

***FINAL* – PHA Agency Plan**

Annual Agency Plan for Fiscal Year 2015

Five Year Agency Plan for Fiscal Years 2015-2019



Shola Olatoye
Chair & Chief Executive Officer

Date: October 20, 2014

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 8/30/2011				
1.0	PHA Information PHA Name: New York City Housing Authority ____ PHA Code: NY005 _____ PHA Type: ☐ Small ☐ High Performing ☒ Standard ☐ HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/01/2015 _____					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 179,166 Number of HCV units: 91,103					
3.0	Submission Type ☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only					
4.0	PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <i>The New York City Housing Authority (NYCHA)'s mission is to increase opportunities for low- and moderate-income New Yorkers by providing safe, affordable housing and facilitating access to social and community services. More than 400,000 New Yorkers reside in NYCHA's 334 public housing developments around the five boroughs, and another 235,000 receive subsidized rental assistance in private homes through the NYCHA-administered Section 8 Leased Housing Program. To fulfill its vital mission and even better serve residents while facing dramatic reductions in traditional government funding, NYCHA is developing new financing options and building innovative partnerships across the public, private, and non-profit sectors. These strategies are helping NYCHA to address many key challenges, from preserving aging housing stock through timely maintenance and modernization of developments, to increasing resident access to a multitude of community, educational and recreational programs, as well as job readiness and training initiatives.</i>					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. PLEASE SEE ATTACHMENT E					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. PLEASE SEE ATTACHMENT A					

7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> PLEASE SEE ATTACHMENT B
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	Capital Fund Financing Program (CFFP). ☒ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. PLEASE SEE ATTACHMENT D
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. PLEASE SEE ATTACHMENT D
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" PLEASE SEE ATTACHMENT E
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Supporting Documents Available for Review

Members of the public wishing to examine the Supporting Documents may do so, during regular business hours, by contacting NYCHA's central office, located at 250 Broadway, New York, New York, at (212) 306-3701 to schedule an appointment to review the documents.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☐ check here if included in the public housing A & O Policy <i>NYCHA's rent determination policy is found among the management policies that are referred below.</i>	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <i>NYCHA's Flat Rent schedule is set out Section 4 (A) (1) (C) of the Annual Plan.</i> ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	☐ check here if included in the public housing A & O Policy	Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant <i>NYCHA participates in the Comprehensive Grant Program</i>	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act <i>NYCHA developments do not meet the statutory criteria.</i>	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

NOTICE

New York City Housing Authority Proposed Amendment to the Agency Plan for FY 2014 and the Draft Agency Annual Plan for FY 2015

AVAILABILITY OF THE DRAFT AGENCY ANNUAL PLAN FOR PUBLIC INSPECTION

The public is advised that the *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2015* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting May 30, 2014 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-3701 to make an appointment to review the *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2015* and supporting documents. The *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Agency Annual Plan for FY 2015* will also be available at the following locations:

- On NYCHA's webpage, which is located on <http://www.nyc.gov/nycha>
- At the Management Office of *each* NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below during the hours of 9:00 am to 7:30 pm:

Clinton Community Center 120 East 110 th Street New York, New York	Pelham Parkway Community Center 785 Pelham Parkway North Bronx, New York	Atlantic Terminal Community Center 501 Carlton Avenue Brooklyn, New York
Seward Park Community Center 56 Essex Street New York, New York	Woodside Community Center 50-19 Broadway Woodside, New York	Breukelen Community Center 715 East 105 th Street Brooklyn, New York
St. Mary's Park Community Center 595 Trinity Avenue Bronx, New York	Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing, New York	Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York

PUBLIC COMMENT

The public is invited to attend any of the six scheduled town hall discussions at which the public may raise questions regarding the *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Annual Plan for FY 2015*. These roundtable discussions will be held from 3:00 pm to 5:00 pm on the dates and locations shown below **unless noted otherwise**.

Thursday, June 5, 2014		Tuesday, June 10, 2014	
Bronx Eugenio María de Hostos Community College 500 Grand Concourse Bronx, New York 10451		Queens Joint Industry Board 158-11 Jewel Avenue Flushing, New York 11365	
Tuesday, June 17, 2014	Thursday, June 26, 2014	Monday, June 30, 2014	
Brooklyn St. Francis College 180 Remsen Street Brooklyn, New York 11201 Note – two sessions 3:00 pm to 5:00 pm & 6:00 pm to 8:00 pm	Staten Island Dreyfus Middle School 101 Warren Street Staten Island, New York 10304	Manhattan Johnson Community Center 1833 Lexington Avenue New York, New York 10029	

The public is also invited to comment on the *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Annual Agency Plan for FY 2015* at a public hearing to be held on **July 24, 2014** from 5:30 p.m. to 8:00 p.m. at:

Borough of Manhattan Community College
199 Chambers Street
New York, New York 10038

Each location listed above is both handicapped accessible and can be reached using public transportation. For transportation information go to <http://tripplanner.mta.info> or call the MTA/NYC Transit Travel Information Line (718) 330-1234.

Written comments regarding the *Proposed Amendment to the FY 2014 Agency Annual Plan* and the *Draft Annual Agency Plan for FY 2015* are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than July 24, 2014**. Faxed submissions will be accepted at (212) 306-7905. Comments may be sent to the following address and comments may also be emailed to annualplancomments@nycha.nyc.gov.

Church Street Station
P.O. Box 3422
New York, New York 10008-3422

Bill de Blasio, Mayor

Shola Olatoye, Chair and Chief Executive Officer

AVISO

Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015 de la Autoridad de Vivienda de la Ciudad de Nueva York

DISPONIBILIDAD DEL BORRADOR DEL PLAN ANUAL DE LA AGENCIA PARA SU INSPECCIÓN PÚBLICA

Se avisa al público que la *Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015* estará disponible para su inspección pública en la oficina principal de NYCHA, la cual se encuentra en 250 Broadway, New York, NY, a partir del 30 de mayo de 2014 entre las 9:30 a.m. y las 4:30 p.m. Si desea concertar una cita para revisar la *Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015* y los documentos que la respaldan llame al (212) 306- 3701. La *Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015* también estará disponible en los siguientes lugares:

- El sitio de NYCHA en Internet, en <http://www.nyc.gov/nycha>
- En la oficina de la administración de todos los residenciales de vivienda pública de NYCHA en horario de oficina.
- En los centros comunitarios/oficinas municipales que se enumeran a continuación, entre las 9:00 a.m. y las 7:30 p.m.

Clinton Community Center 120 East 110 th Street New York, New York	Pelham Parkway Community Center 785 Pelham Parkway North Bronx, New York	Atlantic Terminal Community Center 501 Carlton Avenue Brooklyn, New York
Seward Park Community Center 56 Essex Street New York, New York	Woodside Community Center 50-19 Broadway Woodside, New York	Breukelen Community Center 715 East 105 th Street Brooklyn, New York
St. Mary's Park Community Center 595 Trinity Avenue Bronx, New York	Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing, New York	Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York

COMENTARIO PÚBLICO

El público está invitado a participar de cualquiera de las seis asambleas municipales durante las cuales el público podrá hacer preguntas en relación a la *Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015*. Estas charlas de mesa redonda se llevarán a cabo de 3:00 a 5:00 pm en las fechas y localidades que se muestran a continuación **a menos que se indique lo contrario**.

Jueves 5 de junio de 2014		Martes 10 de junio de 2014
Bronx Eugenio María de Hostos Community College 500 Grand Concourse Bronx, New York 10451		Queens Joint Industry Board 158-11 Jewel Avenue Flushing, New York 11365
Martes 17 de junio de 2014	Jueves 26 de junio de 2014	Lunes 30 de junio de 2014
Brooklyn St. Francis College 180 Remsen Street Brooklyn, New York 11201 Nota: dos sesiones, de 3:00 pm a 5:00 pm y de 6:00 pm a 8:00 pm	Staten Island Dreyfus Middle School 101 Warren Street Staten Island, New York 10304	Manhattan Johnson Community Center 1833 Lexington Avenue New York, New York 10029

El público también está invitado a expresar comentarios acerca de la *Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015* en una audiencia pública a realizarse el **24 de julio de 2014** de 5:30 p.m. a 8:00 p.m. en:

Borough of Manhattan Community College
199 Warren Street
New York, New York 10038

Todas las localidades indicadas anteriormente son accesibles para personas con limitaciones físicas, y además se puede llegar mediante transporte público. Para obtener información acerca del transporte vaya a <http://tripplanner.mta.info> o llame a la línea de información de transporte público de la MTA/NYC (718) 330-1234.

Alentamos la presentación de comentarios escritos sobre la *Propuesta de enmienda al plan de la agencia para el año fiscal 2014 y al borrador del plan anual de la agencia para el año fiscal 2015*. **Los comentarios deben recibirse mediante el correo postal de los Estados Unidos o por fax a más tardar el 24 de julio de 2014** para que se los tome en cuenta. Los comentarios por fax deben enviarse al (212) 306-7905. Los comentarios pueden enviarse a la siguiente dirección y también al correo electrónico annualplancomments@nycha.nyc.gov.

Public Housing Agency Plan Comments
Church Street Station
P.O. Box 3422
New York, New York 10008-3422

Bill de Blasio, Alcalde

Shola Olatoye, Presidenta y Presidenta Ejecutiva

ANNUAL PLAN MEETINGS



NYCHA's Draft FY 2015 Annual Plan

All Town Hall Discussions take place 3–5 pm. Brooklyn has an additional session 6–8 pm

Bronx

Thursday, June 5, 2014
Eugenio María de Hostos Community College
500 Grand Concourse
Bronx, NY 10451

Queens

Tuesday, June 10, 2014
Joint Industry Board
158-11 Jewel Ave.
Flushing, NY 11365

Brooklyn

Tuesday, June 17, 2014
Two sessions: 3–5 pm & 6–8 pm
St. Francis College
180 Remsen St.
Brooklyn, NY 11201

Staten Island

Thursday, June 26, 2014
Dreyfus Middle School
101 Warren St.
Staten Island, NY 10304

Manhattan

Monday, June 30, 2014
Johnson Community Center
1833 Lexington Ave.
New York, NY 10029



Join the conversation and get informed on issues impacting your home and community.

Highlights of the meeting presentation can be found at on.nyc.gov/nycha-fy15

Public Hearing

Thursday, July 24, 2014
5:30 p.m. to 8:00 p.m.
Borough of Manhattan Community College
199 Chambers Street
New York, NY 10038

A translation of this document is available in your management office and online at www.nyc.gov/nycha

La traducción de este documento está disponible en su oficina de administración y en Internet en www.nyc.gov/nycha

所居公房管理處和房屋局網站
(網址: www.nyc.gov/nycha) 備有文件譯本可供索取

Перевод этого документа находится в Вашем домоуправлении и на интернете www.nyc.gov/nycha

REUNIONES DEL PLAN ANUAL



Borrador del plan anual de NYCHA para el año fiscal 2015

Todas las asambleas se celebrarán de 3 a 5 pm. En Brooklyn se celebrará una asamblea adicional de 6 a 8 pm.

Bronx

Jueves 5 de junio de 2014
Eugenio María de Hostos Community College
500 Grand Concourse
Bronx, NY 10451

Queens

Martes 10 de junio de 2014
Joint Industry Board
158-11 Jewel Ave.
Flushing, NY 11365

Brooklyn

Martes 17 de junio de 2014
Dos sesiones: De 3 a 5 pm y de 6 a 8 pm
St. Francis College
180 Remsen St.
Brooklyn, NY 11201

Staten Island

Jueves 26 de junio de 2014
Dreyfus Middle School
101 Warren St.
Staten Island, NY 10304

Manhattan

Lunes 30 de junio de 2014
Johnson Community Center
1833 Lexington Ave.
New York, NY 10029



Participe en la conversación e infórmese sobre los asuntos que afectan a su hogar y comunidad.

El resumen de lo más destacado de estas presentaciones puede encontrarse en
on.nyc.gov/nycha-fy15

Audiencia pública

Jueves 24 de julio de 2014
de 5:30 p.m. a 8:00 p.m.

Borough of Manhattan
Community College
199 Chambers Street
New York, NY 10038

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Executive Summary

NYCHA's Final Agency Plan for FY 2015

Federal law requires the New York City Housing Authority ("NYCHA") to develop, with input from public housing residents, Section 8 participants, elected officials and the public, a plan setting forth its major initiatives for the coming year.

The Final Agency Plan for FY 2015 is available for public review at NYCHA's Central Office and each development's management office as well as on NYCHA's web page (www.nyc.gov/nycha). NYCHA will also provide a copy of the Draft Agency Plan to each public housing Resident Association President.

NYCHA held six town hall meetings during June and a public hearing at the Borough of Manhattan Community College in Manhattan on July 24, 2014. NYCHA accepted written comments on the Draft Agency Plan through its post office box and fax through July 24, 2014. Please see the Notice on page 6. Comments were also be emailed to annualplancomments@nycha.nyc.gov. NYCHA met with the Resident Advisory Board ("RAB") members for their comments in ten meetings between March and September 2014.

NYCHA's final Agency Plan to the U.S. Department of Housing and Urban Development ("HUD") will be submitted on October 20, 2014. Following NYCHA's submission, HUD has 75 days in which to review and approve the plan.

NYCHA's priorities for the coming year are outlined on pages 13 through 21.

New NYCHA Chair – NextGeneration NYCHA

Shola Olatoye was appointed Chair & Chief Executive Officer of the New York City Housing Authority (NYCHA) on February 8, 2014, by Mayor Bill de Blasio. As Chair & Chief Executive Officer, Ms. Olatoye will lead NYCHA's efforts to improve residents' quality of life and to help fulfill Mayor de Blasio's plan to create or preserve 200,000 affordable housing units over the next 10 years.

NYCHA's new initiative led by Ms. Olatoye, NextGeneration NYCHA, is a multifaceted, collaborative effort that will strengthen and preserve public housing for the future. It will enable NYCHA to operate as a better and more efficient landlord, generate additional funding to become financially stable, and rehabilitate and harness NYCHA's real estate assets to benefit residents and the surrounding communities while increasing the supply of affordable housing for all New Yorkers.

To kick off the initiative, we met with community advocates and residents of Ingersoll, Mill Brook, and Van Dyke Houses to gather ideas for improving their neighborhoods and developments. We will use this information to develop "community vision plans" that will be presented to the community stakeholders for their review.

Housing New York – A Five Borough, Ten Year Plan

On May 5, 2014, Mayor Bill de Blasio unveiled Housing New York, a five-borough, ten-year strategy to address the City's affordable housing crisis. The plan, which was created through coordination with 13 agencies and with input from over 200 individual stakeholders, outlines more than 50 initiatives to support our goal of building or preserving 200,000 units of high-quality affordable housing to meet the needs of more than 500,000 people. The city will do this by:

- Fostering diverse, livable neighborhoods
- Preserving the affordability and quality of existing housing stock
- Building new affordable housing for all New Yorkers
- Promoting supportive and accessible housing and serving seniors and the homeless
- Refining current financing tools and expanding funding sources for affordable housing

As part of this plan, the City will engage residents and neighbors of NYCHA developments in a respectful conversation about local needs and opportunities. The former “Land Lease Initiative” will not move forward as described in the 2014 Annual Plan. Instead, the Authority will create a thoughtful and practical preservation and development plan that benefits NYCHA residents, reconnects our buildings to their surrounding communities, increases affordable housing, expands local retail services and contributes to the Mayor’s affordable housing plan through a collaborative and disciplined approach.

We will have a conversation with residents to discuss their needs and the capital needs of their developments. The City with NYCHA will produce a series of recommendations that will create a framework for future planning on NYCHA land.

While the construction of new housing is a key component of the Five-Borough Plan, efforts to ensure the quality of existing housing and preserve public housing is also critical. The City’s efforts to build new housing must go hand-in-hand with efforts to protect and promote housing quality and preserve the affordability of existing units so that all New Yorkers can live in safe and healthy environments.

Housing assisted by government programs, including NYCHA units, is an essential resource for the City. With more than 2,500 buildings and almost 180,000 units across all five boroughs, NYCHA currently serves more than 400,000 people. These units are critically important to the City’s housing infrastructure. NYCHA serves many working families and some of New York City’s lowest income families; more than 50 percent of NYCHA’s residents have incomes below the poverty level, and approximately 80 percent are Very Low Income.

The City is committed to securing the long term sustainability of NYCHA properties and reevaluating its approach to preservation and development on NYCHA land. Together with the City, NYCHA will fully engage with residents to develop a strategic plan that will provide a full scale evaluation of residents’ needs and lay out a path forward to accomplish the objectives of the Five-Borough Plan. The new NYCHA strategic plan, to be issued within a year, will ensure maximum benefits for residents.

NYCHA’s Development Pipeline

Since 2004, NYCHA has collaborated with the New York City Department of Housing Preservation and Development (HPD) to construct new affordable housing on NYCHA properties. As of the first quarter of 2014, the collaboration has produced 2,528 units; 832 units are under construction and 1,828 are in pre-development.

Activities for 2015 include the disposition of NYCHA property at the following developments:

- Sale of property at Boston Secor Houses in the Bronx to the City’s School Construction Authority (“SCA”) for the ongoing provision of special education programs and a possible building replacement by SCA in the future
- Sale of property at East 173rd Street and Vyse Avenue in the Bronx to facilitate construction of 56-units of affordable senior rental housing by MacQuesten Development LLC
- Sale of property at Prospect Plaza in Brooklyn to Blue Sea and Partners for completion of Phase III of the HOPE VI Revitalization Plan which includes 105 units of affordable housing, 22,400 square feet of retail space and a community facility (12,850 square feet)

- Sale of property at Van Dyke Houses I in Brooklyn, to CAMBA for construction of a building containing 30 supportive housing units and 70 family rental units for low income households
- Sale of property at Linden and Boulevard Houses in Brooklyn to Kretchmer Companies for construction of 200 units of affordable rental housing
- Sale of property at Ocean Bay Apartments for construction of neighborhood retail space

All of the above residential projects provide a 25 percent set aside of units with rental preference for income-eligible NYCHA residents.

Ensure Financial Stability

On December 18, 2013, NYCHA's Board adopted a revised financial plan for Calendar Years 2014 to 2018. The Authority's Five-Year Operating Budget Plan projects the revenues and expenditures for the Authority and delineates operating budgets and authorized headcounts by development, community center, senior center and department.

Over the last year NYCHA has made significant progress towards increasing future revenues, decreasing controllable administrative costs, and redirecting resources to the frontline. The prior plan (for years 2012-2016) included the phase-in over five years of a number of Plan NYCHA initiatives of over \$35 million of annual cost savings in central office and administrative functions, and redirected \$27 million annually to frontline operations. This Operating Budget Plan reduces central office and administrative function costs by another \$10 million annually and redirects the majority of this to fund frontline needs.

NYCHA adopted a headcount of 11,315 and a budget of \$3.192M reducing our headcount by 426 positions from the 2014 plan. NYCHA anticipates that these reductions will generate \$83 million in savings for the year of 2014 and \$423 million in the years 2014-2018.

Although these reductions will provide significantly relief to NYCHA's deficit in 2014, the fact remains that NYCHA will continue to face structural deficits for the foreseeable future.

For 2015-2018, the Plan projects ongoing structural operating deficits resulting from anticipated federal funding levels of approximately 77 percent of funding formula eligibility; providing NYCHA approximately \$230 million less operating subsidy than it is eligible for each year. NYCHA would not have a General Fund deficit in the years 2014-2016 if Congress appropriated full funding in accordance with HUD's eligibility formula. Additionally, NYCHA continues to operate over 5,100 public housing units that still receive no dedicated form of federal, state or local subsidy, thereby contributing to the deficit. While federal revenue sources remain challenging, substantial increases in pension and other employee entitlements – costs that are “uncontrollable” in the near-term – are weighing heavily on NYCHA's cost structure.

Outstanding Federal Issues

The President's proposed Budget for FY 2015 was submitted to Congress on March 4, 2014, one month after the statutory deadline imposed by the Budget and Accounting Act.

On June 12, 2014 The U.S. House of Representatives passed its FY 2015 Transportation, Housing and Urban Development and Related Agencies (THUD) Appropriations bill. On June 3, 2014 the Senate Appropriations Committee passed its version of the FY 2015 THUD spending bill. However, this legislation has not been considered by the full Senate. As of this writing no effort has been made to reconcile the two bills in a bicameral

conference committee. On September 19, 2014 President Obama signed a continuing resolution (CR) passed by both houses which funds the federal government through December 11, 2014.

Note that there is no sequester affecting this year's funding cycle. However, The Bipartisan Budget Act of 2011 calls for sequester cuts to be implemented again in FY 2016, barring Congressional action to otherwise reduce the federal deficit.

The Congressional Budget Office forecasts that HUD's Federal Housing Administration (FHA) program receipts will be \$3 billion below last year's level. As a result it is anticipated that the THUD bill will need to address a \$1.2 billion shortfall.

Important elements of the THUD bill are set out below:

Public Housing Operating Fund

The House bill disregards the President's Budget request for a small increase, to \$4.6 billion, for the Public Housing Operating Fund. Instead, the House proposes funding at \$4.4 billion, the same level as appropriated for FY 2014. The Senate bill calls for a very slight increase to \$4.475 billion. At the House level, NYCHA would receive an estimated subsidy of \$895 million in operating assistance for FY 2015, a proration level at approximately 83 percent of the sum to which housing authorities are otherwise entitled under the Operating Fund formula. Greatly exacerbating NYCHA's challenge in contending with its operating deficit is the fact that the Authority continues to receive no Operating Fund subsidy for 5,059 former State and City-developed units.

Public Housing Capital Fund

The Public Housing Capital Fund was funded at \$1.875 billion in FY 2014. The President's Budget for FY 2015 called for funding at \$1.925 billion. The House bill sets funding at \$1.775 billion or \$100 million below FY 2014. The Senate bill sets funding at \$1.9 billion. These funding levels are insufficient to address the Authority's growing capital needs, with the House proposal providing less than half of the funding needed to address annual capital accruals.

Resident Opportunity and Self-Sufficiency (ROSS) is a program funded as a set-aside within the Capital Fund. The pending House bill allows up to \$45 million for the ROSS program. The President sought zero dollars for ROSS, seeking instead \$25 million for the JOBS Plus pilot. The House bill funds JOBS Plus at \$15 million.

Section 8 Voucher Renewals

The formula for funding the renewal of Section 8 voucher is based on the number of families assisted in the preceding year, subject to several adjustments. The Center on Budget and Policy Priorities estimates that three-fourths of the state and local agencies administering the voucher program had to reduce the number of families they served as a result of sequestration. Some 70,000 fewer low-income families will use vouchers to rent housing in private accommodations.

The President's FY 2015 HUD Budget provides \$18 billion for renewal funding of currently leased vouchers. The bill approved by the House reduces renewal funding to \$17.693 billion. The Senate bill provides \$17.719 billion for voucher renewals. There is no increase in additional vouchers to the national inventory other than to the VASH program, described below.

Housing agency allocations may be off-set by excess net restricted assets (reserves) which HUD may utilize to prevent termination of any assisted family due to insufficient funding.

NYCHA's Section 8 waiting list will remain closed and no new vouchers will be issued except under very limited circumstances such as emergencies and where prior commitments are in place. The number of vouchers NYCHA is able to fund continues to decline, with a loss of approximately 3,000 vouchers in 2014. NYCHA estimates FY 2015 renewal funding sufficient to support 88,000 tenant based vouchers based on a budget assumption of 99% proration for the Section 8/ Housing Choice Voucher renewal program.

Section 8 Administrative Fee

The Administrative Fee, approved by the House at \$1.350 billion, and passed by the Senate Appropriations Committee at \$1.5 billion, is at its lowest level of funding since the inception of the program. NYCHA's share of the Section 8 Administrative Fee is expected to pro-rate at approximately 75%.

Veterans Affairs Supportive Housing (VASH) – An appropriation for an additional \$75 million in voucher assistance for homeless veterans in FY 2015, represents 10,000 new vouchers nationwide for this targeted program. NYCHA is authorized to issue 2,416 VASH vouchers, which includes an additional 171 vouchers funded as of HUD's October 1, 2014 award of \$1,156 million for NYCHA's VASH program. The use of these vouchers on turn-over is restricted to other qualifying homeless veterans. To date 2,154 are under lease.

Rental Assistance Demonstration (RAD) – HUD's Rental Assistance Demonstration allows the conversion of a public housing development to a form of project-based rental assistance, using existing public housing ACC-based operating and capital funding. While RAD is authorized, no monies have ever been appropriated for the program.

Participation in RAD is voluntary. As RAD is a limited demonstration, it will be rigorously evaluated to assess the viability of its approach in preserving affordable housing. The new program provisions and long-term nature of the Section 8 contracts are intended to allow excess operating cash flow from converted properties to be leveraged / mortgaged to secure proceeds necessary to complete urgently needed rehabilitation work.

Congress has allowed HUD to explore RAD on a pilot basis for up to 60,000 units nation-wide. In December 2013, NYCHA submitted an application to convert Ocean Bay Apartments (Bayside) (1,389 units), located on the Rockaway Peninsula, Queens, under the RAD Program. HUD reports that it has received applications for the conversion of more than 180,000 units and has requested that Congress eliminate or lift the cap to permit all the applications now pending to move forward. NYCHA supports proposals to eliminate or lift the 60,000 unit cap. Currently, NYCHA's application is on a waiting list pending HUD review and Congressional authorization to lift the unit cap. The House THUD bill did not fund RAD, and did not alter the 60,000 unit cap. The bill passed by the Senate Appropriations Committee lifted the cap to 185,000 units and made \$10 million available for increased contract rents for PHA units located in Promise Zones.

Choice Neighborhoods - Choice Neighborhoods continues the transformation of neighborhoods of concentrated poverty into sustainable, mixed-income neighborhoods with well-functioning services, schools, public assets, transportation and access to jobs. Choice is a competitive grant program.

The House bill funds Choice Neighborhoods at \$25 million or \$65 million below the FY2014 funding level. That level of assistance would support only one to two implementation grants. The Senate bill funds the program at \$90 million (for approximately three projects funded at current levels) NYCHA supports a higher level of funding for the program in FY2015, at a minimum equal to the President's request for \$120 million.

In August, 2014, NYCHA submitted a CNI Planning grant application to HUD. If successfully funded, the grant would enable NYCHA to lead a greatly needed transformation process in the Brownsville section of Brooklyn, one of New York City's poorest neighborhoods, and the location of several large NYCHA developments.

On October 10, 2014, NYCHA submitted the final Transformation Plan for Mott Haven. After two years of engagement with residents, nonprofit groups, and the community at large, *Make Mott Haven...* is a plan that addresses housing, health, education, jobs and safety. Key highlights from the plan include comprehensive rehabilitation for a section of the Betances Houses, possible new development of affordable housing, additional programming to address chronic disease such as diabetes, programming for children ranging from early education to career, redesign of open spaces to address unsafe spaces, and revitalization of the Betances senior center and new programs for seniors. We are eagerly awaiting the Notice of Funding Availability for implementation grant funds of approximately \$30 million.

Moving to Work (MTW) - This program was established in 1996 to permit localities to better address the needs of their local communities by promoting increased flexibility. MTW has been a demonstration program since that time. The HUD Budget for FY2015 promises to introduce legislation expanding Moving to Work in the early part of 2014. The HUD proposal is expected to include “MTW Basic” a variation on MTW that NYCHA may pursue. The proposal would allow participating housing agencies the flexibility to combine voucher, capital and operating funds and to implement rent simplification and other administrative streamlining measures while retaining critical tenant protections. MTW Basic preserves Brooke rent levels, forbids the imposition of work requirements or time limits on residents receiving assistance.

MTW offers several advantages to public housing. It would allow housing authorities to combine their funding streams and provides the flexibility to address their most pressing needs, e.g. apartment renovations and the rehabilitation of building exteriors. It also allows participating agencies, in appropriate circumstances, to seek waivers of statutes and regulatory provisions that obstruct attainment of agency objectives, except for 17 specific provisions that are retained to protect resident rights.

MTW also offers greater opportunities to leverage resources to support the development of additional affordable housing. That administrative flexibility can lead to significant savings from regulatory relief that could be applied to meet operating expenses or capital needs. For example, the annual income certifications for fixed-income families could be shifted to a three-year cycle, resulting in administrative cost savings. Similarly, agencies could explore whether they could seek a waivers of the current statutory Community Service work requirement.

Expedite Maintenance and Repairs

The main component of this imperative is NYCHA’s Action Plan to improve its efficiency in responding to maintenance and repair work orders. The New York City Housing Authority continues to reduce the number of open maintenance and repair work orders.

As of October 15, 2014, the total number of open maintenance and repair work orders at NYCHA was 84,273. When NYCHA began its Maintenance & Repair Action Plan in January, 2013, there were 422,639 open work orders. This represents a reduction of more than 338,000 work orders. Service levels to NYCHA residents have also improved significantly. The average time it takes to complete a maintenance task has declined from 147 days to 8 days. While we have made significant improvement in the average time it takes for NYCHA staff to complete a skilled trade work request—currently 48 days, down from 192 days last year—there is still a long wait for non-urgent repairs that require 3rd party vendors. Until recently, NYCHA lacked the funding to address these types of repairs, which primarily include painting the entire apartment or replacing floor tiles. With new funding recently provided by Mayor de Blasio, NYCHA is addressing these and other work orders. The average wait time for this type of vendor work has gone down from more than 500 days when we first started to 118 days. NYCHA expects to make significant progress in reducing the skilled trade work request wait time over the next couple of months. NYCHA will continue to provide regular progress updates on this initiative on its website, www.nyc.gov/nycha.

Improve Safety and Security

NYCHA will work to create secure, healthy neighborhoods where residents, employees, and their visitors feel safe, on NYCHA grounds and inside buildings.

Every family deserves to feel safe in their homes. We know that the security of our developments is essential for the health, stability, and quality of life of NYCHA families. NYCHA, in collaboration with our partners – the NYPD, elected officials, the District Attorney’s Office, and residents-- will work to accomplish this very important objective. To improve the physical security of our developments, we have installed 11,004 security surveillance cameras citywide since 1997. We also installed layered access control – which means new intercoms and front door key fobs and hardware – at 63 buildings across 26 developments. In 2011, as a result of the recommendations of the Safety and Security Task Force, NYCHA has revised its CCTV design standard. The goal of the new design to maximize the crime reduction benefits of CCTV systems while minimizing the financial burden of maintaining and operating these systems. By maximizing the latest technology, NYCHA will continue to focus on improving the safety, security and quality of life for NYCHA residents, by reducing loitering and vandalism of NYCHA property.

As of July 2012, elected officials have allocated approximately \$51 million (with another \$10 million dollars allocated in the FY 2013 budget) to install CCTV and/or Layered Access Control at approximately 85 NYCHA developments citywide. NYCHA has been leading a comprehensive and inclusive process with residents, the New York City Police Department (NYPD) and the elected officials who have allocated capital funding to customize the implementation of CCTV and enhanced security measures within each of these NYCHA communities. The CCTV security systems are being strategically placed to monitor key areas such as building entrances, street corners, elevators, and equipment rooms. The NYPD can access footage in cases of reported criminal activity. We expect to invest about \$27 million in this year for cameras at about 50 developments.

MAP for Neighborhood Safety Initiative

On July 8, 2014, Mayor de Blasio announced a \$210.5 million comprehensive, citywide plan to make our neighborhoods safer and reduce violent crime in New York City Housing Authority (NYCHA) developments, through more targeted law enforcement efforts, immediate physical improvements, aggressive community engagement and outreach efforts, and the expansion of work and education programs. This long-term plan to reduce violent crime in our city’s neighborhoods and NYCHA developments will harness the resources of 10 City agencies, community groups, non-profits and public housing residents in a coordinated effort to reduce crime and build stronger families and communities.

The \$210.5 million investment consists of: \$122 million of City funds to relieve NYCHA of other obligations, so that money can be used for repairs and maintenance; \$50 million for physical improvements to enhance security; \$1.5 million for exterior lighting at the 15 developments; \$21.4 million for the civilianization of 200 police officers; and \$15.6 million to expand key programs to help build stronger individuals, families and communities.

This initiative encompasses three major goals:

Reduce crime with more targeted law enforcement: The NYPD will re-allocate resources and equipment to deploy more than 700 additional officers to the precincts and NYCHA developments with the highest need, increasing the NYPD’s housing bureau by about a third. Officers will also make more visits to victims to domestic crimes to ensure their safety, offer assistance, and help to facilitate access to services as needed.

Reduce crime by improving the physical environment: NYPD, NYCHA and City Hall officials have identified enhanced security lighting as a critical need. The administration will invest \$1.5 million to mobilize 150 light towers from NYPD, NYCHA and the Department of Parks and Recreation for exterior perimeter security lighting

in these 15 targeted developments to better light pathways, public areas and doorways while more permanent security lighting solutions are developed.

NYCHA has already removed 10.9 miles of sidewalk shed in 2014, and will have an additional 10.2 miles removed by next spring as the underlying construction work on building facades is completed. In addition to those ongoing efforts, the administration, City Council Speaker and other City Council members are investing \$50 million for physical improvements to enhance security, including security lights, camera installation, and the installation of layered access and new doors where they are needed most. This fall, NYCHA officials will begin their process of engaging with residents of the 15 highest-need developments to identify the necessary physical enhancements for each development.

Build stronger neighborhoods through enhanced community engagement and expanded programming for residents: High unemployment and low educational achievement are contributing factors to high crime rates. Recognizing that reducing crime starts with prevention, the City is investing \$15.6 million to expand key programs to help build stronger individuals, families and communities, including:

- Expanded summer hours at a total of 107 community centers at NYCHA developments across the city, so that they remained open until 11:00 PM during the summer months (July 7 – August 29).
- Expanded the city's Summer Youth Employment Program to include an additional 850 NYCHA youth (ages 14-24) who live in the 15 targeted developments.
- Deployed outreach teams out of the Mayor's Office of Domestic Violence dedicated to the NYCHA developments with high rates of domestic violence.
- Expanded the Department of Probation's Arches mentoring program to reach an additional 200 young people living in the 15 developments. This program offers one-on-one and group mentoring within a cognitive behavioral therapy-based curriculum for violent and/or gang-involved youth ages 16-24 that is designed to help these young people get out of the criminal justice system by strengthening their attachment to education, work and community.

Super Storm Sandy

On October 29, 2012, Super Storm Sandy hit New York City with a devastating impact. This storm, described as an unlikely convergence of exceptional circumstances, created devastation across the City and at several NYCHA developments.

Action Plan

NYCHA's post-Sandy Action Plan identified \$1.8 billion in repair, replacement, resiliency and mitigation needs for impacted NYCHA developments. These needs cover a range of urgency from immediate repairs to long-term resiliency.

NYCHA has been aggressively pursuing the funding needed to build this better infrastructure from multiple sources, including insurance, the Federal Emergency Management Agency (FEMA), the Hazard Mitigation Grant program (HMGP), and the Community Development Block Grant Disaster Recovery (CDBG-DR) program.

Mobile Boilers

Immediately after the storm, NYCHA procured mobile boilers to restore heat and hot water to buildings whose boiler systems were rendered inoperable by surging flood waters. Currently, there are 25 oil burning mobile boilers (MB) serving approximately 8,800 families in 110 buildings at 16 developments. These mobile boilers are

projected to remain in place for up to two additional heating seasons contingent on funding commitments, completion of designs, and construction.

In order to provide optimum service to residents until the permanent boilers are installed, NYCHA is currently replacing the oil burning mobile boilers with natural gas systems. Switching to natural gas will make fuel supply more efficient, as developments already receive gas through existing pipelines. Natural gas is a cleaner-burning fuel – an important benefit for residents – and more environmentally responsible than the existing oil burning systems. The new mobile boilers have built-in redundancy and can continue to provide service when an individual boiler is offline for general maintenance or repairs.

Resident Engagement & Communication

The Authority has a plan to actively engage residents and Community Based Organizations throughout the recovery process. Our outreach to residents and local stakeholders will include a variety of meetings and briefings in the field, with local elected officials and community leaders, as well as other agencies that have an interest and/or impact on the program. Additionally, educational and informational materials will be distributed to via mail, email, handouts and social media.

NYCHA has collaborated and will continue to collaborate with partners at all levels of government and in the private and non-profit sectors.

Changes to Flat Rent Requirements – 2014 Appropriations Act

Under Section 210 of the FY2014 Omnibus Appropriations Act (PL 113-76) that funds federal discretionary programs, housing authorities are required to increase public housing flat rents to a minimum of 80 percent of Fair Market Rent (FMR). The law's flat rent provision requires all public housing authorities to comply by June 1, 2014. A notable exception is that no family's rent will increase by more than 35 percent in any year.

This change in the law will not affect the Brooke Amendment concerning income-based rents. Public housing residents' rent will not exceed 30 percent of their income; residents will pay the flat rent or 30 percent of their income, whichever is the lowest.

On May 20, 2014, HUD released PIH Notice 2014-12 (HA), providing guidance to housing authorities as to the implementation and compliance with the new law. Recognizing that the change in the law will increase rent for some households, NYCHA sought to phase in the increase to reduce the burden. The law sets forth the following new parameters:

- Flat Rents must now be set at no less than 80 percent of the applicable FMR.
- Starting in 2015, PHAs may, but are not required to, lower flat rents to 80 percent of the applicable FMR in years when the FMR decreases from the previous year.
- Housing authorities are required to comply with the new law by June 1, 2014.
- HUD will consider PHAs to be in compliance with the new requirements if they have initiated the public hearing process by no later than June 1, 2014.
- HUD also requires PHAs to begin applying the new Flat Rent schedules to recertifying households and to new applicants beginning October 31, 2014.
- If the new Flat Rent amount increases the family's rental payment by more than 35 percent, it must be phased in to ensure that a family would not see more than a 35 percent increase in a single year.
- PHAs have discretion to phase-in rent increases 35 percent or less over a three-year period.

On June 17, 2014, HUD released the “Flat Rent FAQs” which noted on page 3, “if a PHA’s new flat rent amount is too substantial to phase-in over three years, the full impact may be delayed by more than three years for families that reside in these PHAs’ jurisdiction.”

On July 25, 2014, NYCHA submitted a Significant Amendment to its FY 2014 Annual Plan to amend its flat rent policies to comply with the new HUD requirements. The Amendment stated that NYCHA will set the flat rent amount for each public housing unit at no less than 80 percent of FMR. The new flat rent amount will apply to all new program admissions effective October 31, 2014. For current program participants, residents will pay whichever is lower: the new flat rent or the income-based rent amount, starting with the 2014 fourth quarter annual income reviews.

Based on the HUD guidance in the Flat Rent FAQs, the Amendment also sought HUD approval to phase in the flat rent increase over a five-year period for families with incomes less than 80 percent of FMR. NYCHA requested a five-year phase-in for these families due to the substantial rent increase they would receive under a three-year phase-in. HUD has informed NYCHA that it is in compliance with the statute since NYCHA started the annual plan by June 1st, the new Flat Rent will be applied to new program admissions starting October 31st and Flat Rents will be increased to at least 80 percent of FMR for families above 80 percent of Area Median Income (AMI). NYCHA is in discussions with HUD on phasing-in the Flat Rent increases for the families with incomes less than 80 percent of AMI over a three-year time period.

ATTACHMENT A

5-YEAR PLAN PHA FISCAL YEARS 2015 - 2019 [24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships--particularly with faith-based and community organizations--that leverage resources and improve HUD's ability to be effective on the community level.
- ☒ The PHA's mission is: The New York City Housing Authority (NYCHA)'s mission is to increase opportunities for low- and moderate-income New Yorkers by providing safe, affordable housing and facilitating access to social and community services. More than 400,000 New Yorkers reside in NYCHA's 334 public housing developments around the five boroughs, and another 235,000 receive subsidized rental assistance in private homes through the NYCHA-administered Section 8 Leased Housing Program.

To fulfill its vital mission and even better serve residents while facing dramatic reductions in traditional government funding, NYCHA is developing new financing options and building innovative partnerships across the public, private, and non-profit sectors. These strategies are helping NYCHA to address many key challenges, from preserving aging housing stock through timely maintenance and modernization of developments, to increasing resident access to a multitude of community, educational and recreational programs, as well as job readiness and training initiatives.

B. Goals and Objectives

Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ Goal: Expand the supply of assisted housing
Objectives:
- ☒ Apply for additional rental vouchers
 - ☒ Leverage private or other public funds to create additional housing opportunities
- ☒ Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score)
 - ☒ Improve voucher management (SEMAP)
 - ☒ Increase customer satisfaction
 - ☒ Improve overall administration of the Section 8 Program
 - ☒ To support Applicant, Resident, Section 8 Participant and Landlord Empowerment by Providing More Web-based Self-Service Options

- ☒ To use information technology to improve how we conduct our day-to-day business
- ☒ To secure NYCHA's information technology investment by maintaining and supporting its technology infrastructure
- ☒ Renovate or modernize public housing units
Continued compliance with the timeframes for obligation and expenditure of capital funding as provided under 9(j) of the Housing Act of 1937, as amended 42 USC 1437G(J).
- ☒ Demolish or dispose of obsolete public housing
- ☒ Expand partnerships with various sectors to help develop and fund energy-efficiency initiatives aimed at reducing electricity consumption, which includes engaging residents to conserve energy.
- ☒ Maintain the accuracy rate of public housing tenant information in HUD's on-line Public and Indian Housing Information Center (PIC) at 95 percent or better.
- ☒ \$18 million Energy Performance Contract (Energy Performance Contracting (EPC) is an innovative financing technique that uses cost savings from reduced energy consumption to repay the cost of installing energy conservation measures.

Goal: Increase assisted housing choices for Section 8 residents and applicants

Objectives:

- ☒ Conduct outreach efforts to potential voucher landlords
- ☒ Implement public housing or other homeownership programs
This program is currently operational
- ☒ Convert public housing to vouchers
Maximize Section 8 rentals at the Mixed Finance developments

Goal: Improve community quality of life and economic vitality

- ☒ Goal: Provide an improved living environment

Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

NYCHA is exempt from developing an additional Deconcentration Plan because all of NYCHA's developments are part of an explicit strategy to promote income mixing in each of its developments. This strategy is detailed in NYCHA's Tenant Selection and Assignment Plan, and therefore, NYCHA already has a deconcentration plan built into its rental scheme.

- ☒ To reduce crime and improve the quality of life of residents
- ☒ Increase and diversify services for elderly residents to promote independence and reduce isolation.
- ☒ Increase collaborative partnerships with public & private agencies to maximize and leverage resources, expand funding base and reduce service duplication.
- ☒ To save lives and protect property by preparing residents for various emergency responses and training them in life saving techniques.

- ☒ Develop at least one urban farm to provide affordable fresh food to residents and the surrounding community, as well as to expand green space.

Goal: Promote self-sufficiency and asset development of families and individuals

Objectives:

- ☒ Develop strategic partnerships and leverage external resources to connect residents to high quality economic opportunity services that support resident economic sustainability.
- ☒ Generate jobs and other economic opportunities for NYCHA Residents (Increase Section 3-related training, employment and contracting opportunities)

Goal: Ensure Equal Opportunity in Housing for all Americans

Objective:

- ☒ Ensure equal opportunity and affirmatively further fair housing

Goal: Violence Against Women Act (VAWA)

Objectives:

- ☒ Assist residents who are victims of domestic violence obtain an expedited confidential transfer and to enhance their safety
- ☒ Provide support and assistance to residents approved for transfer to enhance their safety & viability and reduce the incidence of repeated domestic violence.

Substantial Deviation

24 CFR 903.7 (r) (2) (effective November 22, 1999) requires each housing authority to identify the basic criteria that will be used to determine a substantial deviation from the five-year plan, which would necessitate an explanation to HUD in the Annual Plan. NYCHA has determined that it will use the following criteria defining "substantial deviation":

Any goal that cannot be completed within the timeframe set forth in the five-year Plan, or any modification to such plan. Notwithstanding the preceding sentence, a substantial deviation will not occur where implementation or achievement of a goal is delayed due to factors beyond NYCHA's control. Such factors include, but are not limited to, lower than anticipated appropriation or allocation levels, a change in the City's Consolidated Plan, legislative or judicial mandates or HUD directives or policy modifications.

ATTACHMENT B

PHA PLAN UPDATE

A) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

• Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures • Financial Resources • Rent Determination • Operation and Management • Community Service and Self-Sufficiency • Hope VI, Mixed Finance Modernization or Development, Demolition and Disposition, Conversion of Public Housing, Homeownership, and Project Based Vouchers • Housing Needs	• Statement of Progress in Meeting Mission and Goals – FY 2015 to FY 2019 • Admissions Policy for Deconcentration • Resident Advisory Board Members • PHA Management Organizational Chart • Assessment of Site-Based Waiting List • Agendas of Meetings Held with NYCHA's Resident Advisory Board • Resident Employment Data
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B) Identify the specific locations where the public may obtain copies of the 5-Year and Annual PHA Plan.

The *Final Agency Annual Plan for FY 2015* and the *Five Year Agency Plan for Fiscal Years 2015-2019* is available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY between the hours of 9:30 a.m. to 4:30 p.m. *The Final Agency Annual Plan for FY 2015* and the *Five Year Agency Plan for Fiscal Years 2015-2019* s also available at the following locations:

- On NYCHA's webpage, which is located on <http://www.nyc.gov/nycha>
- At the Management Office of *each* NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below during the hours of 9:00 a.m. to 7:30 p.m.:

Clinton Community Center 120 East 110th Street New York, New York Seward Park Community Center 56 Essex Street New York, New York St. Mary's Park Community Center 595 Trinity Avenue Bronx, New York	Pelham Parkway Community Center 785 Pelham Parkway North Bronx, New York Woodside Community Center 50-19 Broadway Woodside, New York Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing , New York	Atlantic Terminal Community Center 501 Carlton Avenue Brooklyn, New York Breukelen Community Center 715 East 105th Street Brooklyn, New York Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York
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C) PHA Plan Elements (24 CFR 903.7)

1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

In accordance with section 3(a)(4)(A) of the Housing Act of 1937, as amended, NYCHA reserves the right to allow occupancy of up to 200 public housing units by police officers and their families who might otherwise not be eligible, in accordance with terms and conditions the Authority establishes. Officers participating in the program will be required to perform eight hours of monthly community service, similar to the requirement imposed on certain public housing residents.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: (state time)
Preliminarily, within six to nine months before being offered a unit, and finally, when the family reaches the top of the waiting list.
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☒ Other (describe)

NYCHA takes appropriate action before admission to verify each family's actual composition and to verify the citizenship/immigration status of each household member as required under Federal law.

c. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

NYCHA performs criminal background checks by examining the public conviction records of the New York State Office of Court Administration and the Dru Sjodin National Sex Offender Website.

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☒ Sub-jurisdictional lists (By NYC Borough)
- ☒ Site-based waiting lists **See Attachment K**
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
☐ PHA development site management office
☒ Other (list below)

*NYCHA maintains three Customer Contact Centers serving the five boroughs of New York City.
Applicants may also apply online at NYCHA's website.*

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? **Four**

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☒ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☒ Other (list below)

NYCHA maintains three Customer Contact Centers serving the five boroughs of New York City.

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One
☐ Two
☐ Three or More

b. ☐ Yes ☒ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:
Applicants and transferees with borough choice and applicants and transfers for accessible apartments are given two apartment offers before they are removed from the waiting list.

