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THE COUNCIL OF
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John B. Rhea, Chairman
New York Housing Authority
250 Broadway
New York, NY 10007

Re: NYCHA's Annual Draft Plan for Fiscal Year 2012

Dear Chairman Rhea and members of the New York City Housing Authority,

Thank you for having this hearing today. Last year, I submitted testimony as a member of the New York City Alliance to Preserve Public Housing. This year, I again join my fellow housing advocates in reaffirming our commitment to protecting and improving our City's public housing.

Our economy is struggling to recover from the recession and the future remains unclear. For many, recovery is further off than expected. In these uncertain times, it is of the utmost importance that we protect our stock of affordable public housing for New Yorkers. In addition, NYCHA's Section 3 programs for employment and job training are a long way from meeting the needs of thousands of unemployed NYCHA tenants. For example, resident leaders across our city maintain that NYCHA's *own* efforts in utilizing residents as potential employees are underdeveloped.

In November 2010, Senior Housing Policy Analyst Victor Bach, of Community Service Society, requested that HUD evaluate NYCHA's Section 3 program in terms of whether or not job training and opportunities included work with the New York Police Department (NYPD).

Under the Memoranda of Understanding (MOU) between NYCHA and the City in regard to "police services" for NYCHA residents, the NYPD receives \$73 million annually from NYCHA and HUD for operating funds, as well as \$25 million for police vehicles. Despite this large amount of financial assistance from NYCHA/HUD, police and security services in and around NYCHA housing are inadequate. In order to comply with the MOU and Section 3 guidelines, NYPD and NYCHA should work together to actively recruit and support NYCHA tenants for security and services such as neighborhood watch.

In addition to improving the safety and security of public housing, we need to make sure that capital improvements and repairs are NYCHA's top priority. I cannot stress enough that the long wait for repairs residents in NYCHA housing experience are wholly unacceptable. However, this shortcoming, like the public safety issue, should be address in correlation with NYCHA's goal to promote employment and training by hiring within the NYCHA residential community.

One development in my district, Rutgers Houses, has proven that the management's use of the "Job Order Contract (JOC)" model has led successful and timely repairs completed by a general contractor, who is able to supply multi-skilled maintenance workers.

As I plan to continue to work with my colleagues on the City Council on identifying capital dollars that can help expedite the repairs for individual developments, I hope NYCHA continues to utilize its own resources in order to rectify the deterioration of these buildings and to avoid costly and timely repairs due to managerial negligence. Despite the fact that the City Council has already allocated funds to support security and safety plans for NYCHA, we need to work together on seeking alternative resources for repair work.

While I applaud NYCHA's efforts in creating a 5-year plan to preserve public housing for 2011-2016, the plan must be publicized to include residential input and feedback. This forthcoming plan should be highlighted as an endeavor that NYCHA is focused on accomplishing, while considering the reviews and opinions of the residents.

As a proud member of the New York City Alliance to Preserve Public Housing, I urge you to work closely with us to help strengthen our public housing.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret Chin". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Margaret S. Chin
New York City Council Member
District 1 - Manhattan