

PENDING COMMITTEE APPROVAL

BRONX COMMUNITY BOARD NO. 8

**MINUTES OF THE HOUSING COMMITTEE MEETING
HELD ON THURSDAY, NOVEMBER 3, 2016 AT 7:00 PM
AT ST. STEPHEN'S UNITED METHODIST CHURCH
146 WEST 228th STREET, BRONX, NY 10463**

Board Members Present:

Paul Ellis
Amy Joy Robateau
Dan Padernacht
Anthony Creaney
David Gellman
Omar Murray
Julie Reyes
Georgia Santiago
James Santiago

Affiliation:

CB8 Housing Committee, Chairman
CB8 Housing Committee, Vice Chair
Chairperson, CB8
CB8 Housing Committee
CB8 Housing Committee
CB8 Housing Committee
CB8 Housing Committee
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Speakers/Guests:

Robert Knapp

Director of Heating Services, New York
City Housing Authority (NYCHA)
Regional Asset Manager, NYCHA
Deputy Director Heating Services,
NYCHA

Nate Parris
Javier Almodovar

Deputy Director Intergovernmental
Relations, NYCHA

Jennifer Montalvo

Property Manager, Marble Hill Houses,
NYCHA

Kim Theodore

President, Marble Hill Tenants Association
Vice-President, Marble Hill Tenants Association
Commanding Officer, 50th Precinct
50th Precinct
Riverdale Press

Paulette Shomo
Tony Edwards
Deputy Inspector Terence M. O'Toole
Sergeant Hidalgo
Anthony Capote

Community Residents:

J. Sims
L. Chong
L. Mercado
D. Martin
R. Williams
S. Wheeler
E. Watkins

M. Payne
E. Cunningham
M. Cousins
S. Holland
L. Cabrera
I. Sylvester
F. Ray
P. Perez
A. Tavares
C. Jacobs
M. Carter
T. Jineg
B. Beech
D. Dixon
A. O'Boone
C. Santana
I. Burrell
J. Pacheco.

Absent:

David Kornbluh
Sergio Marquez

CB8 Housing Committee
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The meeting was called to order at 7:15 PM.

Paul Ellis, Chair of the Committee, welcomed the attendees and introduced himself. Mr. Ellis then went on to review the agenda for the evening -

Maintaining Adequate Heat and Hot Water Service at Fort Independence/Bailey Houses and Marble Hill Houses: A Public Discussion with Residents and with Representatives of the New York City Housing Authority (NYCHA)

NYCHA representatives in attendance making the presentation were Nate Parris, Regional Asset Manager, Robert Knapp, Director of Heating Services, Javier Almodovar, Deputy Director Heating Services, Jennifer Montalvo, Deputy Director Intergovernmental Relations, and Kim Theodore, Property Manager, Marble Hill Houses.

Synopsis of presentation by NYCHA representatives:

- NYCHA representatives try to work closely with the Marble Hill Houses Tenants Association and its President, Ms. Paulette Shomo.
- Attempts to improve cleanliness of buildings and stripping floors are in effect. Floors in buildings 1 – 6 have already been done, and buildings 7, 8, 9, and 14 are next on the schedule.

- NYCHA is working on a plan to remedy the garbage left in front of the buildings, through the distribution of literature.
- There is an annual overhaul process on the heating systems which currently applies to six boilers at Marble Hill.
- The hot water system has two units, so if one fails, the second unit is available as back-up.
- The boilers will be replaced in 2019 as per the 5-year capital plan.
- There are currently complaints of no heat which management is working on. Literature will be placed in all lobbies regarding the heating complaint process which consists of complaints being logged at the management office.
- Performance is being improved with the use of hand held devices, such that complaints go directly to devices which are being utilized by the staff. This will enable staff to act swiftly and efficiently.
- MyNYCHA app – NYCHA residents may log onto [MyNYCHA](#) to log in complaints and issues.

Deputy Inspector Terence M. O’Toole, Commanding Officer, New York City Police Department (NYPD), 50th Precinct

Deputy Inspector O’Toole discussed the availability of his officers and staff to assist the community and residents of NYCHA housing. There are four officers assigned to NYCHA housing, and these officers work primarily from 4 pm until 12 pm.

