

## A. Exemplary Leadership in Promoting Homeownership within the Housing Community:

### **1. New York State Division of Housing and Community Renewal (DHCR)**

**Awardees:** Mr. Allan L. Smith, Assistant Commissioner, Mr. Vincent Fagon, Program Representative, Ms. Anna Oles, Statewide Housing Choice Voucher Home Ownership Program Coordinator, Ms. Helen Dowing, Statewide Coordinator of the Family Self Sufficiency (FSS), Mr. Ronald Moss, Program Coordinator for the Homeownership Program

**Commissioner Smith** is nationally recognized as an expert in the Housing Choice Voucher Program and currently serves as a member of the Board of the Housing Trust Fund Corporation and chair of the Housing Voucher Task Force. DHCR, in conjunction with the New York State Housing Trust Fund Corporation (HTFC), currently operates a \$638 million Project-Based Contract Administration program statewide. It is largely due to Commissioner Smith's contributions that this program is successful today.

**Vincent Fagon** has been instrumental in achieving DHCR's high performer designation. He has led the program in implementation of the Section Eight Management Assessment Program (SEMAP) audit procedures and in the development of a Quality Assurance Review process. Currently Mr. Fagon is preparing to introduce a new Records Management tool to Local Administrators. He designed this tool in response to needs revealed in SEMAP audits and Quality Assurance reviews with the anticipation that local record keeping will be greatly enhanced with the new system.

**Anna Oles** lead a team in initially developing the DHCR Statewide Family Self Sufficiency (FSS) Coordinator and the New York City Subsidy Services Bureau FSS Coordinator positions. Ms. Oles also spearheaded the collaboration with Freddie Mac's "Credit Smart" to educate FSS participants about improving or maintaining their credit scores. As a panelist for the FSS/Homeownership Workshop we conducted in March of 2006, Ms. Oles was instrumental in assisting this Office to promote self-sufficiency and homeownership programs to our Housing Authorities.

**Helen Downing** has collaborated with a local bank to establish checking and savings accounts for graduated FSS participants. The program provides childcare, employment and homeownership counseling to program participants. The FSS program graduates participants with escrow balances ranging from \$500 to \$30,000, which can be used toward the down payment or closing costs of a home purchase. Ms. Downing was also a panelist in our FSS/Homeownership Workshop.

**Ronald Moss** is responsible for the program development and implementation of the Home Ownership/Housing Choice Voucher Homeownership Program, the Financial Fitness Program Employer Assisted Housing Program, the Bank Partner's First Time Home Buyer Programs (i.e. First Home Club) and he also oversees the Nassau County Down Payment Assistance Program. Mr. Moss, as a panelist of our FSS/Homeownership

Workshop, provided an overview of financial models used to assist Housing Choice Voucher prospective homebuyers.

## **2. New York City Department of Housing Preservation and Development (HPD)**

**Awardee:** Ms. Nicole Levin, Director, Family Self-Sufficiency Program and Housing Choice Voucher Homeownership Program

**Nicole Levin** has been instrumental in developing partnerships through ongoing collaboration with LaGuardia Community College's Division of Adult & Continuing Education to assist FSS participants receive education, vocational training, financial literacy and job placement. In partnership with Neighboring Housing Services of New York through her efforts, HPD assisted ten HCV/FSS participants achieve first time homeownership opportunities throughout the five boroughs. In addition to the many efforts of Ms. Levin to foster FSS and homeownership Ms. Levin also participated as a panelist in our FSS/Homeownership Workshop in March 2006.

## **3. Town of Islip Housing Authority**

**Awardees:** The Board of Commissioners for the Islip HA and Mr. Greg Hancock, Contracts Administrator for the Islip Housing Authority

This program was significant because it converted Public Housing into homeownership opportunities in a community where such opportunities do not happen often. A non-for-profit was created to promote homeownership opportunities for Housing Authority residents and the Board approved a \$10,000 down payment assistance grant to each qualified purchaser.

## **4. Municipal Housing Authority of the City of Yonkers**

**Awardees:** Mr. Peter Smith, Executive Director, Yonkers Housing Authority and Ms. Rose Noonan, Executive Director, Housing Action Council

**Peter Smith** is recognized as an innovator in the homeownership arena as the Yonkers Housing Authority became the first Public Housing Authority in the nation to be voted in as a non-voting member mortgagee through the Federal Home Loan Bank. Peter has served as Executive Director of the agency for 27 years and was going to retire in 2004 but decided to remain on when he found out that the Authority was awarded a HOPE VI grant for Mulford Gardens.

