

## NextGeneration NYCHA is Here



Mayor Bill de Blasio with Chair Shola Olatoye.

**O**n May 19, Mayor Bill de Blasio and Chair and CEO Shola Olatoye announced NextGeneration NYCHA (NextGen), a comprehensive ten-year plan to stabilize the financial crisis facing New York City's public housing and deliver long-needed improvements to residents' quality of life. The plan will change the way NYCHA is funded, managed, and how it serves its residents.

"The status quo has forced NYCHA residents to shoulder the burden of billions in disinvestment from the federal and state governments, and to live with mold, broken heating, vermin and too many other symptoms of a crumbling Housing Authority," Mayor de Blasio said. "We will take

every action to help NYCHA emerge from the financial crisis that has crippled its ability to provide safe housing in good repair to hundreds of thousands of our city's hard-working families. Our plan reflects the tough decisions necessary to deliver a stronger, more effective housing authority that can take care of its buildings and its people."

"After meeting with hundreds of residents across the city for more than a year," said Chair Olatoye, "there is clear consensus—the current system is broken and the status quo is not working. Without meaningful changes to the way NYCHA does business, our residents will continue to feel left behind and the future of public housing will

remain in jeopardy. NextGen aims to transform NYCHA into a modern landlord with sound finances and effective property management. Key strategies, such as cutting expenses, raising sustainable revenues, leveraging our strengths and taking a more thoughtful approach to resident engagement, means we can make real progress in improved quality of life for residents."

“  
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**Shola Olatoye**  
*Chair and CEO*

Over ten years the plan's 15 strategies will both reduce NYCHA's capital needs by \$4.6 billion and produce a

### Message from GM Kelly

In an email message to employees, General Manager Michael Kelly addressed aspects of the NextGen plan that concern some staff.

"One aspect of the plan that I know employees have questions about is the strategy to reduce central office staff by approximately 1,000 employees over the course of the next three years....I want to emphasize what the Mayor clearly stated at Tuesday's press conference, 'There will be no lay-offs. We are looking for other alternatives for those workers.' More details will be available in the coming months and these changes will not be completed until the end of 2018."

cumulative operating surplus of over \$200 million.

The full plan can be viewed at [on.nyc.gov/nextgeneration](http://on.nyc.gov/nextgeneration).

**For a summary of the plan's goals, please see page 3.**

## CONTENTS

VOL. 1 JUNE 2015 NUMBER 3

- 2 NYCHA Notes
- 3 Summary of NextGen Goals
- 4 NYCHA Partners with ConEd for Energy Savings  
Launch of Recycling Initiative
- 5 Interview with OPMOM PM Kathie Shoulders  
Tentative Teamsters Contract
- 6 APMS Michael Johnson Wins Public Service Award  
NYCHA Hosts MWSBE Trade Fair
- 7 Emergency Response Reporting System  
Jewish Heritage Month Celebration
- 8 News to Use:  
Computer Benefits Program  
Summer Safety Tips



**Michael Johnson, APMS at Johnson Houses, wins Sloan Public Service Award.**

See story on p. 6.

## NYCHA Notes

### \$1,000 Scholarships for NYCHA Residents

With the college year now over, there's still one more important thing NYCHA's hard working college students should do—apply for a \$1,000 scholarship for NYCHA residents.

The **NYCHA-CUNY Resident Scholarship** is awarded competitively to residents enrolled full-time as a sophomore, junior or senior at any City University of New York college, in an Associate or Baccalaureate degree program.

A **Regina A. Figueroa Memorial Scholarship** is available for residents with documented disabilities who also are full-time undergraduates at a CUNY college.

Additional requirements include:

- a minimum 3.0 GPA
- financial need
- submission of a 500-word autobiographical essay.

Competition for the scholarships is keen, and the essays have been compelling. NYCHA is proud of the approximately 100 exceptional students who have received the \$1,000 awards since the program's inception in 2005.

Profiles of last year's scholarship recipients are included in the December 2014/January 2015 *NYCHA Journal*, available on NYCHA's Website.

For an application, visit: <http://tinyurl.com/nychascholarships>. The application deadline is June 30, 2015.

