

Northwest Bronx Community & Clergy Coalition

2013 Annual Report



**SUMMARY
OF
NWBCCC & KINGSBRIDGE NATIONAL ICE CENTER
COMMUNITY BENEFITS PROGRAM**

The Community Benefits Program will, among other things, provide the following:

1. **Initial Contribution.** \$8,000,000 to be used for the following:
 - Construction of 52,000 SF of mixed use community space (offices, classrooms, activity areas, etc.).
 - Each year of the 99 year lease for the project, award an annual \$10,000 renewable energy scholarship for residents of the Northwest Bronx to learn to install, maintain and operate any geothermal and/or solar power systems installed at the project.
 - Developing a small business incubator.
 - Providing \$250,000 to the Coalition for the purpose of establishing and administering a grant program for local businesses which grants are to be used to make capital improvements to the properties of such local businesses.
2. **Run Rate Contribution.** Each year of the 99 year lease for the project, KNIC will contribute \$1,000,000 of in-kind services per year, such amount to increase annually based upon the CPI, to be used to purchase in-kind services from KNIC, including:
 - Priority access and use of the project and ice rinks for residents of the Northwest Bronx at a discounted rate;
 - Converting ice rinks for alternative uses by the Coalition;
 - Access and use of non-ice rink space within the project, including classrooms; and
 - Free and/or discounted tickets for seniors, and students and low income families.
3. **Revenue Contribution.** Each year of the 99 year lease for the project, KNIC will contribute (a) 1% of the annual gross ice rink rental revenue up to \$25,000,000 plus (b) 2% of annual gross ice rink rental revenue exceeding \$25,000,000 to the Coalition for the benefit the Northwest Bronx community.
4. **Local Hiring, Training and Living Wages.**
 - Engage the best in class hiring, referral and training agencies to identify and train qualified employees from the Bronx and New York City, with a priority to local residents.
 - Provide living wage jobs (\$10.00/hr. with health benefits and \$11.50/hr. without health benefits, increased annually by CPI) and comply with all applicable FLSA and New York Labor Law provisions and regulations (including those governing overtime, wage payment and deductions from wages, as well as those governing union organizing activities).

- Facilitate the customized training and employment of at least 51% of total employees at the project from targeted job applicants, including the underemployed, the unemployed, and individuals from the targeted population living in designated areas surrounding the project.
 - Hiring of at least 20% full time employees during the first 2 years of operation of the project and at least 40% full time employees during all other years of operation of the project.
 - During construction of the project and for each development phase of the project, contractors working on the project will target to hire at least 25% of total employees from the targeted population and target to spend 25% of the funds spent on employees performing construction of the project to minority and women owned businesses located in the Bronx.
5. **Local Procurement.** Develop, implement and monitor a local procurement plan that awards procurement contracts and forms partnerships with local businesses, particularly businesses who comply with green practices, with a goal of at least 51%, but in no event shall less than 25%, of total procurement, including concessions and catering needs of the project, to come from local businesses and minority and women owned businesses located in the Bronx.
 6. **Technical Assistance and Mentoring.** Establish a mentoring program and provide technical assistance to small local businesses, not-for-profit and faith-based organizations to help them gain better access to the benefits of the project and to improve their operations so they can become more efficient and effective at providing goods and services to the project.
 7. **Internet Access.** Provide free wireless internet access throughout the project.
 8. **ADA Compliance.** Ensure project is accessible and ADA compliant.
 9. **Community Programs.** Provide support to community programs, including health, college and job fairs, holiday bazaars, and other festivals.
 10. **Sports Management Curriculum and Program.** Establish a sports management curriculum and program in partnership with local colleges (Lehman College, Bronx Community College, Monroe College, etc.).
 11. **Foundation Sports Program.** Develop an outreach program with a target of enrolling 80% of total participants in the program from Bronx Title 1 schools.
 12. **New School Construction.** If selected to develop the properties along 195th Street (currently owned and controlled by New York State), KNIC agrees to pursue an application and seek approval, including the expenditure of up to \$100,000, to demap the area surrounding 195th Street to provide for the building of a school.