**Rose Noonan** is assisting the Housing Authority with relocation and homeownership counseling at the Mulford Gardens HOPE VI site. Ms. Noonan has developed various programs that assist in housing development, including tax-exempt financing, mortgage insurance and housing rehabilitation programs. She has also advised State and local housing officials on designing and implementing affordable housing programs and plans.

She manages the Yonkers Affordable Housing Office that is responsible for implementing a housing desegregation order.

Both Mr. Smith and Rose Noonan have long track records of activity that is supportive of HUD goals for Affordable Housing.

## **B. Exemplary Service to Residents:**

### **1. “1-866-I DON’T KNOW (Non Profit Agency providing services to Spring Valley Housing Authority Residents)**

**Awardee:** Mr. Gregg Farrell Brie, Director of Operations, “1-866-I DON’T Know”

The “1-866-I DON’T Know” program has operators 24 hours a day/7 days a week to assist people in the community in finding local services and answers to all kinds of issues free of cost. The kinds of referrals range from accountants, repair services, computer specialist and more. Mr. Brie provides these services free of charge to the Spring Valley Housing Authority. In August of this year a resident of the Spring Valley Housing Authority passed away to due excessive heat and lack of air conditioning. Mr. Brie immediately contacted the Authority and asked how many air conditioners were needed, where should they be delivered and donated 22 air conditions to assist the senior citizens of the Spring Valley Housing Authority.

### **2. Greenburgh Housing Authority**

**Awardee:** Mr. John Afoun, Executive Director

The Greenburgh Housing Authority’s Marketing and Promotional Project is a Internet/Website based project that the Housing Authority has developed to provide first-class comprehensive housing and related services in an environment of customer care. The Authority believes that the communication network is a vital component of their commitment in providing a comprehensive housing and related services to Greenburg Residents.

### **3. Peekskill Housing Authority**

**Awardees:** Mr. Melvin C. Bolden, Board Chairman, and Mr. Gheevarghese A. Thankachan, Executive Director of the Housing Authority

The Peekskill Housing Authority, in partnership with the Hudson River Community Health Center, recently established a Health Center located on the grounds of the Housing Authority. In the beginning the “William E. Shands Memorial Health Center” was open two days a week and was staffed by three people including a nurse practitioner. The demand for affordable health care for senior, children, and others living in public housing, however, required that additional services be made available. Consequently the health center that is named after the former Executive Director, William E. Shands, now

operates five days a week with a full-time doctor and four other staff members. The Health Center provides a wide array of services for residents, including office visits, the prevention of teenage pregnancy, obesity, etc.

#### 4. New York City Housing Authority (NYCHA) - Community Operations's Domestic Violence Aftercare Program Team

**Awardees:** Ms. Nora Reissig-Lazzaro, Ms. Zobeira Martinez, Ms. Kim Halpern, Ms. Lauren Antoine, Ms. Noemi Ocasio, Ms. Carmen Pineda, Ms. Amarilys Martinez, Ms. Sloane Fields

The Domestic Violence Aftercare Program was developed as a Mayoral initiative in October of 1996 and funded under a one-year State funded Federal Family Violence Prevention Fund. The Aftercare Program prides itself in delivering quality professional services to abused individuals and their families who have made the difficult decision to uproot their families from their homes and relocate to new, unfamiliar neighborhoods. What makes this program unique is the fact that it not only provides aftercare services as its name implies but in addition offers key transitional services from the moment the transfer is approved. The relationship is developed as soon as the victim is approved for the emergency transfer.

#### 5. Cultural Renaissance for Economic Revitalization (Non Profit Organization that provides services to NYCHA Residents)

**Awardee:** Ms. Awilda Velez

**Awilda Velez** is the founder and is a long-time resident of the Bronx who has remained committed to improving the quality of life for those who are truly underserved. Ms. Velez has her own business, AV Financial Consulting Services, a woman-owned minority-owned firm dedicated to helping business owners and entrepreneurs with limited credit access qualify for mainstream financial services. Cultural Renaissance for Economic Revitalization is a grassroots 501-C3 Not-for-Profit Organization that was established in 2003. CRER is located in the Bronx and its mission is to empower the underserved and disenfranchised with practical approaches and teaching methods in Financial Literacy and Credit Counseling.