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40 percent of all new admissions to public housing to families at or below 30 percent of median area income?

Approximately 68 percent of the families admitted to public housing during calendar year 2013 have been households with incomes at or below 30 percent of area median income.

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies (*fire related or uninhabitable only*)
- ☐ Overhoused
- ☐ Underhoused
- ☐ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☒ Other: (list below)

Families displaced for development renovation that must move within six months.

Families displaced for development renovation and wishing to return to the development after renovation is completed.

Families displaced due to a natural disaster.

Accessible Apartments.

Underoccupied families as a result of a stipulation in a Termination of Tenancy proceeding.

Families willing to cooperate with NYPD as witnesses on condition they are transferred to a different location.

Currently, three out of five vacant apartments are offered to transfers and the other two apartments to new admissions. However within equal priority transfers, residents residing within the same development as the apartment vacancy shall have preference over residents who reside at a different development.

Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families

- ☒ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

Intimidated Witnesses.

Legally doubled up and overcrowded in apartment subsidized by NYCHA (either public housing or Section 8)

Doubled up in apartment not subsidized by NYCHA .

Overcrowded in apartment not subsidized by NYCHA.

Families headed by persons with acute immunological disorders of a degenerative nature or other disabilities or medical conditions requiring a high level of physical and supportive service accommodations, including NYCHA residents and homeless persons (Stanton Street).

Referrals from the New York City Department of Homeless Services.

Referrals from the New York City HIV/AIDS Services Administration or the Administration for Children's Services or the New York City Department of Housing Preservation and Development or the New York City Health and Hospitals Corporation.

For single-person families: Elderly persons and persons with disabilities will be given preference over other applicants, except for emergency applicants, who will be taken in order of priority regardless of age or disability.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

Former Federal preferences:

- 1, 3** Homelessness
- 1** Involuntary Displacement (Disaster, Government Action, Inaccessibility, Property Disposition)
- 2** Victims of domestic violence
- 3** Action of Housing Owner
- 3** Substandard housing
- 3** High rent burden

Other preferences (select all that apply)

Working family priorities are assigned by income tier with the first number representing Tier III (households with incomes between 50 percent and 80 percent AMI), followed by Tier II (households with incomes between 30 percent and 50 percent AMI), and then Tier I (households with incomes less than 30 percent AMI).

- ☒ 1,2,3 Working families and those unable to work because of age or disability referred by the NYC Department of Homeless Services
- ☒ 1,2,3 Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ 1,2,3 Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ 1,2,3 Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ 3 Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

1 – Referrals from the New York City Department of Homeless Services.

1- Referrals from the New York City HIV/AIDS Services Administration of the Administration for Children's Services or the New York City Department of Housing Preservation and Development or the New York City Health and Hospitals Corporation.

2 - Intimidated Witnesses.

3 – Legally doubled up and Overcrowded in apartment subsidized by NYCHA (either public housing or Section 8).

3 – Doubled up in apartment not subsidized by NYCHA .

3 – Overcrowded in apartment not subsidized by NYCHA.

3 – For single-person families: Elderly persons and persons with disabilities will be given preference over other applicants, except for emergency applicants, who will be taken in order of priority regardless of age or disability

3 - Families headed by persons with acute immunological disorders of a degenerative nature or other disabilities or medical conditions requiring a high level of physical and supportive service accommodations, including NYCHA residents and homeless persons, who are referred by designated public and private social service agencies (Stanton Street).

4 - Families headed by persons with acute immunological disorders of a degenerative nature or other disabilities or medical conditions requiring a high level of physical and supportive service accommodations, including NYCHA residents and homeless persons (Stanton Street).

Admission income limits apply at certain developments, as follows: At tax credit developments, family income must not exceed 60 percent of area median income. At Section 8 project based developments, family income must not exceed 50 percent of area median income. At Forest Hills Coop, there is an adjusted minimum income limit (after allowable deductions) based on the number of bedrooms, and families are required to pay equity based on the number of bedrooms. At all other developments, family income must not exceed 80 percent of area median income.

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers

- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
☒ Any time family composition changes
☒ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site-based waiting lists
If selected, list targeted developments below:
- ☒ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

All lower income developments.

- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

- ☐ Other (list policies and developments targeted below)

d. ☒ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☒ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☒ List (any applicable) developments below:
All lower income developments.

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☐ Criminal or drug-related activity only to the extent required by law or regulation
- ☒ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☒ Other (list below)

NYCHA responds to landlord inquiries; i.e., whether damage claims were paid during prior Section 8 occupancies.

b. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

NYCHA performs criminal background checks by examining the public conviction records of the New York State Office of Court Administration and the Dru Sjodin National Sex Offender Public Website.

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug-related activity
- ☒ Other (describe below)

NYCHA responds to landlord inquiries. For example, NYCHA will provide last address of voucher holder at landlord request.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☐ PHA main administrative office
- ☒ Other (list below)

NYCHA maintains three Customer Contact Centers serving the five boroughs of New York City where if the waiting list was open, applicants could apply or they could apply on line.

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Initial voucher time is 120 days.

(4) Admissions Preferences

Income targeting

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75 percent of all new admissions to the section 8 program to families at or below 30 percent of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose Section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☐ Substandard housing
- ☒ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability

- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

1 - Homeless referrals from NYC agencies

2 - Victim of Domestic Violence

Intimidated Witness - Referred by Prosecutorial or Law Enforcement Agency to NYCHA's Family Services Department

3 - NYCHA residents required to move because unit is not habitable

4 - Mobility Impaired and Residing in Inaccessible Housing

5 - Extremely under-occupied in a NYCHA apartment, and on waiting list

6 - Elderly persons and persons with disabilities

7 - All other applicants

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

1 Homelessness

2 Victims of domestic violence

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Substandard housing

High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

1 - Homeless referrals from NYC agencies

2 - Victim of Domestic Violence

Intimidated Witness - Referred by Prosecutorial or Law Enforcement Agency to NYCHA's

Family Services Department

3 - NYCHA residents required to move because unit is not habitable

4 - Mobility Impaired and Residing in Inaccessible Housing

5 - Extremely under-occupied in a NYCHA apartment, and on waiting list

6 - Elderly persons and persons with disabilities

7 - All other applicants

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☒ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☐ Through published notices
☒ Other (list below)

Canvassing of applicants on regular waiting list who appear to meet qualification for special programs; referrals from City and other outside agencies.

Veterans Affairs Supportive Housing (VASH)

In October 2013, the U.S. Department of Housing and Urban Development (HUD) awarded NYCHA an additional 250 Section 8 vouchers specifically for homeless veterans under the Veterans Affairs Supportive Housing (VASH) initiative. The Authority’s total of 2,445 vouchers is roughly 5 percent of the national funding authorized by Congress for the VASH program.

NYCHA is administering these VASH vouchers in partnership with the federal Veteran’s Administration (“VA”) and the Department of Homeless Services (“DHS”). Applicants are identified, screened and referred by the VA to NYCHA for eligibility certification and voucher issuance. The VA and DHS then provide housing search assistance to help these voucher holders find appropriate apartments that will pass NYCHA’s inspection and comply with the rent limits. The VA and DHS offer ongoing support services to the voucher holders in their transition to permanent residential housing.

NYCHA currently has 2222 VASH under lease with 138 Veterans with vouchers searching for apartment.

2. Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: 2015 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2015 grants)		
a) Public Housing Operating Fund	\$791,010,636	
b) Public Housing Capital Fund (2014 Grant)	\$296,237,296	
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$999,737,757	
d) Community Development Block Grant	\$675,000	<i>Provide services to the elderly</i>
Other Federal Grants (list below)		
Childcare Feeding Program	\$2,500,000	<i>Provides meals and snacks at approximately 115 developments</i>
2. Prior Year Federal Grants (unobligated funds only) (as of September 30, 2014)		
FY 2011 Capital Fund	\$1,179,657	<i>Modernization</i>
FY 2012 Capital Fund	\$12,148,209	<i>Modernization</i>
FY 2013 Capital Fund	\$22,995,559	<i>Modernization</i>
FY 2014 Capital Fund	\$270,511,462	<i>Modernization</i>
Replacement Housing Factor	\$7,396,309	<i>Modernization</i>
HOPE VI Revitalization	\$6,315,625	<i>Modernization and upgrades at Prospect Plaza</i>
FY 2009 ROSS/Service Coordinator Program	\$207,061	<i>To provide services to help residents attain economic and housing self-sufficiency. These services will help participating residents and families to increase earned income, reduce or eliminate the need of welfare assistance and make progress toward achieving economic independence</i>
Public Housing Development Grants	\$2,133,012	<i>Modernization of former City/State developments</i>
1. Public Housing Dwelling Rental Income (includes City and State Developments)	\$988,189,452	<i>Public housing operations, safety and security, and supportive Services</i>
4. Other income (list below)		

Financial Resources: 2015 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Other Revenue from Operations (includes City and State Developments)	\$20,115,000	Public Housing Operations
Interest Income	\$1,298,687	Public Housing Operations
Miscellaneous Income (includes Debt Service)	\$45,238,192	Public housing operations, safety and security, and supportive services
Total resources	\$3,467,888,914	

3. Rent Determination

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30 percent of adjusted monthly income, 10 percent of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☒ \$0
☐ \$1-\$25
☐ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

Rather than subject public housing residents to a two-step system, NYCHA has adopted a policy of allowing families with severe hardships, to have their rent obligation immediately reduced to a level reflecting the family's verified income. In an appropriate case, rent could be as low as the minimum rent set out above. However, nothing in the Authority's policy lessens the family's obligation to cooperate and to verify the household's current income.

Residents may apply for an interim rent change when there is a 5 percent reduction in gross income, the current rent is more than 30 percent of net income and the reduction of income has lasted two months. The new policy reduces the waiting period from 3 months to 2 months of unemployment or long term disability.

c. Rents set at less than 30 percent than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30 percent of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

NYCHA's FY 2015 Flat Rents are shown in the table below (as per FY2014 Omnibus Appropriations Act (PL 113-76))

*The new Flat Rent amounts, as shown in the chart below, will be offered as an option to **all newly-admitted public housing residents, along with an income-based rent option, effective October 31, 2014.** For current public housing residents, the new Flat Rent will be offered as an option, along with income-based rent, at each family's next annual income review, starting in the fourth quarter of 2014. Please see the text below for Flat Rent increases for families with incomes less than 80 percent of Area Median Income (AMI), for whom flat rent increases will be phased-in.*

Apartment Size	FY 2015 Fair Market Rent	80% of FY 2015 Fair Market Rent	Households with Incomes Less than 60% AMI	Households with Incomes Between 60% and 80% AMI	Households with Incomes Between 80% and 100% AMI	Households with Incomes Greater than 100% AMI
Studio	\$1,196	\$957	\$957	\$957	\$957	\$1,017
1 Bedroom	\$1,249	\$999	\$999	\$999	\$999	\$1,062
2 Bedroom	\$1,481	\$1,185	\$1,185	\$1,185	\$1,185	\$1,259
3 Bedroom	\$1,904	\$1,523	\$1,523	\$1,523	\$1,523	\$1,618
4 Bedroom	\$2,134	\$1,707	\$1,707	\$1,707	\$1,707	\$1,814
5 Bedroom	\$2,454	\$1,963	\$1,963	\$1,963	\$1,963	\$2,086
6 Bedroom	\$2,774	\$2,219	\$2,219	\$2,219	\$2,219	\$2,358

Please note the Area Median Income Levels are the amounts in effect as of May 17, 2012.

On July 25, 2014, NYCHA submitted a Significant Amendment to its FY 2014 Annual Plan to amend its flat rent policies to comply with the new HUD requirements. The Amendment stated that NYCHA will set the flat rent amount for each public housing unit at no less than 80 percent of FMR. The new flat rent amount will apply to all new program admissions effective October 31, 2014. For current program participants, residents will pay whichever is lower: the new flat rent or the income-based rent amount, starting with the 2014 fourth quarter annual income reviews.

Based on the HUD guidance in the Flat Rent FAQs, the Amendment also sought HUD approval to phase in the flat rent increase over a five-year period for families with incomes less than 80 percent of FMR. NYCHA

requested a five-year phase-in for these families due to the substantial rent increase they would receive under a three-year phase-in. HUD has informed NYCHA that it is in compliance with the statute since NYCHA started the annual plan by June 1st, the new Flat Rent will be applied to new program admissions starting October 31st and Flat Rents will be increased to at least 80 percent of FMR for families above 80 percent of Area Median Income (AMI). NYCHA is in discussions with HUD on phasing-in the Flat Rent increases for the families with incomes less than 80 percent of AMI over a three-year time period.

- There are approximately 15,000 Flat Rent Households at NYCHA with incomes less than 60 percent AMI. They have an average income of \$35,500 and an average current rent of \$685. By October 31, 2014, starting with the fourth quarter annual reviews, NYCHA will increase their current Flat Rent by 9 percent (average increase of \$65 per month) as discussions continue with HUD.
- There are approximately 10,000 Flat Rent Households at NYCHA with incomes between 60 percent and 80 percent AMI. They have an average income of \$49,500 and an average current rent of \$830. By October 31, 2014, starting with the fourth quarter annual reviews, NYCHA will increase their current Flat Rent by 7 percent (average increase of \$65 per month) as discussions continue with HUD.
- Flat Rent Households at NYCHA with incomes between 80 percent and 100 percent AMI (5,000) currently pay 75 percent of the FMR for their Flat Rents. In order to bring their rents into compliance with the FY 2014 Appropriations Act, NYCHA will raise their rents to 80 percent of FMR starting with the 2014 fourth quarter annual reviews by October 31, 2014.
- Flat Rent Households at NYCHA with incomes greater than 100 percent of AMI (5,200) currently pay 85 percent of the FMR for their Flat Rent.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ? (select all that apply)

- ☒ For the earned income of a previously unemployed household member
NYCHA has implemented the 24-month earned income disallowance required by Section 3(d) of the Housing Act of 1937, as amended, 42 USC §1437a(d).
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30 percent of adjusted income) (select one)

- ☐ Yes for all developments

- ☐ Yes but only for some developments
☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
☐ At family option
☒ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☒ Other (list below)

Decreases in family income must be reported as well as any change in family composition.

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☒ Other (list/describe below)

NYCHA's Flat Rents are based on the requirements of the FY2014 Omnibus Appropriations Act (PL 113-76).

Section 8 Tenant-Based Assistance

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90 percent but below 100 percent of FMR
- ☐ 100 percent of FMR
- ☒ Above 100 percent but at or below 110 percent of FMR
- ☐ Above 110 percent of FMR (if HUD approved; describe circumstances below)

NYCHA's payment standard can be set between 90 percent and 110 percent of FMR.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☒ Other (list below)

Federal Budget appropriation

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Exemption policies are described in the Section 8 Administrative Plan, which is a Supporting Document available for review. Members of the public wishing to examine the Supporting Documents may do so, during regular business hours, by contacting NYCHA's central office, located at 250 Broadway, New York, New York, at (212) 306-3701 to schedule an appointment to review the documents.

4. Operation and Management

[24 CFR Part 903.7 9 (e)]

During FY 2014, NYCHA reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a public housing agency, as more particularly enumerated under Section 13 of the Housing Act of 1937, as amended.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached.

(Attachment J)

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning 2015	Expected Turnover
Public Housing	178,557	5,500
Section 8 Vouchers	89,988	2,600
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	Included in voucher numbers	N/A
ROSS Service Coordinator Grant 2009: To enhance self-sufficiency by accessing employment and other economic-related resources and opportunities to NYCHA residents through geographically-based service coordination.	1690 individuals	N/A
Service Coordinator	An average of 991 residents served monthly	N/A
Other Federal Programs(list individually)		
Child Care Feeding	5,165 youth served daily	N/A
Summer Lunch	Anticipate serving 3,600 youth daily	N/A
Elderly Safe at Home	An Average of 438 residents served monthly	N/A
Senior Resident Advisor	An average of 1,929 served monthly	N/A
Family Self Sufficiency Program: A HUD initiative that promotes economic self-sufficiency among	167 program participants	N/A

participating families by referring them to educational, career counseling, money management, job training as well as job placement services. Participants receive a savings account which grows as the family's earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that the participant is employed and no family member has received cash public assistance in the preceding twelve months.		
Prospect Plaza Financial Planning and Management Services: Through HOPE VI funding, the program provides financial planning, credit repair and counseling support services to former residents of Prospect Plaza and NYCHA residents residing in Brooklyn's community board 16, who are interested in becoming qualified for new affordable housing units.	295 residents	N/A

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- NYCHA Management Manual
- NYCHA Housing Applications Manual
- NYCHA Human Resources Manual
- NYCHA Emergency Procedure Manual
- NYCHA Contract Procedure Resolution
- NYCHA General Memoranda
- NYCHA Deputy General Manager Memoranda
- NYCHA Standard Procedures

(2) Section 8 Management: (list below)

- NYCHA Leased Housing Department Memoranda
- NYCHA Section 8 Administrative Plan
- NYCHA Housing Applications Manual
- NYCHA Standard Procedures
- NYCHA General Memoranda

Members of the public wishing to examine the Management and Maintenance Policies may do so, during Regular business hours, by contacting NYCHA's central office, located at 250 Broadway, New York, New York, at (212) 306-3701 to schedule an appointment to review the documents.

5. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☒ Other (list below)

Written request to the Leased Housing Correspondence Unit

6. Designated Housing for Elderly and Disabled Families

[24 CFR Part 903.7 9 (i)]

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

On May 16, 2013, NYCHA submitted a request to HUD for approval to continue to extend the designation of the elderly-only developments and buildings for an additional two years. This request was approved by HUD on June 13, 2013.

Designation of Public Housing Activity Description
1a. Development name: Louis Armstrong I
1b. Development (project) number: NY00501200
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐

Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 95
7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: Baruch Houses Addition
1b. Development (project) number: NY005010600
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 197
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Dr. Ramon E. Betances I
1b. Development (project) number: NY005012110
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 88
7. Coverage of action (select one)

☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: Mary McLeod Bethune Gardens
1b. Development (project) number: NY005011250
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 210
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Borinquen Plaza I
1b. Development (project) number: NY005012430
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 144
7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: Boston Road Plaza
1b. Development (project) number: NY005010390
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒

Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 235 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Reverend Brown 1b. Development (project) number: NY005012520
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 200 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Bronx River Addition 1b. Development (project) number: NY005010320
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 226 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description

1a. Development name: Cassidy-Lafayette
1b. Development (project) number: NY005011170
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 380
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Chelsea Addition
1b. Development (project) number: NY005011340
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 96
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Claremont-Franklin
1b. Development (project) number: NY005013420
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013

5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 116 7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: College Ave/East 165th Street 1b. Development (project) number: NY005013080
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 95 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: College Point Rehab 1b. Development (project) number: NY005011860
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 13 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: John Conlon LIFHE Towers 1b. Development (project) number: NY005010910
2. Designation type:

Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 216 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Edward Corsi 1b. Development (project) number: NY005010640
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 171 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Davidson 1b. Development (project) number: NY00513420
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?

6. Number of units affected: 56
7. Coverage of action (select one)
☒ Part of the development
☐ Total development
Designation of Public Housing Activity Description
1a. Development name: East 152nd Street-Courtlandt Avenue
1b. Development (project) number: NY005010280
2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one)
Approved; included in the PHA's Designation Plan ☒
Submitted, pending approval ☐
Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 130
7. Coverage of action (select one)
☒ Part of the development
☐ Total development
Designation of Public Housing Activity Description
1a. Development name: Fort Washington Avenue
1b. Development (project) number: NY005013090
2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one)
Approved; included in the PHA's Designation Plan ☒
Submitted, pending approval ☐
Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one)
☐ New Designation Plan
☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 226
7. Coverage of action (select one)
☐ Part of the development
☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Marcus Garvey (Group A)
1b. Development (project) number: NY005012520
2. Designation type:
Occupancy by only the elderly ☒
Occupancy by families with disabilities ☐
Occupancy by only elderly families and families with disabilities ☐

3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 86
7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: Bernard Haber
1b. Development (project) number: NY005011660
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 380
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Harborview Terrace
1b. Development (project) number: NY005010220
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 195
7. Coverage of action (select one) ☒ Part of the development ☐ Total development

Designation of Public Housing Activity Description
1a. Development name: Hope Gardens
1b. Development (project) number: NY005012470
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 130
7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: International Tower
1b. Development (project) number: NY005010910
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 159
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Kingsborough Extension
1b. Development (project) number: NY005010100
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐

4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 184
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: LaGuardia Addition
1b. Development (project) number: NY005010760
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 150
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Leavitt/34th Avenue
1b. Development (project) number: NY005011860
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 83
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Lower East Side I Infill
1b. Development (project) number: NY005011000

2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 72 7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: Thurgood Marshall Plaza 1b. Development (project) number: NY005011250
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 180 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Meltzer 1b. Development (project) number: NY005011000
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one)

☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 231 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Middletown Plaza 1b. Development (project) number: NY005010340
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 179 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: John P. Mitchel 1b. Development (project) number: NY005011450
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 165 7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: Morris Park Senior Citizens Home 1b. Development (project) number: NY00501240
2. Designation type: Occupancy by only the elderly ☒

Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 97 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Morrisania Air Rights 1b. Development (project) number: NY005012670
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 300 7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: Palmetto Gardens 1b. Development (project) number: NY005012470
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 115

7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: P.S. 139 (Conversion) 1b. Development (project) number: NY005011110
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 125
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Randall Avenue – Balcolm Avenue 1b. Development (project) number: NY005010630
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 252
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Reid Apartments 1b. Development (project) number: NY005011670
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one)

Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 230 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Ira S. Robbins Plaza
1b. Development (project) number: NY005011390
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Eleanor Roosevelt I
1b. Development (project) number: NY005011350
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 159 7. Coverage of action (select one) ☒ Part of the development ☐ Total development

Designation of Public Housing Activity Description
1a. Development name: Shelton Houses
1b. Development (project) number: NY005010910
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 155
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Stuyvesant Gardens II
1b. Development (project) number: NY005012210
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 150
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Sondra Thomas Apartments
1b. Development (project) number: NY005011270
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐

4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 87
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Twin Parks East
1b. Development (project) number: NY005012270
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 219
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Union Avenue/East 163rd Street
1b. Development (project) number: NY005013240
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 200
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: UPACA Site 5
1b. Development (project) number: NY005012410

2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 200 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: UPACA Site 6 1b. Development (project) number: NY005012410
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Van Dyke II 1b. Development (project) number: NY005011680
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one)

☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 112 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Vandalia Avenue 1b. Development (project) number: NY005011940
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 293 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: West Brighton II 1b. Development (project) number: NY005010130
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 108 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Surfside Gardens 1b. Development (project) number: NY005011700
2. Designation type: Occupancy by only the elderly ☒

Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 270 7. Coverage of action (select one) ☒ Part of the development ☐ Total development
Designation of Public Housing Activity Description
1a. Development name: West Tremont/Sedgwick Avenue 1b. Development (project) number: NY005010450
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 148 7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Gaylord White 1b. Development (project) number: NY005010090
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 247

7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Carter G. Woodson 1b. Development (project) number: NY005011680
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 407
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: Glebe Avenue-Westchester Avenue 1b. Development (project) number: NY005010670
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 132
7. Coverage of action (select one) ☐ Part of the development ☒ Total development
Designation of Public Housing Activity Description
1a. Development name: New Lane 1b. Development (project) number: NY00510350
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one)

Approved; included in the PHA's Designation Plan ☒ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved , submitted, or planned for submission: June 13, 2013
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 277 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

7. Community Service and Self-Sufficiency

[24 CFR Part 903.7 9 (l)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 03/28/01

- Data Sharing – March 28, 2001
- Electronic Funds Transfer – April 9, 1998

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☐ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
For the earned income of a previously unemployed household member, NYCHA has implemented the Earned Income Disallowance required by Section 3(d) of the Housing Act of 1937, as amended, 42 USC §1437a(d).

- ☒ Public housing admissions policies
Working family priorities are assigned by income tier with the first number representing Tier III (households with incomes between 50 percent and 80 percent AMI), followed by Tier II (households with incomes between 30 percent and 50 percent AMI), and then Tier I (households with incomes less than 30 percent AMI).

- ☐ Section 8 admissions policies
☐ Preference in admission to section 8 for certain public housing families
☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
☐ Preference/eligibility for public housing homeownership option participation
☐ Preference/eligibility for section 8 homeownership option participation
☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
NYCHA’s Office of Resident Economic Empowerment and Sustainability (REES) Intake & Assessment				
REES Information Sessions: Participants receive an orientation to REES and REES partner services, as well as an individual assessment and referrals to REES partner providers for appropriate services	1,580 Public Housing residents attended an information session as of 9/30/2014	Self-referred, unemployed and under-employed public housing & Section 8 residents	REES offices located at central office location in Downtown Brooklyn / Offsite information sessions once a month at NYCHA community centers	Public Housing Residents/ Section 8 Residents
REES Hotline Activity: The REES hotline serves facilitates over the phone resident self-refers to partner programs and serves as a resource for residents reserve for upcoming events, testing and information sessions.	11,451 calls received as of 9/30/2014	Self-referred, unemployed and under-employed public housing & section 8 residents	Via phone	Public Housing /Section 8 residents

REES Microsite Activity: The microsite provides information about economic opportunity services, events and job opportunities available through REES and its partners. Residents can use the site to take action and “self-refer” to programs through downloadable referral slips and RSVP for events.	41,735 unique visitors as of 9/30/2014	Self-referred, unemployed and under-employed public housing & section 8 residents	Via REES’ microsite: www.opportunitynyc.org	Public Housing / Section 8 residents
REES Job Placement				
Direct job placement facilitated by REES through the Section 3 mandate, the NYCHA REP policy, the NYCHA Resident Training Academy	331 residents placed in jobs in as of 9/30/2014	Self-referred unemployed and under-employed public housing residents	REES offices located at central office location in Downtown Brooklyn	Public Housing Residents
Section 3: A HUD-mandated regulation whose purpose is to ensure that employment and other economic opportunities generated by Federal assistance to public housing authorities shall, to the greatest extent feasible, be directed to public housing residents and other low and very low-income persons. Resident Employment Program (REP): An alternative program for implementing Section 3. Established on January 1, 2001, REP requires that 15 percent of the total labor cost (including fringe benefits) of a contract in excess of \$500,000 for modernization, new construction and building maintenance work taking place at public housing developments, be expended on resident hiring and/or training.	2014 Total Projected Hires on contracts award as of as of 9/30/2014: 360	Public Housing and Section 3 Residents	REES offices at Downtown Brooklyn, Contractor and work locations throughout NYCHA	Public Housing & Section 3 residents
Jobs Plus: Through 9 coordinated sites, the Jobs Plus employment program seeks to raise the level of employment for the residents of selected developments by increasing family income through: Employment related services Rent incentives that help make	1,187 Placements as of 9/30/2014	Public Housing Residents	- East Harlem – Hostos Community College - South Bronx Site I –	Public Housing Residents of Must be a public housing resident of target site

work pay Neighbor to neighbor support to work Jobs-Plus is administered by NYCHA, HRA, CEO and OFE			BronxWorks - South Bronx Site I – FEGS/East Side Settlement House - Western Queens – Urban Upbound - Lower East Side – Henry Street Settlement House - Central Brooklyn – Bedford Stuyvesant Restoration Corporation - Northwest Bronx – Goodwill Industries - Staten Island – Arbor Rescare	location.
REES Connection to Services				
Recruitment for Cohort Based Services and program enrollment: Services in the following categories are offered through REES partners in the five boroughs Vocational Training Adult Education Financial Education	292 residents enrolled in classes and trainings as of 9/30/2014	Residents are recruited in time-bound, targeted recruitment campaigns that may include information sessions, pre-screening events,	Services provided at partner locations	Public Housing Residents/ Section 8 residents

• Business Planning		and targeted mailings, phone-banking and web-based outreach. Recruitment is based on minimum criteria of each program		
Referrals to Ongoing Services: Services in the following categories are offered through REES partners in the five boroughs • Vocational Training • Adult Education • Financial Counseling • SNAP Access • Workforce Development • Business Planning	1,830 residents were referred to ongoing services as of 9/30/2014	Residents are referred by NYCHA staff from multiple departments, including REES, through a web based system that notifies providers to engage with a referred resident. There are no minimum criteria other than the residents consent to participate in the service provision.	Services provided at partner locations	Public Housing / Section 8
NYCHA Resident Training Academy (NRTA): Provides employment-focused training and job placement assistance to NYCHA residents in the constructional and janitorial fields (supported by the Robin Hood Foundation)	141 graduates in the NRTA program year as of 9/30/2014	Public housing residents are recruited through multiple outreach channels and complete an initial pre-screen with REES staff. Program referrals are based on testing, pre-screening, interest, and other eligibility requirements and qualifications.	CITY Technical College/ Brooklyn Workforce Innovations	Public Housing Residents

(2) Family Self Sufficiency program

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2013 Estimate)	Actual Number of Participants (As of: 02/28/14)
Public Housing	0	0
Section 8	0	182

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

REES restarted the Housing Choice Voucher (HCV) (Section 8) Family Self Sufficiency (FSS) program in the fall of 2010 which was discontinued in 2008 due to insufficient funding. Upon restarting the program, REES offered enrollment priority to families who were participants when the program was discontinued. Currently, enrollment is opened to all Section 8 voucher holders. To date, the program has enrolled 226 participants, of which 33 percent have escrow accounts averaging \$1,491 per participant in escrow. At the end of 2013 and continuing in 2014, REES piloted a new "central enrollment" method leveraging the department's Outreach and Intake Team to conduct information sessions and complete applications, therefore expanding capacity of the FSS coordinator to enroll more residents. REES currently has funding for one FSS coordinator. We expect to continue this method in 2014 as a way to move toward our minimum required enrollment numbers more quickly.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☒ Informing residents of new policy on admission and reexamination
 - ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

8. Safety and Crime Prevention

[24 CFR Part 903.7 9 (m)]

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - ☐ Residents fearful for their safety and/or the safety of their children

- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☒ Other (describe below)

NYCHA recognizes the need to ensure the safety of public housing residents and works closely with the New York City Police Department's Housing Bureau. It is the mission of the New York City Police Department to enhance the quality of life in our City by working in partnership with the community and in accordance with constitutional rights to enforce the laws, preserve the peace, reduce fear, and provide for a safe environment. The Housing Bureau has developed a one-year plan designed to increase the safety and security of residents of public housing. The Strategic Plan for the New York City Police Department's Housing Bureau is included in the Supporting Documents of the Annual Plan.

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti-drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

The Strategic Plan for the New York City Police Department's Housing Bureau is included in the Supporting Documents of the Annual Plan.

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

The Strategic Plan for the New York City Police Department's Housing Bureau is included in the Supporting Documents of the Annual Plan.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action

- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

The Strategic Plan for the New York City Police Department's Housing Bureau is included in the Supporting Documents of the Annual Plan.

9. Pet Policy

- ◆ **Registration:** A resident **MUST** submit to NYCHA a registration form (available at the management office) for every dog, cat or Service Animal within **30** days after it is obtained. The dog weight limit of 25 pounds and specific breed restrictions apply to any dog registered on or after May 1, 2009. **(Compliance with the new policy was extended to February 1, 2010).** After the registration form is submitted the resident is given a grace period of up to an additional 90 days to submit a veterinarian certification showing that the dog or cat was examined, was spayed or neutered, has a current rabies vaccination and that the dog is licensed by the NYC Department of Health and Mental Hygiene.

A dog or cat that is not registered is prohibited and may not reside in or visit a NYCHA apartment.
- ◆ **Dog/Cat:** A household may own either **one** dog or **one** cat.
- ◆ **Weight limit-Dogs:** Dogs that are expected to weigh over **25** pounds when full grown, are not permitted.
- ◆ **Prohibited Dogs:** Residents are not permitted to keep dangerous dogs, fighting dogs or attack dogs on NYCHA property. Specifically prohibited dog breeds (either full breed or mixed breed) include: **Doberman Pincher, Pit Bull and Rottweiler.**
- ◆ **Other Pets:** Reasonable quantities of other pets such as small caged birds (parakeets, canaries), fish and small caged animals (hamsters, gerbils guinea pigs), maintained in accordance with the NYC Health Code, are permitted. These animals do not need registration. This paragraph does not include dogs or cats.
- ◆ **Dangerous Pet:** Animals that are vicious, threatening, bite people or are otherwise prohibited by law, are forbidden.
- ◆ **Pet Conduct:** Pets must be kept in a manner that will not create a nuisance, not create excessive noise and not create an unsafe or unsanitary condition. A pet must not injure, cause harm to or threaten other people; must not cause damage to personal property or to other animals. A pet must not damage NYCHA property or premises, including buildings (inside or outside an apartment), elevators, common grounds, trees, shrubs or ground cover.
- ◆ **Pet Waste:** Pet owners must clean up after their pets, in their apartment and in public areas. Dispose of pet waste, including cat litter box filler, in the compactor with the regular garbage, **not** in the toilet.
- ◆ **Dog Leash:** A dog must always be kept on a leash, **six** feet long or less, while in a public area.

- ◆ **Pet-Free Zone:** Pets are not allowed to enter a designated "no-pet" area, such as a Management Office, playground, Community Center, laundry room, basement area, barbecue area, roof or roof landing.
- ◆ **Spay/Neuter:** Dogs and cats must be spayed or neutered.
- ◆ **Vaccination:** Dogs and cats must have a current rabies vaccination.
- ◆ **Dog Tag:** A dog must be licensed by the NYC Department of Health and Mental Hygiene and must wear its metal license tag when in public. All dogs (including dogs that are Service Animals) must be registered with NYCHA and wear its metal NYCHA registration tag when in public, displayed on a collar about its neck at all times.
- ◆ **Dog License:** A dog must be licensed and must wear its metal license tag when in public.
- ◆ **Service Animal:** *A Service Animal is one that assists, supports or provides service to a person with disabilities, as verified by a medical doctor. One example is a guide dog for a blind person. Service Animals are exempt from any registration fee, weight limit or breed restriction.*
- ◆ **Fee:** A tenant must pay a one-time, non-refundable fee of **\$25**, valid for his/her entire NYCHA tenancy.
- ◆ **Fee Exemptions:** The following are exempt from paying the \$25 pet registration fee:
A resident of a development designated exclusively for **Senior Citizens**, a resident of a **Section 8 Project Based** development, or a resident who maintains a verified **Service Animal**.

**TO REPORT A VICIOUS, THREATENING, OR PROHIBITED ANIMAL WITHIN YOUR DEVELOPMENT:
CALL THE NYC 24 HOUR CITIZEN SERVICE CENTER (CALL 311)**

10. Civil Rights Certification

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

11. Fiscal Year Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?

Yes. The most recent fiscal audit for the year 2012 was electronically submitted to HUD in September 2013.

3. ☒ Yes ☐ No: Were there any findings as the result of that audit?

Yes. The 2012 audit had four findings: one finding related to Section 8 Housing Choice Vouchers cluster, one finding related to Public Housing Program and two findings related to the Section 8 New Construction and Substantial Rehabilitation program.

4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☒ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

The pertinent Corrective Action Plan for the four findings reported in the 2012 audit was included in the electronic submission to HUD.

12. Asset Management

[24 CFR Part 903.7 9 (q)]

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☐ Not applicable
- ☒ Private management
- ☒ Development-based accounting
- ☒ Comprehensive stock assessment
- ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

13. Violence Against Women Act (VAWA)

NYCHA adheres to the federal Violence Against Women Act (“VAWA”) by providing protections to victims of domestic violence, dating violence, sexual assault, and stalking. In accordance with VAWA, NYCHA (i) protects authorized household members from eviction or termination of Section 8 assistance merely because a household member is a victim of domestic violence, dating violence, sexual assault, or stalking; (ii) may terminate public housing tenancy or occupancy rights or Section 8 assistance to an abuser while protecting the rights of the victim and other authorized household members (“bifurcation”); and (iii) protects applicants from being denied admission based on their status as VAWA victims.

Apart from VAWA requirements, NYCHA has for many years been proactive in providing assistance to, and programs for, Victims of Domestic Violence, Intimidated Victims, Intimidated Witnesses and Child Sexual Victims (VDV/IV/IW/CSV). These programs and procedures, some provided directly by NYCHA and some in partnership with an external service provider, are designed to (i) help the victim obtain or maintain housing; (ii) enhance the victim’s safety; (iii) resolve social issues resulting from victim status; and (iv) provide education and sensitivity training to NYCHA residents & staff, and NYPD Housing Bureau Police Officers. Briefly, these programs and procedures are designed to provide:

- A preference in admission to qualified applicants.
- A preference to residents who qualify as Victims of Domestic Violence, Intimidated Victims, Intimidated Witnesses, and Child Sexual Victims to transfer confidentially to another location of the city, under NYCHA’s Emergency Transfer Program.

- Case management and social work services, provided by the NYC Human Resources Administration (HRA), to acclimate new tenant families to their neighborhoods, help familiarize them with their neighbors, and help them cope with problems in adjustment.
- Community education for residents and resident leaders on the topic of domestic violence, in conjunction with the Mayor's Office to Combat Domestic Violence
- Sensitivity training and education on domestic violence for NYCHA staff and NYPD Housing Bureau Domestic Violence Police Officers provided by case managers contracted by HRA through the Domestic Violence Intervention and Education Program (DVIEP).
- The Domestic Violence Intervention and Education Program (DVIEP) combines experienced Domestic Violence Case Managers with uniformed police officers who jointly contact and counsel NYCHA families where there has been a police report of domestic violence.

ATTACHMENT C
**HOPE VI, MIXED FINANCE MODERNIZATION OR DEVELOPMENT,
DEMOLITION AND/OR DISPOSITION, CONVERSION OF PUBLIC HOUSING,
HOMEOWNERSHIP, AND PROJECT-BASED VOUCHERS**

A) Hope VI or Mixed Finance Modernization or Development

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: **Ocean Bay – Bayside**
2. Development (project) number: **NY005010980**
3. Status of grant: (select the statement that best describes the current status)
☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☒ Activities pursuant to an approved Revitalization Plan underway

1. Development name: **Ocean Bay – Oceanside**
2. Development (project) number: **NY005010980**
3. Status of grant: (select the statement that best describes the current status)
☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☒ Activities pursuant to an approved Revitalization Plan underway

1. Development name: **Prospect Plaza**
2. Development (project) number: **NY005002440**
3. Status of grant: (select the statement that best describes the current status)
☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☒ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- ☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Prospect Plaza, Ocean Hill-Brownsville, Brooklyn -- The Prospect Plaza Redevelopment Project is a phased redevelopment project located in the Ocean Hill-Brownsville section of Brooklyn. The first phase is complete, which included construction of thirty-seven, two-family homes. All homes were completed and occupied during the summer of 2005, with thirty-two of the homes purchased by first time home buying, public housing residents. The second phase was completed in the summer of 2009, which included the construction of 150 affordable rental units, with 45 units set aside for relocated Prospect Plaza and other public housing residents.

In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which includes demolition of the three remaining vacant Prospect Plaza buildings containing 240 apartments. The balance of the Prospect Plaza project (third phase) will be accomplished through a mixed-finance, mixed-income, three-phased development comprised of rental units and public housing units owned and managed by private, third party development and management entity. The development will include 80 public housing units and approximately 284 affordable rental units. The non-public housing units will be affordable to households making up to 60 percent AMI. In addition, the project will include a supermarket, a community center and space for recreation. Design of the project was based on input received from former Prospect Plaza residents and other community stakeholders during the three-day design workshop (“*Re-Vision Prospect Plaza*”) held by NYCHA in June 2010. In December 2011, NYCHA and the New York City Department of Housing Preservation and Development (HPD) released a Request for Proposals (RFP) for development. Responses to the RFP were submitted in April 2012. A development team was selected in January 2013. A demolition contractor was procured by HPD and demolition work commenced in May 2013. Construction of Phase I will start in early July 2014.

Preference for the lease up of the public housing apartments will be given to relocated Prospect Plaza residents in good standing, who wish to return to the redeveloped community. A site-based waiting list created from the Authority’s existing public housing waiting list will be used to tenant the public housing units.

1070 Washington Avenue, Bronx – NYCHA has applied approximately \$5.3 million of Replacement Housing Factor (“RHF”) funds to finance Bronx Pro’s construction of a 49-unit building containing 21 public housing units on privately-owned land. The building is scheduled for completion in 2014. Bronx Pro is a well-respected affordable housing developer that has worked with both NYCHA and HPD in the past. Using RHF funds to create public housing at a private development on privately-owned land represents an innovative new investment/development model that could be duplicated in future NYCHA projects.

A. Phillip Randolph Houses – A Request for Proposals (“RFP”) was issued on August 22, 2011 that called for the redevelopment of Randolph Houses in two phases: (i) Phase One as a mixed-finance transaction whereby the south side lots would be ground leased and the south side buildings conveyed to a private developer for gut rehabilitation with the creation of at least 140 public housing units and (ii) Phase Two as the conveyance of the north side properties for the redevelopment of mixed income housing. In October 2012, the Authority selected the development team of Trinity Financial, Inc. and West Harlem Group Assistance, Inc. This team was selected due to their previous success with mixed finance transactions and historic preservation experience.

Phase 1

On December 23, 2013, NYCHA disposed of 22 contiguous buildings located on the south side of West 114th Street between Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard for the redevelopment of 307 vacant units. The buildings will undergo major structural repair and will yield 168 units including one superintendent unit as well community and open space for the residents. Of the 168 units, 147 will be public housing units. The New York State Historical Preservation Office determined these buildings to be eligible for historic designation therefore; many elements of the buildings including its exteriors will be restored. NYCHA will contribute up to \$40million to the project.

Phase 2

Phase 2 entails the redevelopment of 14 contiguous buildings on the north side of West 114th Street between Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard for affordable housing to households at or below 60 percent of the Area Median Income. This phase is in pre-development.

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

West Side Developments – In December 2006, HPD and NYCHA jointly issued an RFP the following West Side Developments.

- Harborview - NYCHA and HPD selected a developer in September 2007 to construct two buildings with a minimum of 210 units on the Harborview parking lot mid-block on West 56th Street between 10th Avenue and 11th Avenue. The required ULURP land use review procedure was completed in November 2008; however due to changes in the City's inclusionary housing program and the affordable housing finance markets, this project is currently being reevaluated by NYCHA and HPD.
- Fulton - In December 2006, NYCHA in collaboration with HPD issued a Request for Proposals (RFP) to identify a developer construct new affordable housing on a parking lot located on West 18th Street (mid-block) between 9th and 10th Avenues. A developer was selected in September 2007. The Fulton project was modified as part of the Chelsea Market Rezoning and the proposed building will include up to 175 units.

Bronx Properties at Soundview and Highbridge Gardens – On September 7, 2007, HPD and NYCHA jointly issued an RFP for approximately 400 new rental units and 18 two-family townhouses at Soundview for homeownership.

- Soundview – In 2008, NYCHA and HPD conditionally designated a developer to build affordable housing on an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park. The plan included two eight-story buildings with approximately 206 low income rental units for families and seniors and 16 two-family townhouses for homeownership in a multi-phased affordable housing development project.
 - Phase 1 – On June 27, 2013, NYCHA disposed of a 68,500 square foot lot for construction of 120 rental units for low-income households. Phase 1 is in-construction.
 - Phase 2 – On December 19, 2013, NYCHA disposed of a 48,452 square foot lot for construction of 86 units for low-income seniors. Eighty five Section 8 Housing Choice Vouchers are reserved for the new senior residents. Phase 2 is in-construction.
 - Phase 3 – Entails the construction of 16 two family townhomes for sale. Phase 3 is postponed until the first two phases are complete and for-sale home market improves in this part of the Bronx.
- Highbridge Gardens - NYCHA has conveyed a 2.5 acre parcel of vacant land at the intersection of Sedgwick Avenue and West 167th Street for a dual-phase affordable housing project and a public

intermediate school. A developer was selected to build two buildings with approximately 220 rental units for low-income households. Closing for one, new-construction, sixty-five unit building took place in December 2010; and the second, new-construction, one-hundred and fifty-five unit building closed in February 2012. In addition, in December 2010, NYCHA conveyed a site on West 167th Street to the NYC School Construction Authority (SCA) for a 390-seat middle school.

East 173rd Street-Vyse Avenue, Bronx -- NYCHA obtained HUD's approval to dispose of land along Hoe Avenue that includes a parking lot, basketball court and landscaped grounds to accommodate a proposal from a sponsor for a three-phase, low-income housing project. The proposal to build a total 224 dwelling units, including 56 senior citizen apartments, also requires the transfer of up to 60,000 sq. ft. of development rights. Conveyance of each of the three phases' building sites is pending funding approval for the sponsor to proceed with each of three apartment buildings. The first parcel of land was conveyed December 21, 2009 to site an 84-unit apartment building which underwent occupancy in 2012. Conveyance of a second parcel of land to site another 84-unit apartment building took place in 2013. The conveyance of the last parcel to site the final phase of the housing project is anticipated in 2015.

Washington Houses, Manhattan -- In 2012, NYCHA conveyed a parcel of approximately 29,807 square feet (and up to 150,000 square feet of development rights) on a portion of Block 1652, Lot 1 at Washington Houses in Manhattan to accommodate the construction of a 58,000 square foot charter school and a 5,000 square foot community and office space as well as approximately 89 units of affordable housing. This project is scheduled for completion by 2015.

East 165th Bryant Avenue, Bronx -- NYCHA intends to dispose of a site at 1071 Bryant Avenue, to be merged with an adjacent parcel owned by HPD, for development of low income housing by a non-profit housing sponsor.

Betances V, Bronx -- NYCHA intends to dispose of a site at 450 East 143rd Street formerly used as a playground to facilitate the provision of low income housing as part of the Choice Neighborhood Initiative for the Mott Haven section of the Bronx.

Van Dyke I Houses, Brooklyn -- NYCHA proposes to convey to a developer a parcel of land of approximately 11,562 square feet on a portion of Block 3794, Lot 1 at Van Dyke I Houses in Brooklyn for supportive housing development to accommodate homeless and low income families.

Astoria, Queens -- NYCHA intends to facilitate reopening of Astoria Boulevard as a private street for public access through a street easement, and dispose of sites for a new school and affordable housing in conjunction with a mixed-use development in Queens on the waterfront at Halletts Point. The affordable housing project will be privately owned and managed. NYCHA residents will have rental preference for 50 percent of the affordable units.