13. Greening the Project.

- **Green Consulting.** KNIC will retain a U.S. Green Building Council member to provide sustainability coordination on all aspects of the planning, design, construction and operation of the project, including sustainable site development, water efficiency, energy and atmosphere efficiency, materials and resources, and indoor environmental quality.
- **Green Action Plan.** KNIC will collaborate on a green action plan with the Coalition and the project's designers, technical personnel, operations directors(s) and suppliers to achieve environmental sustainability requirements and set targets in all areas of manufacturing, production, procurement and service, to continuously improve environmental impact throughout the life of the project.
- **Green Jobs.** Provide healthy working conditions for all employees and contractors. Hire targeted job applicants to implement environmental standards and practices specified within LEED and the green action plan.
- **Healthy Eating.** Contract with local businesses for the supply of healthy foods and discourage the sale of sugary drinks, deep fat fried and highly processed food at the project. Provide programming for local athletes, their guests and families and other visitors to the project to understand healthy eating, and provide a nutrition information booth in the food court of the project to inform athletes and other visitors to the project about the health benefits and drawbacks of the foods for sale at the project.
- **Green Space and Wetlands.** Avoid damaging green space and/or wetlands as a result of construction of the project or its operation.
- **Water.** Offer filtered tap water free to visitors, provide reusable water bottles at nominal cost and water filling stations, and provide a reusable water bottle to each participant in a program at the start of the season.
- **Waste Management.** Provide a comprehensive waste management program including composting, recycling, and reusing waste at the project.
- **Education.** Display placards educating visitors about the project's various green initiatives.
- **LEED Certification.** Achieve at least a LEED Silver Status for major renovation building standard.
- **Alternative Transportation.** Incentivize public transportation and other alternatives to car travel. Free or discounted parking for electric vehicles, and other incentives to encourage other environmentally friendly methods of transportation. Provide onsite bike racks and changing rooms. Provide employees with discounts on public transportation. Promote public transit to project by providing applicable directions on the project's website and other marketing materials.
- **Asthma Awareness.** Work with the Coalition to fundraise and promote awareness of asthma, asthma-causing pollutants and potential mitigating factors.

- ***Measurement and Verification.*** Train local individuals to measure and verify impact of emissions reduction and other green practices and provide periodic reports.
- ***Building Reuse.*** In addition to remediating hazardous or deteriorating conditions, maintain existing building structure.
- ***Construction Waste Management.*** Minimize contributions to landfills by redirecting recovered resources.
- ***Regional Materials and Sustainable Purchasing.*** Prioritize sustainable purchasing for ongoing consumable goods including healthy local food.
- ***Indoor Air Quality Best Management Practices.*** Monitor the delivery of fresh, outdoor air into the project in accordance with LEED Outdoor Air Delivery Monitoring Standards and maximize indoor air quality with proper ventilation, humidity and mold control inside the project. Use best practices, including elements such as green walls or other methods to mitigate pollution resulting from building practices and vehicular use.
- ***LEED Accredited Professional.*** At least one principal of the project development team shall be a LEED Accredited Professional. KNIC will provide annually at least one scholarship in the amount of \$2,500 to a LEED Accreditation Program to certify a local resident.
- ***Maximize Open Space.*** Create a pedestrian hardscape or vegetated space on the ground and/or roof to ensure 20% of the project site area is undeveloped (has no buildings or other built structures) and is accessible to the public, including green space, schoolyards, playgrounds, public seating areas, public plazas and vacant lots.
- ***Stormwater Management.*** Maximize rainwater and grey-water capture for use in ice rinks, landscape irrigation, toilet and urinal flushing and custodial uses. Previous paving and/or vegetated roofs will promote infiltration. Integrate native plants and stormwater management into streetscape improvements in the immediate vicinity of the project. Harvest rainwater where permissible.
- ***On-Site Renewable Energy.*** Install and use geothermal heating and cooling if geologically possible, with the possible addition of solar photovoltaic panels. Solar photovoltaic panels to be used as an alternative or in addition to other heating and cooling processes.
- ***Enhanced Commissioning.*** Hire New York City expert(s) to document building energy performance according to LEED Energy & Atmosphere standards throughout the life of the project.
- ***Enhanced Refrigerant Management.*** Use heating, ventilation and air cooling and ice industry best practices, prioritizing geothermal and non-toxic refrigerants.
- ***Green Power.*** Utilize predictable purchasing of large quantities of energy to stimulate local production of clean energy by purchasing green power.