### NYCHA'S Website Makeover

In case you haven't noticed, NYCHA's website has a new look. Launched on May 1, the website was redesigned with the needs of residents, employees, and other stakeholders in mind. In addition to photos that provide helpful information, the site has a host of new features that make it more user-friendly, and it is accessible on all mobile devices.

The navigation is simple and the most important content is available in a few clicks of the mouse as possible.

Both the Department of Communications and IT worked closely with the City's IT staff on the website launch.

Visit [www.nyc.gov/nycha](http://www.nyc.gov/nycha) to check out the website and explore all the new features.



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### New Employee Organization Joins the Mix

NYCHA's diverse group of employee affiliation organizations will soon have a new member, with the inaugural membership meeting of LGBTQ (Lesbian, Gay, Bisexual, Transgender and Questioning) Employee Organization.

"I realized after the Black History Month celebration and the Women's History Month celebration that there was another part of me that was not being recognized said D'Andra Van Heusen. Moreover, speaking with other employees in the diverse

LGBTQ community, Ms. Van Heusen learned that many felt the same way.

"We all share the same trials and tribulations. I realized that we needed a place to sit down in camaraderie. No one was starting an organization for us—so I jumped in."

The first meeting will take place on June 18 at 90 Church Street in the 5th floor Employment Room at 6 p.m.

The privacy of participants will be respected and everyone is welcome.



### Letter of Commendation to Staff at Cassidy/Lafayette Houses

"People usually tell you when you do something wrong but say nothing when you do something right," explained Cassidy/Lafayette Houses Resident Association President Dr. Brenda L. Harris. That's why she decided to write a letter to Queens-Staten Island Property Management Deputy Director



**PM Prince Menjor at right and Asst. Resident Buildings Supt. Ramone Bracey at left, with Cassidy-Lafayette Gardens maintenance staff.**

Brenda Allen to commend Property Manager Prince Menjor, Property Maintenance Supervisor Eva Gonzalez (since reassigned), "and their staff's timely

response to residents' issues."

Recalling a time when "lack of heat and long waits on repairs" was common, Dr. Harris now reported "I do not have any complaints from residents about NYCHA not responding to their maintenance requests. Management comes to our Resident Association meetings monthly and are greeted like part of the community."

"Being recognized for their efforts means a great deal to staff," said Ms. Allen after receiving the letter, "and I know that Dr. Harris's comments were truly appreciated."

## Summary of Goals for NextGeneration NYCHA

**GOAL 1: A SECURE FINANCIAL FUTURE**—*achieve short-term financial stability and diversify funding for the long term*

- **Stabilize Finances:** City relief of NYCHA's Payment in Lieu of Taxes (PILOT), building on the already-waived \$70 million annual payment to the NYPD, to achieve an additional \$30 million in operating savings per year.
- **Streamline Operations:** Integration and attrition of 1,000 central office positions into other City services and agencies to achieve approximately \$90 million in operating savings per year.
- **Modernize Rent Collection:** Improving rent and fee collection by working closely with residents and updating procedures to achieve \$30 million in revenue per year.
- **Maximize Non-Residential Revenue:** Efficiently lease more of the over two million square feet of non-residential ground floor spaces to achieve up to \$1 million in operating revenue per year.
- **Increase Parking Revenues:** Boost parking revenues—while capping resident parking rates at no more than \$150 a month—by increasing occupancy and rates to achieve up to \$5 million in operating revenues per year.

**GOAL 2: PROPERTY MANAGEMENT FOR TOMORROW**—*operate efficiently and effectively*

- **Launch Mobile Solutions:** Launch MYNYCHA, a mobile app for residents to create, submit, track and update enhanced customer service.
- **Enhance Customer Service:** Immediately begin reducing time to deliver basic maintenance to seven days at 18 developments identified for NYCHA's new Optimal Property Management Operating Model system.
- **Improve Sustainability:** Join citywide efforts to reduce waste and implement recycling across NYCHA developments by the end of 2016.
- **Increase Energy Efficiency:** Execute a series of competitive Energy Performance Contracts (EPCs) to upgrade and retrofit thousands of buildings to achieve lower energy costs and energy consumption.
- **Strengthen Resiliency:** Deploy \$3 billion of funding from FEMA to repair and protect over 200 buildings that sustained significant damage from Superstorm Sandy.
- **Enhance Safety and Security:** Building on capital from the Mayor and City Council, NYCHA will invest an additional \$100 million to install enhanced security measures, including exterior lighting, cameras, new doors and layered access, which have already led to a ten percent reduction in violent crime at 15 high-crime developments.

