



HESTER ST



May 2022

TODT HILL HOUSES

NYCHA Comprehensive
Modernization

Summary of Todt Hill Residents'
Engagement Sessions



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II. ACKNOWLEDGEMENTS

This engagement process would not have been possible without the support of the Todt Hill Resident Association, which provided space and time for the New York City Housing Authority (NYCHA) Comprehensive Modernization team to engage residents and collect vital information on residents' priorities and concerns. We also appreciate the dedication of time and reflections from all the residents of Todt Hill Houses who participated in these conversations.

COMMUNITY PARTNERS

Staff of Todt Hill Houses
Jewish Community Center at Todt Hill

AGENCY PARTNERS

New York Police Department (NYPD) 122nd Precinct



III. INTRODUCTION

As part of the 2019 United States Department of Housing and Urban Development (HUD) agreement, the New York City Housing Authority's (NYCHA) Transformation Plan outlines critical improvements to the Authority's management structure, policies and operations. Through the continuing implementation of this plan, NYCHA is working to improve residents' quality of life and the delivery of services at its 335 developments, while addressing specific compliance pillar areas, including lead-based paint, leaks and mold, heating and elevator services, and pest and waste management.

Aligned with these efforts, NYCHA is launching Comprehensive Modernization, an approach introduced in NYCHA's City Capital Action Plan that focuses on holistic capital improvements, rather than on

separate component-based repairs. Supported by the \$450 million that was allocated for such projects in the City Capital Action Plan, this approach will provide top-to-bottom renovations at certain sites to address all pillar areas through exterior and interior building renovations, systems upgrades, and related grounds improvements. These renovations are needed to bring these developments into compliance with the 2019 agreement and will directly benefit the New Yorkers who live there.

As NYCHA implements Comprehensive Modernization, the Authority continues to use every available option for improving the conditions of its buildings against the backdrop of a \$40 billion deficit, which grows by approximately \$1 billion a year.



'Comprehensive modernization' considers all the needs of the buildings and property at the same time to holistically repair systems, apartments, common areas, and grounds that have not been upgraded properly for decades. By combining renovations into one overall project over several years, NYCHA can save time and money and limit inconvenience to residents. NYCHA will improve as many areas as we can with the money we have and will continue to own and operate the property as public housing before, during, and after the renovations



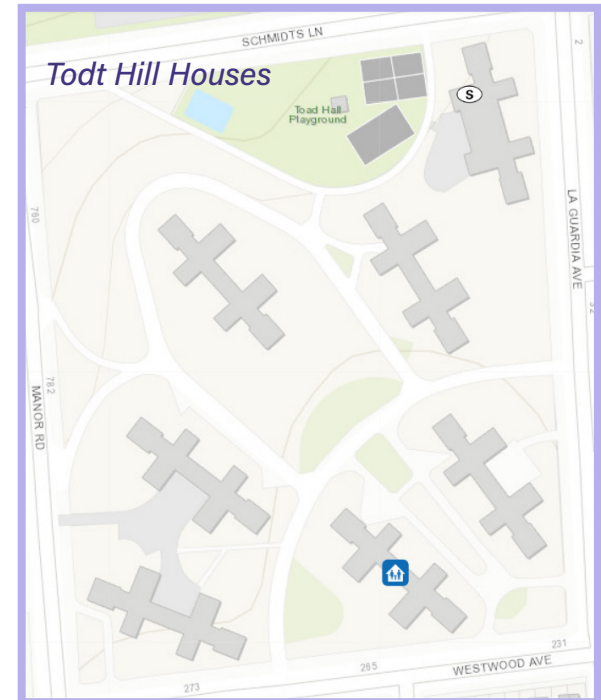
ABOUT TODT HILL HOUSES

Todt Hill Houses is a public housing project in Staten Island's Todt Hill neighborhood. Todt Hill Houses is located between Laguardia Avenue and Manor Road from the east to west, and Schmidts Lane and Westwood Avenue from the north to south. The project consists of seven 6-story buildings containing 502 apartment units and 1,002 residents.

In the early 20th century, a Czech immigrant named Moritz Clauber purchased a 35-acre tract of wilderness in lower Todt Hill. Thirteen acres of this site was later acquired by the City in the 1940s, with Robert Moses personally overseeing the

design and plans for its development. Todt Hill Houses became the first public housing project in the borough of Staten Island when it was completed in 1950.

Through NYCHA Comprehensive Modernization, NYCHA has dedicated funds to improve the quality of life for residents of Todt Hill Houses through comprehensive repairs that address lead-based paints, leaks and mold, heating and elevator services, and pest and waste management. New York City has allocated \$115 million for repairs and renovations at Todt Hill Houses over the next five years.



