



Message from Chair and CEO Shola Olatoye

On May 5, Mayor Bill de Blasio unveiled “Housing New York,” a plan to invest \$41 billion to build or preserve 200,000 affordable apartments across all five boroughs over the next 10 years. This ambitious plan is the largest ever in our nation’s history. It will provide housing for at least a half million New Yorkers, which is more than the entire population of Atlanta. To help accomplish its very

important goal, 13 City agencies and more than 200 stakeholders – including NYCHA, affordable housing advocates, and elected officials – contributed to the plan’s development. “Housing New York” outlines more than 50 initiatives that will assist families in all communities and from every walk of life by accelerating affordable construction, protecting tenants, and delivering more value from affordable housing investments. In addition to making our City stronger by revitalizing neighborhoods, the housing plan will generate approximately 194,000 construction jobs and almost 7,100 permanent quality jobs. Please visit nyc.gov/housing to learn more.

NYCHA is a crucial part of the Mayor’s housing plan. In line with our work to reset NYCHA’s relationship with residents and other stakeholders,

NYCHA will develop a preservation and development plan that will be thoughtful and transparent. Starting from the ground up, we will listen to residents, using your input to create our approach and putting your needs at the forefront of every decision. In partnership with you and a variety of City agencies, elected officials, and community leaders and partners, we will ensure the success of “Housing New York.”

The Mayor’s plan involves both preserving and developing housing. For NYCHA, that means creating a thoughtful, practical approach which makes the best use of our resources and connects NYCHA to its surrounding communities. Our efforts will support our mission to better maintain your homes. We also will focus on supporting the unique and growing needs of seniors. I know that our collaboration will guarantee the long-term success, health, and vitality of our neighborhoods.

Everyone understands the importance of home. NYCHA is vital to the future of New York City; together, we will be an essential part of our City’s future. Stay tuned for more details. I look forward to our continued partnership.

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Residents Talk, and NYCHA Listens

With reporting by Eric Deutsch

Five Presidents of Resident Associations – one from each borough – looked out at the sea of faces in front of them. What they saw was a room full of NYCHA senior staff members, all ready to hear what they had to say about living in public housing in New York City. One of those Resident Association (RA) Presidents, Carol Wilkins from Ravenswood Houses in Queens, knew why they were asked to come to the meeting. “We’re the ones who live here in the trenches and see what’s going on day-to-day,” she said. “We don’t go home at 5:00, we come home and do the job when the employees go home. It’s good for them to hear our ideas.”

Ms. Wilkins joined Florence Grossman (New Lane Houses in Staten Island); Patricia Herman (Lincoln Houses in Manhattan); Lisa Kenner (Van Dyke Houses in Brooklyn); and Keith Ramsey (Eastchester Houses in the Bronx) on the panel discussion on March 27. Moderated by NYCHA Executive Vice President and Chief Administrative Officer Natalie Rivers, the five RA Presidents spoke about the current state of the Housing Authority from the resident’s perspective and took questions from the assembled



NYCHA Executive Vice President and Chief Administrative Officer Natalie Rivers (far left) starts a panel discussion with five Resident Association Presidents on March 27, 2014. From left to right are Carol Wilkins (Ravenswood Houses), Keith Ramsey (Eastchester Houses), Lisa Kenner (Van Dyke Houses), Patricia Herman (Lincoln Houses), and Florence Grossman (New Lane Houses).

NYCHA staff. The panel was part of NYCHA’s ongoing efforts to engage residents so it can get their opinions to inform its future.

Mr. Ramsey was pleased to see NYCHA working to improve residents’ quality of life, and to have the opportunity to talk about his ideas on the Housing Authority’s strengths and

weaknesses. “NYCHA’s employees do an admirable job trying to service the residents as a whole,” he said. “Sometimes it might not be the fastest, and sometimes people might fall through the cracks, but they do a good job.”

NYCHA turned 80 years old this
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NYCHA Board Meetings



Notice hereby is given that the New York City Housing Authority's Board Meetings take place as announced on Wednesdays at 10:00 a.m. in the Board Room on the 12th floor of 250 Broadway, New York, NY (unless otherwise noted).

The Board Meetings in 2014 are scheduled for:

| | | |
|----------------|---------------------|--------------------|
| May 21 | September 24 | November 26 |
| June 25 | October 29 | December 31 |
| July 30 | | |

Any changes to the schedule will be posted in the Journal and on NYCHA's website at www.nyc.gov/nycha to the extent practicable at a reasonable time before the meeting.

These meetings are open to the public. Pre-registration at least 45 minutes before the scheduled Board Meeting is required by all speakers. Comments are limited to the items on the Calendar. Speaking time will be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted by law for public comment, whichever occurs first.

Copies of the Calendar for an upcoming meeting are available on NYCHA's website at www.nyc.gov/nycha, or can be picked up at the Office of the Corporate Secretary at 250 Broadway, 12th floor, New York, NY, no earlier than 3:00 p.m. on the Monday before the upcoming Wednesday Board Meeting. Copies of the Dispositions of prior meetings are available on NYCHA's website or can be picked up at the Office of the Corporate Secretary no earlier than 3:00 p.m. on the Thursday after the Board Meeting.

Any person requiring a reasonable accommodation in order to participate in the Board Meeting should contact the Office of the Corporate Secretary at **212-306-6088** no later than five business days before the Board Meeting.

For additional information regarding Board Meeting Calendars, Dispositions, dates and times, please call **212-306-6088**.

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Residents Talk, and NYCHA Listens



Patricia Herman, the Resident Association President at Lincoln Houses, speaks during a panel discussion with NYCHA senior staff on March 27, 2014. Lisa Kenner, the Resident Association President at Van Dyke Houses, is at left.

year, and the residents were asked what it should focus on for the next 80 years. Ideas included attending more to the needs of seniors and youths; educating residents more about proper garbage disposal; having more of a presence from the New York City Police Department; and making the developments safer, livelier, and more controlled.

