIBEIRO: So I, I think the, the simple answer is you know the FEMA allocation of, of money cannot be used at the, at the, at buildings that were not damaged by Sandy. So while there is a, a number of resiliency measures that NYCHA would like to do at a number of our buildings. We can't use the, the, the FEMA funding program to, to fund those because it's just not eligible.

COUNCIL MEMBER MATTEO: Even though it says provide resiliency to the more at risk non damaged? I mean it says it in the...

RAY RIBEIRO: So CDBG...

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3 COUNCIL MEMBER MATTEO: ...in the plans.

4 RAY RIBEIRO: CDG, CDBG specifically is,
5 is more flexible and, and would allow something
6 like that to occur. The problem with the CDBG
7 funding is that it is a limited pool of money. The
8 CDBG allocation that, that NYCHA currently has is
9 needed to pay for the 10 percent match. Alright
10 FEMA, all the funding that FEMA provides requires a
11 local 10 percent match. And that's the only capital
12 source that NYCHA has to provide that 10 percent
13 match on a three billion dollar program.

14 COUNCIL MEMBER MATTEO: And, and I
15 understand and I appreciate the answer but you know
16 I, we have a, we have a duty, city council and the
17 city as a whole to make sure that our facilities
18 are resilient. And I think it's unfathomable that
19 two of my, two of my NYCHA facilities are not even
20 being considered for REHAB work. I believe it, it
21 can be... and I think that we are making a huge
22 mistake. We're putting our, our residents at risk
23 by not providing any resiliency work. I think we
24 have to rethink that, you know look at finding ways
25 to provide upgrades to, to these two facilities and
I, you know I can't just accept the fact that you

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know we're, we're not going to provide any
resiliency funding or any upgrades specifically to
the two in my district.

MICHAEL ROSEN: So, so Council Member
I'd like to just talk about that for a minute. So
the, the 35 developments that are in the FEMA plan
which require the 10 percent match those are the
developments that were significantly damaged. We
know that there are more developments that are
within, that are at risk, that are within the 100
year flood plain, the 500 year flood plain. We have
lobbied FEMA to fund those buildings and we, we
were not successful with that effort. However we
are looking for additional funding to do this.
These 35 developments are the immediate
developments that require the, the repairs to the
systems. The other developments that were not
damaged but we consider at risk are still in our
plan for our resiliency plan. So we are looking
through other funding sources. We're hoping that
there's another tranche of CDBG money that could be
applied to that. It's not falling off the radar by
any stretch. Just because it's not in this 35
development portfolio does not mean that NYCHA's

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not looking to make those developments more
resilient. And we agree with you it, it is actually
imperative that we do, and we'd love to talk more
about other funding sources that we're going after
to fund those buildings and those developments that
are not in this plan.

COUNCIL MEMBER MATTEO: Well I
appreciate that and, and we have, whatever we have
to lobby and whatever we have to yell and scream
and, and advocate we will because you know to, to
leave you know these two and others out we're doing
disservice to Staten Island residents in the
facilities and we're doing a disservice to all city
residents who are, are these NYCHA developments.
And we have to come up with a better plan. And
we're not looking to rob Peter to pay Paul here.
We're, we're looking to add and it, it can't be
just a request we have to make this a vital
decision making process that we, we get these
facilities in this process funded and start making
resiliency plans because they're not even in at
this point so anyone... and my colleagues and I all
understand the process of you know even getting
projects started. So we're talking that you know we

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3 could be years away from even starting a project so
4 we have to make sure that they're funded and that
5 resiliency efforts are our main priority for, for
6 the other facilities.

7 CHAIRPERSON TORRES: I just want to
8 acknowledge a few members who were here earlier. We
9 have the majority leader Jimmy Van Bramer, Council
10 Member Menchaca, Council Member Chin, Council
11 Member Ulrich, and Council Member Kallos I believe
12 whom I did recognize earlier. The next question
13 yeah is from Council Member Kallos.

14 COUNCIL MEMBER KALLOS: Thank you to
15 Chairs Treyger and Torres for this important
16 hearing and for inviting members with NYCHA
17 developments damaged by Sandy. I'm Council Member
18 Ben Kallos. I represent the upper east side where
19 very low income New Yorkers live in four NYCHA
20 developments. I must note that the mayor's building
21 and garbage dump across the street from Stanley
22 Isaacs were both locations were flooded and deep
23 underwater during Sandy. Two and a half years after
24 Sandy hit New York City many of our residents are
25 still struggling to recover. Homes were lost and
livelihoods destroyed. We all welcome the three

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1 billion dollars in federal aid we will receive to
2 help our residents rebuild their lives but I like
3 many want to go... this money is being spent
4 efficiently and actually reaching those it is
5 intended to help. While I'm encouraged by NYCHA
6 Chair Sholes [sp?] leadership NYCHA's track record
7 of allocating money efficiently particularly with
8 respect to repairs and maintenance has been deeply
9 troubling. On behalf of Mrs. Burgain [phonetic],
10 president of Stanley Isaac's Tenant's Association
11 and Manhattan South Council Presidents I ask about
12 information the NYCHA Sandy Recovery Program
13 Management Office provided with quote current
14 estimated allocation necessary for FEMA scope end
15 quote of \$33,768,108 with construction slated to
16 begin September of this year. Can you confirm this
17 allocation, the start date, and share how long it
18 will take to complete these repairs?

20 RAY RIBEIRO: So Councilman I, I, we
21 can, we can dig up the exact estimated allocation
22 at this particular point for, for each development
23 if we need to. I do want to caution again as I
24 indicated in my testimony the exact amount of
25 funding on FEMA is somewhat dependent on insurance

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proceeds as an example so some of these monies or
some of these figures are subject to change a
little bit up or a little bit down depending on,
depending on the insurance proceeds.

MICHAEL ROSEN: So I, I can confirm that
the, the projected allocation for that development
is 33,768. The estimated construction start is
September of this year. I'd like to just mention
one thing because this is a perfect example of the,
the success that we've had over this past year with
FEMA. Originally Isaac's Houses and developments
like Isaac's Houses were considered the lessor
damaged. They didn't lose their boilers. They
didn't lose their electrical systems. And what FEMA
was proposing was very minimal repairs. Now with
the mitigation that the resiliency measures that,
that can, that come from FEMA funding cannot exceed
the amount of the repairs. So when FEMA was
proposing very few repairs that meant that these
developments would get very little resiliency work
as well. We were able to convince FEMA and make the
case that these developments needed more repairs
than they were looking to provide at the beginning.
And from that we've been able to increase the

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resiliency which resulted in Isaac's Houses will have backup power generators which has been mentioned today but very briefly. And I think this is a really important game changing moment for NYCHA. NYCHA damaged developments for the first time in its history will have full power permanent backup, backup power generators. That wouldn't have been possible a year ago. So over the course of this year through these negotiations with FEMA we've been able to, to raise the bar as far as the amount of resiliency that can be done. So Isaac's Houses will have full power backup which is if you ask residents about the Sandy experience and how different that experience would have been had they not lost power that would have made all the difference in the world. So I think that the fact that these developments are going to get that backup power is, is a really important thing and I just didn't want to let it go without you know bringing that up.

COUNCIL MEMBER KALLOS: Thank you for your advocacy and just to clarify there seemed to be a, a difference in opinions between you and your colleague. So is that 33 million dollars that's

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3 estimate, when will that no longer be an estimate?

4 When can we count on that? When will that be

5 budgeted? And when will that work be completed?

6 MICHAEL ROSEN: When we have the signed
7 LOU from FEMA.

8 COUNCIL MEMBER KALLOS: And when will
9 that happen?

10 RAY RIBEIRO: Again I, I want to, I want
11 to be clear right... The, you, you asked for when
12 will we know the exact number... we will not even
13 with a signed LOU we will not know the exact number
14 until we resolve the insurance proceeds because
15 that will impact how much FEMA money we get.

16 COUNCIL MEMBER KALLOS: And when will
17 the insurance proceeds be resolved?

18 RAY RIBEIRO: We don't know.

19 COUNCIL MEMBER KALLOS: So it's, it's
20 two and a half years? Is it another year? Another
21 five years? Ten years?

22 RAY RIBEIRO: The, the negotiations with
23 FEMA, with the insurance companies continue right
24 as Council Member Treyger pointed out there has
25 been some progress but we are not near our cap with
the insurance companies. The only thing however, to

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be clear the only thing that it will hold up is
the, the final accounting of how much comes from
FEMA and how much comes from insurance. It will not
hold up the actual start of construction. So we
have worked with FEMA again, another example of the
progress that we've been able to make with FEMA, we
have worked with FEMA where we will be using
estimated insurance proceeds on those LOUs in order
to, enable us to be able to proceed with the
construction.

COUNCIL MEMBER KALLOS: Thank you for
being able to proceed with the construction in
September despite being unsure exactly where the
funding will come from whether FEMA or insurance.
Do you know how long the construction will take?

RAY RIBEIRO: It, it, it varies, it
varies by development. Generally construction will
take between 18 and 36 months to complete.

COUNCIL MEMBER KALLOS: Great. And then
just in wrapping up I have one question with a
follow-up perhaps. It's, it's hard to ignore ten
story two block long garbage dump being built in a
flood zone across the street from Stanley Isaac's
so I have to ask whether any of the resiliency or

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3 fortifications are being planned to include
4 protection for NYCHA residents who undoubtedly have
5 wastewater waste in the flood water coming in. So
6 will the resiliency protect people from garbage
7 water?

8 RAY RIBEIRO: So, so the, the, the
9 resiliency measures that are being proposed, flood
10 walls, flood gates type scenario don't discriminate
11 between seawater and garbage water as you described
12 it...

13 COUNCIL MEMBER KALLOS: Or waste water.

14 RAY RIBEIRO: So yes the, the resiliency
15 measures that are designed to keep water out of
16 buildings will keep water out of buildings.

17 COUNCIL MEMBER KALLOS: Thank you very
18 much. And thank you to the chairs.

19 CHAIRPERSON TORRES: I actually want to
20 follow up on a question that, a line of questioning
21 that Council Member Kallos began because I'm
22 reading the press release from the announcement a
23 month ago. It indicates that Mayor de Blasio
24 Senator Schumer announced three billion dollars in
25 federal funds. You're not tell, you're now telling
me that not all those funds will come from the

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3 federal government that a share of those dollars
4 will come from the insurance firms. But we don't
5 know how much of it will come from the federal
6 government, we don't know how much of it will come
7 from the insurance firms, and...

8 RAY RIBEIRO: Yeah the, the federal
9 government approves the program but as part of the
10 Stafford, the language that's built into the
11 Stafford act they cannot pay for anything that's,
12 that's, that's paid for by, by another funding
13 source. So yes insurance proceeds would need to be
14 subtracted out of that number but again the number
15 was, you know the number was rounded to a three
16 billion dollar number and it, and it you know
17 depending on how much you, we actually get from
18 insurance it, it could go up or down... [cross-talk]

19 CHAIRPERSON TORRES: The, the concern,
20 so the concern I had, the number, the three billion
21 dollars can actually go down? That's not a solid
22 number?

23 RAY RIBEIRO: The amount... no, no the
24 amount that comes from FEMA...

25 CHAIRPERSON TORRES: Okay.

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3 RAY RIBEIRO: So the program is whole.
4 The amount that comes from FEMA could go up or down
5 depending on how much we ultimately receive from
6 our insurance carriers.

7 CHAIRPERSON TORRES: So one concern I
8 have is you know when I thought that all three
9 billion dollars was coming from FEMA that FEMA
10 could be a, a delaying factor in NYCHA receiving
11 the dollars. Now I'm curious to know if the
12 insurance... how long will it take for the insurance
13 companies to determine your eligibility for
14 insurance proceeds because... [cross-talk] I'm
15 concerned that will become a delaying factor as
16 well.

17 RAY RIBEIRO: So again I, I can't answer
18 how long it's, it's been, it's been very very
19 difficult quite frankly in dealing with the
20 insurance companies in, in, in trying to
21 demonstrate right what we've already been
22 successfully demonstrating to FEMA or that we had
23 substantial damage and that we made, need to make
24 permanent repairs. That being said though as, as I,
25 as I just indicated the negotiations with the
insurance carriers will not impact the start or end

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of construction. The only thing that they will do
is we need, we need to do, have that resolved
before we can close the books on the, on the FEMA
program. We are proceeding thanks to cooperation
from, from FEMA using estimated insurance proceeds
and then that will be adjusted, that accounting
will be done once we, once we finalize the
insurance.