ENGAGEMENT GOALS AND OUTREACH STRATEGY

NYCHA's goals for the Todt Hill engagement sessions were to gather insight and information on what was most important to residents for their buildings' and units' renovations, maintenance, and repairs. NYCHA also took this time to provide information on the Comprehensive Modernization process including frequently asked questions and what to expect during renovations. The purpose of the public convenings was to address resident questions and concerns as well as to gather feedback for follow-up. NYCHA focused on six engagement topics: 1) Construction Timeline, 2) Heating and Cooling, 3) Facades, 4) Mold, Ventilation, Leaks and Plumbing, 5) Apartment, Common Areas, and Community Spaces, and 6) Safety and Security.

NYCHA partnered with Hester Street Collaborative, a nonprofit urban planning, design and community development organization with extensive experience working with NYCHA on a number of community development and engagement planning projects at developments across the five boroughs, to design interactive community engagements for Comprehensive Modernization at Todt Hill and St. Nicholas Houses.

Hester Street consulted with NYCHA Comprehensive Modernization staff to design and plan an interactive in-person and virtual engagement workshop for residents to provide focused input on NYCHA's pillar area issues. The Hester Street team transcribed all comments and questions recorded in both the

in-person and online engagement sessions for analysis. All major concerns and frequently asked questions and comments were synthesized and summarized in this report, which will be shared with Todt Hill residents and other stakeholders.

There were a total of 3 engagements, 2 in-person sessions and an online opportunity. NYCHA conducted a robust outreach strategy to Todt Hill residents including door-to-door flyering in buildings and robo-calling apartments. All residents were encouraged to submit comments and concerns at any time during and after the two engagement sessions to a dedicated email and phone number for Comprehensive Modernization at compmod@nycha.nyc.gov and at 212-306-6768.

IV. ENGAGEMENT PROCESS

In-Person Engagement; Facilitation + Activities

In-Person Engagement

The In-Person Engagement sessions for Todt Hill Houses took place on Saturday, April 30 from 11-1pm and 2-4pm at the Todt Hill Community Center (255 Westwood Avenue). Upon entering, residents signed-in and were directed to one of the eight tables for engagement activities. There was one table that offered Spanish translations. The remaining seven tables hosted the activities in English.

The session began with a brief introductory presentation on the Comprehensive Modernization program by each table facilitator. After fielding a few general questions, the small group board activity portion of the program started. Facilitators, who participated in a zoom training

session prior to the public convening, were equipped with a facilitation guide and run of show that included a set of topic-related prompts, talking points, and interactive activities. They were tasked with encouraging conversations and input from all table participants. There were 6 boards or topic areas in total, which were distributed among all tables to ensure a diversity of input and full coverage of all 6 topical issues. Facilitators and residents were asked to conduct 20-minute conversations on each of 3 (out of the 6) table topics displayed visually on boards.

Three of the six topics below were provided at each table:

- **Construction Timeline**
- **Heating and Cooling**
- **Facades**
- **Mold, Ventilation, Leaks, and Plumbing**
- **Apartment, Common Areas, and Community Spaces**
- **Safety and Security**



IV. ENGAGEMENT PROCESS

In-Person Engagement; Facilitation + Activities

Note-takers were tasked with assisting residents in jotting specific feedback on post-it notes to paste onto the boards, as well as taking notes of important points made during the session. Each table hosted 8-10 resident participants. In total, 204 residents participated in the In-Person Engagement. Approximately 45 residents, 22% of the total In-Person Engagement spoke only Spanish and utilized the Spanish translation tables and interpreters.

Residents responded with enthusiasm at the facilitated prompts and visual boards, utilizing the post-it notes to respond to board activities prompted by facilitators. Activities included mapping out hot spots or areas of low visibility and/or perceived and actual unsafe spaces. There were lively conversations and

evidence of thoughtful listening at all tables throughout the 2 rooms where this public convening took place-- both rooms were abuzz with resident voices in conversation. Residents were encouraged to be specific with examples of where, when, and how issues occurred (for example: mold for over a year, in the bathroom, because of poor ventilation). The session ended with a brief share-back with table representatives stepping up to the front of the room to give quick highlights on feedback from their table discussions.

After the session, Hester Street took all table boards, transcribed them, and conducted a conclusive analysis that informed the drafting of this summary report.



Residents place post its on an activity board



NYCHA's Director of Comprehensive Modernization (right) engages residents in a table activity



IV. ENGAGEMENT PROCESS

In-Person Engagement; Facilitation + Activities

Online Engagement

The Online Engagement session for Todt Hill Houses occurred on Tuesday, April 26, 2022 from 10 to 11:30am over Zoom. There were five Zoom Breakout Rooms to facilitate more intimate conversations between residents. One of the five Zoom Breakout Rooms had available Spanish translations over a conference line.

Hester Street provided technical assistance for the Online Engagement session, as well as an online training session for all facilitators and note-takers prior to the Online Engagement. A hard copy and digital facilitation guide was also created for and provided to NYCHA staff, volunteers to offer guidance on breakout room

facilitation including talking points, prompts and activities. The Hester Street team designed Zoom session-appropriate Jam boards (digital white boards) to replicate the 6 (hard copy) boards provided in the In-Person Engagement sessions, assigning 5 additional Hester Street staff to serve as Jam Board notetakers to share their screens and capture resident feedback on those digital boards. Each Breakout Room included an assigned NYCHA facilitator and a Hester Street note-taker. Facilitators were tasked with encouraging conversations on each of the board activities. Each Breakout Room conducted 15-minute conversations around topics displayed on three boards. There were a total of 10 resident participants in the Online Engagement session.