"NYCHA has to deal more with the people who are disrup-

tive," Mr. Ramsey said. "They can't only focus on the buildings and repairs, there are residents who destroy and pillage the property."

Another idea mentioned was the ways NYCHA supports the RA Presidents, which led to some disagreement among the residents. Some of them said NYCHA should provide more training, such as basic computer skills, and more equipment in the RA offices. However, Ms.

Kenner felt such situations were an opportunity for residents to take responsibility for their development. "We have to get independent training and should not depend on NYCHA to provide training. We have Tenant Participation Activities (TPA) funds, we should use them," she said.

Ms. Herman, partially echoing Ms. Kenner's call for resident responsibility, said, "There's much that must be addressed, and this type of event is key. You need to listen and we need to listen."

And NYCHA indeed is listening. Mr. Ramsey is confident that this type of dialogue between residents and the Housing Authority will lead to good things. "If they really want change, NYCHA will take what we say into account, and people will flock here because they want to live here, not because they have to," he said. "NYCHA is one of the best places to live in New York City, even with its problems, but we can make it better.

NYCHA plans to continue these conversations as part of its resident engagement activities, to further promote trust and transparency with residents.

Check out NYCHA's Facebook page!

Got a web-enabled smartphone? Now you can access NYCHA's Facebook page and bonus content in this issue by scanning or taking a snapshot of the QR codes. The QR code for NYCHA's Facebook page is on the right.

Step 1: Download a QR code scanner application from your phone's marketplace (many of these "apps" are free to download).

Step 2: Point your phone's camera at the QR image.



New Lights for Ravenswood Houses

With reporting by Zodet Negrón

Residents of Ravenswood Houses soon will wake up to a long-awaited change. The Queens development will obtain a brand new lighting system with joint funding from NYCHA and City Council Member Jimmy Van Bramer. NYCHA Chair and CEO Shola Olatoye, Council Member Van Bramer, and Ravenswood Resident Association President Carol Wilkins announced the project on April 18.

The \$4 million project will overhaul the development's old lighting system, retrofitting Ravenswood with 635 new lighting fixtures for building exteriors, doorways, parking lots, and playgrounds. New energy efficient upgrades will save on energy costs and are more durable for the long term.

"We are pleased to partner with Council Member Van Bramer to install new exterior lighting at the Ravenswood Houses," said Chair Olatoye.



Ravenswood Resident Association President Carol Wilkins is flanked by NYCHA Chair and CEO Shola Olatoye and City Council Member Jimmy Van Bramer at the announcement of new lighting at the Queens development on April 18, 2014.

"When work is complete residents will have a safer development with a better quality of life for everyone in the community."

Council Member Van Bramer granted \$1.5 million for the project. "With these much needed upgrades and improvements this project will enhance security for all residents, families, and seniors throughout the development," said Council Member Van Bramer. "I am proud we were able to secure the necessary funding to make this project a reality."

The installation is scheduled to take six months.

"The residents and the Executive Board of the Ravenswood Resident Association are very grateful to Council Member Jimmy Van Bramer for listening to our concerns and safety issues about not having enough lights on the grounds of Ravenswood Houses," said Ms. Wilkins. "As the voice for the residents we are so happy that this will become a reality for our community."



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Published by the New York City Housing Authority
Department of Communications • 250 Broadway, New York, NY 10007
Tel 212-306-3322 • Fax 212-577-1358 • www.nyc.gov/nycha

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|--|--------------------------------------|
| Shola Olatoye | Chair and Chief Executive Officer |
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| Yvette Andino | Interim Chief Communications Officer |
| Eric Deutsch | Publications Manager |
| Zodet Negrón | Editor, Spanish Edition |
| Peter Mikoleski, Leticia Barboza | Photographers |
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Cease the Grease Project a Success

The year-long “Cease the Grease” project at Baruch Houses is complete. The pilot project was a collaboration between NYCHA and the New York City Department of Environmental Protection (DEP) that educates residents about the proper disposal of kitchen grease to improve their internal environment; to avoid costly sewer backups; and to understand the impact on the city’s infrastructure. The key lesson learned by the residents was to never pour used cooking oil or grease into any drain in their homes – instead cool it down, seal it, and dispose it with the regular trash.

Two buildings took part in the project – residents at 296-298 Delancey Street got an intensive education on the effects that grease has on the city’s sewer system, and the best ways to avoid adding to the problem, including a visit to the city’s



Grease build-up is shown in the sewer that services 70-72 Baruch Drive at Baruch Houses.

largest wastewater treatment plant. At the same time, the residents at 70-72 Baruch Drive only received basic information. The buildings were chosen based on recommendations by NYCHA plumbers

– the buildings had frequent backups in the past. However, from February 2013 through December 2013, 296-298 Delancey had no sewer stoppages, and at 70-72 Baruch Drive, there only were a few,

including two major stoppages within one week of each other in November.

Before the project started, NYCHA vacuumed out the buildings’ internal sewer lines. After the project was done, NYCHA took video of the sewer lines to see how they looked. The Baruch Drive building had some large grease chunks lying in the bottom of the sewer pipe that slowed the flow of water, which potentially could create a sewer stoppage. There also was some grease built up on the interior walls of the sewer. The Delancey Street building, where the intensive education was conducted, had a sewer line that was fairly clean with the exception of some grease lining the walls, had no large chunks of grease, and the water was flowing freely.

A new “Cease The Grease” education effort started this spring in Ocean Bay Apartments in Queens. The NYCHA Resident Green Committee

Grease is not the only scourge of New York City’s sewers. Most manufactured brands of baby wipes are not flushable. They should be thrown out with diapers and regular trash. Baby wipes do not break down and dissolve, they build up inside the piping by clinging to chunks of grease or the inside of a sewer fitting. They can keep building up until they form a solid blockage inside the sewer.

there hosted a workshop for residents, and DEP was asked to help raise residents’ awareness. Meetings for Ocean Bay residents are expected to be held on a monthly basis.