CHAIRPERSON TORRES: Okay. So that's not
going to be, okay so you're not concerned that the
insurance companies will delay...

RAY RIBEIRO: We are not concerned at
all that the insurance will delay the delivery of
the program, no.

CHAIRPERSON TORRES: Okay so the
estimates are sufficient for FEMA funding for now.

RAY RIBEIRO: FEMA and again I, I, I
want to you know recognize FEMA's efforts there.
That was one of our concerns very early on right in
all of the negotiations and all of the meetings
that we've had with FEMA. They have been very very
cooperative and understanding our concern and, and
have made accommodations for that by using the
estimate...

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3 CHAIRPERSON TORRES: That's reassuring.
4 That's reassuring. Council Member Richards.

5 COUNCIL MEMBER RICHARDS: Thank you
6 Chairs and I certainly appreciative of the work you
7 guys continue to do to improve public housing for
8 all residents in New York City. I'm going to try to
9 speak on the subject of jobs and, and obviously we
10 have an opportunity with three billion dollars
11 coming into the city to ensure that not only are we
12 rebuilding these developments but we're creating
13 opportunity for residents who live in these
14 developments who are most likely in, like people in
15 my community under employed or and underserved. So
16 I'm interested to know how do you guys see section
17 three working into the plans. How many jobs do you
18 predict or if you can make a prediction of jobs
19 that are going to NYCHA residents who live in these
20 particular developments. And, and then thirdly you
21 know one of the, the things we always hear from,
22 from agencies and construction companies is that
23 there seems to be a lack of trained people. So are
24 you guys considering doing any training in
25 particular for people in the developments to ensure
that when this money does actually come they have

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opportunities to work at these sites and work in
their developments?

RAY RIBEIRO: So the, you know the
section 3 component of, of this, this program is,
is vital for us as well. I indicated in my
testimony even the, the, the program management
team that we have in place that, that is helping
us, the resident engagement, 50 percent of those
folks are NYCHA residents that have been retained
under, under to section 3.

COUNCIL MEMBER RICHARDS: That are
helping you under which thing again?

RAY RIBEIRO: For, for resident, helping
us on the, the Sandy program. So all of the
meetings that we're having with residents, the
communication back and forth on, on what we're
doing at each of the developments. We have a very
robust resident engagement team that is part of the
Sandy delivery.

COUNCIL MEMBER RICHARDS: Mm-hmm.

RAY RIBEIRO: Not you know a separate
unit within NYCHA but specifically for Sandy, the
Sandy program. And half of those folks that are in
that group are Section 3...

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3 COUNCIL MEMBER RICHARDS: And how many
4 jobs is that would you say?

5 RAY RIBEIRO: That is, I think there are
6 eight. I think the number is, is, I can get you the
7 exact number but I think it's currently eight
8 section 3 residents doing specifically that on, on
9 our program. The, the entire Sandy program that
10 we've described, the three billion dollars as I, as
11 I indicated comes from multiple funding sources.
12 Some of it will come from insurance. A large
13 portion of it will come from FEMA and then it is
14 the, the local 10 percent match which will come
15 from the CDBGDR funds. To be clear right
16 technically the way the regulations read on both
17 the insurance and FEMA Section 3 is not a
18 requirement for the bulk of this work. Only the
19 CDB, only the CDBGDR money is specifically a
20 requirement for... because that money comes through
21 HUD... However...

22 COUNCIL MEMBER RICHARDS: How much money
23 is that, can you just...

24 RAY RIBEIRO: That is approximately 300
25 million dollars. However NYCHA because we believe
so strongly in, in Section 3 NYCHA has made the

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3 decision that Section 3 will apply to all of the
4 construction and, and other contracts that are
5 progressed through the, through the Sandy program.
6 Rather than just you know following the law and
7 using Section 3 for 10 percent of this program we
8 will be using Section 3 on 100 percent of the
9 program.

10 COUNCIL MEMBER RICHARDS: Okay. Alrighty
11 I'm going to try to be diplomatic here. So my
12 residents have never, in my opinion, reaped the
13 benefits of Section 3. Let's say maybe they are one
14 and two but to the degree that I believe that they,
15 that they are capable of. So you're saying that you
16 guys are going to improve as you move forward?
17 Because I have not seen this in the Rockaways in
18 particular, the Section 3 requirements really
19 helping ad aiding residents as, as much as I would
20 like to see so...

21 RAY RIBEIRO: So...

22 COUNCIL MEMBER RICHARDS: ...say you're
23 going to do, make extra efforts to make sure that
24 more residents are engaged and have... [cross-talk]

25 RAY RIBEIRO: So, so again I think yes
we are going to but I, I believe we already have

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right. As I, as I indicated Section 3 residents are part of our program team right now and they will be a part of all of our contracts moving forward despite the fact that the regulations don't necessarily require us to.

COUNCIL MEMBER RICHARDS: And, okay so now that you're saying, and I, I appreciate certainly the eight people and that's, that's great, that's eight people who have jobs. How is outreach being done to promote these opportunities? You know and, and can you give me a breakdown by borough. So for Queens per say how many of those residents are from Queens, how many are from Brooklyn, how many...

RAY RIBEIRO: So, so we can... I, I don't know that we have the breakdown with us by borough but, but as I testified you know we've, we've been to you know 200, we, we've had 225 different meetings with residents with every one of our meetings as I said we have our own resident engagement group as part of the program. But in addition to that the folks from our resident economic and empowerment sustainability office, REES office, are at those meetings with us...

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3 COUNCIL MEMBER RICHARDS: So can you,
4 can you get, sorry to cut you off, can you give me
5 an...

6 RAY RIBEIRO: It's alright.

7 COUNCIL MEMBER RICHARDS: ...example of
8 what these eight residents do? So do they... [cross-
9 talk] go out and...

10 MICHAEL ROSEN: Yes... [cross-talk]

11 COUNCIL MEMBER RICHARDS: ...do they... And...

12 MICHAEL ROSEN: Sure, sure. So, so the
13 eight residents are part of our, our resident
14 engagement team that includes going out, coming to,
15 to meetings. It includes canvassing residents. It
16 includes giving out, handing out flyers... But that's
17 just a small part of it. They also engage
18 residents. We phone bank residents to give them
19 information and to invite them to come to meetings.
20 We have as, as Mr. Ribeiro testified our resident
21 engagement team includes all of NYCHA's major
22 languages. So we've been able to engage residents
23 that that in the past have not been engaged in some
24 of this, these processes both in choosing you know
25 the design and future of the developments as well
as the Section 3 issues and, and potential job

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opportunities. So we have at our developments, at our meetings very large Spanish, Russian, Chinese attendance at these meetings. And, and they're getting involved in, in the Section 3 opportunities in a, in a robust way which is a, is a, is a great thing. In addition this, this, we, at every one of our meetings we're either accompanied by someone from the Section 3 or REES Office to give a presentation on it or we give a presentation on their behalf. At every meeting we take names, numbers of people that are interested in following up and making sure that they get registered with the Section 3 Office. I think historically sometimes there's been a disconnect where information comes out and, but getting them, making sure that the people who are interested actually get to the REES office, register the way they need to register and follow through to the point where they can get the jobs. A lot of times that follow-through has not taken place. So what we're trying to do is augment the REES staff with our consultants to help make sure that does, that they do that. We designated one person so far who is, is a liaison between the REES office and our resident

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leaders. He, we, is working to make sure that when residents go to the resident leaders and say they're looking for work that we make sure that we can connect them with the REES office so they're in position to get these jobs when they come. And in addition you mentioned training. I'd just like to mention that there's a number of training initiatives going on but one of the things that we're, we're happy to, to, to be able to provide our CBNI has agreed to train 300, up to 300 residents to get their OSHA training. So as a requirement to work on construction jobs in New York City you must have your OSHA card. CBNI is going to provide training for at least 300 residents in all of the Sandy affected areas to get that OSHA training to be in position to get that, those jobs. And I could mention, should mention that our team has to date gathered over 800 names of residents that are interested in work and collected over 100 resumes that our team has put in touch with the REES office and is following through to make sure that those people don't fall through the cracks.

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3 COUNCIL MEMBER RICHARDS: Now I do
4 appreciate on the OSHA because that seems to be
5 what everybody's getting. And that's a good thing
6 but does, what is OSHA training going to enable
7 these you know people who get trained, what is it
8 going to enable them to actually do?

9 MICHAEL ROSEN: Well it's, it's...

10 COUNCIL MEMBER RICHARDS: And the, I
11 meant you know so will they, can you give me an
12 idea of basically if you get your OSHA card now
13 what...

14 MICHAEL ROSEN: It, the, the OSHA card
15 is, is the first step for qualification...

16 COUNCIL MEMBER RICHARDS: I'm aware of
17 that but what, what...

18 MICHAEL ROSEN: So I mean that's... the,
19 ultimately that's what it does. It opens the door
20 for them.

21 COUNCIL MEMBER RICHARDS: Right. But if
22 they're not trained in a specific trade then what
23 will it enable them to do?

24 MICHAEL ROSEN: Yeah so...

25 RAY RIBEIRO: So, so I just, I also want
to add right in addition to the, the, the

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3 provisions that will be in, built into every
4 contract with regards to Section 3 all of the work
5 that is delivered under the, the Sandy Recovery
6 Program will be also subject to the PLA that NYCHA
7 recently entered into. That project labor agreement
8 will as part of the agreement introduce NYCHA
9 residents into apprenticeship programs that will
10 get them careers. [cross-talk]

11 COUNCIL MEMBER RICHARDS: Now we're
12 getting somewhere.

13 RAY RIBEIRO: What's that?

14 COUNCIL MEMBER RICHARDS: And I said now
15 we're getting somewhere.

16 RAY RIBEIRO: Okay.

17 COUNCIL MEMBER RICHARDS: Because OSHA
18 does not, is not going to enable, because they're...
19 [cross-talk]

20 RAY RIBEIRO: OSHA, OSHA allows you...
21 [cross-talk]

22 COUNCIL MEMBER RICHARDS: ...and it's
23 good. It does open a door. I, I don't want to take
24 that away but what I'm saying is that obviously you
25 know I would love to see training and perhaps
plumbing and, and other areas where they can earn a

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3 living wage and, and be able to actually one day
4 aspire to leave NYCHA why, you know... [cross-talk]

5 RAY RIBEIRO: I...

6 COUNCIL MEMBER RICHARDS: ...perhaps if
7 we're giving them opportunities where they can
8 really earn great wages you know perhaps they may
9 want to own a home you know I'm not saying that
10 they don't want to stay. They may want to stay in
11 the development and that's an option but we should
12 be giving people not just the OSHA but certainly
13 real skills training.

14 RAY RIBEIRO: Agreed. And I would, I
15 would characterize the program as, as not just
16 providing jobs but providing careers.

17 COUNCIL MEMBER RICHARDS: Alrighty. And
18 I just want to add in closing are you guys
19 updating... so for instance you guys are getting
20 monies that come in and under the prior
21 administration we passed something called the Sandy
22 tracker bill. And that was a tool that we created
23 along with the former administration to ensure that
24 you know there's transparency around monies that
25 are coming in so I'm interested in knowing are you
guys utilizing the tracker?

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3 RAY RIBEIRO: Yeah so so... [cross-talk]
4 NYCHA is... [cross-talk]

5 COUNCIL MEMBER RICHARDS: ...last time you
6 updated it...

7 RAY RIBEIRO: Yeah NYCHA is working with
8 you know the Office of Management and Budget, the
9 Office of Recovery and Resiliency, the Mayor's
10 Office of Recovery and Resiliency and we are doing
11 exactly that. We are providing all of that data to
12 those offices so that it is shared with the city
13 just like any other Sandy recovery project.

14 COUNCIL MEMBER RICHARDS: Okay thank
15 you. I would just recommend chairs that we revisit
16 especially Mark the Sandy Tracker because it's just
17 a, a tool that was designed to ensure that we can
18 track all these dollars. Thank you.

19 CHAIRPERSON TORRES: Sure. Now before I
20 hand over the mic to Council Member Menchaca I do
21 have just a few questions. We did request
22 information regarding the agreement as well as
23 NYCHA's plan for spending it. NYCHA was actually
24 quite cooperative but there were few omissions. We
25 would like a copy of the LOU for Coney Island.

RAY RIBEIRO: No problem.

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3 CHAIRPERSON TORRES: Okay. And the rent
4 assurance from FEMA that there will be an LOU for
5 the rest of the 35 developments, 34 developments.