#### 6. MEJ Personal Services, Inc. Gobal Language Solutions (Non Profit Organization that provides services to NYCHA Residents)

**Awardees:** Mr. Melvin Johnson, Ms. Elizabeth Johnson

Gobal Language Solutions is a New York City based language service provider that is committed to creating and maintaining Deaf and Hard of Hearing friendly environments. The organization provides quality sign language interpreting services for Deaf and Hard of Hearing residents and staff members of NYCHA during such events as housing application processing, home visits, recertification, management meetings with applicants/residents for problem resolution and town meetings.

### **C. Outstanding Energy Conservation Improvements:**

## **New York City Housing Authority (NYCHA)**

**Awardee:** Mr. Tino Hernandez, Chairman

The New York Power Authority replaced more than 180,000 old, inefficient refrigerators in NYCHA developments with smaller, more efficient units that use just one-third the energy of the older models. This effort saves a whopping \$7.2 million annually in electricity costs. The new refrigerators rely on a more environmentally friendly refrigerant and an appliance recycler in Syracuse removes all salvageable components from the older units and recycles millions of pounds of aluminum, copper, steel and cardboard.

Melrose Commons II, a new multifamily property in Bronx boasts high performance levels and Energy Star certification. The buildings, designed to be energy efficient, use even less energy than predicted during the design stage. The project received HUD's Platinum Award for Excellence in the 20<sup>th</sup> Annual Best in American Living Award (BALA) competition, as well as the Northeast Residential Green Building Awards sponsored by the Northeast Sustainable Energy Association (NESEA). According to Steven Winter Associates, which monitored the building for DOE's Building America program and the Consortium for Advanced Residential Buildings (CARB), "the buildings consume almost 80% less energy per square foot to heat than the average affordable housing in New York City, and almost 90% less than the average new or gut rehabilitated housing".

### **D. Exemplary Fiscal Achievements:**

#### *New York City Housing Authority (NYCHA) - Supply Chain Operations (SCO) Development Storeroom Pilot Program Implementation Team*

**Awardees:** Mr. Gary Smith, Mr. David Chew, Mr. Terry Eichenbaum, Mr. Arthur Ziccardi, Mr. Antonio Pardo, Mr. Rudolf Noriega, Mr. Johnson Chu, Mr. Michael Cornelius, Mr. Derek Powell, Mr. Pat Barnett, Ms. Antonia Carraballo, Mr. Joseph Carrington, Ms. Antoinette Tomczyk, Mr. Frank Lettera, Ms. Archana Saharya, Mr. Daniel Frydberg, Mr. Patricia Lawler, Mr. Antonio Porcelli, Ms. Barbara Turkewitz, Mr. Aaron Trauring, Ms. Felicia Allen, Ms. Martha Ruiz, Mr. Sureshwar Singh, Mr. Joseph Giordano, Mr. Glenn Abson, Mr. Emmanuel Asante, Mr. Joe McManamy, Mr. Bart Poggi, Mr. Doug Smith, Mr. Tahron Tatum, Ms. Maria Gerena, Mr. Tony Marchese, Mr. Mathew Asanjarani, Mr. Joseph Mathew, Mr. Zahra Mollaahmad

On an annual basis, NYCHA's Supply Chain Operations Department (SCO) procures, manages and delivers over \$30 million in hard good materials that are used by staff to carry out agency operations and maintain the Authority's 179,000 public housing units. There are over 25,000 material items available for purchase through SCO, and the

department manages and maintains a 125,000 square foot warehouse. Despite the size and scope of SCO's procurement and warehousing operation, the implementation of the Oracle system and supply chain management practices has resulted in SCO successfully reducing its warehouse inventory by 28% and weekly backorders by 78%, while maintaining a 95% complete order fill rate and an inventory accuracy of 99.97%. In view of recent successes experienced by SCO, in 2006 the department undertook the implementation of a program to manage material at the development level, for the purpose of minimizing cost and improving the control of inventory, while maintaining high fill rates.