Questions (Q) and Comments (C) of attendees and Answers (A) by presenters

Q – Last January there was a serious issue with heat at Fort Independence. What measures have been taken to prevent a reoccurrence this year?

A – A piece of equipment needed to be ordered - a pressure regulation device that regulated the water. They have ordered a spare to have on hand for the future.

Q – A resident complained that in her building the K line on a lower level apartment has too much heat to the point that the floor is extremely hot. There is continuous leak from the pipe as well.

A – Staff committed to look into matter by Monday, November 7 at the latest.

Q – A resident complained that her K line apartment on a higher floor had no hot water from 2004 to the present.

A – Staff committed look into the matter. There was discussion regarding the overhaul of two pipe vacuums, as a result of which there should be sufficient hot water.

Nate Parris reiterated it is his responsibility that his office must deliver to the residents.

Q – Two separate household residents (B & C lines) complained of having no hot water in the bathroom on weekends, usually from Friday to Monday.

A – The issue may be pressure and staff committed to look into issue.

At the request of Mr. Ellis, NYCHA staff committed to report back to Community Board 8 on the resolution of the complaints that were being raised.

Q – What is the work ticket process?

A – A complaint is reported to the main office, a ticket/ work order is issued and then maintenance makes attempts to schedule an appointment to fix the problem. If there is no answer or access into the apartment, the job may be deemed closed. Information on handling complaints will be distributed and posted in the near future.

Paulette Shomo, President, Marble Hill Tenant's Association, advises that anyone may contact her directly with any issue or complaint.

C – There was a complaint by a resident of Fort Independence regarding mice and rats. She noted that the NYCHA practice of putting dirt over the holes does not fix the problem.

C – There was a suggestion of screening incoming tenants more thoroughly.

C – There was a comment made regarding insufficient enforcement by NYCHA with respect to dogs and garbage.

A - New campaign, "Love where you live", will address the curbing of dogs.

Q – Complaint of no gas in B line apartments since October 8th. The resident contacted several offices to complain and to attempt to get assistance. When the NYCHA office operator was unable to assist, the resident contacted various politicians. Con Edison was unable to advise when the gas would be turned back on. It was very frustrating for residents, since no information or status updates was provided.

A – They are working on a system for operators to be more informative to residents and for residents to have more access to staff when calling. As for the gas, NYCHA staff explained the following chronology: 10/8 - Con Ed shut down gas, 10/11 - they determined the scope of the job, 10/13 - they submitted the scope, 10/14 - permits were requested, 10/21 - permits were approved, 10/27 - riser replacement occurred, 11/1 - Building Department inspected and approved, and 11/2 - Con Ed set date to restore. NYCHA is currently awaiting notification of the date.

Q – Spanish speaking residents are not able to communicate to management due to language barrier.

A – There is a language bank at the central office which should be contacted by management whenever there is a language barrier.

Q – A resident of a H line apartment complained of a water leak near a power outage.

A – Staff committed to look into the issue. If the walls are bubbly, normally the cause is water seeping in through the bricks. There is a list of apartments with this issue which will be addressed with capital funds.

Lt. Chris Hogan and Firefighter Vasquez, New York City Fire Department (FDNY)

- Winter Fire Safety pamphlets were distributed.

- Saturday, November 5th is the end of Daylight Savings Time. He recommended for everyone to check their smoke alarms twice annually when the time changes.
- Space heaters must be used with caution – unplug when not in use.
- Unplug hotplates when not in use.
- In fireproof buildings, when exiting during a fire, close the door behind you. If the door is hot, you should stay in the apartment.
- Free smoke alarm and carbon monoxide detectors and installation are provided by the Red Cross and FDNY. Contact (877) 733-2767 ~ (877) RED-CROSS.
- For a free Fire Safety Education presentation contact (718) 281-3875.

Mr. Ellis reminded all to kindly sign the attendance sheet. Mr. Ellis thanked Reverend Nathaniel Dixon, Pastor of St. Stephen's Methodist Church for hosting the night's forum. Mr. Ellis also thanked all for attending and participating in discussions.

There being no further business before the Committee, the meeting was adjourned at 9:35 pm.

Minutes recorded by,
Julie Reyes
 Housing Committee Member
 Bronx Community Board 8

Respectfully submitted,
Paul Ellis
 Chairperson
 Housing Committee
 Bronx Community Board 8