6 RAY RIBEIRO: Okay the, the, the written
7 assurance I think that you're referring to is you
8 know that the documents that we have from FEMA that
9 acknowledge the three billion dollar commitment to
10 the program.

11 CHAIRPERSON TORRES: Yes, that would be
12 perfect.

13 RAY RIBEIRO: Yes. No problem.

14 CHAIRPERSON TORRES: Council Member
15 Menchaca.

16 COUNCIL MEMBER MENCHACA: Thank you
17 Chair Torres and Chair Treyger for convening this
18 very very important discussion for all the council
19 members. I'm going to pick up where Council Member
20 Richards left off and really applaud the, the
21 council members for, for really digging in. An what
22 I'll say first is that, and I think this is where,
23 where the testimony was leading and I just kind of
24 want to underscore in a big way that the victories
25 that you are touting today in the level of enhanced
interaction with the federal government not only

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1 keen with your ability to kind of recapture the,
2 the, the urgency of the work that needs to happen
3 but let's just all be reminded that it was 14
4 months ago that this committee and the people that
5 are living in these developments that have
6 continued to raise the voice and the temperature on
7 this questions, all these questions that we're
8 revealing ad so I, we just need to continue to
9 applaud the continued force of nature that's on the
10 ground right now pushing us. And I know that all
11 the electors are getting together and our great
12 Senator Schumer and the, and the administration
13 everyone's pushing but none of this would happen if
14 it wasn't for the people on the ground that are
15 continuing to push us. The council level... at, at
16 NYCHA and the Mayor, and the Senator to continue to
17 do that. So I just want to applaud the people who
18 continue to make that happen and, and are
19 pressuring us on the ground. On the jobs I want to,
20 I want to talk a little bit about the work that's
21 going to be impacting on the ground. And the jobs
22 that are coming to the different developments is
23 there a way that we can measure the actual jobs
24 that are, are, are coming in real time so that we
25

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can actually see month to month how many people are
being hired so that we can quickly address issues
that we've seen not just on NYCHA projects but I
think in most of the big developments that are
coming to our districts is there a way that you can
measure that impact on a month to month basis that
we can see what's actually happening.

RAY RIBEIRO: Yeah so, so we can and
will just like we do on, on, on many of our other
projects track performance in terms of resident
hires, project resident hires for the duration of
the contract and then, and, an as you said report
out on that on a, on a monthly basis. We do that
anyway as part of our oversight on the contracts
right as we get the monthly vouchers from, from the
various contractors. We review certified payrolls,
identify the NYCHA residents and have that
information on a month by month basis so absolutely
there's no reason why we can't and, and wouldn't
share that information.

COUNCIL MEMBER MENCHACA: And I know
there was a hint at the, just the lack of capacity
that you have to do some of this work as well and
so how are you working with local organizations,

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local development corporations, local workforce organizations. I'm particularly looking at Stronger Together which is a whole new collaborative effort on the ground in Red Hook and Gowanus that have been I think with a really strong mission to do the work that we're just talking about here. How are you connecting with that infrastructure on the ground to add capacity to this question?

RAY RIBEIRO: Again we have been trying to, to, to be as open and transparent and, and engaging as possible with all of the stakeholders associated with this programming if you have, you know if you have additional organizations or, or, or stakeholders we would be happy to meet them and, and, and get their support and help in delivering, in delivering the program and, and using, using NYCHA residents to help in delivering the program as much as possible.

COUNCIL MEMBER MENCHACA: Great. And we'll, we'll follow up on that because I think that's going to change the way that people get information. It's going to increase networks that are going to be able to plug I and make your work not only easier but for us more transparent and be

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able to track this. So very quickly we'll be able to say that you're on the right track that you're actually making the hires that you're saying you're making and that we can, we can, we can kind of fix things along the way as they happen. In the design itself I know that some of, some of this work has, has been presented as, as just preliminary designs. But some of this work also kind of put, put some questions on, on the table regarding maybe forced relocation for, for families and for residents. Some of these new structures for the boilers for example are going to be right next to the buildings covering up potential windows and, and homes. Do you have a sense about how many people are going to get relocated, what that process is going to be, how people are, how, how people are going to be notified, timeline for notification.

RAY RIBEIRO: Sure. So, so first off the designs for, for virtually all these developments are well under way and that was you know an effort that NYCHA put forth to try and accelerate the program rather than simply waiting until we had the LOUs to start the design right and then have to, to proceed with construction at much later dates. So,

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3 so the fact that we are I'll say ahead of the
4 curve, ahead of the schedule with designs puts us
5 in a, in a, in a very good place. All of the, the
6 concepts that, that you described are being done
7 using resident engagement. So the example that I
8 used during my testimony, the residents at Coney
9 Island Houses actually selected the location of
10 that boiler. We had a few different options that we
11 presented and, and Councilman Treyger was, was a
12 big part of that meeting where we presented various
13 options to, to the, to the residents. And there
14 were pros and cons for all of them. And then
15 ultimately the residents selected the, the location
16 for, for that mobile boiler.

17 COUNCIL MEMBER MENCHANCA: Are you using
18 all, are you using the same system, the same
19 approach for all the developments?

20 RAY RIBEIRO: The, the same approach in
21 terms of that level of engagement yes. The same
22 approach in terms of the, the, the technical
23 aspects no because every, every, every development
24 is different and has different, different
25 engineering needs if you will or design needs. So
so every development is being designed specifically

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for that development but the, the concept that we're talking about are being looked at at every development so the rain screens that I provided, the raised boiler rooms, the green roofs that we showed on there are concepts that are being applied across the portfolio. Now in terms of your question about resident relocation the, the goal is and at this point there does not seem to be any reason why there would be a, a huge relocation effort, a massive you know relocation of residents. There well, there will be however instances where there will be, we will be required to have I'll say short term relocations in that the example, the best example that I have for that is as an example the department of buildings requires that nobody be on the top floor of an apartment when we're using a crane to put a piece of equipment up on the roof. So an emergency generator that might be going on the roof. So we will have to vacate apartments for hours for a day while we do work like that but at this point we do not anticipate any large scale long term relocations of residents.

COUNCIL MEMBER MENCHACA: What, what are you anticipating at this point since the design

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3 efforts are your, you're saying that the design is,
4 is kind of on track if not in advance track. So
5 what, what are we talking about as are as numbers
6 if you have them now it'd be great to share. And
7 how, what is your process in, in, in communicating
8 this message to anyone who is going to be affected.

9 RAY RIBEIRO: So, so again you know the,
10 the very very robust resident engagement aspect of,
11 of this program what do we anticipate in terms of
12 resident engagement as I said short term
13 relocations when we're doing work with a crane we
14 have to get everybody on the first floor to not,
15 not be there while we do that work.

16 COUNCIL MEMBER MENCHACA: So I get the..
17 [cross-talk] I get the, the, sorry to interrupt.

18 RAY RIBEIRO: That's alright.

19 COUNCIL MEMBER MENCHACA: But I'm
20 getting to a very particular question is there a
21 protocol that you're going to institute where
22 people get six weeks' notice, six days' notice. We
23 don't want a six hours' notice for people to have
24 to relocate. That's what I'm trying to get...

25 RAY RIBEIRO: Yeah I would, I would say
the protocol for that is the, the residents are

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going to know that as we design it. Right the, the,
that decision is not going to be made without
resident input without residents understanding the
impact of making some of these decisions. So, so
it's going to be much more than six weeks' notice.
It'll, they'll be part of that, that process the
whole way.

COUNCIL MEMBER MENCHACA: It doesn't
sound like there's a, a protocol you're, you're
allowing the community engagement to inform people
that some people will be displaced and that there's
going to be a plan. I'm, I'm, I'm really hoping
that we get to some, some protocols that we can all
understand so that people can have expectations
moving forward. It doesn't sound like... that, that...
[cross-talk] today.

RAY RIBEIRO: The, the, the specific,
you know the specifics about like formal
notification of residents of course there, there,
there is and, and, and, and will be a formal
documented protocol for doing that for the entire
program just like there is you know in, in regular
business at NYCHA. However as I said I think that,
that very specific protocol is not going to be a

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surprise to anybody because again the intention is
that residents are engaged for the whole, for the
whole process.

COUNCIL MEMBER MENCHACA: Okay. I'm
going to move on to the last piece which is the
impacts of, of these development project the boiler
replacement the upgrades to electrical etcetera how
are they, how are you anticipating the impacts to
all the other things that are happening? And I'll,
I'll leave that as my last question. For just the
regular maintenance that's happening that I think
different developments have different histories.
I'm thinking about Redhook. I'm thinking about the,
the, the compactors at 135 Richards I'm thinking
about the things that, that we're constantly
talking about, about just the regular day to day
work and, and how are you mitigating that, that
impact on just the regular work that needs to
happen on maintenance in the, in the developments.

RAY RIBEIRO: I, I... So, so first off you
know we, we collaborate very very closely with,
with our counterparts in, in operations we're doing
the day to day maintenance and, and just as we're
having engagement with residents and other

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stakeholders we're having that same engagement with our folks from operation. So they understand exactly what's coming, when it's coming, and, and, and what to expect. I would, I would also point out I think you know that's, that's one of the reasons that you know we look at this program, we look at the announcement that a month or so as, as huge huge milestones for us in terms of what we're going to be able to do. So as an example if we had progressed with where we were a year ago we'd simply be doing the boilers and that's in. In the course of the past year we've been able to negotiate with FEMA where we will now be doing work in actual apartments. We will be able to replace the steam lines that feed the heat up into the individual apartments. We will be able to replace some of those radiators and steam traps that are located in individual apartments. All of that work we've successfully negotiated into the, into the recent agreements and that has the most dramatic impact on those operations folks right. So all of the work orders associated with steam leaks, all of the work orders associated with heating issues, all of the work orders, right if you're losing steam in

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3 a building you're, you, that, that promotes mold
4 growth right so the work that we're doing under the
5 Sandy program will have a significant impact on the
6 reduction of our work orders.

7 COUNCIL MEMBER MENCHACA: Thank you. And
8 I know this work has been connected to a lot of
9 things that have happen, needed to happen on the
10 federal government and now it's on us. And so the
11 execution of everything we just talked about today
12 is at the core of the hope that we have to making
13 some of this whole again in our developments. I
14 just want to say thank you for the hard work that
15 you're doing.

16 CHAIRPERSON TREYGER: I just want to
17 make just one point of clarification Mr. Ribeiro
18 that it's not like in the past couple of months
19 NYCHA learned that the damage was more complicated
20 than just boilers. I mean that was, that came up at
21 the hearing in Carey Gardens last year as well. So
22 I don't want to give credit to some consultant that
23 he came up with the idea of getting a bigger grant
24 because the work is beyond boilers. The reality is
25 this city first learned of how it, how bad the
problem was last year thanks to a Coney Island

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resident leader who went down to a mobile boiler site and found a label saying don't operate below 40 degrees when it was a snowstorm outside. That's how this issue came to light. So I want to give thanks to the residents who have been enduring this intolerable situation for quite some time. And we learned at that hearing that it was electrical systems, it was because if you fixed the boiler without addressing the other part it doesn't work. So that hearing exposed a lot. And I think it moved a lot. And so the point we're trying to make is that yes we, we appreciate you know you, I think have you been spearheading on behalf of NYCHA the negotiations with, who has been the point person from NYCHA in negotiating with FEMA? Has that been you...

RAY RIBEIRO: Me and Mike Rosen yes.

CHAIRPERSON TREYGER: And, and, and we appreciate that. Because I think that certainly you know that's, that's great. But we learned of the complexities of the damage not just in recent months. This has been, this has been known for quite some time. And so I just want to just to be very clear is there a, just want to harp on the

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issue of, of, of the recovery jobs then I'll have
some other additional follow up questions. Is there
a projection that NYCHA has of how many total jobs
this allocation will create?

RAY RIBEIRO: So yes in overall jobs I,
I do want to point out Councilman Treyger that I
completely agree with you. Right. This is not, we
did not just learn of, of these issues and, and
what needed to be done with regards to repairing
and making developments more resilient. But what
did happen is folks other than NYCHA and the city
council actually finally came to that same
realization after lots of hard work and negotiation
and I think it's a, it's a huge huge moment for
NYCHA residents to, to get the acknowledgement
that, to get the commitment to funds that they,
that they deserve and, and so I think that was the
folks it was not intended to, to suggest that we
just learned of this in the past year. With regards
to your question about number of jobs we've
estimated that program of this magnitude could
result in approximately 10 thousand new
construction jobs for the duration, for the
duration, for the duration of the, of the program.