- ***Recycled Content.*** Prioritize the use of recycled, renewable and reduced-emissions materials during construction of the project and its operation. Require the use of biodegradable packaging by employers, tenants and contractors operating businesses or providing services at the project.
 - ***Indoor Chemical & Pollutant Source Control.*** Using non-toxic chemicals, where feasible and practical, non-ozone depleting refrigerants in building and ice-maintenance.
 - ***USGBC Guidelines.*** Register the project with the Green Building Certification Institute, which administers the certifications for the USGBC.
 - ***Building Aesthetics/Signage.*** Ensure that building aesthetics reflect the culture of the Northwest Bronx. Display local artwork, designers, and appropriate signage. Work in partnership with the Bronx Museum of the Arts to achieve a suitable interior design plan. Prohibit all alcohol and tobacco sponsorships or advertisements at the project. Provide the Coalition with reasonable access to free advertising space on project signage.
- 14. Community Advisory Council.** A working group of community representatives will be selected to assist with the implementation of the Community Benefits Program, address environmental concerns, and facilitate ongoing dialogue with KNIC. The Community Advisory Council will consist of 11 individual members to be selected as follows: the Council Member for District 14 shall have the right to designate 3 members, the Chair of CB7 shall have the right to designate 3 members, the NWBCCC shall have the right to designate 3 members, and KNIC shall have the right to designate 1 member. The remaining member shall be an “at large” seat filled by an individual not currently appointed to CB7 or at time of selection, designated by the Chair of CB7. Members of the Community Advisory Council shall serve for no more than 4 years in the aggregate.

*For a comprehensive look at the NWBCCC’s role in organizing for the responsible development of the Kingsbridge Armory, please refer to the YES! Magazine’s article on our campaign. You can find it on our website: www.northwestbronx.org

Green Team Annual Report 2013

During 2013, the NWBCCC Green Team integrated our green jobs work into the youth, housing and Armory organizing campaigns. Begun in 2009 to expand our **Weatherization Assistance Program** as part of the American Recovery and Reinvestment Act, Green Jobs has become a simple way to introduce NWBCCC's new framework for Economic Democracy. "Green" in an urban setting must include sustainability for the workers and residents, which pushes us beyond employment toward control over the resources in our community, be that our housing, businesses, energy, air or food.

This emerging vision can best be seen in the **Green Action Plan** that was incorporated into the **Community Benefits Agreement** signed with the developers of the **Kingsbridge Armory**. Designed to continually improve the sustainability and environmental health of the project for workers, residents and guests over the next 99 years, the CBA includes 100% Living Wage Green Jobs; a commitment to renewable energy such as geothermal and solar; incentives for public transportation and bikes; a ban on plastic water bottles and a commitment to 51% local hiring and contracting. This not only builds wealth for local residents but also reduces emissions produced by transporting outside goods and services.

Our understanding of the battle for green jobs is grounded in our work advocating for Bronx workers and contractors within **Green Jobs Green New York**, a program designed to create jobs while retrofitting homes for energy savings. NWBCCC has recruited over 300 Bronxites for green job training; outreached to over 100 low-income homeowners and recruited six churches to participate in energy audits. We built the **Bronx Green Contractor Association** for local contractors who want to "go green" and win contracts like GJGNY and work in the Kingsbridge Armory. To date, not one Bronx contractor has been approved by the New York State Energy and Research Development Authority. We are clear that now more than ever, Bronx workers and contractors must organize to change business as usual if our community is truly to benefit from such programs.

The future of the Bronx economy will depend on the youth of today. For that reason, NWBCCC launched the Bronx Green Jobs Academy in 2010, graduating over 150 Bronx youth ages 16 to 22 in *ROOTS of Success* environmental literacy; an introduction to the green economy and climate change. This past summer we partnered with **Hostos Community College** to provide internships for eight Bronx youth who received training and performed outreach at 54 Evelyn Place, a special project of our **Weatherization Assistance Program**, where residents received additional education about ways to go green and how to benefit from Energy Management Systems. Interns also worked with local residents and students from Fordham and Columbia University to build a compost system and raised vegetable beds at the NWBCCC's adopted community garden on E. 176th Street and Walton Ave. During the summer and fall, we also continued to partner with **Bronx Community College** to offer environmental justice fieldtrips to students from **PULSE High School** on 180th Street and 3rd Avenue and **Belmont Preparatory Academy**.

Two **Bronx Green Jobs Academy** graduates, Edward Garcia and Brandon Mejia, joined our Green Team as high school interns. Elisabeth Ortega and Wahid Muhammad were promoted as part-time Program Associates. These Green Team positions were made possible with the financial support of the **CITGO Energy Efficient Lighting Program**.

In September of 2013, NWBCCC launched its third year in partnership with CITGO to provide free CFL light bulbs to Bronx families in need. Each year the NWBCCC has successfully distributed over 30,000 CFLS to 3,000 families, collectively saving \$1,116,000 for recipients and reducing 13,485,000 lbs of climate change-causing CO2 from the atmosphere (the equivalent of removing 114 cars from the street or planting 4600 trees).

Looking forward to 2014, the Green Team is excited to deepen our collaboration with NWBCCC's housing committee, targeting buildings in the Kingsbridge area that are good candidates for oil conversions, biodiesel or solar thermal; improvements to buildings that will improve tenant conditions and create green jobs for our local contractors. We are also challenged to make our Green Action dream at the Kingsbridge Armory a realistic plan, setting precedent in our community and nationwide for community-driven development. We will continue to resource our youth to open educational and hands-on opportunities to improve their living environment and their future. ¡Si Se Puede!



