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Residents Give NYCHA Lousy Grades

BY CELESTE KATZ

The [City Housing Authority](#) isn't making the grade when it comes to maintenance, repairs and safety, a new survey of residents found.



Our Tina Moore reports:

The snapshot of living conditions emerged in a survey by community groups of 1,500 residents at 71 public housing developments across the city.

In the survey, released today, the agency got a failing grade of "D" in 10 of 26 categories, including building safety, pest control and elevator maintenance.

Shenia Rudolph, 47, (pictured here) who says she waited three years to have a leak in her bedroom ceiling repaired at Twin Park West in the Bronx, said residents were too easy on the agency.

"I think they should have gotten an F," she said, saying mold caused by the leak worsened her 11-year-old twins' asthma. "I'm really frustrated and fed up."

Researchers at the [Community Development Project of the Urban Justice Center](#) averaged the grades in each category and for each housing development.

By their measure, [the Meltzer development in lower Manhattan](#) received the worst overall grade average - a D-plus.

Minerva Zabrocky, 76, said rats were a common sight in the building's courtyard, elevators were often broken, and security was a problem because there are no cameras in her lobby.

"We have a tenant patrol of three old bags," she said, "and I'm one of them."

Dorothy Scheib, 71, bemoaned waiting "months and months" for the Housing Authority to fix her broken front door.

"They said it would take a year to get a new door," said Scheib, who uses a motorized scooter to get around. "At night I put my scooter in front of the door so nobody can break in."

"We did this study to highlight what's going on and try to make some recommendations to fix it," said Damaris Reyes, 39, a housing advocate who lives in the Baruch Houses.

Her group, GOLES (Good Old Lower East Side), was one of five organizations that performed the survey between May 2010 and April 2011.

The Housing Authority got a D average for police protection and for the slow responsiveness of its complaint hotline. The agency got a C-minus for the timeliness and quality of repairs.

While there were no F or A averages, there was one B average for language access at the complaint hotline - though 56.4% of Chinese-speakers marked an "F" in the category.

Housing Authority spokeswoman Sheila Stainback said the agency was developing a "Plan to Preserve Public Housing" that will "serve as a vital roadmap for addressing our current maintenance and repair backlog, safety and security, as well as other challenges in the future."

Original Article: <http://www.nydailynews.com/blogs/dailypolitics/2011/08/residents-give-nycha-lousy-grades>