Let’s Put Garbage in Its Place!

NYCHA needs your help to keep developments – your homes – clean and vermin-free. Almost one out every four NYCHA employees is involved in trash collection, a task that takes about half of their work hours. The staff who collect and move trash are in positions that account for about half of the injuries suffered by NYCHA employees. Making sure you dispose of trash properly will help keep developments cleaner and safer, and keep vermin away.

Household trash – except for recycling at developments with containers – must be placed in the compactor chutes located in the hallway of each floor in NYCHA’s buildings.

- Use small kitchen bags, or better yet use the grocery bags from stores – it saves money and plastic, and they are perfectly sized for our compactor chutes.
- Take the trash out every night.
- Throw cat litter out in the garbage chute, but please tightly close any bags with



Residents’ discarded garbage piles up on a sidewalk, attracting rodents on the Lower East side.

- cat litter in them.
- Large items such as mattresses, furniture, and other bulky materials must be placed in the designated bulk collection areas at the development. If you are not sure where to dispose of such items, please contact your Management Office.
- If possible, bring large bulky items, such as old furniture

- and mattresses, to the collection area between 8:00 a.m. and 10:00 a.m., Monday to Friday.
- If doing it between 8:00 a.m. and 10:00 a.m. is not possible, please leave them during regular working hours (8:00 a.m.-4:00 p.m., Monday-Friday). Leaving these items off-hours can

create significant hazards.

Please DO NOT...

- Throw garbage out windows, as this creates safety and sanitary issues.
- Leave garbage in the hallway, stairway, lobby, elevator, or outside on the sidewalk, it can create fire hazards, can obstruct pedes-



Residents should use small kitchen bags to throw garbage out in the chutes located in building hallways.

- trians, and is unsightly.
 - Throw out cat litter in the toilet (it blocks the pipes).
- Residents who see large amounts of trash or discarded furniture are asked to please report it to their Management Office. Working together, residents and NYCHA can make the developments a home everyone can be proud of!

THE NYCHA NOT WANTED LIST

Below is a partial list of names of individuals who have been excluded permanently from NYCHA's public housing developments. This list keeps residents informed of the Authority's ongoing efforts to improve the quality of life for New Yorkers in public housing and to allow for the peaceful and safe use of its facilities. The full list can be viewed at on.nyc.gov/nychanotwanted. The following are the people, with their former addresses, excluded as of November 11-December 9, 2013.

Week of November 11, 2013

- Anthony Allen** Union Consolidated Houses, 819 East 167th Street, Apt. 2A, Bronx
- Joanna Brown** Mott Haven Houses, 340 Alexander Avenue, Apt. 15D, Bronx
- Michael Chung** Pink Houses, 2630 Linden Boulevard, Apt. 3D, Brooklyn
- Michael Garcia** Grant Houses, 430 West 125th Street, Apt. 4A, Manhattan
- Frederic Gibson** Van Dyke I Houses, 372 Blake Avenue, Apt. 3E, Brooklyn
- Raphael Maldonado** Berry Houses, 801 Manor Road, Apt. 6A, Staten Island
- Samuel Roman** Williamsburg Houses, 167 Ten Eyck Walk, Apt. 1B, Brooklyn
- Shane Smith** Patterson Houses, 271 East 143rd Street, Apt. 7B, Bronx
- Carvin Thernize** Ocean Bay Apartments, 54-81 Almeda Avenue, Apt. 4E, Queens
- Anthony Wedemier** Murphy Houses, 1528 Hoe Avenue, Apt. 2A, Bronx
- Jeff aka Jeffrey Wood** Lehman Houses, 1595 Madison Avenue, Apt. 9D, Manhattan

Week of November 18, 2013

- Joseph Cruz** Fiorentino Plaza, 2211 Pitkin Avenue, Apt. 4D, Brooklyn
- Andrew Hudson** Campos Plaza, 205 Avenue C, Apt. 9C, Manhattan
- Jaime Martinez** Patterson Houses, 314 East 143rd Street, Apt. 8C, Bronx
- Ramon Morales** St. Mary's Park Houses, 550 Cauldwell Avenue, Apt. BC, Bronx
- Emilio Velasquez** Carver Houses, 1545 Madison Avenue, Apt. 4D, Manhattan

Week of November 25, 2013

- Denise Alston** Queensbridge South Houses, 41-05 10th Street, Apt. 2B, Queens
- Clifford Ashby** Red Hook West Houses, 416 Columbia Street, Apt. 2D, Brooklyn
- Larry Bush** Monroe Houses, 1802 Story Avenue, Apt. 3C, Bronx
- Patrick Coe** Douglass Houses, 830 Amsterdam Avenue, Apt. 18G, Manhattan
- Rashime Devaughn** Red Hook West Houses, 82 Dwight Street, Apt. 2F, Brooklyn
- Kevin Kilpatrick** Astoria Houses, 3-10 Astoria Boulevard, Apt. 1C, Queens
- Laurie Lunn** Douglass Houses, 830 Amsterdam Avenue, Apt. 18G, Manhattan
- Adam Oquendo** Baruch Houses, 90 Columbia Street, Apt. 13E, Manhattan
- Andre Pratt Linden** Houses, 245 Wortman Avenue, Apt. 10A, Brooklyn
- Michael Smith** Brownsville Houses, 345 Dumont Avenue, Apt. 1D, Brooklyn
- Jamel Wright** Parkside Houses, 665 Arnow Avenue, Apt. 6B, Bronx

Week of December 2, 2013

- John Bigelow** Bayview Houses, 2115 Rockaway Parkway, Apt. 8F, Brooklyn
- Michael Coats** Monroe Houses, 1800 Story Avenue, Apt. 8B, Bronx
- McArthur Nicks** Monroe Houses, 1800 Story Avenue, Apt. 8B, Bronx