NWBCCC Green Team members Wahid Muhammad, Elisabeth Ortega and Taleigh Smith distribute energy efficient light bulbs at the Bronx More than Just Talk Food Justice conference.



Bronx Green Contractor Association Solar Team assessing Rev. Addie Banks' roof

Hands Off Our Hospital: North Central Bronx Committee



On August 12th, 2013, Health and Hospitals Corporation (HHC) announced that it would suspend labor and delivery (L&D) services at North Central Bronx Hospital (NCBH) and move the doctors, nurses and staff to Jacobi Medical Center (JMC). NCBH's award-winning midwife-led program provided Bronx mothers with excellent quality of care and serves as training grounds for midwives across the city. As the only maternity ward in the northwest Bronx corridor, NCBH is a vital resource for mothers in our community and saw over 1,400 deliveries in 2012. The community and staff were given just two days' notice about the closure and no opportunity to have their voices heard.

The suspension of L&D services at NCBH has meant dangerous consequences for low-income women of color and families across the Bronx. Left with no maternity ward, expectant mothers from the northwest Bronx have been forced to take multiple buses to receive care at Jacobi- a full four mile ride. NCBH's 24-hour ambulance service to JMC has experienced delays en-route, meaning mothers have had to give birth in unsafe conditions. The increase in patients at JMC has put an additional strain on a medical center already stretched beyond its capacity. Our members and allies knew that the northwest Bronx could not allow HHC to strip away vital services for some of its most vulnerable members--pregnant women and their infants.

The NWBCCC responded to the community outcry and joined with maternal and infant health advocates, other community-based organizations, health professionals and concerned community members to form the North Central Bronx Committee. Our coalition organized several public actions to express our community's and workers' shared outrage that such a decision was made without first consulting those most affected. We formed the NCBC with three main goals in mind:

1. Secure a firm date for reopening labor and delivery services at North Central Bronx Hospital.
2. Develop a process with the community and union staff to include us in the re-opening plans and also when considering any future changes to health care services.
3. Align labor and delivery services across the North Bronx with evidence-based best practices that have been shown to improve maternal and infant health outcomes.



NCBC got over 500 petitions signed by residents affirming our demands, organized rallies and a prayer vigil and shared our stories with Mayor elect Bill DeBlasio during his campaign trail. Our organizing efforts led HHC administration to publicly commit on November 7th to re-open labor & delivery services at NCB Hospital.

While we welcomed their stated commitment, we knew lip service alone was not enough to gain the confidence of a community and a hospital staff who were disregarded in the decision to close these services. So we went to work to demand that our community be a part of the process to enact a specific plan to reopen services in a timely and responsible manner. In New York State, the Certificate of Need (CON) process was established to give patients and community members a voice when hospital administrators want to make major changes to services. However, powerful corporate interests and private hospitals chains have placed the Certificate of Need process under attack. In December 2012, the Public Health and Health Planning Committee voted to significantly water down the Certificate of Need process- effectively deregulating it and diminishing providers and patients' ability to have a say. We decided to put our voices back into the process and used the feedback from community members to construct our own Community Certificate of Need to convey our specific expectations of HHC.

On December we organized a Day of Action to Protect Bronx Moms and Babies in which our coalition publicly unveiled the Community CON at a press conference in front of NCBH and delivered it to HHC administration at a community assembly at the Mosholu-Montefiore Community Center. At this meeting the NCB Committee secured the following commitments from LaRay Brown, Senior Vice President of Corporate Planning, Community Health and Intergovernmental Relations for HHC, and Sheldon McLeod, Chief Operating Officer of NCBH:

1. NCBH L&D must be re-opened by April 30th*
2. A team-based, physician-led midwifery program will be restored to NCBH.
3. HHC administration will meet with the community and staff at large “at regular intervals” and will include incoming Department Chairman Michael J. Zinaman for JMC and NCBH. They will work with us to publicize these meetings in local newspapers and keep hospital staff updated about upcoming events and decisions.
4. HHC administration will work with the community to organize an Open House event when the services re-open to ensure the community is aware of and oriented to the services.

*On Monday February 24th 2014, the President of HHC Alan Aviles spoke at a City Council hearing and said that while HHC could no longer honor an April 30th reopening date, he was committed to reopening North Central Bronx for Labor and Delivery services by the Summer of 2014.

The North Central Bronx Committee will continue to organize to hold HHC and President Aviles accountable to these commitments. We will continue to foster relationships and leadership development to build power at NCBC for the long haul.