Hester Street recorded video sessions of each of these Breakout Rooms and transcribed notes from the respective Google Jam Boards. From these notes, Hester Street conducted a conclusive analysis and wrote this summary report of all major concerns and frequently asked questions. The Google Jam Boards are available for view in Section VII (Appendix).



V. TOPIC SUMMARIES

This section summarizes each topic, and the common themes, requests, and preferences of residents. For more information on board photos please refer to Section VII (Appendix).



Residents and facilitators summarize key takeaways before presenting to the rest of the participants

V. TOPIC SUMMARIES

Construction Timeline

For the first activity, NYCHA asked residents at the table to respond to the prompt: “How would you like the NYCHA renovation to proceed” and to specify the pros and cons of each of three options:

Line-by-Line consists of closures of each line of a building, meaning that an entire line of water etc. would be shut off for a duration while work commences. Residents would move out only in the line that is being worked on, while the other lines would remain occupied. While residents can stay in their respective units, this option would have major noise issues, expose residents to dust, and would include a longer timeline for completion. NYCHA referenced that in previous renovation events, some residents would not allow scheduled access into their apartments, thereby

increasing the length of time for the full project completion.

Floor-by-Floor option would consist of each floor being closed for a specified amount of time as construction commences. Floors would be vacated where the work is occurring, but other floors would remain occupied. Similarly, while residents can stay in their units for a longer time period, residents would also be exposed to major noise issues, toxic materials, and would include a longer timeline for completion.

NYCHA emphasized the **Full Building** option as the most efficient, safest, and least disruptive option for residents. However, residents would have to vacate the building for the



NYCHA's Director of Comprehensive Modernization Program explains the pros and cons of construction staging options

V. TOPIC SUMMARIES

Construction Timeline—Resident Comments

Moving Concerns

Residents do not want to be out of their building for more than two years. Residents also want more detailed information on whether NYCHA would be covering incurred rent and storage costs.

Relocation Concerns

Residents requested more information on special accommodations or priority for seniors, the disabled, and people with school-age children. They also requested more information on whether pets would be allowed in the temporary accommodations, how mail would be forwarded, and to which neighborhoods residents would be relocated.

Concerns for Return

Residents expressed concerns over right-sizing apartments for each

resident or family, and whether they will be offered an opportunity to secure a new apartment of equivalent size to their current unit after the construction period. NYCHA notified tenants that they are guaranteed the right to return to their developments after the construction period.

Job Opportunities

Many residents asked whether qualified residents would be able to secure jobs in construction during the renovation process under HUD Section 3.

Construction Timeline

There were requests that areas and apartments with the most damage, infrastructure issues, or highest lead and contamination exposures get prioritized in the move-out/renovation process.



There is inconsistent messaging about whether we return to the apartments or not.

What is 'too long' of a time out of our apartments is not the same as 'too long' for NYCHA. I can't stay at my friend's apartment for two years.

Todt Hill Residents



V. TOPIC SUMMARIES

Heating and Cooling

NYCHA provided four options for discussion around the topic of: Cooling, Temperature Control, Energy Efficiency, and Ease of Maintenance. The boards asked residents to select their preference for categories they would like to see improved, and to specify the kinds of heating and cooling issues they experience first-hand in their buildings.

About Local Law 97

Local Law 97 requires large existing buildings in New York City to reduce their emissions by 40% by 2030 and 80% by 2050. A typical NYCHA development employs a large central steam plant to provide heat and domestic hot water. Two-thirds of energy is lost in the journey from the heating plant to an apartment unit. This system is deficient in that it does not allow for control over supply cooling, ventilation, or humidity.

Examples of Efficient Systems:

Smart ACs allow you to maintain your home temperature using a smartphone. You can save on both cost and energy by setting your temperature preferences.

Heat pumps are more efficient than a typical steam plant, providing individual temperature control heating, cooling, and fresh air. It would reduce reliance on fossil fuels and provide individual control of heating and cooling in the apartments.

Building Management Systems monitor and control a building's mechanical and electrical equipment and to save energy and maintain proper temperature usage while monitoring how a building performs to identify maintenance issues.



V. TOPIC SUMMARIES

Heating and Cooling—Residents' Comments

Climate Control

All residents generally expressed great satisfaction with the heat and water pressure that they receive in their apartments. However, residents would like for individual temperature control. Residents would like to remove any A/C brackets, radiators, and pipes after the upgrades to free up space in their apartments.

Energy Expenses and Efficiency

Residents expressed interest in construction work that would bring the building up to code and/or installation of heat pumps for energy efficiency in order to reduce the cost of utilities. There was also a request for more information on who covers energy costs before and after the renovations. Residents mentioned that they are responsible for purchasing, installing, and paying the cost to operate air conditioners.

