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Chairman Tino Hernandez, with Mayor Michael R. Bloomberg and Board Member Margarita López, at the January 29 announcement at the Queens Section 8 Applications Office.

## Section 8 Waiting List Reopens

Mayor Michael R. Bloomberg and Chairman Tino Hernandez announced the first reopening of the waiting list for the Section 8 Housing Voucher Program in 12 years, at a press conference on January 29 in the Queens Section 8 Applications Office. Already the largest program of its kind in the country, NYCHA's Section 8 program for very low-income families seeking affordable housing will grow by almost 25 percent from the availability of 22,000 additional rental vouchers. Presently, the Authority administers more than 84,000 Section 8 vouchers that subsidize rental payments to private landlords, serving more than 270,000 New Yorkers.

"NYCHA is pleased to be able to offer residents a chance to apply for Section 8 housing," Chairman Tino Hernandez said, with Mayor Bloomberg and Board Member Margarita López at

his side. "For the first time in more than a decade, we will be able to offer vouchers to people from the general community. We are grateful for Mayor Bloomberg's leadership and the support of Congress."

The new vouchers are made possible from \$100 million in Federal funding for Section 8, reflecting the advocacy of Mayor Bloomberg and the City's Congressional delegation for increased support, and by reforms in the City's homelessness policies.

Prior to reopening of the waiting list, Section 8 applications were only accepted for emergency applicants including domestic violence survivors, families reunifying from foster care, and intimidated witnesses. In addition to these groups, 3,000 of the new vouchers will be targeted to households at risk of homelessness; 200

*(continued on page 4)*

## Federal Funding Sought for 21 Unsubsidized Developments

Senator Charles E. Schumer joined Congress Member Nydia M. Velázquez and Chairman Tino Hernandez on February 20 to announce legislation that would provide federal funding for 21 developments that have received no operating subsidy since 1998. (See page 9.)



Senator Charles Schumer announces The Public Housing Equal Treatment Act. With him are Board Member Margarita López (left), Vice-Chairman Earl Andrews, Jr., and Chairman Tino Hernandez.

## Bulletin Board

The Bulletin Board posts information about events, policies and programs.

### Congratulations

Congratulations are extended to **Robert McSweeney**, who was appointed Inspector General, effective January 16, 2007.

### NYCHA's Emergency Telephone Number

NYCHA recently experienced a small fire at 90 Church Street on February 2, 2007. Fortunately the fire was quickly contained and no one was hurt.

For affected employees, NYCHA's main telephone number was a primary means of communication in the days immediately following the fire. By calling **(212) 306-3000**, staff received updates about the condition of the affected areas and where to report for work.

Please remember to contact NYCHA at (212) 306-3000 for emergency information for similar events in the future.

### NYC Employee Assistance Program

The NYC Employee Assistance Program (NYC/EAP) is a professional service that provides free, confidential assistance to NYCHA employees and their family members with personal problems. Employees are urged to seek assistance whenever personal problems interfere with functioning at work or threaten their well being.

These problems may include alcohol and drug abuse, stress, anxiety or depression, as well as personal, family and job difficulties. Employees may ask their supervisor to schedule an appointment with the NYC/EAP on limited excused leave or schedule their own appointment on personal leave.

The NYC/EAP is located at 40 Rector Street - Rm. 745, in Manhattan, and may be reached at (212) 306-7660 on weekdays from 9:00 a.m. to 5:00 p.m.

### **NYCHA Employee Bulletin**

Chairman.....	<b>Tino Hernandez</b>
Vice-Chairman.....	<b>Earl Andrews, Jr.</b>
Member.....	<b>Margarita López</b>
Secretary.....	<b>Vilma Huertas</b>
General Manager.....	<b>Douglas Apple</b>
Director of Dept. of Communications...	<b>Sheila Greene</b>
Editor.....	<b>Howard Silver</b>
Senior Photographer.....	<b>Pete Mikoleski</b>
Photographer.....	<b>Kevin Devoe</b>

New York City Housing Authority  
Department of Communications  
250 Broadway - 12th floor  
New York, NY 10007  
(212) 306-4384

*SilverH@NYCHA.nyc.gov*

### NYCHA Aids City's Emergency Response

NYCHA assumed its customary role of providing support for the City's emergency response when nine community centers provided refuge from the extended, extreme cold spell that held New York in its grip in early February.

Designated as "temporary warming centers," the nine facilities remained open and staffed around the clock for six days beginning on February 6. NYCHA's preparations also included staff from the Social Services Department that were poised for deployment, if needed.

Fortunately, the number of New Yorkers who were forced to seek shelter, due either to homelessness or inadequate heat, was relatively small. However, this did not detract from the importance of assistance that was available for those in need.

In a refinement of City procedures, center locations were determined by their proximity to areas where the most "311" calls for lack of heat were made. There were nearly twice as many heating centers opened as during previous cold emergencies.

The nine Community Centers included: Rutgers Houses and King Towers in Manhattan; Hope Gardens and Breukelen Houses in Brooklyn; Bland Houses and Baisley Park Houses in Queens; Melrose and Kingsbridge Houses in The Bronx; and West Brighton Houses in Staten Island.

### On-the-Job Photos Wanted

Submissions are invited for the *Bulletin's* new photo feature called "On-the-Job." This series showcases photos taken by employees of employees at different locations performing any of the countless tasks that make NYCHA the best housing authority in the nation.

Your location may be an office, a warehouse, or a boiler room; your tasks may be data entry, painting, or auto maintenance. Here is your chance to show your co-workers doing their best for New York. See the feature in this issue on page 6.

Photos and inquiries may be mailed or e-mailed to the Bulletin at the phone number or address at left.

### Dreaming of Retirement?

Did you know that pension contributions deducted from your paychecks are not taxed on the Federal level, only on the State and City levels (except for certain deductions such as buy back payments)?

