

Your **NYCHA** Home Affects Your Health!

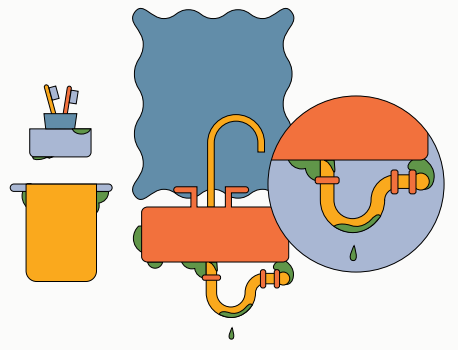



Mold, lead, and pests are common problems found inside buildings.




They can be dangerous and end up causing serious long-term health problems, including respiratory issues like asthma, and learning disabilities.

Many NYCHA apartments have mold, lead, or communal pest issues. NYCHA has been neglecting to fix these issues for many years, which has led to longer lasting issues in apartments, and more health problems for residents.



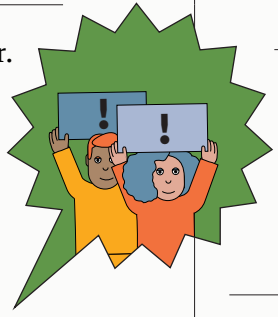
It's important to hold NYCHA accountable for making sure you have a healthy home!

Mold	Signs of mold in your home:
 <p>Mold can grow anywhere there is moisture, like where there are leaks, or under a sink.</p>	<ul style="list-style-type: none"> Feeling sick or experiencing breathing issues without cold symptoms. Seeing mold spores, or notice a musty or damp smell. Sometimes you may not see it because it's growing under a surface, behind walls, or in a part of your house you don't see much (like the ducts) or behind the plaster or drywall in your walls).
Lead	Signs of lead in your home:
 <p>Lead is a poison that can't be seen or smelled, but can be found in paint on the walls or ceilings, or your drinking water.</p>	<ul style="list-style-type: none"> You can't tell if your apartment has lead in it just by looking at it! You have to get it tested by NYCHA to figure out if there's lead or not.  <p>If you have young children, get your apartment tested!</p>
Pests	Signs of pests in your home:
 <p>Common pests include mice and rats, roaches, bedbugs, and other insects.</p>	<ul style="list-style-type: none"> Pests are attracted to food, trash, and moisture. Droppings, bites, or dead pests. Chewed up food packages.

Health Effects	
Mold 	<ul style="list-style-type: none"> Causes breathing problems, and makes allergies and asthma worse. Is linked to chronic headaches, fever, nausea and vomiting, and sore throats. It's especially dangerous for children, the elderly, and people who are sick.
Lead 	<ul style="list-style-type: none"> Causes developmental problems in children. Behavioral, nervous system, heart, and muscle problems in people. There is no safe level of lead. Any exposure at all is dangerous.
Pests 	<ul style="list-style-type: none"> Cause many problems, like making asthma worse and spreading other infectious diseases. Pesticides can also be harmful to your health.

What You Can Do About It

There are some things you can do to prevent your exposure to mold, lead, and pests.

Mold <ul style="list-style-type: none"> Check moist areas of your house, like kitchens, bathrooms, and behind the fridge/stove for mold. Make sure your apartment has good ventilation to keep things dry. Clean moldy hard surfaces with antibacterial soap and water, but soft surfaces like carpet need to be replaced and the moisture source has to be removed! 	Tips from other residents <hr/> <hr/> <hr/> <hr/> <hr/>
Lead <ul style="list-style-type: none"> Keep away from peeling paint and broken plaster. Get your apartment tested by NYCHA. 	
Pests <ul style="list-style-type: none"> Keep garbage in sealed bags or containers and remove it from your home every day. Store food in sealed containers. 	