Week of December 9, 2013

- Anthony Bradshaw** Castle Hill Houses, 635 Castle Hill Avenue, Apt. 6D, Bronx
- Steven Buchanan** Butler Houses, 1330 Webster Avenue, Apt. 18B, Bronx
- Philip Commodore** Monroe Houses, 805 Taylor Avenue, Apt. 11B, Bronx

NOTICE

New York City Housing Authority Proposed Amendment to the Agency Annual Plan for FY 2014 and Draft Agency Annual Plan for FY 2015

Availability of the Proposed Amendment and Draft Agency Annual Plan for Public Inspection

The public is advised that the Proposed Amendment to the FY 2014 Agency Annual Plan and Draft Agency Annual Plan for FY 2015 will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting May 30, 2014, from 9:30 a.m. to 4:30 p.m. Please call **(212) 306-3701** to make an appointment to review the Proposed Amendment and the Draft Agency Annual Plan for FY 2015 and supporting documents.

The *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2015* also will be available at the following locations:

- On NYCHA's webpage, at www.nyc.gov/nycha.
- At the Management Office of each NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below from 9:00 a.m. to 7:30 p.m.:

| | | |
|--|--|---|
| Clinton Community Center 120 East 110th Street Manhattan | Pelham Parkway Community Center 785 Pelham Parkway North Bronx | Atlantic Terminal Community Center 501 Carlton Avenue Brooklyn |
| Seward Park Community Center 56 Essex Street Manhattan | Woodside Community Center 50-19 Broadway Woodside | Breukelen Community Center 715 East 105th Street Brooklyn |
| St. Mary's Park Community Center 595 Trinity Avenue Bronx | Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing | Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island |

Public Comment

The public is invited to attend any of the six scheduled Town Hall Meetings at which the public may raise questions regarding the **Proposed Amendment to the FY 2014 Agency Annual Plan** and the **Draft Agency Annual Plan for FY 2015**. These Town Hall meetings will be held from 3:00 p.m. to 5:00 p.m. on the dates and locations shown below.

TOWN HALL MEETINGS – 3:00 P.M. TO 5:00 P.M. UNLESS NOTED OTHERWISE.

| | | |
|--|--|--|
| THURSDAY, JUNE 5, 2014 | TUESDAY, JUNE 10, 2014 | TUESDAY, JUNE 17, 2014 |
| BRONX Eugenio María de Hostos Community College 500 Grand Concourse Bronx, NY 10451 | QUEENS Joint Industry Board 158-11 Jewel Avenue Flushing, NY 11365 | BROOKLYN St. Francis College 180 Remsen Street Brooklyn, NY 11201 Note: There will be two sessions: 3:00 p.m.-5:00 p.m. and 6:00 p.m.-8:00 p.m |
| STATEN ISLAND THURSDAY, JUNE 26, 2014 Dreyfus Middle School 101 Warren Street Staten Island, NY 10304 | MANHATTAN MONDAY, JUNE 30, 2014 Johnson Community Center 1833 Lexington Avenue New York, NY 10029 | |

The public also is invited to comment on the *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2015* at a public hearing to be held on July 24, 2014, from 5:30 p.m. to 8:00 p.m. at:

BOROUGH OF MANHATTAN COMMUNITY COLLEGE

199 Chambers Street, New York, NY 10007

Each location listed above is both handicapped accessible and can be reached using public transportation. For transportation information go to tripplanner.mta.info or call the MTA/NYC Transit Travel Information Line at **718-330-1234**.

Written comments regarding the Proposed Amendment to the FY 2014 Agency Annual Plan and the Draft Agency Annual Plan for FY 2015 are encouraged. To be considered, **submissions must be received via United States Postal mail, e-mail, or fax no later than July 24, 2014**. Faxed submissions will be accepted at **212-306-7905**, and comments may be e-mailed to annualplancomments@nycha.nyc.gov.

Comments also may be sent to the following address:

NEW YORK CITY HOUSING AUTHORITY
Public Housing Agency Plan Comments
Church Street Station, P.O. Box 3422
New York, New York 10008-3422

Wyckoff Gardens RA a Model of Resident Advocacy

By Eric Deutsch

The Resident Associations across the city at NYCHA's developments all do their part helping out and advocating for their neighbors who live in their buildings. One particularly successful Resident Association (RA) has worked hard during the past decade, getting more than \$2 million for various items – Wyckoff Gardens in Brooklyn.

Most importantly, Wyckoff Gardens residents are safer thanks to the RA's efforts. The development has closed circuit television security cameras and building layered access control coming online in May, all thanks to money secured by the RA over the years from local City Council members. NYCHA does not have the

funding to install these security systems at all of its developments, but will install them where elected officials have allocated discretionary funding for security measures.

"We recognize NYCHA gets funding, but it's earmarked for specific items, so we have to get involved to get access to funds," said RA President Charlene Nimmons. "We work with NYCHA to enhance where we live."

The Wyckoff Gardens RA has about \$1.3 million that it plans to use to renovate the development's community center. They started out with a modest goal of fixing the gym floor and basketball backboards, but as they were able to keep increasing the amount of money they raised, they decided to set their sights

higher. "Now we're in a position to bring our community center up to code, fix our kitchen, and give our kids some place to go, that's the excitement," said Ms. Nimmons.

Once the renovation is complete, the RA wants to help enhance residents' lives by expanding the services offered at the community center, such as providing access to training and job opportunities and helping them find jobs.

The Wyckoff Gardens RA also joined with residents from other developments in the area for the City Council's recent participatory budgeting process, which allows New Yorkers to decide how some of the City's budget is spent. Thanks to a strong effort to get the

vote out, \$400,000 will be used to rehabilitate playgrounds and basketball courts at Wyckoff Gardens, 572 Warren Street, Gowanus Houses, and Williams Plaza.

Ms. Nimmons has advice for any residents on how they also can be so successful. "Don't take no for an answer. Keep going back. Just because they say no, don't stop asking," she said.