**GOAL 3: (RE)BUILD & REINVEST**—*rebuild, expand, and preserve the City's public and affordable housing stock*

- **Invest in Roof Replacements:** Allocate \$100 million per year for the next three years and call on the State to match the funds for a comprehensive roof replacement

program to reduce mold, repair leaks, and restore paint to reduce capital needs by \$600 million.

- **Expand Affordable Housing:** Transform underutilized NYCHA-owned property to create 10,000 affordable housing units—12.5 percent of the new construction called for in Housing New York.
- **Access HUD preservation programs:** NYCHA will renovate and upgrade thousands of units by maximizing the more prevalent and flexible federal subsidy available through Section 8. In all circumstances NYCHA retains decision-making control, ensuring that tenant rights and affordability are maintained equivalent to the public housing model, and providing protection from conversion to market-rate units.
- **Leverage Strategic Planning for Capital Repairs:** For the first time, NYCHA will institute a capital planning process by analyzing the needs of the entire portfolio, rather than the current case-by-case basis, and prioritizing repairs and upgrades that make the most effective use of limited funds and deliver capital projects more efficiently.
- **Utilize Modern Design:** Update NYCHA's design guidelines for renovations and new construction, focusing on safety, efficiency, accessibility, and connectedness to the surrounding community to improve the quality of life for residents.

**GOAL 4: FORWARD, TOGETHER**—*connect residents to best-in-class social services*

- **Connect Residents to Community Resources:** NYCHA will move away from directly providing social services to connecting residents to best-in-class services from expert providers. As part of the partnership coordination effort, beginning July 1, the Department of Youth and Community Development (DYCD) will begin to operate 24 community centers and the Department for the Aging (DFTA) will begin to operate 17 senior centers, providing residents best-in-class services from specialized providers, saving NYCHA an average of \$16 million per year.
- **Leverage Philanthropic funding:** Launch the Fund for Public Housing, a nonprofit 501(c)(3) with the goal of raising \$200 million over three years to support linking NYCHA residents to third-party service providers to improve social service delivery and access to economic opportunity.
- **Instill Economic Empowerment:** Double the number of residents connected to jobs in the next ten years to 4,000 annually through the Office of Resident Economic Empowerment and Sustainability (REES) and community partners.
- **Create Pathway to Trade Jobs:** Provide over 500 residents with apprenticeships and a pathway to union membership over the next five years through a Project Labor Agreement with the Building and Construction Trades Council of Greater New York to help residents achieve access to better paying jobs.

## NYCHA and ConEd Partner for Cost Savings and Energy Efficiencies

NYCHA received \$633,534 from Con Edison for \$10 million in energy saving investments at NYCHA developments in Harlem, including 131 Saint Nicholas Avenue, Washington Houses, and Lexington Houses.

The incentives offered by Con Edison were for investments NYCHA made to replace aging oil boiler equipment with 11 new, high-efficiency natural gas boilers and installation of apartment temperature sensors. Upgraded boilers and new temperature sensors will enable NYCHA to improve the comfort level of residents, reduce utility costs, decrease greenhouse gas emissions, and minimize maintenance repairs.

"We are grateful for the leadership of partners like Con Edison, who are helping

deliver cost-saving improvements to our heating and energy systems," said Acting Director of Energy Finance and

Incentives were available to NYCHA through Con Edison's multifamily energy efficiency program, which

improve energy efficiency cost-savings.

"We commend NYCHA chief executive Shola Olatoye and her team for continuing that commitment through the work on energy management systems that NYCHA is completing in Harlem," said Rebecca Craft, director of Energy Efficiency Programs for Con Edison. "These systems will place NYCHA at the forefront of energy management in the public housing sector and serve as a benchmark for cities around the country."

Later this summer, NYCHA will complete energy upgrades at Highbridge Gardens, Edenwald, and West Side Urban Renewal, and the Authority expects additional Con Ed rebates when the upgrades are complete.