Hold NYCHA Accountable	If NYCHA isn't solving your problem
<ul style="list-style-type: none"> Put a ticket in to NYCHA about your mold, lead, or pest issues. Keep a record of your calls to NYCHA and take photos of any maintenance that NYCHA does as well. If you have small children, make sure NYCHA knows! There are laws that say NYCHA must inspect your home for lead paint if there is a child living there under 6 years old. 	<ol style="list-style-type: none"> For mold, contact the Mold and Leak Ombudsperson Call Center at 1.888.341.7152 For systemic issues, get in touch with your neighbors and contact the Federal Monitor together: <ul style="list-style-type: none"> E-mail: monitor@nychamonitor.com Phone: 347.809.5555 Toll-Free Number: 844.309.6080
<small>Part of the NYCHA Real Talk series (#NYCHAREalTalk). Created by Center for Urban Pedagogy, Good Old Lower East Side (GOLES), WE ACT & TakeRoot Justice/Community Development Project, Inc. © 2020, the Center for Urban Pedagogy, Good Old Lower East Side (GOLES), WE ACT & TakeRoot Justice/Community Development Project, Inc. This work is licensed under the Creative Commons Attribution-NonCommercial-ShareAlike 4.0 International License. To view a copy of this license, visit creativecommons.org/licenses/by-nc-sa/4.0/. Design by L+L.</small>	

What is Infill?

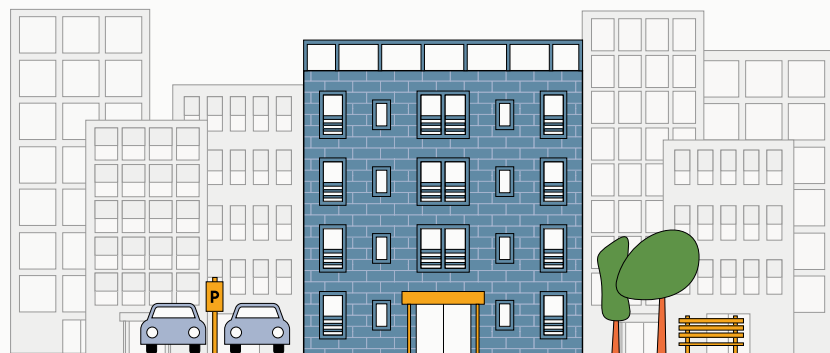
“Infill” is one of the programs the New York City Housing Authority (NYCHA) is using to try to solve their funding problems. It allows NYCHA to lease land around NYCHA buildings to be used to build housing. You might also hear this called “Build To Preserve.”

How does it work?

1 NYCHA properties have land that is used for parking lots, playgrounds, and lawns — not just buildings

The zoning laws in NYC say how much you can build on any piece of land.

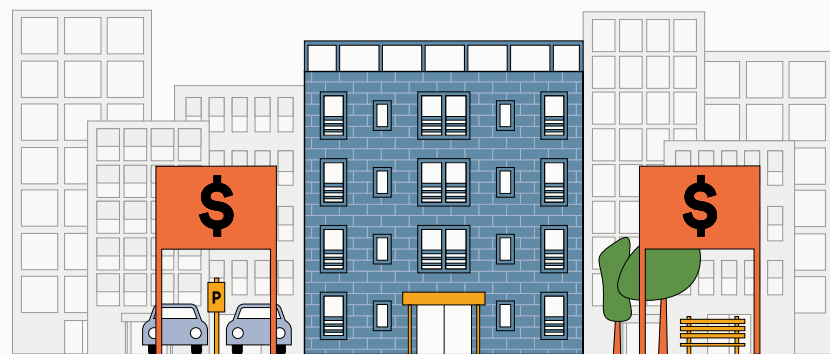
But most NYCHA properties don't have the full amount of building on them that the zoning law allows them to have.



2 NYCHA can lease this land and the rights to build on it to private developers

The difference between what is actually built, and the maximum amount of building that COULD be built is called the unused development rights.

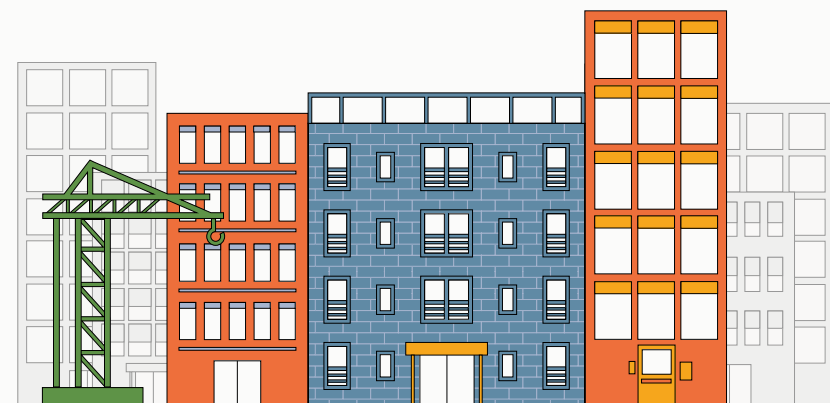
Sometimes this is just called “development rights.”