B) Demolition and/or Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	Linden Houses and Boulevard Houses
1b. Development (project) number:	NY005000950 and NY005000460
2. Activity type:	Demolition ☐ Disposition ☒
<i>In December 2006, NYCHA and HPD together issued an RFP to identify a developer to build 53 two and three-family townhouses for homeownership. In November 2007, a developer was selected to build the townhouses. In addition, NYCHA and HPD invited a non-profit housing sponsor to seek HUD Section 202 funding to develop an 80 unit senior residence with supportive services. All new buildings would be built on a parking lot in the middle of Linden and Boulevard Houses in Brooklyn. NYCHA will provide replacement parking spaces elsewhere within the developments for existing permit holders. The senior housing closed May 2013 and is under construction. Due to changing financial conditions, the developer selected to build homeownership units now plans to construct approximately 200 rental apartments; the disposition application will be amended to reflect the change from homeownership to rental housing.</i>	
3. Application status (select one)	Approved ☒ Submitted, pending approval ☒ Planned application ☐
4. Date original application approved , submitted, or planned for submission:	September 21, 2011 (request to amend HUD/SAC approval to allow disposition of land for 200 rental apartments planned 2014).
5. Number of units affected:	0
6. Coverage of action (select one)	☒ Part of the development ☐ Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 2012 b. Projected end date of activity: 2016

Demolition/Disposition Activity Description	
1a. Development name:	FHA Repossessed Houses – Group V [Formerly Groups II, V, and VI]
1b. Development (project) number:	NY005012090
2. Activity type:	Demolition ☐ Disposition ☒
<i>NYCHA intends to dispose of six (6) units in three (3) vacant properties comprised of three two-family homes located in Queens. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. The costs of rehabilitation, including Section 504 handicapped accessibility compliance, exceed the value from sale that will support other NYCHA public housing.</i> • 113-44 Springfield Boulevard, Queens Village, NY 11429, Total Units – 2 (One Bedroom = 1 and Two Bedrooms) • 144-29 105th Avenue, Jamaica, NY 11435, Total Units – 2 (Three Bedrooms = 2) • 69-33 Bayfield Avenue, Arverne, NY 11692, Total Units – 2 (One Bedroom = 1, Three	

<i>Bedrooms = 1)</i>
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: Summer 2015
5. Number of units affected: 6
6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: May 2006 b. Projected end date of activity: Fall 2015
Demolition/Disposition Activity Description
1a. Development name: FHA Repossessed Houses – Group V [Formerly Group IX] 1b. Development (project) number: NY005012090
2. Activity type: Demolition ☐ Disposition ☒ <i>NYCHA intends to dispose of seven (7) units in two (2) vacant properties; a vacant three-family home located at 99 Waverly Avenue, and a vacant four-family home located at 110 Waverly Avenue. Both properties are severely deteriorated, including structural instability and fire damage. The cost of rehabilitation exceeds the value if sold and proceeds dedicated to other NYCHA properties.</i> • 99 Waverly Avenue, Brooklyn, NY 11205, Total Units = 3 (Three Bedrooms = 3) • 110 Waverly Avenue, Brooklyn, NY 11205, Total Units = 4 (Two Bedrooms = 4)
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐
4. Date application approved , submitted, or planned for submission: January 10, 2013
5. Number of units affected: 7
6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: May 2006 b. Projected end date of activity: Fall 2015
Demolition/Disposition Activity Description

1a. Development name: **FHA Repossessed Houses – Group V**
[Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X]

1b. Development (project) number: **NY005012090**

2. Activity type: Demolition ☐

Disposition ☒ *NYCHA intends to dispose of seventy-six (76) vacant single-family FHA Repossessed Houses. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.*

Building #	Development	Address	City	Zip Code	DU Size
1	FHA (GROUP II)	103-16 109TH AVENUE	OZONE PARK	11417	3 BR
2	FHA (GROUP II)	210-35 113TH AVENUE	QUEENS VILLAGE	11429	4 BR
3	FHA (GROUP II)	190-17 115TH DRIVE	SAINT ALBANS	11412	4 BR
4	FHA (GROUP II)	177-19 120TH AVENUE	JAMAICA	11434	4 BR
5	FHA (GROUP III)	146-10 123RD AVENUE	JAMAICA	11436	2 BR
6	FHA (GROUP II)	133-18 134TH STREET	SOUTH OZONE PARK	11420	3 BR
7	FHA (GROUP II)	130-15 135TH PLACE	SOUTH OZONE PARK	11420	4 BR
8	FHA (GROUP IV)	129-41 135TH STREET	SOUTH OZONE PARK	11420	3 BR
9	FHA (GROUP IV)	144-41 158TH STREET	JAMAICA	11434	3 BR
10	FHA (GROUP III)	89-24 168TH PLACE	JAMAICA	11432	3 BR
11	FHA (GROUP II)	104-17 187TH STREET	SAINT ALBANS	11412	3 BR
12	FHA (GROUP II)	113-10 201ST STREET	SAINT ALBANS	11412	3 BR
13	FHA (GROUP I)	115-69 224TH STREET	CAMBRIA HEIGHTS	11411	3 BR
14	FHA (GROUP I)	17 EAST 92ND STREET	BROOKLYN	11212	2 BR
15	FHA (GROUP V)	171-48 119TH ROAD	JAMAICA	11434	2 BR
16	FHA (GROUP V)	101-64 132ND STREET	SOUTH RICHMOND HILL	11419	3 BR
17	FHA (GROUP V)	91-09 138TH PLACE	JAMAICA	11435	3 BR
18	FHA (GROUP V)	133-16 VAN WYCK EXPRESSWAY	SOUTH OZONE PARK	11420	3 BR
19	FHA (GROUP V)	978 LENOX ROAD	BROOKLYN	11212	3 BR
20	FHA (GROUP V)	556 SCHENECTADY AVENUE	BROOKLYN	11203	3 BR
21	FHA (GROUP VII)	168-31 118TH ROAD	JAMAICA	11434	3 BR
22	FHA (GROUP VII)	190-01 118TH ROAD	SAINT ALBANS	11412	3 BR
23	FHA (GROUP VII)	129-23 135TH PLACE	SOUTH OZONE PARK	11420	3 BR
24	FHA (GROUP VI)	129-59 135TH STREET	SOUTH OZONE PARK	11420	2 BR
25	FHA (GROUP VI)	218-38 140TH AVENUE	SPRINGFIELD GARDENS	11413	4 BR
26	FHA (GROUP VIII)	80-44 162ND STREET	JAMAICA	11432	3 BR
27	FHA (GROUP VI)	145-07 167TH STREET	JAMAICA	11434	3 BR
28	FHA (GROUP VIII)	89-55 208TH STREET	QUEENS VILLAGE	11427	3 BR
29	FHA (GROUP VI)	228-39 MENTONE AVENUE	SPRINGFIELD GARDENS	11413	3 BR
30	FHA (GROUP VI)	131-15 SUTTER AVENUE	SOUTH OZONE PARK	11420	3 BR
31	FHA (GROUP X)	197-18 116TH AVENUE	SAINT ALBANS	11412	3 BR
32	FHA (GROUP X)	198-14 119TH AVENUE	SAINT ALBANS	11412	2 BR
33	FHA (GROUP X)	130-16 149TH STREET	JAMAICA	11436	3 BR
34	FHA (GROUP X)	115-46 198TH STREET	SAINT ALBANS	11412	3 BR
35	FHA (GROUP X)	99-19 203RD STREET	HOLLIS	11423	3 BR
36	FHA (GROUP IX)	107-34 PRINCETON STREET	JAMAICA	11435	3 BR
37	FHA (GROUP IX)	107-16 REMINGTON STREET	JAMAICA	11435	3 BR
38	FHA (GROUP II)	111-14 169 th STREET	JAMAICA	11434	3 BR
39	FHA (GROUP I)	111-33 205 th STREET	SAINT ALBANS	11412	3 BR

40	FHA (GROUP I)	116-02 139 TH STREET	JAMAICA	11436	3 BR
41	FHA (GROUP V)	147-06 SUTTER AVENUE	JAMAICA	11436	2 BR
42	FHA (GROUP III)	171-15 144 TH AVENUE	JAMAICA	11434	3 BR
43	FHA (GROUP V)	186-20 FOCH BOULEVARD	SAINT ALBANS	11412	3 BR
44	FHA (GROUP V)	221-02 131 ST AVENUE	SPRINGFIELD GARDENS	11413	3 BR
45	FHA (GROUP X)	32-10 102 ND STREET	EAST ELMHURST	11369	3 BR
46	FHA (GROUP II)	109-11 208 TH STREET	QUEENS VILLAGE	11429	4 BR
47	FHA (GROUP II)	131-68 225 TH STREET	SPRINGFIELD GARDENS	11413	3 BR
48	FHA (GROUP III)	190-17 109 TH ROAD	SAINT ALBANS	11412	4 BR
49	FHA (GROUP VII)	195-09 119 TH AVENUE	SAINT ALBANS	11412	3 BR
50	FHA (GROUP IV)	202-02 111 th AVENUE	SAINT ALBANS	11412	5 BR
51	FHA (GROUP X)	118-35 153 rd STREET	JAMAICA	11434	2 BR
52	FHA (GROUP I)	123-25 152 nd STREET	JAMAICA	11434	3 BR
53	FHA (GROUP IX)	115-41 147 th STREET	JAMAICA	11436	3 BR
54	FHA (GROUP VIII)	117-31 135 TH STREET	SOUTH OZONE PARK	11420	2 BR
55	FHA (GROUP X)	150-22 118 th AVENUE	JAMAICA	11434	3 BR
56	FHA (GROUP VI)	167-08 110 th AVENUE	JAMAICA	11433	3 BR
57	FHA (GROUP II)	168-32 119 th AVENUE	JAMAICA	11434	2 BR
58	FHA (GROUP I)	177-48 BAISLEY BOULEVARD	JAMAICA	11434	3 BR
59	FHA (GROUP I)	114-26 208 TH STREET	CAMBRIA HEIGHTS	11411	3 BR
60	FHA (GROUP X)	117-27 204 TH STREET	SAINT ALBANS	11412	2 BR
61	FHA (GROUP IX)	222-33 143 rd ROAD	SPRINGFIELD GARDENS	11413	4 BR
62	FHA (GROUP X)	102-47 187 th STREET	HOLLIS	11423	2 BR
63	FHA (GROUP I)	223-19 111 TH AVENUE	QUEENS VILLALGE	11429	3 BR
64	FHA (GROUP II)	178-25 93 rd AVENUE	HOLLIS	11433	3 BR
65	FHA (GROUP II)	221-16 134 TH ROAD	LAURELTON	11413	3 BR
66	FHA (GROUP VII)	131-23/25 224 th STREET	LAURELTON	11413	3 BR
67	FHA (GROUP V)	241-51 132 nd ROAD	ROSEDALE	11422	3 BR
68	FHA (GROUP I)	131-27 224 TH STREET	SPRINGFIELD GARDENS	11413	3 BR
69	FHA (GROUP II)	137-35 220 th PLACE	SPRINGFIELD GARDENS	11413	2 BR
70	FHA (GROUP IV)	117-41 219 th STREET	CAMBRIA HEIGHTS	11411	3 BR
71	FHA (GROUP X)	201-10 99 TH AVENUE	HOLLIS	11423	2 BR
72	FHA (GROUP I)	104-29 219 TH STREET	QUEENS VILLAGE	11429	3 BR
73	FHA (GROUP V)	212-44 112 TH ROAD	QUEENS VILLAGE	11429	3 BR
74	FHA (GROUP X)	214-05 112 th ROAD	QUEENS VILLAGE	11429	3 BR
75	FHA (GROUP I)	43 HARBOR ROAD	STATEN ISLAND	10303	3 BR
76	FHA (GROUP VII)	118-46 198 TH STREET	SAINT ALBANS	11412	3 BR

3. Application status (select one)

- Approved ☐
 Submitted, pending approval ☐
 Planned application ☒

4. Date application approved, submitted, or **planned for submission: Winter 2015**

5. Number of units affected: 76

6. Coverage of action (select one)

- ☒ Part of the development
☐ Total development

7. Timeline for activity:

- a. Actual or **projected** start date of activity: **Winter 2004**
 b. **Projected** end date of activity: **Autumn 2015**

Demolition/Disposition Activity Description

1a. Development name: **FHA Repossessed Houses – Group V [Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X]**

1b. Development (project) number: **NY005012090**

2. Activity type: Demolition ☐

Disposition ☒ *NYCHA intends to dispose of nine (9) vacant single-family FHA Repossessed Houses. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.*

Building #	Development	Address	City	Zip Code	DU Size
1	FHA (GROUP IV)	119-12 219TH STREET	CAMBRIA HEIGHTS	11411	3 BR
2	FHA (GROUP III)	144-23 166 TH STREET	SPRINGFIELD GARDENS	11434	3 BR
3	FHA (GROUP I)	143-03 105 TH AVENUE	JAMAICA	11435	3 BR
4	FHA (GROUP VIII)	106-10 215 TH STREET	QUEENS VILLAGE	11429	4 BR
5	FHA (GROUP V)	142-06 FOCH BOULEVARD	SOUTH OZONE PARK	11436	2 BR
6	FHA (GROUP I)	100-40 202ND STREET	HOLLIS	11423	2 BR
7	FHA (GROUP VIII)	220-23 135TH AVENUE	LAURELTON	11413	2 BR
8	FHA (GROUP VI)	167-08 110 th Avenue	Jamaica	11433	3 BR
9	FHA (GROUP I)	114-11 130 th Street	South Ozone Park	11420	3 BR

3. Application status (select one)

Approved ☐

Submitted, pending approval ☐

Planned application ☒

4. Date application approved, submitted, or **planned for submission: Summer 2016**

5. Number of units affected: 7

6. Coverage of action (select one)

☒ Part of the development

☐ Total development

7. Timeline for activity:

a. Actual or **projected** start date of activity: **Winter 2015**

b. **Projected** end date of activity: **2017**

Demolition/Disposition Activity Description

1a. Development name: **FHA Repossessed Houses – Group V [Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X]**

1b. Development (project) number: **NY005012090**

2. Activity type: Demolition ☐

Disposition ☒ *NYCHA intends to dispose of one (1) vacant four-family FHA Repossessed House. Due to its scattered location and wood frame construction, this property cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.*

- 305 Atkins Avenue, Brooklyn NY 11208, Total Units – 4 (One Bedroom = 1 and Two Bedrooms =3)

3. Application status (select one)

Approved ☐

Submitted, pending approval ☐

Planned application ☒

4. Date application approved, submitted, or **planned for submission: Summer 2016**

5. Number of units affected: 4

6. Coverage of action (select one)

☒ Part of the development

☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: Winter 2015 b. Projected end date of activity: 2017
Demolition/Disposition Activity Description
1a. Development name: Fulton Houses 1b. Development (project) number: NY005001360
2. Activity type: Demolition ☐ Disposition ☒ <i>In December 2006, NYCHA in collaboration with HPD issued a Request for Proposals (RFP) to identify a developer to construct new affordable housing on a parking lot located on West 18th Street (mid-block) between 9th and 10th Avenues. A developer was selected in September 2007. The Fulton project was modified as part of the Chelsea Market Rezoning and the proposed building will include up to 175 units.</i>
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission : 2014
5. Number of units affected: 0
6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2013 b. Projected end date of activity: 2017
Demolition/Disposition Activity Description
1a. Development name: Harborview Terrace Houses 1b. Development (project) number: NY005010220
2. Activity type: Demolition ☐ Disposition ☒ <i>NYCHA intends to dispose of the Harborview Terrace parking lot on West 56th Street and the abutting basketball courts along with up to 61,000 square feet of excess, unused development rights emanating from the Harborview Terrace development. The disposition of the 34,282 square foot parcel of land along with the development rights will facilitate the construction of two apartment buildings containing up to 342 dwelling units, including 226 affordable apartments.</i>
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐
4. Date application approved, submitted, or planned for submission : 2015
5. Number of units affected: 0
6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2007 b. Projected end date of activity: 2018

Demolition/Disposition Activity Description
1a. Development name: A. Phillip Randolph Houses 1b. Development (project) number: NY005010300
2. Activity type: Demolition ☒ Disposition ☒ <i>NYCHA is planning a mixed-finance gut rehabilitation of Randolph Houses in two phases. In the first phase, 22 vacant tenements will be rehabilitated using historic tax credits to create 147 public housing units and 21 rental units for low-income households on the south side of West 114th Street. In the second phase, 14 tenements on the north side of West 114th Street will be rehabilitated to create low-income rental units. The public housing units will first be offered to residents currently living on the north side of Randolph Houses and to former residents who were moved to other NYCHA developments who wish to return to the rehabilitated development. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.</i>
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved , submitted, or planned for submission: December 2013
5. Number of units affected: 452
6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2013 b. Projected end date of activity: December 2017
Demolition/Disposition Activity Description
1a. Development name: Soundview Houses 1b. Development (project) number: NY005000710
2. Activity type: Demolition ☐ Disposition ☒ <i>In September 2007, NYCHA and HPD issued an RFP to identify a developer to build affordable housing on an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park. A developer was selected to build two eight story buildings with approximately 206 low income rental units for families and seniors and 16 two-family townhouses for affordable homeownership. The project will be developed in three phases beginning with the family rental housing.</i>
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved , submitted, or planned for submission: January 30, 2013
5. Number of units affected: 0
6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2012 b. Projected end date of activity: 2017
Demolition/Disposition Activity Description

1a. Development name: Highbridge Gardens
1b. Development (project) number: NY005000780
2. Activity type: Demolition ☐ Disposition ☒ Through a Request for Proposals issued in September 2007 jointly with HPD, NYCHA disposed of a vacant 2.5 acre parcel of land at the intersection of Dr. Martin Luther King, Jr. Boulevard and West 167th Street to the selected developer to build 220 rental units for low-income households in two buildings. Construction commenced on the first building in January 2011 and construction for the second building commenced in early 2012. A parcel was conveyed to the School Construction Authority (SCA) to construct a 390-seat intermediate school. A long-term lease was executed to provide for SCA maintenance as well as shared use of the housing development's existing basketball court by the new school's students as well as Highbridge Gardens' residents.
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved , submitted, or planned for submission: June 24, 2010
5. Number of units affected: 0
6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2009 b. Projected end date of activity: 2015
Demolition/Disposition Activity Description
1a. Development name: East 165th – Bryant Avenue
1b. Development (project) number: NY005015300
2. Activity type: Demolition ☐ Disposition ☒ NYCHA intends to dispose of a site at 1071 Bryant Avenue, to be merged with an adjacent parcel owned by HPD, for development of low income housing by a non-profit housing sponsor.
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission : 2015
5. Number of units affected: 0
6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: July 2009 b. Projected end date of activity: 2017
Demolition/Disposition Activity Description
1a. Development name: Betances V
1b. Development (project) number: NY005012110
2. Activity type: Demolition ☐ Disposition ☒ NYCHA intends to dispose of a site at 450 East 143 rd Street formerly used as a

<i>playground to facilitate the provision of low income housing.</i>
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: 2015
5. Number of units affected: 0
6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: July 2009 b. Projected end date of activity: 2017
Demolition/Disposition Activity Description
1a. Development name: Boston Secor 1b. Development (project) number: NY005011380
2. Activity type: Demolition ☐ Disposition ☒ <i>NYCHA proposes to convey to the NYC School Construction Authority ("SCA") a parcel of approximately 51,268 square feet on a portion of Block 5263, Lot 70 at Boston Secor in the Bronx. Under a ground lease with NYCHA since 1969, SCA built a one-story special education annex (P723X) on this parcel. This disposition will facilitate the on-going provision of special education programs and possible building replacement by SCA in the future.</i>
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved , submitted, or planned for submission: May 12, 2011
5. Number of units affected: 0
6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: July 2010 b. Projected end date of activity: 2015
Demolition/Disposition Activity Description
1a. Development name: Van Dyke I Houses 1b. Development (project) number: NY005000610
2. Activity type: Demolition ☐ Disposition ☒ <i>NYCHA proposes to convey to a developer a parcel of land of approximately 11,562 square feet on a portion of Block 3794, Lot 1 at Van Dyke I Houses in Brooklyn and approximately 70,000 square feet of development rights for a supportive housing development to accommodate homeless and low income families.</i>
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: 2014
5. Number of units affected: 0

6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2012 b. Projected end date of activity: 2016
Demolition/Disposition Activity Description
1a. Development name: Washington Houses 1b. Development (project) number: NY005010620
2. Activity type: Demolition ☐ Disposition ☒ <i>NYCHA proposes to convey a parcel of approximately 29,807 square feet (and up to 150,000 square feet of development rights) on a portion of Block 1652, Lot 1 at Washington Houses in Manhattan. The parcel will accommodate the construction of a 58,000 square foot charter school and a 5,000 square foot community and office space as well as approximately 89 units of affordable housing.</i>
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved , submitted, or planned for submission: May 15, 2012
5. Number of units affected: 0
6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: May 2012 b. Projected end date of activity: 2015
Demolition/Disposition Activity Description
1a. Development name: Astoria Houses 1b. Development (project) number: NY005000260
2. Activity type: Demolition ☐ Disposition ☒ <i>NYCHA intends to facilitate reopening of Astoria Boulevard as a private street for public access through a Street Easement, and dispose of sites for a new school and affordable housing (including development rights and easements) in conjunction with a mixed-use development in Queens on the waterfront at Halletts Point. The affordable housing project will be privately owned and managed. NYCHA residents will have rental preference for 50 percent of the affordable units.</i>
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☒
4. Date application approved , submitted, or planned for submission: August 28, 2014
5. Number of units affected: 0
6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: Fall 2012 b. Actual or projected end date of activity: Fall 2023

Demolition/Disposition Activity Description	
1a. Development name: Prospect Plaza	
1b. Development (project) number: NY005002440	
2. Activity type:	Demolition ☒ Disposition ☐
<i>In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which includes the demolition of the three remaining Prospect Plaza buildings (1765 Prospect Place; 1750 - 1760 Prospect Place; and 1776 - 1786 Prospect Place) containing 240 vacant apartments. A demolition contractor was procured by the New York City Department of Housing Preservation and Development (HPD) and demolition work commenced in May 2013. In June 2010, NYCHA held a series of HUD sponsored workshops with residents and community stakeholders called the Re-Vision Prospect Plaza Community Planning Workshop. Participants at the workshops called for the demolition of the remaining three vacant towers at Prospect Plaza and redevelopment with buildings that resemble the scale of the surrounding neighborhood.</i>	
3. Application status (select one)	
Approved ☒ Submitted, pending approval ☐ Planned application ☐	
4. Date application approved , submitted, or planned for submission: May 2011	
5. Number of units affected: 240	
6. Coverage of action (select one)	
☒ Part of the development ☐ Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: May 2013 b. Projected end date of activity: December 2014	
Demolition/Disposition Activity Description	
1a. Development name: Prospect Plaza	
1b. Development (project) number: NY005002440	
2. Activity type:	Demolition ☐ Disposition ☒
<i>Disposition of the Prospect Plaza sites (approximately 197,451 square feet, or 4.5 acres) will be accomplished in three phases. Phase I will be a mixed-finance transaction and will include 72 low-income units for households making up to 60 percent AMI and 38 public housing units. Phase II will be a mixed-finance transaction and will include 106 low-income units for households making up to 60 percent AMI and 42 public housing units. Phase III will benefit from the federal low-income housing tax credits and will include 105 low-income units for households making up to 60 percent AMI. The three phases will have approximately 364 low-income units, 80 of which will be public housing units. In December 2011, NYCHA and HPD released a Request for Proposals (RFP) for selection of a developer for the completion of Prospect Plaza. In January of 2013, NYCHA and HPD selected Blue Sea and Partners as the development team. Construction closing for Phase I is scheduled for June 2014 and construction completion is expected in December 2015. Construction closing for Phase II is expected in December 2014 and construction completion is expected in June 2016. Construction closing of Phase III is expected in December 2015 and construction completion is expected in June 2017. Preference for the lease up of the public housing apartments will be given to relocated Prospect Plaza residents in good standing, who wish to return to the redeveloped community. A site-based waiting list created from NYCHA's existing public housing waiting list will be used to tenant the remaining public housing units.</i>	
3. Application status (select one)	
Approved ☒	

Submitted, pending approval ☐ Planned application ☐																																
4. Date application approved , submitted, or planned for submission: January 3, 2014																																
5. Number of units affected: 0 6. Coverage of action (select one) ☐ Part of the development ☒ Total development																																
7. Timeline for activity: a. Actual or projected start date of activity: June 2014 b. Projected end date of activity: December 2017																																
Demolition/Disposition Activity Description																																
1a. Development name: Ocean Bay Apartments (Bayside and Oceanside) 1b. Development (project) number: NY005010980																																
2. Activity type: Demolition ☐ Disposition ☒ <i>In 2003, as part of the Ocean Bay HOPE VI Plan, NYCHA acquired through eminent domain a blighted and underused shopping strip opposite Ocean Bay Apartments, consisting of seven contiguous parcels representing an area of approximately 37,111 SF.</i> <i>NYCHA intends to sell the parcels to a developer for the purpose of constructing neighborhood retail space inclusive of a grocery store. The property is located on Beach Channel Drive between Beach 53rd and Beach 54th Streets across the street south of Oceanside Apartments and across the street east of Bayside Apartments.</i>																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Borough</th> <th style="text-align: left;">Block</th> <th style="text-align: left;">Lot</th> <th style="text-align: left;">Address</th> </tr> </thead> <tbody> <tr> <td>Queens</td> <td>15890</td> <td>54</td> <td>360 Beach 54th Street (parcel contains a one-story retail space)</td> </tr> <tr> <td>Queens</td> <td>15890</td> <td>55</td> <td>366 Beach 54th Street (parcel contains a one-story retail space)</td> </tr> <tr> <td>Queens</td> <td>15890</td> <td>58</td> <td>53-15 Beach Channel Drive (vacant lot)</td> </tr> <tr> <td>Queens</td> <td>15890</td> <td>62</td> <td>53-13 Beach Channel Drive (vacant lot)</td> </tr> <tr> <td>Queens</td> <td>15890</td> <td>64</td> <td>53-05 Beach Channel Drive (parcel contains a one-story retail space)</td> </tr> <tr> <td>Queens</td> <td>15890</td> <td>66</td> <td>53-01 Beach Channel Drive (parcel contains a one-story retail space)</td> </tr> <tr> <td>Queens</td> <td>15890</td> <td>69</td> <td>N/A Beach 53rd Street (vacant lot)</td> </tr> </tbody> </table>	Borough	Block	Lot	Address	Queens	15890	54	360 Beach 54th Street (parcel contains a one-story retail space)	Queens	15890	55	366 Beach 54th Street (parcel contains a one-story retail space)	Queens	15890	58	53-15 Beach Channel Drive (vacant lot)	Queens	15890	62	53-13 Beach Channel Drive (vacant lot)	Queens	15890	64	53-05 Beach Channel Drive (parcel contains a one-story retail space)	Queens	15890	66	53-01 Beach Channel Drive (parcel contains a one-story retail space)	Queens	15890	69	N/A Beach 53rd Street (vacant lot)
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1a. Development name: East 173 rd Street-Vyse Avenue Houses 1b. Development (project) number: NY005015300																																
2. Activity type: Demolition ☐ Disposition ☒ <i>NYCHA intends to dispose of land along Hoe Avenue that includes a parking lot,</i>																																

basketball court and landscaped grounds to accommodate a proposal from a sponsor for a three-phase, low-income housing project. The proposal to build a total 224 dwelling units, including 56 senior citizen apartments, also requires the transfer of up to 60,000 sq. ft. of development rights. Conveyance of each of the three phases' building sites is pending funding approval for the sponsor to proceed with each of three apartment buildings. The first parcel of land was conveyed December 21, 2009 to site an 84-unit apartment building which underwent occupancy in 2012. Conveyance of a second parcel of land to site another 84-unit apartment building was completed in 2013. The conveyance of the last parcel to site the final phase of the housing project is anticipated in 2015.

3. Application status (select one)

Approved ☒

Submitted, pending approval ☐

Planned application ☐

4. Date application **approved**, submitted, or planned for submission: **November 14, 2009**

5. Number of units affected: 0

6. Coverage of action (select one)

☒ Part of the development

☐ Total development

7. Timeline for activity:

a. Actual or projected start date of activity: November 21, 2008

b. Projected end date of activity: Autumn 2015

Demolition/Disposition Activity Description

1a. Development name: **Straus Houses**

1b. Development (project) number: **NY005011530**

2. Activity type: Demolition ☐ Disposition ☒

Disposition through an easement of an approximate 300 square foot strip adjacent to the neighboring church property to facilitate provision of a handicap accessible walkway to the side door of the church building.

3. Application status (select one)

Approved ☐

Submitted, pending approval ☐

Planned application ☒

4. Date original application approved, submitted, or **planned** for submission: **March, 2015**

5. Number of units affected: 0

6. Coverage of action (select one)

☒ Part of the development

☐ Total development

7. Timeline for activity:

a. Actual or projected start date of activity: 2015

b. Projected end date of activity: **2015**

B) Conversion of Public Housing

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

1. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☒ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: University Avenue Rehab
1b. Development (project) number: NY005013410
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☒ Other (explain below) This development has an occupancy rate of 99.5 percent and should not be considered a candidate for conversion.
3. ☐ Yes ☒ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☒ Other: (describe below) This development has an occupancy rate of 99.5 percent and should not be considered a candidate for conversion.
Conversion of Public Housing Activity Description
1a. Development name: Prospect Plaza
1b. Development (project) number: NY005002440

2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☒ Other (explain below) Prospect Plaza is a HOPE VI development and NYCHA is in the process of developing a Section 18 demolition application.
3. ☐ Yes ☒ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☒ Other: (describe below) Prospect Plaza is a HOPE VI development and NYCHA is in the process of developing a Section 18 demolition application.
Conversion of Public Housing Activity Description
1a. Development name: Howard Avenue-Park Place (Park Rock Consolidated) 1b. Development (project) number: NY005013510
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☒ Other (explain below) This development has an occupancy rate of 99.6 percent and should not be considered a candidate for conversion.
3. ☐ Yes ☒ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☒ Other: (describe below) This development has an occupancy rate of 99.6 percent and should not be considered a candidate for conversion.
Conversion of Public Housing Activity Description
1a. Development name: West Brighton Consolidation 1b. Development (project) number: NY005010130
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☒ Other (explain below) This development has an occupancy rate of 93 percent and should not be considered a candidate for conversion.
3. ☐ Yes ☒ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 33 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☒ Other: (describe below) This development has an occupancy rate of 93 percent and should not be considered a candidate for conversion.

2. Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

On September 11, 2008, HUD approved NYCHA's plan to transition 8,400 public housing units to Section 8 assistance at the 21 developments that were built by the City or the State and no longer receive any subsidy from any government source to fill the gap between the cost of operating the buildings and rent collected. NYCHA has also received permission from HUD to project-base converted Section 8 units after the initial Section 8 tenant vacates. The Section 8 Voluntary Conversion Program has and will continue to bring much needed resources to the City and State-built developments thereby ensuring that the rents remain affordable and the developments are preserved.

Further, the HUD approval provides that if fewer than the 8,400 public housing units have been converted by the end of the initial 3-year period, NYCHA may initiate a process to achieve the approved number of conversion units. Of the plan-approved 8,400 public housing units, as of October 3, 2014, there were 3,346 Section 8 conversions in the City and State-built developments (see table below). Subject to voucher and funding availability, NYCHA will be designating units and implementing a process to transition families in the

City and State Developments to complete the HUD-approved conversion plan thereby maintaining the long-term sustainability of the properties.

AMP Number	Development Name	Total Units	Number of Units to be Converted to Section 8	Number of Units Converted by 10/3/14
NY005021850	344 EAST 28TH STREET	225	107	49
NY005021870	AMSTERDAM ADDITION	175	107	23
NY005020920	BAY VIEW	1,610	447	103
NY005021260	BAYCHESTER	441	234	305
NY005020460	BOULEVARD	1,441	438	287
NY005020860	BUSHWICK	1,220	471	181
NY005020800	CASTLE HILL	2,025	1,097	311
NY005021340	CHELSEA	425	179	57
NY005021110	DREW HAMILTON	1,217	525	229
NY005021400	INDEPENDENCE TOWERS	744	332	91
NY005020950	LINDEN	1,586	442	348
NY005020810	MANHATTANVILLE	1,272	575	183
NY005020490	MARBLE HILL	1,682	498	208
NY005020830	MARLBORO	1,765	775	283
NY005021330	MURPHY	281	201	96
NY005020990	RUTGERS	721	277	91
NY005020930	SAINT MARY'S PARK	1,007	362	182
NY005023770	SAMUEL (CITY)	664	347	87
NY005021140	STAPLETON	693	471	91
NY005021280	WILLIAMS PLAZA	577	315	65
NY005021270	WISE TOWERS	399	200	76
Total		20,170	8,400	3,346

D) Homeownership

[24 CFR Part 903.7 9 (k)]

1. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable

program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Repossessed Houses Group V [formerly Groups I through X]
1b. Development (project) number: NY005012090
2. Federal Program authority: ☐ HOPE I ☒ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA’s Homeownership Plan/Program - <i>Section 5(h)</i> Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved , submitted, or planned for submission: <u>(12/04/2008)</u>
5. Number of units affected: 51 6. Coverage of action: (select one) ☒ Part of the development ☐ Total development <i>Original Section 5(h) Plan Amendment approved in 2007 to include 184 occupied single-family units intended for sale to public housing residents. On September 11, 2014, HUD issued a final Section 5(h) Plan amendment granting approval for the sale of 51 units to residents under the Section 5(h) Plan and mandating Plan termination after the sale of the 51 units.</i>

E) Project-Based Vouchers (PBVs)

Consistent with Section 232 of the *FY 2001 VA-HUD Appropriations Act* (PL 106-377), the *Notice* published in 66 Fed. Reg. 3605 (January 16, 2001) and *HUD Notice PIH 2001-4 (HA)* dated January 19, 2001, the New York City Housing Authority (hereafter “NYCHA” or “the Authority”) makes the following statement:

Federal law allows NYCHA to provide Section 8 project-based voucher assistance for up to 25 percent of the total units in privately owned, substantially rehabilitated or newly-constructed multi-family residential developments. This limit can be exceeded if the units are made available to families that receive qualifying supportive services.

1. As of September 30, 2014 NYCHA has executed HAP contracts for 32 buildings at which 982 project based apartments were receiving subsidy. In addition, there were 627 project based apartments at NYCHA’s LLC mixed finance developments.
2. Of NYCHA’s approved HUD funding for about 91,000 Section 8 tenant based vouchers as of March 31, 2014, NYCHA expects to utilize no more than approximately 1,545 project based units for this initiative, representing 1.6 percent of the annual HAP budget.

3. NYCHA understands that all new project-based assistance agreements must be for units within census tracts with poverty rates of less than 20 percent, unless HUD specifically approves an exception. 66 Fed. Reg. At 3608.
4. NYCHA will carry out this program in accordance with 42 USC §1437f(o)(13), as amended by §232 of the *FY 2001 VA-HUD Appropriations Act*, and in conformity with the non-discrimination requirements specified in 24 CFR §903.7(o). In carrying out this program, the Authority will act affirmatively to further fair housing.
5. The Section 8 Project-Based Initiative will be consistent with NYCHA's FY 2014 Draft Agency Plan because:
 - a. Project-basing in certain locations is needed to assure the availability of units for a period of years.
 - b. Project-basing broadens the scope of NYCHA's program for applicants and landlords. It allows NYCHA to assist families who would not otherwise be eligible for assistance.
 - c. Consistent with the goals of NYCHA's Five-Year plan, the Section 8 Project-Based Initiative:
 - i. expands the supply of assisted housing;
 - ii. increases assisted housing choice;
 - iii. ensures equal opportunity, and
 - iv. deconcentrates poverty and expands economic opportunities.
6. NYCHA will create site-based waiting lists for developments selected to receive project-based assistance. Applicants on NYCHA's housing choice voucher waiting list will have the opportunity to apply for placement on site-based waiting lists. Placement on a site-based waiting list will not affect the applicant's standing on the housing choice voucher waiting list.

ATTACHMENT D
CAPITAL IMPROVEMENTS

**SEE HUD FORM 50075.2 CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN
APPROVED BY HUD ON 12/31/2013**

Members of the public wishing to examine the Supporting Documents may do so, during regular business hours, by contacting NYCHA's central office, located at 250 Broadway, New York, New York, at (212) 306-3701 to schedule an appointment to review the documents.

ATTACHMENT E

HOUSING NEEDS

[24 CFR Part 903.7 9 (a)]

1. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	723,126	5	5	4	1	3	4
Income >30% but <=50% of AMI	433,068	5	5	4	1	3	4
Income >50% but <80% of AMI	490,421	5	5	3	1	3	3
Elderly (62+)	764,485	5	5	4	4	2	3
Families with Disabilities	452,487	5	5	3	4	3	3
Race/Ethnicity							
Hispanic	744,573	5	5	4	1	3	4
Black	663,981	5	5	4	1	3	4
White	1,218,721	5	5	4	1	3	4
Asian	336,973	5	5	4	1	3	4
Other	59,084	5	5	4	1	3	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction
Indicate year: **2013**
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☒ American Housing Survey data
Indicate year: **2011** (1 year)
Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

2. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists – Public Housing (As of 10/7/2014)			
Waiting list type: (select one)			
☐	Section 8 tenant-based assistance		
☒	Public Housing		
☐	Combined Section 8 and Public Housing		
☐	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of Families	% of Total Families	Annual Turnover ¹
Waiting list total	290,779		3.1%
Extremely low income <=30% AMI	220,283	75.8%	
Very low income (>30% but <=50% AMI)	55,278	19.0%	
Low income (>50% but <80% AMI)	15,218	5.2%	
Families with children	115,958	39.9%	
Elderly families	30,976	10.7%	
Families with Disabilities ²	60,927	21.0%	
Race/Ethnicity			
White	24,316	8.4%	
Black	114,708	39.4%	
Hispanic	100,024	37.8%	
Asian	31,575	10.9%	
Other	10,156	3.5%	
Characteristics by Bedroom Size			
0 BR	121,755	41.9%	
1BR	77,512	26.7%	
2 BR	75,742	26.0%	
3 BR	14,040	4.8%	
4 BR	1,721	0.6%	
5+ BR	9	0.0%	

¹ Figure represents turnover (move-outs from Public Housing) during FY 2013.

² "Disabled" indicates a person, regardless of age, who falls within the definition of "disability" contained in §233 of the Social Security Act.

**Housing Needs of Families on the PHA's Waiting Lists – Public Housing
(As of 10/7/14)**

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

**Housing Needs of Families on the PHA's Waiting Lists – Section 8
(As of 10/7/2014)**

Waiting list type: (select one)

☒ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of Families	% of Total Families	Annual Turnover
Waiting list total ³	150,254		8.0%
Extremely low income <=30% AMI	117,841	78.4%	
Very low income (>30% but <=50% AMI)	32,013	21.3%	
Low income (>50% but <80% AMI)	400	0.3%	
Families with Children	67,226	44.7%	
Elderly Families	25,474	17.0%	
Families with Disabilities ⁴	28,834	19.2%	
Race/Ethnicity			
White	20,323	13.5%	
Black	42,015	27.9%	
Hispanic	65,672	43.7%	
Asian	7,643	5.1%	
Other	14,601	9.7%	
Characteristics by Bedroom Size			
0BR	58,480	38.9%	
1 BR	38,717	25.8%	
2 BR	42,540	28.3%	
3 BR	9,037	6.0%	
4 BR	1,312	0.9%	
5+ BR	168	0.1%	

Housing Needs of Families on the PHA's Waiting Lists – Section 8

³ Waiting list total includes both *extremely low-income* (below 30 percent of Area Median Income) and *very low-income* (30 percent to 50 percent of Area Median Income) families.

⁴ "Disabled" indicates a person, regardless of age, who falls within the definition of "disability" contained in §233 of the Social Security Act.

**Housing Needs of Families on the PHA's Waiting Lists – Section 8
(As of 10/7/2014)**

Is the waiting list closed (select one)? ☐ No ☒ Yes

NYCHA's Section 8 Waiting List was reopened on February 12, 2007 to applicants for a ninety day period. It closed on May 14, 2007.

If yes:

How long has it been closed (# of months)? 75 months as of April 30, 2013

Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes

3. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30 percent of median

Strategy 1: Target available assistance to families at or below 30 percent of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30 percent of AMI in public housing
Approximately 68 percent of the families admitted to public housing during calendar year 2013 have been households with incomes at or below 30 percent of area median income.
- ☒ Exceed HUD federal targeting requirements for families at or below 30 percent of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50 percent of median

Strategy 1: Target available assistance to families at or below 50 percent of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☒ Seek designation of public housing for the elderly
On May 16, 2013, NYCHA submitted a request to HUD for approval to continue to extend the designation of the elderly-only developments and buildings for an additional two years. NYCHA received approval of this request on June 13, 2013.
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- ☐ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

ATTACHMENT F

ADDITIONAL INFORMATION

1) STATEMENT OF PROGRESS IN MEETING MISSION AND GOALS – FY 2015 TO FY 2019

Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: *Expand the supply of assisted housing.*

Objective: Apply for additional rental vouchers.

Progress: NYCHA's monthly average voucher utilization rate for the total Section 8 program was approximately 92 percent as of April 30, 2014 while HAP utilization for the same period at 99 percent.

Objective: Leverage private or other public funds to create additional housing opportunities.

Progress: As part of a collaboration with the NYC Department of Housing Preservation and Development (HPD) begun in 2004, NYCHA has produced more 2,500 units of affordable housing; an additional 1,000 units are under construction and 1,500 units are in pre-development.

All 202 former residents living at Markham Gardens as of April 1, 2004, were given the right to return as tenants. Of the 202 former residents, 16 returned to newly built family units in 2010. Section 202 funding was obtained by Sisters of Charity from HUD in January 2009 to build and operate an 80-unit senior residence with supportive services. In 2013, construction was completed and eleven NYCHA households moved into the building.

In December 2006, HPD and NYCHA jointly issued three RFPs for an estimated total of 1,000 units on three West Side sites in Manhattan, one site in East Harlem, and one site in Brooklyn. The three West Side sites include the development of affordable housing at Fulton Houses, Elliott-Chelsea Houses, and Harborview Terrace. The East Harlem site consists of the redevelopment of 17 buildings at Metro North Rehab. Construction has been completed for a total of 340 units at the two sites of Metro North Rehab in Manhattan and the 168 unit building at Elliott Chelsea in Manhattan. The Brooklyn site at Linden and Boulevard Houses will provide opportunities for affordable senior and family rental apartments. A federally funded Section 202 senior housing project (80 units) is under construction and the rental housing at Linden-Boulevard is expected to close in 2015.

An RFP for four sites in the Bronx (Forest, Highbridge, Soundview and University Avenue Consolidated) was released in September 2007. This round of HPD/NYCHA collaboration added approximately 1,000 units to the affordable housing inventory. Rehabilitation has been completed for 463 units in ten former University Avenue Consolidated buildings. Two buildings at Highbridge containing a total of 220 units, and a 124 unit building with a rooftop greenhouse at Forest Houses are complete. Construction is underway for two rental buildings with 206 units at Soundview Houses.

NYCHA has also embarked on the redevelopment of the last component of the Prospect Plaza project in Ocean Hill in Brooklyn. In the first phase, the developer selected by NYCHA constructed 37 two-family homes, 32 of which were purchased by former public housing residents. In the second phase, 150 rental units were constructed, 45 of which were set aside for relocated Prospect Plaza and other public housing residents. The balance of Prospect Plaza will be accomplished through a mixed-finance, mixed-income three-phased development project, which will include 80 public housing units and approximately 284 low-income units

affordable to households making up to 60 percent AMI. The new rental units will be owned and managed by private, third party development and management entities. NYCHA and the New York City Department of Housing Preservation and Development (HPD) selected a development team in January 2013. A demolition contractor was procured by HPD and demolition work commenced in May 2013. Construction of the first phase will start in July 2014.

NYCHA has selected a developer to complete a two-phased total rehabilitation project of Randolph Houses located on West 114th Street in Central Harlem. The Randolph Houses development has been determined eligible for the National Register of Historic Places; the project is funded partially with historic tax credits. The first phase, closed December 2013, is a public housing mixed-finance development including 147 public housing units and 21 other rental units for low-income households on the south side of the street. The buildings on the north side of the street will be rehabilitated as the second phase, and are anticipated to include low income rental units. The public housing units will first be offered to residents currently living on the north side of Randolph Houses and to former residents who were moved to other NYCHA developments and who wish to return to the rehabilitated development.

PHA Goal: *Improve the quality of assisted housing*

Objective: Improve public housing management (PHAS score)

Progress: NYCHA will strive to be designated as a high performing PHA under HUD's Public Housing Assessment Program (PHAS).

Objective: Improve voucher management (SEMAP)

Progress: NYCHA continually conducts staff training to improve voucher management. The Leased Housing Department has implemented a new quality control program to identify areas for improvement focusing on the processing of annual rectifications. Additionally, new on line services are now available for owners to submit lease renewals, set up direct deposit accounts and submit annual inspection certifications. Section 8 tenants have also been provided with the ability to schedule the submission of their rental packets through NYCHA's Customer Contact Center.

Objective: Increase customer satisfaction

Progress: Section 8 landlords have been provided with the ability to register for on-line access to receive their inspection notices, generate lease renewal forms, change mailing address, register available apartments for Section 8 rental, and to enroll in NYCHA's Direct Deposit program that provides for electronic payment of subsidies.

Section 8 tenants have also been provided with the ability to schedule the submission of their rental packets through NYCHA's Customer Contact Center. This has greatly reduced customer wait times at NYCHA's Section 8 borough offices.

Objective: Improve overall administration of the Section 8 Program

Progress: NYCHA continually conducts staff training, policy and procedure revisions and system enhancements to improve voucher management.

Objective: To support Applicant, Resident, Section 8 Participant and Landlord Empowerment by Providing More Web-based Self-Service Options

Progress: A number of NYCHA’s technology initiatives in the coming years will seek to have a transformative impact in how our customers are served. Self-service initiatives will give applicants, residents, Section 8 participants and owners new service options, as well as new avenues for obtaining information. The self-service framework will also be extended to support service requests and maintenance requests, leveraging NYCHA’s Centralized Call Center and Maximo Asset Management systems.

Key new functionality that will be available through web self-service channels is listed below:

Applicants	Portions of the eligibility interview and more online forms, renewing expired applications, and responding to online canvassing.
Residents	Website with details and statistics for each NYCHA Development.
Section 8 Participants	Annual Recertification, Transfer Requests and briefings.
Section 8 Owners	Additional Online Forms submission and Notifications, use of some Electronic Signatures and Debit Cards for Owner Payments.

Objective: To use information technology to improve how we conduct our day-to-day business

Progress: A significant part of NYCHA’s technology portfolio is designed to make improvements to how we conduct our daily business. In 2015, NYCHA will leverage systems that are already in place to improve processes around preventive and corrective maintenance, procurement, violation resolution, and applications. Improvements in the processes around technology management and quality assurance will help NYCHA get more “bang” for its technology buck. Data governance, begun in 2013, will help form the foundation for a “data-driven” organization that measures success with consistency and objectivity.

Property Management	Public Housing System Replacement
Finance	Hyperion Budgeting System
Centralized Call Center	Enhancements to Interactive Voice Response (IVR)
Reporting	Enhancement to Capital Projects and Operations Dashboard

Objective: To secure NYCHA’s information technology investment by maintaining and supporting its technology infrastructure

Progress: Ensuring business continuity through a robust and resilient infrastructure is a key objective of NYCHA’s FY2015-FY2020 technology strategy. Projects are planned around refreshing NYCHA desktop and printer hardware, as well as upgrading the application environment to keep up-to-date with our commercial off the shelf (COTS) software. In the next five years, NYCHA will also begin looking to leverage cloud-based facilities and infrastructure to reduce costs and to help minimize downtime in case of a disaster or outage of any type (natural or man-made). Cloud solutions will be reviewed and evaluated for our Data Center needs, and for any new business applications.