**Rebecca Craft, Con Edison Director of Energy Efficiency & Demand Response Programs.**

Sustainability Management Chris Haun. "Through our collaboration, Con Edison is helping NYCHA improve the quality of life for our residents and become the more energy efficient, modern landlords our residents deserve.

provides housing authorities such as NYCHA with rebates on up to 100 percent of the cost for high-efficiency gas heating equipment such as boilers and furnaces, building weatherization and other technologies designed to

## NYCHA Joins City's Greening and Sustainability Initiative

General Manager Michael Kelly announced the official launch of NYCHA's recycling program on May 29 at Steepshead/Nostrand Houses in Brooklyn, where he was joined by NYC Department of Sanitation (DSNY) Commissioner Kathryn Garcia and Mayor's Office of Sustainability Director Nilda Mesa.

"We are very excited to implement recycling at all of our 328 developments over the next 18 months—starting now with Sheepshead/Nosstrand, Bronx River, Bronx River Addition and Boynton Avenue Rehab," GM Kelly said.

"NYCHA's 178,000 apartments represent eight percent of the City's rental housing stock, and they generate up to 190,000 tons of solid waste

per year. So by putting recyclables where they belong, we'll lead by example and make a huge contribution to the City's sustainability plan."

NYCHA will continue to work closely with DSNY and GrowNYC to develop a coordinated strategy with property management and resident leaders to encourage residents to recycle.

NYCHA has been implementing sustainability initiatives over the past decade—including energy-efficient refrigerator and lighting replacements, conversion of boilers to natural gas, a computerized heating automated system, and other measures. These initiatives have saved NYCHA tens of millions of dollars in utility costs.

Just last month, the de Blasio administration announced an innovative plan to upgrade and retrofit thousands of public housing buildings, dramatically reducing greenhouse

Additionally, NYCHA will deploy \$3 billion of funding from FEMA—the largest FEMA grant in history—to repair, protect, and make much more resilient over 400



**GM Michael Kelly and Nostrand Houses Resident Association President Barbara MacFadden, using new recycling bins at Nostrand Houses. At rear is NYC Department of Sanitation Commissioner Kathryn Garcia.**

gas emissions. This alone will generate tens of millions of dollars in cost savings, and create more than 500 jobs.

buildings within 33 public housing developments that sustained severe damage during Superstorm Sandy.

## An Interview with OPMOM Property Manager Kathie Shoulders



Lincoln Houses PM Kathie Shoulders with APM Xenia Rivera.

Kathie Shoulders was a property manager for two years at Harlem River Houses before applying to participate in the Optimal Property Management Operating Model (OPMOM) pilot that launched in January. "The minute I heard about OPMOM, I was excited," she said "because I wanted an opportunity to really take control of day to day operations."

Now assigned to Lincoln

Houses, one of 18 OPMOM developments, Ms. Shoulders has a few months' experience with the centralized property management model. Here is some of what she had to say.

### Are things different for you now with OPMOM?

Yes, very different. For example, I was able to better prepare for our HUD Public Housing Assessment System (PHAS) inspections because I could easily access funds from our budget to buy materials needed for repairs. Before, there was more paperwork and layers of approval. My decision to allocate funds for PHAS brought our development's score up seven points over last year.

### How does OPMOM affect staff?

When supervisory staff see that we can get the materials and

staff we need, that encourages everyone to do a good job. People want to do their job well and get frustrated when things hold them back.

### Doesn't OPMOM also affect how you purchase materials and services?

Yes. I recently purchased bathroom tiles and paint directly from a vendor because we could get approvals within 24-48 hours. That allows for faster repairs and less waiting time for residents.

We also paid NYCHA's Law Department for a consultation to prepare for an administrative hearing for possible termination of tenancy. Previously this kind of service would have been free. For other kinds of legal services that are less specialized for NYCHA, we may decide to seek legal services from a private firm.

### How has OPMOM affected resident engagement?

Now that we have more control over our resources, residents' input is more important than ever. Really, everything we do is geared around customer satisfaction. I and my team attend monthly resident association meetings and I have an open door policy to ensure that we are familiar with the quality of life issues that residents care about.

I even get a monthly report card from the Resident Association that tracks progress made in areas requested by residents, and also areas where I and my staff want to see improvements. The report card includes sections such as lobby entrances, elevators, lighting, outside walkways and other categories, even satisfaction with property management staff.