North Central Bronx Committee partners: Choices in Childbirth; Commission on the Public's Health System; Community Board No. 7; Community Power: North Bronx; Coordinating Prenatal Care Coalition; DC 37; New York Lawyers for the Public Interest; New York State Nurses Association; Northern Manhattan Perinatal Partnership; Northwest Bronx Community & Clergy Coalition; SEIU-The Doctor's Council; The Bronx Health Link; Women Organizing Neighborhoods

Sistas & Brothas United Report

Education Reform

In 2013 we organized to win major changes to the discipline code. Many of these wins were realized when the 2013- 2014 DOE Discipline Code was released. It highlights Functional Behavior Assessments and other positive interventions for students with disabilities. It also states that students can no longer miss class time for in-school disciplinary options like detention. As part of A+ NYC we held 3 community charettes in the Bronx where we collected feedback on what a NYC education platform should include. On March 16th we brought the A+ NYC Bus to the Bronx and had over 50 residents visit the bus and give feedback to the education platform items that were presented on board. NWBCCC Board member and youth leader Ashley Payano was part of the team that worked to create this platform.

As part of our Communities United for Police Reform work we registered over 250 new voters in the Northwest Bronx. Sistas and Brothas United worked with the Alliance for Educational Justice to participate in a sit in for four days at the Florida Governor's office asking for the passing of Trayvon's Law. Trayvon's Law calls for an end to racial profiling would repeal the Stand Your Ground law and would fund resources to end the school to prison pipeline in Florida. Calling on the Dept. of Justice to investigate the shooting deaths of Trayvon Martin and Ramarley Graham right here in the Bronx, SBU and NWBCCC members organized a *Hands Across Kingsbridge* event where more than 50 community members held hands in the rain demanding an end to institutionally racist policies like Stop and Frisk and Stand Your Ground. SBU does their education reform work through three coalitions on a citywide and national level:

Dignity in Schools Coalition

The Dignity in Schools coalition is a citywide coalition that works on changing the discipline code of NYC public schools to reduce suspensions and implement restorative justice alternatives to discipline in 10 high-need NYC schools.

Urban Youth Collaborative (UYC)

As a part of UYC we are working on changing the discipline code of NYC schools as well as the Get Us to College campaign. This campaign focuses on getting student success centers and more guidance counselors in our schools in order to better prepare NYC students for higher education. As members of UYC we are also active in the A+ NYC campaign, creating an educational policy platform that puts students, parents and teachers.

Alliance for Educational Justice (AEJ)

AEJ is a national education reform organization. SBU's local work on exposing the School to Prison Pipeline, Restorative Justice and peer mediation alternatives to discipline in Bronx schools and community police reform supports the national work of AEJ in the same areas.

Academic and College Readiness Support

SBU believes that it is never too early to begin thinking about higher education. Our Academic and College Readiness Program offers college exploration workshops, individual college counseling, application assistance, assistance on the college application process, and financial aid. In addition, we offer trips to various colleges and universities (both local and out of town) and college fairs. Our tutors meet regularly with our young people to create an academic success plan and provide the help and guidance needed to pass and excel in various area subjects. In 2013 the CRP worked with the Walton Young Adult Borough Center (YABC) and Teaching and the Professions High School in the Walton campus to host a series of workshops for parents and students. We also worked with Good Shepherds Services to train students on the college process. We tutored 20 students in total. As part of UYC, SBU leader Alisha Izquierdo facilitated the Student Safety Act data release press conference on April 16th. Many city councilmembers came and spoke in support of using guidance interventions to deal with misbehavior including Robert Jackson, then chair of the council's education committee.



On May 19th SBU partnered with Our Lady of Angel's Church and Northern Manhattan Immigration Coalition to do an Immigrant Rights and Deferred Action Workshop. Over 50 community members attended and filled out their deferred action applications as well as learned about basic rights and protections they have as immigrants.



In an effort to inform and unite the local public school community SBU ran a campus wide know your rights training at Morris Campus on May 21st, 2013. We did group break outs where students learned their rights when interacting with School Safety Agents and the NYPD, as well as how to deal with suspension. 86 students attended the training from all 4 schools on the Morris Campus.



Our annual summer program trained over 30 attendees. 5 youth participated in UYC's YOI youth training program and successfully graduated with a \$500 scholarships for college. In September SBU participated in the Dignity in School's week of action and trained 35 youth from the Bronx on knowing their rights around suspensions.