The projects shown below will strengthen and protect NYCHA’s technology investments, and help to ensure service excellence and continuity. Key initiatives are included below:

Desktops	- Windows Upgrade - Refreshing multi-functional devices and desktops
Disaster Recovery	Review and update of Disaster Recovery Planning and Data Center management
Routine or Required Upgrades	Key transactional systems will be addressed, including: Maximo, Siebel, Oracle, Fusion, Primavera, Universal

	Content Management
Infrastructure Upgrade	▪ Virtualization and Storage Initiatives ▪ FIOS deployment to management offices ▪ Moving Infrastructure and Applications to the Cloud

Objective: Renovate or modernize public housing units

Progress: Continued compliance with the timeframes for obligation and expenditure of capital funding as provided under 9(j) of the Housing Act of 1937, as amended 42 USC 1437G(J).

Objective: Demolish or dispose of obsolete public housing

Progress: NYCHA continues to review its portfolio to identify properties that are underutilized or obsolete, and that might be brought back into service. In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which includes the demolition of the three remaining vacant Prospect Plaza buildings. The cleared sites will be redeveloped as part of a mixed-finance, mixed income, three-phased development including 80 public housing units and approximately 284 low-income units affordable to households making up to 60 percent AMI. Preference for the lease up of the public housing units will be given to relocated Prospect Plaza residents in good standing who wish to return to the redeveloped community. In addition, the project will include open space, a community center, and retail space, as per the Re-Vision Prospect Plaza Community Plan developed in June 2010 with input from former Prospect Plaza residents and other community stakeholders. NYCHA, in collaboration with the New York City Department of Housing Preservation and Development (HPD) released a Request for Proposals (RFP) for development in December 2011. A development team was selected in January 2013. A demolition contractor was procured by HPD and demolition work commenced in May 2013. HUD approved disposition of the Prospect Plaza sites in January 3, 2014. Construction closing for Phase I is scheduled for June 2014. Construction closing for Phase II and III are scheduled for December 2014 and December 2015 respectively.

Randolph Houses consists of 36 tenement buildings, located on the north and south sides of West 114th Streets between Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard, Central Harlem; 22 structures on the south side, 14 on the north side. In 2013, NYCHA began to implement a plan to rehabilitate the properties through two mixed-finance transactions. The first phase closed December 2013, 22 vacant buildings on the south side of the street are being reconfigured to create 168 units, add elevators and increase the amount of light and air. In order to preserve the historic feel of the block, the building facades will be restored and the stoops will be retained. The 14 north side buildings remain occupied by public housing residents who will relocate to completed apartments on the south side of the street. When vacant, renovations of the north side buildings will begin (estimated closing December 2015). When complete, Randolph Houses will be managed by a private, third party entity.

Objective: Expand partnerships with various sectors to help develop and fund energy-efficiency initiatives aimed at reducing electricity consumption, including engaging residents to conserve energy.

Progress: In addition to expanding its existing partnerships with the Department of Environmental Protection (DEP), other city agencies, and non-profit organizations, NYCHA is pursuing new partnerships in the public and private sector to fund and implement energy efficiency initiatives.

Since 2011 DEP and NYCHA have completed green infrastructure systems at Bronx River, Seth Low, and Hope Gardens thus contributing to enhance the water quality for New Yorkers. The next site identified for green infrastructure installations is Edenwald.

Since 2011, NYCHA has hosted Environmental Defense Fund Climate Corps Public Sector fellows each year who have helped identify strategies to reduce NYCHA's energy usage.

NYCHA continues to work with Con Edison who named NYCHA its Public Partner of the Year in 2012. Thousands of apartments were made more energy -efficient as new showerheads and faucet aerators were installed in the Bronx, Brooklyn and Manhattan.

NYCHA partnered with Green City Force to spearhead a friendly competition called the Love Where You Live Challenge, whereby residents receive compact fluorescent bulbs (CFLs) for their apartment and energy conservation information from NYCHA's Green Guide: The Power is in Your Hands. Residents at Adams Houses (925 units) and 344 East 28th Street (225 units) were engaged in separate challenges to reduce their electricity consumption, where 75-80 percent of the apartments participated. In total, 2,500 energy efficient CFLs were installed replacing inefficient incandescent bulbs that could result in thousands of kilowatt hours saved per year.

NYCHA also partnered with Green City Force in another resident engagement project at Castle Hill. Residents were given information about reducing their energy usage in a development where energy usage can be monitored at each individual apartment. Different engagement strategies were deployed and are being researched to determine if these strategies could be deployed to reduce energy usage in other developments where apartments are not individually monitored.

Objective: Maintain the accuracy rate of public housing tenant information in HUD's on-line Public and Indian Housing Information Center (PIC) at 95 percent or better

Progress: As of September 30, 2014, 98 percent of NYCHA's public housing tenant information was transmitted to the PIC system.

Objective: \$18 million Energy Performance Contract (EPC) is an innovative financing technique that uses cost savings from reduced energy consumption to repay the cost of installing energy conservation measures.

Progress: In early 2012, Con Edison incentivized its customers to undertake electrical load reduction programs specifically for Manhattan's Cooper Square area. NYCHA took advantage of the program and was able to replace energy inefficient lighting in seventeen (17) developments in the affected area with energy efficient compact fluorescent bulbs, T-8 fixtures and electronic ballasts. The lamp and fixture replacement included 9,193 apartments in a total of 94 buildings at these seventeen sites. The total cost to NYCHA for the program was \$862,997.40 (after Con Ed incentives of \$1,100,444.57).

The savings generated from this program allowed NYCHA to develop a self-managed energy performance contract. In mid-April of 2012 NYCHA submitted an \$18,045,580 EPC plan to the HUD that was approved by HUD on January 25, 2013. NYCHA then entered into a financing agreement with the Bank of America Public Capital Corp (BOA), following a public procurement process, for a loan of up to \$18,045,580 with repayment not to exceed \$20,789,691.98 over thirteen (13) years and four (4) months. The funds will be used to upgrade much needed boiler replacements, instantaneous hot water heaters, apartment temperature sensors, upgrade of NYCHA's computerized heating automated system (CHAS) at six developments and upgrade of apartment convectors at one of the six sites. The developments are the following: 1) Washington Houses; 2) Lexington Houses; 3) 131 St. Nicholas Avenue Houses; 4) E.180th Street/Monterrey Avenue Houses; 5) WSURA Brownstone; and 6) Hope Gardens.

The EPC enabled NYCHA's Capital Projects Division (CPD) to free up \$10.4 million in Federal Capital Funds that had been allocated for the boiler replacement projects at these six NYCHA developments and an additional

\$4.6 million in additional energy conservation work that would otherwise have to be funded through NYCHA's scarce Federal Capital funds. The freed up Federal Capital funds will be utilized to fund other much needed capital improvements in NYCHA's five year Capital Plan. Construction is anticipated to be completed by summer 2015.

PHA Goal: *Increase assisted housing choices for Section 8 residents and applicants*

Objective: Conduct outreach efforts to potential voucher landlords

Progress: The Leased Housing Department maintains an outreach hotline to provide general information to landlords and brokers about the Section 8 program. Landlords are also able to call the number to list available apartments.

Regular updates are made to the Leased Housing Department's website, which provides information about the Program, payment standards, and other general areas of concern specific to landlords.

Objective: Implement public housing or other homeownership programs

Progress: Through disposition of a Bronx site for affordable housing, homeownership opportunities will be provided to eligible NYCHA families. The housing to be developed for sale includes 16 two-family townhouses at Soundview.

NYCHA is currently offering existing residents of its single-family FHA Repossessed Houses the opportunity to qualify and purchase the home they rent. Primarily located in Southeast Queens, the homes are being offered for sale under the Authority's 5(h) Project HOME Homeownership Plan. In accord with the Plan NYCHA is repairing the homes to assure they meet NYC Building Code standards; residents with incomes sufficient to pay real estate taxes, assessments, utilities and maintenance on the homes will attend homeownership counseling to prepare to assume ownership.

Objective: Convert public housing to vouchers: Maximize Section 8 rentals at City/State developments

Progress: On September 11, 2008, HUD approved NYCHA's Section 8 Voluntary Transition Plan to move 8,400 apartments at the 21 City/State developments into the Section 8 Program as they become vacant. As of October 3, 2014, there were 3,346 Section 8 conversions in the 21 developments. The Section 8 Voluntary Transition Plan was expected to reduce the operating deficits at the City and State Developments by \$75 million annually. However, lower turnover and federal budget cuts to the Section 8 program will result in a much lower projected number of Section 8 conversions.

Goal: *Improve community quality of life and economic vitality*

PHA Goal: Provide an improved living environment

Objectives: Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

NYCHA is exempt from developing an additional Deconcentration Plan because all of NYCHA's developments are part of an explicit strategy to promote income mixing in each of its developments. This strategy is detailed in NYCHA's Tenant Selection and Assignment Plan, and therefore, NYCHA already has a deconcentration plan built into its rental scheme.

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

See Attachment G

PHA Goal: *To reduce crime and improve the quality of life of our residents*

Objective: NYCHA will seek funding in order to install additional Closed Circuit Television (“CCTV”) cameras within its developments.

Progress: The Housing Authority has installed 15 large scale CCTV systems citywide that have reduced crime 10 percent since 2005 at those locations. A benefit of remotely monitoring these developments is an improved police response time. Posted signs informing residents and guests that the property is under video surveillance continue to aid in the reduction of crime and enhancing the safety and security of our residents.

While the program has been very successful, funding is costly for initial equipment costs and for equipment maintenance after installation. At the initial 15 locations where NYCHA installed large scale CCTV systems the New York City Police Department provides on-site monitoring which incurs considerable costs to the NYPD.

Progress: Small Scale Program was initiated in 2004

Given the cost of installing, maintaining and operating the initial on-site monitored CCTV Systems, NYCHA modified its original program in an attempt to reduce costs while achieving the benefits of the CCTV program. The CCTV Program in the Manhattan Program Unit of Capital Projects administers contracts for the purchase, installation and maintenance of CCTV Systems.

Through the innovative use of technology, police resources, and the cooperation of local government, NYCHA has created a highly successful program to install small-scale closed circuit television systems. For FY 2013-2014, elected officials allocated \$27 million in funding for installation of CCTV at 49 developments.

Since the inception of NYCHA’s CCTV program, 11,004 security surveillance cameras (large and small scale) have been installed citywide. In 2011, as a result of the recommendations of the Safety and Security Task Force, NYCHA has revised its CCTV design standard. The goal of the new design to maximize the crime reduction benefits of CCTV systems while minimizing the financial burden of maintaining and operating these systems. By maximizing the latest technology, NYCHA will continue to focus on improving the safety, security and quality of life for NYCHA residents, by reducing loitering and vandalism of NYCHA property.

Operation Safe Housing

In June 2004, NYCHA developed a streamlined Termination of Tenancy procedure as part of the Operation Safe Housing joint program developed by NYCHA, the New York City Police Department, and the Mayor’s Office of the Criminal Justice Coordinator. The Termination of Tenancy procedure, targets a list of specified crimes designated by the Police Department as having the most serious impact on NYCHA residents. The list includes homicides, sex offenders and crimes, firearms offenses and drug sales.

In addition, within NYCHA’s Impartial Hearing Office, a Special Hearing Part with a designated Chief Hearing Officer was organized to hear and decide such cases expeditiously. If a resident is terminated as a result of the hearing, a Holdover Unit monitors these matters as they reach Landlord/Tenant court, and helps to expedite the actual eviction process. Under these procedures, cases involving these serious crimes are completed much quicker and contribute to a renewed sense of security and safety for public housing residents. As of October 14, 2014, 4,229 termination of tenancy proceedings have been concluded under Operation Safe Housing.

From inception, the Authority initiated a total of 763 Registered Sex Offender (RSO) cases, of which 37 are pending a decision, and a total of 726 have been closed as follows: 488 Registered Sex Offenders have been permanently excluded from NYCHA property; 60 have had their tenancy terminated; 18 are on probation, 5 tenancies were found eligible after a hearing, 4 were remaining family member grievants who lost their grievance cases and the apartments were recovered, and 151 cases have been withdrawn due to the RSO being incarcerated, deceased or the resident has moved out of NYCHA.

PHA Goal: Increase and diversify services for elderly residents to promote independence and healthy living, and reduce social isolation.

Progress: NYCHA operates 33 Senior Centers, many of which provide meals, and social services as well as recreational programs specifically geared toward seniors. NYCHA also provides the following on-site services to the elderly at developments and buildings designated for elderly residents.

Naturally Occurring Retirement Communities (NORC) program provides comprehensive supportive services to residents aging in place. In partnership with the New York City Department for the Aging (DFTA), NYS SOFA (State Office for the Aging), and United Hospital Fund, NORC sites are operated within twelve different NYCHA developments throughout New York City. Examples of services include case management, on-site nursing services, medication management, physician services, on-site assessment, information & referral services, assistance with activities of daily living (ADL), and instrumental activities of daily living (IADL). Additionally, the program provides ancillary services such as transportation, shopping, financial management, housekeeping, personal care, support groups, and intergenerational activities, among many others.

The NORC Program was developed to address the needs of concentrations of seniors who have aged in place, in non-elderly housing. The program was designed to provide comprehensive support and health care services for well and frail elderly residents, 60 years of age and older, who continue to live independently in their apartments and communities. Approximately 20.5 percent of the NYCHA population is over 60, and not all live in senior-designated buildings.

Based on DFTA's reports, from January 1, 2014 to June 30, 2014, the NYCHA NORC program provided the following services:

Case Management & Assistance	-	9,942
Health Care Management & Assistance	-	2,595
Number of residents receiving at least 1 core service	-	3,772
New this Calendar Year (CY)	-	220

In Fiscal Year 2014, DFTA awarded \$1,999,404 to ten NYCHA NORCS, as follows:

Forest Hills	-	187,262
Elliot – Chelsea	-	218,365
Smith Houses	-	142,322
Sheepshead/Nostrand	-	255,610
Lincoln/Amsterdam	-	261,989
Stanley Isaacs	-	203,282
Ravenswood	-	212,087
Vladeck	-	250,565
Pelham	-	190,000
Grand Street Settlement	-	77,922

NORC-type Initiatives

Grand Street Settlement Baruch Elder Services Team (B.E.S.T. Program)

The sponsor is committed to providing age appropriate, culturally sensitive services to senior adults residing in the NYCHA Baruch Houses with the goal of building a strong community of caring in order to foster, support and maximize each members overall personal well-being.

The sponsor is also committed to providing comprehensive services that will improve the quality of life for the seniors, enabling them to remain in their homes and helping them to lead independent, healthy and active life-styles within their home community. These services include advocacy, health promotions services, social work services and opportunities for socialization.

- Bilingual Social Services – case assistance, case management, entitlement/benefits assistance, service linkage and coordination, crisis intervention, support services, advocacy.
- Recreational Services – group activities, trips, bingo, arts & crafts, physical fitness activities, dance and music activities, light snacks.
- Bilingual Health Services – health education services, health screening, health promotion and prevention, linkage to appropriate follow-up services.
- Services For Home-Bound Seniors – friendly visits, telephone reassurance calls, escorts.

Based on DFTA's reports from January 1, 2014 to June 30, 2014, the Grand Street Settlement NORC Program provided the following core services:

	<u>Units of Service</u>
Case management & Assistance	- 1,055
Health Care Management & Assistance	- 265
Residents receiving Core Services	- 442
New This Calendar Year (CY)	- 9

Senior Resident Advisor/Service Coordinator Programs provide supportive services to elderly (ages 62 and over) and non-elderly disabled residents in select sites. This initiative helps seniors to maintain independent and dignified living by assisting them with accessing public benefits, advocating with service providers on their behalf, and a Senior Volunteer Floor Captain program, through which seniors serve as Floor Captains on their floor and meet monthly to discuss health and safety issues. Floor Captains work through a buddy system to ensure the safety and well-being of each other - especially their frail and disabled neighbors.

From July 1, 2013 through June 30, 2014 the SRA/SCP programs provided 71,269 units of Supportive Service to an average of 2,684 residents monthly, and conducted 23,122 home visits.

Elderly Safe-At-Home Program, formerly known as the Claremont Village Anti-Crime Program, provides supportive services to residents at seven (7) New York City Housing Authority developments in the South Bronx. The program provides crime prevention education; crisis intervention; assistance with benefits and entitlements; referral for transportation services; meals-on-wheels and homecare; and escort to medical facilities, banks and light emergency shopping. Resident volunteers augment staff support by monitoring the seniors' well-being and engaging and assisting other residents in getting involved in community and program-related activities, thus enhancing their safety and viability.

From July 1, 2013 through June 30, 2014, the Elderly Safe at Home Program provided 13,618 units of Supportive Services to approximately 424 residents monthly, and conducted 4,108 home visits.

Senior Companion Program assigns Senior Companions, through a partnership with Henry Street Settlement, to help homebound or isolated fellow seniors live independently. Senior Companions provide friendly home visits, as well as escort and light shopping services, to frail and socially isolated residents at nine NYCHA developments in Brooklyn, Manhattan, Queens and Staten Island. This initiative is funded by the Corporation for National Service.

From July 1, 2013 through June 30, 2014, the Senior Companion Program conducted 2,316 home visits, and provided 137 Escorts Services to approximately 27 residents monthly.

In its continuing efforts to improve health status and diversified services to elderly residents, NYCHA has implemented an array of initiatives including:

“Senior News” column in NYCHA Journal - Several articles designed to keep senior residents informed about issues of importance to them were printed on our monthly newspaper. Most topics were health-related and/or concern benefit programs. Simplified instructions to re/apply or receive more information were included.

PHA Goal: *Increase collaborative partnerships with public & private agencies to maximize and leverage resources, expand funding base and reduce service duplication.*

Progress: NYCHA’s Department of Community Operations along with the Office of Public Private Partnerships has leveraged partnerships with public and private agencies to provide the following programs:

Choice Neighborhoods Initiative Planning Grant: The New York City Housing Authority (NYCHA) is leading an effort to implement a \$300,000 planning grant from the US Department of Housing and Urban Development (HUD) for the Choice Neighborhoods Initiative (CNI). The goal of the CNI planning process is to organize residents, local community organizations, city institutions and local and state agencies and elected officials to develop a comprehensive Transformation Plan for the South Bronx community of Mott Haven. The vision for the Plan is to foster a neighborhood where all residents are provided the opportunities and tools to build assets and participate in a community of opportunity. As such, the Plan will detail how implementation will leverage existing neighborhood assets, build the capacity of residents and CBOs, and catalyze investment in the neighborhood. CNI is committed to the preservation of affordable housing, building stronger neighborhoods, and creating partnerships with public, private, and non-profit entities.

In August, 2014, NYCHA submitted a CNI Planning grant application to HUD. If successfully funded, the grant would enable NYCHA to lead a greatly needed transformation process in the Brownsville section of Brooklyn, one of New York City’s poorest neighborhoods, and the location of several large NYCHA developments.

On October 10, NYCHA submitted the final Transformation Plan for Mott Haven. After two years of engagement with residents, nonprofit groups, and the community at large, Make Mott Haven...is a plan that addresses housing, health, education, jobs and safety. Key highlights from the plan include comprehensive rehabilitation for a section of the Betances Houses, possible new development of affordable housing, additional programming to address chronic disease such as diabetes, programming for children ranging from early education to career, redesign of open spaces to address unsafe spaces, and revitalization of the Betances senior center and new programs for seniors. We are eagerly awaiting the Notice of Funding Availability for implementation grant funds of approximately \$30 million.

The JPMorgan Chase Foundation awarded NYCHA a one-year (November 2013 – November 2014), \$200,000 grant to support the NYCHA Resident Economic Opportunity Expansion Project. Under this Project, two key areas of NYCHA’s Office of Resident Economic Empowerment and Sustainability (REES) will be expanded and enhanced to better serve NYCHA residents: the NYCHA Resident Training Academy (NRTA)

and the Resident Business Development Unit (RBDU). The NRTA will be expanded to include a financial services training track to provide resident participants with the skills to qualify for entry-level positions in the field, and the RBDU will develop and roll out four initiatives to support the entrepreneurial endeavors of NYCHA residents by providing access to capital and space.

NYCHA's Healthy Homes Program: NYCHA received \$169,000 from the NYC Department of Health through the Fund for Public Health in New York to improve resident health by reducing exposure to secondhand smoke and increasing resident access to cessation resources for smokers who want to quit. The project engages resident leaders as partners in efforts to increase awareness of the health impacts of smoking and secondhand smoke, improve adherence to existing rules prohibiting smoking in common areas, and build dialogue around additional opportunities to improve indoor air quality by reducing smoking in individual apartments.

Youth Violence Prevention program: NYCHA received an 18 month grant extension of \$157,000 from the New York Community Trust to continue its Youth Violence Prevention program. This grant enables NYCHA to institutionalize youth violence prevention tactics across departments addressing violence and gang involvement for youth living in NYCHA developments, with a focus on layering multiple evidence-based violence prevention strategies together and increasing youth involvement in education, work readiness and employment opportunities.

Hammel Community Center: The National Football League and NY/NJ Super Bowl Host Committee made a series of charitable initiatives connected to Super Bowl XL VIII by the Host Committee's Snowflake Youth Foundation. The Plan included revitalization of a number of venues throughout the five boroughs, many of which serve the city youth and suffered major damage in fall 2012 as a result of Super Storm Sandy. The hurricane caused significant damage to the New York City Housing Authority's (NYCHA) Hammel Houses Community Center and its gymnasium. The Snowflake Foundation contributed \$260,000 for the renovation of the Hammel Community Center gym. The funds covered work that included replacement of the gym floor, repairing and painting the walls, replacing electrical fixtures and laying the ground work for the installation of a glass brick wall.

Basketball Refurbishments: The Carmelo Anthony Foundation and JP Morgan Chase in collaboration with Courts4Kids funded the refurbishment of the Red Hook Basketball Court at Red Hook Houses during the summer of 2013. The re-pavement of the court, which also received a new coat of paint, backboards, basketball nets and the repair of the surrounding fence was approximately \$55,000 and was a welcome facelift to the court, where New York Knicks All-Star Carmelo Anthony spent his early childhood. In addition to the refurbishment at Red Hook, Council Member Annabel Palma, NBA player Kemba Walker, Under Armour and the NBA all partnered together to refurbish the Sack Wern Houses basketball court as well as the surrounding playground area. Charlotte Bobcats point guard, Kemba Walker grew up at Sack Wern and approached his sponsor Under Armour to contribute funds for the refurbishment.

The Dia Foundation in collaboration with artist Thomas Hirschhorn funded a \$500,000 Summer Art Space at Forest Houses in the Bronx which was one exhibit from July to September 2013. The art space included a Gramsci Monument, library of books, computer room, radio station, internet corner, lounge and workshop space and employed NYCHA residents to not only help with the installation of the exhibit, but who also managed the various components during the entire three month process.

U.S. Housing and Urban Development (HUD): For the fourth year in a row, NYCHA was awarded nearly \$69,000 for the Housing Choice Voucher Family Self Sufficiency (HCV-FSS) program. This funding allows NYCHA's department of Resident Economic Empowerment & Sustainability (REES) to have staff work with

Section 8 residents to increase their families earned income by providing opportunities for education, job training, counseling and other forms of social service assistance.

NYCHA Youth Chorus: The David Rockefeller Fund made a \$15,000 donation to the NYCHA Youth Chorus. The Chorus engages residents ages 9 to 21 in vocal training and public singing performances and provides its members with a positive environment to learn music and grow as performers. This support from the David Rockefeller Fund will provide the Youth Chorus the opportunity to recruit additional members, enhance their musical training and increase the number of performances.

United States Tennis Association (USTA): The USTA Serves, USTA Eastern and USTA Junior foundations combined to grant \$10,500 to NYCHA for the new Tennis Initiative. For the first time in 2013, NYCHA's Sports programming offered tennis on a city-wide basis and 100 - 8 to 12 year olds participated in the Tennis Initiative's first course. For many of the participants it was their first time playing tennis and it gave all of these children an opportunity to learn the sport and to be physically active.

NFL Officiating Academy : The National Football League and NYCHA are continuing this strong partnership that developed this first-of-its kind football officiating training program in public housing. The objective of the program is to provide men and women, ages 17-30, with the critical skills necessary to become a game official and to date 55 men and women have been certified to referee public school football games, and in addition 18 graduates have begun officiating semi-pro games for the North East Atlantic Football League and NCAA Division III Football. The program also teaches valuable life skills, and provides participants with potential opportunities for careers in sports officiating.

Citywide Boys & Girls Basketball League: The Citywide Boys and Girls Basketball League has 250 teams, where participants develop strong social skills, as well as sportsmanship, the fundamentals of basketball and most importantly the life lesson of staying active to live a healthy life. ENYCE Fashion Apparel Company has provided 9000 sets of basketball uniforms for the 250 teams annually over the last 3 years, at a value of \$300,000 savings to NYCHA.

New York City Connected Communities (NYCCC): The New York City Department of Information Technology & Telecommunications ("DoITT") has been allocated funding from the Office of Management and Budget ("OMB") to support broadband use and adoption among all City residents, particularly among low-income residents, whose adoption rates lag citywide, under the New York City Connected Communities Program ("NYCCC").

As a partner in NYC Connected Communities, NYCHA will bring broadband internet technology to Community Centers ("the Center") in 12 public housing developments throughout the five boroughs. These Centers will serve vulnerable populations residing in these developments together with other members of the general public living within proximity to the Centers. There is a growing need for low-income New Yorkers, predominantly African-American and Latino-American, to improve their Broadband opportunities for success in school and in life. The unemployed, senior citizens, children and people with disabilities will benefit from greater access to Broadband internet resources, and from a variety of internet employment training and job search skills.

Fatherhood Initiative: The NYCHA Fatherhood Initiative has blossomed into a HUD nationwide event modeled after the successful launch of the Fatherhood Initiative organized in 2010. There are a series of events and workshops that are held with the aim of bringing fathers and their children together to celebrate and emphasize the importance of fatherhood and family, while simultaneously connecting fathers to local programs and services that help build the quality of life of for residents. NYCHA is currently working with NYC Dads to

establish ways to link residents to fatherhood service providers throughout the five boroughs utilizing the NYCHA website. NYCHA also utilizes its Facebook and Twitter accounts to keep fathers informed of supportive services and beneficial resources.

Sylvia Center: In partnership with the Sylvia Center, NYCHA community centers host cooking programs for children, teens, and families to promote healthy eating habits and introduce young people to food service and culinary arts as potential career paths. The six-week workshops promote hands-on learning experiences in the kitchens at six NYCHA community centers (Drew Hamilton, Manhattanville, St. Nicholas, Grand Street Settlement, Williamsburg and Red Hook Miccio). In addition to group activities to prepare simple, delicious, and affordable meals, the program's curriculum also emphasizes essential concepts such as seasonality, plant behavior, and food history. The partnership's programs support skills-development in the areas of planning and strategizing, and teamwork. The program also allows young people to learn about cooking in new ways, including how to make better food choices without sacrificing great taste. Through this program children come to understand what food is, how it is grown, and, perhaps most important, that they themselves can choose to make good food for their own bodies.

Global Partners Junior: The Global Partners Junior Program is a collaboration between the Office of the Mayor and NYCHA that connects students in New York City with students around the world as a way to foster global understanding through internet-based exchanges. The Global Partners Junior Program operates for 3 hours every week at five NYCHA community centers: Lafayette Gardens and Saratoga Village, in Brooklyn; Davidson, in the Bronx; Clinton and Drew Hamilton, in Manhattan. Approximately 8-10 students participate at each site, supervised by a coordinator or consultant who has been trained to implement the program's curriculum. Students work together on a curriculum developed by New York City Global Partners staff, focusing on topics such as sustainability, the environment, city parks, history and culture, amongst others; they undertake research, hold discussions, create projects, and post messages to their international peers on the internet forum. During the 2014 program year, Global Partners serviced 56 youth participants.

New York City Early Literacy Learning (NYCELL): The NYCELL Program seeks to strengthen language and pre-reading skills of children between the ages of one and four, so that they enter school ready to learn and to succeed. NYCELL is a collaborative effort between the Mayor's Office, the Department of Education, NYCHA and the J.P. Morgan Chase Foundation. The program helps foster a network of parental support that engages and empowers parents to get involved in their children's education and exposes children to opportunities to strengthen literacy skills. This program is being offered at five NYCHA Community Centers: Bronx Classic at Melrose Houses and Justice Sonia Sotomayor Houses in the Bronx; Van Dyke Community Center in Brooklyn; and Rutgers and King Towers Community Centers in Manhattan.

Wizard's Corner Program: NYCHA received a private donation of \$250,000 to provide youth in living in Brooklyn developments with the tools to help them take their studies to a new level. The Wizard's Corner provided desks, lamps, chairs and dictionaries to eligible children between the ages of five and 11 to create personal study spaces in their homes and the program anticipates serving approximately 800 children over the life of the grant. The Wizard's Corner program served children living in selected developments throughout Brooklyn and the program funds were administered by the Mayor's Fund to Advance New York City in coordination with NYCHA's Office of Public/Private Partnerships.

Foster Grandparents Program: Brooklyn Community Operations has partnered with DFTA (Department for the Aging) to utilize senior volunteers in the Foster Grandparent Program within our NYCHA Community Centers. The Foster Grandparent Program is a volunteer program that offers seniors age 60 and older a paid non-taxable stipend to serve as mentors, tutors and caregivers for children and youth. Foster Grandparents can serve 20 hours per week within your after-school program. Foster Grandparents tutor elementary school students, offer emotional support and mentor teens and young parents. In the process, the volunteers will help

strengthen Brooklyn Community Operations by providing necessary staff and creating intergenerational opportunities. Foster Grandparents receive a modest tax-free stipend, reimbursement for transportation, a daily meal during service. The program gives participants the opportunity to share a lifetime of experience with our youth, and join the half million older Americans who are strengthening communities across the country as members of the National Senior Service Corps. This program is currently operations at Red Hook CC.

Mark Morris Dance Group: Mark Morris Dance Group (MMDG) and Brooklyn Community Operations offer a collaborative Dance Program to over one hundred NYCHA Sponsored Community and Senior Center participants. MMDG Instructors travel to NYCHA facilities as well as host classes at their newly renovated downtown Brooklyn dance studio for participants enrolled in the program. This semester Saratoga Village Community Center is participating in the program. NYCHA Community Center participants receive free dance instruction at their local community center and at the MMDG site for the duration of the 8 month program. MMDG instructors travel to NYCHA community centers to provide quality instruction on site to residents of all ages. NYCHA Seniors have participated in Classic and Jazz Dance. Teens and after-school aged children have studied African, Modern and Hip-Hop Jazz. A traveling pianist provides live music during the senior center sessions. Community Center instructors provide materials such as CD stereo equipment etc. to facilitate the classes. Mark Morris Dance Group also provides participants with free tickets to their performances and exhibitions.

Write Girls: The Write Girls program is a literacy program for girls in the fourth, fifth and sixth grade living in the Brownsville and Bedford-Stuyvesant sections of Brooklyn. With funding from New York Community Trust and utilizing elements of the Girl Scouts' Journeys Curriculum, the Write Girls program provided literacy support through reading and writing activities concentrating on women in literature, as well as curriculum focusing on self-awareness, confidence and careers. Girls connected with their peers and learned team building, problem solving, conflict resolution skills, as well as how to develop healthy relationships. The program educated 145 girls and operated in 11 sites throughout Brooklyn in the Bedford-Stuyvesant, Brownsville and East New York sections and ran through June 2013.

CMOM Health and Literacy Exhibits and Education Programs at Johnson Houses: The Children's Museum of Manhattan (CMOM) has partnered with the New York City Housing Authority (NYCHA) and Union Settlement Association, Inc. to create a permanent interactive exhibit and hands-on educational programs through its Built to learn leadership project. Built to Learn is being funded by a National Leadership Grant from the Institute of Museum and Library Services (IMLS) and a grant from the NYC Mayor's Fund to Advance New York City.

The James Weldon Johnson Houses in East Harlem is the first Built to Learn demonstration site to integrate 2,000 square feet of CMOM interactive exhibits into its community center and day care classrooms. Built to Learn adopted CMOM's IMLS-funded PlayWorks™ early childhood exhibit and EatSleepPlay™:Building Health Every Day exhibition to provide families and children (ages birth through eight) living in and around Johnson Houses with the experiences and skills needed for lifelong success. Working with NYCHA staff and families at the Johnson Houses, CMOM developed programming based on the EatSleepPlay health curriculum as well as arts and health related festivals. The program goal is to strengthen the family and community by providing lifelong learning, teaching adults how to prepare children for preschool and learn healthy habits. The exhibit offers 25 interactive stations targeting core skills in math, literacy, science, health and art. Also, the graphic signage provides ongoing "coaching" to parents, teachers and caregivers as they become active partners in the child's learning. In addition, the project provides parent and child engagement programs, professional development programs, workforce programs and community resource development.

Saturday Night Lights Program: This initiative uses sports as a hook to get kids off the streets and offers academic support to help ensure graduation from middle school and high school. The initiative was started in

October of 2011 as an effort to provide kids a safe space on weekend nights, when the risks for juvenile crime and victimization were at their highest. The Manhattan DA's office formed a partnership with the NYPD, NYCHA, PAL, and Pro Hoops to open up a gym on Saturday nights in Harlem so that kids had a safe, healthy place where they were offered free, professional sports training. The success of this effort has led to additional programming on weekend nights throughout Manhattan. Currently this program is being operated at 9 locations and offers five sports: basketball, volleyball, softball/baseball, tennis and soccer. Each site has a program run by a Lead Sports Trainer and most sites have an Academic Success Advocate. During the 2013-14 school year the initiative has rolled out the academic component of the program, Advocate to Graduate (A2G) in five of the nine sites. Professional Sports Training: Drill & Play, AllStar Volleyball, RBI Skills, Tennis Clinics & Soccer Skills. On weekend nights, the professional sports trainers run high quality training sessions at nine sites. Each session consists of warm-ups, skill-specific drills, and games. Some sites also have a weeknight league. In addition, the basketball programs offer three all-site tournaments per year. To date, the sports programs have served over 3500 youths.

Academic Success: Advocate to Graduate (A2G) Program: During the week, through a partnership with the Department of Education and the Mayor's Office, an Academic Success Advocate reviews participants' school attendance and academic standing at five of our sites. The advocate works with the participant and their family to explore and assess any barriers to academic success and comes up with an action plan to reach specific academic goals. Advocates track the progress and outcomes of these steps toward success.

Objective: To save lives and protect property by preparing residents for various emergency responses and training them in life saving techniques.

Progress: Since the last hurricane season of 2013, Resident Engagement (RE) has scheduled and conducted emergency preparedness presentations citywide at 23 developments including 18 senior developments address the need of disseminating timely information to some of our most vulnerable population. Presentations were also conducted at the last Senior Benefit & Entitlement Fair (an annual NYCHA event that brings together over 2,000 seniors from all 5 boroughs) on September 18, 2013. Presentations were also conducted at Lafayette Gardens and Campos Plaza at the request of the Resident Associations. Over 650 residents attended all of the aforementioned presentations.

NYCHA also partnered with NYC's Office of Emergency Management (OEM) to provide resources including Ready New York My Emergency Plan booklets, evacuation zone pamphlets, an expert presenter and a fully loaded Go-Bag. RE staff also received training in a "train the trainer" model in order to present when OEM was unavailable.

At NYCHA Prepares "Tent Events", RE provided outreach assistance, signed-in residents as they entered the tent and conducted a free raffle for Go-Bags at regular intervals. RE staff gathered needed supplies and put the Go-Bags together.

In January 2014, RE expanded to include 50 new staff. They are organized into teams responsible for developments within nine districts across the city.

RE staff from all nine district teams received the following emergency preparedness trainings in May 2014:

- Scheduling and Outreach
- "Train the Trainer" on emergency preparedness by OEM) - to prepare RE staff to present on how to prepare for hurricanes and what to do when there is a weather related emergency alert
 - o "Train the Trainer" on Fire Safety by the FDNY- to prepare RE staff to present information about fire safety and precautions in response to fires

RE teams are moving forward with scheduling emergency preparedness presentations at all remaining senior developments (24) by the end of 2014. All will cover weather related emergencies (i.e. hurricanes), fire safety and NYCHA Prepares activities including: NYCHA Alerts, Emergency Tents and the development of Resident Response Team Leaders. Our partners, OEM and FDNY will provide materials for all presentations and presenters as needed.

We also aim to provide residents in a “train the trainer” model with contacts and information and training that will enable volunteers to facilitate future emergency preparedness events at their own developments. As example, on June 5th Resident Engagement is supporting a Fire and Safety Preparedness Event that is being hosted by the Ravenswood Houses Resident Association with the support of OEM and FDNY and other NYCHA departments including from the GM’s Office, Operations, ESD, Family Services, and Community Operations.

Objective: Develop at least one urban farm to provide affordable fresh food to residents and the surrounding community, as well as to expand green space.

Progress 2013:

Currently, NYCHA is working in partnership with three non-profit organizations to support the operations of two urban farms.

Farm 1 - In the summer of 2012 NYCHA partnered with the Active Citizens Project to start an urban farm at Frederick Douglass Houses. The farm was started on a non-used tennis court with several feet of mulch and topsoil imported to create a growing medium on the site. In the first year the primary crops that were grown at the site were cover crops to establish the space. In 2013, the farm was programmed with more training sessions for NYCHA residents to learn about growing their own vegetables and produce on the site. In July of 2013, a farmers market was started at the development to provide residents with fresh affordable produce from the farm site along with skills training for NYCHA residents. In 2014, the work on the farm will continue as well as the planning and implementation of a membership based farmers market for NYCHA residents.

Farm 2 - Through a partnership consisting of NYCHA, Added Value, (technical partner) and Green City Force (work force development partner) the first large scale (approximately 1 acre) urban farm on NYCHA property was set to be created in the fall of 2012. As planned, work started and ground was broken in the fall of 2012 on NYCHA property at Red Hook West Houses. However due to Super Storm Sandy, work at the site was stopped, as all work was focused on hurricane relief efforts at the development and throughout the city by all entities. Construction of the farm began in earnest in early April 2013 and an official launch occurred in June of 2013. Several tons of food were grown and distributed to NYCHA residents who volunteered on the farm as well as donated to the local food shelf. In 2014, the farm will continue to grow food for the local community, provided food education, and work to start a farmers market in July.

The NYCHA Farm is supported directly by funds from Mayor’s Office of Center for Economic Opportunity and the Obesity Task Force. Through this innovative alliance, Green City Force brings workforce development and national service to bear to create opportunity for young adults residing in public housing, who in turn with the support of Added Value work to engage and educate fellow NYCHA residents around healthy food and healthy food choices.

Expand Green Space

Through its Garden & Greening program (the “program”) the New York City Housing Authority increased the number of gardens from 664 in 2012 to approximately 743 gardens in 2013. Additionally, through partnerships with other city agencies, the program aims to support further opens space enhancement through shrub plantings

and soil amendment by providing woodchips, mulch, and compost to local property management offices. Finally, through a partnership with the USDA, the program aims to work to rebuild several large gardens that were devastated by Super Storm Sandy in Far Rockaway Queens.

Goal: Promote self-sufficiency and asset development of families and individuals

Objective: Develop strategic partnerships and leverage external resources to connect residents to high quality economic opportunity services that support resident economic sustainability. (Increase job placements and job training opportunities, apprenticeship and educational enrollments.)

Progress:

Service Coordination Highlights

Zone Launches

In April of 2012, REES launched an application process for local service providers to formally partner with REES in the first four launched Zones: Lower East Side, Downtown Brooklyn, South Bronx and Upper Manhattan. Twenty four organizations offering services in the areas of adult education, job training, employment assistance and financial literacy and asset building were selected to develop strategic, outcome-focused projects that connect NYCHA residents with their services. The projects, including a computer-based referral system, targeted recruitment campaigns, reverse referrals to access NYCHA job orders, support in integrating NYCHA policies into service delivery, and coordination with credit union services, launched in September. In March 2013, REES launched Zone 13 - East Harlem.

In November 2013, REES organized the Inaugural Year End Zone Partner Meeting, where all twenty-four partner organizations convened to discuss outcomes, challenges and capture best practices around serving residents of public housing.

In 2014, REES will launch Zone 14 - Western Queens, Zone 2 - the Concourse, Morrisania and Highbridge, and Zone 5 - Northwest Bronx, Zone 15 - Staten Island, Zone 5 - Bedford-Stuyvesant/Williamsburg and Zones in the Rockaways and Coney Island. While launching local service coordination networks in each Zone, REES has implemented a borough-based approach for recruitment and has established partnerships with citywide providers to ensure NYCHA residents of all communities have access to economic opportunity services citywide. Residents regularly access citywide Zone Partner opportunities through REES information sessions that occur twice weekly through in REES' Central Office as well as offsite information at target NYCHA Developments.

Referrals to Ongoing Services

REES trained all NYCHA frontline staff across Property Management, Family Services and to use a web-based referral system designed to connect residents to services in launched zones. Through this system, trained frontline staff member can refer residents directly to the Zone Partners (external service providers), with providers receiving the referral in 10 minutes or less. Zone Partners track activities and share outcomes with NYCHA through the web-based system and year-end report. Zone Coordinators make regular visits with Property Management and Family Services to provide technical assistance and they engage regularly with the Zone Partners to create a feedback loop that improves the success of the referral network. Referrals are tied to key activities, such as routine rent collection, that offer a strong correlation between economic opportunity services and a resident's present need. Over 3,000 referrals have been made since launch.

Enrollment in Cohort Based Services

As of September 30, 2014, there were 292 resident class/training enrollments for services in each functional area through REES recruitment efforts. Recruitment efforts are a major tool REES uses to connect residents to adult education and vocational training opportunities. Over the course of 2013, REES has developed a robust recruitment infrastructure in order to maximize the number of residents systematically accessing these critical and quality educational opportunities. The types of programs that REES recruits for include pre-GED/GED courses, computer literacy courses, financial literacy workshop and various vocational training opportunities, including informational technology, Certified Nursing Assistant, security and resident business development training courses.

ROSS '09 Service Coordinator Grant Results

At the end of 2013, REES closed out the 2009 ROSS Service Coordinator grant, which supported a wide range of economic opportunity service coordination activities at 9 developments in Upper Manhattan, South Bronx, and Downtown Brooklyn Zones between January 2010 and December 2013. During the final year of the grant, 301 residents from the target developments completed initial intakes and needs assessments and were connected to relevant economic services and programs. REES leveraging key providers in implementing the grant including: BronxWorks, South Bronx Overall Development Corporation, Northern Manhattan Improvement Corporation, Bedford Stuyvesant Restoration Corporation and Pratt Area Community Council. A total of 110 additional NYCHA residents from the target communities, 59 from the targeted ROSS 2009 developments, were enrolled in services that included computer literacy, financial literacy, adult basic education, ESOL, job readiness and employment skills training with the aforementioned providers.

Financial Literacy and Asset Building Highlights

Financial Literacy Training

REES collaborated with Neighborhood Trust Financial Partners (NTFP), a non-profit organization that helps to improve the financial standing of low-income people, to offer their "Getting Ahead" signature series of financial workshops to residents on site at various NYCHA Community Centers. In 2013, NYCHA hosted three Getting Ahead workshops in East Harlem, Upper Manhattan and the Lower East Side. A total of 42 residents graduated from the series, which requires a five-week commitment and addresses a different financial topic each week. REES has found that this method of financial education primarily attracts mature adults who are interested in strengthening their credit profiles in a supportive environment where they can strive towards improved money management practices with like-minded neighbors.

Prospect Plaza- Financial Planning and Management Services

Under a HOPE VI grant, NYCHA is contracting with a financial management and education provider, Neighborhood Trust Financial Partners (formerly known as Credit Where Credit is Due), to provide financial planning, credit repair and counseling support services to former residents of Prospect Plaza and NYCHA residents residing in Brooklyn's community board 16, who are interested in becoming qualified for new affordable housing units. In order to return to the new development, all applicants must pass a credit check. Neighborhood Trust Financial Partners launched its official program services on August 1, 2011. Services include both one-on-one financial counseling and workshops and seminars. As of the end of 2013, 332 former Prospect Plaza Residents or NYCHA residents of community board 16 have created financial action plans and are pursuing one on-on-one counseling with Neighborhood Trust Financial Partners.

Employment and Advancement Highlights

Jobs-Plus

Jobs-Plus is a proven place-based employment program that offers services to all working-age residents in one or a cluster of public housing developments. The first City-sponsored site launched in late 2009 at Jefferson

Houses in East Harlem as a collaboration between the Center for Economic Opportunity (CEO), CUNY, Human Resources Administration and NYCHA New York City has invested \$24 million to expand the program to up to seven new public housing sites as a signature component of Mayor Michael Bloomberg's new Young Men's Initiative. The Jobs-Plus expansion marks a key milestone in NYCHA's new approach to better support its residents to increase their income and assets by working with public and private partners to identify gaps in service offerings and to develop strategies that attract high quality resources and proven economic opportunity models, like Jobs-Plus, into public housing neighborhoods. Please note, the Jobs-Plus site in the South Bronx operated by BronxWorks is supported by the Corporation for National and Community Service, Bloomberg Philanthropies, Morgan Stanley, and Tiger Foundation as part of the federal Social Innovation Fund (SIF) grant awarded to CEO and the Mayor's Fund to Advance NYC. As of 9/30/2014 1,187 Residents were placed in jobs through the program last year.

Adult Education and Training Highlights

NYCHA Resident Training Academy (NRTA)

The NYCHA Resident Training Academy is a public/private initiative funded by the Robin Hood Foundation. The NRTA began in August 2010 as a citywide, employment-linked training program for NYCHA residents. Residents receive training from some of New York City's premier vocational training providers in preparation for jobs with NYCHA, its contractors, and the private sector. In Year 1, from August 2010 to July 2011, 138 NYCHA residents graduated from the janitorial and construction training, and 132 residents (96 percent of graduates) were placed into jobs with NYCHA and NYCHA contractors. In Year 2, which began in August 2011 and ran through August 2012, the NRTA trained 520 NYCHA residents across four training tracks (janitorial, construction, maintenance, and pest control). Of those trained, 456 residents graduated and 415 were placed into jobs (91 percent of graduates). In Year 3 (September 2012 through September 2013), the Training Academy conducted 10 training cohorts, providing training in two training tracks, janitorial (8 cohorts) and construction (2 cohorts). A total of 211 residents graduated from the Academy and 193 (91 percent of graduates) obtained job placement. The Training Academy recently launched program Year 4 in winter 2013, enrolling 245 residents, with 181 training completions and 95% of Year 4 graduates obtaining job placement.

Green City Force

Green City Force, Clean Energy Corps is a 6 month full time service training program that provides college preparation and hands on work experience in the field of Green Energy. Green City Force has partnered with NYCHA's Office of Resident Economic Empowerment & Sustainability since 2009 to recruit qualified NYCHA Residents for a stipend-paid job training and college preparation service program. As of 9/30/2014, 207 Residents have graduated from the program. Green City Force provides NYCHA residents 18-24 with training and leadership opportunities related to greening the economy. As of its last cohort, 85 percent of graduates are employed or enrolled in college.