## NYCHA and Teamsters Local 237 Reach Tentative Contract Agreement

On May 18, Mayor Bill de Blasio announced that NYCHA and Teamsters Local 237, which represents about 5,500 NYCHA employees, reached a tentative contract deal. The employees affected by the new contract includes caretakers, housing assistants, and building superintendents, among others.

The proposed contract includes a 10 percent raise over seven and a half years, to begin retroactively on December 15, 2010 and end on May 29, 2018. Members will receive one percent retroactive raises for 2012 through 2014, a one and a half percent raise for 2015, two and a half percent for 2016, and a three percent

raise for 2017. In addition, there is a one-time \$1,000 bonus, which will be pro-rated for part-time employees.

"Local 237 members are critical to maintaining and

the fair wages they deserve, in a way that protects taxpayers."

Also part of the agreement is the creation of a joint Labor-Management Committee, which will include

and will explore ways to save money, improve efficiency and flexibility of operations, and improve the delivery of services and resident experience.

"The Labor-Management Committee will hopefully bring governmental and labor leaders to the table to create real job sustainability and improve our day-to-day operations and quality of life to more than 400,000 New Yorkers. I look forward to working with Mayor de Blasio, labor leaders and others to ensure NYCHA provides safe, clean, and connected communities for residents," said NYCHA Chair Shola Olatoye.



Local 237 employees at Beach 41st Street Houses.

strengthening the public housing that over 400,000 New Yorkers call home," Mayor de Blasio said. "This agreement means that these NYCHA employees will get

representatives from the City, NYCHA, Local 237, and other unions that represent NYCHA workers. The committee will begin meeting a month after the contract has been ratified

## APMS Michael Johnson Honored with Sloan Public Service Award

Assistant Property Maintenance Supervisor Michael Johnson has been honored with a 2015 Sloan Public Service Award. Ceremonies were held with his colleagues and senior administrators at Johnson Houses in Manhattan on June 2, and later the same day in the Great Hall at Cooper Union, with Mayor Bill de Blasio and hundreds of others in attendance.

The City's most prestigious prize for public service, presented by the Fund for the City of New York, brings an award of \$10,000.

"This is a great honor and I thank the Fund for the City of New York, NYCHA, and the residents at Johnson Houses," Mr. Johnson said during the morning ceremony. "I'm here early in the morning and the residents can all reach me on my cell phone. I enjoy serving them and working with my staff each day."

Later in the day at Cooper Union, General Manager Michael Kelly remarked, "We have a lot of outstanding public servants at NYCHA but Michael Johnson stands out for a number of reasons. This is a guy who made his way to work on a freezing, blustery morning—arriving before dawn, at 4 a.m.—to clear the ice and snow from his development's sidewalks and steps. He's a guy who, on his day off, hauled a truckload of compost so that green thumbs could make the flowers flourish in the Johnson Houses community garden... [Michael] really understands how important his work is to his families, partly because he too was once a resident of a NYCHA development in Staten Island."

A 27-year NYCHA veteran who began as a seasonal employee, Mr. Johnson will donate the \$10,000 prize to St. Jude Children's Research Hospital for cancer, a charity he supports.

At Johnson Houses, selection panel member Michael



APMS Michael Johnson (center) with Fund for the City of New York President Mary McCormick and selection panel member Michael Arad.

Arad emphatically cited Mr. Johnson's "generosity of spirit and his role in making the lives of countless public housing residents better." While formerly employed at NYCHA as an architect, Mr. Arad submitted the winning design for the 9/11 memorial, selected from 5,000 entries.

In thanking Mr. Johnson for his "selfless efforts on behalf of residents," Senior Vice-President for Operations Brian Clarke also welcomed "the recognition Michael brings to the good work that our staff does day in and day out."

Manhattan property management director Conrad Vazquez thanked Mr. Johnson on behalf of the entire borough management.

The people who work most closely with Mr. Johnson, and those he serves, consistently praised his job dedication, concern for residents, and respect for staff.

"Whatever challenges that come, Michael is there to meet them. No matter what the situation, he is there with a smile," said Johnson Houses Property Manager Gay Chestnut.