3 Those leases mean money for NYCHA

This land could be leased to private developers to let them build housing on it using NYCHA's unused development rights.

The money from the lease could be put back into your NYCHA development.



Does NYCHA really make money from it?

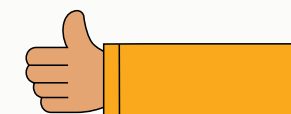
Most of the infill buildings that are being built are 100% affordable housing. Not 50/50 affordable/market rate buildings, which would have made more money for NYCHA.

This means that NYCHA isn't making a money from leasing their land.



How could NYCHA residents benefit?

- ✓ NYCHA says residents will benefit from the program raising money for badly needed repairs and renovations to NYCHA buildings.



How could NYCHA residents lose out?

- ✗ New developments will replace valuable green spaces, parking, playgrounds around NYCHA developments.
- ✗ Affordable housing will not create very much money for NYCHA.
- ✗ In the long run, NYCHA might start selling undeveloped land to developers for full-price market-rate housing.
- ✗ If new buildings for wealthier people are built near NYCHA buildings, many wealthier people will move into those apartments, and the neighborhood.
- ✗ The new units probably won't go to current NYCHA residents.



Are there other ways for NYCHA to benefit from their unused development rights?

Instead of building on NYCHA property, the unused development rights could be sold to private developers to build near NYCHA developments.

This would “transfer” the development rights to the private developer, and they can then build more on their property, while nothing new would be built on NYCHA property.

This is called Transfer of Development Rights (TDR).

It is another funding option NYCHA is considering.



What can you do to get involved?

- 1 First, get involved in your NYCHA resident input processes and organizations to find out if the city or NYCHA plans to bring any of these programs to your NYCHA development.
- 2 Talk to your neighbors
- 3 If NYCHA holds public meetings about these programs in your NYCHA development, show up and make your voice heard!
- 4 Contact local community organizations that are organizing around these NYCHA strategies.
- 5 Contact your City Council Member and let them know if you think Infill is a good thing for NYCHA to do.



What is RAD/PACT?

RAD/PACT* is one of the programs the New York City Housing Authority (NYCHA) is using to try to shift responsibility for managing its buildings. It allows NYCHA to lease buildings to private landlords who then manage the buildings instead of NYCHA.

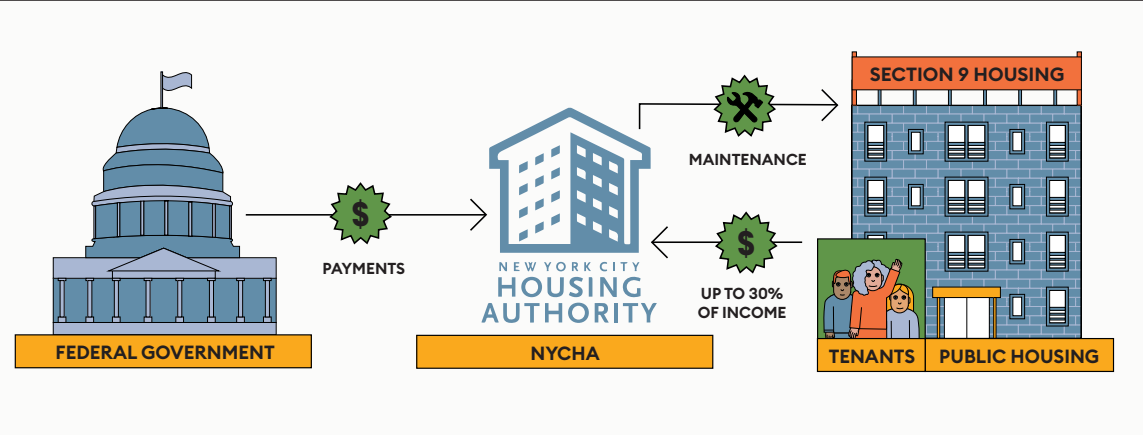
*The program is referred to by a few different names in NYC.