Resident Business Development Highlights

In late 2012, REES launched the Resident Business Development unit to exclusively focus on developing resident-owned businesses. The unit's immediate focus was four fold:

- Define agency strategy for resident business development
- Identifying methods to leverage authority policy to better support the formation and growth of resident businesses.
- Implement programming to empower the formation and growth of resident owned businesses.
- Advance the authority's Section 3 Business Concerns efforts

Through resident business owner research, REES ascertained the core needs of residents in business formation by conducting resident focus groups. Secondly, over 600 resident business owners were surveyed to verify

focus group findings and to better understand their business needs to inform the strategy. In line with the REES' new Zone model, moving business development efforts away from direct- service to service- coordination, REES formerly partnered with six inaugural organizations to provide the training and services identified by residents in the aforementioned research. Included among the six inaugural partners was Women's Initiative for Self Employment and the New York City Business Solution Centers. These partnerships are highlighted in detail below; forty additional residents were connected to the remaining partners in September 2013.

Women's Initiative

Women's Initiative is a 25 year-old organization that specializes in helping high-potential low-income women become self-sufficient through small business ownership. Originally based in California, they partnered with NYCHA in 2012 after launching services in New York City. Historically, Women's Initiative clients nearly double their average annual individual income, from less than \$13,000 before training to more than \$25,000 one year after training. For every \$1 invested in WI, \$30 is returned to the local economy as a result of clients' increased sales, increased income, job creation, and increased sales tax revenues spent locally. During 2012-2013, 32 residents successfully completed their 20 Session Simple Steps workshop, and several of them have already opened for business. Additionally, 181 residents have completed their one day My Business Action Plan workshop which was open to the public.

The Harlem and Upper Manhattan New York City Business Solutions Centers

The Harlem and Upper Manhattan New York City Business Solutions Centers, operated by the NYC Department of Small Business Services, serve as anchor partners, providing businesses with marketing, legal and financing and other assistance. Additionally they assist businesses with MWBE certification and guide them through the process of contracting with the government institutions. To date they have serviced 86 residents providing training (51) and/or technical assistance (35).

Objective: Generate jobs and other economic opportunities for NYCHA Residents (Increase Section 3- related training, employment and contracting opportunities)

Progress:

Direct Employment

In 2013, REES facilitated 311 direct job placements. These job placements relative to the NYCHA Resident Training Academy, Section 3 and the NYCHA's Resident Employment Program ("REP"), wherein NYCHA requires that 15 percent of the labor costs on a contract be expended on resident hiring. With few exceptions, REP applies to construction contracts valued in excess of \$500,000. NYCHA experienced lower placements than in 2014 due to number of factors including a reduction in the funding and scale of the NYCHA Resident Training Academy, as well as delay in the launch of program Year 4, which is still currently in progress as of September 30, 2014. In addition, NYCHA generated fewer active Section 3 vacancies during the reporting period and requirement/job order, and emergency contracts, which trigger associated work on an "as needed" basis, represented 24 percent of all active contracts.

Increasing EID uptake

Leading an interdepartmental working group, REES was able to overhaul the tools available to NYCHA property management staff in identifying residents who qualify for and applying the Earned Income Disallowance (EID). REES worked with NYCHA's IT department to automate the EID process in NYCHA systems so that an increase in income triggers questions to see if a resident qualifies for EID and then the system tracks EID for the life of the disregard. Finally, REES has worked to educate our self-sufficiency program partners in the EID policy, its benefits for their clients and enlisted them to educate and orient residents about the EID. Since REES began tracking EID uptake in 2012, nearly 3,000 residents have received the EID. 500 Residents received the EID as of September 30, 2014.

Family Self-Sufficiency Program (FSS)

The Housing Choice Voucher or Section 8 Family Self-sufficiency (FSS) Program is a HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job training as well as job placement services. Participants receive a savings account which grows as the family's earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that no member has received cash public assistance in the preceding twelve months. The money may be used as a down payment on a home, as payment for higher education, as start-up capital for a business or to pursue other personal goals. Participating families run no risk to their Section 8 voucher and may continue to receive Section 8 assistance upon graduation from the program as long as they continue to meet Section 8 eligibility criteria. As of December 2013, there were 167 participants in the program. Fifty-four (32 percent) of these had active escrow accounts with an average balance of \$1,860. The cumulative amount in escrow was \$ 99,909.

Goal: Ensure equal opportunity in Housing for all Americans

Progress: NYCHA reaffirms its commitment to affirmatively further fair housing through its sustained relationships with residents, applicants, advocates and organizations that assist people with disabilities and promote fair housing. NYCHA's Department of Equal Opportunity, Services for People with Disabilities Unit assists applicants and residents with disabilities in obtaining decent, affordable and accessible housing in NYCHA developments. The Unit serves as a liaison between the disabled community and NYCHA. In 2013, the Unit responded to 2,098 calls from applicants, residents, voucher holders, and advocates on the status of applications, transfer requests, assistance with reasonable accommodation requests, and other related issues. There were 533 visits to the Unit and information was provided to a variety of organizations including: Harlem Independent Living Center, Community Resources and Services for Children, United Cerebral Palsy, University Settlement, Convent Avenue Family Center, Barrier Free Living, Rose Kennedy Children's Evaluation Rehabilitation Center, Puerto Rican Family Institute, and many, many others. Applicants, residents, and others in need of assistance with disability issues may call the "Hotline" at (212) 306-4652 or TTY at (212) 306-4845.

It is the policy of New York City Housing Authority (NYCHA) to take reasonable steps to ensure Limited English Proficient (LEP) persons may effectively participate in and benefit from NYCHA programs and activities. The policy is in accordance with the United States Department of Housing and Urban Development notice entitled, "Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient (LEP) Persons." This final notice was published in the Federal Register at 72 FR 2732 (January 22, 2007).

Limited English Proficient individuals do not speak English as their primary language and have a limited ability to speak, read, write or understand English at a level that permits them to communicate effectively in the course of applying for or receiving NYCHA services or benefits.

In July 2008, Mayor Bloomberg signed Executive Order 120 to reaffirm New York City's commitment to providing excellent customer service to the City's diverse population regardless of language spoken. As part of this initiative, to better help people with Limited English Proficiency, NYCHA continues to expand the translation and interpretation services available to residents, applicants and the general public through the Language Services Unit. NYCHA employees are expected to contact the Language Services Unit when necessary to communicate more effectively with people identified as being Limited English Proficient. When a person with Limited English Proficiency is identified, the employee can call the Language Services Unit to provide interpretation services. The Unit is staffed by two interpreters in each of the following covered languages: Spanish, Chinese and Russian. The Language Services Unit also manages a Language Bank established in 1990 with 44 NYCHA employee- volunteers speaking eight languages that currently has more

than 300 volunteers who collectively speak more than 39 languages, enabling NYCHA to provide assistance to a wide range of residents and applicants.

The Language Services Unit is a reporting unit within NYCHA's Department of Communications which enhances NYCHA's overall commitment to effectively communicate its programs, services and activities to LEP residents and applicants by providing more transparency to issues affecting NYCHA residents and applicants. This unit annually assess NYCHA's language assistance needs; monitors NYCHA's language delivery assistance services, in conjunction with NYCHA's delivery of programs, services and activities for residents, applicants and Section 8 voucher holders. Additionally, the unit will make recommendations to the Executive Department, as mandated, regarding NYCHA's delivery of language assistance services to persons with limited English proficiency.

In addition, on NYCHA's website we strive to make content accessible to all users by posting most of our content in HTML and Adobe Acrobat. HTML can be read by electronic devices used by the visually impaired. Adobe Acrobat also has an audible feature that can read PDFs. Key documents are translated and posted on our website in Spanish, Chinese and Russian for site-users with Limited English Proficiency. Additionally, we have "Printer Friendly" content as well as "Translate this Page" feature on our Internet site. Some content is also available in audio format.

In 2010 in a continued effort to provide excellent customer service to all City customers regardless of language spoken, the Mayor's Offices of Operations, Immigrant Affairs and NYC Service launched NYCertified to strengthen the skills of the City's language bank volunteers. The program involves the recruitment, assessment, training, and management of New York City bilingual volunteer employees. There are two different tracks a volunteer can choose from - interpretation (which will test the oral proficiency of a volunteer) or translation (which will test the written proficiency of a volunteer). After passing a proficiency assessment, the volunteer will go through interpretation or translation training. As of October 2014, NYCHA has approximately 32 Language Bank Volunteers who are participating in the NYCertified program.

In 2011, NYCHA revised its Fair Housing Policy to specifically provide for accommodations for the visually impaired including qualified sign language interpreters, documents in Braille and other appropriate aids and services.

Goal: Violence Against Women Act (VAWA)

Objective: Assist residents who are victims of domestic violence obtain an expedited confidential transfer and to enhance their safety

Progress: From January 1, through September 30, 2014, three hundred and thirty two (332) Domestic Violence cases were approved for transfer.

Objective: Provide support and assistance to residents approved for transfer to enhance their safety & viability and reduce the incidence of repeated domestic violence

Progress: The services were transitioned to the NYC Human Resources Administration ("HRA") Office of Domestic Violence and integrated with HRA's Alternative to Shelter Program. This program allows domestic violence victims the option of remaining in their homes instead of shelter placement by having a personal emergency response system ("P.E.R.S.") installed in their home. Ongoing services include, safety planning, emotional support and counseling for children affected by the violence, support and advocacy at the point of transfer into new home/community, information, case planning and referrals at post transfer to assist in

achieving goals for education, job training/placement, career planning, referral and advocacy for medical, mental health, substance abuse services. All services are free, voluntary and confidential.

From January 1, through September 30, 2014, 335 new cases requesting services were received.

2) SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION OR MODIFICATION OF THE AGENCY PLAN

Criteria for Significant Amendment or Modification of the Agency Plan (24 CFR §903.7(r)(ii)):

NYCHA will amend or modify its agency plan upon the occurrence of any of the following events during the term of an approved plan:

1. A change in federal law takes effect and, in the opinion of NYCHA, it creates substantial obligations or administrative burdens beyond the programs then under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree.
2. Any other event that the Authority determines to be a significant amendment or modification of an approved annual plan.”

3) OTHER INFORMATION

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
☒ Attached at Attachment (File name) **Attachment P**
☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) *New York City*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of New York's Consolidated Plan serves as the City's official application for the four U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development entitlement programs. The Consolidated Plan includes an Action Plan, which includes two elements: 1) the description of the use of federal, state, city, private and nonprofit funding for housing, homeless assistance and prevention, supportive housing services, and community development activities; and 2) the Supportive Housing Continuum of Care for Homeless and Other Special Needs Populations which describes the City's coordination of supportive housing services to the homeless and other special needs populations.

The Public Housing Agency Plan embodies, in many respects, the concepts of HUD's Consolidated Plan. The Plan provides a planning mechanism by which a housing authority can examine its long-term and short-term

needs, specifically the needs of the families it serves, and design both long-term strategies and short-term strategies for addressing those needs. Like the Consolidated Plan, the Agency Plan involves consultation with affected groups in the Plan's development.

D. Additional Information

1070 Washington Avenue in the Bronx

NYCHA used approximately \$5.3 million of federal Replacement Housing Factor funds to finance the construction of a privately owned and managed affordable housing development. As part of the construction sources, NYCHA issued predevelopment and construction loans equal to \$1.36 million and \$3.97 million, respectively, to Bronx Pro Real Estate Management for the development of a 49-unit building containing 21 public housing units on privately-owned land. The predevelopment loan was issued and expended in September 2010. The remaining \$3.97 million in RHF grants was obligated in September 2010 with closing in April 2012; construction finished in 2013.

Energy Performance Based Contracting

In January 2013, NYCHA received an approval from the U.S. Department of Housing and Urban Development for an \$18 million Energy Performance Contract. The contract combines lighting incentives obtained from Consolidated Edison at 17 developments with NYCHA's planned boiler replacement project and other energy conservation measures at six other developments. NYCHA secured financing through a public solicitation process and entered into an agreement with Bank of America Public Capital Corp in April 2013. Work is ongoing and anticipated to be completed by summer 2015.

Second Replacement Housing Factor (RHF) Funding Groups

1) Second RHF Funding Group – First Increment RHF Plan

- NYCHA will accumulate five years of Second Funding Group, First Increment Replacement Housing Factor (RHF) grants totaling \$7,110,861 for use in up-coming mixed-finance development activities. Since annual awards are small, NYCHA accumulates these grants over several years to have sufficient funding to complete a transaction. NYCHA has obligated all of grant NY36R005501-08 (\$853,997), NY36R005501-09 (\$790,086), NY36R005501-10 (\$776,218) and NY36R005501-11 (\$395,955) for construction of public housing units in Randolph South Mixed-Finance transaction. NYCHA has obligated all of grant NY36R005501-12 (\$1,538,254) and a portion of NY36R005501-13 (\$651,630) for construction of public housing units in Phase I of the Prospect Plaza HOPE VI Revitalization Project. It is anticipated NYCHA will obligate the remainder of grant NY36R005501-13 (\$628,726) and all of grant NY36R005501-14 (\$1,475,995) for Phase II of the Prospect Plaza HOPE VI Revitalization Project.

- Performance and Evaluation Reports are not available for the following subject grants:

o NY36R005501-08	\$ 853,997
o NY36R005501-09	\$ 790,086
o NY36R005501-10	\$ 776,218
o NY36R005501-11	\$ 395,955
o NY36R005501-12	\$1,538,254
o NY36R005501-13	\$1,280,356
o NY36R005501-14	\$ 1,475,995
Total:	\$7,110,861

2) **Second RHF Funding Group – Second Increment RHF Plan**

• NYCHA will accumulate five years of Second Funding Group, Second Increment Replacement Housing Factor (RHF) grants totaling \$2,578,340 for use in up-coming mixed-finance development activities. It is anticipated NYCHA will obligate all of grant NY36R005502-10 (\$258,796), NY36R005502-11 (\$333,158), NY36R005502-12 (\$496,383) and NY36R005502-13 (\$646,103) for construction of public housing units in Phase II of the Prospect Plaza HOPE VI Revitalization Project.

- *Performance and Evaluation Reports are not available for the following subject grants:*

Second Increment

o NY36R005502-10	\$ 258,796
o NY36R005502-11	\$ 333,158
o NY36R005502-12	\$ 496,383
o NY36R005502-13	\$ 646,103
o NY36R005502-14	<u>\$ 743,900</u>
Total:	\$2,578,340

Attachment G

Admissions Policy for Deconcentration

HUD regulations (24 CFR Part 903) require a discussion of HUD's Deconcentration Requirement in NYCHA's FY 2015 Annual Plan. It was determined from the following Deconcentration Analysis that NYCHA does not need to develop an additional Deconcentration Plan for its Fiscal Year 2015 Annual Plan to comply with HUD's requirement.

Although 10 of NYCHA's qualifying 132 consolidated developments fall outside of an Established Income Range (EIR), NYCHA is exempt from developing an additional Deconcentration Plan to bring the 10 developments within the EIR primarily because all of NYCHA's developments are part of an explicit strategy to promote income mixing in each of its developments. This strategy is detailed in NYCHA's Tenant Selection and Assignment Plan, and therefore, NYCHA already has a deconcentration plan built into its rental scheme.

Deconcentration Analysis

The Rule to Deconcentrate Poverty and Promote Integration in Public Housing applies to all Public Housing Authorities (PHA) funded by HUD, but specifically excludes from its applications the following types of developments within a PHA:

- developments with fewer than 100 public housing units;
- developments that are designated for elderly and/or disabled persons only;
- developments that are part of a homeownership program; and
- developments that are operated in accordance with a HUD approved mixed-finance plan using HOPE VI or public housing funds.

The developments' characteristics and tenant income data are from the Tenant Data System database as of January 1, 2014. This database contains household-level data for every occupied unit within NYCHA developments.

Of the 175,587 occupied units⁵, there are 143,967 units within 132 consolidated developments⁶ that do not meet the exemption criteria and therefore, were used in this analysis.

Gross mean incomes from the excluded types of developments and units were not used in the calculation of the overall NYCHA mean. In total, 31,620 occupied units were excluded from the analysis. Table I presents the number of these units that fall into each exclusion category. See the Appendix for a list of the individual excluded developments.

As per Step 3 of the Final Rule, a development will be considered below the Established Income Range (EIR) if its mean gross household income⁷ is less than 85 percent of the NYCHA mean; and a development will be

⁵ There are 175,587 public housing households as of January 1, 2014.

⁶ For the purposes of this analysis, there are 132 consolidated developments that have units that are not exempt from the application of the Deconcentration Rule. However, there may be units within these 132 developments that have been excluded.

⁷ Mean gross household income is defined as total household income before deductions.

considered above the EIR if its mean gross household income is above 115 percent of the NYCHA mean. The 2014 NYCHA mean gross household income is \$23,738, resulting in a lower EIR limit of \$20,177 and an upper EIR limit of \$27,299. In a recent amendment to the Deconcentration Rule, the definition of the EIR has changed to::

“include within the EIR those developments in which the average income level is at or below 30 percent of the area median income, and therefore ensure that such developments cannot be categorized as having average income ‘above’ the Established Income Range.”

Thirty percent of the 2014 HUD Area Median Income for the New York City HUD FMR Area (HMFA – includes the five boroughs and Putnam County) is \$18,750. However, this is less than 115 percent of the NYCHA mean gross household income, and therefore, NYCHA’s 2014 upper EIR limit remains at \$27,299.

Table I shows that out of the 132 consolidated NYCHA developments that are not exempt from the application of the Deconcentration Rule, there are 5 developments with 4,196 occupied units with gross mean household incomes below the EIR and 5 developments with 4,267 occupied units with gross mean household incomes above the EIR.

TABLE I
Summary Table

Development Category	LOWER INCOME DEVELOPMENTS MEAN INCOMES <\$20,177		HIGHER INCOME DEVELOPMENTS MEAN INCOMES >\$27,299		TOTAL	
	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units
Non-exempt NYCHA Developments	5	4,196	5	4,267	132	143,967
FHA Homes	N/A	N/A	N/A	N/A	N/A	185
Hope VI	N/A	N/A	N/A	N/A	N/A	1,731
MHOP Program	N/A	N/A	N/A	N/A	N/A	33
Elderly Only Developments	N/A	N/A	N/A	N/A	N/A	7,701
Developments with Fewer than 100 Units	N/A	N/A	N/A	N/A	N/A	178
Elderly Only Buildings	N/A	N/A	N/A	N/A	N/A	2,145
Mixed-Finance Developments	N/A	N/A	N/A	N/A	N/A	19,647
TOTAL						175,587

Table II lists the 5 consolidated developments with a mean gross household income of less than 85 percent (\$20,177) of the NYCHA mean of \$23,738.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Beach 41st Street-Beach Channel Drive	165	Queens	\$19,258	705
Hammel	075	Queens	\$19,787	830
Mill Brook	084	Bronx	\$19,112	1,441
South Beach	035	Staten Island	\$19,828	418
Webster	141	Bronx	\$19,291	802
Total			\$19,377	4,196

The table above only includes units within the consolidated developments that qualify for inclusion in the Deconcentration Analysis, i.e., it excludes units that are elderly-only, mixed-finance, FHA, Hope VI, or MHOP.

**TABLE III
HIGHER INCOME DEVELOPMENTS**

Table III lists the 5 consolidated developments with a mean gross household income greater than 115 percent (\$27,299) of the NYCHA mean of \$23,738.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Forest Hills Co-Op *	200	Queens	\$46,354	250
Fulton	136	Manhattan	\$30,633	938
Gompers	100	Manhattan	\$28,077	1,190
Union Avenue Consolidated	342	Bronx	\$27,719	541
Woodside	033	Queens	\$27,409	1,348
Total			\$29,464	4,267

The table above only includes units within the consolidated developments that qualify for inclusion in the Deconcentration Analysis, i.e., it excludes units that are elderly-only, mixed-finance, FHA, Hope VI, or MHOP. Studio and one bedroom units in Forest Hills Co-Op designated for the elderly are excluded from this analysis.

*Forest Hills Co-Op has separate income and rent schedules, which are designed to make the development self-sufficient.

Step 4 of the Deconcentration Requirement is an “option to provide reasons developments are outside of the Established Income Range.” In other words, it provides the opportunity to exclude entire developments or selected units from the application of the requirement to deconcentrate poverty and mix incomes if the income profile for these units or developments is consistent with furthering both the goals of deconcentration and the local goals and strategies contained in NYCHA’s Annual Plan. Developments and unit types that fall into this category are not limited to, but include those developments that:

- are subject to a consent decree agreement or a judicial decree covering the resident selection;
- are part of a PHA program/ strategy that is specifically authorized by statute such as mixed income or mixed finance developments, a homeownership program, a strategy designed to promote income-mixing in public housing or one designed to raise the income of public housing residents;

- are designed via size, location or other configuration to promote income deconcentration; or
- have income characteristics that can be explained by other circumstances.

One of NYCHA's 10 developments (Forest Hills Co-Op) has mean gross incomes outside of the EIR from the Deconcentration Requirement but should be excluded because they are covered by a court injunction, which restricts the types of resident applications that can be accepted at this development.

All 10 NYCHA developments that have mean gross incomes outside of the EIR from the Deconcentration Requirement should be excluded, because all NYCHA developments are part of NYCHA's explicit strategy to promote income-mixing in each of its developments. That strategy is spelled out in NYCHA's Tenant Selection and Assignment Plan ("TSAP"). Under the TSAP, each development must adhere to income-mix requirements each year, renting no less than 40 percent of its vacancies to Very Low Income Families (making 30 percent or less of area median income), but balancing that with the Working Family Preference, which gives priorities to higher-income and working families.⁸ This plan has been in place since 1998. Over time, it should produce a generally uniform and healthy income mix in all NYCHA developments. Since NYCHA already has this deconcentration plan built into its rental scheme, it need not do anything more to comply with the Deconcentration Requirement.

NYCHA has chosen, however, to be more aggressive in addressing the income mix at the Lower Income Developments. It has therefore targeted its Economic Integration Plan to those developments.

Step 5 of the Deconcentration Requirement outlines the policy for deconcentrating poverty and income mixing in developments where the developments' income profiles outside the EIR cannot be explained or justified. Step 5 also specifies that a PHA will be found in compliance with the Deconcentration Requirement if:

- all of the PHA's developments are within the Established Income Range;
- the PHA provides sufficient explanation in its Annual Plan to support the income mix of developments above or below the EIR as consistent with and furthering the goal of deconcentrating poverty, income mixing and the goals of the PHA's Annual and Five Year Plans; or
- the agency's deconcentration policy provides specific strategies to promote deconcentration of poverty and income mixing at developments that are outside the EIR.

As explained above for Step 4, NYCHA can justify all the developments outside the EIR, because they are all part of the TSAP income-mix rental scheme. Even if this could not satisfy Step 4, however, NYCHA's TSAP rental scheme would satisfy Step 5, since it already constitutes a sufficient deconcentration plan explicitly designed to achieve a uniform and healthy income mix in each development. However, as noted above in Step 4, NYCHA has chosen to be more aggressive in addressing the income mix at the Lower Income Developments, and has targeted its Economic Integration Plan to those developments. The Economic Integration Plan includes the following element:

⁸ Federal law requires PHAs to rent no less than 40 percent of their vacancies to Very Low Income families, but it does not require them to apply this requirement to each development. NYCHA has chosen to apply the requirement to each development, with the explicit goal of producing a more uniform income mix. Likewise, NYCHA has designed its Working Family Preference to bring more working families into *each* development, to achieve a healthy and uniform income mix.

- Applications Outreach to Tier III and Tier II applicants with incomes exceeding the “non-elderly average,” informing them that they may be selected sooner for an eligibility interview if they are willing to accept one of the Working Family Priority Consolidations.

APPENDIX - Individual NYCHA Developments Exempt from Deconcentration Rule

Hope VI Developments

- Ocean Bay (Oceanside & Bayside)
- Prospect Plaza

Homeownership Developments

- Frederick Samuel I M.H.O.P.
- Frederick Samuel II M.H.O.P.
- Frederick Samuel III M.H.O.P.
- FHA Homes

Developments with Fewer than 100 Units

- 154 West 84th Street (Dome Site)
- Lower East Side III
- Marcy Avenue - Greene Avenue Sites A & B
- Stanton Street

Developments Designated for the Elderly Only

- | | |
|------------------------------------|------------------------------------|
| ▪ Glebe Avenue-Westchester Ave | ▪ P.S. 139 Conversion |
| ▪ Baruch Addition | ▪ Palmetto Gardens |
| ▪ Bethune Gardens | ▪ Randall-Balcom |
| ▪ Boston Road Plaza | ▪ Reid |
| ▪ Bronx River Addition | ▪ Reverend Brown |
| ▪ Cassidy - Lafayette | ▪ Robbins Plaza |
| ▪ Chelsea Addition | ▪ Saratoga Square (Site 60) |
| ▪ College Avenue - East 165 Street | ▪ Shelton House |
| ▪ College Point Rehab Program | ▪ Sondra Thomas Apartments |
| ▪ Conlon - LIHFE Tower | ▪ Stuyvesant Gardens II |
| ▪ Corsi | ▪ Thurgood Marshall Plaza |
| ▪ Fort Washington | ▪ Twin Parks East |
| ▪ Haber | ▪ Union Avenue & East 163rd Street |
| ▪ International Tower | ▪ UPACA Site 5 |
| ▪ Kingsborough Extension | ▪ UPACA Site 6 |
| ▪ La Guardia Addition | ▪ Vandalia |
| ▪ Leavitt Street 34th Avenue | ▪ West Brighton II |
| ▪ Meltzer | ▪ West Tremont – Sedgwick |
| ▪ Middletown Plaza | ▪ White |
| ▪ Morris Park Senior Citizens Home | ▪ Woodson |
| ▪ New Lane Shores | ▪ Van Dyke II |

Mixed-Finance Developments

- | | |
|-------------|------------------------------------|
| ▪ Bay View | ▪ Saint Mary’s Park |
| ▪ Boulevard | ▪ 344 East 28 th Street |
| ▪ Bushwick | ▪ Amsterdam Addition |

- Independence
- Linden
- Marlboro
- Williams Plaza
- Baychester
- Castle Hill
- Marble Hill
- Murphy
- Chelsea
- Drew-Hamilton
- Manhattanville
- Rutgers
- Samuel
- Wise Towers
- Stapleton

Attachment H
Resident Advisory Board Members
RAB DELEGATES/ALTERNATES 2014

	Names	Development	District	Delegate/ Alternate
1	Aikens, Shirley	Carey Gardens	Brooklyn South	Delegate
2	Alejandro, Laura	East River	Manhattan North	Alternate
3	Anglero, Karen	Latimer Gardens	Queens	Delegate
4	Ballard, Raymond	Sumner	Brooklyn West	Delegate
5	Barber, Barbara G.	Drew Hamilton	Manhattan North	Alternate
6	Bergin, Rose	Isaacs	Manhattan South	Delegate
7	Bowman, Reginald	Seth Low	Brooklyn East	Delegate
8	Boyce, Sheryl	Bayview	Brooklyn South	Delegate
9	Brown, Lorraine	Section 8	Bronx North	Alternate
10	Butler, Harvey	Sack Wern	Bronx North	Alternate
11	Charles, Brenda	Mariner's Harbor	Staten Island	Delegate
12	Clifton, Rose	Howard Ave Rehab	Brooklyn East	Delegate
13	Coaxum, Henry	Marshall	Manhattan North	Delegate
14	Coger, Claudia	Astoria	Queens	Alternate
15	Colon, Naomi	Marcy	Brooklyn West	Delegate
16	Cruz-Acevedo, Celia	Site 402	Bronx South	Alternate
17	Cunningham, Sylvia	Todt Hill	Staten Island	Delegate
18	Davis, Annie	Taft	Manhattan North	Alternate
19	Estrada, Gloria	Hope Gardens/Section 8	Brooklyn East	Alternate
20	Everette, Beatrice	West Brighton	Staten Island	Delegate
21	Feliciano, Wanda	Unity Tower	Brooklyn South	Delegate
22	Forbes, Maria	Clay Avenue	Bronx South	Alternate
23	Green, Desiree	Crown Heights Rehab	Brooklyn East	Delegate
24	Green, Nathaniel	Dyckman	Manhattan North	Delegate
25	Grossman, Florence	New Lane	Staten Island	Delegate
26	Harrell, Cassandra	Bedford- Stuyvesant Rehab	Brooklyn West	Delegate
27	Hawkins, Iona	Parkside	Bronx North	Alternate
28	Herman, Patricia	Lincoln	Manhattan North	Delegate
29	Hogan, Robert	Baisely Park	Queens	Delegate
30	Holmes, Barbara	Morris	Bronx South	Alternate
31	Huff, Dereese	Campos Plaza I & II	Manhattan South	Delegate
32	Jamerson, Princella	Millbrook	Bronx South	Delegate
33	Javier, Abigail	Jefferson/Corsi	Manhattan North	Delegate

	Names	Development	District	Delegate/ Alternate
34	Johnson, Christina	Lexington	Manhattan South	Delegate
35	Johnson, John	Mott Haven	Bronx South	Delegate
36	Johnson, Naomi	Howard	Brooklyn East	Delegate
37	Johnson, Stanley	Metro North	Manhattan North	Alternate
38	Jones, Geraldine	Bayside	Queens	Alternate
39	Joyner, Ilma	O'Dwyer Gardens	Brooklyn South	Delegate
40	Keith, Leora	Tompkins	Brooklyn West	Alternate
41	Kinsey, Craig	Bland	Queens	Delegate
42	LaMonda, Patricia	Bronx Chester	Bronx South	Delegate
43	Larkins, Maggie	Redfern	Queens	Delegate
44	Lozano, Lilithe	Parkside	Bronx North	Delegate
45	Lynch, Victoria	Coney Island (Site 8)	Brooklyn South	Delegate
46	McElveen, Mildred	Randall-Balcom	Bronx North	Alternate
47	McNear, Bernadette	Rangel	Manhattan North	Delegate
48	McNeil, Walter	Edenwald	Bronx North	Delegate
49	Morales, Mona Lisa	Dome Site	Manhattan South	Delegate
50	Morris, Ann	Manhattanville	Manhattan North	Delegate
51	Morris, Ann Cotton	Woodside	Queens	Delegate
52	Munroe, Carlton	Section 8	Brooklyn East	Delegate
53	Parker, Geraldine	Stapleton	Staten Island	Delegate
54	Peterson, Miguel	Teller Avenue	Bronx South	Delegate
55	Ramsey, Keith	Eastchester	Bronx North	Alternate
56	Reed, Deborah Franklin	Coney Island (Site 8)	Brooklyn South	Delegate
57	Reed, Marlene J.	South Jamaica I & II	Queens	Delegate
58	Rolle, Bettye	Audubon	Manhattan North	Alternate
59	Sierra Sylvia	Adams	Bronx South	Delegate
60	Spain, Polly	WSURA 120 W. 94 th St.	Manhattan South	Delegate
61	Smith, Pamela	Mitchell	Bronx South	Alternate
62	Stanback, Tyree	Lafayette Gardens	Brooklyn West	Delegate
63	Steele, Michael	Rutgers	Manhattan South	Delegate
64	Torres, Luis	Moore	Bronx South	Delegate
65	Tull, Gloria	Claremont Parkway	Bronx South	Alternate
66	Velez, Ethel	Johnson	Manhattan North	Delegate
67	Walker, Daniel Barber	Jackson	Bronx South	Alternate
68	Walton, Carolyn	Glenwood	Brooklyn South	Delegate
69	Wilkins, Carol	Ravenswood	Queens	Delegate

Attachment I

Community Service Description of Implementation

NEW YORK CITY HOUSING AUTHORITY

Community Service Policy Overview

According to requirements of Federal Law, all public housing residents who are not exempt must perform Community Service or Economic Self-Sufficiency activities for 8 hours each month as a condition of tenancy. This Community Service Policy Overview explains the exemptions and describes the Community Service requirement. During the Annual Review process the Authority will advise families of their Community Service status.

NYCHA will be increasing efforts to enforce this requirement and will be engaging with residents and resident leaders toward this end. NYCHA anticipates developing strategies to provide additional assistance to help residents comply with this mandate including:

1. Trying to increase the opportunities available through resident association driven activities to fulfill this requirement;
2. Providing additional information to residents using letters, posters, and Journal articles as well as the NYCHA website (including NYCHA activities that can be used to for Community Service and links to other websites with activities that can be found); and
3. Making it easier to document service by working with resident associations to provide receipts for Community Service hours at suitable events/activities.

NYCHA also anticipates requiring not complying residents to meet with their Housing Assistant.

For those required to perform Community Service, successful documentation of the needed hours is a condition of tenancy and failure to perform this service can result in termination of tenancy.

I. EXEMPTIONS FROM COMMUNITY SERVICE

There are many exemptions which allow residents not to perform Community Service. An exemption will excuse the resident from the performance of Community Service during the tenant's **one** year Lease term, unless the exemption is permanent. Some exemptions can be identified by NYCHA using information in the Annual Review or Resident file. Others may be granted only after residents submit documentation. Forms and information are available from your RSA. When documentation is required for an exemption all forms must be filled-out and signed and returned to the development management office.

Exemptions NYCHA identifies - NO ADDITIONAL DOCUMENTS NEEDED

1. **Age** - Below Age 18
2. **Age** - Age 60 and older (permanent exemption)

3. **Employed** - An adult with no child below age 13 in the household and earning at least \$8,034 per year, or working a minimum of 30 hours per week
 4. **Employed** - A single adult family with at least one child below age 13 in the household and earning at least \$5,356 per year, or working a minimum of 20 hours per week
 5. **Employed** - A two adult family with at least one child below age 13 in the household: either or both adults must work and must earn at least \$9,373 per year, or either or both together must work a minimum of 35 hours per week, on the average
 6. **Disability Income** - Receiving Supplemental Security Income (SSI)
 7. **Public Assistance** - All authorized family members living in the same apartment will be exempt from performing community service for one year if at least one family member receives welfare assistance or participates in a program that receives welfare monies and is in compliance with the rules of the program *(This exemption may require signed documentation)*
- B. Other exemptions - granted only with signed DOCUMENTATION
8. **Blind / Disabled** (Certification by a doctor is required).
 9. **Receiving Social Security Disability (SSD) Income.**
 10. **Primary caretaker for the blind or disabled.**
 11. **Vocational educational training** (available only **one** time per resident).
 12. **Job skills training** directly related to employment, including attendance in a trade school. (The resident might not be currently employed, but employment may be dependent on successful completion of job training).
 13. **Education directly related to employment**, in the case of an individual who has not received a high school diploma or a certificate of high school equivalency, if employment is dependent on successful completion of job training.
 14. **Satisfactory attendance at secondary school** or higher.
 15. **Satisfactory attendance in a course of study** leading to a certificate of general equivalence, if the resident has not completed secondary school or received such a certificate.
 16. **Work experience** (including work associated with the refurbishment of publicly assisted housing) if sufficient private sector employment is not available, e.g., Youthbuild.
 17. **On-the-job** training.
 18. **Childcare provider** to a NYCHA child resident age 5 or younger (including your own child), if the child's parent - also a NYCHA resident:
 - o Is performing Community Service, OR
 - o Is exempt by NYCHA from performing Community Service because the parent is employed
 - o Childcare provider to a child age 6 through 12 may qualify if the child does not attend school due to Home Schooling, Home Instruction or is exempted by a school from attending for that year
 19. **Childcare provider to your own child** if childcare is otherwise unavailable:

- o You must be a single adult family.
- o Your child must reside in your apartment.
- o Your child must be age 5 or younger.
- o Your child age 6 through 12 may also qualify if the child does not attend school due to Home Schooling, Home Instruction or is exempted by a school from attending for that year.
- o You must submit a letter from one local Child Care Center, on the Center's letterhead, stating that appropriate child care is not available. The Child Care Center must be licensed by the NYC Department of Health and be subsidized by NYC.

20. Childcare provider to your own child:

- o You must be a single adult family.
- o Your child must reside in your apartment.
- o Your child must be age 12 months or younger.
- o You must submit valid proof of the infant's birth, by providing a
 - Birth certificate, and/or
 - Court papers which indicate that the tenant is the birth/natural parent, adoptive parent or court ordered guardian of the infant child.

II. COMMUNITY SERVICE CREDITS

The following are CREDITS that reduce or eliminate the number of community service hours that a resident must perform in one year. These credits apply to the following special circumstances or activity. Note that the maximum number of hours that any resident must perform in one year is 96 hours (8 hours per month). One credit is equal to one hour of community service performed.

1. **Resident Association (RA) Officer:** A RA President, RA executive board members or Citywide Council of Presidents receive a credit of 8 hours of community service during any month in which they serve in office.
2. **Foster Parent:** A foster parent whose foster child(ren) lives in the same NYCHA apartment receives a credit of 8 hours of community service for every 30 days that the foster care relationship continues. Even if there is more than one foster child in the apartment, the credit remains at 8 hours per 30 days.
3. **Job Search and Job Readiness Assistance:** The resident is credited with **16** hours of community service (and not more than 16) for any job search activities during any lease year. This is **not** an Exemption although verified on the *Community Service Exemption Verification – Education Job Training* form.

Job readiness assistance includes any of the following criteria:

- o Training in job-seeking skills
- o Training in the preparation of resumes or job applications

- o Training in interviewing skills
 - o Participating in a job club
 - o Other related activities that may assist an individual to secure employment
 - o Receipt of Unemployment Insurance Benefits qualifies as job search.
4. **Military Service:** Any resident performing military service who is either on Active Duty (in the: Army, Air Force, Navy, Marine Corps or Coast Guard) or in a Reserve Component (in the: Army National Guard, Air National Guard, Army Reserve, Air Force Reserve, Navy Reserve, Marine Corps Reserve or Coast Guard Reserve) receives a credit of 96 hours of Community Service.
 5. **Pregnancy:** A resident who is pregnant receives a total credit of 8 hours upon proof of pregnancy. No other medical factors are needed. This credit can be given only once during the same pregnancy. (This credit does not prevent a woman from qualifying for the Disability exemption based pregnancy.)
 6. **Temporary illness:** A resident who is ill and unable to work shall receive a credit of 8 hours for every 30 days of illness.
 7. **Victims of Domestic Violence, Intimidated Victims and Intimidated Witnesses (VDV/IV/IW):** A resident whose request to transfer to another development as a VDV/IV/IW has been approved, receives a credit of 8 hours of community service for every 30 days that the transfer request is pending, or until the resident moves out of the apartment.
 8. **Incarceration:** A resident shall be credited for 8 hours of community service for every 30 days during his/her incarceration. Upon release from jail, the resident is required to perform community service, unless otherwise exempt.

III. COMMUNITY SERVICE REQUIREMENT

Residents who are not exempt must perform Community Service or Economic Self Sufficiency activities at the rate of 8 hours per month. These hours may be performed flexibly. It is acceptable to perform less than 8 hours during any month if those hours are made up during another month. The resident **must**, however, be in compliance with the full number of hours at the annual review period, as reported on the Status Notice.

1. **Service Status Notice:** If the Service Status on the Status Notice for any household member is “Community Service Required,” and more than 24 hours is owed you must meet with your RSA.
2. **Performance of Community Service:** Residents may perform Community Service either at a facility located within a NYCHA development or a non-NYCHA facility. There are a wide range of providers that residents may choose from who offer many different types of Community Service eligible activities. A resident may, but does not have to, perform all Community Service activities with one provider. The resident may perform a variety of Community Service or Economic Self-Sufficiency activities.

NOTICE	NYCHA does not endorse any particular organization or assume any liability in connection with a resident's Community Service. Each resident is solely responsible for seeking an appropriate organization to fulfill this federal law requirement.
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Residents must provide verification of the services performed by submitting the *Community Service Performance Verification* form (Either short form or long form) to their development office by the time they

submit their Annual Review documents. The long form (available from a RSA or from NYCHA website) must be filled out by the group or organization where the service was performed. The short form will be provided at NYCHA-sponsored events for which community service credit is available. Once the form is completed, residents should keep a copy and return the original to the development management office.

Definitions of Community Service and Economic Self-Sufficiency and examples of qualifying activities are:

Community Service is <u>defined</u> by the law as: the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community Service is not employment and may not include political activities.	
Examples of where to find Qualifying Community Service Activities Residents may volunteer to perform Community Service with NYCHA or any federal, state or municipal agency, or for any community or faith-based organization. Residents can visit their Property Management Office or access volunteer opportunities through the following: ▪ NYC Service – Located on the internet at www.nycservice.org ▪ By calling 3-1-1 the NYC Citizen Service Center ▪ The Volunteer Match database, located on the internet at www.volunteermatch.org Residents can also perform service for groups not listed above. If there is any question about whether the service can be credited as Community Service it is advised that residents ask their Property Management Office.	
Examples of NYCHA Community Service Activities	
▪ Resident Watch ▪ Resident green Committees (RGC) ▪ Attendance at Resident Association meetings ▪ Delegate/Alternate at RAB meetings	▪ Community Center / Senior Center volunteer ▪ Help at Resident sponsored community clean-up days ▪ Attending meetings called by NYCHA
Examples of Non-NYCHA Community Service Activities Volunteer for local government, community, or faith-based organizations that serve a public benefit	
▪ Food bank ▪ Hospital ▪ Nursing Home / Hospice ▪ Ambulance service ▪ Programs providing support to families with hospitalized members ▪ Parks Department ▪ Library ▪ Reading Program ▪ Parent Teacher Association (PTA) meetings	▪ School ▪ After School Programs ▪ Day Care Facility ▪ Habitat for Humanity ▪ Boys or Girls Club ▪ AmeriCorps ▪ Police Department ▪ Auxiliary Police ▪ Youth Mentoring ▪ Vista ▪ Court ordered Community Service

Economic Self-Sufficiency is defined by the law as: any program that is designed to encourage, assist, train or facilitate the economic independence of its participants and their families. An ***Economic Self-Sufficiency*** program can also provide work for its participants.

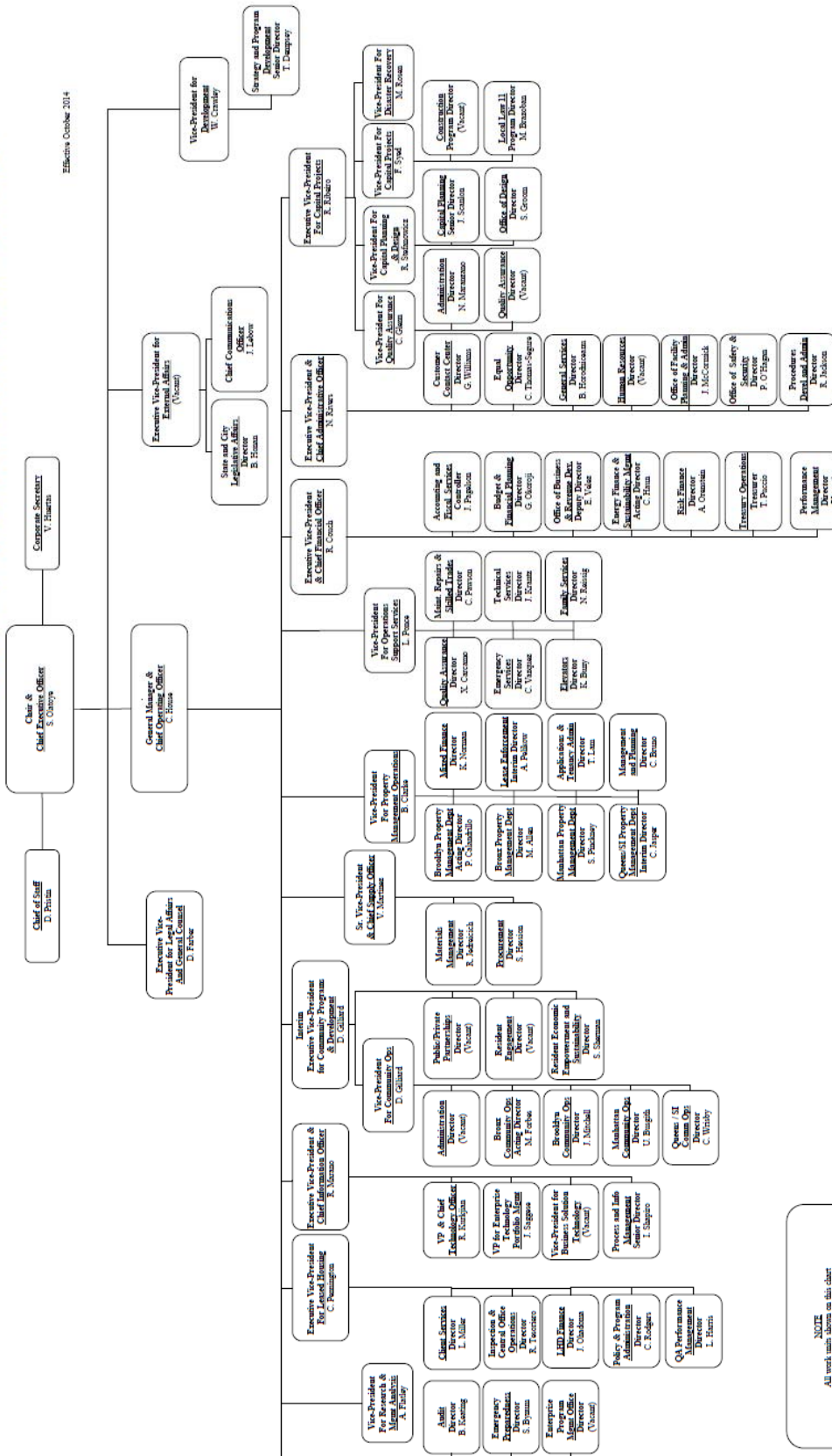
Examples of Qualifying Economic Self-Sufficiency Activities

▪ Any REES or RES program ¹ ▪ Work placement ▪ Apprenticeship ▪ Any program necessary to prepare a participant for work (including substance abuse or mental health treatment programs)	▪ Employment counseling ▪ Basic skills training ▪ English proficiency ▪ Workfare ▪ Financial management ▪ Household budgeting or management
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¹ REES is NYCHA's Resident Economic Empowerment and Sustainability
RES is NYCHA's Resident Employment Services

Attachment J

PHA Management Organizational Chart



NOTE
All work units shown on this chart
are Departmental units;
otherwise noted

Attachment K
Assessment of Site-Based Waiting List
Development Demographic Changes

In accordance with 24 CFR §903.7(b)(2)(v)(A) and HUD Notice PIH 2000-43 (HA), the New York City Housing Authority provides the following assessment of racial, ethnic or disability related resident compositions for each PHA site that will operate under a site-based waiting list.

1. Stanton Street (NY005013590)

Stanton Street is a 13-unit public housing development located at 189-191 Stanton Street, in lower Manhattan. The development is designed to serve a special needs population involving persons with acute immunological disorders of a degenerative nature or other disabilities or medical conditions requiring a high level of physical and supportive service accommodations, including homeless persons. The first priority for these apartments is given to applicant referrals from designated public and private social service agencies for Stanton Street who are homeless. The second priority is given to NYCHA residents who were originally referred by designated public and private social service agencies for Stanton Street.

Based on the data available on July 1, 2014, Stanton Street housed 13 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	6	7	0

2. Prospect Plaza Redevelopment Project

On May 3, 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment. Two of the Prospect Plaza sites will be redeveloped as phased mixed-finance, mixed income projects including 80 public housing units and approximately 178 low-income rental units affordable to households making up to 60 percent AMI.