Repairs and Maintenance

Residents vocalized generally positive views towards repairs and maintenance at Todt Hill. However there were some comments about faulty radiators and drafts on cold days and that it is hard to get repair services on the weekends.



Don't touch my heat!

It would be great if any renovations allow us to remove the A/C brackets.

Todt Hill Residents



Residents provide feedback on facades

V. TOPIC SUMMARIES

Facades

NYCHA provided four options for discussion on the topic of Facades: Window Replacement, Brick Repairs (Repointing Brick), Overcladding, and Fans and Vents. The table boards provided visual examples and the prompts were for residents to select their preference for categories they would like to see improved, and to provide examples of facades issues and concerns they experience in their buildings and units.

About Local Law 11

The NYC Facade Inspection Safety Program (FSIP), also known as Local Law 11, requires NYC buildings taller than six stories to have their facades inspected and repaired every five years.



Residents summarize discussion points from the board activity

V. TOPIC SUMMARIES

Facades—Resident Comments

Window Replacements

Many residents remarked that most if not all the existing windows need extensive repairs if not require 100% replacement with upgraded products. For the purpose of functionality, safety, and energy efficiency, windows should be easy to open and close, fully sealed, and lockable. Many residents, however, report that their windows are hard to open, regularly come off the tracks, and are difficult to clean. Some requested windows with better handles and a mesh screen. Consequently, water gets trapped in between the double panes, causing water damage and mold.

Brick Repairs

Residents generally report that the brick looks fine and that they like the color of the brick. They emphasize

that they prefer NYCHA money to be spent on apartment interiors rather than the exterior, and that they don't want facade improvements to be the reason that residents stay out of their apartments longer.

Weatherproofing

All residents expressed that weatherproofing and overcladding is crucial to lowering costs for existing and ongoing maintenance repairs. Some have reported leakage from the roof on rainy and snowy days and request better roof drainage.

Aesthetics

Residents want to have pride for their Todt Hill House community and for the place where they live. The renovations should reflect this sensibility. Residents rejected the use of cheap materials and overall

“cheap construction” for their units and buildings, and emphasized the importance of choosing the right contractors for the project.



I once had a beehive in my apartment window.

The windows are horrible. I can't clean them. They need better handles and a screen could be installed."

My windows are 30 years old, they have never been replaced. NYCHA needs to finish current maintenance before starting any new renovations.

Todt Hill Residents



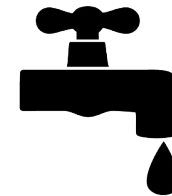
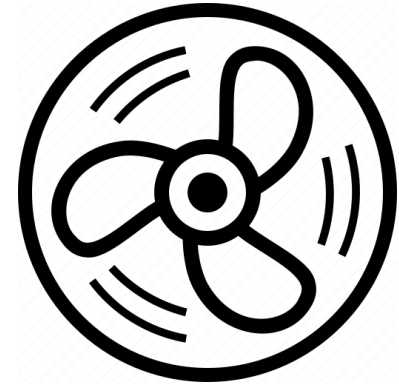
V. TOPIC SUMMARIES

Mold, Ventilation, Leaks, and Plumbing

The topic of Mold, Ventilation, Leaks and Plumbing was discussed with a focus on both the type and location of specific issues. Many residents acknowledged that most of these related issues originated in their kitchens and bathrooms. Examples of “symptoms” of larger infrastructural problem areas include: mold on ceilings, leaky radiators, mold near windows, leaky pipes, damaged plumbing, and mold in corners.

Focusing on bathroom, living room, kitchen, and bedroom spaces, NYCHA asked the following questions:

- 1) Is mold a recurring issue in your apartment?**
- 2) Do your vents work? Do your windows open?**
- 3) Does your ceiling leak? Radiator? Windows?**
- 4) Do your plumbing fixtures work? Do they leak?**



V. TOPIC SUMMARIES

Resident Comments—Mold, Ventilation, Leaks, and Plumbing

Residents report an alarming number of mold and water issues throughout apartments and buildings. There have been multiple reports of leaks in radiators and in the bathroom and kitchen and water overflow in the tub or kitchen sink. Better caulking is needed all around the tub and some of the walls are peeling or have bubbles. Residents would like to install backsplashes to counteract sink sprays from water faucets and showerheads and remark that they cannot clean between the tub and toilets. Mold can be found in window sills, on the ceilings and on the wall shared by the kitchen and bathroom, and the bathroom piping is regularly wet.