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3 CHAIRPERSON TREYGER: So 10 thousand New
4 Construction jobs. Any other kind of jobs?

5 RAY RIBEIRO: There are, there, there is
6 likely to be additional jobs while not calculated
7 in you know all of the professional services that
8 go behind a, a construction program so all of the
9 design work, all of the, the construction
10 management work however again those specifically
11 have not been calculated generally for, for a
12 program like this you would calculate construction
13 jobs based on the based on the size of the program.

14 CHAIRPERSON TREYGER: So there's no
15 projection in what, what overhead costs what, might
16 look like and design work and professional services
17 is no projection in a number at this point?

18 RAY RIBEIRO: So in terms of jobs no but
19 we, we do have a general idea of, of what those you
20 know administrative and design and other soft costs
21 would, would generally be yes

22 CHAIRPERSON TREYGER: And what would
23 those costs look like?

24 RAY RIBEIRO: So, so built into the,
25 built into the, the LOUs and the, and the agreement
with FEMA there is a direct administrative cost

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3 that's built into each one of, of four percent. In
4 addition to that engineering services, design
5 services are generally going to be in the eight to
6 ten percent range. The integrity monitor services
7 are going to be in the one percent range,
8 construction management services are, are generally
9 in the, in the seven or eight percent range.

10 CHAIRPERSON TREYGER: So... And this is
11 per LOU per development? So for example with Coney
12 Island Houses I think it was a 105 million dollars,
13 somewhere in that range?

14 RAY RIBEIRO: Actually Coney Island's
15 LOU is up to 112 million.

16 CHAIRPERSON TREYGER: 112 million.

17 RAY RIBEIRO: Mm-hmm.

18 CHAIRPERSON TREYGER: Okay. So you're
19 saying that four percent would be for overhead?

20 RAY RIBEIRO: Direct administrative
21 costs.

22 CHAIRPERSON TREYGER: Direct
23 administrative costs and then eight to 10 percent
24 for...

25 RAY RIBEIRO: Design costs...

CHAIRPERSON TREYGER: Right so...

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3 RAY RIBEIRO: One percent for a special...
4 I mean for integrity monitoring and, and in
5 construction management.

6 CHAIRPERSON TREYGER: Okay in the...

7 RAY RIBEIRO: I, I do want to point out
8 again...

9 CHAIRPERSON TREYGER: Yeah.

10 RAY RIBEIRO: Councilman Treyger as I
11 described before that is not money that eats into
12 the available construction what, what, what FEMA
13 does an what's typical I a program like this is you
14 would calculate your estimated construction costs
15 and then you would add to that for these specific
16 purposes and that's exactly how these estimates
17 were built.

18 CHAIRPERSON TREYGER: So for the 10,000
19 new construction jobs you're saying this will
20 create is NYCHA setting a goal of how many of those
21 jobs will go to NYCHA residents?

22 RAY RIBEIRO: As I said before NYCHA has
23 indicated that we will require that Section 3 be
24 part of every construction project that, that is,
25 that is in the program.

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3 CHAIRPERSON TREYGER: But specifically
4 in asking about setting a goal and you know I, I
5 hear many ties from city leaders and government
6 leaders about things should be data driven and
7 numbers. I think just saying that, and I appreciate
8 the intention to comply with Section 3 I will say
9 historically there's been issues with compliance
10 with Section 3 in general but I just want to just
11 say that residents in NYCHA if I'm, and this is
12 something that Mike Rosen and I, we met with... in,
13 in my district where if a resident from NYCHA wants
14 to work on a recovery job in NYCHA in, in their
15 neighborhood they have to first sign up through the
16 REES program, the REES program, is that correct?

17 RAY RIBEIRO: That's correct.

18 CHAIRPERSON TREYGER: Right. So and, and
19 there are, there is issues, there are some issues
20 there. Recently we opened up a Coney Island
21 Workforce 1 Center so residents are being
22 encouraged to go there just to you know create
23 profiles and help with resumes but that in itself
24 is insufficient to get themselves signed up for a
25 job in their neighborhood. And the point I'm trying
to make is this. If there are NCYCHA residents

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with, with the, the intentions to work and, and,
the skills to work into their neighborhood as you
said you know you don't want to wait for the money,
you wanted to start designing and preparing that
night to arrive. What are we doing to prepare them
now. So when that money arrives and that work
begins we don't say up you're missing ABCDE. We
need to start preparing them right now to be, to
have the skills, the qualifications, the licensing
to get this job done and as a matter of fact a part
of the housing recovery program with Build it Back
for example Amy Peterson's been able to get
vouchers for people to take certain courses,
educational programs to get licensing and skills so
what is NYCHA doing and can NYCHA commit to a goal
of having a certain number if having you know
making sure that of course I, I, I understand what
a PAL agreement means. I understand that there will
be union jobs involved sure but we expect that
there's going to be meetings and cooperation with
local residents who have the skills and
qualifications and want to have the skills and
qualifications to be a part of this work. So tell
me can we commit to a goal and can we commit to an,

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3 an outreach plan to inform them of the importance
4 of signing up for the REES program and I will point
5 out, and this was raised at, at our meeting Mr.
6 Rosen you remember that the REES Office location in
7 Brooklyn for example is very far away from the
8 Sandy impacted areas. So we made a request of
9 having a mobile REES Office set up in the impacted
10 communities so there's no conflicts or issues with
11 getting residents signed up as quickly as possible
12 and completing the REES application process. So I'd
13 just like to hear more from you about that.

14 RAY RIBEIRO: So, so one I, I want to
15 start off by, by addressing the, the issue of
16 compliance with Section 3. And, and I, I just want
17 to point out that our compliance with Section 3 on
18 our construction projects has been quite good. So,
19 so I, I want to be clear from the onset that you
20 know we expect that that performance to continue
21 through the Sandy program as to your request for a
22 commitment from us. I think we already have
23 committed. As Mr. Rosen indicated there's been
24 significant outreach to residents. We have 800
25 people that have signed up with interest in working
on the program, have a hundred resumes from folks

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3 that have indicated a desire to, to participate in
4 the program. NYCHA has already as I said before
5 committed to including the Section 3 requirements
6 in every one of the construction projects that are
7 delivered as part of this program, not the 10
8 percent that is, that is required. So, so I would,
9 I would simply suggest that NYCHA is committed in
10 terms of an... a hard number again Section 3 has very
11 specific requirements for resident hires and we
12 have committed to, to looking for and insuring
13 compliance to that Section 3 number.

14 CHAIRPERSON TREYGER: And what is your
15 understanding of Section 3 compliance? The section
16 is your, it, is it your understanding that Section
17 3 compliance requires NYCHA hires residents from
18 NYCHA or from any general population in New York
19 City? Do they have to be from NYCHA?

20 RAY RIBEIRO: NYCHA interprets Section 3
21 to, to, to... Well so there are two different ways to
22 approach Section, there's literally the Section,
23 Section 3 requirements and then NYCHA's rep
24 requirements and there, they are slightly different
25 and, and in, in my opinion the rep requirements are
intended to, to sort of clarify that and those rep

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3 requirements require them to be NYCHA residents and
4 15 percent of the labor costs on our construction
5 projects be provided by NYCHA residents.

6 CHAIRPERSON TREYGER: Can you just
7 clarify what you just said about there are
8 different points of interpretation of compliance
9 about this. The question is, is that with Section 3
10 compliance is NYCHA interpret the regulations to
11 mean that residents of NYCHA get hired or can it be
12 resident, non-NYCHA residents hired on NYCHA
13 projects. Can you just clarify that understanding
14 and your interpretation?

15 RAY RIBEIRO: So, so I will say from,
16 from the perspective of the, the construction group
17 within we interpret that to mean NYCHA residents.
18 I'm not a lawyer so I, I don't want to, I don't
19 want it to start to dissect what the actual
20 language is but for our day to day operations we
21 assume that to, to, to mean NYCHA ref, NYCHA
22 residents and I, and I think that is, that is
23 supported by the fact that our, our rep
24 requirements are specifically 15 percent of NYCHA,
25 of labor costs will be NYCHA residents.

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3 CHAIRPERSON TREYGER: Well I will just
4 point out and I know, I think our colleague Council
5 Member Chin has some questions if I'm... Co-chair
6 first but we, we are, we're asking if, for NYCHA to
7 really commit to a goal and to a number.

8 RAY RIBEIRO: And we have.

9 CHAIRPERSON TREYGER: And, but you're
10 hearing, I'm hearing there's a commitment to comply
11 with Section 3. I'm just telling you that, and, Mr.
12 Ribeiro I, I say this respectfully that I hear from
13 my residents, from my district and I, I actually
14 heard from residents beyond my district and I've
15 heard from our congress people if if you're saying
16 there's been great compliance to Section 3 why does
17 every congressman hold town halls about Section 3
18 concerns in their districts. I mean I've gone to a
19 number of town hall meetings now. My congressman
20 Hakeem Jeffries and others about raising these
21 concerns so I will not, I can't say that everything
22 is all peachy rosey [phonetic]. My co-chair has a
23 question and I have some more, I think my colleague
24 Council Member Chin as well.

25 RAY RIBEIRO: So Councilman Treyger if I
could just, if I could just you know you, you asked

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3 for a specific number, a specific commitment NYCHA
4 has and we'll, you know I can sit here and, and
5 continue to commit to the fact that 15 percent of
6 all of labor costs on the Sandy program will go to
7 NYCHA residents.

8 CO-CHAIRPERSON TREYGER: So there's no
9 issue about which I hear more complaints from the
10 resident leaders than Section 3 right. And I know
11 NYCHA feels that it's, I know NYCHA's quite proud
12 of REES and the efforts that you've made but the,
13 just based on my own experience the resident
14 leaders are overwhelmingly dissatisfied with NYCHA
15 Section 3 compliance and so the committee's going
16 to have to take a closer look and figure out how
17 could we make this system work better for the
18 resident leaders and for the residents themselves
19 and so that's something we're committed to
20 exploring, you know the collaboration between the
21 resident leaders and, and NYCHA.

22 RAY RIBEIRO: Agree.

23 CO-CHAIRPERSON TREYGER: I do have one
24 quick question about Section 3. Do you, do you... it
25 should, first it should be interpreted to apply to

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3 NYCHA residents, local hiring but do you interpret
4 it as a statutory mandate or...

5 RAY RIBEIRO: So I think the... Again I'm
6 I'm not a lawyer but I think the, the actual
7 language of Section, you know Section 3 regulations
8 site low income residents in the area of the, of
9 the project but again from, from my perspective in
10 delivering construction projects we, we, we kind of
11 simply look at it as NYCHA residents.

12 CO-CHAIRPERSON TREYGER: Okay. And as
13 far as do you treat it as a mandate or do you treat
14 it as a recommendation, as a aspiration...

15 RAY RIBEIRO: So I'll, so I'll, I'll,
16 I'll go back to how we, how we track compliance
17 right. I don't, when, when, when we get our
18 certified payroll from the contractors we don't go
19 through that list of certified payrolls and
20 identify low income residents in the area. We
21 identify NYCHA residents. So as we report out on
22 our progress to, to, to Section 3 it's based on
23 NYCHA residents.

24 CO-CHAIRPERSON TREYGER: Okay. I'm, just
25 maybe I'm asking an obvious question but do you
26 treat for, because for me my understanding is that

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3 Section 3 is a federal regulation which has the
4 effect... [cross-talk]

5 RAY RIBEIRO: That's correct.

6 CO-CHAIRPERSON TREYGER: ...of federal
7 law.

8 RAY RIBEIRO: That's correct.

9 CO-CHAIRPERSON TREYGER: Right and so if
10 a contractor is failing to comply with it you're
11 out of compliance with the law. Right and so that's
12 NYCHA's, am I describing NYCHA's view on the matter
13 or...

14 RAY RIBEIRO: It is a, it is a federal
15 law that is built into all of our contracts. And if
16 a contractor fails to meet that requirement he's in
17 breach of contract.

18 CO-CHAIRPERSON TREYGER: Right it's not
19 merely a aspiration it is about compliance with
20 federal law?

21 RAY RIBEIRO: Correct.

22 CO-CHAIRPERSON TREYGER: Would be... Okay.
23 One quick question about you mentioned the
24 expenditure of the three billion dollars that might
25 rely heavily on private contractors and I'm sure
you're well aware of the concerns that private

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3 contracting has for the implications that might
4 have for the municipal labor force. And so how well
5 these private contractors interact with NYCHA
6 employees particularly those who do the design and
7 construction management work?