NYCHA youth join Wyckoff Gardens Resident Association President Charlene Nimmons and City Council Member Stephen Levin at a 2014 Participatory Budgeting "Get Out The Vote" community engagement event at the Wyckoff Gardens Community Center.

Resident Associations Benefit from Becoming Tax-Exempt, Not-for-Profit Corporations

Resident Associations have the ability to become legally recognized New York not-for-profit corporations. There are many benefits of incorporating as a not-for-profit corporation, including eligibility to apply for:

- Exemption from some state and local taxes, including New York State and City sales taxes;
- Some government and private grants;
- Discounts from some stores, publications, and other businesses; and
- Reduced postage rates for bulk mailing.

Resident Associations also may apply for exemption from federal taxes under section 501(c)(3) of the Internal Revenue Code. In addition to federal tax exemption and the other above-listed benefits, another advantage of obtaining 501(c)(3) status is eligibility to receive tax-deductible donations. Please note, certain forms must be filed with New York State and/or the federal government in order to receive the benefits listed above. Resident Associations can use their Tenant Participation Activity (TPA) funds to cover the costs associated with incorporating as a New York not-for-profit corporation and applying for state and federal tax exempt status. For more information, contact Colin Murray in the Department of Resident Engagement at **212-306-3396** or colin.murray@nycha.nyc.gov.

Work Begins On Randolph Houses Redevelopment



Randolph Houses in Manhattan is on West 114th Street between Adam Clayton Powell, Jr. and Frederick Douglass Boulevards.

The extensive facelift of Randolph Houses in Manhattan is underway, on what will be the first-ever development in New York City to combine public housing units and affordable housing units. The 36 tenement

buildings will be modified internally so that they are grouped into several larger buildings, ultimately resulting in 147 NYCHA public housing units and 167 affordable housing units. Because the buildings are

eligible for historic designation, the rehabilitation must preserve certain historic elements of the buildings' exteriors.

Randolph Houses residents have been involved throughout the entire process. Input from the Randolph Houses Resident Task Force, which was created to facilitate communication between the residents, NYCHA, and the development team, led to the addition of 3,000 square feet of community space, as well as an area for onsite social services.

"We're excited to see this finally happen," said Robertus Coleman, president of the Randolph Houses Resident Task Force. "We believe that the rehabilitation of these houses will be great for the community and for NYCHA."

NYCHA contributed up to \$40 million in federal capital funding towards the construc-

tion of the public housing units through financing from the U.S. Department of Housing and Urban Development's (HUD) Mixed-Finance program.

"We are fulfilling our promise to preserve public housing for our existing residents and contributing to Mayor de Blasio's affordable housing plan," said NYCHA Chair and CEO Shola Olatoye. "We are grateful to our partners who made this possible, including the Department of Housing Preservation and Development; Housing Development Corporation; Trinity Financial, Inc.; West Harlem Group Assistance, Inc.; Enterprise Community Investment; TD Bank; and the Randolph Houses Resident Task Force; who all were instrumental in moving this project forward."

The 147 public housing units will be made available to current

and former Randolph Houses residents. Any remaining public housing units will be filled with families and individuals on NYCHA's waitlist.

The first phase of the redevelopment will encompass the housing on the south side of the street – on West 114th Street between Adam Clayton Powell, Jr. and Frederick Douglass Boulevards – with 22 tenement buildings which currently are vacant and require extensive rehabilitation. The second phase of the project will focus on the redevelopment of the 14 tenement buildings on the north side of the street. Those buildings currently are partially occupied by NYCHA tenants. The rehabilitation of the north side buildings will begin once the residents have been relocated to the newly renovated public housing units on the south side of the street during the first phase.

Margarita López, Executive VP for Community Programs and Development, Retires

Spent Seven Years as NYCHA Board Member

Margarita López, a name very well-known to NYCHA residents and anyone who has followed NYCHA in recent years, retired after a long career in public service, affordable housing, and community activism. Ms. López was the Executive Vice President for Community Programs and Development since 2013; prior to that she served as a Board Member since 2006.

During her tenure as a NYCHA Board Member, Ms. López was appointed NYCHA's Environmental Coordinator, where she led the establishment of the Housing Authority's Green Committee; created an energy conservation education campaign for NYCHA residents and staff; and oversaw the greening and retrofitting of NYCHA sites. As EVP for Community Programs and



Margarita López, seen here speaking to a resident at one of the many public meetings she attended during her eight years at NYCHA, retired in April.

Development, she developed a comprehensive strategic plan and transformed the organizational structure of the agency's Resident Engagement Department, which will strengthen NYCHA's communications and reaffirm transparency with its residents.

Prior to joining NYCHA, Ms. López was a City Council Member. Before that, she worked to secure homes and services for people diagnosed with mental illness, some of whom also suffered from drug and alcohol addictions.

NYCHA Chair, Residents, Volunteers All Help Make Developments Greener



NYCHA Chair and CEO Shola Olatoye digs in to help plant a tree at Woodside Houses on Earth Day, April 22, 2014. At her left is Woodside Resident Association President Ann Cotton Morris; at far right is NYCHA General Manager Cecil House.



NYCHA residents and staff joined volunteers to plant five trees at Amsterdam Houses on April 23, 2014.

Several events centered around Earth Day in late April helped make a couple of NYCHA developments greener and more shady. On April 22 – Earth Day – NYCHA Chair and CEO Shola Olatoye was at Woodside Houses in Queens to help plant a willow oak tree. Chair Olatoye joined the New York Restoration Project (NYRP) and residents to plant the tree next to the Woodside Senior Center, which will provide a clean area and shade in the summer. In addition, the area around the Woodside Houses sign on the corner of 51st Street and Newtown Road was mulched and had flowers planted.