As a result, when you retire, your pension benefit will be taxed on the Federal level, but not by New York State or New York City.

Therefore, some lucky folks with many years of service may actually have a pension benefit that is larger than their last paycheck. For more pension information, see the Pension Primer feature on page 9.

## NYCHA Initiatives

NYCHA Initiatives focuses on how the Authority is changing to confront new challenges creatively, utilize resources effectively and keep pace with technology.

# COMPTROLLER'S RISK MANAGEMENT AWARD



Safety Director Phil Johnson holds Risk Management Award presented by NYC Comptroller William C. Thompson, behind plaque. From left are: Deputy Director of Risk Finance Arlene Orenstein, GM Doug Apple, Chairman Tino Hernandez, DGM for Finance Felix Lam, NYCHA Controller Jeffrey Pagelson and Peggy Heveran, Executive Assistant to DGM for Finance.

NYC Comptroller William C. Thompson, Jr. presented his office's Risk Management Award to the Housing Authority on January 19, 2007, at the New York Law School. The award was made in recognition of NYCHA's innovative measures to reduce workforce injuries.

At the presentation, Comptroller Thompson remarked, "Under the leadership of Chairman Tino Hernandez, [NYCHA] pursues a robust Risk Management Program."

The award specifically recognized NYCHA's Injury Repeater Focus Group initiative designed to reduce injuries to janitorial caretakers with above average injury rates for their job title. NYCHA achieved a 73 percent reduction in workers' compensation claims for the injury repeaters in this group.

In accepting the award, Chairman Hernandez noted that, in addition to protecting the safety of employees, fewer injuries and related absences "means more time can be spent maintaining developments for residents, and that is a very positive outcome."

NYCHA's decade-long decline in job-related injuries has also brought substantial savings in the cost of workers' compensation insurance.

### Safety Committee

NYCHA established a Safety Committee in 1995 to foster safety awareness by employees and work with departments to integrate safe work practices into their operations. The committee's comprehensive measures to reduce workplace injuries include: identification of safety issues, investigation of

major accidents, safety training, and recognition of safety excellence through annual Safety Awards ceremonies.

As a result, employee injuries and related costs to the Authority have declined sharply. Last year, the injury rate fell to the lowest level since safety awareness and monitoring measures began in 1995.

### Injury Repeaters Focus Group

In analyzing NYCHA's injury profile, the Safety Committee determined that Caretaker J employees, who represent 27 percent of the workforce, recorded 60 percent of workers' compensation accidents. Since these employees clean buildings and remove garbage -- which requires bending, stretching and lifting -- their higher rate of injury is not surprising. Why do some employees in this group incur repeated injuries and accidents while others worked their entire career without sustaining any?

To answer this question, a Safety Perception Survey was conducted with 77 caretakers and other field staff who reported three or more injuries in 18 months. When asked about factors affecting safety and how to make the Safety Program better, Authority employees, as usual, had valuable insights to share.

"Many employees told us they wanted more communication between the employee and supervision on safety concerns, such as how to use a new product or perform an unfamiliar job," explained Safety Director Phil Johnson. Employees in immediate need of safety procedures not available at their location may now call the Safety Hotline (718) 707-5399 for assistance.

The importance of interpersonal relationships at the workplace was also emphasized. "Employees tell us they want to be treated with respect," Johnson said. "Feeling respected positively affects morale. At locations where morale is high, employees look out for each other. This is a highly important factor for safety."

These insights were discussed with a larger focus group of 400 injury repeaters at which additional accident avoidance strategies were developed. These practices were incorporated into Safety Committee presentations for field managers and supervisors at borough management safety seminars. The findings also brought adjustments in the formal training curriculum for the Caretaker J job title.

Discussion with the larger focus group included the emotional and financial impact of accidents on employees and their families. Consideration was also given to the impact of a workers' compensation absence on the ability of co-workers to deliver services to residents. NYCHA's work rules do not permit a development manager to replace an employee on workers' compensation leave until he or she has been disabled for at least 90 days.

"The impact of injuries struck a chord when staff understood how their accidents affected fellow employees as well as residents," Johnson concluded.

### Lessons Learned

Injury Repeater Focus Group training is just one tool in NYCHA's arsenal of safety initiatives. However, the lessons learned have certainly contributed to reductions in the injury rate Authority wide. The September 2006 injury rate was 8.4 percent lower than just one year ago.



## Cover Story *(continued)*

additional vouchers have been allocated to chronically homeless individuals who are not part of the City's shelter system.

The reopening of the Section 8 waiting list was covered widely by the City's news media, and advertised by NYCHA in newspapers serving the City's ethnic communities.

### Huge Public Response

Extensive efforts were made by NYCHA's management and staff to meet the huge public response, as thousands of New Yorkers anxious to take advantage of the historic oppor-

By the end of February, the number of applications distributed had grown to more than 370,000, including 50,000 accessed over the Internet.

### Community Outreach

Comprehensive efforts are being made to contact individuals who applied for Section 8 vouchers as long ago as 1993. Ads and materials emphasize that prior applicants who remain eligible will be given priority for new vouchers. While phone calls and an initial mailing have been made to this group, 80 percent have failed to respond, due primarily to out-of-date contact information. The names of non-responders on public assistance



Lorna Lewis-Miller (right), secretary, hands a Section 8 application to an interested New Yorker at the Brooklyn Applications Office.

### Landlord Participation

Participation of landlords in the Section 8 program is voluntary. However, "We already have 30,000 Section 8 landlords in the city, and recent history shows voucher holders have been able to find sufficient landlords to meet demand," said Leased Housing Director Gregory Kern, whose department administers NYCHA's Section 8 program. Moreover, he noted, the new vouchers will not bring the need for Section 8 landlords to an unprecedented level. As recently as five years ago, there were as many Section 8 landlords as will be required again to meet demand.