RAD “Rental Assistance Demonstration”—Most people in NYC know the program as RAD.

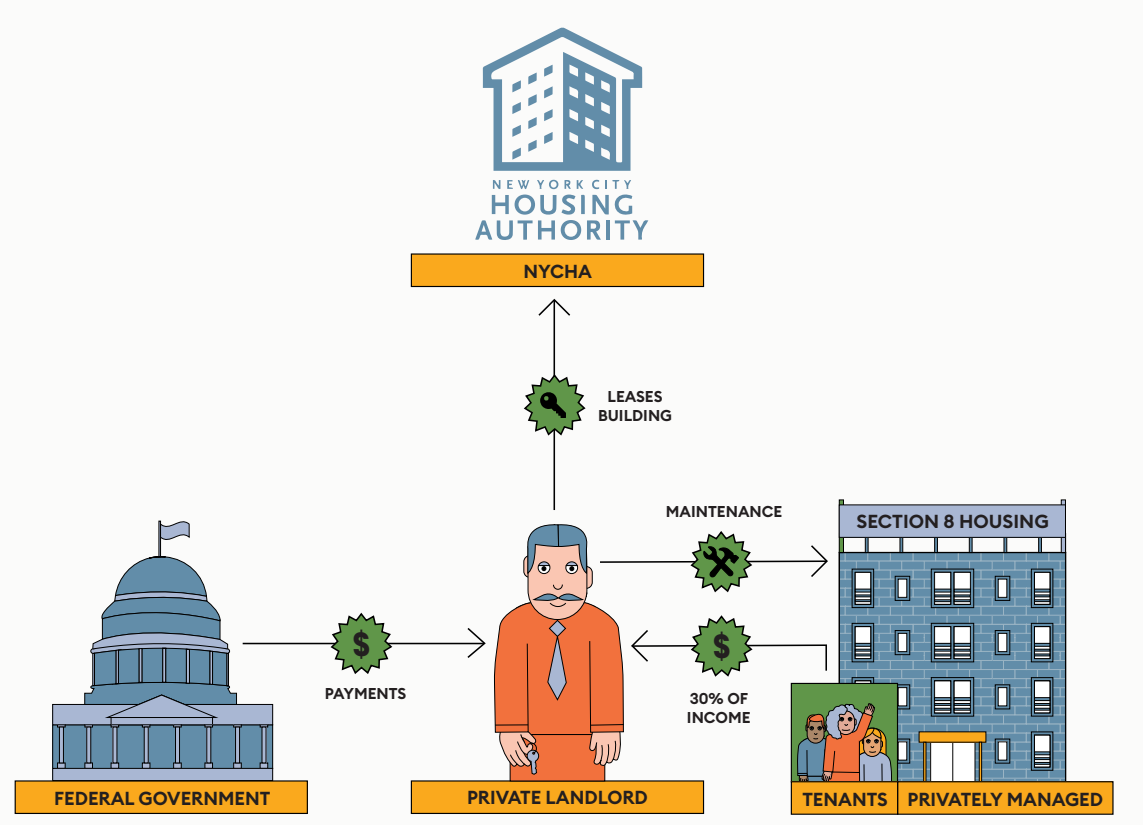
PACT “Permanent Affordability Commitment Together (PACT)” —This is what NYC calls RAD. The city also sometimes calls this “PACT to preserve.”

How does it work?

Public Housing (Section 9) building
In a Public Housing building, government pays NYCHA a lump sum each year to manage the building, and each resident pays up to 30% of their income.



Privately Managed (Section 8) building
In a Project-Based Section 8 building, a private landlord gets rent for each apartment that is subsidized by the government.