8 RAY RIBEIRO: So I, I'm, I'm not sure I
9 completely understand your question but, but I will
10 say that NYCHA has done a number of outreach events
11 to try and attract a diverse set of contractors,
12 some of those, some of those outreach efforts are
13 specifically towards MWBE contractors. We
14 understand that a program of this size is going to,
15 you know is going to have an impact on the
16 construction industry. And we have tried very hard
17 to, to communicate to the construction industry
18 what the program is, the magnitude of the program,
19 what type of work is expected in the program and,
20 and general timelines so that the industry can, can
21 prepare for absorbing you know three billion
22 dollars' worth of work.

23 CO-CHAIRPERSON TREYGER: Okay. Was there
24 anything unclear about my question? Just I'm
25 curious though because you have NYCHA employees who

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3 do design and construction management in house is
4 that correct or...

5 RAY RIBEIRO: We do, yes.

6 CO-CHAIRPERSON TREYGER: And so how will
7 the private contractors interact with those
8 employees?

9 RAY RIBEIRO: Okay I'm, I'm sorry, I
10 didn't, I didn't understand your question.

11 CO-CHAIRPERSON TREYGER: Okay.

12 RAY RIBEIRO: So, so again we have, we
13 have NYCHA employees that provide design services.
14 We have NYCHA employees that provide construction
15 management services. And they will, they will be
16 involved in the program to help us you know ensure
17 that as I said before the best practices that we,
18 that we use in delivery of our regular program are
19 carried forward into, into this Sandy program. That
20 being said we do anticipate for the majority of the
21 Sandy program because this is a, a onetime infusion
22 of money that this additional workload will be
23 handled using, using outside vendors for design
24 work and construction management.
25

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CO-CHAIRPERSON TREYGER: So there will
be some contracting out of design and construction
management.

RAY RIBEIRO: Yes there will.

CO-CHAIRPERSON TREYGER: Okay. That was,
I think that was the heart of my question. Council
Member Chin.

COUNCIL MEMBER CHIN: Thank you Chairs.
I think all of us were very happy I guess to hear
the, the three billion dollar coming to NYCHA and
finally we can get the repairs done that we're
talking about what happened with Sandy. And in my
district I have three development that's on the
list which is great. What I'm concern about is that
within the development not all the building it's
going to be taken care of. I mean for example in
Smith, Smith Houses it looks like there's estimated
113 million dollar that's allocated to the
development. And out of the 12 buildings only four
buildings are, are in the FEMA 428 scope. So I
guess the, the issue is like you're talking about
backup generators, how do we make sure that we get
backup generators for all the 12 building and not
just for the building that was damaged by Sandy.

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Because all the buildings were affected during the storm.

RAY RIBEIRO: So I, I, I think that's a great question. The, the scenario that I described where we have been in continuous negotiation with FEMA. That is one of the, you know that is one of the issues that, that we did not succeed at in getting FEMA to agree. And it has to do with the language be, literally the language behind the disaster, the, the FEMA disaster recovery money, they are not permitted to authorize money to buildings that were not damaged by Sandy. That being said we do have an opportunity at developments like Smith Houses where they were able to approve certain work to occur at the, the buildings that were damaged alright if we can, if we can be creative in our design as an example to use the emergency power generation that you described. If we can provide an emergency generator on this site to provide, to provide emergency backup power to, to the, to the buildings that were damaged perhaps that, that, that resource can be then subsequently extended to the buildings that FEMA will not fund. And again that's, that's what I

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described earlier where we need to be very
strategic with how we role this program out. The
insurance money has a lot more flexibility in terms
of what we can use it for. So if we can as an
example at Smith Houses install an emergency
generator that's a little bit bigger than is needed
for one building and pay for that incremental cost
increase from the insurance proceeds we will be
able to deliver that same level of service, that
same quality to all of the buildings in Smith
Houses rather than just those that were damaged.

COUNCIL MEMBER CHIN: Yeah I think
that's really critical because the same thing with
LaGuardia where out of 10 building only six
buildings what's, what's going to happen to the
other four building.

RAY RIBEIRO: Agreed and...

COUNCIL MEMBER CHIN: So we want to make
sure that I'm, I'm glad you're thinking that way
the other issue is that I guess is that we got to
find the resources to make sure all the buildings
are protected. And in your, I mean it's going to be
hard for your resident engagement you have a big
meeting and you say well these four building we're

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going to take care of you and, and these six
building we're not going to do anything for you,
the resident are going to be happy and they can't
come together. So it was really important to really
really present your... the plan because you also
talked about the roof repair and other issue
because I remember doing when we went on the, the
tour in Redhook when we looked at the temporary
boiler.

RAY RIBEIRO: Yep.

COUNCIL MEMBER CHIN: You're also had
some really creative idear [phonetic] on terms of
how to use capital dollar to really you know fix...
with a building and maybe even create more space
for recycling, for garbage disposal. I mean somehow
maybe there's a way to merge some of this and
utilize some of the regular capital dollars to make
sure that the work is done for all the buildings.

RAY RIBEIRO: And, and now those are,
you know those are exactly the strategic types of,
of decisions that, that we are making. I, I don't,
I don't, I know I don't need to tell you you know
about NYCHA's you know capital, capital gap in
terms of our capital funding so, so it is difficult

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for us to identify that funding to, to apply to
this because the needs elsewhere in the, in the
portfolio are, are just so large. That being said
though there, there are opportunities to leverage
funding. So if, if something was already in the
capital plan an, and funding is allocated for that
particular aspect right we are in the process of
trying to determine alright maybe you don't need
all of it anymore because it's going to be handled
through the Sandy recovery but if some of it were,
were to remain there you could leverage that and be
able to do the, the types of things that, that,
that you just described. So that's exactly, that's
exactly the, the position that we're in now and
again it's, it's why I keep talking about you know
what a, what a, what a great place I think we're
in, why the announcement a, a month ago with, with
Mayor de Blasio and Senator Schumer was, was just
so important right. That kind of collaboration
between, between the city and the federal
government has resulted in NYCHA doubling the size
of our program alright so, so and we understand
quite well that we need to deliver this program but
we want to deliver it right. And we could have

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settled a year ago and not been doing some of these, some of these major major improvements and simply accepted a billion and a half a, a program half the size of, of what we have today. So, so I think it was a, a great day for NYCHA, a great day for NYCHA residents because as I said before I think the federal government finally acknowledge that NYCHA residents need to get the funding that they deserve.

COUNCIL MEMBER CHIN: Well it's true I mean they should have been funding as, funding NYCHA all along and they haven't been doing their job so I'm glad they, they finally are coming forward to really help. Also... other question was that part of the, the scope of work was also renovating some of the first floor apartments that were damaged so is it NYCHA is going forward are you going to try to fix up those apartment to allow residents to move back.

RAY RIBEIRO: Yes that is, that is the goal. And, and much of that work is already underway. Many apartments have been completely restored and, and, and are, are currently reoccupied and that is the, the process that we're

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going through right now for, for all of the first
floor apartments that were impacted by Sandy.

COUNCIL MEMBER CHIN: I think that's
also important because if the first floor apartment
can be savin' and taken care of because that is a
good way also to move some of the seniors who live
in the NYCHA development to be able to move down to
a lower floor apartment that, that's something that
a, they've also been asking for. Finally my...

RAY RIBEIRO: And with the resiliency
that's built into the program those, those first
floor units will also be better protected against
future events.

COUNCIL MEMBER CHIN: Yeah that mean,
that, that's important. Finally my, my other
questions relating to the workforce, the biggest
issue is really getting people ready, trained so
that they can take up these jobs. Now you were
talking about, you had a PLA agreement with, with a
building in construction...

RAY RIBEIRO: ...building... [cross-talk]
Correct, correct.

COUNCIL MEMBER CHIN: So those will
means apprenticeship jobs.

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3 RAY RIBEIRO: Correct.

4 COUNCIL MEMBER CHIN: Right.

5 RAY RIBEIRO: Correct.

6 COUNCIL MEMBER CHIN: And those, those
7 can mean in the long run union jobs and things like
8 that. But the other part is that if a resident
9 signs up and they're interested are you also
10 looking at, I mean like for example in the lower
11 east side we have a low east side employment
12 network where all of these I... houses nonprofit
13 organization that... training they could work with
14 NYCHA. Possibly to really kind of train people and
15 get them ready. So when these jobs are available
16 that they can actually get a job, not to sign up
17 and never hurt, you know never hear back...

18 RAY RIBEIRO: Agreed. And I, and I think
19 that, that exact concept was built into you know in
20 our negotiations with the building trades on, o the
21 PLA you know one of the, one of the measures that,
22 that we had included that is the building trades
23 accepting some of that, some of that training from
24 other organizations other than, other than the, the
25 building trade. So it built into NYCHA's PLA our
provisions that will allow residents who have

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3 training from some of those other organizations to,
4 to be better integrated into the, into the building
5 trades and, and, and the apprenticeship programs
6 associated with them.

7 COUNCIL MEMBER CHIN: So do you have a
8 target number of apprenticeship that is require or...

9 RAY RIBEIRO: So, so as part of the, the
10 PLA requires each year's apprenticeship program
11 from the building trades includes 10 percent NYCHA
12 employees, I mean NYCHA residents.

13 COUNCIL MEMBER CHIN: Each year?

14 RAY RIBEIRO: Each year.

15 COUNCIL MEMBER CHIN: So each year's
16 apprenticeship program so in, in recent years the
17 building trades have, have had apprenticeship
18 programs of you know seven 800 people. The building
19 trades is part of that PLA. We'll reserve 10
20 percent of those slots for NYCCHA residents.

21 COUNCIL MEMBER CHIN: Is there a way for
22 you to push for more than just 10 percent. That
23 seems kind of low.

24 RAY RIBEIRO: I, I, again the, that was,
25 that was a number that was negotiated into the
contract, into the, into the project labor

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agreement. I will say though right you know given
NYCHA's not the only entity in New York City that
is getting Sandy money. The fact that construction
is booming in New York City many of those, many of
those unions are you know fully utilized and
everybody is working and because of the amount of
work that is, that is going on right now in New
York City you know we believe that those numbers
will actually go up, the number of apprenticeship
positions will go up. And with that, with that
increase will become, will mean more, more
apprentice positions for, for NYCHA residents.

COUNCIL MEMBER CHIN: And I think
finally with the whole resident engagement I mean
what is your plan in terms of really keeping
residents inform of the progress. Because you said
like for example Smith you're projecting for them,
for the construction to start August. That's great.
So I, and you were saying from 18 to 36 month.

RAY RIBEIRO: Mm-hmm.

COUNCIL MEMBER CHIN: So what's the plan
in terms of really keeping residents inform of the
progress? [cross-talk]

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RAY RIBEIRO: Again I think to, to, to simply keep the momentum that we have with regards to all of the resident engagement meetings. We meet, we go regularly to all the TA meetings and we, we have our own meetings with residents that, that we called to talk about specific, specific issues, a number of those meetings you know we have with, with council and other, and other elected in an effort to make sure that everybody continues to be informed for the duration, for the duration of the program.

COUNCIL MEMBER CHIN: Well we'll check back with the residents.

RAY RIBEIRO: And, and I just want to add that so, as, as we progress in this program we're going to be initiating new things with our resident engagement. For instance we're going to be doing lobby meetings on a regular basis where our teams just come out in the mornings and in the evenings and to, with information and talk to residents as they come in and out to make sure that even the residents who are not coming to meetings because we, we, we acknowledge that, that the best turnouts at the meetings are only a small

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percentage of the residents that live in the
buildings. And just because you don't have time or
you don't go to a meeting does not mean you're not
entitled to, to be engaged and to know what's
happening at your development. So we're going to
make sure that we, we do that, we want to make sure
that we get to all of the residents, not just the
ones that come to the meetings. We're going to
increase our phone banking where we're going to be
letting residents know what's going on and
encouraging them to come to meetings. But even if
they don't we're going to see that they get the
information. We're going to see that they get the
information. We're going to be doing regular
mailings with updates as we progress. We're going
to be the, the, the, the presence that we're going
to have in all of the developments during this
construction period is significant and we want to
make sure that everybody's on the same page, that
everybody knows what's happening and is an
agreement. So we're, we're going to step that up.

COUNCIL MEMBER CHIN: So can you, can,
Chair can I ask them the, I guess when you do send
out those informations in those 35 development that

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you should also send a copy or send a set of it to
the, the councilmember?