"Michael is available 24/7, he always worries about the residents, and does them countless favors," said Johnson Houses Property Maintenance Supervisor Kevin Cropley.

"I was surprised how polite he is – that really boosts morale," said Maintenance Worker Kmal Moeen, who was already working at Johnson Houses when Mr. Johnson arrived two years ago.

"We are proud of Michael Johnson," said Resident Association President Ethel Valez. "He is a wonderful APMS and there is never a moment he won't help you when you ask. When he tells you something, you know it will get done, and always with a smile."

## NYCHA Hosts MWSBE Trade Show



At left rear is Shaun Hession, Director of the Procurement Department, with staff assisting prospective vendors.

On May 14, NYCHA held its third annual Minority-owned, Women-owned, and Small Business Enterprises (MWSBE) Trade Show at BNY Mellon.

Approximately 240 MWSBEs attended to learn how to do business with NYCHA or companies with large NYCHA contracts, as well as with city, state, and federal agencies.

Twenty-eight organizations staffed exhibits, including Con

Edison, the NYC Fire Department, and the Department of Small Business Services.

"At NYCHA we firmly believe that supporting the growth of minority- and women-owned businesses is our way to promote greater opportunity for all...while improving our residents' quality of life," Procurement Department director Shaun Hession told the guests.

## NYCHA is Ready for the Hurricane Season and Much More



Computer Specialists Girish Nori and Ned Epstein, with Computer Services Manager Rajat Lala.

Some clouds bring storms but NYCHA's cloud brings safety from the storm—thanks to the Emergency Response Reporting System developed by IT Computer Specialists Ned Epstein and Girish Nori, and Computer Services Manager Rajat Lala.

Following Hurricane Irene in 2011 and Superstorm Sandy one year later, Mr. Epstein worked on the application development for the emergency response system. The program helps NYCHA communicate with residents not just for weather emergencies but also for service interruptions, outages, major renovations and other events.

Mr. Epstein originally developed the system as an internal data warehouse with information on the composition, contact numbers and special needs of every NYCHA household. Fol-

lowing Hurricane Sandy, Mr. Nori adapted the internal database in 2014 to reside externally on Oracle Cloud Services, where it could be protected from local electrical outages or other interruptions—making the Emergency Response Reporting System NYCHA's first "cloud" application. The system is available not only on personal computers but also on mobile devices.

"It's an ongoing process to update the cloud application with the latest features so that we can be prepared for any emergency," Mr. Nori said. The system has been used to contact residents for such diverse events as the Pomonok Houses gas outage and the Ebola response in 2014, and the Juno Winter Storm and the heating outage at Sheepshead Bay/Nostrand Houses earlier this year.

Computer Systems Manager Rajat Lala, project manager for the team, helped design both the internal and external computer programs, while overseeing their development. "We are confident that with this system we can collect accurate data and organize information to help evacuate residents, know where they have been relocated, track the status of building outages, and perform many related functions," he said.

"This secure and constantly updated database is a vital tool at our disposal to help us deal with many types of emergencies that impact our residents and our buildings," said Vice President for Research and Management Anne-Marie Flatley, who originally requested and conceptualized the application. "The IT team did a great job of providing a resource that helps NYCHA respond fast and efficiently to many kinds of situations."

Thanks to enterprising employees, NYCHA is ready for the 2015 hurricane season that began June 1 and much more.

## Jewish Heritage Month Celebration

Batei Tsubur, the organization of Jewish employees at NYCHA, held its annual Jewish Heritage Month Celebration in the Ceremonial Room at 90 Church Street on May 11. As in years past, Harley Diamond, Assistant Chief in the Law Department and a professionally trained singer, led the group in the U.S. and Israeli nation anthems, and organization president Alan Pelikow, Interim Director of the Lease Enforcement Department, served as a scholarly master of ceremonies.

EVP for Legal Affairs and General Counsel David Farber spoke about aspects of his life, including his residence in

Edenwald Houses during the 1950s. Mr. Farber considers living in Edenwald as contributing to his life's successes.

Guest speaker Rabbi Steven Burg led the group in an energetic discussion about his work as Eastern Director of the Simon Wiesenthal Center, a global human rights organization researching the Holocaust and hate in a historic and contemporary context.