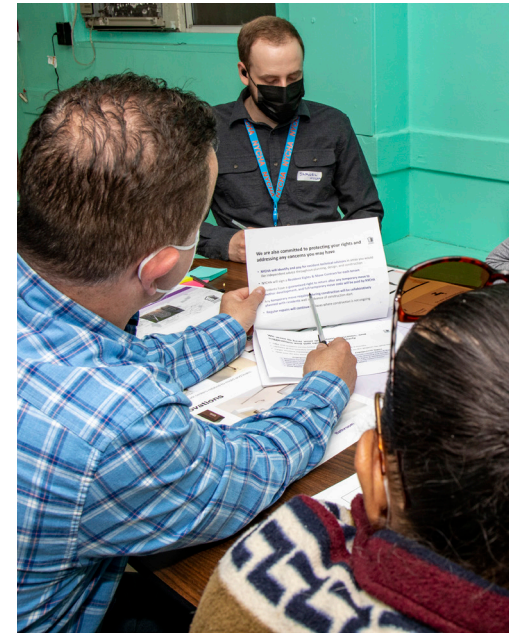
Residents offered sound advice for design improvements for their units, most importantly, installing

mechanical ventilation in the bathrooms and kitchens to prevent the growth of mold.



I had an issue with my tub for six months, we couldn't figure out where the clog was coming from. We would snake the tub but the fixes would only work for a few weeks and the problem would come right back. We had to take the children to a different place to take a shower. We would have moved out if we had the money.

Todt Hill Resident



Residents engage in thoughtful and respectful discussions

V. TOPIC SUMMARIES

Resident Comments—Apartment, Common Areas, Community Spaces

With a focus on the elevator, mail area, lobby, entrance, living room, kitchen, bathroom, and bedroom spaces, NYCHA asked residents to note:

- **What type of finishes would you like to see?**
- **How would you like to describe your common spaces?**
- **Which community spaces do you use and what would you like to see changed?**



Resident offers suggestions for building improvements

RESIDENT COMMENTS

V. Topic Summaries—Apartment, Common Areas, and Community Spaces

Residents noted a number of critical areas that could be improved within their units and the common areas in buildings. Some of these comments are also captured under the next section, Safety and Security, in this report. Noted critical areas include:

Elevator and Lobby

Many residents commented that the lobbies are generally well done, but would like to see options for different paint colors. There were additional comments that the intercom system for the lobby sometimes malfunctions. Should the buildings replace the intercom system, they would like to remove the intercom devices in each apartment as they take up space.

Mailboxes

There were requests for bigger and better secured mailboxes in the lobby

and that delivered packages should not be dropped outside of buildings. There were reports that mail is often wet and that there is a leak problem in the wall. For tenants picking up mail at the post office, open hours are limited to Tuesdays and Thursdays.

Bathrooms

Toilets and tubs within apartment units must be raised higher to be ADA-compliant. Similarly, rust-proof ADA-compliant grab bars should be installed in bathrooms. The spaces between the toilets, cabinets and tub should be increased to allow cleaning.

Basic Appliances

Residents prefer better quality and larger storage cabinets in the kitchen and vanity/medicine cabinet in the bathroom. Cabinets were cited to be too low, do not close properly, and/or

are flush with the ceiling and cannot be cleaned. Residents also want more outlets and lights within apartments, stainless steel appliances, more counter space, hardwood floors, and the ability to choose paint color for their rooms.

Finishes

Many residents expressed the desire to professionally remove the 'popcorn ceiling' in apartments. Additionally, some materials used for cabinet or counter spaces in the kitchen are difficult to clean and/or change color when wiped down. The paint that is currently used is cheap and chips off the wall. Residents would like to see paint color options for their spaces.



V. TOPIC SUMMARIES

Safety and Security

NYCHA staff began this board activity by describing **Crime Prevention Through Environmental Design (CPTED)**, an attempt to reduce opportunity for crime by using elements of the environment to: control access, provide opportunities to see and be seen, define ownership, and encourage maintenance of territory. Examples of design initiatives include: defined pathways, landscape boundaries, enhanced lighting, community gardens, art and public space, playgrounds, entrances and cameras.

NYCHA staff asked residents to use post-its to indicate areas throughout the Todt Hill development campus, where they feel the safest and those they feel most unsafe. Facilitators also fielded a variety of comments, questions, and concerns about safety.



NYCHA residents begin discussion on Safety and Security

V. TOPIC SUMMARIES

Safety and Security—Resident Comments

Doors, Lobby, and Stairs

Lobby doors often do not lock or cannot be opened. These are fundamental requirements for any building, and are a violation of building codes. It is also a serious safety concern as these deficiencies create a dangerous fire hazard for all residents. Residents requested the possibility of a separate entrance specifically for emergency service personnel. Doors are often unlocked and left open to strangers including unauthorized non-residents who are frequently able to access the building and are not stopped by security guards. The intercom system is often broken. The canopy on top of the lobby doors is not routinely cleaned. There were reports of drinking in stairways.

Sanitation

There were requests made for stronger enforcement of rules to pick up dog

feces and more regular cleaning of the lobbies where there have been reports of roaches. Residents like the garbage chutes and request them to be larger.

Safety, Security and Crime

Residents requested working cameras to be installed in lobbies, parking lots, and outside pathways, and that NYCHA staff or personnel are designated to routinely review camera tapes. There are no cameras in stairwells but there are cameras in the elevators. There should also be cameras behind buildings. Many residents like the existing fencing that prevents vehicles from driving into the development.