RAY RIBEIRO: That, that is the plan.

COUNCIL MEMBER CHIN: So at least that
we know you're setting out, that we can also, when
resident ask us at least we know what you're doing
too.

RAY RIBEIRO: Absolutely. And we just,
we've been working together to develop a plan to
update all of the elected officials regularly as to
all of the progress at the same time.

COUNCIL MEMBER CHIN: Okay. Thank you,
thank you chairs.

CHAIRPERSON TORRES: So I've been
careful not to comment on the timing of the
announcement but I notice that you've made a point
of defending so... so here's the concern that we
have. Is that of the three billion dollars NYCHA
has almost none of that money to spend right? And
you have no timeline for when you're going to
receive those dollars and spend it? There's no
start date for construction. There's no completion
date for construction. And so when an announcement
is made residents are going to ask well when does

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the construction begin and someone like Mark has to say we don't know. And so that's, that's the challenging place in which we find ourselves. So that, that's the frustration so I, you know we're excited about the historic agreement that at the same time when there are no details to report to the residents that we represent it's the local council members who experience a backlash.

RAY RIBEIRO: So, so I, I, I understand...

CHAIRPERSON TORRES: ...clear that that is appreciated...

RAY RIBEIRO: Alright so, so I understand that. Again I, I think sometimes the, the magnitude of that agreement that was reached and the, and the huge huge positive impact that is going to have on, on NYCHA. And, and I literally referred to as, as you know reinventing what NYCHA looks like ad what NYCHA feels like. That is a, that was a huge huge moment for NYCHA. And I, and I don't think you, we can sit here and, and, and talk over and over again through this hearing about resident engagement and informing residents and making sure they know what we're doing right? If,

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if that's, you know that's what we want to do why
wouldn't we want to you know go out there and...

CHAIRPERSON TORRES: ...fully inform them
right.

RAY RIBEIRO: ...and announce. And I think
we did right. And the announcement was the program
and there was a discussion about the start of
construction and there was a discussion about how
long the program would go so, so to me again the
announcement was a, a huge, huge positive milestone
for NYCHA. And, and we're very proud of the fact
that we informed not only the NYCHA residents but
New York City of the, of the, the, the sheer
magnitude of that, of that positive event.

CHAIRPERSON TORRES: Look I think you
and I agree that I feel often NYCHA can get a raw
deal right. That there is people who question
NYCHA's ability to get things done. And, and what I
worry about is, is for reasons beyond NYCHA's
control that FEMA might be slow to finalize the
LOUs so an announcement's made but then months go
by, maybe a year goes by and nothing happens. And,
and then that's, in, you know if, if, if, if FEMA
finalizes the LOUs within a matter of weeks then

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we'll begin construction immediately. But if it takes longer than weeks, if it's a matter of months or a year then that's going to undermine confidence in the housing authority. That's the concern that I have.

RAY RIBEIRO: I, I will say that you know that that event that announcement wasn't made with, without FEMA's blessing. Ad, and FEMA understood what we're doing, FEMA had no issue with the announcement because great working with Mayor de Blasio and Senator Schumer right. They, they literally helped resolve all of the issues that we had on that and, and FEMA had no issue with, with the city or the state standing there talking about the commitment to a three billion dollar program.

CHAIRPERSON TREYGER: Mr. Ribeiro I, I just, I just want to make it clear that the residents and I are I think are at a point where we're tired of announcements, milestones, PowerPoints, and declarations. We had a, a hearing last year and there was a press conference in March announcing a hundred million dollars for boiler work. Residents asked me great when do I have adequate heat and hot water. There's an

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announcement again later on and again we, again I,
and we're not saying... but the point is Mr. Ribeiro
is that when the, when the negotiators go home
after negotiating with FEMA or NYCHA and vice versa
I hope that everyone does have heat and hot water
and normal apartments and doesn't have mold in
their, in their, in their lobbies and mailbox rooms
and don't have to deal with the complaints I have
to deal with almost every single night. I got a
message, an email, social media alert... I don't have
hot water, I can't shower for three or four days.
So the residents and I and this council, we are
really tired of just announcements and, and, and
pieces of paper. I just want to know when can we
put the shovel in the ground and get these boilers
installed and give them the normal decent life they
deserve. That is all we want to know. So I, I, I get
it. I understand that this is historic
announcements, it's historic. But history will be
made when the work actually begins and when it
actually gets done. And I just wanted, I just, I
needed to get that off my chest because I think
that it is just, I, I, I hear you but hear them
like I hear them every single day and every single

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night. I just have a question on, and that's, you could... I'm not looking for you to respond, if you want to respond feel free, but understand that they live through this every single day, we don't. And I, I understand that you hear them and that, but this is the sense of urgency we need FEMA to understand. And I will say that you mention that we're waiting for the LOUs to be completed to get the one is that correct.

RAY RIBEIRO: Correct.

CHAIRPERSON TREYGER: Well you mentioned that you have an LOU with Coney Island Houses but you only have three million dollars in hand from FEMA. Why isn't that money from Coney Island Houses already in, in our hands?

RAY RIBEIRO: Again that, that money doesn't come directly to NYCHA. The money goes to New York state and then New York state delivers the, the money to NYCHA upon obligation of that, that contract.

CHAIRPERSON TREYGER: So New York state is now holding Coney Island Houses' money?

RAY RIBEIRO: New York state does not have that money as of yet, no.

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3 CHAIRPERSON TREYGER: Alright so you
4 mention, and again I just want to be clear that
5 once the LOUs are signed then that money is beyond
6 just committed, it arrives right? So what is
7 holding up the Coney Island Houses money?

8 RAY RIBEIRO: The LOU for the Coney
9 Island Houses again was just recently, was just
10 recently executed.

11 CHAIRPERSON TREYGER: You said, you said
12 several months back.

13 MICHAEL ROSEN: It's actually weeks...
14 [cross-talk]

15 CHAIRPERSON TREYGER: So several weeks
16 back, not months.

17 MICHAEL ROSEN: Approximately three
18 weeks ago.

19 CHAIRPERSON TREYGER: Okay, alright. The
20 announcement was made in September but several
21 weeks ago it was signed. What is the hold up with
22 that money arriving to the state just so I'm clear?

23 RAY RIBEIRO: I don't believe there is a
24 hold up at this point.

25 CHAIRPERSON TREYGER: So why hasn't it
arrived?

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3 RAY RIBEIRO: I, I can't answer that
4 question. That question is, is something that only
5 FEMA can answer at this point.

6 CHAIRPERSON TREYGER: So if we're being
7 told that what's holding up the money is the LOUs
8 and you already have one signed LOUs, one LOU what
9 is the assurance we have that the money will appear
10 after all of them were signed. When we don't still
11 have money for, for the first one.

12 RAY RIBEIRO: Again Council Member the
13 money would be transmitted to NYCHA upon obligation
14 of a contract. NYCHA will get... the, the, NYCHA
15 needs to demonstrate that the contract is ready to
16 be, ready to be executed. So, so even if the money
17 were sitting with New York state right now that
18 money would not come to NYCHA until that project
19 went out to bid and was ready to be awarded.

20 CHAIRPERSON TREYGER: Mr. Ribeiro you
21 just mentioned that you're, where we need FEMA to
22 clarify why the first LOU money hasn't arrived. In
23 your last, when have, when have you spoke to FEMA
24 last.

25 RAY RIBEIRO: We speak to FEMA virtually
every day.

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3 CHAIRPERSON TREYGER: And what has been
4 their last answer as to why that money hasn't
5 arrived yet?

6 RAY RIBEIRO: I don't have an answer to
7 that question.

8 CHAIRPERSON TREYGER: So I think one
9 thing that's important to point out that this is
10 the first LOU, this is the first development that's
11 going through under the 428...

12 RAY RIBEIRO: Right.

13 CHAIRPERSON TREYGER: ...pilot program.

14 RAY RIBEIRO: Right.

15 MICHAEL ROSEN: So this is the first
16 time... just like we had to them, the process that
17 had to be developed to get the agreements on the
18 scope of work and the estimates and the process
19 that had to be done to get the LOUs flowing which
20 have, have started to flow now. The, it's also a
21 process to make sure that the money flows. So I
22 think we're still developing how that money is
23 going to come through the state to us what that
24 delivery looks like, how quickly that can start to
25 go I think just once we have the first one done
just like the LOUs. Now we have, we got the Coney

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Island LOU done, now there's five LOUs in draft and with, with the rest of them to follow. I, I think once we have this process done for the first one which Coney Island again will be the first one, it's leading the way on everything that we're doing that will set the, the, the template for every other delivery of funds for every other LOU, after every other LOU. And I think that the, the process is not going to take as long as, as you fear because everybody has a sense of urgency of this.

CHAIRPERSON TREYGER: And, and Mike I, I just said in the beginning you, I, we have seen you and some residents are here they've seen you in their, and I, there's no question that I don't question your commitment and your passion to this. But you know, you know as well as I do what we're dealing with every single day. And for FEMA to give okays to announcements but not okays to release of money that's indefensible. Now I understand that some of the funds, specifically the funds for I think it's called a compost one are being held in contingency. Is that correct and, and, and can someone explain that?

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3 RAY RIBEIRO: So, so no not, not
4 completely correct.

5 CHAIRPERSON TREYGER: Okay.

6 RAY RIBEIRO: ...one is one of the 35
7 developments in which we had, was damaged by FEMA
8 and we have been working with FEMA on the, on the,
9 the costs associated and the scope of work
10 associated with that. As you know Campos One [sp?]
11 is, is actually, was part of the NYCHA's Section 8
12 recap. And therefore that work, construction at
13 Campos 1 [sp?] is already underway and is being
14 done as part of that, as part of that Section 8
15 recap initiative. And therefore the FEMA monies
16 are, are not needed for that particular location.
17 However NYCHA is still entitled to that funding and
18 therefore you know we are specifically at this
19 point allocating that money or, or keeping that
20 money as a contingency for the rest of the program.

21 CHAIRPERSON TREYGER: So NYCHA in effect
22 is creating a reserve?

23 RAY RIBEIRO: I wouldn't call it a
24 reserve.

25 CHAIRPERSON TREYGER: How would you
characterize it?

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RAY RIBEIRO: Again so Campos Plaza
[sp?] you know just to be clear is, is in the order
of 20 million dollars' worth of, worth of work at
that particular development that is underway
already. So rather than give the money back to FEMA
the money is being held in the event that there
were overages in the event that bid prices come in
higher on some of the other developments in the
event as, as Council Member Chin indicated in the
event that, that we want to try and use that money
to leverage other work, that, that can occur at our
developments. That money's being held until that
determination is being made.

CHAIRPERSON TREYGER: Well I can give
you some suggestions. There are still two NYCHA
damaged community centers at least in my district
surf size houses completely destroyed inoperable.
So when the mayor announces that there's funding
for cornerstone programs until 11:00 at night who
gets deprived the residents of Surf Side and the
residents of Coney Island Gravesend Houses as we've
toured some of your office still their center is
still partially unopened and the residents don't
have an opportunity to fully utilize that.

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3 RAY RIBEIRO: Councilman we would, we
4 would certainly, those would be projects that we
5 would certainly allocate that money towards in
6 those particular cases. Those, that work is already
7 included in the 428 program.

8 CHAIRPERSON TREYGER: But again I'm just
9 not hearing clarity when this all begins, when does
10 this start. We're approaching summer and again the
11 residents cannot use these centers. And, and to be
12 honest with you when there's an incident, a public
13 safety incident or a shooting incident the first
14 reaction is well if people had meaningful
15 activities in their communities they would be off
16 the streets and engage in something meaningful and
17 productive but I can't provide that opportunity for
18 my residents because there essentials are still
19 down. So that's a sense of urgency Mr. Ribeiro that
20 we really have to all, not just you, but from FEMAs
21 end here as well. Co-Chair do you have any other
22 additional questions or comments?

23 CO-CHAIRPERSON TORRES: Just to expand
24 on what you were noting... Because I felt I heard you
25 had testify originally that, that securing the
funds was simply a matter of, of, of finalizing the

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LOUs. Now what I seem to be hearing is that, that even if we finalize the LOUs there's going to be an added process which we're in the process of creating, we're creating a template for how the dollars are going to flow from FEMA to the state and then from the state to NYCHA. And so you know I find those answers to be a little disconcerting. I worry about bureaucrat... because we're here at four years from Superstorm Sandy because of the stum, bureaucratic stumbling block... [cross-talk] And yeah I just look at the numbers out of three billion dollars we only have 3.2 million in hand. Out of 35 LOUs we only have one in hand and that one LOU has not triggered a release of federal funds. Like those facts are disconcerting to me.