Nonetheless, incentives are being reviewed to make the program more appealing to landlords. One of the program's main incentives, Kern said, was the guarantee that NYCHA will pay the subsidized portion of the rent, which is on average 75 percent of the total rent, on the first of every month. Even the best tenants probably can't match that record of dependability, he said.

### Background

The Section 8 program requires families to pay 30 percent of their income for rent to a private landlord whose house or apartment NYCHA inspected and found to meet HUD's standards. NYCHA pays the remainder of the rent, which must not exceed the Fair Market Rent for that area, as determined by the Federal government.

Families and individuals who secure Section 8 vouchers may seek housing in any state, as well as Puerto Rico and Guam. This "portability" is considered an attractive benefit. **B**

### NYCHA Handles Huge Response for Applications

"During the early stages of the application distribution period, response by staff was extraordinary," exclaimed ADGM for Support Services Peter Cantillo.

"The public's need for affordable housing is so acute," he noted, "that people waited outside in the cold" when applications were first made available. An orderly sidewalk tent distribution system was set up outside of three Borough Applications Offices, he explained, because normal indoor offices could not handle public demand.

"Our employees worked in sub-freezing weather for eight hours a day, on January 30 through February 2, helping thousands of people," he said. At any given time "each of those locations had hundreds of applicants anxiously awaiting their turn on line."

To further meet public demand, each of NYCHA's 149 Management Department Offices had extended hours of operation until 7:00 p.m., so that New Yorkers could pick up Section 8 applications on their way home from work.

"Our staff endured difficult working conditions and served the public admirably during this period," ADGM Cantillo, concluded. "This City and NYCHA owe them a debt of gratitude."

tunity flocked to locations throughout the city to obtain applications. On the first day alone, 35,353 applications were distributed, said Director of Applications & Tenancy Administration Arlene Campana, and 224,851 applications were distributed the first week.

"I want to give credit to my staff," she said, "and staff in Emergency Services, Technical Services, and Security, who worked outside in the cold at the three Borough Applications Offices from January 30 through February 2 to handle the initial demand (see box).

"The applicants were courteous, orderly, and appreciative that the waiting list was opening up. They thanked us very much," she added.

will be forwarded to the Human Resources Administration in an effort to obtain current information.

In addition, letters were mailed to approximately 6,000 NYCHA residents advising them of their eligibility to apply for the Section 8 program due to overcrowding in their apartments. Letters were also mailed by the Department of Communications to 3,500 community-based organizations to help publicize the application period.

Applications from the general public will be accepted for the three-month period that began February 12 and must be postmarked by May 14, 2007. The new vouchers will be allocated over a two-year period.

## NYCHA's Leadership Academy Partners with Baruch College



*Standing for a class portrait of NYCHA's 2007 Leadership Academy Class are: Stephanie Massuridis, Joseph Roeder, Harley Diamond, Kevin Norman, Barbara Turkewitz, John Mauser, Modestine Rogers, Denise Brockington, William Green, Adam Eagle, Prasad Gudipaty, Anthony Friedman, John Aber, Martha Brazoban, Laurence Redican, Michael Rosen, Desiree Miller, Ann-Marie Flatley, Luis Ponce, and Doug Heyward. Seated are: DGM for Administration Natalie Rivers, Secretary Vilma Huertas, Member Margarita López, Vice-Chairman Earl Andrews, Jr., Baruch College Senior University Dean of Academic Affairs John Mogulescu, and Baruch College Dean of the School of Public Affairs David Birdsell.*

The Leadership Academy class of 2007 commenced on January 9, when twenty promising employees attended an orientation session at Baruch College. NYCHA's Leadership Academy was designed to identify and cultivate a new generation of leaders from within the ranks of the Authority. These motivated individuals will provide the change management skills as well as the continuity NYCHA needs to remain the nation's premier provider of public housing and rental subsidies.

To ensure that NYCHA's developing leaders benefit from the best New York has to offer, the Authority now partners with Baruch College's School of Public Affairs. Highly accomplished faculty deliver a rigorous, four-month curriculum that includes 16 full-day seminars on such topics as: best practices in housing policy; management and leadership; communications; departmental budgeting; productivity tracking; strategic planning; intergovernmental relations, and customer service. While attending the seminars, participants must continue to fulfill their regular job responsibilities.

Most classes are further enriched with presentations by NYCHA's own experts, including Chairman Tino Hernandez, Vice-Chairman Earl Andrews, Jr., Member Margarita López, GM Doug Apple, General Counsel Ricardo Morales, several DGMs and other senior staff. A key goal of the training

initiative is to impart the practical as well as theoretical knowledge needed to manage and evaluate public and private sector programs.

The future leaders also learn to communicate with stakeholders, meet organizational needs, and work effectively within task-oriented teams by completing Capstone Projects that focus on a NYCHA strategic initiative. Under the guidance of a project manager from the involved department, the teams hone their newly acquired skills by working to resolve a problem or improve an operation in one of four different areas.

Capstone topics include: workforce management/ succession planning, in Human Resources; revenue generation and resource development, in Policy, Planning and Management; contract close-outs, in Capital Projects; and annual income review for residents, in Management. The Leadership program culminates with formal Capstone Project presentations by the four teams on April 24.

### Participants' Comments

When asked to comment on the semester at its mid-point, Stephanie Massuridis, a Project Administrator in Capital Projects, said, "This is the best experience of my life," despite her lack of sleep from extensive reading and other assignments. Stephanie was currently working on a group assign-

ment first to draft a memorandum describing a complaint each member encountered at work, then to select one problem on which the group creates a PowerPoint presentation with proposed solutions.

"From these classes, you can see the big picture of how the Authority is run and also learn how to think about your own job differently. I already see better ways to utilize my staff and prioritize my work," she said.