Lighting, Urban Design, and Livability

There was strong demand for more and better placements of lighting at building entrances and pathways,

especially by the sitting area at the flagpole, playground, and by the senior center. Residents also requested the benches be regularly cleaned and maintained. Residents agreed that Todt Hill Houses is generally a safe area and that police presence is good. There were requests for more outdoor benches that are designed for seniors.





Neighbors discuss the spaces that make them feel the most safe

“

We know the police officers by name. It feels a lot safer now for children going outside. There are even patrol volunteers asking where we are going.”

Safety has improved with the installation of cameras from 2-3 years ago. I work until midnight and I have to park far away and walk to my building.

Todt Hill Residents

”

VI. CONCLUSION

(1/2)

Given that the Comprehensive Modernization program offers an opportunity to renovate units to make them safer and more usable, many residents responded in kind to how and where those modifications are needed and why they all help to address overall functionality, safety and ultimately, both individual and community wellbeing. There were resounding comments about poor ventilation in the kitchen and bathrooms causing mold and cracking walls. Many tenants raised concerns around poorly designed and cheaply made windows that were difficult to clean, and made repeated requests for more information on utility costs, improved mailboxes, and benches, as well as more cameras and lighting to promote safety and outdoor gatherings.

Underlying all this feedback were the residents' most-anxiety-producing concerns revolving around the move-out process, protections for their individual family members and belongings, length of time of the relocation, and being matched with the same size or the same unit upon return. More information was expressly requested on available services during the move-out period, such as how much notice residents would be given and whether they would have an option of neighborhood to move to.

It is clear that a wide range of issues persist at Todt Hill Houses, and that there is a strong expectation among residents that NYCHA's proposed renovation process will seek to address many of the long-standing or chronic infrastructural issues that residents have grappled with over the years. The community engagement

process described in this report made clear to NYCHA, that Todt Hill residents who attended either of the two sessions are vital partners and resident experts in our plans to move forward.

It is clear that residents have many illuminating insights, deep knowledge of everything from infrastructural to cultural issues in their buildings, a wealth of constructive solutions and ideas, and a great deal of passion for their neighbors, their community, and the sanctity of the places and spaces where they live and share experiences with friends, family and all loved ones. All participants shared some version of their vision for how and in what kind of spaces they want to live. They dedicated their precious time to give thoughtful input to a series of prompts, reflecting their strong feelings for their community and their vision for



VI. CONCLUSION

(2/2)

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improvements to infrastructure, design, safety, and opportunities for social engagement inside their apartments, buildings and throughout the various common and public spaces of Todt Hill Houses.

We at NYCHA are grateful for our residents' input, and eager to continue this dialogue as we move through renovations and work together to address as many of the issues and solutions as possible.



A resident recommends improvements to the Todt Hill community

VII. APPENDIX

**For more information,
you may contact
NYCHA Comprehensive
Modernization at
compmod@nycha.nyc.gov and at
212-306-6768.**



Residents share feedback to the NYCHA facilitator

ONLINE ENGAGEMENT JAMBOARDS

Appendix

1. Construction Timeline



St. Nicholas Houses



Todd Hill Houses

What are the pros and cons of each of these timelines?
Which of these methods do you prefer?

1. Floor-by-Floor

What are the pros and cons?

Notes

2. Line-by-Line

What are the pros and cons?

Comment

3. Full Building

What are the pros and cons?

Idea

Other ideas/considerations?:

Idea

2. Heating and Cooling

Local Law No 97: requires large existing buildings in New York City to reduce their emissions by 40% by 2030 and 80% by 2050.

What would you like to see improved and why is it important to you?



Cooling



Temperature Control



Energy Efficiency



Ease of Maintenance

What kind of heating and cooling issues have you experienced?

Text

Text

Text

Text

Text

Text

Text

Text

Text

ONLINE ENGAGEMENT JAMBOARDS

Appendix

3. Facades

Which categories would you like to see improved?



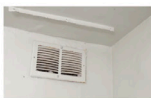
Window Replacement



Brick Repairs (Repointing Brick)



Over Cladding



Fans and Vents

Use sticky notes to provide additional questions, comments, and feedback.

Comments	Note
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Local Law No. 11: The NYC Facade Inspection Safety Program (FISP), also known as Local Law 11, requires NYC buildings taller than six stories to have their facades inspected and repaired every five years.

Local Law No. 97: Requires large existing buildings in New York City to reduce their emissions by 40% by 2030 and 80% by 2050

4. Mold, Ventilation, Leaks and Plumbing (1/2)

Signs of trouble:
Mold on ceilings, window mold, leaky radiators, leaky pipes, damaged plumbing...