#### **E. Exemplary Affordable Housing Faith-Base Partnerships:**

**Organization: Faith Center for Community Development, Inc. (Non Profit Organization providing services to our Residents)**

**Awardee:** Rev. Dr. Fred Lucas, President/CEO

The Faith Center provides training and technical assistance for congregations and faith-based organizations to equip them to serve local communities. The Faith Center is a nonprofit consulting and development firm that assists faith-based organizations in leveraging their assets to help create thriving neighborhoods. Faith Center programs include: Information and Referral, Organizational Development and Training, Real Estate Development and Finance, and Homeownership and Financial Education. Many of the workshops and seminars held by the Faith Center, especially homeownership and financial education, have been conducted in churches in close proximity to public housing and have included outreach to residents. The Faith Center also works closely with HUD, regionally and nationally, to provide training to faith-based organizations, develop affordable housing and homeownership opportunities, and better equip government, corporate and foundation officials and staff to partner with faith-based groups serving some of America's most vulnerable neighborhoods.

#### **F. Exemplary Partnership with HUD in the Transfer of Troubled Housing Agencies and Vouchers from Over-Leased Housing Authorities:**

**New York State Division of Housing and Community Renewal (DHCR)**

**Awardee:** Ms. Judith A. Calogero, Commissioner, New York State Division of Housing and Community Renewal (DHCR)

**DHCR has demonstrated a real commitment by forming a partnership with HUD in addressing troubled and over-leased Housing Authorities. The successful administrative transfer has resulted in improved customer service for our clients. In addition, by accepting families from over-leased PHAs, DHCR has preserved Housing Choice Voucher assistance for over 100 families. DHCR accepted the full programmatic responsibility of these vouchers to its program. This dedication has not only allowed DHCR to provide quality service to the families in need but it also improved the management of the program.**

## **G. Outstanding Turnaround of a Troubled Agency:**

### **1. Town of Huntington Housing Authority**

**Awardees:** Mr. Richard E. Wankel, Esq., former Executive Director, Mr. Dierdre Hamill, CPA, Comptroller, Mr. William Spencer, Chairman, Mr. Robert Fonti and Mr. Eugene Haynes, Vice Chair, Mr. Paul Levitt, Esq., Housing Authority Counsel

Huntington Housing Authority management was non-existent in 2002 due to several years of misappropriation of funds and program mismanagement. Over the course of a four-year tenure, through the efforts of the Awardees, IPA Auditors were able to complete three years of audits, the Authority was able to clear audit and programmatic findings and the PHAS score improved to 84. In a period of four years the Housing Authority successfully emerged from Troubled Status and sub-standard financial status.

### **2. Town of Oyster Bay Housing Authority**

**Awardee:** Mr. James Bell, Executive Director,

Shortly after Mr. Bell was chosen as the new Executive Director, he began the complex duty of managing the day-to-day operations of a large housing authority and simultaneously extricating the Authority from its troubled status. He has handled both jobs admirably. Since his appointment, the Housing Authority is not only out of troubled status but has been designated a “High Performer.”

## **List of Categories and Awardees**

### ***In recognition of achieving High Performer Standards within the Section Eight Management Assessment Program (21):***

Beacon HA  
Town of Brookhaven  
New York State Division of Housing and Community Renewal (DHCR)  
Town of Eastchester  
Ellenville HA  
Village of Hempstead HA  
Village of Highland Falls  
Town of Islip HA  
Village of Kiryas Joel HA  
Long Beach HA  
Village of Mamaroneck  
Village of Mount Kisco  
Options For Community Living

Patchogue CDA  
Village of Pelham  
Poughkeepsie HA  
Town of Poughkeepsie  
Village of Rockville Centre  
Village of Sea Cliff  
Village of Tuckahoe HA  
City of White Plains

**In recognition of achieving High Performer Standards within Public Housing Assessment System Awardees (9):**

Ellenville HA  
Town of Islip HA  
Village of Kiryas Joel  
Long Beach HA  
New York City Housing Authority  
Oyster Bay HA  
Port Jervis HA  
Tarrytown HA  
Woodridge HA

***In recognition of achieving High Performer Standards within the PASS/FASS/RASS Indicators Awardees (14):***

	<b>PASS</b>	<b>FASS RASS</b>
Village of Great Neck HA	Port Chester HA Mount Kisco HA White Plains HA Beacon HA	Yonkers HA Port Chester HA White Plains HA Beacon HA Greenburg HA Poughkeepsie HA Peekskill HA Ramapo HA Village of Great Neck