RAY RIBEIRO: And, and again I, I, I would just simply point out alright FEMA is not, is not going to simply write a check, a blank check to NYCHA for three billion dollars. There is a great deal of oversight of the entire program. Oversight from HUD, oversight from FEMA, oversight on, on many different levels on this particular program. And it's important that before, before money simply

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3 just be transmitted that those, that oversight be,
4 be nailed down and, and, and documented.

5 CO-CHAIRPERSON TORRES: ...I'm all for
6 oversight as you know but there's a point at which
7 too much oversight can become cause for delay. And
8 that's our concern. So we're going to closely...

9 RAY RIBEIRO: Understood.

10 CO-CHAIRPERSON TORRES: ...monitor... Please
11 keep us closely informed about the...

12 RAY RIBEIRO: Absolutely.

13 CO-CHAIRPERSON TORRES: ...availability of
14 funds.

15 CHAIRPERSON TORRES: Do you have any
16 further questions or...

17 CO-CHAIRPERSON TREYGER: Just point of
18 clarity. So you're saying that it's part of the
19 three billion that can be used for the damaged
20 centers because it's my understanding that we had a
21 separate application with the state. Can you just
22 clarify that... is that money, could be used... [cross-
23 talk] for the communities.

24 RAY RIBEIRO: There is, there is repair
25 and resiliency money built into the 428 programs
for those community centers. There is, alright

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there is a lot more additional work that we would love to do with those centers and, and I know we've had discussions with you about how those, those centers could potentially operate in future disasters. That additional added level is not part of the 428 programs and is part of other applications we've made through, through other potential funding sources. But there is, in the 428 programs repair and resiliency money similar to what we're, we're getting for the, the residential buildings for the, for those community centers.

MICHAEL ROSEN: Yeah just, just to take it a step further the, the other application that you're referring to is through the, the state's hazard mitigation. HMGP grants process. We've requested money. We've put in an application to fortify 10 community centers. And this is work above and beyond what's through, in the 428. The 428 has all the repairs and basic resiliency. We're looking to make these community centers up, much more resilient than even FEMA would put in the, to the 428, replaced the windows with storm windows, put different types of shutters up, on, on the buildings having separate power source, heating,

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air conditioning, have that put in separately so
it's on contingent on the, the adjoining building.
So the, there's many things phone opportunity for,
for residents to come in in the time of an
emergency and charge their phones or make phone
calls to, to loved ones to locate loved ones and
just all, all things that, that FEMA would not
consider in the 428 pan but we think would, will
really make the community centers a, a focal point
in, I times of emergency.

CO-CHAIRPERSON TREYGER: Alright I'll
I'll close by saying and then I'll turn it over to
my co-chair that this is, we're going to continue
to hold oversight hearings to make sure that work
is getting done. I'll, I'll close by pointing out
at last year's hearing a week, a couple weeks later
there was a historic announcement, I'm hoping that
right after this hearing there is a historic signed
agreement and work gets done right away. Thank you.

CHAIRPERSON TORRES: And I ask if, you
know as, as NYCHA finalizes each LOU if you can
inform both the, both committees as well as the
local council member.

RAY RIBEIRO: Absolutely.

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CHAIRPERSON TORRES: And the resident
leaders. So keep us continually informed. A few
more questions about the, the private contracting.
Do you have a sense of like what share of the I
guess the capital projects, the three billion
dollars' worth of capital projects will be done in
house, the design and construction at which, which...
be done by private contractors.

RAY RIBEIRO: As I indicated in terms of
the, the Sandy, Sandy recovery program. NYCHA staff
both on the design engineering and, and
construction management side will be providing
support to ensure that the best practices that we
used on our day to day business are, are, are used
on the Sandy delivery program. However because it
is a, it is a, a, a onetime revenue source it is
something that we need to, we need to rely on, on
outside, outside vendors to help us with. So we do
anticipate and actually have vendors on board to do
the design work for us now and anticipate the same
on the construction management side.

CHAIRPERSON TORRES: So, so the question
that I began with was how is NYCHA going to take on
added work without added capacity. And then what

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3 came to mind was the state pass [sp?] law
4 authorizing DASNY to collaborate with NYCHA around
5 construction management. And so has any thought
6 been given to tapping into DASNY capacity for
7 Construction Management with respect to these
8 projects or...

9 RAY RIBEIRO: So we, so we, prior to
10 that, that money being included in the state budget
11 we had begun negotiations and discussions with,
12 with DASNY on how we could collaborate on projects
13 and how yes we could use them as a resource to help
14 us in, in times where you know work, work, workload
15 spiked. In, in the case of the, the state the, the
16 recent hundred million dollar allocation we
17 weren't, we weren't really given that choice.

18 CHAIRPERSON TORRES: Well that was
19 required right... [cross-talk] ...in the case where
20 it's optional...

21 RAY RIBEIRO: So, so I would say yes we
22 continue to, we, we you know for our, for our
23 entire program Sandy or otherwise we, we continue
24 those conversations with DASNY to potentially use
25 them as a partner...

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3 CHAIRPERSON TORRES: Because DASNY's
4 highly regarded. And so I'm wondering are you going
5 to rely on DASNY when it comes to the expenditure
6 of these three billion dollars?

7 RAY RIBEIRO: I, I think you know the
8 three billion dollar program is, is you know quite
9 large. And for, for a, a first, a first go at, at
10 collaborating with, with DASNY on.

11 CHAIRPERSON TORRES: So it's unlikely to
12 be the case.

13 RAY RIBEIRO: I, I, again I would say
14 it, it's, it's unlikely that they will be, be used
15 to deliver the Sandy program but it is certainly
16 not unlikely that they will be asked to, to provide
17 some support in a particular area either on Sandy
18 or our regular, our regular capital program.

19 CHAIRPERSON TORRES: Okay.

20 RAY RIBEIRO: We have no objection to
21 working with DASNY to help us deliver... was you, is
22 it to, to helping us deliver the program that as
23 you indicated is, is, is luckily growing and so we
24 have no issue with using them as a resource but I
25 would not say at this point that we would, we will
be using them on the, on the Sandy program. I think

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3 it's important to note right... the, the DASNY
4 projects are not subject to NYCHA's PLA and
5 therefore don't, you know don't provide those same
6 benefits that our PLA does. The DASNY, DASNY
7 projects would not have Section 3 requirements in
8 them so, so you know those are, those are issues
9 for us that we need to as I said work... [cross-talk]

10 CHAIRPERSON TORRES: But, but if DASNY's
11 playing... Yes if DASNY were constructing but if
12 DASNY were playing a supportive role that would
13 affect the PLA and section three requirements?

14 RAY RIBEIRO: If DASNY were providing a
15 support role which is what we're trying to work out
16 with DASNY then they, it would be, you know it
17 would have those PLA and, and...

18 CHAIRPERSON TORRES: Yeah.

19 RAY RIBEIRO: ...Section 3 requirements.
20 The way it is spelled out in the, the hundred
21 million dollars that was included in the state
22 budget since DASNY will be doing that work that
23 work is not subject to Section 3 and is not subject
24 to NYCHA's PLA.

25 CHAIRPERSON TORRES: Well that's
something we should look to change. So thank you

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for bringing that to our attention. Okay. If there are no further questions we appreciate your testimony. So we're going to bring up a panel of residents. We have Reginald Bowman who's the president of the Citywide Council of Residents, Beverly Corbin from FUREE, John Johnson... you don't, you don't want to go. Why did I... they probably, do you want to go? Okay. Charlene Nimmons do you want to... How many people did I call? You know Mark I worry that we're too soft on NYCHA but I guess... Okay. Okay.

BEVERLY CORBIN: Good afternoon panel. My name is Beverly Corbin and I'm here representing FUREE and Fack [phonetic] and our resident at Wyckoff Gardens Houses. During the Sandy incident I was on the ground as always FUREE and Fack have been there for all things that have happened in NYCHA developments. We were on the ground for a crisis a couple of months ago with water. There was a... from NYCHA an itself in what happened in Guianas. Guianas Houses was flooded by Sandy due to Guianas Canal coming in. If it had not been for FUREE being there to give food, to offer help, clothing for residents who were stuck in five

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buildings who were handicapped, senior citizens,
and women with small children. When a crisis
happens like that it affects those who can walk.
But those who are handicapped are deeply impacted
by the decisions of not being able to get water, to
get out of the building, just to storm medicine
that is gravely needed. I heard NYCHA talk about a
lot of their plans that they plan on. Small
community organizations and large ones like Fack
and FUREE have been on the grounds for trainings
offering opportunities to residents and have heard
residents in six developments for bring Farragut,
Ingres, Wyckoff and Gowanus. Those are the people
that NYCHA should be talking to. They should also
commute, also understand that community
organizations in that area have people that live in
NYCHA and support the work that goes on. We're not
here to take over resident associations but we're
here to support them and we want support also. We
offer the same trainings that they have talked
about and we have not heard from NYCHA in a
positive way, in a way that's constructive. They
talked about the gentleman, City Council Member
Menchaca talked about the stronger together program

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that brought NYCHA residents together who lived in Guianas, Redhook, White... to talk about the issues that are going on in their developments during the Sandy with the destruction of the Guianas Canal and this super fund cleanup the backup is going to happen continuously... street is going to affect Guianas and eventually... Those areas need to be looked at, talked about the flooding situation... is great now. There's still needs for development in Guianas. They have not talked about Guianas in the way that has hap, it, the impact that happened in Guianas was not the same impact that happened in Coney Island but there were five buildings that were destroyed, five buildings where residents couldn't get out to get medicine, the care they're needed. There was medical reasons. So we need to look at that and fight for that with NYCHA. Thank you.

JOHN JOHNSON: Good afternoon. My name is John Johnson, Resident Association President for Mott Haven Houses District Chair for the Bronx South and Section 3 Committee Chair. I want to talk about Section 3 as you guys were talking about. Good afternoon. A lot of the things that the New

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York City Housing Authority was referencing is not what's written down on the federal regs. When it comes to 963 964 Section 3. When they talk about the REES program, 15 percent of labor, that's against the law. It's supposed to be 10 percent of the total contract, not 15 percent of labor. You asked a specific question pertaining to is Section 3 for just NYCHA residents or is it for the community, it's for the community at large. It's not just for NYCHA residents. Homeless is on the list also. They don't give purpose to no one else. It's a community base thing. It's not a NYCHA driven thing. The project labor agreement that was signed with New York City Housing Authority they made an agreement with all of the unions in New York City. They didn't come to the resident leadership and make the same agreement. The project labor agreement supersedes Section 3. A lot of the times when resident leaders are having start up meetings they're told oh you can make a Section 3 recommendation. It has to go through the PLA now. Not even through REES anymore which is against the law. There's no preference in Section 3 for unions. A local city or state law can only support a

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federal law. It cannot supersede or circumvent. And that's what they're doing with the project labor agreement law. Now we as resident leaders are having a hard time getting our residents jobs. That we're giving numbers and force misconceptions about Section 3 is so good. Section 3 is terrible. We have to fight constantly for Section 3. They want this project labor agreement to go through your apprenticeship union where you're not getting prevailing wage for your residents in New York City. The only scale requirements of construction in New York City is a OSHA 10, nothing else. If you have more skills you can get more French benefits. But the only skillset for the Section 3 when it comes to construction it is your OSHA 10. Prevailing wage in New York City is \$36.00 an hour. It's very important when it comes to the Sandy relief money that we talk about resident owned businesses. Under Section 3 you can become a resident owned business and you can make up to a million dollars a year as a resident living in public housing. There was no mention about that. You can make up to a million dollars a year for a three year year period. It's legal. They don't talk

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about that. You were talking about getting the residents ready as far as training is concerned. They're not getting us ready as far as training is concerned as far as resident owned businesses are concerned. It's very important that we get into these positions now ahead of time. So when this money is finally given to the housing authority we can be ready and we can be prepared to move forward to get these residents the jobs that they need. It's very important that we do that. I'll yield the rest of my time.