Construction closing for Prospect Plaza Phase I is scheduled for June 2014; construction work will start in July 2014 with completion scheduled for December 2015. Construction closing for Phase II is scheduled for December 2014; construction will be completed by June 2016.

Preference for the lease up of the public housing units will be given to relocated Prospect Plaza public housing residents in good standing who wish to return to the redeveloped community. Public housing units not rented to former Prospect Plaza residents will be offered to eligible households on a site-based waiting list in two income tiers: 1) 50 percent for public housing residents earning between 20-40 percent AMI and 2) 50 percent for public housing residents earning between 40-60 percent AMI. To tenant the proposed public housing units, the Authority will create a site-based waiting list.

3. PSS Grandparent Family Apartments (NY005005600)

NYCHA worked with two (2) not-for-profit organizations, Presbyterian Senior Services (“PSS”) and the West Side Federation for Senior and Supportive Housing, Inc. (“WSF”), to construct a 50 unit development that combines housing and services for elderly public housing residents, who are responsible for raising minor-aged children, to whom they are related. NYCHA leased excess vacant land at 951 Prospect Avenue in the Morrisania neighborhood of the Bronx to PSS/WSF Housing Company, L.P. under a 99-year ground

lease for a nominal fee of one-dollar per year. Title to the land and improvements will revert back to NYCHA upon expiration of ground lease.

The six story building contains 50 units, plus a unit reserved for a superintendent. On site supportive services include respite care, summer camp, tutoring, computer lab and instruction, case management, classes on parenting and stress reduction. A full-time social worker provides individual counseling, assistance with entitlements and referral services. A part-time youth coordinator works with the children.

Each of the 50 units will receive public housing operating subsidy from NYCHA for at least 40 years. WSF manages the building and PSS is responsible for providing the supportive services. The units are occupied by elderly persons, related by blood or marriage to minor-aged children, where a legally sanctioned custody relationship exists and no natural parents are present. The selection criteria and order of priority is described below:

- Families who are public housing tenants residing in the Bronx
- Applicants on NYCHA's public housing waiting list who designate the Bronx as their first borough of choice
- Families who are public housing tenants who do not reside in the Bronx
- Other residents of the City of New York

Based on data available on March 1, 2014, PSS/WSF housed 47 households having the following racial /ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	26	21	0

4. Frederick E. Samuel Housing Development I, II, III (NY005013170)

The Frederick E. Samuel Housing Development is in NYCHA's Multifamily Homeownership Program ("MHOP"), and consists of 73 public housing residential units in 7 buildings located in Manhattan that will be converted to cooperative ownership, and sold to eligible applicants pursuant to the former Section 5(h) of the United States Housing Act of 1937 as amended ("Section 5(h)"). Funding from HOPE I Implementation Grants (Grant #'s: NY36HI10050194 & NY36HI10050195) has been used to implement the HUD-approved NYCHA homeownership plan under Section 5(h) ("the Homeownership Plan") to convert the MHOP Development to limited-equity, cooperatively-owned private housing.

- The Frederick E. Samuel housing development (NY005013720) is a 73 unit apartment complex located at 2401, 2403, 2405 Adam Clayton Powell Boulevard, 173 W. 140th Street, 136, 138 W. 139th Street, 110 W. 139th Street and 151 W. 142nd Street in Manhattan.

Applicants who wish to purchase an apartment unit under MHOP must meet the following requirements:

- (i.) On an average monthly estimate, thirty-five percent (35 percent) of the Applicants' adjusted income as defined in 24 CFR Section 5.611 and any available subsidy shall cover cooperative homeownership expenses (the "Affordability Standard");
- (ii.) A total gross yearly household income of not less than fifty percent (50 percent); and not greater than eighty percent (80 percent) of the Area Median Income (AMI), adjusted for family size ("Income Eligibility");
- (iii.) Satisfaction of NYCHA's Tenant Selection and Admission Standards;

- (iv.) At least one member of the Applicant's household shall be gainfully employed, or otherwise have a regular source of income;
- (v.) Satisfactory rental history for at least the past two years; and
- (vi.) Acceptable credit history as evidenced by a then-current credit report.

HUD approved the use of site based waiting lists for MHOP, providing eligible applicants with preferences in accordance with the "Marketing Plan" as set forth below. Participants will be invited to apply for the program in the following order:

- (i) First, to current tenants of record at the MHOP development in question;
- (ii) Second, to current tenants of record of NYCHA public housing developments (NYCHA tenants) and recipients of record of Section 8 housing subsidies who reside in the Borough where the MHOP is located;
- (iii) Third, if the response to the mailings in (i) and (ii) above is deemed inadequate by NYCHA, then to NYCHA tenants and Section 8 tenants who reside in all other NYC Boroughs; and
- (iv) Fourth, if the response from the mailings in (i), (ii) and (iii) above is deemed inadequate by NYCHA, then to households on the then-current NYCHA waiting lists for public housing and to receive Section 8 vouchers.

Based on the data available on July 1, 2014, Frederick E. Samuel MHOP Buildings housed 33 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
1	29	3	0

Randolph Houses Rehabilitation

Randolph Houses consists of 36 tenement buildings on the north and south sides of West 114th Street between Seventh and Eighth Avenues in Harlem. The buildings were all constructed in the late 1890's and are Old Law tenements and are undergoing substantial rehabilitation. When complete, there will be 316 units; the original 22 individual tenements on the south side will be grouped into four large buildings and contain 168 affordable units including 147 apartments for public housing residents. The 14 tenements on the north side into two large buildings and contain 152 affordable units for households earning up to 60 percent AMI.

The public housing units will first be offered to residents currently living on the north side of Randolph Houses and former residents who were moved to other NYCHA developments. As vacancies arise in the public housing units vacancies will be filled from applicants on a site-based waiting list.

Based on the data available on July 1, 2014, Randolph Houses housed 95 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
4	82	9	0

1070 Washington Avenue in the Bronx

The 49-unit building contains 21 public housing units and 28 units for households earning up to 60 percent AMI, located in Morrisania, Bronx. Ten of the non-public housing units are studio apartments to be set aside for veterans and persons in need of housing with supportive services. The income of public housing residents will range from 38-60 percent AMI. To tenant the public housing units, the Authority will create a site-based waiting list.

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

March 27, 2014 Agenda

- Roll Call / Introductions
- CCOP / Resident Advisory Board Presentation
- Structure for the CCOP / RAB Meetings
- Distribution of FY 2010 Annual Plan - Next 5-Year Plan for FY2015-2019
- Distribution of FY 2014 Plan
- Overview of FY 2014 Annual Plan Elements
- CCOP / RAB Schedule and Topics
- Comments and Questions

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

April 9 Meeting Agenda

- Roll Call/Introductions – 10 minutes
- Review Agenda– 5 minutes
- ***Topic # 1 –Maintenance and Repair*** – 10 minutes
- ***Topic # 2 – Personnel / Staffing*** 10 minutes
- ***Topic # 3 – Other Items*** 10 minutes
- ***Topic # 4 – Customer Contact Center*** – 10 minutes
- **Questions about Topics Presented** – 30 minutes
- **Wrap Up & Close Meeting** – 10 minutes

Attachment L
Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

April 24 Meeting Agenda

- Roll Call/Introductions – 10 minutes
- Review Agenda– 5 minutes

Financial Resources

- *Operating Budget and Funding* – 10 minutes
- *Major Initiatives* – 10 minutes
- *Questions about Topics Presented* – 30 minutes

Potential Additional Topics - Operation and Management – 25 minutes

- *After Hours Non-Emergency Repairs*
- *Grievance Procedure*
- *Lease Enforcement*
- Questions about Topics Presented – 20 minutes
- Wrap Up & Close Meeting – 10 minutes

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

May 1, 2014 - Meeting Agenda

- Roll Call/Introductions – 10 minutes
- Review Agenda– 5 minutes

Operation and Management

- *Topic 1: After Hours Emergency & Non-Emergency Repairs*
- *Topic 2: Grievance Procedure*
- *Topic 3: Lease Enforcement*
- *Questions about Topics Presented*

- **Wrap Up & Close Meeting**

Attachment L
Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

May 8 Meeting Agenda

-Roll Call/Introductions – 10 minutes

-Review Agenda– 5 minutes

➤ ***Topic # 1 – Community Programs & Development and Self-Sufficiency*** – 20 minutes

Questions about Topics Presented – 30 minutes

➤ ***Topic # 2 – Resident Engagement*** – 10 minutes

Questions about Topics Presented – 30 minutes

➤ **Wrap Up & Close Meeting** – 10 minutes

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

May 15 Meeting Agenda

-Roll Call/Introductions – 10 minutes

-Review Agenda – 5 minutes

➤ ***Topic # 1 – Development Activities*** – 10 minutes

Questions about Topics Presented – 10 minutes

➤ ***Topic # 2 – Capital Improvements*** - 10 minutes

Questions about Topics Presented – 10 minutes

➤ ***Topic # 3 - Eligibility, Selection & Admissions Policies*** – 10 minutes

Questions about Topics Presented – 10 minutes

➤ Wrap Up & Close Meeting – 10 minutes

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

May 22, 2014 Meeting Agenda

- -Roll Call/Introductions – 10 minutes
- -Review Agenda – 5 minutes

- **Topic # 1 – Rent Determination – Flat Rent Policy** – 10 minutes
- Questions about Topics Presented – 20 minutes

- **Topic # 2 – Additional RAB Comments on Annual Plan Topics**
 - **Operations & Management** – Maintenance & Repairs, CCC, Staffing, After Hours & Emergency Repairs, Grievance Procedure, Lease Enforcement
 - **Financial Resources**
 - **Community Programs & Development, Self-Sufficiency** – Resident Engagement & Section 3
 - **Eligibility, Selection & Admission Policies**
 - **Rent Determination** – Flat Rent Policy



Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

July 23, 2014 Meeting Agenda

- -Roll Call/Introductions – 10 minutes
- -Review Agenda – 5 minutes

- ***Topic # 1 – Eligibility, Selection & Admission Policies*** – 10 minutes
 - RAB Comments and Questions about Topic Presented – 30 minutes

- ***Topic # 2 – Rent Determination – Flat Rent Policy*** – 10 Minutes
 - RAB Comments and Questions about Topic Presented – 30 minutes

- ***Topic # 3 – Future RAB Meetings*** – 15 Minutes

- Wrap Up and Close Meeting – 10 minutes



Attachment L
Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

September 10, 2014 Meeting Agenda

- -Roll Call/Introductions – 10 minutes
- -Review Agenda – 5 minutes

- ***Topic # 1 – Additional RAB Comments on Annual Plan Topics***

- ***Next RAB Meeting: September 25, 2014***



Attachment L
Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

September 25, 2014 Meeting Agenda

- -Roll Call/Introductions – 10 minutes
- -Review Agenda – 5 minutes

- ***Topic # 1 – Additional RAB Comments on Annual Plan Topics***



Attachment M
Resident Employment Data

Recruitment	2008	2009	2010	2011	2012	2013
Orientations Conducted	260	406	176	99	101	212
Assessments	1,605	2,265	2,262	1,093	1,019	1,732
Referrals	1,805	2,646	2,632	2,487	2,103	3,444
Job Placements	307	662	953	1,006	981	710
Non Grant Funded Initiatives	191	261	245	57	453	468
Grant Funded Initiatives	75	136	87	93	16	1
Section 3/REP	41	265	621	856	512	241
Summer Seasonal Employment	2,741	1,892	1,672	1,418	1,686	914
SYEP	1,848	1,275	1,012	748	835	430
NYCHA Achievers Program	N/A	N/A	25	50	40	0
Community Operations Summer Program	595	291	315	331	490	484
Management Operations Seasonals	298	326	320	309	321	0
Grant Funded Training						
Enrolled	227	574	469	257	453	171
Completed	198	363	441	229	397	154
Contracted Training						
Enrolled	N/A	34	683	5	NA	57
Completed	N/A	9	702	5	NA	26
Other Training						
Enrolled	N/A	212	136	85	97	235
Completed	N/A	94	116	0	83	125

Recruitment: orientations are the number of sessions held where groups of residents received information about services available through RES

Assessments: number of employability assessments and testing conducted; career counseling and access to educational programs

Referrals: number of residents linked with resources related to employment, vocational training and/or educational opportunities

Placements: number of job placements counted by the date employment verification received by NYCHA.

Training: number of resident enrollments and completions in grant-funded, contracted or other training programs.

Non Grant Funded Initiatives: number of residents placed in jobs not as a result of a grant funded program

Grant Funded Initiatives: number of residents placed in employment that completed vocational training programs which were funded through grants.

Section 3/Resident Employment Program: number of residents hired on federally funded construction and professional services contracts in excess of \$100,000

Summer/Seasonal Employment: number of resident employees hired for summer and seasonal positions

Summer Youth Employment Program: number of residents aged 14-21 employed during the months of July and August. This program is funded through the NYC Department of Youth and Community Development.

NYCHA Achievers Program: number of residents between the ages of 17-22 who are current or college-bound students employed full-time, for eight weeks between June and August within NYCHA or an external organization.

Community Operations Summer Program: number of NYCHA resident youth employed to work with children enrolled in Community Center day camps and other programs during the months of July and August

Management Operations Seasonal Program: number of NYCHA residents employed in the areas of grounds and janitorial maintenance during the months of June through October

Grant Funded Training: number of residents enrolled in grant funded vocational skills training and the number of residents who completed the training programs

Resident Owned Business: number of businesses owned by a NYCHA resident (with at least a 51 percent interest) who are actively receiving technical assistance through access to entrepreneurial training, business counseling, mentoring or financing and marketing opportunities

Attachment N
Component 10 (B) Voluntary Conversion Initial Assessments

- a. Component 10(B) Voluntary Conversion Initial Assessments
- b. How many of the PHA's developments are subject to the Required Initial Assessments? 165
- c. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and / or disabled developments not general occupancy projects)? 44
- d. How many assessments were conducted for the PHA's covered developments? *An initial assessment was conducted which reviewed the implications for converting each of the Authority's 121 general occupancy developments to tenant-based assistance. Each development was individually considered during the review process.*
- e. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: *None*

Development Name	Number of Units

- f. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. *The required assessment was completed on September 7, 2001.*

Attachment O

Comments from the Resident Advisory Board (RAB) Members



CITY-WIDE COUNCIL OF PRESIDENTS, INC.

*The Official Representative Body for the Public Housing Community of
Resident Associations in the New York City Housing Authority of the City of New York*

STATEMENT ON NYCHA'S DRAFT AGENCY PLAN FOR FY 2015

SUBMITTED BY: REGINALD H. BOWMAN, PRESIDENT CEO

JULY 24, 2014

Planning and Creating Public Housing Communities as Urban Infrastructure of Lasting Value

The CCOP and the RAB that represents the duly elected resident government of the Resident associations of the 344 public Housing Communities of New York stand united and do not support the current proposed NYCHA's Draft Agency Plan for FY 2015. Although we stand ready to play our regulatory role in this process, The CCOP and the RAB voted and take the position not to support this current version of the plan.

This version of the plan also includes a significant amendment to change Tenant Selection and Assignment Plan (TSAP) with a Modification and Changes to Flat Rent Requirements 2014 Appropriations Act, which we strongly oppose.

We are also publicly issuing a call to the NYC congressional delegation, and the NYC Elected officials, to support public housing residents to use this opportunity to join forces with Housing residents, industry professionals, developers, stakeholders advocacy groups in creating and designing a in creating a real plan **Planning and Creating Public Housing Communities as Urban Infrastructure of Lasting Value** and in an action to change Section 210 of the law, which requires housing authorities to increase public housing Flat Rents to a minimum of 80 percent of Fair Market Rent (FMR). The law's Flat Rent provision requires all public housing authorities to make requisite adjustments and come into compliance by June 1, 2014 with the exception that no family's rent will increase by more than 35 percent in any year. The impact to NYCHA and its residents is significant. The Congress and the Senate of the US should not be attempting to balance the NYCHA budget shortfalls on the backs of already overburdened working and fixed income residents, with a market rate position that we cannot afford.

EXECUTIVE BOARD OFFICERS

Mr. Reginald H. Bowman,
President
Brooklyn East District Chair

Mrs. Ann Cotton-Morris,
1st Vice-President
Queens District Chair

Mr. Raymond Ballard,
2nd Vice-President
Brooklyn West District Chair

Ms. Lillie Lozano, Treasurer
Bronx North District Chair

Mrs. Geraldine Parker, Secretary
Staten Island District Chair

MEMBERS

Mr. John Johnson,
Bronx South District Chair

Ms. Carolyn Walton,
Brooklyn South District Chair

Ms. Ethel B. Velez, *Manhattan North
District Chair*

Ms. Rose Bergin, *Manhattan South
District Chair*

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Mr. Reginald H. Bowman
District Office: (718) 922-7235

Indeed, Federal law requires the New York City Housing Authority (“NYCHA”) to develop, with input from public housing residents, Section 8 participants, elected officials and the public, a plan setting forth its major initiatives for the coming year.

And, NYCHA has met with the Resident Advisory Board (“RAB”) members for their comments in seven meetings between March and May 2014. NYCHA’s Draft Agency Plan to the U.S. Department of Housing and Urban Development (“HUD”) will be submitted on October 18, 2014. Following NYCHA’s submission, HUD has 75 days in which to review and approve the plan.

Although NYCHA’s priorities for the coming year are outlined on pages 13 through 21 of the executive summary of the NYCHA Plan, and New NYCHA Chair Shola Olatoye was appointed Chair & Chief Executive Officer of the New York City Housing Authority (NYCHA) on February 8, 2014, by Mayor Bill de Blasio, (As Chair & Chief Executive Officer, Ms. Olatoye will lead NYCHA’s efforts to improve residents’ quality of life and to help fulfill Mayor de Blasio’s plan to create or preserve 200,000 affordable housing units over the next 10 years. “Housing New York, A Five Borough, Ten-Year Plan.”) The plan further states, Ms. Olatoye will focus on bringing more employment opportunities to residents, retrofitting the public housing stock for a more sustainable future, and investing in residents and employees.

We the residents, have seen this act before...every year... Presently, the proposed “Housing New York 10 year plan” has come on the heels of a previous plan, leaving the residents to wait again, while the infrastructure of and services to, the buildings continue and the residents continue to deteriorate from lack of consistent capital investment from the subsidy system of the federal government, HUD and public private investment.

The NYCHA, City, State and Government officials have had ample time in the last 20 years to manage the public housing real estate portfolio so that the buildings are in good repair, safe and secure and the resident support services are in operation, to provide the necessary options and opportunities equally to all of the families on all NYCHA Properties. No amount of lip service, started on January 1st 2013, or reactions to tragedies, fixes the long term problems that we are facing daily in real time in our developments.

The Resident Leadership of the five boroughs stand united when we say enough is enough, and demand that the present administration, and the new NYCHA Board and management, sit with us to do a Realistic Long Term plan (**“Planning and Creating Public Housing Communities as Urban Infrastructure of Lasting Value”**) for the NYCHA Public Housing Portfolio that truly invests in cures and covers the Operating, Capital and management shortfalls that continue to plague this institution and it’s culture.

We the residents the chief stakeholders, indeed, want to work with residents, NYCHA all advocacy, interest groups and public private partnership stakeholders, the Elected officials to present Public Policy and Budgets that insure the restoration, stability, security and safety of our Buildings along with the Financial Stability and responsible operation of the NYCHA institution. All of the following sections of the plan:

Outstanding Federal Issues

Public Housing Operating Fund

Public Housing Capital Fund

Section 8 Voucher Renewals

Veterans Affairs Supportive Housing (VASH)

Rental Assistance Demonstration (RAD) (Remove the Application)

Choice Neighborhoods

Moving to Work (MTW) (Remove the Application)

Improve Safety and Security

Super Storm Sandy

We have reviewed; these segments of the plan need further review and we reserve our right to submit further recommendations and changes to the plan.

Respectfully submitted by The CCOP and RAB the Legitimate resident Government of the residents the people that are directly impacted by all of these plans in real time.

1. **Maintenance and Repairs**

The Resident Advisory Board (RAB) raised several concerns about the Authority's Maintenance and Repair Plan. They expressed that it was taking too long for repairs; more information was needed on the actual steps of closing a work order; the accuracy of the information entered in the system; and questioned whether the New York City Housing Authority (NYCHA) ensured that actual work was performed to resident satisfaction.

- NYCHA residents should be allowed to sign-off on any repairs affirming work was done to their satisfaction. Work orders should remain open and active until such time. NYCHA should follow up with residents to confirm the issue has been resolved and inform all residents of the protocol used for closing work orders. NYCHA must issue tickets sequentially to prevent duplication and to ensure repair requests are routed to the appropriate skilled trade associate.

***NYCHA's Response:** NYCHA is committed to providing the best customer service to our residents and is exploring ways to improve staff accountability and improve communication with the residents with the objective of reducing the instances when residents are not home. The Customer Contact Center's (CCC) call takers schedule appointments with residents and staff is dispatched to the apartments on the scheduled date. Development staff has been directed to review the appointment schedule to ensure that staff keeps all appointments. If staff cannot keep an appointment they are required to contact the resident and reschedule. If staff missed an appointment the resident should contact the CCC. The CCC will create a Service Request which will be sent to the Manager to review and resolve. As a result of complaints received by residents, NYCHA Property Management staff are monitoring and emphasizing the importance of keeping appointments.*

Residents are requested to sign the work order at the time repairs are completed. Residents not satisfied with the repair can call the CCC and request a Service Request follow up. Work orders with the same location, problem and failure code are noted as duplicate and will not be created. As work on a repair is completed by each craft/trade staff (such as plumber or plasterer), they will designate the next appropriate craft/trade as appropriate to sequence the work required.

- NYCHA should streamline the process for residents wishing to report maintenance and repair requests. Frequent updates on the status of these requests should be provided and more staff should be hired to manage front offices and care for the grounds.

***NYCHA's Response:** NYCHA residents can call the Customer Contact Center (CCC) at (718) 707-7771 from 6 AM to midnight to request repairs by appointment or at any time day or night for emergencies.*

The CCC Customer Service Representatives can assist you better when you provide the following information: your name, address, telephone number and the name of the development in which you live; the location of the emergency (if it applies); apartment, lobby, hallway, stairwell, etc.; the floors affected; when and how the problem began; and previous work ticket number (if applicable).

Public housing residents can also track open apartment repair tickets online with NYCHA Alerts. The Alert service sends residents updates on building service outages and restoration. Residents can

also use the service to notify NYCHA of any special needs in case of an emergency by visiting: <http://www.nyc.gov/html/nycha/html/residents/nycha-alerts.shtm>.

NYCHA has made significant progress in assigning staff to its developments. Since 2013, more than 90 percent of NYCHA's new hires have been frontline positions including: Housing Caretakers, Maintenance Workers, Supervising Housing Groundskeepers, Housing Exterminators, Housing Assistants, Plasterers, Painters and Plumbers.

- NYCHA has a responsibility to inform residents and the public alike of its overall backlog of repair work orders given the perennial nature of deferred maintenance.

NYCHA's Response: *NYCHA continues to reduce the number of open maintenance and repair work orders and has reduced the total number by nearly 342,000 since launching the Maintenance & Repair Action Plan in January, 2013. NYCHA has far exceeded its goal of responding to corrective maintenance requests within an average of seven days.*

Our service level target goal for skilled trade repairs and third party vendor work is 15 days. While we have made significant improvement in the average time it takes for NYCHA staff to complete a skilled trade work request—currently 39 days, down from more than 200 days last year—there is still a long wait for non-urgent repairs that require third party vendors. Information on NYCHA's work orders overall and by development is now available online at: <http://www.nyc.gov/html/nycha/html/news/maintenance-and-repair-backlog-action-plan.shtml>.

- The Interactive Voice Response System (IVR) is inadequate for meeting resident needs when reporting service requests to the Customer Contact Center (CCC). It often does not understand voice commands and can take upwards of 20 minutes to process a complaint. NYCHA residents should have been consulted before the CCC was automated and any future plans of this nature should require resident approval.

NYCHA's Response: *The ability for callers to create Heat and Hot Water Service Requests through the IVR was created to give callers an additional option for self-service. Callers still have the opportunity to speak to a live agent if they prefer.*

The IVR, at present, does not support voice recognition and utilizes the touchtone keypad of the caller's telephone to select options and enter information. Future enhancements to the IVR will have the capability to confirm all Service Requests and Work Orders that are pending for the particular caller, thus reducing wait time even more. This enhancement will also introduce the IVR to Spanish-speaking tenants. To date, the average speed to answer calls is approximately 50 seconds, with 74 percent of all calls answered within 30 seconds. The CCC is committed to enhancing the customer experience and welcomes input from the residents regarding future enhancements to the IVR.

- NYCHA should conduct a cost-benefit analysis to determine if the CCC has saved the Authority any money and/or if it has reduced repair wait times.

NYCHA's Response: *The CCC was created in 2005 to allow the centralized intake of service requests. The objective was to standardize the intake of requests, allow residents to schedule needed apartment repairs at their convenience, and free development staff from the task of receiving calls for repairs and creating service requests, allowing them to focus on other on-site work, and*

ultimately provide a better overall customer experience. Repair wait times are not a function of the CCC but rather Operations and are dependent on the availability of resources in the field.

NYCHA has recognized the importance of providing information about repairs to its residents and recently began to publish data on its website through the NYCHA Metrics webpage. Repair wait times can be tracked on this page and compared to service levels from the previous year.

- Residents, especially seniors, feel it is an invasion of their privacy for them to have to provide their Social Security number (or last four digits) when calling the CCC. They would rather the call center automatically recognize their identity and address based on their phone number.

NYCHA's Response: *NYCHA has responded to this concern by asking for the last four digits instead of the full Social Security number. However, in order to validate the identity of the lessee, NYCHA must ask for some form of identification and requiring the last four digits of a Social Security number over the phone is standard practice in both the public and private sector. Repeat callers to the CCC are recognized by their phone number and will not be prompted to submit additional identification information.*

- NYCHA is particularly non-responsive to mold, mildew, and plumbing issues, especially with regards to issuing ticket numbers in these cases.

NYCHA's Response: *Currently, NYCHA is achieving its target service level expectation in a number of key areas, including addressing mildew, intercoms, compactors, and roof fans. NYCHA has reduced the average time it takes to address key work to less than two weeks.*

The average response time for mildew averages eight days as of September, 2014, and the average number of days to respond to reports of leaks has fallen dramatically from 39 days in 2013 to six days in 2014. Average response time for intercoms and compactors has changed little over the past year, currently gauged at seven and three days, respectively.

- When an entire line or floor in a building is impacted by an emergency event (such as a flood), NYCHA should door-knock and post flyers alerting tenants of the issue and offering assistance. The Emergency Services Department (ESD) should have keys to enter all the buildings with layered access in case of such an event. The Resident Advisory Board (RAB) suggests reviewing emergency procedure policy changes with them before adoption and implementation.

NYCHA's Response: *There are protocols in place for emergency events such as a gas outage. Staff will knock on the doors of each affected apartment. If there is no answer, staff leaves a note with instructions on whom to contact for a hot plate. In the case of water shut down/flooding, depending on the time of day, staff will knock on doors of affected apartments as well.*

The Emergency Services Department (ESD) creates a Major Incident report in the Siebel IT system by documenting the outage and cause, which can be viewed by staff in the CCC. When residents call to report an outage, the CCC will advise of condition, cause, and expected restoration time.

- The RAB requested a copy of the standard procedures pertaining to the work order process in order to understand the criteria for closing work orders and the policy for contacting residents who request repairs to arrange service appointments.

NYCHA's Response: NYCHA's Management and Maintenance Policies are available for public review during regular business hours by contacting NYCHA's central office located at 250 Broadway, New York, NY at (212) 306-3701.

- NYCHA should provide a schedule for activating new boilers at Lexington Houses and inform residents there of any managerial changes.

NYCHA's Response: The new boilers at Lexington Houses are scheduled to be activated by February 1st, 2015.

- The RAB would like to know where the trash compactors at Astoria Houses will be relocated to as development plans progress.

NYCHA's Response: NYCHA has not yet finalized the location and design of the Astoria Houses trash compactor relocation area due to pending NYC Department of Sanitation input and consultation with Astoria Houses Resident Association. The Department for Development, Office of Design and Technical Services Department has developed a number of scenarios for review with Sanitation. Astoria Houses Resident Association will be consulted and involved in making a selection among the feasible compactor yard options.

2. Operation and Management

The RAB commented on increasing residents' awareness of the grievance procedure and NYCHA's need to enforce its own rules and regulations.

- NYCHA should provide information to residents on the grievance procedure.

NYCHA's Response: NYCHA's Grievance Procedure is posted on NYCHA's web site. It gives residents the opportunity to settle disputes they may have with NYCHA in an informal setting. For instance, if you believe you have been incorrectly charged for a repair, you may dispute the charge by filing a grievance with your management office. See NYCHA's Grievance Procedure on-line for details: <http://www.nyc.gov/html/nycha/html/residents/residents-grievance.shtml>

- NYCHA needs to clarify the process of submitting resident cases for administrative action. NYCHA should be swifter in acting on complaints lodged against troublesome tenants and a "three strikes and you're out" rule should be implemented.

NYCHA's Response: The NYCHA lease contains many clauses describing activities that are prohibited, either as a violation of NYCHA policy or violation of existing law. NYCHA pursues legal action against tenants who violate the lease, as follows:

1. Lease Violation actions usually begin when development management identifies the offending activity and calls the tenant into the management office for a conference – in an effort to cure the offending behavior, if it is curable.
2. If not curable the case is referred to the Office of the Tenancy Administrator (OTA), which is part of the newly formed Lease Enforcement Department. OTA reviews the cases for proper documentation and requests from the development additional information where needed to proceed with the case. OTA refers suitable cases to the Law Department. OTA also receives the case at its conclusion and notifies the tenant and development of the result.

3. *The Law Department prepares charges against the tenancy based on the provable lease violations and schedules an administrative hearing in the case. The tenant has the opportunity to either participate in an administrative hearing before the Impartial Hearing Officer, or settle the case with a stipulation of settlement with an attorney from the Law Department.*
4. *If a tenant has mental competence issues, NYCHA has a process of assessing competence and the appointment of a Guardian Ad Litem (GAL) on behalf of the tenant during the administrative hearing.*
5. *The Lease Enforcement Department also has a monitoring function to ensure that cases are processed through different stages of the legal process.*

- The RAB calls for stricter enforcement of NYCHA's pet policy. Too often barking dogs and unregistered pets degrade residents' quality of life.

NYCHA's Response: *NYCHA maintains a pet policy delineated in Attachment A, Section 9 of its FY 2015 Annual Plan. Please refer to this policy and report any violations of it to your Property Manager who will contact the tenant of record to discuss the complaint with them. A record of this complaint will be kept in the tenant's file and repeated violations will be dealt with according to NYCHA's pet policy and grievance procedures.*

3. **Eligibility, Selection, and Admission Policies**

The RAB's concerns pertained to NYCHA's new homeless preference policy, alleged lack of lease enforcement, the presence of unauthorized guests, poorly designed priority rules, the need for better screening of incoming residents, and NYCHA's plan to right-size senior apartments to reduce under-occupancy.

- RAB members voiced objections to NYCHA's new homeless priority preference and requested specific details on homeless family eligibility and selection standards. NYCHA should ensure homeless families are prepared to make the transition from shelter to housing and completely understand NYCHA's rules. The Family Services Department should have a comprehensive strategy for supporting these transitioning families. Homeless families who are new to public housing often disregard or do not understand the rules, leading to conflict among residents.

NYCHA's Response: *NYCHA is working closely with the NYC Department of Homeless Services (DHS) to coordinate services for all DHS-referred families, and to help link them with the Home Base Providers responsible for engaging with each family. Each family will be offered services to help them with a transition into their new apartment. After move-in, the family will be assisted with services to help them remain stably housed and lease compliant. NYCHA's Family Services and Applications and Tenancy Administration staff meets regularly with DHS to discuss the progress of the engagement being made with these families.*

- Only employed working families should be considered for admission under the new homeless policy. NYCHA must ensure the homeless preference does not displace current residents or pre-empt their transfer requests.

NYCHA's Response: *DHS-referred homeless families must meet the same criteria as all applicants admitted under the working family preference. The homeless policy does not affect existing residents' transfer requests.*

- NYCHA needs to conduct thorough background checks on housing applicants who then must affirm to abide by NYCHA rules before a lease is offered. NYCHA should impose an 18-month moratorium on all selection and eligibility applications coming from non-residents.

NYCHA's Response: *NYCHA's screening process includes conducting criminal background searches for all 62 counties of New York State and a National Search for Sex Offenders. The searches are conducted for all members of the household aged 16 or older, for new applicants, family members wishing to join the household, and remaining family members. At the rental interview, the Resident Services Associate reviews the provisions of the lease which includes the rules and regulations and resident responsibilities. New tenant visits are conducted approximately one month after move in and again the rules are discussed.*

- The RAB stated its opposition to senior rightsizing and wishes to provide input on eligibility for vacant right-sized units. Seniors and the disabled should be given three choices when transferring out of under-occupied units. The RAB would like details on NYCHA's senior right-sizing policy added to the 5-Year Plan. NYCHA should minimize senior displacement by revisiting TSAP rules and allowing seniors to remain in their current building or development.

NYCHA's Response: *One of the requirements of public housing is that apartments are allocated based on family size. When a tenant family grows, the family is entitled to move to a larger apartment. Similarly when a family gets smaller, the family is required to move to a smaller apartment. In order for this to work all residents have to be involved. No one group of residents can be exempted. This includes seniors.*

An under-occupied tenant who is moving to a smaller apartment can choose to remain in their current development. NYCHA will not require any under-occupied tenant (including seniors) to move if the tenant can show that remaining in the present apartment would qualify as a reasonable accommodation of a physical or mental disability of the tenant or other authorized household member. NYCHA can also consider delaying or deferring a move as a reasonable accommodation of a disability. The family receives one apartment offer.

- Candidates for rightsizing should be able to stay in their same development, especially if NYCHA is requiring them to move out of an under-occupied unit. There needs to be more clarity about the transfer process to ensure fairness. Managers should be given authority to right-size residents' units within their development.

NYCHA's Response: *NYCHA's current policy allows residents to remain in the same development or move to another development. The choice is up to the resident. NYCHA's Family Services Department will work with families who are in need of assistance.*

- NYCHA should provide a detailed policy on how its Tenant Selection & Assignment Plan (TSAP) priorities are determined and should consider adjusting these priorities when initiating transfers for seniors and the disabled.

NYCHA's Response: *A NYCHA public housing apartment is a limited public resource and the number of apartments that become vacant and are available for rental to a new family does not nearly meet the demand for apartments. Recognizing that public housing is a scarce resource, federal law and regulations require housing authorities to prepare a plan explaining tenant selection issues such as preferences. NYCHA's Tenant Selection and Assignment Plan (TSAP) meets*

federal requirements. NYCHA's TSAP and waiting list rotations are a way for NYCHA to balance the many competing priorities on a rational and non-discriminatory basis. More information on the TSAP priorities are available on NYCHA's web site, <http://www.nyc.gov/html/nycha/downloads/pdf/TSAPPlan.pdf>.

- Does the new homeless policy take precedence over the Iraq and Afghanistan veterans' preference? Is Veterans Affairs Supportive Housing (VASH) NYCHA's only plan to address the needs of our veterans? Iraq and Afghanistan veterans should be given utmost priority in all public and voucher-based housing allocations.

NYCHA's Response: *NYCHA does not have a veteran's preference for public housing. The VASH program is a limited set-aside program to provide homeless veterans with Section 8 vouchers. NYCHA presently has 2,222 Section 8 participants housed under the VASH program.*

- How many police officers occupy NYCHA units under the police officer housing preference (Section 3(a)(4)(A) of the Housing Act of 1937)?

NYCHA's Response: *There are 20 resident police officers as of July 1, 2014.*

- How many apartment offerings can residents turn down before they are moved to the bottom of the list or removed from it entirely?

NYCHA's Response: *Regular transfers are offered one apartment and are allowed to select a development where they wish to live. After the one refusal, the transfer is removed from the wait list. Emergency transfers are allowed to select only a borough where they wish to live and are offered up to two apartments. After the second refusal, the transfer is removed from the wait list.*

Following refusal, no new transfer request will be considered for one year unless the new request states a different need for a transfer than the prior request.

- Inmates returning to the general population should not be barred from public housing and our community must be sensitive to the needs of former inmates. NYCHA should offer transitional support programs to former convicts and should be more proactive in preventing recidivism and inter-generational crime.

NYCHA's Response: *NYCHA believes in the importance of providing people who have paid their debt to society the opportunity to become productive citizens and caring parents, to set aside the past and embrace the future. In November of 2013, NYCHA launched a Family Re-Entry Pilot to allow individuals released from incarceration who are serious about transforming their lives and reentering society as law-abiding citizens to reunite with family living in NYCHA. This pilot helps provide the stable home and family support needed to reenter society successfully, and through the partners in this Pilot, individuals are also provided with the employment assistance and social services they need to prevent recidivism and create a path of legitimacy for the family to remain together.*

- The RAB would like to see the Applicant Review and Orientation Committee (AROC) program reinstated.

***NYCHA's Response:** NYCHA will take this recommendation under advisement.*

4. Designated Housing for Elderly Families

- RAB members feel not enough is being done to maintain the quality of life for NYCHA's seniors, especially at the New Lane Shores development. They wish NYCHA would restore their senior center, increase visits from the Family Services Department, and offer more support for the Floor Captain Program.

***NYCHA's Response:** NYCHA is firmly committed to serving our senior citizens and operates a plethora of social support programs for elderly residents to promote independence and reduce isolation. NYCHA operates 33 Senior Centers, many of which provide meals and social services along with recreational programs specifically geared toward seniors. NYCHA also provides several on-site services to the elderly at developments and buildings designated for elderly residents. It is difficult for NYCHA to provide site specific services due to insufficient funding from HUD. NYCHA continually seeks other sources of funding to support these services.*

- The screening process for new tenants is not rigorous enough to protect seniors from incoming youth. Too many younger residents are being placed in senior developments and taking up space desperately needed for NYCHA's elderly population. Young family members are gradually commandeering elderly relatives' apartments, leaving seniors without control of their homes.

***NYCHA's Response:** NYCHA senior developments and buildings are restricted to residents 62 or over. Unfortunately, situations of elder abuse and unauthorized individuals moving into a senior's home may occur, and can have detrimental consequences. NYCHA Family Services receives referrals of such cases, and works closely with Adult Protective Services and the NYC Department for the Aging (DFTA) to provide assistance and intervention in these cases. NYCHA urges residents and neighbors to contact NYCHA's Family Services Department if they are aware that an elderly person may need assistance. Unauthorized residents should be reported to Property Management staff.*

- Any Section 18 demolition or disposition-related new construction should prioritize senior housing.

***NYCHA's Response:** Planning for redevelopment of NYCHA property is site specific and subject to consultation with the community including NYCHA residents and elected officials. It is through these consultations that the redevelopment program is determined.*

- Is there an elderly division and/or coordinator that is responsible for implementing the FY2009 Multifamily Housing Service Coordination Program funds? Will that individual work directly with the residents?

***NYCHA's Response:** NYCHA has recently been notified by HUD that the Service Coordinators in Multifamily Housing (Saratoga Square) grant has been extended by one year, enabling us to continue to maintain on-site services, and two staff who will work directly with the residents at the development.*

- Does NYCHA have mixed developments with the elderly and disabled families living together? If so, the elderly should be separated from disabled families.

NYCHA's Response: NYCHA currently has 41 elderly-only developments and 14 elderly-only buildings with over 9,600 apartments. These apartments are limited to residents age 62 and older. Some of the apartments in these developments are occupied by disabled seniors. In NYCHA's family developments, both senior residents and non-senior disabled residents may live in the same buildings.

5. Development Department Activities

- At Astoria Houses, residents inquired about plans for demolition, disposition, and land that is supposedly set aside for a school.

NYCHA's Response: Astoria Houses was part of a larger re-zoning of the Halletts Point project in 2013 which included a large scale plan for neighborhood redevelopment, including a school. Under the re-zoning plan, and subject to a disposition plan approved by HUD, NYCHA will facilitate reopening of Astoria Boulevard through Astoria Houses to facilitate public transportation and vehicular circulation through the area. NYCHA will also dispose of sites for affordable housing in conjunction with the mixed-use development known as Halletts Point. Under this same plan, NYCHA has agreed to sell a parcel of land to the School Construction Authority (SCA) for development of a new school if the SCA determines there is demand for additional seats in the school district as new housing is built. The affordable housing at Astoria Houses will be privately owned and managed; NYCHA residents will have rental preference for 50% of the affordable units.

- The RAB would like an accounting of any resident-owned small businesses that were launched with HOPE VI funds.

NYCHA's Response: NYCHA supports residents to launch businesses of their choosing through REES partner providers that offer access to education, capital, space, and other business development services. NYCHA does not manage a specific resident business development program utilizing HOPE VI funds.

- The RAB is unhappy with the physical appearance of the developments caused by what they feel is unattractive scaffolding and sidewalk sheds. Scaffolding is erected during the initial phase of construction, yet remains in place during periods of worker inactivity, sometimes for years at a time. They feel these structures create pockets of darkness and limit visibility, offering hideouts for illicit activity and opportunities for criminal trespass.
- **NYCHA's Response:** NYCHA continues to address the Local Law 11 building façade issues that result in the installation of sidewalk sheds. For health and safety reasons the sheds, and as required by Local Law 11, the sheds can only be removed after the repairs are completed and accepted by the Department of Buildings (DOB). In 2013 alone, NYCHA removed sidewalk sheds at 188 buildings in 52 developments – a total of 15.5 miles of sheds. This represents a 38 percent decrease overall. These efforts are part of NYCHA's overall commitment to improving the quality of life for residents and being responsive to their concerns. NYCHA has implemented a new internal strategy, working closely with DOB to expeditiously remove sheds once work is complete.

In August of 2014, the Mayor's Office announced an ambitious initiative to expedite removal of sidewalk sheds and scaffolding across many NYCHA developments. Acknowledging safety issues caused by the extended presence of these protective structures, Mayor de Blasio has committed to fast-tracking the removal of 53,000 feet of legacy sheds by spring of 2016. NYCHA will continue to work with the Mayor's Office, Tenant Associations, and vendors to expedite the repair process so sheds can be quickly erected when work is underway and dismantled when no longer needed.

NYCHA will continue to work with the Mayor's Office, Tenant Associations, and vendors to expedite the repair process so sheds can be quickly erected when work is underway and dismantled when no longer needed.

The list of developments where sheds were removed in 2013 is available here:
<http://www.nyc.gov/html/nycha/html/preserving/sidewalk-sheds-removal-status.shtml>

- The RAB would like an update on the rehabilitation under way at Randolph Houses, especially with regard to plans for replacing lost units and accommodating displaced residents.

NYCHA's Response: *The first phase of the redevelopment of Randolph Houses began in March, 2014, and represents the first development on NYCHA land to combine affordable rental units and traditional public housing. The overall project calls for the extensive rehabilitation and preservation of 36 historic tenement buildings resulting in a combined 314 units of housing: 147 NYCHA public housing units and 167 affordable housing units. The buildings are located on West 114th Street between Adam Clayton Powell, Jr. and Frederick Douglass Boulevards in Manhattan. NYCHA has contributed up to \$40 million in federal capital funding towards the construction of the public housing units through financing from the U.S. Department of Housing and Urban Development's (HUD) Mixed-Finance program. The Mixed-Finance program allows public housing authorities to combine HUD capital funds with other public, private, and non-profit sources to create public housing units in developments that also include private affordable housing units.*

The first phase of the Randolph Houses redevelopment will encompass the housing on the south side of the street, with 22 tenement buildings which are currently vacant and require extensive rehabilitation. The south side plan will include 168 total rental units, including 147 public housing units, and 20 units designated as affordable housing. The majority of the units, 152 units, will be available to families earning at or below 60 percent of AMI, or what is equivalent to an annual household income of no more than \$36,120 for an individual or \$51,540 for a family of four. Fifteen units will be available to families earning at or below 80 percent AMI, or what is equivalent to no more than \$48,100 for an individual or \$68,700 for a family of four.

The total development cost of the first phase of Randolph Houses is approximately \$95.5 million. Enterprise is the tax credit syndicator and will provide \$50.1 million in Low-Income Housing Tax Credit and Historic Tax Credit equity. HPD will provide \$3.4 million in City Capital. NYCHA capital, financed through HUD, will be approximately \$41.5 million. HDC provided \$47 million in construction financing through tax exempt bonds. TD Bank will issue a letter of credit to support the bonds.

The residents of Randolph Houses have been involved throughout the process. Input from the Randolph Houses Resident Task Force, which was created to facilitate communication between the residents, NYCHA and the development team, led to the addition of 3,000 square feet of community space, as well as an area for onsite social services. Trinity Financial and West Harlem Group

Assistance have already begun meeting with residents to create a program of onsite social services to be offered.

- NYCHA should consider leveraging its large portfolio of assets without disposition or sale of any of its buildings, open space, parking spaces, playgrounds, or any other Authority-owned property. This process should be conducted in an open and transparent manner, with full consultation and consensus from residents.

***NYCHA's Response:** NYCHA will engage in discussions with residents before entering into leases of NYCHA land for residential purposes. In addition, NYCHA and its residents will be integral partners with the city in accomplishing the affordable housing goals set forth in Mayor Bill de Blasio's May 5, 2014 Housing New York plan.*

6. Financial Resources

RAB members expressed concern about the increase in Flat Rents some NYCHA residents will face. They requested additional information pertaining to the rule's implementation and how many NYCHA families it will impact. They also requested information on NYCHA's spending priorities.

- The RAB voiced opposition to Department of Housing and Urban Development Public and Indian Housing Notice 2014-12 (HA) requiring housing authorities nationwide to increase Flat Rents to a minimum of 80 percent of Fair Market Rent (FMR). They expressed concern that drastic rent increases on Flat Rent tenants will have a devastating financial impact on NYCHA families and NYCHA should do all it can to mitigate potential effects. RAB members recommended staggering the rule's implementation by increasing Flat Rents minimally over several years. They also requested clarification on the rule's nuances and a briefing on how it will impact NYCHA's residents, especially seniors.

They would also like to know if the rule will be applied in the same manner for families that pay their own utilities as it will for those whose utilities are covered by the Authority. They recommend apartments in a state of disrepair are not subject to a Flat Rent increase to compensate for lack of maintenance. Additionally, they want specifics on the use of any funds generated from the Flat Rent adjustment. Finally, the RAB inquired about the rule's application to Human Resources Administration (HRA)-supported tenants who may be subject to a different rent schedule.

Finally, the RAB wonders if any surplus funds generated from higher Flat Rents would result in a reduced federal subsidy. What measures are in place to prevent subsidy reductions? Should a ceiling be reached from rent collections, could the excess be used to reduce some of NYCHA's expenditures?