"NYCHA recognizes the value of trees and other greenery," said Chair Olatoye. "That's why, with our residents and our partners such as the New York Restoration Project, we have planted more than 12,000 trees citywide, an accomplishment which contributes to the City's goal of planting one million trees across all the boroughs."

The tree planted that day added to the more than 110 trees that were planted at

Resident Gardener Honored by Parks Nonprofit



Anne Marie Rameau, a Breukelen Houses resident, was honored recently by New Yorkers for Parks at their annual Daffodil Breakfast. The event pays tribute to people and organizations whose dedication to their neighborhood open spaces exemplifies the Daffodil Project's spirit of volunteerism. The Daffodil Project memorializes those lost during the 2001 terrorist attacks. Over the past 13 years, five million daffodils have been planted by volunteers across the city. NYCHA is a partner in the Daffodil Project.

Ms. Rameau's recognition came from her work in her garden, called Breukelen Sight

Garden, which she maintains at the Brooklyn development. She was profiled in the October 2012 issue of the *Journal* for her gardening, and has won awards in NYCHA's annual Garden and Greening Competition. Ms. Rameau moved in to Breukelen Houses in 1976, and started the garden the next year after going to a workshop NYCHA held for budding gardeners. She started out by running a hose from her kitchen sink, but was able to really expand the garden after NYCHA allowed her to connect to an outdoor faucet. "I love nature," she said in 2012. "I plant one little seed and it becomes big flowers and plants."



More than 110 trees were planted at Woodside Houses on April 20, 2014.

Woodside Houses on April 20 by Woodside residents, NYRP, and volunteers from JetBlue. The planting was part of JetBlue's seventh annual One Thing That's Green event. The trees planted included dogwood, crabapple, willow oak, and fruit trees, like Whitegold cherry, Kieffer pear, and various apple trees. Aside from beau-

tifying the area, the trees also will improve air quality, absorb carbon, and filter rainwater.

Then on April 23, residents of Amsterdam Houses in Manhattan joined NYRP and volunteers from Fordham University to plant five trees in conjunction with a recent exhibit at the school called Palas por Pistolas (Shovels for Pistols).

Install Air Conditioners Safely

Prior to installation of an air conditioner in an apartment, the tenant(s) of record must sign NYCHA form 150.110 Appliance Agreement, that has been executed by the Housing Manager or the latter's designee. The Agreement requires that residents notify NYCHA within three days after installation of the air conditioner has been completed. Air conditioners must be installed at your own expense in accordance with the following specifications:

- Except as otherwise provided below, the air conditioner unit must fit the entire width of the window. There cannot be any open unguarded spaces greater than 4 1/2 inches.
- Two "L" shaped stops are required in the window track when the space between the air conditioner and the fully raised window sash is greater than 4 1/2 inches.
- "L" shaped stops must be installed in both sides of the

NYCHA Youth Takes Prize in Statewide Competition

As reported on in the March issue of the *Journal*, Ilham Moumou who lives in Queensbridge South Houses in Queens, was nominated by NYCHA for a college scholarship given by the New York State chapter of the Public Housing Authorities Directors Association (NYSPHADA). Ms. Moumou, a senior at LaGuardia High School in

Manhattan, won first place in the NYSPHADA competition, for which she gets a \$2,500 scholarship paid directly to her college. She is the first NYCHA resident to win the NYSPHADA scholarship in the five-year history of the program.

"I hope that my story inspires many young kids to work hard and follow their dreams," Ms. Moumou said.

inside window track to prevent the window from lifting upward.

- The air conditioner is to be permanently attached into the window opening.
- Structurally sound barriers must be installed on one or both sides of the air conditioner when the air conditioner does not fill the entire width of the window and the unguarded space or spaces would otherwise exceed 4 1/2 inches.
- Bricks, wood, insulation, or any other object, other than

the manufacturer's specified brackets, placed under the air conditioner, are prohibited.

You must notify immediately the Management Office or the Centralized Call Center at **718-707-7771** when any air conditioner is to be removed from any window. Upon this notification, you must schedule an appointment during business hours for a maintenance worker to be present when the air conditioner is removed, in order to replace the air conditioner with a window guard

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immediately.

If, during an inspection, it is determined that your air conditioner is installed improperly and presents a clear and present danger of falling out of the window, it will be removed immediately, and a window guard will be installed in its place. If you are not home to provide access, staff is authorized to enter

your apartment on an emergency basis to correct the hazard.

It is vital to the safety and well being of you, your family, and your neighbors that window guards and air conditioners are installed in compliance with New York City law and the rules of the New York City Housing Authority. Please make every effort to help us help you!

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May is National Asthma Awareness Month

May is National Asthma Awareness Month. Organized by the U.S. Environmental Protection Agency and other partners across the country, the month is designed to bring attention to this lung disease that makes it hard to breathe.

Many NYCHA developments are located in neighborhoods that have the highest asthma rates in the City, such as the South Bronx and East and Central Harlem. Asthma is the most common chronic health condition among children. It can be controlled by working with a doctor to find the right medication and by reducing exposure to asthma triggers such as household pets, pests, pollen, and cigarette smoke.

According to the American Lung Association, exposure to secondhand smoke can trigger asthma episodes and make asthma attacks more serious. Secondhand smoke also is linked to other health problems, including lung cancer, ear infections,

and other chronic respiratory illnesses. Many of the health effects of secondhand smoke, including asthma, are most clearly seen in children because children are most vulnerable to its effects.

The health of all NYCHA residents can be helped by reducing exposure to secondhand smoke. Smoking is not permitted in NYCHA common areas such as lobbies, elevators, stairs, and public hallways. NYCHA encourages smokers to be considerate of neighbors, especially families that have children and residents with asthma and other health conditions that might be affected by exposure to secondhand smoke. NYCHA is committed to improving access to information and resources that help residents who want to quit smoking.

For help with asthma or quitting smoking call 311. You can find additional resources to help quit by visiting nyc.gov and searching for "NYC Quits."