Rabbi Burg also discussed his work at the Wiesenthal Center's New York Museum of Tolerance, where the mission is to challenge visitors to confront bigotry and racism, and to understand the Holocaust in both historic and

contemporary terms.

The discussion covered many historical and current world events, as well as the need to be inspired from the

past, engaged in the present and assume responsibility for the future—including our socially responsible work at NYCHA.



Rabbi Steven Burg in the Ceremonial Room.

## News to Use

### Save on Commuting Costs with the NYC Commuter Benefits Program

Take advantage of big savings in commuting costs with the Commuter Benefits Program. You can deduct up to \$130 a month from your taxable income for MTA, LIRR, N.J.Path and other mass transit expenses, and up to \$250 a month for qualified commuter parking. This can save you more than \$400 a year in tax—or up to 40 percent of your commuting costs—depending on your income level.

You can select from five Commuter Plan Options paid for through automatic payroll deduction.

**1. Commuter Card Plan:** The most popular choice for NYCHA employees, this plan provides a commuter card that is used like a credit card to purchase MetroCards or other transit fares. You can select the Unrestricted Option that lets you set your own payroll deduction amount (and has an administrative fee of \$1.77 a month) or the Regular Commuter Card that deducts \$116.50 a month (the cost of a 30-Day Unlimited Ride MetroCard) with no administrative fee.

**2. Transit Pass Plan:** This plan allows you to arrange for home delivery of your transit passes and tickets.



NYCHA's most popular commuter plan.

**3. Premium TransitChek MetroCard:**

Provides an annual Unlimited Ride MetroCard valid for unlimited rides on MTA NYC for a 12-month period.

**4. Access-A-Ride/Paratransit Plan:** Allows for participation in the MTA's Access-A-Ride program or other paratransit provider programs.

**5. Park-n-Ride Plan:** Uses pre-tax and post-tax payroll deductions to pay for transit-related parking.

"Most employees prefer the Unrestricted Commuter Card Plan because that gives you the most flexibility," said Susan Mathew in the Payroll Department. "With the Regular Commuter Card, if you take a week off, you might not use that time, which you are paying for. But the most important thing is to pick the plan that is best for you. Too many employees are passing up this opportunity to save hundreds of dollars a year."

You can enroll in the Commuter Benefits Program by contacting Ms. Mathew at 212-306-6824, or by email at [Susan.Mathew@nycha.nyc.gov](mailto:Susan.Mathew@nycha.nyc.gov). Additional information is available at <https://www.eworks.com>.

## Summer Safety Tips for Field Employees



**Safety and Security  
Director Pat O'Hagan.**

Summer is here—as is the hot weather. To ensure that employees who work outdoors are not overcome with heat induced stress or illness, here are some safety tips.

Supervisors should ensure that there is plenty of drinking water located as close as possible to employees.

Employees should:

- drink water about every 15 minutes even if not thirsty,

- rest in the shade or an air-conditioned office,
- wear hats and light-colored clothing, and
- watch out for each other.

If a co-worker suffers heat stroke:

- call your supervisor to get medical help,
- move the person to cool off in the shade,
- little by little, give the employee water (if not vomiting),
- loosen his or her clothing, and
- help cool the person by fanning or placing ice packs in the underarms and groin area or soaking the person's clothing with cool water.

You may send questions about safety to [SafeNYCHA@nycha.nyc.gov](mailto:SafeNYCHA@nycha.nyc.gov). You may report dangerous work condition to NYCHA's Safety and Security Command Center at 212-306-8800 or by email at [SafeNYCHA@nycha.nyc.gov](mailto:SafeNYCHA@nycha.nyc.gov).

### E. Virgil Conway College Scholar Awards

Applications for the 2015 E. Virgil Conway College Scholar Awards for children of civil servants are now being accepted. Selection is based on scholastic achievement, leadership and commitment, and community service.

Additional eligibility requirements include graduation by or before June 2015 from a public or private high school, and attendance or acceptance for full-time admission at a public or private college or university.

Information and application forms are available at: <http://www.nyc.gov/html/dcas/html/employees/100year.shtml>. You can apply online at: <https://mspwww-dcscsa01.nyc.gov/CSA/>. (Include the period.)

Applications must be received by June 26, 2015.