15 student interns from Ellis Preparatory High School have participated in our college readiness workshops since September. In the fall 2013 SBU trained two Walton YABC Students around the college process who then trained 20 other students. SBU also hosted a CUNY Day in November. Students learned about CUNY's history, application process and financial opportunities. In 2013 SBU provided tutoring for 15-20 students. We also took 15 students to Utica College and Fordham University for a college tour.

Healthy Green Affordable Housing for All!

The housing committee faced a major challenge in 2013 -- predatory investor-landlords – and a major opportunity – to bring energy efficiency and health issues into our housing work.

In late 2012, the Housing Committee became aware that **Chestnut Holdings**, a Riverdale-based real estate firm, was buying dozens of buildings in the Bronx, and that poor conditions, tenant harassment and unusual fees were being reported. Along with allies CASA and NYCC, the NWBCCC Housing Committee knocked on doors in numerous Chestnut buildings, documenting conditions and organizing tenant meeting. We held three tenant rights nights at St. Simon Stock, Tolentine Church and St. Philip Neri to educate tenants about their rights. Together, tenants from many of the buildings asked for a meeting with Chestnut Holdings Principal Jonathan Weiner. Weiner refused. Tenants demonstrated outside his office and his home. To this day, Weiner has refused to meet with his tenants to discuss their concerns

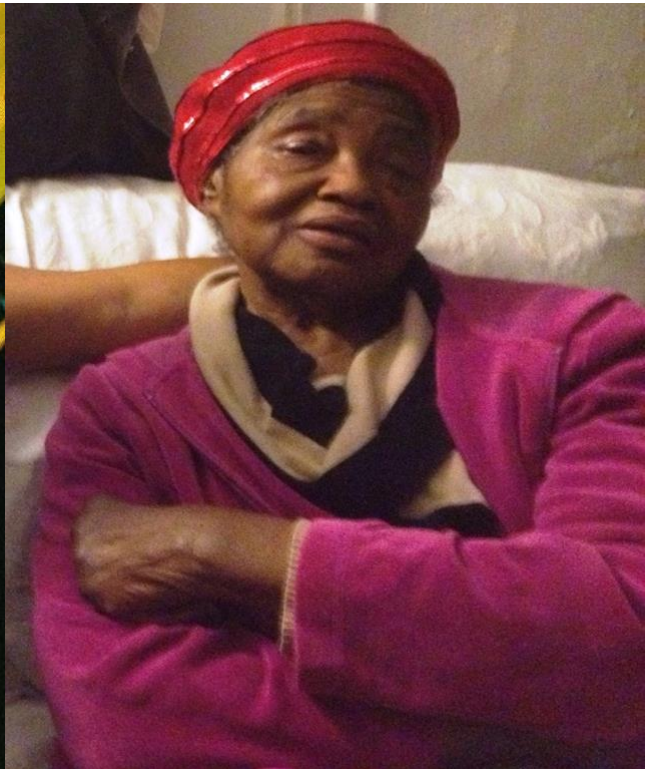
But in the course of working with Chestnut tenants, CASA, NWBCCC and NYCC learned a lot about the **non-rent fees** that Chestnut and other landlords are abusing to price tenants out. And in 2014, we're setting out to end those fees! We are currently collecting surveys to document the degree to which our community has encountered these fees- often for things like having air conditioners and washing machines- and continue to work with housing allies around the city to pass state legislation that would make it illegal for landlords to include fees for tenant-installed appliances on a rent statement.

Meanwhile, a portfolio of 1,700 apartments across three boroughs – known as the 3-boro pool – was falling into foreclosure. Owners Normandy Real Estate, Westbrook Partners, Vantage Investors and David Kramer had borrowed \$133 million against 42 buildings. Their plan was to kick out low-paying renters, raise rents, and make a lot of money – but they couldn't pay their bills, and fell into foreclosure. Working with a city-wide coalition of groups, the Housing Committee has taken on seven of the buildings. The hope is to steer the buildings into more responsible hands who will keep the buildings affordable decent housing for years to come.

Focusing on the big foreclosures doesn't mean we ignore the people stuck in the middle of smaller foreclosures. The tenants of 3094 Villa Avenue – a building of only 16 units – have put up with a lot while their building is stuck in foreclosure. They are often without heat, many repair issues, and three tenants have been without gas for more than two years. Organizer SaMi Chester helped tenants get organized, and they've been fighting in court with UJC attorney Harvey Epstein on their side. They have gotten many much needed repairs, but more still are needed, and most importantly, a stable, responsible new landlord.

The **opportunity** to think about our housing work in new ways arose late in the year, as we began meeting with the Green Team. How can we get landlords to convert their #6 oil boilers to cleaner-burning #2 boilers, and without a big rent increase? How can we encourage the use of local, green-conscious contractors? How can we empower tenants, landlords, and homeowners to manage their energy use? This is the work we are embarking on in 2014, and we invite you to join us!