Comments? Questions? E-mail Journal@nycha.nyc.gov.

West Nile Virus Mosquito Treatment

The New York City Housing Authority will be treating all of the catch basins located on Housing Authority developments to reduce the mosquito population in an effort to minimize the transmission of the West Nile Virus. These treatments will take place between May and September of 2014. One or more of the following pesticides will be used:

Vectolex CG, EPA Reg. No. 73049-20, Toxicity Category – "Caution"
Summit B.i.i. Briquets, EPA Reg. No. 6218-47, Toxicity Category – "Caution"
Altosid XR, EPA Reg. No. 2724-421, Toxicity Category – "Caution"

Contact names and numbers for this application are;

NYC Housing Authority:

Raymond Gamble, Administrator, 718-707-5306 available from 9 am – 5 pm

Denise Torres, Technical Resource Advisor, 718-707-8032 available from 8 am – 4 pm

NYS Dept. of Environmental Conservation, Region 2, Bureau of Pesticide Management – 718-482-4994

National Pesticide Telecommunications Network – 1-800-858-PEST

Inquiries concerning symptoms of pesticide poisoning should be directed to the Poison Control Center

1-800-222-1222

Residents Learn How to Eat Healthy

With reporting by Jeremy House



More than 60 residents, Housing Authority employees, and members of partner agencies gathered on March 28 at NYCHA's first Healthy Food Summit. They discussed the healthy food programming NYCHA offers, and talked about opportunities to maximize health and wellness for residents.

In recent years NYCHA developed partnerships with many groups that are connected to expanding efforts to improve access to and consumption of healthy food. These efforts go along with an expanded focus at the local and national levels around improving nutrition and reducing obesity.

"We are hurting ourselves. People don't realize that when you eat unhealthy you damage your own system," said Angeline Monroe-Mayo, the Resident Association President at De Hostos Apartments. "A healthier person has a much better self-esteem and outlook on life."

NYCHA's Garden and Greening Program was a topic, especially how it can provide healthy food to residents. "I am trying to bring gardening and healthy eating to my fellow residents," said Christina Johnson, the Resident Association President at Lexington Houses. "I am also looking to start a pop-up pantry in the school I work at."

Residents picked up ideas that they can bring back to their neighborhoods. "Today I learned several ways to gain access to some resources out there who are working with organizations that help you connect with supermarkets and bodegas in getting healthy food at a discounted price," said Barbara Williams, the Resident Association President at Polo Grounds Towers.

NYCHA's overarching goal for health programming and partnerships is to increase resident access to information and resources to support health and wellness at every age. Diabetes,

cardiovascular disease, osteoporosis, and several forms of cancer have been defined as diet-related diseases.

"I have seen kids that I have volunteered for, they eat too much sugar and they can't concentrate," said Ms. Monroe-Mayo. "When they change their diets, plus with the guidance from their counselors, they become much more productive, communicative, and calm and I'd like to see more of that."

The Healthy Food Summit was held in March because it was National Nutrition Month, with the theme of "Enjoy the Taste of Eating Right." Consumer research confirms that taste is more important to people than nutrition when they choose what food to buy. The key messages for National Nutrition Month focused on how to combine taste and nutrition to create healthy meals that follow the federal government's Dietary Guidelines recommendations.



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SENIOR NEWS

Take Nine Steps to Prevent Falls

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4. Increase the lighting in your apartment
5. Keep your floors clear
6. Avoid going barefoot or wearing slippers
7. Never use a chair as a step stool
8. Use a non-slip mat in your bathtub
9. Install grab bars next to the tub and toilet – call NYCHA's Customer Contact Center at **718-707-7771** to request the installation of grab bars in your bathroom

For more information call **311** and request a FREE copy of the "How to Prevent Falls" health bulletin published by the New York City Department of Health and Mental Hygiene. You also may access this booklet on the internet at: www.nyc.gov/html/doh/downloads/pdf/public/dohmhnews9-04.pdf.

Chair Olatoye Joins Town Hall Meeting at Parkside Houses

On April 17, NYCHA Chair and CEO Shola Olatoye joined City Council Public Housing Committee Chair Ritchie Torres for a town hall meeting with residents of Parkside Houses. The event was one of many Chair Olatoye has been attending to address her priority of resetting NYCHA's relationship with residents and stakeholders.

"Tonight I want to hear from you. I want to learn from you," said Chair Olatoye. "Above all, NYCHA's mission is to provide decent affordable housing and access to social services to the more than 630,000 people who call NYCHA their home."

Organized by Council Member Torres, Parkside residents attended the meeting to voice their concerns about needed repairs, security, and joint staffing with Gun Hill Houses. Chair Olatoye reminded residents that NYCHA is working to better serve the Parkside community but challenges still lay ahead.

"NYCHA is working to identify ways to provide better customer service," said Chair Olatoye. "We are beginning to prioritize repairs that were delayed because of Hurricane Sandy. In the meantime, we have had to make some tough decisions that have affected developments like yours."

Chair Olatoye also attended a town hall meeting on April 28, held by City Council Member Laurie Cumbo at the Ingersoll Community Center in Brooklyn.



NYCHA Chair and CEO Shola Olatoye speaks at a town hall meeting with Parkside Houses residents on April 17, 2014. She was joined by City Council Member Ritchie Torres (front right) who organized the meeting, and Parkside Resident Association President Lilithe Lozano (front center).

Comments? Questions? E-mail Journal@nycha.nyc.gov.

Construction Begins on New Basketball Court and Playground at Baisley Park Houses

Residents at Baisley Park Houses soon will have new outdoor space to run and play. Ground was broken on April 16 on the renovation of the basketball court and playground at the Queens development. NYCHA is able to renovate these recreational areas thanks to elected officials such as City Council Member Ruben Wills, who advocated for the residents and worked with the Housing Authority to help secure federal funding.