Bathroom



Kitchen

Examples of Renovations

ONLINE ENGAGEMENT JAMBOARDS

Appendix

4. Mold, Ventilation, Leaks and Plumbing (2/2)

	MOLD: Is mold a recurring issue in your apartment?	VENTILATION: Do your vents work? Do your windows open?	LEAKS: Does your ceiling leak? Radiator? Windows?	PLUMBING: Do your plumbing fixtures work? Do they leak?
Bathroom	Example			
Living Room	Example			
Kitchen	Example			
Bedroom	Example			
Other	Example			

5. Apartment, Common Areas, and Community Spaces

Which space would you like to see improved?



Bedroom



Bathroom



Kitchen



Living Room



Entrance



Lobby



Mail Area



Elevator



What other community spaces do you use? Senior Center, Daycare?

What type of finishes would you like to see?



Comment

How would you like to describe your common spaces?



Comment

Which community spaces do you use and what would you like to see changed?



Comment

ONLINE ENGAGEMENT JAMBOARDS

Appendix

6. Safety and Security

Crime prevention through Environmental Design attempts to reduce opportunity for crime by using elements of the environment to:

- 1) control access
- 2) provide opportunities to see and be seen
- 3) define ownership
- 4) encourage maintenance of territory

Examples:



Defined Pathways



Landscape Boundaries



Enhanced Lighting



Community Engagement



Active Public Space



Child Play Space



Entrances



Cameras



What kind of outdoor spaces feel safe?

What areas do you feel safe? What areas need security attention?



NYCHA Senior Centers

NYCHA Community Centers

IN-PERSON ENGAGEMENT

Appendix—Board 1, Timeline

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NYCHA Comprehensive Modernization Timeline



How would you like the NYCHA renovation to proceed?

Use sticky notes to provide comments, questions, or feedback.



St. Nicholas



Todt Hill

1: Floor-by-Floor

Pros: Can stay in-unit while construction takes place

Cons: Longer timeline

2: Entire Building

Pros: Shorter timeline

Cons: All residents would be temporarily relocated

3: Other Ideas



IN-PERSON ENGAGEMENT

Appendix—Board 2, Facades



NYCHA Comprehensive Modernization Facades

Local Laws

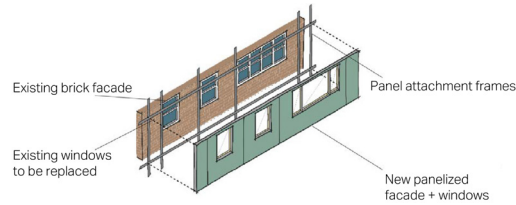
Local Law No. 11

The NYC Facade Inspection Safety Program (FISP), also known as Local Law No 11, requires NYC buildings taller than six stories to have their facades inspected and repaired every five years.

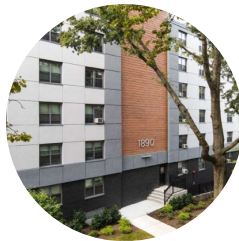
Local Law No. 97

Requires large existing buildings in New York City to reduce their emissions by 40% by 2030 and 80% by 2050.

Overcladding



Examples of Facade Retrofits



Baychester Houses, Bronx



Ravenswood Houses, Queens

Which categories would you like to see improved?

Use the dot stickers provided to select your preferences.

 <p>Window Replacement (\$\$)</p>	 <p>Brick Repairs (Repointing Brick \$)</p>	 <p>Overcladding (\$\$\$)</p>	 <p>Fans and Vents (\$\$)</p>
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Use sticky notes to provide additional comments, questions, or feedback.

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IN-PERSON ENGAGEMENT

Appendix—Board 3, Heating and Cooling

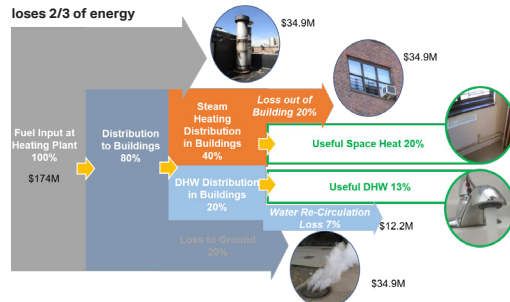
NYCHA Comprehensive Modernization Heating and Cooling



Local Law 97

Local Law No 97 requires large existing buildings in New York City to reduce their emissions by 40% by 2030 and 80% by 2050.

Central Boiler Plant Energy Loss



A typical NYCHA development employs a large central steam plant to provide heat and domestic hot water. Two-thirds of energy is lost between the heating plant and when it reaches an apartment. This system does not supply cooling, ventilation, or humidity control.

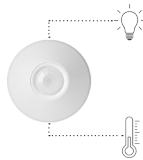
Examples of Efficient Systems



Smart ACs allow you to maintain your home temperature using a smartphone. You can save cost and energy by setting your temperature preferences.



Heat pumps are more efficient than a typical steam plant, providing individual temperature control, heating, cooling, and fresh air.



Building Management Systems monitor and control a building's mechanical and electrical equipment.

Which categories would you like to see improved?

Use the dot stickers provided to select your preferences.

<p>Cooling</p>	<p>Temperature Control</p>	<p>Energy Efficiency</p>	<p>Ease of Maintenance</p>
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What kind of heating and cooling issues have you experienced? Use sticky notes to provide comments, questions, or feedback.