Deputy Director of Technical Services Luis Ponce was also enthusiastic. "We have an excellent opportunity to speak with individuals, including senior management, who we would not normally come in contact with," he said. "We can express ourselves freely and get a clearer sense of the direction the Authority is moving."

Regarding a presentation by General Counsel Morales, Luis remarked, "he discussed motivational techniques that I am implementing with my staff, and I am now concentrating more on developing staff members."

"The class has been enthusiastic about the program," said Director of Staff Development Felicia Jenkins-Chapman, "and faculty are impressed with their level of commitment."

The next Leadership Academy class will begin in the early fall of 2007. For information, please contact the Staff Development Department at (212) 306-3053.



## NYCHA Life

### On-the-Job Feature Photo



photo by Jules Geteau  
Ass't-Printing Press  
Operator, General Services

Kneeling are: Fleet Chief Zulf Ally, Caretaker Darryl Folks, and Senior Auto Workers Maximo Bonifacio, Juan Abreu, and Cesar Sanchez. Standing are: Motor Vehicle Operator (MVO) Rodney Cowan, Caretaker Gerald Chin, Sr. Auto Worker Nelson Perez, MVOs Olayinka Thomas and Francis James, Stockworker Ronald Wilson, Auto Mechanic Marcelino Cruz, Auto Body Worker Luis Graciani, MVO Habib Bakash, Supervisor of Mechanics Dennis Bohanan, Sr. Auto Worker Anthony Sill, and Auto Mechanic Edward Henning. On truck is MVO Wilfredo Austria.

"This Tow Truck goes out from the General Services facility at Ash Street in Brooklyn several times a day to pick up NYCHA vehicles for towing to various repair facilities," wrote Supervisor of Auto Mechanics Dennis Bohana. "We took this picture because two of our team members are being assigned to different positions. We are a very close bunch of workers, eating lunch together and helping each other on a daily basis."

To submit photos of your co-workers, E-mail or mail photos to the address on page 2. The deadline for the next issue is April 20.

### NYCHA Fraternal Order of Police Holiday Party



From left are: Calvin Cummings, Anthony Zeo, Albert Layne, Julius Jenking, Michael Lagiovane, Anthony Nicoletti, John Hughes, Henry Bruns, Bob Chavis (partially obscured), Frank Amore, Ted Dowie, Charles Guria, Michael Torre, and Pat Cirincione.

The NYC Housing Police Fraternal Order of Police (FOP) Lodge #997 held their Holiday Luncheon at Riccardo's Catering in Astoria, Queens on December 5, 2006. The Lodge may be reached at (631) 543-1470.

### NYCHA Celebrates Its History



#### Clason Point Gardens 65th Anniversary

Housing Assistant (HA) Fredericka Dilworth, Bronx Mgt. Dept. Deputy Director Christopher Murphy, Bronx Mgt. Dept. Director Michael Cornelius, HA Jenette Garcia, Borough Administrator Michael Baker, T. A. President Geraldine Hopper, Housing Manager Courtney Saunders, Supv. of Grounds Carl Jiles, and Superintendent Danny Lugo.

Management Department staff, above, commemorated Clason Point Gardens' 65th Anniversary at a Proclamation presentation on January 19. As the Bronx's first housing development, Clason Point was originally built for veterans returning from World War II. Its 400 apartments are now home to 887 residents.

"This is a very good development," said Housing Manager Courtney Saunders. "It is well maintained for the most part, and we love it here."

The 50th anniversary of Forest Houses in the Bronx was also commemorated with a Proclamation ceremony on January 19. Forest Houses was built in the period when NYCHA constructed the greatest number of apartments, due to the Housing Act of 1949.

"I am honored to be Housing Manager at Forest Houses during this historic anniversary," said Victor Hernandez. "This development is holding up very well," he noted. "We are just completing elevator replacements in all of our 15 buildings, which is a great improvement for residents. We also have beautiful grounds and landscaping here."



#### Forest Houses 50th Anniversary

Bronx Management Department Director Michael Cornelius, Deputy Director Joseph Maresca, T.A. President Eva Bender and Housing Manager Victor Hernandez.

## NYCHA Archives

The *Bulletin* continues to feature historic photos portraying NYCHA's 70-year history, selected from the LaGuardia & Wagner Archives housed at LaGuardia Community College and its own extensive collection.



Community activities at Elliott Houses in Chelsea, December 1, 1952.

## HomeRuns

HomeRuns is dedicated to the noteworthy accomplishments of employees and retirees. If you have items to share, please contact the *Bulletin* as indicated on page 2.



## Italian American Assoc. Coordinates Fund Drive

Standing directly behind a replica of a check for \$2,000 to the United Cerebral Palsy of Nassau County (UCPN) are Italian American Association (IAA) Vice-President Bill Russo and Anthony Giordano of UCPN. With them are: ADGM for Capital Projects Constantino Sagonas; Yuen Fong Lee, Chinese American Association; IAA President Anthony Solomita; Tom Puleo, IAA; Charles Sabatino, IAA; Sal Meranda, IAA; Henry Goldstein, Batei Tsibur; Russ Tosto, IAA; and Michele London, Capital Projects. Not in photo taken in the Ceremonial Room at 250 Broadway are representatives from Women in Government (WIGO) and the Hispanic Society, which also participated in the fund drive.

The Italian American Association held a special meeting on January 19. You could call it a Check Presentation Ceremony, but that doesn't capture its unique quality. You might instead call it "A NYCHA Family Story," about how staff reached out to help children in need, including the child of a NYCHA employee.

"What began as a pledge of a small contribution to United Cerebral Palsy of Nassau County (UCPN) in October of 2006 by the Italian American Association (IAA)," explained IAA Vice President William Russo, "resulted in a significant contribution from a number of employee organizations and individuals for the purchase of a much needed van for UCPN's Children's Learning Center."

But how did this transformation occur?