"We are so pleased to partner with Council Member Wills to renovate these recreational areas and provide a safer, more enjoyable space for our children and community," said NYCHA Chair and CEO Shola Olatoye. "These important renovations will support a stronger and healthier Baisley Park community."

The renovated basketball court will include new chain link fencing, benches, bleachers, basketball posts, backboards, hoops, and trash receptacles, and it will be repaved. The playground, which includes a spray shower area, will receive new play equip-

ment, safety surfacing, and benches, and the color surface of the spray shower area will be shaped like a fish. The residents were involved at every stage of the project's development. NYCHA conducted town hall meetings and open forums and incorporated their feedback into the plans.

"Many of the residents have waited an extended period of time and now will witness the fruits of their patience and persistence with this newly renovated playground and outdoor basketball facility," said Baisley Park Houses Resident Association President Robert

Hogan. "Councilman Wills and NYCHA have displayed a level of service which can be characterized as respectful and it is greatly appreciated."

"This project and partnership highlights the rigorous efforts NYCHA has invested to improve the lives of public housing residents," said Council Member Wills. "The efficiency, turn around, and engagement of residents on this project was commendable and should be a model used for future endeavors."

Construction is scheduled to be completed before the end of the year.

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NYCHA Furniture Distribution Program Helps Residents in Times of Need



Johnson Houses resident Maria Dávila received new furniture, including this couch, through NYCHA's Furniture Distribution Program after Hurricane Sandy.

NYCHA's Furniture Distribution Program provides gently used furniture to NYCHA residents affected by disaster, domestic violence, or other traumatic experiences that result in the loss of furnishings or the need to relocate. The Furniture Distribution Program's goal is to provide these families with not only furniture, but also with hope for a fresh start. Residents can contact their local Family Services Department office to learn if they meet assistance criteria:

- Bronx 718-409-8699
- Brooklyn 718-498-3243
- Manhattan 212-334-2506
- Queens 718-206-3286
- Staten Island 718-816-1521

In order to provide suitable furniture for families in need, the Furniture Distribution Program relies on New York City residents and businesses who generously donate unused or unwanted furniture. The program accepts beds, dressers, sofas, dining sets, lamps, televisions, microwaves, and household appliances. To make a furniture donation, please call 212-306-3472.

Join the NYCHA/NFL Football Officiating Academy

NYCHA's Education Through Sports Unit is teaming up again with the National Football League (NFL) to present the 5th annual NYCHA/NFL Football Officiating Academy.

The Football Officiating Academy is an eight-week initiative designed for NYCHA residents ages 17-30, to provide men and women with the critical skills needed to become a football official. In addition, the academy assists the NFL to broaden the pool of football

officials on a national level, and enhances the overall perception of officiating through national campaigns and programming.

This year, the NYCHA/NFL Football Officiating Academy will be held from June 16-August 4. Sessions will run from 5:30 p.m.- 9:00 p.m. at 787 Atlantic Ave in Brooklyn. For more information please call the Education Through Sports Unit at 212-306-3338, 212-306-3351, 212-306-3390, 212-306-3388, or 212-306-3341.

New York City's Paid Sick Leave Law Took Effect April 1

Under this historic law, certain employers must give their employees sick leave, which they can use for the care and treatment of themselves or a family member.

Covered Employees

If you work more than 80 hours a calendar year in New York City for an employer that has five or more employees, your employer must provide paid sick leave. If your employer has less than five employees, your employer must provide unpaid sick leave.

If you are a domestic worker who has worked for the same employer for at least a year and you work more than 80 hours a calendar year in New York City, your employer must provide two days of paid sick leave in addition to the three days of paid rest that you are guaranteed under New York State Labor Law. Visit nyc.gov/PaidSickLeave for information specific to

domestic employees.

The law covers full-time and part-time employees, temporary employees, transitional jobs program employees, undocumented employees, employees who are family members but not owners, and employees who live outside of New York City but work in the City.

Sick Leave Accrual

If you are an existing employee – you were working for your employer before April 1 – you began accruing sick leave on April 1. Employees accrue one hour of sick leave for every 30 hours worked, up to 40 hours of sick leave per calendar year. Your employer determines the calendar year.

Notice of Employee Rights

Employers must give the required "Notice of Employee Rights" created by the Department of Consumer Affairs to new employees when they begin employment and to existing employees by May 1. The

notice must be in English and your primary language if the translation is available at nyc.gov/PaidSickLeave. Currently, Spanish, Chinese, French-Creole, Korean, Italian, and Russian are available, and Arabic and Bengali versions will be available soon.

Use of Accrued Sick Leave

Existing employees can start using accrued sick leave on July 30. New employees who started work on or after April 1 can start using accrued sick leave 120 days after their first day on the job.

Retaliation

Your employer cannot retaliate against you for using sick leave. You have a right to file a complaint at nyc.gov/PaidSickLeave or by contacting 311.

For more information, visit nyc.gov/PaidSickLeave or contact 311 and ask for "Paid Sick Leave."

Famous for Being Green

A new environmentally-friendly affordable housing apartment building helped its developer get national recognition. Blue Sea Development Company was selected as the Outstanding Affordable Developer by the U.S. Green Building Council in their 2013 LEED for Homes Awards. One of Blue Sea's projects was Arbor House, which is located on land at Forest Houses that was sold by NYCHA to a private developer.

The building has 124 apartments, a rooftop hydroponic farm that provides fresh produce for building residents and the local community, and a



living green wall installation in the lobby. Twenty-five percent of the apartments were

set aside with preference for NYCHA residents and people on NYCHA's waiting list.

Apply to Join Green City Force

The April issue of the *Journal* included information about the partnership between NYCHA's Office of Resident Economic Empowerment and Sustainability (REES)

and Green City Force to recruit NYCHA residents ages 18 to 24, who have a High School Diploma or GED, for its paid vocational training program. The correct phone number to

call to register for an information session is 718-289-8100. Residents also can go online at Opportunitynycha.org. The application period is from March 25 to mid-May.