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**The City of New York  
Community Board 8 Manhattan  
Housing Committee**  
*Thursday, March 3, 2022 – 6:30PM  
Conducted Remotely on Zoom*

**Minutes**

**Board Members Present:** Saundrea I. Coleman, Ed Hartzog, Rebecca Lamorte, Gregory J. Morris, Rita Popper, Marco Tamayo, and Yma Rodriguez-Thoma.

**Item 1: Discussion: NYCHA (Part 1). What do we as a committee know? What do we want to know?**

Mr. Hartzog and Mr. Morris introduced the new co-chair, Ms. Lamorte. Mr. Morris provided a presentation on data related to the public housing developing CB8. (Slides are provided at the end of the minutes.)

As there were no more reflections or questions, Mr. Hartzog, Ms. Lamorte, and Mr. Morris expressed their gratitude for the participation of CB members and non-CB members on today's call.

There are three public housing developments in CB8: Holmes Towers, Isaacs Houses and Robbins Plaza. The federal government ranked these three Upper East Side public housing buildings as the third worst in the United States. During quality inspections, HUD gave these buildings 25 out of a maximum hundred points. Mr. Morris noted the quality inspection score changes over time- and that Pro Publica flagged these changes are out of the ordinary. Following that, Mr. Morris provide detail about the number of open work tickets with NYCHA - meaning work tickets that where someone communicated a problem that needs to be fixed.

Ms. Coleman offered an overview of the efforts of the Holmes-Isaacs Coalition to address these issues including an update on legal action.

There was a brief conversation about privatization efforts.

The co-chairs agreed to provide the committee with information monthly about the backlog of repairs in the developments, the closing of tickets, and what items are/aren't being addressed by NYCHA.

Ms. Coleman shared her assessment of city government's inability to meet the needs of public housing residents over time.

There was a brief conversation about systemic racism associated with public housing.

Ms. Lamorte asked for a focus on specific questions: 1) Who's accountable for those repairs? 2) What happens if they don't get them done? And 3) What happens if repairs result in people being more harmed?

There is an interest in the committee providing more information about work orders and clarifying efforts to hold the city (property management, etc.) accountable for reporting out on the key indicators that we set related to related to members of public housing doing better.

There was a brief conversation about the costs associated with the usage of specific trades to address some of the specific work orders and facilities issues.

The desire for the committee to be focused on the fundamental construction problems as opposed to the cosmetics ones was essential.

There was a brief conversation about the desire to train public housing residents for opportunities in the skilled trades.

Ms. Coleman reiterated the economic diversity of residents in public housing – and the need for the committee to respect the individuals and families in public housing.

NYCHA serves 1 in 15 New Yorkers and NYCHA residents are employed as teachers, police officers, nurses – people who provide services that are essential to the city.

There was a brief conversation about the threat of displacement.  
There is desire to assist residents with recertification.

With a motion made and seconded, the meeting was called to close.



The federal government ranked three Upper East Side public housing buildings as some of the worst in the United States. The Department of Housing and Urban Development (HUD) gave the Holmes Towers, the Isaacs Houses and Robbins Plaza just 25 points out of a maximum of 100 as a measure of quality following recent inspections. Out of the more than 3,800 scores counted by HUD in 2017, the three complexes tied for 13th worst in the country.

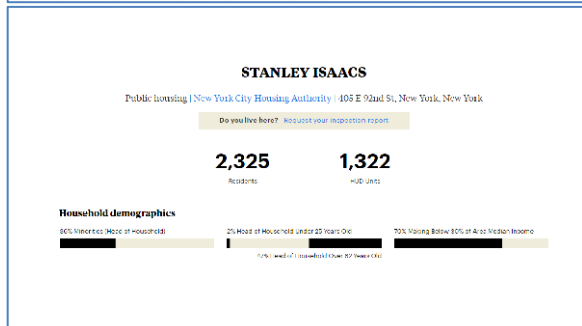
The three buildings received a score of 86 points in March 2015, high enough to excuse them from yearly inspection. The Manhattan U.S. Attorney's Office filed a lawsuit that said scores dating back to 2010 were questionable, claiming NYCHA staff were trained to hide problems by painting or placing cardboard over stained or damaged ceiling tiles.



#### Inspection Summary Report (POA) for Inspection #589963

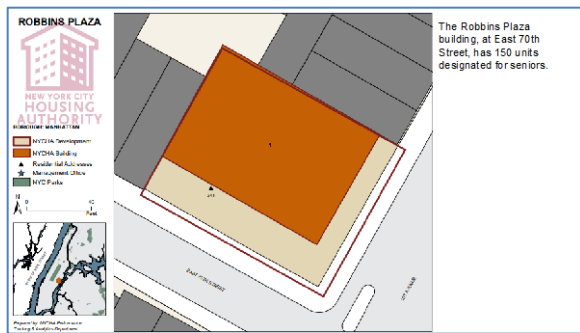
Score Summary					
Area	Possible Points	Deductions/Excluding H&S	Pre H&S Points	H&S Deductions	Final Points
Site	16.67	9.80	6.86	6.86	0.00
Building Exterior	16.67	13.75	2.92	0.00	2.92
Building Systems	21.64	5.77	15.87	10.30	5.57
Common Area	9.17	8.65	0.52	0.47	0.05
Unit	35.87	11.01	24.86	8.48	16.38
Total	100.00	48.97	51.03	26.11	24.92

Score Version: 1      Score Date: 03/30/2017      Final Score: 25c\*



**December 2019** - The lawsuit demands that NYCHA conduct full roof-to-cellar inspections of the complex and repairs any conditions in violation of city housing and building codes.

**March 2021** - Nearly 15 months later, tenants say the judge handling their suit has ordered the New York City Housing Authority to conduct more frequent inspections – but that those inspections fail to resolve the root issues causing the disrepair.



Open Tickets	505	➡	155	Buildings
Appear like there has been 'action'	23		112	Assessment
Designated 'work'	6		10	Mold/Mildew
			10	Paint
			5	Heat
			3	Plumbing
Average length of time designated from report date	303 days			

*Edward Hartzog, Gregory Morris, and Rebecca Lamorte, Co-Chairs*