The Housing Committee also lost two longtime members who will be sorely missed. For close to twenty years, Hilda Chavis was an active NWBCCC Housing leader and Board member. She trained many new tenant leaders and organizers and was an incredible resource for the organization and her entire community. Etta Hill Banks was the very first tenant in a Milbank building to reach out to the NWBCCC and push us to organize the Milbank portfolio. However her involvement with the NWBCCC dates back over a decade as well. Up until her passing she was actively working with staff and leaders to move a progressive housing agenda forward. The NWBCCC and the Housing Committee would not be as powerful and respected as it is had it not been for the work of these two women. They remain with us in the struggle.





OVER 30 YEARS OF WEATHERIZATION ASSISTANCE IN THE NORTHWEST BRONX!

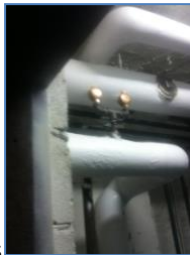
NWBCCC has been a NYS Weatherization provider in good standing since **1983**. During that time, WAP has grown in size, expertise, and the size and scope of work performed. As a result of HCR's requirement for training and certification for most Weatherization positions, **our community has benefitted from the latest in energy efficiency technologies, quality assurance and attention to health and safety issues in the home.** NWBCCC has a well-trained, certified and experienced staff, most of whom are NW Bronx residents. **NWBCCC's Current Service Area includes Bronx Community Planning Boards 5, 6, 7, 8 and portions of 4.**

2013-2014 PROGRAM YEAR

In the **WAP 2013 Program Year**, (ending March 31, 2014), **218 units** of multi-family apartment buildings and 1-4 family homes will have been completed, despite drastic cuts in funding due to the Federal Budget Sequestration. Six apartment buildings ranging in size from 11 to 93 units were completed, consisting of privately owned buildings & HDFC's (non-profits). Additionally 17 units in 1-4 family homes (all resident owners) were completed. Some of the installed measures included: heating and hot water system replacements; repair or replacement of windows; roof, sidewall, crawlspace and pipe insulation; electrical fixture upgrades in apartments and public areas; replacement of inefficient refrigerators with Energy Star rated units; air-sealing measures like weather-stripping and caulking; installation of low-cost measures in each apartment, such as compact fluorescent bulbs, smart-strips, low-flow faucet and shower fixtures, smoke and CO detectors, radiator vents, as needed. **All work performed is based on a customized energy audit that calculates the highest savings-to-investment ratio, and is conditional upon available funding.**



New Windows



Pipe Insulation & Master Venting



Boiler Work

WHAT IS WEATHERIZATION?

The NYS Weatherization Assistance Program receives funding from the **U.S. Dept. of Energy and the Dept. Health & Human Services** (under LI-HEAP) to provide services to income eligible households. It is administered by **NYS Homes and Community Renewal (HCR).**

The purpose of the Program is to install energy conservation measures in the homes of income-eligible persons, especially homes occupied by the elderly, persons with disabilities, and children. **Households with incomes at or below 60% of state median income are eligible for assistance.** Funds are targeted to the most cost-effective conservation measures, determined from an on-site energy audit of the building. The program helps to reduce national energy consumption, reduces carbon emissions that contribute to climate change, and lessens the impact of high energy costs on low-income families. WAP also improves the health and safety of assisted households. Household energy use reductions and resultant energy cost savings are significant, with an average savings in excess of 20%.

Low-income households in the Bronx have significant need for this assistance. Our climate, with cold, snowy winters and hot, humid summers, generates a high demand for heating fuel and for electricity for lighting and cooling. Many of our poorest households live in distressed housing that was built when energy was cheap and plentiful. Additionally, New York's aging housing stock means that many low-income households pay 15% or more of their income for utility costs - a condition known as **"fuel poverty."** NYS implements WAP through a network of local providers with expertise in energy conservation. These "subgrantees" provide energy conservation services using their own trained staff and by subcontracting work to qualified contractors. Energy conservation measures range from air sealing and insulating single-family homes to replacement of heating systems in large apartment buildings. The program assists all types of housing units, including single- and multifamily housing, manufactured housing and group homes. Because Weatherization is a grant, building improvements in rental housing is not subject to Major Capital Improvement rent increases; therefore we improve and maintain safe, affordable housing for our area residents with limited income while reducing energy costs and carbon emissions that harm our health and environment. Building owners are encouraged to contribute matching funds or in-kind work toward the weatherization work scope and must maintain the property in good repair. NWBCCC also makes our best effort to leverage funds for improvements from other sources, including **NYSERDA** Programs such as **EmPower & Green Jobs Green NY, Con Edison, CITGO Venezuela Energy Efficient Lighting Program, NYC Cool Roofs,** and others.