Part of this story is best told by loving mother Michele London, who holds the demanding job of Project Administrator in the Capital Projects Division, in addition to caring for her son Josh, who sustained a spinal cord injury in 2002 making it necessary for him to use a wheelchair.

Josh was required to travel weekdays from his home in Brooklyn to Westchester for a specialized program with rehabilitative services. Determined to find something closer, Michele did a computer search and found the Children's Learning Center run by UCPN. When Michele and Josh visited the facility, the 14-year-old readily agreed to attend, his mom told the gathering, "because he liked the girls."

Josh has, in fact, thrived in this program. One reason is the many field trips that open up vistas of experience for the youngsters. "The kids want what all people want, access to their own world," Michele explained. This access requires four special handicapped-accessible vans to transport the entire class of children in wheelchairs. After a year of intensive fund raising, the school is now on its way to purchasing its third van.

When the Children's Learning Center began its fund drive for the fourth van, Michelle mentioned it in passing to colleagues in Capital Projects, including Bill Russo, who

knows Michele from the 1970s when they worked in Leased Housing together. Bill brought the cause to the attention of the IAA. In organizing its own fund drive for the van, the IAA reached out to other employee organizations, not formally, but in the simple way employees share with each other important parts of their lives. Before long, members of the Chinese American Association, Batei Tsibur, the Hispanic Society, and Women in Government had lent their support, as well. Donations were also made by members of the Executive Department.

"This check will help our kids to go on trips together as a group for the first time," a grateful Anthony Giordano of UCPN exclaimed at the presentation ceremony. "Our children and staff appreciate your generosity very much," he said, as he presented a gift from students at the center. It is a handmade model of the van.

"These contributions and good works of employee organizations are part of the character and culture of NYCHA," Russo noted. When a need arises, employees and their organizations always respond." Nonetheless, he added, "We were overwhelmed by the support we have received." In addition to thanking the employee organizations for their donations, Bill also acknowledged support from ADGM for Capital Projects Constantino Sagonas and GM Doug Apple.

"What makes this agency great," ADGM Sagonas remarked, "is the mix of people that make up our family. When one family member is in need, the other members step up to help."

This is a story that has not yet ended. In an update, Bill Russo reports, "Contributions are still coming in. We have now raised \$2,240."

Contributions may be made by check or money order payable to the Children's Learning Center - UCP of Nassau and forwarded to Salvator Iorfida, IAA, 90 Church Street-10th floor. Anthony Giordano, Development Associate at UCPN, may be reached at (516) 378-2000 ext. 351.