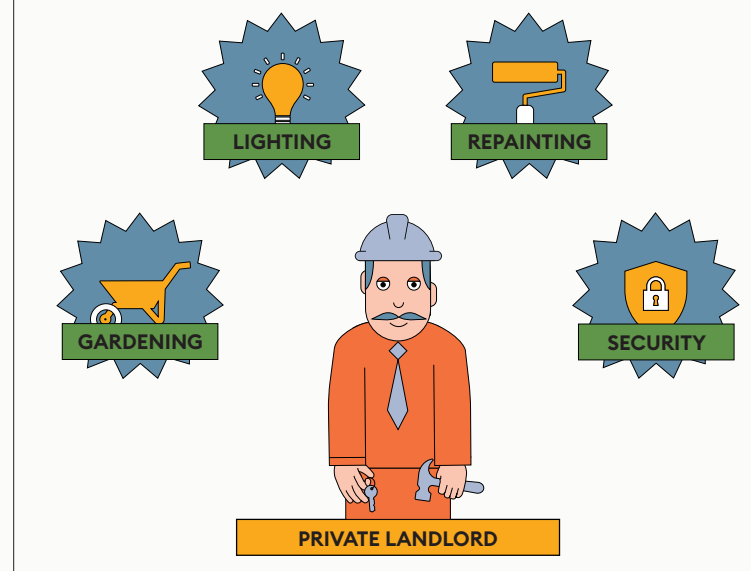


How could NYCHA residents benefit?

The rights of the residents mostly stay the same as when they had NYCHA for a landlord.

- ✓ Residents have the same right to pass their apartment on to a loved one.
- ✓ Residents have the right to a hearing if they have grievances.
- ✓ Residents have the right to a resident organization.

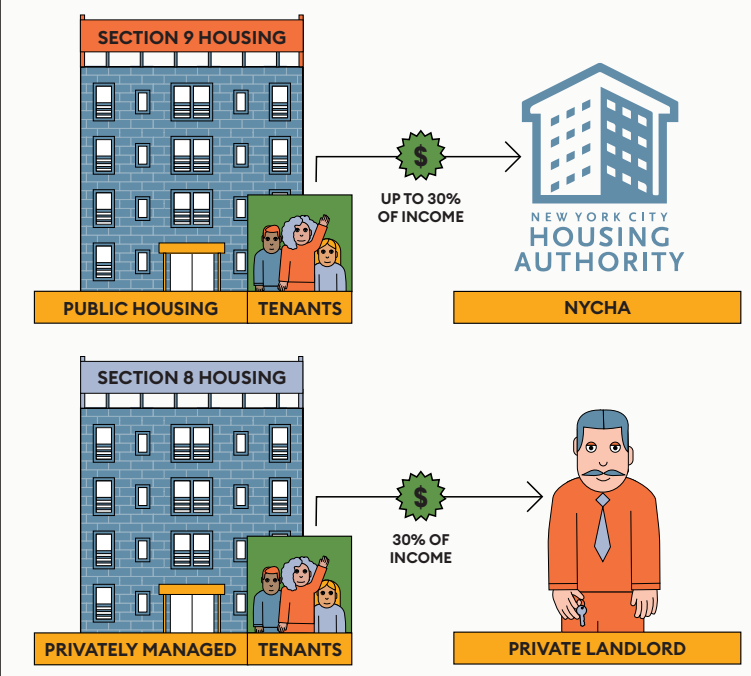
The private landlord is supposed to make repairs to the building based on what the building needs and resident input.



Since the landlord leased the building from NYCHA, the landlord is still supposed to do what NYCHA says.

How could NYCHA residents lose out?

The resident pays 30% of their income — flat.



- ✗ Residents may have to pay more in rent
- ✗ RAD/PACT does not generate much money for NYCHA
- ✗ Private landlords aren't accountable to Mold and Leaks Ombudsperson or NYCHA Monitor
- ✗ Private landlord may be less accountable to elected officials
- ✗ Private landlords may be quicker to sue tenants
- ✗ Might eventually mean less public housing

What can you do to get involved?

- First, get involved in your NYCHA resident association to find out if NYCHA plans to bring any of these programs to your NYCHA development.
- Contact local community organizations that are organizing around these NYCHA strategies.
- Talk to your neighbors.
- If NYCHA holds public meetings about these programs in your NYCHA development, show up and make your voice heard!
- Contact your City Council Member and let them know if you think RAD/PACT is a good or bad thing for NYCHA to do.



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