CHARLENE NIMMONS: Thank you. Charlene Nimmons, the resident association, president at Wyckoff. I also have a nonprofit organization called Public Housing Communities Inc. We have OSHA 10 certified New York City housing residents and community at large over a 35 hundred since 2009 to current date with the partnership of community based organizations with the partnership of resident associations, resident associations tend to participation funds have been paying for the residents to get OSHA 10 certified. We have been working on the ground level making sure that people were getting prepared for these jobs that were

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coming from the time of the stimulus package. We got 423 million dollars that was, we were a part of the bail out. 423 million dollars, ask how many jobs did we get. That's what we's need to, we really need to start looking at these HUD regulations we're planning a, a training. We've gone for training. We know what the HUD regulations are telling us that we're supposed to do as leaders. We have been committed to making sure that people are trained and they're getting, that they're getting jobs. We don't only get jobs in housing. We're supposed to be looking at the funding, the federal money that comes into the state, into the city that is federally funded. If you look at, these are three HUD regs that really need to be paid attention to. 24CFR135, 24CFR963, and 24CFR964. Those are three very important HUD regulations when you want to talk about impacting the poverty within our communities. We totally understand about getting jobs but if we get contracts, if we start up resident owned businesses and we start putting people to work we will impact poverty. It's get these HUD regulations, let's start utilizing them. Let's stop allowing unions to

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go to the table with YCHA and NYCHA to be at the
table with the unions without having the community
input. It is imperative. And according to 964 there
is to be a dialogue with the resident associations
residents and the community to talk about what
needs to happen within, within our community. We
have been constantly saying that Section 3 is so
important we're sitting, we raised over four, we
raised over two million dollars in housing, in, in
Wyckoff Gardens . We spent 400 thousand dollars on
our security system, our intercoms are still not
working. So when he said that oh we're going to be
able to do the work, I'm so sorry, we're going to
be able to do the work, guess what they haven't
been able to do the work right now. They did our
water pump. Ms. Corbin just brought up about our
water pump, it had broke. We're still having
trouble and it was a brand new water pump that was
put in. So we've got to figure out how we make sure
that the work is done. When they talk about
percentage... percentage, it's easy for you to say
ten percent is, is working but then when you ask
for the number he said eight right. When you talk
about construction hours he said 10 thousand

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construction jobs. That could equate to maybe 300 jobs. When you ask a, a construction person, when you talk about construction jobs it's based on ours. And if we're going to be doing real self-sufficiency then let's really do self-sufficiency. Let's create businesses. Let's create jobs through those businesses.

REGINALD BOWMAN: Good afternoon gentleman. My name is Reginald Bowman and I'm the President of the City Wide Council of presidents of the New York City Housing Authority. And I'm joined here with my colleagues who represent many of the residents in the city of New York technically where the jurisdiction-wide council that represents all of the public housing residents in the city. I'm here today primarily to talk about the monitoring of the FEMA developments and I hope you all have copies of my testimony. And in the interest of time I'm going to read it but I first want to say hopefully the next time as we go on with this that you allow the residents to ask the New York City Housing Authority personnel questions because some of the things that they presented to you are totally inaccurate and you need to give us the

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opportunity sometimes to question them in public so that the inaccuracies that they're putting on the record don't stand as being fact. To the chair and members of the committee of Public Housing and the chair of the members of the Committee of Recovery and Resiliency thank you for convening an oversight hearing on the monitoring of FEMA's three billion dollar grant in New York, to NYCHA for Sandy damaged developments. I would like to give credit and thanks to all the residents of the impacted developments and the stakeholders and community based organizations and elected officials at NYCHA and... for finally granting this money to restore the NYCHA developments that were devastated by the Superstorm Sandy. The grant will go a long way to repair and restore the buildings and be a tremendous economic infusion to the communities where they are located and the city of New York. This grant will also go a long way in restoring the faith and trust that residents have lost in the federal government that we have seen this investment in public housing in the city. Now that this long overdue funding is in place the residents and it's leaders want to ensure that this

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investment is appropriately monitored from the creation, for the creation of an adequate scope of work and the public housing residents benefit from this funding by strict adherence to the Section 3 act of 1968. Now we've never seen the scope of work that they presented today. Never, not one time did they present it to the resident council leadership of the citywide council. We've never seen this. And so a lot of the things that I heard today. I was, first time I've heard it. Anyway the major damage of Sandy was as a storm surge and water, and water damage that devastated the exposed and vulnerable shorelines of New York City which surrounded, which in New York we're surrounded by water. In order to prepare and I hope you give me a little more time to get this. In order to prepare the, for the future and properly invest the three billion dollars...

CHAIRPERSON TORRES: Reginald I'm going to give you one more minute.

REGINALD BOWMAN: Okay. I'm going to summarize this since you guys have my testimony. But like I said in the future I wish you guys would allow the residents to speak first about some of

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these things that impact us. What the residents really want we want a comprehensive scope of work done by experienced engineers to prepare a blueprint for the appropriate rebuilding and repairs for the Sandy impacted developments. We want a creation of a resident driven Section 3 compliance structure which we have a model for that we would like to present to the city council at your convenience that would ensure that, that there will be a procedure that will make sure that the current Section 3 regulations are followed. Again I just want to close with this. I urge this committee to sign a letter of support of a Section 3 compliance contract and a compliance structure that makes sure that this funding that's coming from FEMA, that's supposed to be coming through the state gets accurately accounted for and makes sure that the residents that are supposed to benefit from it from Section 3 and the construction that's supposed to be done is put into place appropriately. And we stand ready as Ms. Nimmons pointed out and Mr. Johnson pointed out we've been working on this now for years. We stand ready to work with the city council and NYCHA to make sure

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3 that we make this happen. And the rest of my
4 remarks are in my statement.

5 CHAIRPERSON TORRES: Thank you for your
6 testimony. The next panel includes... We have Ms.,
7 Ms. Torres from Alfred Smith Houses, Claudia from
8 Astoria Houses and Lorraine Brown from, from 334th
9 East 92nd Street... tenant association. Sure. And as
10 we're waiting for the next panel to get seated I, I
11 will say that for the record I, I think that we
12 heard some very good suggestions and input. I would
13 add that in my district in Coney Island, we
14 actually... I, I hosted a, a breakfast with all the
15 impacted NYCHA leaders and Mike Rosen did come
16 there and he distributed the scope of work to each
17 of those developments. And so of course the
18 questions that followed is when does it begin and,
19 and Mike... heard that but I, I will say that at our
20 end we're doing just that and we'll be continuing
21 to have these ongoing monitoring meetings and
22 breakfasts. So thank you for that input. And having
23 said that we'll have the next panel begin. Thank
24 you.

25 UNIDENTIFIED FEMALE: Thank you. Yes
good afternoon chairs Torres and Treyger and

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Councilwoman Chin. I want to thank you for the opportunity to come before you today to testify on monitoring FEMA's three million dollar grant to NYCHA for Sandy damaged developments. As stated these monies finance housing restoration, major repairs, and other projects that would protect residents from Future storms. I am coming before this line body as a stakeholder and would want all stakeholders to economically benefit from this opportunity. Before we moved to the next step it is critical that we understand HUD's regulation 24CFR135, 963, and 964. Listed below are my concerns that must be considered and implemented prior to disbursement of funds. One, there must be training for the residents NYCHA staff and officials to understand the HUD Section 3 proposed new rule. Two, ensure that NYCHA is compliant with Section 3 regulations. Three, how are you going to enforce that the unions comply to Section 3 requirements. How is the committee going to ensure that 15 percent of NYCHA Section 3 resident owned businesses, ROB, is benefitting from these funds. Five, with a city council support the development and utilization of such businesses the fullest

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extent the regulations allowed. Six, the regulation requires that 30 percent of all new hires be Section 3 residents with a priority for the residents at the development I which they reside. How is this 30 percent rule going to be enforced. Seven, how many Section 3 ROBs for profit could we make shovel ready to enjoy this monies opportunities. Eight, the regulations require that Coney Island Tenant Association president and other RA presidents who are affected by Sandy damage be part of these negotiations and the decision making process. Nine, direct and assist NYCHA in releasing an RFQ for a expired and professional Section 3 consulting firm to provide comprehensive real time Section 3 monitoring and reporting web based Section 3 software. I'm almost done, thank you. Ten, provide training and technical assistance to tits residents, promote accuracy and transparency in NNYCHA's section three compliance reporting, establish a resident led committee with Committee on Public Housing Members in the Mayor's Office. Again thank you for the opportunity to testify and we look forward to working with you to improve the lives of NYCHA stakeholders. Loraine Brown

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president of the 334 East 92nd Street Tenants
Association. I am also a NYCHA... board member and
newly elected member of Community Board 8. So thank
you so much for the opportunity and I wanted to
piggyback to what was said by the previous
residents NYCHA does not know what NYCHA does not
know. And they got not in compliant. We had a
meeting on March 19th for Section 3 information and
we received a dog and pony show on the REES
program. We asked for a follow-up Section 3
meetings and as of today we have not received a
response from NYCHA with the Section 3 follow-up
meeting which is critical. We need to have our
questions answered. Thank you so much for your
time.

CHAIRPERSON TORRES: ...if you have
trouble getting responses the committee will be
more than helpful to get those responses for you so
just let us know.

UNIDENTIFIED FEMALE: Thank you.

NYDIA VASQUEZ: Hello, [clears throat],
excuse me. My name is Nydia Vasquez [sp?]. I am the
co-chairperson of the Gravesend committee for the...
Smith Houses. Our president, I except others had to

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leave so I'm reading her notes on behalf of the whole, all the residents of the smith houses. On the, on behalf of the residents of the Smith Houses I want to thank you for this opportunity to speak about the needs of residents in public housing. We have one basic need that is to live with decency and respect and, and in affordable housing. At present public housing is becoming unaffordable for the working class residents in creating a huge problem for residents that... are being used, has residents rent being raised in one shot at a, by 100 dollars or more and in some cases up to 500 dollars. NYCHA needs to go back to... rent and allow residents to live and exist from paycheck, stop existing from paycheck to paycheck. Safely, safety and rebuilding for smith houses has been initial since we live in flood zone. What we need to ensure is that the residents have input on the rebuilding of our commit, of our communities ad that and that request are respected and taken seriously. Smith residents requested that all the bathroom be gutted and replaced. Unless you remove these things to see the actual damage you cannot do by patch work. The mildew and rodents from the aftermath of Sandy is

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not a healthy, is not healthy for our residents. In
closing we request and remind everyone that decent
housing is a right as human beings and more
importantly we are taxpayers and deserve our fair
share. I thank you for your time sincerely... Torres.
President of Smith Houses. Thank you.

CHAIRPERSON TORRES: So with no... unless
there are any, I guess we're, oh did you... One more,
okay.

CLAUDIA COGER: One more.

CHAIRPERSON TORRES: I'm sorry. I'm, I'm
getting old so I...

CLAUDIA COGER: It's okay. My name is
Claudia Coger. I'm... resident association president
from Astoria Houses. Are, in, good evening, good
afternoon to all of you and I respect you all. I
want to address first the, the fact that until
Sandy or, came or, to our area are we had not been
zoned in the flood zone. Are, but since that time,
sorry, but since that time are working with my
councilman are in Astoria in the area are we are
zone now zone A. And but that was such a, our rude
awaken and our to our area. Not that we had not
seen the river rise but, but you know but not to

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the fact that we thought that it would ever come
into one of the buildings around them around the...
Astoria houses if you don't know sits on a
peninsula. You know we are right, or surrounded by
water our, our like a half egg. But at that time
our, we witnessed something else that came to our,
our, knowing that the saltwater also are... it
fumigated the, the ground so now we cannot even
plant edible vegetables in the ground. So these are
some of the things that have not been explored are,
since Sandy we have not had any in depth our, our
investigation in, in our area as to what really
what has happened to us there. We also all of our
ground floor buildings was covered with water and in
some of the buildings we have ground floors around...
the majority of them are is eight buildings that
was affected. And we had at least three feet of
water our, in the buildings as well as the
basements. In the basements the panels was taken
down are the ones that lost power. Those panels are
still down our, and wires are exposed in, in those
basements. Are, the elevators are where the water
came up under the elevators except at, that have
not been attended to. So I'm saying, I'm not crying

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wolf as a, or maybe a... but Astoria need to be
recognized and be looked at now because we have a
high rating of allergies. We sit in the middle of
three con-Edison plants within a five mile radius
of Astoria and it affects our children and with
allergies and etcetera. So this is why I came here
today to testify that we need to be looked after
now, not a 10 year plan. That will not help life
and stability on the, with the residents in Astoria
houses. And thank you very much.

CHAIRPERSON TORRES: Thank you for your
testimony. Thank you. With no further panels unless
you have any further comment I hereby adjourn this
hearing.

[gavel]

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date May 13, 2015