Organizing and client education is a component of our Weatherization outreach. Households receive client education that includes cost-saving energy conservation practices and health and safety related awareness training (including the hazardous effects of indoor air quality, mold & lead paint hazards). Community residents who are not yet aware of NWBCCC's organizing efforts on other community issues are encouraged to learn more about NWBCCC and become participants in other areas of community activism. Weatherization funding also creates jobs in the community for residents and local businesses, in step with our economic democracy platform. NYS encourages the inclusion of state-certified women or minority owned business enterprises; NWBCCC submits quarterly data to NYS in support of these goals.

PS 51 Parents and Toxic-Free Schools

What began as a fight to demand justice for decades of Bronx children who were exposed to a carcinogen at the Bronx New School has expanded to take on policy change to ensure such a catastrophe never happens again in our community and our city.

Last year we packed public meetings with the State to review plans to clean up the brownfield on 3200 Jerome Avenue, where our children were exposed to levels of a chemical called *trichloroethylene* at 10,000 times the state allowable level, and to review a health report about potential health impacts of the exposure, such as cancer and dysfunctions of the immune and central nervous systems. We got the NYC DOE to deliver information to 300 families who had previously not been notified about the contamination their children were exposed to while at the Bronx New School. Our work forced the School Construction Authority (SCA) to adopt new policies that have committed them to conduct Indoor Air Quality testing before signing new leases for school sites. Leased school buildings are not subject to the same environmental protections and public oversight as school buildings the DOE owns--a troubling fact given that the DOE continues to expand its portfolio of leased school buildings. This year 1/3 of all NYC public school students attend school at a leased school building. These new policies also include a notification protocol to alert people who are exposed to contamination at NYC schools and community stakeholders of the problem.

In April, we achieved the introduction of [School Toxins Disclosure Bill \(Intro 1036\)](#) to the NYC Council. This bill would require notification of parents and staff of the results of environmental investigations within one week, public access to environmental assessments of schools online, and regular reporting by the SCA to the City Council (see sidebar for more information). We built a coalition of supporters including 32BJ, UFT, NYCC and 29 cosponsors of the bill in the City Council. Although we were unable to get a hearing for the bill prior to the 2013 elections, we continue to build alignment with other stakeholders to prepare for future action. In December, we worked with New York Lawyers for the Public Interest to organize a roundtable discussion on shared issues concerning the School Construction Authority to identify areas in need of reform, best practices, and opportunities for action. We are committed to working for policy change that will protect children in our community in 2014.

This year we will:

- Hold a meeting with NYSDOH, NYCDOH, and NYCDOE to establish specific interventions to dissemination information to and monitor the health of all faculty and students who were exposed to TCE contamination while at PS 51 the Bronx New School's 3200 Jerome Ave site.
- Meet with President of the School Construction Authority, Lorraine Grillo to demand more protections for students and staff who attend school on leased properties. When our city adopts universal Pre-K for its children, we need to know where new programs will open in our community and make sure they are in healthy facilities.

- Pass the School Toxins Disclosure Bill and take stock of conditions in our community to identify other shared issues that need to be addressed to ensure healthy learning environments for students.

The School Toxins Disclosure Bill will ensure:

· NOTIFICATION TO PARENTS AND STAFF OF ENVIRONMENTAL ASSESSMENT DATA. Intro Bill 1036 requires DOE to send parents and staff the results of any environmental inspection or environmental site assessment within seven days of receiving those results (or within seven days of the end of a scheduled school vacation). This should ensure that the disturbing situation at PS 51 (where parents were kept in the dark about very high TCE levels in the school for 7 months and only notified a few weeks before the school was shut down) never happens again.

· REGULAR REPORTING TO THE CITY COUNCIL AND THE PUBLIC. The legislation requires DOE prepare a biannual report summarizing the test results of every environmental inspection and site assessment; describing plans to mitigate environmental risks; detailing actions taken to protect students from environmental hazards; and updating the public on progress made to improve air quality in public schools, including testing during school renovations related to asbestos, mold and the replacement of ceilings.

· ON-LINE POSTING OF RELEVANT ENVIRONMENTAL INVESTIGATION DOCUMENTS. DOE would be required to publish to its website important documents relating to the environmental condition of each school site. These documents include the Phase I and Phase II environmental investigations, indoor air quality tests, remedial measures to address existing contamination, site management plan, etc. DOE must post documents within seven days of receiving them, or at least 30 days before entering into a lease agreement for prospective leased school sites.