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IN-PERSON ENGAGEMENT

Appendix—Board 4, Mold, Ventilation, Leaks, and Plumbing

NYCHA Comprehensive Modernization Mold, Ventilation, Leaks, and Plumbing



Signs of trouble..

Mold on Ceiling



Leaky Radiator



Mold Near Window



Leaky Pipe



Damaged Plumbing



Mold in Corner



At NYCHA developments there are many work orders related to mold and leaks.

Examples of Renovations



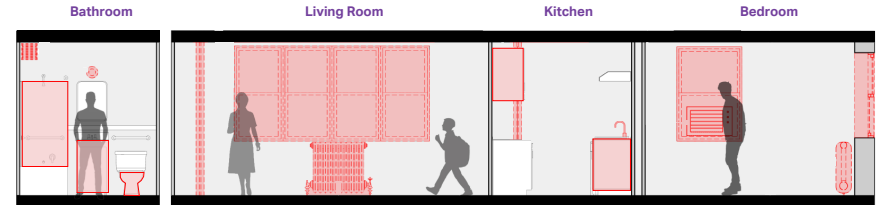
Kitchen



Bathroom





Where have you seen issues with mold, ventilation, leaks, plumbing?

Use the dot stickers provided to identify the location.



What kind of issues have you seen?

Use sticky notes to provide additional comments, questions, or feedback.

 <p>Is mold a recurring issue in your apartment?</p>	 <p>Do your vents work? Do your windows open?</p>	 <p>Does your ceiling leak? Radiator? Windows?</p>	 <p>Do your plumbing fixtures work? Do they leak?</p>
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IN-PERSON ENGAGEMENT

Appendix—Board 5, Apartment, Common Areas, and Community Spaces

NYCHA Comprehensive Modernization Apartment, Common Areas, and Community Spaces



Which spaces would you like to see improved?



Bedroom



Bathroom



Kitchen



Living Room



Entrance



Lobby



Mail Area



Elevator



What other community spaces do you use? Senior center, daycare?

What would these improved spaces look like?

Use sticky notes to provide comments, questions, or feedback.

What type of finishes would you like to see?

How would you like to describe your common spaces?

Which community spaces do you use and what would you like to see changed?



IN-PERSON ENGAGEMENT

Appendix—Board 6, Safety and Security

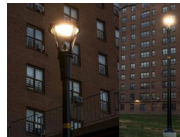
NYCHA Comprehensive Modernization Safety and Security

Board 6

Crime Prevention through Environmental Design

Crime Prevention through Environmental Design (CPTED) attempts to reduce opportunity for crime by using elements of the environment to:

- (1) control access
- (2) provide opportunities to see and be seen
- (3) define ownership
- (4) encourage maintenance of territory



Examples



Defined Pathways



Landscape Boundaries



Enhanced Lighting



Community Gardens



Art & Public Space



Playgrounds



Entrances



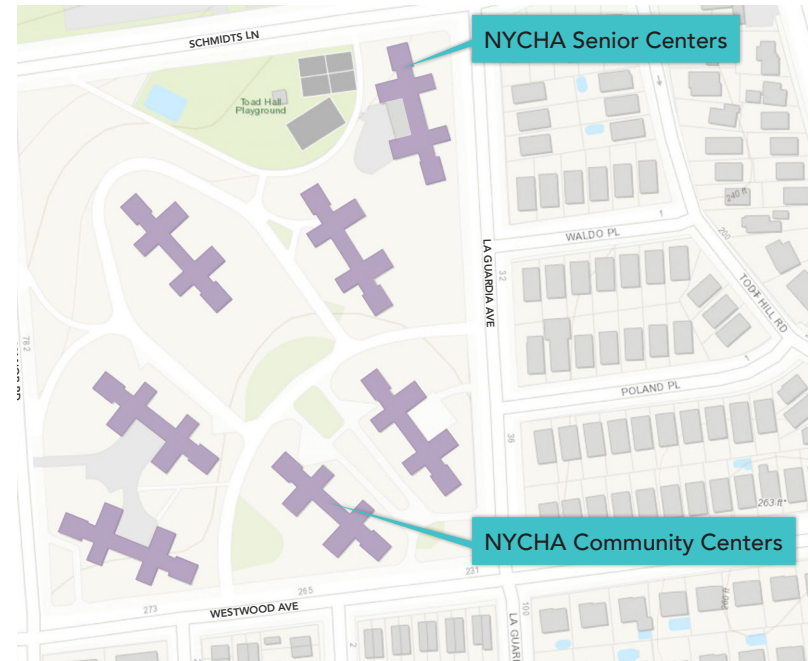
Cameras



What kind of outdoor spaces feel safe to you?

What areas need security attention?

Use the green dot stickers provided to identify areas that feel safe. Use the red dot stickers provided to identify areas that feel unsafe. Use sticky notes to provide additional comments, questions, or feedback.





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