## Congratulations and Best Wishes to 2006 Retirees

Abreu, Luciano	Copeland, Michael	Hamblin, Carlyle	Mingo, Sharon	Schuh, Sherry
Aguilar, Luis	Correa, Alfredo	Harr, Elliot	Miranda, Manuel	Schultz, Richard
Aiken, Marvin	Cottrell, Kurt	Harrell, Juanita	Mitchell, Robert	Schulz, Dennis
Ailawadi, Prakash	Crichlow, Vera	Hassan, Anwar	Mogensen, Robert	Serrano, Angel
Aisien, Francis	Criscuoli, Joseph	Hayes, Francis	Montanez, Agustin	Sewer, Carmen
Alvarado, Angel	Cruz, Cesar	Headley, Elsworth	Morris, Lee	Shapiro, Janice
Amoros, Irma	Curtin, John	Hernandez, Carmen	Moses, Lisa	Simmons, Freddie
Anderson, Alton	Cusato, Joseph	Hernandez, Eduardo	Mullins, John	Simmons, Louis
Aniello, Joanna	Dalton, Lillie	Hernandez, Idefonso	Mungin, Albert	Simone, Thomas
Arias, Bibiana	Davila, Margaret	Holloway, Deborah	Munoz, Pablo	Simonelli, Michael
Arias, Rene	Davis, Charles	Huber, William	Nanartowich, Joseph	Sliwowski, Lester
Arocho, Cesario	Davis, Lewis	Huertas, Julio	Narvaez, Cain	Small, Donald
Artemchuk, Kenneth	Dawson, Raymond	Iacono, Louis	Neufeld, Barry	Smart, Dorothy
Attianese, Matthew	Delgado, Juan	Isac, Thankachan	Nicholson, Lindberg	Smith, Lynden
Ault, Erwin	Derosé, Franco	Jackson, Martha	O'Connor, Christop	Smolyak, Arkadiy
Awad-Mansi, Fred	Desmond, Dennis	Jacob, Alfred	O'Connor, Richard	Sodano, Ralph
Ayala, James	Diaz, Luis	Jennings, Reynold	Ortiz, Noemi	Sokol, Esther
Baptiste, Elvon	Diaz, Luz	Jetter, Sandra	Padilla, Juan	Soto, Awilda
Barcella, William	Dilella, Vincenza	Johnson, James	Padilla, Michael	Soto, Jesus
Barker, Evelyn	Dirienzo, Ronald	Johnson, Joseph	Paillant, Fritz	Speight, Alma
Beinerman, Karen	Dirocco, Jeffrey	Johnson, Noreen	Parrish, Rodney	Stephens, Claud
Bell, Clarence	Dixon, Willie	Jones, Evelyn	Pattay, Anthony	Stewart, Raymond
Bennett, John	Domingo, Joyce	Jones, Vivian	Patterson, Willie	Stokes, Reginald
Black, Homer	Dorcy, Joseph	Kellam, Charles	Pena, Apolinar	Sutton-Gobern, Phyllis
Blyden, Leroy	Dubner, Allen	Kelsey, Maristella	Pennisi, Leonardo	Sweeting, Donna
Bood, Lizzie	Dueno, Francisco	Kersey, Horace	Perez, Alfonso	Tentler, Lilia
Booker, Rachel	Dunn, Lenore	Khan, Muhammad	Perrington, Malcolm	Thomas, Felix
Bowie, Johnnie	Dwyer, Jesse	Kirby, Glenn	Peters, David	Thomas, Gladys
Bradby, Douglas	Erlandsen, Michel	Krieser, Mordecai	Pierre, Serge	Thompson, Dudley
Brennan, Richard	Farmer, Esther	Krutkovich, Gilya	Pigott, Bernard	Thompson, James
Brinkley, William	Ferraro, Harriet	Lamont, Emma	Pinto, Jerome	Titus, Richard
Brooks, Annella	Flores, Dominic	Lawrence, Carl	Pitts, Lucinda	Tollens, Jose
Brooks, Jerome	Fraga, Jose	Lawrence, Debbie	Porcelli, Ronald	Tomlinson O'neil, Alice
Brown, Arnett	Franzone, Edward	Leon, Nelson	Ramberan, Conrad	Torres, Jose
Bullock, Boyd	Franzone, Peter	Limbert, Raymond	Ramos, Angelica	Torres, Robert
Burgos, Gamalier	Freeman, William	Linares, Israel	Revkin, Alvin	Tucker, Pinckney
Burgos, Wilberto	Fuentes, Wilfredo	Loce, Ivars	Riccardi, Vincent	Vallely, Maryanne
Burby, Mcarthur	Galarza, Ramon	Loffredo, Leonard	Rice, Sonny	Varughese, Philipose
Burton, Karen	Galindez, Jose	Lufrano, Louis	Riemer, Keith	Vazquez, Luis
Butler, Anthony	Gall, Arthur	Lugo, Peter	Riley, Estela	Velez, Fermin
Caballero, Zulma	Garcia, John	Malone, Mark	Rivera, Domingo	Villanueva, Francisco
Calderon, Miguel	Garcia, Rafael	Mandalone, Mario	Rivera, Jose	Vinciguerra, Louis
Calhoun, Rory	Garnett, John	Mandalone, Richard	Rivera, Luis	Wachsner, Gabriele
Camacho, Gelson	Garrett, Annie	Mangual, Benjamin	Robinson, Catherine	Wagner, Sandra
Capizzo, Lawrence	Gathers, James	Marbra, Joyce	Rodriguez, Andres	Walker, Herbert
Caraballo, Mandolin	Geathers, David	Marques, John	Rodriguez, Hector	Ward, John
Caraballo, Pablo	George, Reynold	Marquez, Raymond	Rodriguez, Luis	Washington, Glenn
Carroll, Orlando	Gerken, Anita	Marrero, Luz	Rodriguez, Tony	Weaver, Nathaniel
Casey, Richard	Gilmore, Virginia	Martin, James	Romelus, Jean	Weiss, Shirley
Casillas, David	Glaser, Robert	Martinez, Elmarie	Rosario, Ana	Wiggins, Willie
Cassese, Fred	Goldstein, Dennis	Mauch, Paul	Rosario, Juan	Williams, Audrey
Ceballos, Bienvenido	Gonzalez, Celso	Mayo, Barbara	Rosenthal-Podra, Ann	Williams, Roberta
Chalco, Wilson	Gonzalez, Fernando	Mayo, Brenda	Roth, Lawrence	Williamson-Coke, Susan
Chamberlain, Albert	Gonzalez, Hector	McCalla, Indiana	Roth, Leonard	Wright, Elijah
Chaney, Walter	Goodwin, Samuel	McCrae, Joseph	Ruszkowski, Roy	Yauch, Robert
Ciaffone, Dominick	Graham, Audley	McDermott, Terrence	Samuelson, Linda	Yee, Helen
Cintron, Cesar	Grant, Leroy	McIntyre, James	Sanchez, Mercedes	Zawislak, Robert
Clark, George	Green, Alief	Medina, George	Santiago, Hector	Zirino, Anthony
Clark, Paul	Green, Zachary	Medina, Olga	Santiago, Luis	Zuccaro, Charles
Coiro, Louis	Greene, Jacob	Melito, Robert	Santoli, Nicholas	
Cokley, Wallace	Grinage, Jewell	Merced, Deusdedi	Sanzone, Joseph	
Colley, Robert	Grinberg, Lyubov	Merced, Sonia	Saunders-Watson, Ermenia	
Contreras, Aida	Guerrero, Franklin	Mero, Esteban	Savelli, Raymond	
Contreras, Maximo	Hall, Franchot	Merrimon, Gwendoly	Sayee, Elijah	







Valerie Humphreys, Director of Communications and Customer Service for the NYC Employee Retirement Systems (NYCERS), and her staff, continue to answer some common pension questions for NYCHA employees.

***I am in Tier 4 and I am leaving City service. What happens if I decide to vest?***

When you decide to vest, it allows you to receive a retirement benefit in the future even if you leave City service before you are eligible to retire. Think of it as freezing your retirement benefit now and thawing it out later. The contributions you've made remain safe and secure at NYCERS where they will continue to accrue interest at the rate of 5% compounded annually.

You can vest in your retirement plan if you have met or have exceeded the minimum service requirements of the plan before you have separated from City service. For most plans you must have at least 5 years of service credit to become vested when you leave City service.

Upon reaching the age of your retirement plan or, if in a special occupational plan, upon reaching a point in time at which you would have achieved the minimum years of service required of your plan if you have not separated from City service, you are eligible to collect a Vested Retirement Benefit. The date by which you meet either point in time is commonly referred to as your Payability Date.

The amount of your Vested Retirement Benefit is primarily calculated by multiplying the following: (1) years of service; (2) the percentage applicable to your retirement plan for each year of service; and (3) your Final Average Salary.

For vested members, the rules governing certain benefits of membership are somewhat different than the rules applicable to members in active service.

