



January 20, 2016

Chair Shola Olatoye
250 Broadway, 12th Floor
New York, NY 10007

RE: Broken Boiler at 1325 Franklin Avenue

Dear Chair Shola Olatoye,

I am writing to express my deep concerns over the continuing lack of adequate heat at Claremont Houses, a senior housing development in my district, located at 1325 Franklin Avenue. It is disturbing and appalling that the lives of this group of residents continues to be disrupted by the lack of a basic service, such as heat and hot water, especially as we enter the coldest months of the year.

Additionally, multiple tenants have reported notifying NYCHA of the heating issues in the building, yet their units have not been inspected and they have not been informed of any plan to resolve this pressing issue within the required 24 hour window set by both NYCHA policy and city law.

To my consternation, this is not the first time that my office has been approached about this issue. Last year, as it was reported in the press, the residents of Claremont Houses had to endure freezing temperatures when only one of the two boilers in the building was operating properly in the midst of one of the harshest winters our city has ever experienced. It is our understanding that in an effort to resolve last year's heating issue at Claremont Houses some makeshift measures, such as duct taping the windows to prevent a draft, were implemented until a temporary boiler was installed. The Daily News even reported that residents had to "huddle" in the building's lobby for warmth.



While I am aware of the fiscal challenges facing NYCHA, it is unacceptable that the lives of these residents continues to be put at risk year after year, especially considering how exposure to cold temperatures can exacerbate health problems that disproportionately affect senior citizens. The apparent lack of short-term planning is deeply concerning as no recognizable efforts have been made by NYCHA during the warmer months to replace the non-functioning boiler or to find solutions that would prevent the residents from having to undergo another cold winter without reliable heat. Moreover, as it relates to long-term planning, repeated temporary measures are more costly than a permanent solution.

I find the lack of action in communicating or implementing a permanent solution to this issue to be fiscally irresponsible. It is my understanding that in last year's "Next Generation NYCHA" plan, your agency outlined a strategic plan to rehabilitate the different housing developments, including the installation of new cost-effective and environmentally-sustainable heating systems. The report also highlights how NYCHA has implemented sustainability initiatives over the past two decades that include the conversion of boilers from heavy heating fuels to natural gas, the instantaneous hot water heater program, the installation of apartment temperature sensors and automated heating systems that allow remote monitoring of boilers and building controls. Therefore, it is concerning that even with a detailed plan in place, which has cost efficiency at its core, NYCHA continues to resort to fiscally irresponsible measures at Claremont Houses.

Our office is respectfully requesting the following information to better understand where the problem lies and what solutions are being explored, in both the short and long term, to address the lack of adequate heat at Claremont Houses:

- An account of the steps that were taken by NYCHA last year to immediately address the issues surrounding the heating system at Claremont Houses as well as the actions that were taken to prevent the same heating issues from taking place this winter.
- An assessment of the remaining boiler's functionality.
- A timeline of the last five years of inspections, temporary measures implemented, and permanent repairs or installations in progress or completed at this development.



- An explanation of the policies that determine when a temporary boiler should be installed and when a permanent capital investment of a new heating system is required.
- A determination on whether or not Claremont Houses is being considered for the pilot programs, energy efficiency programs and other plans detailed in NextGen and an explanation of how priority for these programs is determined.
- A proposal outlining the resources that will be allocated to address the immediate and long term heating issues facing Claremont Houses.

We look forward to your response. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Gustavo Rivera".

Gustavo Rivera
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