***NYCHA's Response:** The implementation of flat rents of at least 80 percent of Fair Market Rent (FMR) is a requirement under federal law. The law mandates that all public housing authorities come into compliance with the new requirements by June 1, 2014, with the exception that no family's rent will increase by more than 35 percent in any year.*

On July 25, 2014, NYCHA submitted a Significant Amendment to its FY 2014 Annual Plan to amend its Flat Rent policies to comply with statutory requirements and subsequent HUD guidance. Residents, members of the public, and other interested parties had the opportunity to review and comment on the Significant Amendment. NYCHA staff presented the changes to the Flat Rent policy at the six town hall meetings held in June 2014 and as well as several tenant associations meetings

held throughout the city. NYCHA is in the process of developing an online Flat Rent calculator as well as more detailed rent schedules.

Based on the HUD guidance in the Flat Rent FAQs, the Amendment also sought HUD approval to phase in the flat rent increase over a five-year period for families with incomes less than 80 percent of FMR. NYCHA requested a five-year phase-in for these families due to the substantial rent increase they would receive under a three-year phase-in.

NYCHA is in discussions with HUD on phasing-in the Flat Rent increases for the families with incomes less than 80 percent of AMI over a three-year time period.

- There are approximately 15,000 Flat Rent Households at NYCHA with incomes less than 60 percent AMI. They have an average income of \$35,500 and an average current rent of \$685. In 2015, NYCHA will increase their current Flat Rent by 9 percent (average increase of \$65 per month) as discussions continue with HUD.
- There are approximately 10,000 Flat Rent Households at NYCHA with incomes between 60 percent and 80 percent AMI. They have an average income of \$49,500 and an average current rent of \$830. In 2015, NYCHA will increase their current Flat Rent by 7 percent (average increase of \$65 per month) as discussions continue with HUD.
- Flat Rent Households at NYCHA with incomes between 80 percent and 100 percent AMI (5,000) currently pay 75 percent of the FMR for their Flat Rents. In order to bring their rents into compliance with the FY 2014 Appropriations Act, NYCHA will raise their rents to 80 percent of FMR in the next year.
- Flat Rent Households at NYCHA with incomes greater than 100 percent of AMI (5,200) currently pay 85 percent of the FMR for their Flat Rent.

As per HUD PIH Notice 2014-12 (HA), PHAs must consider who is responsible for direct utility payments to the utility company, and adjust the flat rent accordingly. Specifically, if an agency is responsible for paying for utilities to the utility company, no adjustment is necessary when setting flat rents. However, if the family is responsible for making direct utility payments to the utility company, the PHA must adjust the flat rent amount downward, using a utility allowance, to account for reasonable utility costs of an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.

The new Flat Rent rule will not impact families receiving a rent allowance from the NYC Human Resources Administration (HRA). The HRA rent allowances are set by the New York State Legislature.

At this time NYCHA does not have enough information to estimate the impact of the Flat Rent increase on the subsidies received from the federal government.

- The RAB felt this mandate was thrust upon them at the last minute and they were unfairly rushed into issuing recommendations for how to phase-in the increases.

NYCHA's Response: HUD Notice PIH-2014-12 (HA) on the new Flat Rent schedules was released on May 19, 2014 and required public housing authorities to expedite increasing the rents. NYCHA

was required by HUD to start the public hearing process by June 1, 2014 and to implement the new Flat Rent schedules by October 31, 2014.

NYCHA met with the RAB on May 22, 2014 to discuss the new Flat Rent requirements from HUD. NYCHA also conducted six town hall meetings in June 2014 where the Flat Rents were presented to the residents and public for discussion. Copies of the town hall presentations are available for review on NYCHA's web site, <http://www.nyc.gov/html/nycha/html/about/agencyplan.shtml>. NYCHA held a RAB meeting on July 23, 2014 for additional discussion before the Significant Amendment on the Flat Rents was submitted to HUD for approval on July 25, 2014. Two RAB meetings were held on September 10 and 25, 2014 to receive additional comments.

- NYCHA has failed its residents by not joining them in protesting HUD and Congress against the Flat Rent increase. NYCHA continues to allow the federal government to unilaterally alter the Authority's policies without resistance, most always to the detriment of residents and to the Authority as a whole.

NYCHA's Response: NYCHA's Significant Amendment to the FY 2014 Annual Plan submitted to HUD on July 25, 2014 requested a five-year phase-in of the Flat Rent increases longer than the three-year phase-in under the HUD guidance. NYCHA will continue to work with HUD to try to minimize the impact of these rent increases on NYCHA's Flat Rent families.

- NYCHA should roll back the rent increases for residents with fixed income and return to the former ceiling rents for all residents.

NYCHA's Response: NYCHA's rent increases are required by federal law.

- The RAB requested a full accounting of the \$52 million in NYPD fee relief granted by the Mayor in 2014. They want this windfall directed toward much needed repairs.

NYCHA's Response: NYCHA will take this recommendation under advisement. Pursuant to a memorandum of understanding between the Authority and the City of New York, the NYPD currently receives approximately \$75 million in annual funding. This funding is comprised of \$70 million from operating funds for above baseline services and 1.5% of annual federal capital funding awards received, currently estimated at approximately \$4 million. The above baseline services include the NYPD Housing Bureau, a dedicated police force, for community policing and crime reduction strategies and programs. The New York City budget passed earlier this year relieved NYCHA of the remaining \$52.5 million that would otherwise be owed to the NYPD in city fiscal year 2014. These funds were used to service outstanding work orders in NYCHA's developments.

- In addition to NYPD fee relief, NYCHA should work to end its payments for services to the Departments of Sanitation and Payment in Lieu of Taxes (PILOT).

NYCHA's Response: The Housing Act of 1937 requires housing authorities to enter into a cooperation agreement with the municipality providing for PILOT payments with the amounts to be agreed upon between the parties.

- The RAB requested a quarterly report of all Tenant Participation (TP) funds spent by each resident association, the District Council of Presidents (DCOP), and the Citywide Council of Presidents (CCOP); a quarterly report on the 40 percent in administrative fees for NYCHA's TP coordinators; and to know if they are allowed to write TP proposals for resident associations, CCOP, and DCOP.

NYCHA's Response: *NYCHA concurs that the RAB and all resident associations are entitled to a quarterly report on TPA expenditures by development. Once accounting mechanisms are put in place quarterly reports will be provided.*

RAB members can assist resident associations, CCOP, and DCOP with preparing proposals on a volunteer basis. It may, however, be a conflict of interest for a resident association to hire a RAB member as a consultant to prepare proposals; this would need to be reviewed on a case-by-case basis.

- The RAB would like to know the procedure for collecting and expending funds allocated from City Council members to specific housing developments for community programs and projects. They wish to know how long the Authority has to spend the member-item appropriation once it is granted and if unspent funds are subject to forfeiture. Additionally, this money should be directly deposited into the bank accounts of the 501(c)(3)'s receiving it, not to NYCHA, the Department of Youth and Community Development (DYCD), or any other third party.

NYCHA's Response: *The funds from the City Council are received based on a city fiscal year. Most of the allocation has a one year spend requirement. Depending on the item, the funds may be subject to forfeiture. Upon approval, we were able to get reimbursed for the tenant association expense under that agreement.*

- Also in regards to council member items, the RAB asks if those funds are fungible or if they can only be used for specific projects. If the funding is no longer needed for the project it was originally intended for, can it be redirected to meet other needs? Does the City Council have to approve this change?

NYCHA's Response: *City Council funding, at the request of the member sponsoring it, can be targeted for a specific development (in their district) and even a specific use such as CCTVs or elevators. If the funding provided by the City Council member is not designated for any specific use at a development, NYCHA may allocate it as it sees fit for the highest priority at said development. For any changes in allocation in funds the Council member must approve the new plan by writing the NYC Office of Management and Budget (OMB) to request a new intention for the available funds.*

- The New York City Housing Authority has come to rely too exclusively on federal funding and revenue generated from rent to the detriment of its long-term fiscal sustainability. It must make a concerted effort to seek out additional sources of funding if it wants to continue offering quality affordable housing in New York City.

NYCHA's Response: *NYCHA will take this recommendation under advisement.*

- The RAB would like to know where any revenue generated from NYCHA's parking program has been directed.

NYCHA's Response: *The additional revenues generated will allow NYCHA to pay for much needed repairs and maintenance at the developments.*

- The RAB wants to know how much revenue was generated in fees from ATM debit cards and how that money was spent.

NYCHA's Response: *The ATM debit cards fee is charged by the vendor processing the transactions and is regulated by Visa and Master Card. NYCHA is not generating any revenue from these fees.*

7. **Capital Improvements**

- Park Rock Houses continues to experience damaged windows and other chronic rehabilitation needs. A long-term repair plan should be formulated for this development.

NYCHA's Response: *This work is not currently in the five-year plan. Jobs are prioritized and placed in specific funding years based upon the severity of the condition, design timeline, and anticipated level of available funding.*

- Kitchen appliances in many residencies are outdated and inoperable. Stoves and refrigerators are especially unreliable as they appear to be refurbished appliances, not new equipment. This problem is particularly problematic at 154 West 84th Street (Dome Site), Rutgers Houses, West Brighton Houses, and other developments.

NYCHA's Response: *Funding for appliance replacement is allocated in the Capital Plan. Currently, NYCHA's annual capital allocation from HUD doesn't cover the complete replacement of all appliances past the 15 year cycle time. However, starting in 2014, NYCHA is committing to replace an equitable distribution of appliances at developments that have appliances due for replacement. The new approach will enable all developments in need to receive a benefit based on the capital allocation for that particular year.*

- NYCHA should provide a schedule for repairs at all Staten Island developments.

NYCHA's Response: *Jobs are prioritized and placed in specific funding years based upon the severity of the condition, design timeline, and anticipated level of available funding. The current Five-Year Capital Plan provides for improvements at the following developments: Berry/New Lane, Cassidy-Lafayette, Mariner's Harbor, Richmond Terrace, South Beach, Todt Hill, and West Brighton.*

- The RAB is concerned about electrical issues and pervasive mold and mildew caused by leaks at 154 West 84th Street (Dome Site).

NYCHA's Response: *NYCHA will work with the Private Management firm to investigate the electrical and mold complaints at the Dome Site.*

8. Safety and Crime Prevention

- The RAB would like NYCHA to provide a detailed explanation of its emergency response procedures and its after-hours service call response. They would like the rates NYCHA charges for after-hours service to be fair and adequately communicated to residents. They question the fairness of charging service fees for repairs done in other units that are impacting their own.

NYCHA's Response: *Representatives of the NYCHA Customer Contact Center (CCC) are always on standby to service emergency requests, 24 hours a day, 7 days a week. The CCC can be reached at (718) 707-7771.*

Staff can also be dispatched for the following non-emergency situations, after-hours, for a \$50 fee: lock out service or lock repairs involving a Housing Authority-issued lock, reported by the head of household; the retrieval of keys from elevator or compactor shafts; and household sink, basin or bathtub stoppages.

- A full update on the status of CCTV installation and layered access is requested by the RAB. Beyond a lack of funding for these and other security measures, the RAB comments that the process for procuring, siting, and activating CCTV is far too cumbersome and time-consuming. They also feel that residents should be more engaged in determining the placement of security cameras given their better understanding of where security breaches usually occur in the developments. Residents also wish to see a more sincere effort from NYCHA to ensure resident safety in all manners possible, including FOB entry and a fully functional intercom system for screening guests and preventing uninvited visitors.

NYCHA's Response: *NYCHA will work to create secure, healthy neighborhoods where residents, employees, and their visitors feel safe, on NYCHA grounds and inside buildings.*

Every family deserves to feel safe in their homes. We know that the security of our developments is essential for the health, stability, and quality of life of NYCHA families. NYCHA, in collaboration with our partners – the NYPD, elected officials, the District Attorney's Office, and residents-- will work to accomplish this very important objective. To improve the physical security of our developments, we have installed 11,004 security surveillance cameras citywide since 1997.

We also installed layered access control – which means new intercoms and front door key fobs and hardware – at 63 buildings across 26 developments.

In June 2014, NYCHA and the Mayor's Office announced a joint collaboration with the Comptroller's Office to streamline the procurement process for installing security cameras in NYCHA buildings. This partnership allowed the City to expedite the review and approval of 46 contracts for cameras at 49 locations in less than a week. NYCHA is on schedule to complete installation of cameras at these 49 developments by the end of 2014. This effort is funded by a \$27 million allocation from the New York City Council for security systems in NYCHA buildings around the city.

- Resident Advisory Board members are concerned about NYCHA's progress in rehabilitating buildings damaged as a result of Super Storm Sandy. The RAB would like to see a fully developed

Sandy recovery plan and preventative measures implemented in case of future natural disasters of this magnitude. Residents of developments in Coney Island were especially vocal about the need to direct recovery funds to their developments and called for additional structural integrity assessments by engineers to guarantee the buildings did not sustain any permanent structural damage. Specific Sandy-related concerns include sinkholes, erosion of sand, and damaged playground equipment.

NYCHA's Response: *On October 29, 2012, Super Storm Sandy hit New York City with a devastating impact. In the immediate aftermath of the storm NYCHA inspected all impacted developments for structural, mechanical, electrical and plumbing damage. Although the buildings were all found to be structurally sound, there was severe damage to the building systems at many developments.*

NYCHA's post-Sandy Action Plan identified \$1.8 billion in permanent repair, replacement, resiliency and mitigation needs for impacted NYCHA developments. NYCHA is committed to not only rehabilitating the 35 developments that were damaged during Super Storm Sandy, but also to making property improvements that will increase resiliency against future storms. Such improvements consist of raised and stand-alone boiler rooms; elevated electrical panels and water pumps; the use of flood gates; and renewed building facades and backup power generation. The agency has a dedicated team within the Capital Project Division solely focused on recovery and rebuilding.

NYCHA has been aggressively pursuing the funding needed to build this better infrastructure from multiple sources, including insurance, the Federal Emergency Management Agency (FEMA), the Hazard Mitigation Grant program (HMGP), and the Community Development Block Grant Disaster Recovery (CDBG-DR) program.

Since Super Storm Sandy hit nearly two years ago, NYCHA staff has been and remains in constant communication with residents at the impacted properties as well as elected officials. It is expected that rehab construction will start in the summer of 2015.

9. Community Programs and Development

The RAB commented on perceived inadequacies of the Resident Engagement Department to fully engage residents as per its mandate. The RAB would like the Resident Engagement Department to maintain a visible presence in the developments instead of being centralized in NYCHA's downtown offices. The RAB also calls for more inclusion in the policymaking process, claiming NYCHA executive staff has unfairly excluded them from high-level policy discussions, subsequently undermining the RAB's resident participation powers under 24 CFR Part 964.

NYCHA's Response: *Since January 2014, Resident Engagement staff reached out to thousands of residents in support of over 30 initiatives. Staff often work at developments supporting various initiatives, attending resident meetings and doing outreach including the distribution of flyers for special events and meetings. There are plans for staff to be based at developments in the future. Currently, the central location of staff is necessary in order to provide multiple trainings efficiently.*

- NYCHA must clarify its policy for allocating office space to resident leaders, especially tenant association presidents. Given the scarcity of public housing units, decisions to convert apartments into office space should be done cautiously and only with full resident consultation.

NYCHA's Response: According to HUD regulations 24 CFR 964.18 (5), "If requested, a housing authority should provide a duly recognized resident council office space and meeting facilities, free of charge, preferably within the development it represents. If there is no community or rental space available, a request to approve a vacant unit for this non-dwelling use will be considered on a case-by-case basis." Due to the scarcity of public housing units, NYCHA decisions to approve a vacant unit for non-dwelling use are made cautiously and only based on a request of the local resident association.

- NYCHA does not have a well-developed Section 3 plan or policy. A Section 3 Action Plan should be devised and implemented along with hiring a director of Section 3 activities. This plan should incorporate outreach efforts, training programs, employment opportunities, implementation timeliness, and a director of Section 3 resident-owned businesses. By law, a Section 3 Action Plan should be included in NYCHA's Annual Plan.

NYCHA's Response: Section 3 is a regulation in the Housing and Urban Development Act of 1968 that encourages housing authorities to connect public housing residents and low-income persons to employment opportunities through housing authority contractors. Under the regulation, contractors are required, "to the greatest extent feasible," to hire public housing residents (or other low-income persons when no public housing residents are available or qualified for the position) when contracting with public housing authorities.

NYCHA residents who are interested in job opportunities created through Section 3/REP can learn more about how to apply by attending a REES Information Session. These information sessions are held twice a week on Tuesdays and Thursdays at 9 a.m. in the REES Central Office at 787 Atlantic Avenue, Brooklyn, NY 11238.

NYCHA residents who are specifically interested in the construction trades, but lack direct experience working in the field, are encouraged to apply to the NYCHA Resident Training Academy (NRTA). The NRTA offers three employer-linked training tracks, including an eight-week construction training course. The minimum requirements for construction training, include:

- Authorized NYCHA resident on the lease
- 18 years of age or older
- High school diploma or GED
- Seventh (7th) grade reading and math proficiency
- Able to pass a drug test
- Able to lift 50 lbs or more
- Be able to perform eight (8) hours of physical work each day

Any NYCHA resident with construction experience, or a successful graduate of the NRTA, is eligible for construction-related employment opportunities available through Section 3/REP.

NYCHA performs regular outreach and promotion to ensure residents are aware of available opportunities. This information is shared through a number of communication channels including resident mailings, flyers, and on-the-ground outreach efforts. NYCHA also launched opportunitynycha.org, a web-based resident portal that provides timely information regarding Section 3 and other opportunities. Since launching in May 2013, there have been over 57,000 unique visitors with about 6,000 unique visits per month. REES also instituted a bi-weekly Opportunity NYCHA resident e-newsletter that reaches close to 35,000 households.

For more information on how to apply to the NRTA or to learn more about Section 3/REP opportunities, call the REES Hotline at (718) 289-8100 or visit <http://www.Opportunitynycha.org>

- NYCHA should hire a full-time Section 3 liaison to ensure clear communication between contractors, resident leaders, and job-seekers. Outreach should occur so all parties understand the rules and are able to link open positions with qualified candidates, especially toward resident-owned small businesses.

NYCHA's Response: *NYCHA, through REES, provides oversight, outreach, training and coordination to ensure residents are connected to Section 3 opportunities.*

The Job Generation Unit within REES is comprised of Contract Monitors with expertise in the areas of workforce development and procurement. Contract Monitors are assigned to a portfolio of Section 3/REP projects based on a geographic location and are responsible for working with various NYCHA administering departments in monitoring and overseeing NYCHA's Section 3/REP compliance by sourcing qualified candidates for NYCHA's Section 3/REP contracts.

REES staff performs regular outreach through a number of communication channels including resident mailings, flyers, and on-the-ground outreach efforts. NYCHA also launched OpportunityNycha.org, a web-based resident portal that provides timely information regarding Section 3 and other opportunities. Resident Information Sessions are also held at the REES Central Office for residents that express an interest in working on Section 3/REP contracts. At these Information Sessions, residents are provided an overview of NYCHA's Section 3 program and services offered through REES and partner organizations. Residents undergo a one on one assessment of their skills, interest, licenses and qualifications, and are registered in the REES databank as having expressed interest in Section 3/REP opportunities. Resident leaders are encouraged to refer residents to a Resident Information Session to access Section 3/REP opportunities and linkages to other services.

NYCHA has established an online Section 3 Business Concern Registry, employing public housing authority best practices from across the country. The goal of registry is to simplify the process of identifying Section 3 Business Concerns, thereby enabling contracting opportunities for Section 3 business. More information on how to become a registered Section 3 Business Concern can be found at <http://opportunitynycha.org/business-development/section-3-business-concern/>. Note that registration as a Section 3 Business Concern is not a guarantee that your business will be awarded any contracts or subcontracts by NYCHA or its contractors/vendors.

- The Citywide Council of Presidents (CCOP), Resident Advisory Board (RAB), and NYCHA should collaborate on a review of NYCHA's interpretation of the Section 3 rules to ensure the Authority is in full compliance and that funding is being directed toward resident economic empowerment. The RAB wants a clear definition of what constitutes a "new hire" under Section 3 and asks if private contractor hires are required to follow Section 3 rules. The RAB would like clarification on Section 3 rules regarding awarding 15 percent of the labor versus ten percent of the overall contract.

NYCHA's Response: *Section 3 is a regulation in the Housing and Urban Development Act of 1968 that encourages housing authorities to connect public housing residents and low-income persons to employment opportunities through housing authority contractors. For detailed definitions regarding "new hires" and other provisions of this regulation, please visit HUD's Section 3 FAQ's at <http://portal.hud.gov/hudportal/documents/huddoc?id=11secfaqs.pdf>.*

NYCHA's Resident Employment Program policy (REP) extends the reach of the federal Section 3 regulation. In 2001, NYCHA implemented REP, which mandates that any contractor who is awarded contracts exceeding \$500,000 must spend 15 percent of its labor cost on the employment of NYCHA residents.

- The RAB questions the need for more social service programs above what NYCHA already offers and claims both Resident Engagement and the Office of Resident Economic Empowerment & Sustainability (REES) are more likely to refer residents to outside service providers than assist them in-house. The RAB also states these two units are inefficient and over-staffed and many of their duties could be performed by resident leaders. Resident Engagement is especially poor at informing residents of upcoming events, often giving short-notice and inadequate time for residents to adjust their schedules accordingly. Their staff would benefit from additional professional development training.

***NYCHA's Response:** The mission of NYCHA's Office Resident Economic Empowerment and Sustainability ("REES") is to increase residents' income and assets through programs, policies, and collaborations. In order to increase capacity and improve quality, NYCHA, through REES, has transitioned from providing direct employment services to place-based service coordination. NYCHA has also broadened the economic opportunity services available to residents – expanding to include financial literacy and asset building and resident business development in addition to employment advancement and adult education and training.*

REES coordinates key programs, such as the NYCHA Resident Training Academy, Family Self-Sufficiency Program, and Jobs-Plus, while providing residents access to a wide array of economic opportunity programs through place-based service coordination in geographic "Zones". REES establishes formal partnerships with providers through an application process, wherein providers work collaboratively with REES to implement outcome-focused projects and increase NYCHA resident participation in critical services. During REES' inaugural year of Zone partnership, NYCHA saw a 22% increase in residents served by partner providers, compared to the year prior.

NYCHA recognizes that every public housing community is unique. By transitioning from a direct service model to a place-based service coordination model, NYCHA is now: (1) serving a higher volume of residents, in-place, reducing wait and travel times; (2) providing residents with a more comprehensive suite of services with additional capacities; (3) better positioned to connect residents to local economic development opportunities; (4) implementing proven economic opportunity models, like Jobs-Plus, to under-resourced communities; and (5) better positioned to work collaboratively with local providers to respond to resident's needs through outcome-focused strategic projects.

REES welcomes further collaboration with the RAB in order to increase the volume of residents connected to NYCHA partner providers through collaborative referral and recruitment efforts. REES also seeks to improve service delivery to residents through engagement and knowledge sharing between residents, NYCHA and our partner providers.

The mission of NYCHA's Resident Engagement Department is to increase, diversify and enhance resident participation so that public housing is preserved and the quality of life is improved for NYCHA residents. The Resident Engagement Department supports a wide array of agency efforts in order to ensure NYCHA excels in customer service; facilitates information exchange between

NYCHA and residents; and increases residents engagement and involvement in key activities. Resident Engagement staff deploy a number of outreach methods to ensure residents have timely information. NYCHA seeks to support professional development of all employees with initial and ongoing training opportunities regularly available. Resident Engagement looks forward to continued collaboration with the RAB in order to create a partnership between NYCHA and residents that will be a model for best practice in public housing.

- The RAB requested clarity on why Tenant Participation (TP) fund administration was placed under Resident Engagement. The RAB requested more flexibility with TP funding and wishes to use vendors of their own choosing, not those approved by NYCHA which often overcharge for services.

NYCHA's Response: *A goal of Department of Resident Engagement is to improve the quality of life in NYCHA's developments by increasing resident participation, which is also a goal for the use of tenant participation funds.*

During the TPA Guidebook training sessions held in September and October, 2014, the Procurement Department advised that residents could choose their own vendors. Not all vendors are willing to accept NYCHA's purchase orders. Any business can register with NYCHA on its web page at the following address: <http://www.nyc.gov/html/nycha/html/business/business.shtml>.

- NYCHA should no longer receive the 40 percent administrative fee they collect from Tenant Participation (TP) funds if they are not willing to help resident leaders draft proposals for use of funds.

NYCHA's Response: *The TPA Coordinators will provide technical assistance to Resident Associations on the preparation of TPA proposals, required documents, NYCHA procurement and insurance requirements, etc. However, since the TPA Coordinators represent NYCHA in reviewing TPA proposals submitted by Resident Associations they cannot prepare TPA proposals and solicit quotations on behalf of the resident association.*

- NYCHA's Apprentice Program should link residents with any construction jobs created under the Mayor's affordable housing plan *Housing New York – A Five Borough, Ten Year Plan*.

NYCHA's Response: *NYCHA agrees with this recommendation and will collaborate with our Agency partners to leverage all available training programs that serve NYCHA residents, including the apprentice program and NRTA, to connect NYCHA residents to opportunities generated through the Mayor's Housing Plan and other economic development projects.*

- NYCHA and the City Council should work together to ensure the Painter Apprenticeship program is adequately funded in the City's FY15 budget.

NYCHA's Response: *In Fiscal Year 2013, the New York City Council made a \$20 million dollar, two-year commitment to NYCHA (\$10 million each year for two years) to improve maintenance and repair conditions at NYCHA developments. Although Painter Apprentice Program funds will expire year-end 2014, NYCHA's budget assumes the City Council will continue to fund the Painters Apprentice Program throughout the next five years.*

- The RAB requests greater involvement in the NYCHA policymaking process and wants direct communication from the NYCHA Board and Executive Staff before new policies are adopted. They

would like a broad interpretation of their resident participation power under 24 CFR Part 964 and wonder if NYCHA discloses information to the CCOP before it is brought to the full RAB for consideration.

NYCHA's Response: *The Resident Advisory Board (RAB) consists of public housing and Section 8 residents. Their primary function is to address various aspects of NYCHA's Annual and Five-Year Agency Plans, which set forth NYCHA's priorities and policies in 18 core areas and chart the course for NYCHA's short-term and long-term future. RAB members express concerns, make recommendations and advise NYCHA management in the formulation of the Agency Plans. The RAB's recommendations are considered as the plan is drafted and their recommendations regarding the final plan become a part of the submission when the plan is submitted to the U.S. Department of Housing and Urban Development.*

- The RAB thanked the Authority for funding the free breakfast and lunch program that had previously been underfunded.

NYCHA's Response: *NYCHA, with funding received from the City Council, hires the seasonal staff to receive and distribute the meals to residents and the surrounding community*

- NYCHA needs to address the organization and operation of its community centers. The community based organizations contracted to run some of these facilities are doing a poor job providing quality services to the residents. They are not engaging the residents thoroughly and should be conducting more outreach efforts to promote resident attendance and participation in community programs.

NYCHA's Response: *NYCHA is working to develop metrics to assess Community Based Organizations (CBOs) to ensure that residents are engaged and that high quality programs are provided.*

- Technical assistance should be provided to all developments/tenant organizations in order for all residents to interpret the Annual Plan, Capital Construction, Executive Summary, Moving to Work (MTW), Section 3 resident-owned businesses, and other arcane initiatives. This assistance would allow the residents, at different levels, to understand this complicated legal document.

NYCHA's Response: *The Resident Engagement Department's goal is to improve communication between residents and other NYCHA Departments. Resident Engagement provides technical assistance to resident associations by attending meetings and presenting information on NYCHA initiatives such as CCTV, emergency preparedness, Bond B construction projects, the Annual Plan and others initiatives.*

10. Section 8 Housing Choice Voucher (HCV)

The RAB provided a number of comments on NYCHA's Section 8 program and requested an accounting of the Authority's expenditures pursuant to its obligations under HCV rules and regulations. The RAB also commented on NYCHA's need to increase outreach to its Section 8 residents and provide them with information on homeownership opportunities, Tenant Participation (TP) funding availability, and tenant leadership programs.

- NYCHA should conduct more outreach to Section 8 tenants and encourage them to become active in resident participation opportunities, including the Resident Advisory Board. NYCHA Section 8 voucher holders should serve on the RAB and be included in resident leadership conferences and trainings. This outreach should include training for Section 8 residents on the processes for obtaining TP funds.

NYCHA's Response: *NYCHA will take this recommendation under advisement.*

- NYCHA should provide information on the resident stipends and TP funds available for the Resident Associations at the Project-Based Section 8 developments (Bronxchester, Campos Plaza I, East 120th Street Rehab, East 4th Street Rehab, Milbank-Frawley, and Saratoga Square).

NYCHA's Response: *The Department of Mixed Finance made tenant participation funds available in 2014 to the four Project-Based Section 8 developments that had active resident associations. The TPA Unit sent letters to the four resident associations in early August advising them of the funds available and requesting that the respective RA boards complete and submit budgets. All funds must be expended by December 31, 2014. Future funding decisions will be made annually based on the availability of funds.*

- NYCHA should have more educational and marketing efforts to attract quality landlords for Section 8.

NYCHA's Response: *There are many benefits to becoming a Section 8 landlord and NYCHA conducts regular outreach efforts to attract reputable landlords ready to welcome Section 8 voucher holders. NYCHA meets frequently with owner groups to discuss how to best serve our tenants. Section 8 landlords may also list their rental units on-line through NYCHA's web portal.*

Anyone interested in becoming a Section 8 Owner can contact the Customer Contact Center, Monday - Friday, between the hours of 8am and 5pm, at 718-707-7771.

- There should be a Community Housing Development Organization (CHDO) to partner with ROSS self-sufficiency for Section 8 HCVP, which would fill in the financing 'gaps' for Section 8 homebuyers.

NYCHA's Response: *The NYCHA Section 8 program does not have a homeownership program. We do however, have a Family Self Sufficiency (FSS) Program which connects participants to job training, educational and employment opportunities. Participants engage in a five-year "contract" that outlines goals for self-sufficiency. FSS coordinators meet with participants to assist in meeting those goals. Participants have the ability to develop an escrow fund based on increases in income from employment based on their completion of the goals they outlined in the contract. Upon completion of the program, participants are entitled to use the escrow funds they have acquired.*

- Section 8 voucher holders should be allotted more than 120 days to find an apartment using a portable voucher.

NYCHA's Response: *NYCHA understands the demand for affordable housing in New York City greatly exceeds the supply and it can be difficult for families to secure housing in their preferred neighborhood or community board. NYCHA manages a Section 8 housing search engine voucher*

holders can use to browse Section 8 apartment listings:
<http://nycha.gosection8.com/SearchRentals.aspx>

Section 8 vouchers must be issued for a minimum of 60 days. NYCHA elects to offer the initial voucher term for 120 calendar days, which is industry standard. NYCHA may also extend the initial voucher for an additional 60 calendar days (180 calendar days in total) for a family member who requires a reasonable accommodation to make the program more accessible.

Portable vouchers that are issued by another PHA are subject to that PHA's administrative policy.

- The RAB would like a report detailing NYCHA's plan to expend Section 8 funds.

NYCHA's Response: NYCHA expends 100% of its allocation of funding each month to cover the program's existing voucher families. NYCHA does not currently have plans to issue any new vouchers due to lack of funding.

- How is the block grant for the elderly going to be spent?

NYCHA's Response: The Community Development Block Grant (CDBG) for the elderly at NYCHA is used to fund the "Elderly Safe-At-Home Program, which provides supportive services to residents at seven (7) NYCHA developments in the South Bronx. The program provides crime prevention education; crisis intervention; assistance with benefits and entitlements; referral for transportation services; meals-on-wheels and homecare; and escort to medical facilities, banks and light emergency shopping. Resident volunteers augment staff support by monitoring the seniors' well-being and engaging and assisting other residents in getting involved in community and program-related activities, thus enhancing their safety and viability.

- Please clarify the difference between annual contributions for Section 8 tenant-based and project-based assistance.

NYCHA's Response: Tenant based vouchers are vouchers that participants can use in the private rental market. They can choose the neighborhood where they would like to use their voucher. Project-Based Vouchers (PBV) can be used only in a specific designated unit in a specific building on initial lease up. In other words, the project-based subsidy is attached to the unit and a participant can't "shop around" with it. When funding is available, PBV participants may get the opportunity after the first year of the lease to move with a tenant based voucher, however, funding must be available to support that voucher. NYCHA currently does not have funding available to offer this option.

- What is NYCHA's plan to promote the Family Self-Sufficiency Program and how are Section 8 residents being notified of this opportunity?

NYCHA's Response: Since the re-launching of the Family Self Sufficiency (FSS) program in 2011, NYCHA has enrolled upward of 200 families in the program using one FSS Coordinator. Starting in 2014, REES implemented a "Central Enrollment" process that uses the Department's Assessment Specialists to enroll residents. This makes it possible to greatly increase the number of participants. REES recruits FSS participants through the following approaches: Newly recertified Section 8 residents who have email addresses are sent a notice along with a flyer inviting them to participate in the program. Every two months, a notice and flyer are mailed to 1,300 randomly chosen newly

recertified residents describing the FSS program and inviting them to participate. Responding participants are scheduled for an information session that is held twice a month. Information about the program is posted in NYCHA's website :

<http://www.nyc.gov/html/nycha/html/section8/fssnum.shtml>.

In 2015, REES will continue to enroll participants in the program, scheduling information and central enrollment sessions twice a month for a total of 24 such sessions in the course of the year. These sessions will be announced through emails, direct mail, flyers and on NYCHA's website, thus giving everyone who wishes an opportunity to participate in the program.

- Section 8 tenants should be counseled on apartment opportunities outside minority and poverty concentrated areas.

NYCHA's Response: The HUD Office of Housing Counseling sponsors housing counseling agencies that can provide advice on buying a home, renting, defaults, foreclosures, and credit issues. Additionally, HUD's Opportunity Counseling Program is designed to assist families with Housing Choice Vouchers to move from high-poverty to low-poverty neighborhoods by working with public housing authorities and local non-profit organizations to provide counseling services and conduct outreach to landlords. More information on HUD's Housing Counseling is available by calling HUD's interactive voice system at 1-800-569-4287.

NYCHA is bound by federal law to affirmatively further fair housing and complies with this mandate by counseling Section 8 tenants as to locations of units outside of areas poverty or minority concentration and assisting them to secure apartments. We also actively market the Section 8 program to landlords and owners outside of areas of poverty/minority concentration, and we provide participants a map of NYC showing areas of low and high poverty.

Below is a breakdown of Section 8 units under lease by borough (as of August, 2014):

Bronx	38,191
Brooklyn	30,811
Manhattan	9,013
Queens	7,890
Staten Island	1,877
In Progress	240
Total	88,022

The following table shows how many landlords in each borough have at least one tenant using a Section 8 voucher, including how many operate in more than one borough:

Bronx	4,962
Brooklyn	8,881
Manhattan	592
Queens	3,512
Staten Island	833

Multi-Borough	10,669
In Progress	27

- NYCHA should include Section 8 tenants under PHA Grievance Procedures (24 CFR 966).

NYCHA's Response: 24 CFR 966 apply to Public Housing only. Regulations governing informal review and informal conferences for the Section 8 (Housing Choice Voucher) program are in 24 CFR 982.

- What tenant protections do Section 8 tenants receive? Are they aware of their rights and the processes for exercising them? What discretion does the landlord have in this?

NYCHA's Response: In New York City, it is illegal for a landlord to refuse to rent an apartment based on the tenant's intention to use a rent subsidy if the landlord owns any buildings with at least six apartments. If you believe that you have been discriminated against because you have a rent subsidy, contact the New York City Commission on Human Rights at 311.

- What is NYCHA going to do with regard to mixed-finance developments? What is the mix of units after redevelopment? How many units will be public housing and how many project-based Section 8 vouchers are going to be set-aside for tenants with mobile Section 8? How many residents may be assisted under the federal or state low-income housing tax credit programs for which no particular subsidies have been set aside?

NYCHA's Response: With respect to Section 8 LLC Project Based Vouchers, there were 300 set aside in 2014 of which about 265 have moved in already with an additional 35 probably in the pipeline. As of September 19, 2014, 3,341 units in NYCHA's LLC developments were transitioned to the Section 8 program.

11. Rental Assistance Demonstration (RAD)

- The RAB recommends that NYCHA does not participate in HUD's Rental Assistance Demonstration (RAD), fearing it will reduce or eliminate their 24 CFR Part 964 resident participation power. If NYCHA moves forward with RAD, there should be ample resident engagement and community meetings to explain conversion plans and allow public comment.

NYCHA's Response: In 2013, NYCHA submitted a RAD application to HUD for Ocean Bay (Bayside) Apartments in Queens. Included in the application was testimony from residents at the development during a meeting in which the RAD program was presented. If HUD approves the application, further consultation with residents will occur.

- Do Section 18 disposition and demolition processes apply to RAD? How does RAD impact the FMR schedule? What is the contingency plan in the case that HUD approves a RAD plan but NYCHA cannot secure funding from a lending agency?

NYCHA's Response: Conversion to RAD requires a Section 18 application when the proposal would reduce the number of assisted units by more than a de minimis amount, which is 5% of the existing ACC units prior to the conversion.

- Will Tenant Participation (TP) funds remain intact to their maximum availability if RAD is approved and implemented?

NYCHA's Response: Yes, TP funds remain intact to their current levels under the RAD program. NYCHA currently funds \$25 per occupied unit annually for residents' participation. This amount will not change.

- How does NYCHA plan to ensure no residents are permanently displaced subsequent to RAD conversion? Developments subject to RAD should have active tenant association participation and mobilization to ensure the conversion to project-based voucher assistance does no harm to tenant quality of life and access to subsidized housing.

NYCHA's Response: The permanent involuntary displacement of residents may not occur as a result of a RAD conversion. There is no screening of residents at conversion of the program. Should a resident choose to move, choice-mobility options allow a resident to move with a tenant-based voucher. NYCHA plans and is required to conduct resident participation meetings with the tenants and active tenant association throughout the conversion process, if HUD approves its RAD application.

12. Additional Comments from the RAB

- The RAB feels there is an overall lack of communication between the Housing Authority, residents, and resident leadership associations, including the RAB itself. The RAB believes that as the direct liaison to NYCHA residents, it has a better understanding of the wants and needs of the NYCHA community than does NYCHA staff.

Part of this lack of communication, the RAB feels, is demonstrated in NYCHA's resident publication, *NYCHA Journal*, and the portion of NYCHA's website devoted to residents, *The Residents' Corner*. They feel these resources do not feature information of interest or importance to residents, such as policy changes, Section 3 job opportunities, or a calendar of NYCHA events. Additionally, *The Residents' Corner* is difficult to find on the Authority's website and challenging to navigate.

They recommend improving resident communication via these resources by promoting healthy living habits, featuring profiles of successful residents, and using the journal and website on a targeted level within developments to enable resident consultation regarding specific initiatives. Following these steps, the RAB claims, will promote trust between the Authority and its residents and enhance the overall quality of life for NYCHA families.

NYCHA's Response: NYCHA will take this recommendation under advisement.

- The RAB recommends a fundamental reshaping of the operation, management, and organizational structure of the New York City Housing Authority, including the consolidation of overlapping

departments and the reassignment of management responsibilities to personnel more suited for specific duties.

NYCHA's Response: *NYCHA will take this recommendation under advisement.*

- Additionally, the Housing Authority should subject itself to an external independent audit of its management practices for the previous seven years. This will identify redundant services, inefficient personnel functions, and ensure future fiscal viability for the New York City Housing Authority.

NYCHA's Response: *In compliance with the Single Audit Act, 31 U.S.C. §7502, NYCHA undergoes a single annual audit by an independent auditor, per generally accepted government auditing standards, covering operations of the entire entity. The auditor determines whether financial statements are presented fairly and conform with GAAP; determines whether the schedule of expenditure of federal funds is presented fairly; obtains an understanding of internal controls, tests them, and assesses control risk for each major program; and determines whether NYCHA complies with law, regulations, contracts, and grants having direct and material effect on each major program.*

- The RAB stated that NYCHA has spent several million of its \$500 million Bond B revenue on construction project contracts awarded to CM as Agent across 24 projects, including roof replacements and brickwork. These jobs require project managers employed by NYCHA and part-time project administrations and field supervisors to monitor the work. Prior to 2004, all capital project work was overseen only by NYCHA personnel without CM Firm assistance.

NYCHA's Response: *NYCHA will take this statement under consideration.*

- NYCHA should change its definition and understanding of “low” and “moderate” income, reverting back to its original verbiage of “low” and “very low” income. It should also consider recognizing “extremely low-income” residents.

NYCHA's Response: *These particular terms are set by federal statute.*

- Extra income generated from overtime wages should not be calculated into rent adjustments. This additional income can be sporadic and does not necessarily reflect future earnings.

NYCHA's Response: *NYCHA calculates income and assets for the purpose of setting rent based on federal law and HUD directives. Individual questions and family situations about rent calculations should be discussed with the development property management staff.*

- How many vacancies are there in LLC I and LLC II? What is NYCHA's plan for filling them and will they be subject to the homeless preference?

NYCHA's Response: *As of October 20, 2014, there are 171 vacant apartments in the LLC developments that are in the process of being rented. All public housing apartments including those at LLC I are subject to the homeless preference. LLC II apartments are not subsidized with any public housing funds and therefore not subject to the homeless preference.*

- Part of the MOU between the Mayor's Office and NYCHA over NYPD payments involves NYCHA paying for police vehicles and their operating costs (including insurance and maintenance). The RAB would like to know how many vehicles NYCHA is currently funding and at what cost.

NYCHA's Response: *As of fiscal year 2012, NYCHA currently funds 186 NYPD police vehicles at the cost of \$4,019,341.47.*

- NYCHA should live-stream on the Internet meetings between its Chairwoman and the Resident Advisory Board (RAB).

NYCHA's Response: *NYCHA will take this recommendation under advisement.*

- Advance Care Directives and first aid training should be instituted to prepare residents for various emergency responses.

NYCHA's Response: *Preparing legal forms known as Advance Directives can help ensure that an individual's wishes are respected and that health care decisions remain in the hands of people you know and trust, and this is information that you should get from experts in the health care industry or legal field. In New York City, the Department of Health and Mental Hygiene (DOHMH) offers information and resources about the three kinds of Advance Directives: New York State Health Care Proxy, Living Wills, and Do Not Resuscitate (DNR) Orders. The DOHMH website to learn more is here: <http://www.nyc.gov/html/doh/html/living/adv-dir.shtml>.*

The New York City Housing Authority and the Greater NY Red Cross have partnered to offer emergency preparedness training for NYCHA residents, which is a first of its kind partnership for NYCHA and the largest between the renowned disaster relief organization and a public housing authority. The new alliance aims to help residents prepare, as well as encouraging longer term volunteerism for disaster relief efforts.

For more advanced specialized training, NYCHA residents are encouraged to seek expert advice from our City partners. The Fire Department of New York (FDNY)'s "Be 911 Compressions Only CPR Program" equips New Yorkers with the skills to act in the event of cardiac arrest by offering free instruction across the five boroughs. The program, taught by certified FDNY EMS personnel, has successfully trained over 50,000 New Yorkers in compressions-only CPR. Residents can register online for one of their training sessions offered across the five boroughs. The FDNY Mobile CPR Unit can also come out to a location to host bystander CPR Training sessions for groups of 15 or more. More information is here: <http://www.nyc.gov/html/fdny/html/general/registrations/cprto/index.shtml>

The American Red Cross offers a wide variety of safety classes including First Aid, Cardiopulmonary Resuscitation (CPR) and Automated External Defibrillator (AED) training. More information on courses available from the Red Cross can be found here: <http://www.redcross.org/take-a-class>.

- How will the funding allocations for the following be distributed and why have they not been changed in two years:
 - Public Housing Capital Fund Grant
 - Annual Contributions for Section 8 Tenant-Based

- o Community Development Block Grant – Elderly
- o Project Based Section 8 Assistance

NYCHA's Response: Congress appropriates and HUD allocates the funding provided based on pre-established formulas for each public housing funding stream: operating subsidy, capital fund and Housing Choice Voucher/Section 8. NYCHA receives its allocations from HUD based on these formulas. Unfortunately, funding from appropriations has been flat for the current and past two federal fiscal years providing less funding than the formulas would otherwise call for and resulting in prorations of the funding provided.

For example, the current FY 2015 Continuing Resolution (CR) approved on September 19, 2014 funds the government through December 2014 at the previous year's (FY2014) funding levels. Funding for FY2014 was provided through a series of CRs that culminated in the FY2014 Omnibus appropriation enacted on January 17, 2014 thus ending the federal government shut down and increasing the national debt limit. For FY2013 there were a series of short term CRs and then on March 26, 2013, six months late and the day before authorization for the federal government to spend money was to expire, a CR was enacted to fund the federal programs through FY2013 at FY2012 levels without an adjustment for cost inflation.

- Each borough should have its own Resident Advisory Board with a chair, co-chair, secretary, and treasurer focused on that borough's specific issue agenda.

NYCHA's Response: NYCHA will take this recommendation under advisement.

- NYCHA should partner with prominent former public housing residents and local community based organizations to establish entrepreneurial opportunities for resident self-sufficiency.

NYCHA's Response: REES started the Resident Business Development Unit in December of 2012 and has established a networking community of resident business owners through a series of quarterly events. Through this community, residents and former residents who have achieved some level of success as entrepreneurs share their experiences, providing practical application, inspiration and know-how. To learn more about resident business development networking events and available services, please sign up for the REES e-newsletter and check the REES event calendar at OpportunityNYCHA.org.

- There should be a moratorium on executive-level hiring at NYCHA until maintenance improves. Should managerial hiring continue, there should be two new hires at the development level for each new hire at the executive-level.

NYCHA's Response: In 2013, NYCHA imposed a partial hiring freeze, which continues today. Since that time more than 90 percent of our hiring has been for frontline positions including: Housing Caretakers, Maintenance Workers, Supervising Housing Groundskeepers, Housing Exterminators, Housing Assistants, Plasterers, Painters and Plumbers. Hiring for direct service positions continues to be our focus. In addition, we have launched a review of our organizational structure and are examining the feasibility of reducing administrative layers, which we expect will increase efficiencies and streamline communication.

Attachment P

Comments from the Public on the FY 2015 Annual PHA Plan

- 1) The potential impacts of the NYCHA operating deficit.** Although NYCHA estimates a \$77 million deficit for the public housing general fund in FY 2015, the Draft Annual Plan does not include this figure, nor does it explain how the Authority plans to close the gap. NYCHA should include a discussion of their plan to address this in its Annual Plan and explain how much of this deficit will be closed by borrowing from operating revenues, by transferring capital funds into operations, and by reducing NYCHA workforce headcount.

***NYCHA's Response:** Detailed information on NYCHA's budgets, both Operating and Capital, for the current year and projected for the next four years is available online at through this link, <http://www.nyc.gov/html/nycha/html/about/financialinfo.shtml>.*

- 2) Ending the \$100 million annual NYCHA payments to the City.** Despite this year's relief of New York Police Department (NYPD) service fees (which has yet to be made permanent), NYCHA still faces burdensome Payments in Lieu of Taxes (PILOT) and service fees to the Department of Sanitation (DOS). These payments total about \$100 million and strain an already fiscally troubled Public Housing Authority (PHA). These three payments should be permanently discontinued.