For example:

- You cannot take out a loan while you are a vested member. However, you are still obligated to pay back an outstanding loan, which existed at the time you left City service.
- You may not initiate a new claim to buy-back previous service. However, you are entitled to complete buying back previous service if payments were already in arrears when you left City service.
- Finally, in the event of your death prior to your Payability Date, your beneficiary(ies) would be entitled to a lump sum death benefit if you had rendered 10 or more years of service prior to your separation from City service. The death benefit is equal to 50% of the benefit that would have been payable if you had died on your last day of active service plus the return of your Basic Member Contributions and where applicable, either the full return or the employee portion (50%) of your Additional Member Contributions.

For complete details on Vesting, please visit NYCERS' web site at [www.nycers.org](http://www.nycers.org) and download Brochure # 904 (Vesting for Tier 3 and 4 Members).

## Federal Funding Sought *(continued from page 1)*

A bill that would provide desperately needed funding for 21 city- and state-built developments that NYCHA has operated for almost 10 years without financial support was introduced by Senator Charles Schumer and Congresswoman Nydia Velázquez. Chairman Tino Hernandez joined them at a press conference on February 20 at Jacob Riis Community Center in Manhattan announcing the measure.

The Public Housing Equal Treatment Act of 2007 would assign financial responsibility for the 21 city- and state-built developments to HUD, bringing them into same the federal public housing program that subsidizes all other NYCHA developments.

"This bill will allow these 21 developments, which deserve the same funding opportunities as the rest of public housing, to receive approximately \$100 million in direct federal aid starting in January 2008," said Chairman Hernandez. "At the same time, the passage of this bill will help NYCHA's remaining 322 developments, because money would no longer have to be diverted from them to support the unfunded units."

The financial hardship for NYCHA of meeting expenditures for the unsubsidized units was strongly noted in its Plan to Preserve Public Housing (PPPH), passed by the Board in April 2006 to close a \$168 million budget

gap. Nearly one half of the FY 2006 deficit was attributable to NYCHA's use of federal operating funds from HUD to meet expenses from the 21 developments that HUD does not include when calculating NYCHA's total operating costs. More than 10 percent of the Authority's apartments are contained in these developments.

The Authority is facing an FY 2007 deficit that is 60% larger than the prior fiscal year.

"The federal government left NYCHA to pick up the tab," for the unsubsidized developments, said Senator Schumer. "These buildings deserve federal funding. We want to get it done now."

## NYCHA Nuggets

To congratulate your staff on their accomplishments, please e-mail the *Bulletin* at: [SilverH@NYCHA.nyc.gov](mailto:SilverH@NYCHA.nyc.gov).

# NUGGETS

Management, Emergency Services, Technical Services, General Services, Supply Chain Operations, and Applications & Tenancy Administration Departments, and the Office of Security

In preparation for the reopening of the Section 8 waiting list to the general public on February 12, 2007, the Authority began distributing applications at its Management and Applications Offices on January 31, 2007.

As of Feb. 12, 2007, more than 356,600 applications were distributed. The printing, delivery and distribution of applications were an enormous undertaking for all the departments involved.

Thanks to your efforts, and dedicated NYCHA staff at every level, this major initiative is a great success!

Arlene Campana

Director of the Applications & Tenancy Administration Dept.

### NYCHA Holiday Party Committee Members

Thank you for your essential assistance in publicizing and selling more than 500 tickets for NYCHA's 2006 Holiday Party.

Due to your efforts in promoting the party and your help in greeting and assisting guests NYCHA's holiday event was a great success.

Millie Molina

Deputy Director, DOC

Rob Bennaton, Howard Hemmings and Kathleen Thomas  
Garden & Greening Program Staff  
Community Operations Department

Congratulations to Garden & Greening Program staff on your 2006 NYS Environmental Excellence Award for Sustainable Community Rainwater Harvesting.

Made by the NYS Department of Environmental Conservation, this award recognizes the initial planning by members of the Water Resources Group & NYCHA Program staff, to collaborate on the construction of a rainwater harvesting system to store locally detained rainwater for future use in Community and NYCHA Residents' Gardens.

Deidra Gilliard

ADGM, Community Operations

Housing Managers, Superintendents  
HPDs and Emergency Services Staff

During the first week of February New York experienced an extreme, sustained cold spell that presented special challenges to field staff responsible for the provision of heat and hot water for over 400,000 NYCHA residents.

The response to this challenge was exceptional, showing skill and dedication in the best tradition of the Authority.

Thank you.

Bobby Podmore  
DGM for Operations  
Bobby Podmore

Valerie Humphreys, Dir. of Communications, NYCERS  
Tricia Singh, title NYCERS  
Sherif Soliman, title NYCERS

Thank you for providing NYCHA employees with expert information and guidance on various complex retirement issues and NYCERS procedures by drafting material for the Bulletin's special Pension Primer feature.

Your generosity and expertise are greatly appreciated.

Doug Apple  
General Manager

Sheila Greene  
Director, DOC

Richard Satmulis, Maintenance Worker  
John Lopez, Ass't. Superintendent  
Orlando Pardo, Ass't. Superintendent

The valor you displayed on January 5, 2007 by voluntarily entering an apartment to fight a fire and secure the safety of residents at your personal risk far exceeded a routine response and went above and beyond your assigned duties.

We are proud of your heroic acts and grateful for your efforts.

Ralph Stabile, Superintendent  
Evonne Parker, Housing Manager, Bulter Houses

## HouseCalls

HouseCalls visits employees in jobs and locations throughout the Authority.



**NYCHA Youth Chorus Director Larry Matthew (center) with staff member Carmen Roman, and consultant Ser-mone Frink.**

As the second largest city by size in New York State, NYCHA utilizes an impressive array of civil service titles and talents. Fortunately for 40 young members of the NYCHA Youth Chorus -- and many other youths, ages 12 through 19, who participate in the program -- one of these surprising talents is Choir Master. His name is Larry Matthew and you may have noticed a photo of him on the front page of the last *Bulletin*, conducting a holiday concert at the Bronx Zoo.