***NYCHA's Response:** NYCHA will take this recommendation under advisement. Pursuant to a memorandum of understanding between the Authority and the City of New York, the NYPD currently receives approximately \$75 million in annual funding. This funding is comprised of \$70 million from operating funds for above baseline services and 1.5% of annual federal capital funding awards received, currently estimated at approximately \$4 million. The above baseline services include the NYPD Housing Bureau, a dedicated police force, for community policing and crime reduction strategies and programs. The New York City budget passed earlier this year relieved NYCHA of the remaining \$52.5 million that would otherwise be owed to the NYPD in city fiscal year 2014. These funds were used to service outstanding work orders in NYCHA's developments. Legacy agreements between NYCHA and New York City require the Authority to make a Payment In Lieu of Property Tax (PILOT).*

- 3) The use of NYCHA land for community redevelopment.** Under the Mayor's affordable housing plan, NYCHA may be called upon to lease its land for residential development, possibly for senior housing. Effective community engagement must be part of the planning process and affected resident organizations, community boards, and other key stakeholders should be included in developing a consensus for any land-lease initiatives. NYCHA should also voluntarily comply with the Uniform Land Use Review Procedure (ULURP) despite being otherwise exempt. Any housing units developed on NYCHA land must be affordable to low-income New Yorkers. NYCHA should hold specific public hearings on all Section 18 disposition proposals.

***NYCHA's Response:** NYCHA will engage in discussions with residents before entering into leases of NYCHA land for residential purposes. In addition, NYCHA and its residents will be integral partners with the city in accomplishing the affordable housing goals set forth in Mayor Bill de Blasio's May 5, 2014 Housing New York plan.*

- 4) **NYCHA Repairs.** NYCHA should be commended for accelerating its response to resident complaints after a long period of deferred repairs. The information NYCHA uses to monitor repairs should be made publically available and its data should be open to independent analysis. NYCHA residents should be able to file housing complaints with 311 and receive code enforcement from the appropriate City agencies within the same processes afforded to private-market renters. The NYC Department of Buildings (DOB) and Department of Housing Preservation and Development (HPD) should present complaints and violations on-line for public review.

***NYCHA's Response:** On July 21, 2014, NYCHA launched a new NYCHA Metrics webpage which will be updated monthly, providing fresh accurate information on the number of open work orders by development, wait times for routine repair, maintenance and skilled trades work; Section 8 Housing, vacancy rates and more. Making NYCHA more transparent is one essential part of our customer service focused agenda which also includes greater accountability. (<https://eapps.nycha.info/NychaMetrics>) NYCHA residents have the ability to call 311 to report code enforcement issues in their buildings.*

- 5) **Section 8 Voucher Funding.** Federal funding cuts continue to plague Section 8 financing and NYCHA has been forced to reduce voucher allotments. 151,000 households on the Section 8 waiting list will not be renewed. NYCHA and the City should press the State to immediately increase shelter allowance for Section 8 tenants in NYCHA buildings to levels afforded to private landlords. The same pressure should be applied to the Department of Housing and Urban Development (HUD) for appropriations to restore sequestered Section 8 funding.

***NYCHA's Response:** The FY 2015 HUD Budget provides \$18 billion for renewal funding of currently leased vouchers, including \$1.7 billion for administrative fees. There is no increase in additional vouchers to the national inventory other than to the Veterans Affairs Supportive Housing (VASH) program. NYCHA's Section 8 waiting list will remain closed and no new vouchers will be issued except under very limited circumstances such as emergencies and where prior commitments are in place. NYCHA is exploring, and will continue to explore, various ways to obtain increased funding for the Section 8 program.*

- 6) **Public Housing Admissions.** Given the homeless crisis in New York City, NYCHA should commit more than 750 units per year to homeless families. In order to address the problem, at least 2,500 units should be reserved for Department of Homeless Services (DHS)-referred families. NYCHA should eliminate its "working family" preference and give the highest priority rating, N-0, to victims of domestic violence and homeless families, not just the latter population as is currently proposed. People with disabilities should also be given a high-priority for NYCHA housing.

***NYCHA's Response:** As a part of the City's effort to reduce the number of families in homeless shelters, and to meet local housing needs, NYCHA is committed to leveraging public housing resources for the families in shelter.*

On July 25, 2014, HUD approved NYCHA's Significant Amendment to the FY 2014 Annual Plan to upgrade the Need-Based priority for DHS-referred Homeless clients from N-4 to N-0 (the highest

Need-Based priority). In addition to the Need-Based priority change, NYCHA will also give preference to DHS homeless families in shelter who are on the NYCHA Working Family wait list.

DHS-referred homeless families already have the highest priority for housing in NYCHA's Section 8 program. In support of the Mayor's Housing Plan, NYCHA will continue to connect homeless families currently holding this top priority on the Section 8 waiting list with available Section 8 project-based units in the Authority's 21 LLC developments; all vacant apartments in LLC II developments will be Section 8 project-based.

HUD encourages the use of a Working Family preference, a local preference, so that public housing agencies can accomplish the income mixing and deconcentration of poverty required by federal law under 42 U.S.C. § 1437n. Nearly half of the families admitted to NYCHA under the Working Family preference between January and September 2014 are below poverty. Their average income is only \$23,510, which is very close to NYCHA's overall average income of \$23,150. NYCHA remains their only option for affordable housing in New York City.

7) Moving to Work (MTW) and the Rental Assistance Demonstration (RAD) programs.

According to this year's Draft Annual Plan, NYCHA intends to participate in both of these HUD programs. Thorough resident and community engagement is required for successful implementation. Public hearings should be held and plans must be developed to guarantee that no assisted units are lost in the transition to MTW and RAD. NYCHA should not take advantage of the MTW rule that allows PHAs to apply for waivers from federal law, including the Brooke Amendment which caps public housing rent at 30 percent of income and Section 964 regulations which govern resident participation powers. Work requirements and tenancy time limits should also not be imposed under MTW. NYCHA's application for 1,389 units at Ocean Bay Apartments to be converted to RAD should be scrutinized as they constitute a significant step toward privatization of public housing. NYCHA must explain why these units were selected for RAD conversion and which, if any, other developments are being considered for RAD. A public hearing should be held for RAD planning and the RAD application to HUD should be available on NYCHA's website.

***NYCHA's Response** – The MTW program was created as a demonstration program under federal law, and permitted participation by only 34 housing authorities nationwide. Right now, there is no pending legislation to expand MTW. If MTW legislation is proposed in the future, NYCHA will consult with residents and other stakeholders to determine whether NYCHA should participate in the program and, if so, the extent to which NYCHA would seek waivers from federal law or regulations. Over the years NYCHA has actively participated in considering the merits of various legislative reforms to improve public housing, including MTW, and has held discussions with residents, elected officials and other stakeholders to elicit comments and to examine issues or concerns. NYCHA expects to continue such discussions with residents and stakeholders.*

The Rental Assistance Demonstration (RAD) program is a voluntary, limited demonstration program which would allow for conversion of 60,000 public housing units nationwide to a form of project-based rental assistance. Congress has provided no funding for this program. RAD is designed to allow excess operating cash flow from converted units to be leveraged to secure proceeds for urgently-needed rehabilitation work.

HUD has received applications for the conversion of more than 180,000 units, including NYCHA's application to convert 1,389 units at Ocean Bay. NYCHA's application is currently on a waiting list

pending HUD review and Congressional authorization for additional unit conversion beyond the 60,000-unit cap. NYCHA consulted with Ocean Bay residents in connection with its application for RAD conversion.

If Congress extends the RAD unit cap, provides funding, or otherwise makes significant changes to the program that may be of interest or assistance to NYCHA, NYCHA will engage with residents and other stakeholders to examine issues and concerns in connection with applications for assistance.

- 8) Annual Plan Town Hall Discussions and Public Hearings.** FY15 Draft Annual Plan Town Hall Discussions were not held at a convenient time for many residents. Meetings should be held in the afternoon and the evening to maximize resident attendance. Considering the volume of the Annual Plan, both in length and complexity, a three-hour Public Hearing is insufficient to address concerns and questions. NYCHA must also clarify the rules for responding to grievances aired at the Public Hearing and ensure the most controversial issues raised are given ample attention and response. NYCHA must allow all interested individuals to testify and hold separate hearings for especially significant policy proposals on issues such as mixed-finance and Section 18 disposition proposals.

NYCHA's Response: *NYCHA goes well beyond the Annual Plan regulations, which require that the PHA hold just one Public Hearing to provide residents and the public the opportunity to comment on the Authority's Plan. In addition to holding the mandated Public Hearing, NYCHA has also implemented an extensive process over the past several years to engage as many residents as possible in developing the Annual Plan.*

NYCHA posted its draft Annual Plan on the agency's web site on May 30, 2014. Copies of the draft Annual Plan were also distributed to every member of the Resident Advisory Board (RAB) as well as every tenant association president. NYCHA then held six town hall meetings in each borough in June on the draft Annual Plan. NYCHA conducted extensive outreach to inform residents of these meetings, including inserting the Plan notice in their June rent bill, posting flyers in the buildings and posting the Plan notices in several languages on NYCHA's web site.

At each town hall meeting, NYCHA senior staff presented information on the status of the agency's maintenance and repair plan, admission policies, financial resources, and capital projects. The presentations were translated into Spanish, Chinese and Russian and translators and sign language interpreters were available at each meeting. The presentations were also posted on NYCHA's web site.

NYCHA also live streamed the Manhattan town hall meeting and the Public Hearing on the agency's web site for those unable to attend the meetings. These meetings can be viewed at this link:, <http://www.nyc.gov/html/nycha/html/about/agencyplan.shtml>. NYCHA will continue to explore using technology to expand access to public meetings for those unable to attend. Comments to the Draft Annual Plan were also accepted through the following email address, annualplan.comments@nycha.nyc.gov.

- 9) Leasing of NYCHA Land.** Any plans to lease NYCHA land for commercial or residential development must be a full departure from the designs proposed by the prior administration. Luxury apartment buildings are not welcome on NYCHA grounds. Instead, the Authority should focus on using extra space to develop affordable housing, especially for seniors. Where will the revenue generated from leasing NYCHA land be directed?

***NYCHA's Response:** Going forward, the Authority will create a thoughtful and practical preservation and development plan that benefits NYCHA residents, reconnects our buildings to their surrounding communities, increases affordable housing, expands local retail services and contributes to the Mayor's affordable housing plan through a collaborative and disciplined approach. An integral aspect of the development plan will be NYCHA's discussions with residents regarding their needs and the capital needs of their developments. Together with the city and its residents, NYCHA will formulate recommendations to create a framework for future planning on NYCHA land. Discussions with residents and other stakeholders will include the appropriate use of any revenue generated as a result of leasing activities.*

- 10) Homeless Admission Preference.** The proposed Significant Amendment to the FY14 Annual Plan that offers preferred placement for homeless families is not a viable solution to the homelessness crisis in New York City. NYCHA and the Mayor have made this decision without considering NYCHA's staggeringly high occupancy rate and the difficulties homeless families may have as they transition from shelter to permanent housing, not to mention those already on the waiting list who may be preempted under this policy. Any homeless families moving into NYCHA apartments must be fully aware of the developments' rules and regulations.

***NYCHA's Response:** As discussed above in response to comment 6, as part of the Mayor's plan to address the homeless crisis, NYCHA is committed to leveraging public housing resources for families in shelter. With the understanding that the transition to permanent housing may be difficult for some homeless families, DHS will provide supportive services to help them with a smooth transition into their new apartment. After move-in, the family will be assisted with services to help them stabilize in housing, as well as achieve lease compliance.*

- 11) Domestic Violence (DV) Admission Preference.** Many local community and advocacy groups representing domestic violence (DV) victims informed NYCHA of their disagreement with the Authority's decision to exclude DV victims from the highest priority for NYCHA housing (N-0) when developing its new homeless preference. These groups note that it is unfair to treat DV victims differently than other homeless persons by granting them the second highest priority (N-1).

***NYCHA's Response:** DV victims are not excluded from the N-0 priority. Given HRA's limited, short-term shelter resources for families that include DV victims, some of those families transfer to DHS shelters when HRA can no longer accommodate them. Therefore, it is likely that some of the DHS-referred homeless families contain DV victims, and these families have been admitted utilizing the N-0 preference.*

- 12) Flat Rent.** NYCHA must conduct intensive resident outreach and thorough consultation as it implements HUD Notice 2014-12 (HA) requiring housing authorities nationwide to increase Flat Rents to a minimum of 80 percent of Fair Market Rent (FMR). Residents should be allowed to decide how NYCHA will adjust Flat Rents and when the new rates will take effect. NYCHA

should also effectively communicate which residents will be affected by the Flat Rent adjustments and how it plans to mitigate the financial impact rent increases will have on its families.

NYCHA's Response: *The implementation of flat rents of at least 80 percent of Fair Market Rent (FMR) is a requirement under federal law. The law mandates that all public housing authorities come into compliance with the new requirements by June 1, 2014, with the exception that no family's rent will increase by more than 35 percent in any year.*

On July 25, 2014, NYCHA submitted a Significant Amendment to its FY 2014 Annual Plan to amend its Flat Rent policies to comply with statutory requirements and subsequent HUD guidance. Residents, members of the public, and other interested parties had the opportunity to review and comment on the Significant Amendment. NYCHA staff presented the changes to the Flat Rent policy at the six town hall meetings held in June 2014 and as well as several tenant associations meetings held throughout the city. NYCHA is in the process of developing an online Flat Rent calculator as well as more detailed rent schedules.

NYCHA is currently involved in discussions with HUD regarding the length of the phase-in period for those families who would otherwise experience an increase of 35% or more in their rent.

As required under the law, the new flat rent schedule will apply to all new public housing residents effective October 31, 2014. For current public housing residents, the new flat rents will apply as of their next annual income reviews, beginning with the fourth quarter of 2014.

All public housing residents will continue to have the option of paying income-based or flat rent.

13) Section 18 Demolition and Disposition. Section 18 demolition or disposition applications to HUD must be accompanied by public hearings and resident outreach. The same transparency should be afforded to mixed-finance developments.

NYCHA's Response: *NYCHA fully complies with federal law, which requires resident consultation regarding the Section 18 process. Proposed Section 18 and mixed-finance proposals are subject to public comment as part of the Annual Plan process.*

Separate from the Annual Plan process, NYCHA also complies with federal law in consulting with residents regarding the Section 18 process. NYCHA solicits residents' comments during the Section 18 application process. Moreover, NYCHA complies with federal requirements by providing HUD with evidence of consultation with multiple levels of resident representatives including: resident body of the participating development, elected representatives of the resident body of the participating development, and the Council of Presidents representing the development impacted by the proposed disposition.

14) Mixed Finance Developments. Where are the funds promised by Citibank for the 21 state and city developments that were generated under Mixed Finance?

NYCHA's Response: *The majority of this funding has been invested in capital improvements at these developments and has been used to fund operating reserves.*

- 15) Section 3.** According to a recent report from the NYC Comptroller's Office, NYCHA is not meeting its obligation under the Section 3 federal mandate to provide employment opportunities to its residents.

***NYCHA's Response:** The recent report from the City Comptroller's fails to show the full picture of NYCHA's Section 3 program. Through year-end 2013, NYCHA contractors participating in our Resident Employment Program (a NYCHA hiring policy that goes beyond HUD's Section 3 guidelines) and spent \$2.4 million on wages for NYCHA residents, representing 85 contracts open at the end of last year. And through October 2013, NYCHA and our contractors generated 1,600 jobs-all for NYCHA residents.*

Increasing job opportunities for our residents is a top priority for NYCHA's new administration. We are committed to continue and improve successful sustainable job training and long-term career development efforts that have led to strong job growth and retention.

JOBS -NYCHA has not only met HUD's Section 3 Guidelines, we've gone above and beyond them by developing job training programs and long term, sustainable careers, many for NYCHA residents. That's 1,600 jobs for low-income workers through fall 2013.

PLACEMENT -900-plus residents have graduated from NYCHA's Resident Training Academy; 87 percent of those were placed in jobs.

RETENTION -Nearly 80 percent of graduates of NYCHA's Resident Training Academy have remained employed in their construction jobs for more than one year. And for janitorial jobs, more than 80 percent reached that milestone too.

WAGES - By close of 2013, NYCHA contractors participating in our Resident Employment Program (NYCHA hiring policy that goes beyond HUD Section 3) spent \$2.4M on wages for NYCHA residents. This represents 85 contracts open at the close of the year.

CONTROLS -The audit made several recommendations about reporting and monitoring controls to ensure greater accuracy, with which we agree and that relate to worthwhile changes NYCHA has already implemented and is expanding.

- 16) Safety and Security.** NYCHA should take steps to secure entry into its developments. Doors should be outfitted with layered access so unwelcome persons cannot enter the developments. This lack of security invites trespassing and encourages criminal activity.

***NYCHA's Response:** NYCHA has upgraded the lobby entries at some developments with magnetic door locks. These new locks do not require metal keys; the head of household and other tenants of record (TOR) over the age of 13 are provided with a small, round key fob. To release the magnetic lock, the key fob is placed in front of the black panel located next to the door. In these buildings, no metal keys will be issued to gain entry to the building.*

Residents should assist with ensuring the security features are used properly, and that a malfunctioning unit is reported promptly. Do not hold a door open with a door stop or a similar

device. Help NYCHA keep you and your neighbors safe: make sure that doors are closed properly and only known and authorized visitors are admitted into the building.

- 17) CCTV.** Closed-circuit television (CCTV) cameras should be installed in every NYCHA building to deter crime and aid police investigations.

NYCHA's Response: *NYCHA will work to create secure, healthy neighborhoods where residents, employees, and their visitors feel safe, on NYCHA grounds and inside buildings.*

Every family deserves to feel safe in their home. We know that the security of our developments is essential for the health, stability, and quality of life of NYCHA families. NYCHA, in collaboration with our partners – the NYPD, elected officials, the District Attorney's Office, and residents-- will work to accomplish this very important objective. To improve the physical security of our developments, we have installed 11,004 security surveillance cameras citywide since 1997. We also installed layered access control – which means new intercoms and front door key fobs and hardware – at 63 buildings across 26 developments.

In June 2014, NYCHA and the Mayor's Office announced a joint collaboration with the Comptroller's Office to streamline the procurement process for installing security cameras in NYCHA buildings. This partnership allowed the City to expedite the review and approval of 46 contracts for cameras at 49 locations in less than a week. NYCHA is on schedule to complete installation of cameras at these 49 developments by the end of 2014. This effort is funded by a \$27 million allocation from the New York City Council for security systems in NYCHA buildings around the city.

- 18) Criminal Background Checks.** Potential NYCHA residents must undergo a thorough background check before being allowed to live in public housing.

NYCHA's Response: *NYCHA's screening process includes conducting criminal background searches for all 62 counties of New York State and a National Search for Sex Offenders. The searches are conducted for all members of the household aged 16 or older, for new applicants, family members wishing to join the household, and remaining family members. At the rental interview, the Resident Services Associate reviews the provisions of the lease which includes the rules and regulations and resident responsibilities. New tenant visits are conducted approximately one month after move in and again the rules are discussed.*

- 19) Safety and Security.** The Housing Authority should consider hiring private security detail for patrols in the late evening and early morning hours when crime is most likely to occur. NYPD should have an increased presence in the developments and engage in active community policing. There is too much gun violence, gang activity, and drug presence on NYCHA grounds and additional security measures must be implemented.

NYCHA's Response: *On July 8, 2014, Mayor de Blasio announced a \$210.5 million comprehensive, citywide plan to make our neighborhoods safer and reduce violent crime in NYCHA developments, through more targeted law enforcement efforts, immediate physical improvements, aggressive community engagement and outreach efforts, and the expansion of work and education programs. This long-term plan to reduce violent crime in our city's neighborhoods and NYCHA developments*

will harness the resources of 10 City agencies, community groups, non-profits and public housing residents in a coordinated effort to reduce crime and build stronger families and communities.

The \$210.5 million investment consists of: \$122 million of City funds to relieve NYCHA of other obligations, so that money can be used for repairs and maintenance; \$50 million for physical improvements to enhance security; \$1.5 million for exterior lighting at the 15 developments; \$21.4 million for the civilianization of 200 police officers; and \$15.6 million to expand key programs to help build stronger individuals, families and communities.

Currently, there are 69 elderly-only buildings that have a security guard assigned to the location eight hours a day, seven days a week. The guards are assigned mainly between the hours of 6:00pm and 6:00am, with the actual schedule determined by the resident leader and property manager. The security guards are posted in the lobby of the building and are primarily responsible for controlling access into the building. They are asked their destination and are requested to sign the building register. The security guards are required to report all unusual activities, criminal activity, maintenance issues and resident complaints to the department's Security Command Center. This ensures that a management representative is advised of the reported issue and action is taken to correct the said issue.

20) Resident Watch. Additional funding for Resident Watch may also help maintain safety.

NYCHA's Response: NYCHA will take the recommendation to expand funding for this program under consideration.

21) Drugs in Developments. Marijuana use is a major problem in many of NYCHA's developments. It is a quality of life crime that bothers residents and creates a second-hand smoke health hazard.

NYCHA's Response: NYCHA places a high priority on the safety and quality of life of our residents. We aggressively target drug users and drug dealers with every resource available, and enlist the aid and support of many of your neighbors.

NYCHA's Anti-Narcotics Strike Force is a team of lawyers and investigators who vigorously pursue evictions of families using their apartments as drug- selling or drug-using sites. A list of excluded persons appears monthly in the NYCHA Journal. A copy of this list also is provided to all Police Service Areas. If you should see anyone named on the "Not Wanted" List on Housing Authority property, please notify your Property Management Office or the police.

NYCHA's Special Investigations Unit makes periodic visits to ensure compliance with the provisions of the permanent exclusion stipulations. If you suspect drug activity on NYCHA property, please call any of these numbers: the Special Investigations Unit at (212) 776-5070, the Anti-Narcotics Strike Force at (212) 776-5070, or the NYPD's Drug Hotline at (888) 374-DRUGS. All calls are completely confidential.

22) Intercoms. Intercoms should be installed to ensure only leased residents and their authorized guests are allowed inside the buildings. Any plan to install intercom systems in the developments should be cognizant of the fact that most NYCHA residents do not have landline phones and instead rely solely on cell phones. Intercom systems should not require a landline phone to operate.

NYCHA's Response: *The majority of NYCHA's buildings are equipped with entryway intercoms. Intercoms are a two-way communication system from the front entry into individual apartments. Intercoms currently being installed ring directly on the resident's telephone and allow them to provide entry to their authorized guests. If the resident does not have a landline phone, an intercom phone will be installed by NYCHA in the apartment to facilitate the operation of the intercom. The installed phone will only be able to interface with the intercom; it cannot be used for normal phone usage.*

23) Procurement for Security. NYCHA should work with the Office of Management and Budget (OMB) to streamline procurement for both security and non-security capital funding.

NYCHA's Response: *In June of 2014, NYCHA and the Mayor's Office announced a joint collaboration with the Comptroller's Office to streamline the procurement process for installing security cameras in NYCHA buildings. This partnership allowed the City to expedite the review and approval of 46 contracts for cameras at 49 locations in less than a week. NYCHA is on schedule to complete installation of cameras at these 49 developments by the end of 2014.*

This effort is funded by a \$27 million allocation by the New York City Council for security systems at 49 developments around the city. For a complete list of developments, visit <http://www1.nyc.gov/office-of-the-mayor/news/282-14/mayor-de-blasio-comptroller-stringer-nycha-chair-olatoye-beginning-security-camera#/0>.

24) Repairs. NYCHA developments have fallen into a state of disrepair because of long-deferred maintenance and repairs.

NYCHA's Response: *NYCHA's aging housing stock requires far more capital investment than has been available from Federal, State, and City grants. Of NYCHA's 2,596 residential buildings, 75 percent are more than 40 years old and have billions of dollars in unfunded capital needs.*

Funding available to NYCHA for capital improvements has not only failed to keep pace with needs, but has dramatically declined. From 2001 to 2013, annual federal capital grants have declined \$162 million, or 36 percent, from \$420 million to \$259 million. As a result, NYCHA has experienced a cumulative federal capital grant funding loss of \$1.037 billion since 2001. Even in the years when Congress's appropriation of capital funds remained the same, rising costs have resulted in very real cuts to the program. This chronic funding gap severely constrains NYCHA's ability to make necessary repairs and upgrades to brickwork, roofs, elevators, building systems including heating and plumbing systems, and apartment interiors.

25) Apartment Inspections. Heat and hot water outages are frequent occurrences in the developments and are a major inconvenience for NYCHA residents. If NYCHA were to increase the occurrence of apartment inspections and conduct them within a reasonable time period after a resident requests one, this could likely be avoided. Surprise inspections could also be performed to enhance accountability of frontline NYCHA staff.

NYCHA's apartment inspection protocol should be clearly communicated to the residents. Oftentimes, housing inspectors give conflicting information and may at times refuse to enter an apartment because of health and safety concerns.

NYCHA's Response: *NYCHA will take these recommendations under consideration.*

- 26) Mold/Mildew.** Mold is a consistent issue for NYCHA residents across several developments. NYCHA should take proactive steps to protect residents from this hazardous substance and provide resident training for preventing mold outbreaks.

***NYCHA's Response:** Mold is most likely to grow where there is water or dampness, such as in bathrooms or other places where there are damp surfaces and objects. Most types of mold that are routinely encountered are not hazardous to healthy individuals. All molds need moisture to grow, and are most often confined to areas near water sources. Removing the source of moisture — by repairs and by providing sufficient ventilation — is critical to preventing mold growth.*

If mold growth continues to persist in your NYCHA apartment, please report the problem to NYCHA's Customer Contact Center at (718) 707-7771. For more tips on preventing mold and helping to maintain a healthy living environment for you and your family, visit: <http://www.nyc.gov/html/nycha/html/residents/mold-and-mildew-prevention-and-treatment.shtml>.

- 27) Sidewalk Sheds/Scaffolding.** There is concern over the extended presence of scaffolding and sidewalk sheds. Residents think it should be removed when not in use. There is support for state legislation requiring removal after six months of construction inactivity.

***NYCHA's Response:** NYCHA continues to address the Local Law 11 building façade issues that result in the installation of sidewalk sheds. For health and safety reasons the sheds, and as required by Local Law 11, the sheds can only be removed after the repairs are completed and accepted by the Department of Buildings (DOB). In 2013 alone, NYCHA removed sidewalk sheds at 188 buildings in 52 developments – a total of 15.5 miles of sheds. This represents a 38 percent decrease overall. These efforts are part of NYCHA's overall commitment to improving the quality of life for residents and being responsive to their concerns. NYCHA has implemented a new internal strategy, working closely with DOB to expeditiously remove sheds once work is complete.*

In August of 2014, the Mayor's Office announced an ambitious initiative to expedite removal of sidewalk sheds and scaffolding across many NYCHA developments. Acknowledging safety issues caused by the extended presence of these protective structures, Mayor de Blasio has committed to fast-tracking the removal of 53,000 feet of legacy sheds by spring of 2016. NYCHA will continue to work with the Mayor's Office, Tenant Associations, and vendors to expedite the repair process so sheds can be quickly erected when work is underway and dismantled when no longer needed.

- 28) Customer Contact Center (CCC).** The NYCHA Customer Contact Center (CCC) does not arrange repair appointments in a timely manner. Residents are often forced to wait several weeks for a maintenance appointment. These requests should be expedited. Repairs should also be readily available after-hours and in emergency situations.

***NYCHA's Response:** Repair appointment wait times are not a function of the CCC but rather Operations and are dependent on the availability of resources in the field. NYCHA has prioritized reducing a backlog of open maintenance and repair work orders and open work orders dropped to 84,273 as of October 15, 2014, from 271,700 in April 2013. The average wait for routine maintenance repairs has dropped to 8 days from 129 days in the same period a year ago. Response to after-hours emergencies is available through the Emergency Service Department and as of August*

2014, 95 percent are completed within the Authority's service response goal of 24 hours. Additional information is available on the NYCHA website under NYCHA Metrics.

- 29) Annual Plan Meetings.** NYCHA should revert back to the roundtable format it used for last year's Annual Plan discussions. NYCHA staff should wear nametags at these events and engage more with the residents.

NYCHA's Response: *NYCHA will take this recommendation under advisement.*

- 30) Community Centers.** NYCHA should fund its community centers at the same rate as the Department of Youth and Community Development (DYCD) programs.

NYCHA's Response: *NYCHA will continue to work with partners to secure needed funding and resources with the goal of offering comprehensive programming.*

- 31) Community Centers.** NYCHA residents wish to see more oversight and accountability for community center program managers. Some residents feel that community based organizations (CBO's) sponsoring and operating community centers do not always act in the residents' best interest. NYCHA residents should determine which programs to implement.

NYCHA's Response: *NYCHA is working to develop metrics to assess Community Based Organizations to insure that residents are engaged and that high quality programs are provided.*

- 32) Tenant Participation (TP) Funds.** Residents should be able to use a vendor of their own choosing when spending Tenant Participation (TP) funds, not ones dictated by NYCHA which are often too expensive. This is especially so given that the authority is no longer helping resident associations draft funding proposals.

NYCHA's Response: *Tenant Associations may choose their own vendor. Not all vendors accept NYCHA's purchase orders. Any business can register with NYCHA on its web page at the following address: <http://www.nyc.gov/html/nycha/html/business/business.shtml>.*

- 33) Federal Funds.** The financial situation of NYCHA is in serious trouble and drastic measures must be implemented to prevent fiscal insolvency. NYCHA has not communicated effectively to Congress the ill state of its properties. Congressional members think NYCHA residents are adequately sheltered and their apartments are in decent condition.

NYCHA's Response: *NYCHA has informed and continues to inform and convey to Congress the tremendous financial and operational challenges faced by the Authority as a result of chronic underfunding and pro-rated appropriations. The City's Congressional delegation is well aware of these challenges, and their negative impact on resident quality of , and they have worked tirelessly on behalf of the Authority and its residents.*

In terms of Federal funding, there is decreasing Congressional support for affordable housing assistance, with the Public Housing Operating and Capital subsidies in particular receiving steadily decreased appropriations.

Nevertheless, NYCHA's new administration has been aggressive in seeking new opportunities to make Congress aware both of the great needs of public housing in New York City, and of the critical benefits it provides. Since assuming leadership of the Authority in March, 2014, NYCHA Chair and CEO Shola Olatoye has traveled to Washington on a number of occasions to meet with Members of the Congressional delegation on matters of importance to the Authority and its residents. She has met with U.S. Senators and Members of the U.S. House of Representatives here in New York City, and has conducted tours of NYCHA developments in members' districts in order to ensure that they and their housing policy staffers are aware of conditions on the ground at NYCHA developments and fully engaged in the struggle to preserve public housing across the five boroughs.

- 34) Public-Private Partnerships.** NYCHA should provide a detailed accounting of where funds raised through public-private partnerships are focused.

NYCHA's Response: Information on the programs funded through public-private partnerships can be found on pages 116 to 121 of the Plan.

- 35) Other Sources of Revenue.** NYCHA must explore other sources of revenue instead of relying exclusively on appropriations from Congress, tenant rent, and grant funding from HUD. Elected officials from New York City must unite to pressure state, local, and federal officials to reverse this national abandonment of public housing and are obligated to collaborate on devising alternative funding strategies for NYCHA.

NYCHA's Response: NYCHA's Response: Recognizing that the Federal commitment for public housing continues to erode, the Authority's NextGeneration NYCHA strategic planning initiative involves pursuing alternative funding strategies and cost-saving initiatives as a means of placing the Authority on a sounder financial footing over the next 20 years. In support of this approach, NYCHA is grateful that Mayor de Blasio has forgiven the payment to the NYPD for the current year. Those funds were applied to reduction in the backlog of maintenance and repairs.

- 36) Super Storm Sandy.** NYCHA must provide a clear plan for recovering from Super Storm Sandy.

NYCHA's Response: On October 29, 2012, Super Storm Sandy hit New York City with a devastating impact. In the immediate aftermath of the storm NYCHA inspected all impacted developments for structural, mechanical, electrical and plumbing damage. Although the buildings were all found to be structurally sound, there was severe damage to the building systems at many developments.

NYCHA's post-Sandy Action Plan identified \$1.8 billion in permanent repair, replacement, resiliency and mitigation needs for impacted NYCHA developments. NYCHA is committed to not only rehabilitating the 35 developments that were damaged during Super Storm Sandy, but also to making property improvements that will increase resiliency against future storms. Such improvements consist of raised and stand-alone boiler rooms; elevated electrical panels and

water pumps; the use of flood gates; and renewed building facades and backup power generation. The agency has a dedicated team within the Capital Project Division to focus solely on recovery and rebuilding.

NYCHA has aggressively pursued from multiple sources the funding needed to build an improved infrastructure, including insurance, the Federal Emergency Management Agency (FEMA), the Hazard Mitigation Grant program (HMGP), and the Community Development Block Grant Disaster Recovery (CDBG-DR) program.

Since Superstorm Sandy hit nearly two years ago, NYCHA staff has been and remains in constant communication with residents at the impacted properties as well as elected officials. It is expected that rehabilitation and construction will start in the summer of 2015.

- 37) FHA Homes.** Residents of Queens Federal Housing Administration (FHA) homes are grateful to NYCHA for their help on facilitating homeownership. However, they feel the HUD process for closing on their homes and securing a mortgage is proceeding too slowly. They request HUD expedite the contracts of sale and transfer of title and deeds to homeownership-ready families.

NYCHA's Response: *The FHA Homeownership initiative to offer current residents the opportunity to purchase the homes they rent is being implemented pursuant to the terms of the 5(h) Homeownership Plan approved by HUD during the Summer of 2014. NYCHA has submitted closing documents to HUD for review, including contracts of sale for prospective buyers. As soon as the documents are approved, NYCHA will issue contracts of sale to pre-qualified residents and closings will be scheduled in the order contracts are executed and returned.*

- 38) FHA Homes.** FHA homeowners request information the details of a January 29, 2014, decision by the NYCHA Board to approve the contracts of sale for single family homes to convey title in accordance with the Authority's Public Housing Home Ownership Plan.

NYCHA's Response: *On January 29, 2014, the NYCHA Board authorized, subject to the approval of the U.S. Department of Housing and Urban Development (HUD), (i) NYCHA's execution of Contracts of Sale with qualified NYCHA residents of occupied single-family houses located in the Bronx, Brooklyn and Queens including in the FHA Repossessed Houses (Group V); and (ii) conveyance of titles to qualified NYCHA residents who have satisfied the conditions in accordance with NYCHA's Homeownership Development Plan for Project HOME, pursuant to Section 5(h) of the United States Housing Act of 1937, as amended.*

On June 10, 2014, HUD issued a conditional approval of NYCHA's 5(h) Plan but expressed concerns about the ten year term of the subsidy mortgages NYCHA proposed to offer prospective buyers. On July 30, 2014, the NYCHA Board amended the resolution passed on January 29, 2014, to change the 5(h) plan: the subsidy mortgage term was modified from ten to fifteen years. On September 11, 2014, HUD approved NYCHA's 5(h) Plan.

- 39) FHA Homes.** FHA residents request clarity on the declaration of trust and would like to know if there is a unique declaration for each home.

NYCHA's Response: *All NYCHA property is subject to declarations of trust required by HUD to restrict use to public housing purposes. When HUD approves a disposition of public housing*

property, the declaration of trust is removed. Some declarations of trust are recorded against multiple properties; if some properties that are bundled in one declaration are approved for disposition, the declaration is modified to remove those properties approved for disposition while leaving the remainder subject to the declaration.

- 40) Terminations of Tenancy.** The eviction process for problem tenants should be swifter. Public housing residents convicted of crimes are given too many second chances. Evicting troublemakers from the developments will create new vacancies for those in need.

***NYCHA's Response:** In June 2004, NYCHA developed a streamlined Termination of Tenancy procedure as part of the Operation Safe Housing, a joint program developed by NYCHA, the NYPD, and the Mayor's Office of the Criminal Justice Coordinator. The streamlined procedure targets a list of specified crimes designated by NYPD as having the most serious impact on NYCHA residents. The list includes homicides, sex offender cases, firearms offenses and drug sales.*

In addition, within NYCHA's Impartial Hearing Office, a Special Hearing Part with a designated Chief Hearing Officer has been established to hear and decide such cases expeditiously. If a resident is terminated as a result of the hearing, a Holdover Unit monitors these matters as they reach Landlord/Tenant court, and helps to expedite the actual eviction process. Under these procedures, cases involving these serious crimes are completed much more quickly, contributing to a renewed sense of security and safety for public housing residents. As of March 28, 2014, a total of 4,000 termination of tenancy proceedings have been concluded under Operation Safe Housing.

From inception, the Authority initiated a total of 736 Registered Sex Offender (RSO) cases, of which 30 are pending a decision, and a total of 706 have been closed as follows: 478 Registered Sex Offenders have been permanently excluded from NYCHA property; 58 have had their tenancy terminated; 18 are on probation, 5 tenancies were found eligible after a hearing, 4 were remaining family member grievants and the apartments were recovered, and 143 cases have been withdrawn because the RSO is incarcerated or deceased, or the resident has moved out of NYCHA.

- 41) Right-Sizing Apartments.** NYCHA needs to handle its senior housing right-sizing plans with great care to ensure no seniors are displaced and they have a voice in where to relocate. Seniors should be able to stay in their home development or neighborhood if NYCHA forces them to move from an oversized apartment to a more appropriately sized unit. Seniors who request a right-sized apartment should be accommodated so they can live in smaller, less costly apartments.

***NYCHA's Response:** One of the requirements of public housing is that apartments are allocated based on family size. When a tenant family grows, the family is entitled to move to a larger apartment. Similarly when a family gets smaller, the family is required to move to a smaller apartment. In order for this to work all residents have to be involved. No one group of residents can be exempted. This includes seniors.*

An under-occupied tenant who is moving to a smaller apartment can choose to remain in their current development. NYCHA will not require any under-occupied tenant (including seniors) to move if the tenant can show that remaining in the present apartment would qualify as a reasonable accommodation of a physical or mental disability of the tenant or other authorized household member. NYCHA can also consider delaying or deferring a move as a reasonable accommodation of a disability. The family receives one apartment offer.

42) Family Services. Formerly homeless domestic violence victims must be counseled and supported as they transition into permanent housing. They often invite their abusive partners into NYCHA developments, posing a safety threat to all residents.

***NYCHA's Response:** DHS will provide supportive services to help formerly homeless domestic violence victims and other homeless families with a smooth transition into their new apartment. After move-in, the family will be assisted with services to help them stabilize in housing, as well as achieve lease compliance.*

43) Mitchell-Lama Program. Does the City of New York or New York State have any plans to develop new Mitchell-Lama housing? Rentals and co-ops under this program should be expanded and prioritized for City employees, especially those who would like to leave public housing.

***NYCHA's Response:** Created in 1955, the Mitchell-Lama program provides affordable rental and cooperative housing to moderate- and middle-income families. There are 132 City-sponsored, moderate- and middle-income rental and limited-equity cooperative developments in New York City, which contain approximately 54,000 units. The Department of Housing Preservation and Development (HPD) supervises waiting lists, management issues, and has other oversight responsibilities for 50 Mitchell-Lama developments; an additional 82 developments have shared supervision by HPD and the Federal Department of Housing and Urban Development.*

Questions about applying for the Mitchell-Lama program should be directed to HPD by visiting: http://www.nyc.gov/html/housinginfo/html/apartments/apt_rental_mitchell-lama.shtml.

44) Disability Accommodation: All NYCHA properties should be in full compliance with federal disability accommodations mandated by the Americans with Disabilities Act (ADA). Railings especially need to be brought up to conformity with ADA.

***NYCHA's Response:** NYCHA entered a Section 504 Voluntary Compliance Agreement with HUD on December 6, 1996, defining the extent of NYCHA's compliance with the ADA. It required, among other things, that 4,944 (about 5 percent) of our dwelling units be made fully accessible. There have been numerous multi-unit projects and single renovations during an apartment turnover resulting in approximately 2,701 fully accessible apartments – about 54 percent of our agreed-to-goal.*

We are currently working with a third party to evaluate our progress and assess the validity of the renovations done to date, and to plan the direction and scoping of our efforts over the next five years. We anticipate the report being finalized before the end of 2014. Currently, the Five Year Plan has a total of \$20,860,000 spread across the years and boroughs for these improvements – which may include curb cuts at a parking lot, lobby entrance ramps and other interior modifications. This limited amount of funding is to be used to make the remainder of the 4,994 units fully accessible, but falls short of what is actually necessary to make the renovations.

45) Community Service. NYCHA's community service requirement is unfair to residents. Why are residents forced to perform work under the terms of their public housing residency in addition to paying rent? Why does NYCHA fail to inform residents of possible exemptions to the community service requirement?

NYCHA's Response: Community service is required under federal law. In accordance with the Quality Housing and Work Responsibility Act of 1998, certain public housing residents must provide eight hours of community service or participate in eight hours of economic self-sufficiency training a month as a condition of their tenancy. Community service is unpaid service to any group, organization, or entity that provides services or opportunities. The community service requirement can be met by volunteering with NYCHA or for federal, state, or municipal agencies or for community- or faith-based organizations. Residents should discuss their concerns with their Housing Assistant before reaching any conclusion as to whether or not they must perform community service.

There are many exemptions which allow residents not to perform Community Service. An exemption will excuse the resident from the performance of Community Service during the tenant's one year Lease term, unless the exemption is permanent. Some exemptions can be identified by NYCHA using information in the Annual Review or in the Resident file. Others may be granted only after residents submit a necessary form. All forms are available on NYCHA's website. If you have questions, please you can contact your Borough Family Services Office or your Property Management Office. When required, exemption forms must be filled-out, signed and returned to the development management office.

For a complete list of exemptions that can be granted with signed document, contact your Housing Assistant or visit:

<http://www.nyc.gov/html/nycha/html/residents/community-service-exemptions.shtml>.

To download Community Service exemption forms, visit:

<http://www.nyc.gov/html/nycha/html/residents/community-service-forms.shtml>.

46) NYCHA Board Structure. Why can't residents elect members to the NYCHA Board? It should be easier for residents to remove board members whose policies they disagree with.

NYCHA's Response: Section 402 of the N.Y. Public Housing Law requires that the mayor appoint all seven Board members. Under the law, residents cannot elect Board members. Section 402 also includes a procedure for the mayor to remove Board members.

47) Digital Divide. NYCHA must do a better job addressing the "Digital Divide" that leaves many of its residents without sufficient access to the internet. While some of NYCHA's on-line communications are effective, such as work order alerts, not enough residents can readily access them.

NYCHA's Response: NYCHA is working with to address the "Digital Divide" issue through partnerships and funding from other agencies. For example, NYCHA's Digital Vans, essentially computer labs on wheels, are available for residents and community members to link to the Internet, search for job opportunities, touch-up resumes and much more. The vans travel around the city, stopping in areas that have limited or no access to broadband high-speed internet service. WiFi also allows people with their own laptop computers to be outside the van and access the Internet for free. The Digital Vans program is led by the efforts of NYCHA's Departments of Citywide Programs and Information Technology, and the services are offered free of charge as part of the federal government's Broadband Technology Opportunities Program, which seeks to expand broadband access and adoption in communities across America.

To find out which developments the NYCHA Digital Van is scheduled to visit, call 212-306-8090, e-mail digitalvan@nycha.nyc.gov or click your borough below to find the schedule for specific developments. Please note: Van schedules are subject to change.

- 48) NYCHA Board Meetings.** Can a live-stream of the Chair's meetings with the RAB be made available on-line?

NYCHA's Response: NYCHA will take this question under consideration.

- 49) CCTV at Linden.** When will security cameras be installed in Linden Houses? Crime is pervasive in the surrounding neighborhood and pre-emptive measures must be taken.

NYCHA's Response: This security work is not currently scheduled in the five-year plan. If additional funding is made available, NYCHA will work with residents to create a plan to install security infrastructure at a future date.

- 50) Sidewalk Shed at Seth Low Houses.** What is the schedule for removing scaffolding and sidewalk sheds at Seth Low Houses? These structures have adorned this development for years despite no evidence that work is ongoing.

NYCHA's Response: There are approximately 600 linear feet of sheds at three buildings (buildings 1, 2 and 4) at Seth Low due to unsafe conditions identified during building inspections as required by Local Law 11. Sheds were installed in 2010 and the work was projected to be performed under a repair contract pending funding. The work is currently projected to start in January, 2015 with a projected completion date of May, 2015 and shed removal in June, 2015. The scope of work includes brickwork repair including brick replacement, repointing, lintel replacement and window sill replacement.

- 51) Weeksville Gardens.** What is the plan to install security cameras at Weeksville Gardens?

NYCHA's Response: This security work is not currently scheduled in the five-year plan. If additional funding is made available, NYCHA will work with residents to create a plan to install security infrastructure at a future date.

- 52) CCTV at Marlboro.** What is the plan to install security cameras at Marlboro Houses? They should be in elevators, building entrances, and hallways.

NYCHA's Response: Marlboro Houses currently has 48 cameras in four buildings. \$200,000 in FY 2015 funding is available to install additional cameras and security infrastructure in buildings 1-7, 10-17, and 20-28. NYCHA will work with residents to create a plan for this installation.

- 53) CCTV at Todt Hill.** There is a need for CCTV and other security measures in the Todt Hill development.

NYCHA's Response: This security work is not currently scheduled in the five-year plan. If additional funding is made available, NYCHA will work with residents to create a plan to install security infrastructure at a future date.

54) Capital Work at Grant. What is the capital plan for Grant Houses? Its plumbing and security both need attention along with overall structural buttressing.

NYCHA's Response: Grant Houses currently has security cameras in all buildings. The cameras are managed by NYPD. \$200,000 in FY 2015 funding is available to install additional security infrastructure. NYCHA will work with residents to create a plan for this installation. The five year plan currently provides for \$2.3M for work on the entrances, and \$630,000 for fire alarms.

55) Drew-Hamilton Extermination. What is the closing date for Drew Hamilton Houses? It has vermin infestations that need extermination.

NYCHA's Response: Currently, two exterminators are assigned to Drew Hamilton every Monday and Tuesday, or twice a week, and will continue to be assigned twice a week in the future

56) CCTV at Isaacs. What is the schedule for physical upgrades and CCTV installation at Isaacs Houses?

NYCHA's Response: Isaacs Houses has 199 existing cameras and layered access controls in all buildings. There is no additional security work scheduled in the five-year plan. The five year plan currently provides \$3M for elevator work.

57) Drew-Hamilton. What is the schedule on which Wells Fargo will pay back taxes owed on Drew Hamilton Houses?

NYCHA's Response: Wells Fargo does not owe any back taxes on Drew Hamilton.

58) CCTV in Red Hook Houses. What is the plan for installing CCTV in developments in the Red Hook section of Brooklyn? What about layered access?

NYCHA's Response: There are currently 89 existing cameras at Red Hook East in six buildings as well as 92 existing cameras in six buildings in Red Hook West. There is no additional security work scheduled in the five-year plan.

59) CCTV at Campos Plaza. Campos Plaza needs immediate security upgrades to prevent criminals and drug users from entering the buildings. Broken doors should be fixed and CCTV recordings should be regularly reviewed to prevent vandalism and trespassing.

NYCHA's Response: Campos I and II has 40 existing cameras. There is no additional security work scheduled in the five-year plan.