Larry joined the NYCHA Youth Chorus at its inception in 1997 as a consultant. After leaving to pursue a private career, he was asked to return in 2001 to prepare a performance for Mayor Michael R. Bloomberg's inauguration. He has served as chorus director ever since.

With top notch musical training from New York's Third Street School of Music, experience working with a number of choral directors, and the passion to further develop skills in musical production and composition on his own, Larry has a wealth of talent and knowledge.

He also has heart. "We don't care only about voice; we care about the whole individual," he says. Describing the group as an extended family, he notes, "We work together to support each other. Older kids work with younger ones and want to help. If a youth has a problem in school or at home, we can talk about it." One of the program's three consultants is a social worker, to provide additional support.

Despite this nurturing approach, the youths must be passionate about music, dedicated, and disciplined. "We are teaching them music on a professional level," says Larry. There are three two-hour rehearsals weekly to prepare for as many as 50 performances a year. In February, alone, there were performances celebrating Black History Month at the Bronx Zoo, the Castle Hill Community Center, and Seimens Corporation, in New Jersey. There have been more than 800 chorus members since the program's inception and as many as 5,000 youths have been more loosely affiliated.

The rehearsal scheduled to follow this interview was cancelled due to a severe ice storm. Despite efforts to get the word out, a number of youth still traveled on treacherous streets to the chorus office at Taft Houses, and knocked loudly (as a note instructs) on the metal door under the large sign that announces "NYCHA Youth Chorus" to the neighborhood. When Larry told the intrepid travelers that the two-hour, weekday reversal was cancelled, there was only disappointment on their faces.

### **Why was the Youth Chorus created?**

We wanted to provide an opportunity for NYCHA's youth to develop and showcase their talents. At the same time, the experience imparts qualities needed for their development, such as self-esteem, confidence and poise. Our demanding performance schedule brings the accomplishments of NYCHA's youth to many communities.

### **What are the different aspects of your job?**

Selecting and arranging songs that suit the chorus, composing musical arrangements, rehearsing, and performing are at the core of what we do. But I and my staff also recruit and audition youths, furnish uniforms, publicize events, and handle other administrative tasks. I even review report cards to make sure the youths are successfully handling their other responsibilities.

### **What qualities do you look for in chorus members?**

We test for perfect pitch or at least a very "good ear." They must also have good voices. However, we are also concerned that youths be respectful and responsible. When I say "Hard work," the chorus answers "pays off." That is our mantra. More than 800 chorus members and thousands of other youths have participated since the program began. If you have a love for music, this is the place for you.

### **What professional skills do you need for your job?**

In addition to my music background and training, which includes arranging and performing music, I handle many business aspects with the Law Department that pertain to performance contracts and related areas. Technical skills are needed to set up the stage and oversee the sound system.

### **What personal qualities does the job require?**

You need to be a "people person," someone who is kind and understanding to children, and a good listener. You also need a lot of patience to repeat directions and instructions as often as necessary. I and my staff also give the youths, and their families, a lot of emotional support.

### **What is your most memorable day at work?**

Last January, Kevin Harris, who sings with Disney Voice of Liberty at Epcot Center, taught a master class here. He was very impressed with our group and gave us some good tips. He even offered to compose a musical arrangement for our tenor and bass. I want to expose our youths as much as possible to the professional aspects of music and the entertainment industry as a whole.



## Letters



Dear Editor:

After 33 years on the job, I retired four years ago as Superintendent at Seward Park Houses, and it has been great. So my advice to employees is, when your time comes to retire, don't hesitate. There is a life after

work, but to make the most of it, first make a list of things to do.

If you're thinking of moving out of state, go there first and check it out to make sure you like it. Also, make certain your health insurance covers that area [or that you can transfer to another insurance company you want].

My first year of retirement, we traveled. Then I did a lot of fishing, and then I opened up my own Espresso Coffee House. Finally, I got bored, and took up the hobby of wood working, as you can see in the photo [above] of my ferris wheel, which was published in my town newspaper.

I saw Mr. Bill Murphy's picture in the *Bulletin* a while back, and he still looks the same as 20 years ago. The NYCHA Dinosaurs I knew are mostly gone, but their legacy is still there. They were people who made Housing what it is today. People like Vito Catroflumo, Bill Murphy, and Rick Augusto. I could go on but there is not enough paper to list them all. There is always room for one special person, Mr. Tony DiBlasio. Not only was he a great Superintendent, he was also a great person and friend. God Bless you Tony, and rest in peace.

Sincerely,  
Edward Ciprio

156 Constitution Blvd.  
Whiting, NJ 08759



Dear Editor:

I am writing to inform you of the death of my Father, Herbert C. Hamburg, on November 29, 2006. He was 76 years of age.

My father joined the Authority in 1955 as a Housing Assistant initially assigned to

Central Office. He subsequently transferred to the field and was Housing Assistant at Marlboro, Wilson and Mitchell Houses. He then became Assistant Manager at East River Houses and then Manager of Grant Houses. He was then promoted to Central Office in 1977 and was eventually appointed as the Director of Housing Applications, which he continued in until his retirement in 1990.

He enjoyed retirement, but it was made bittersweet with the passing of my mother, Charlotte, in December 1997. Her passing was tempered by the birth of his four grandchildren, Barbara, Corinne, Matthew and Jessica.

My father was a devoted husband, father and grandfather. He loved his 35 years with the Authority and was a well respected and liked administrator. I am enclosing a photograph of him holding my then infant son, Matthew. He will be greatly missed.

Very truly yours,  
Steven Hamburg

The NYCHA Employee Bulletin welcomes your letters, comments and suggestions. Please see page 2 for contact information.

New York City Housing Authority  
Department of Communications  
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New York, NY 10007

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