

Consolidated Plan

2010 Addenda
Amended HOME Investment Partnership Program

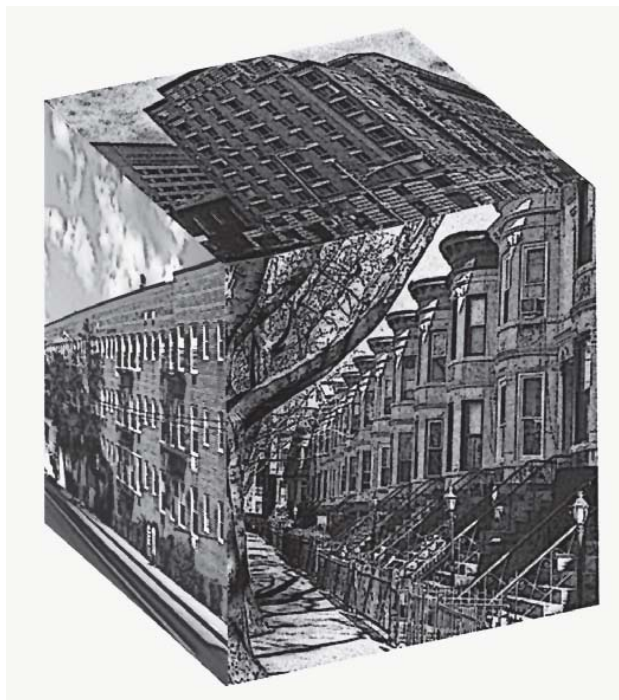


NYCTM PLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Effective as of July, 2010

Consolidated Plan

2010
Addenda



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2010 CONSOLIDATED PLAN

Addenda: Substantial Amendment to the HOME Investment Partnership (HOME) Program

July 7, 2010

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Credits

2010 Consolidated Plan: Addenda – HOME Investment Partnership (HOME) Program

July, 2010

This is the City of New York's 2010 Consolidated Plan: Addenda – HOME Investment Partnership (HOME) Program which substantially amends both the City's Consolidated Plan Five-Year Strategic Plan for 2010-2014 and its One-Year Action Plan for the 2010 Consolidated Plan Program Year.

For Federal Fiscal Year 2010 (FFY10) the City of New York received approximately \$124,813,600 in HOME Program funds from the United States Department of Housing and Urban Development (HUD).

The amendment to New York City's HOME-funded activities includes the addition of a new program: HOME Tenant-Based Rental Assistance, and the reallocation of the FFY10 HOME Program grant funds received among the existing programs previously approved for its 2010 One-Year Action Plan.

Furthermore, the Five-Year Strategic Plan - Housing Strategy and Priority Needs Statement has been amended to include a description of the housing market conditions which led the City to decide to expend its HOME funds on tenant-based rental activities to address its housing affordability needs.

The NYC Department of Housing Preservation and Development (HPD) administers the HOME Program for the City.

Under existing Consolidated Plan citizen participation regulations, substantial amendments to an approved Plan are required to undergo a 30-day comment period (Substantial amendments are the addition of a new programs or the deletion of an existing program to a previously approved Action Plan, and/or the reduction greater than fifty percent (50%) of total HUD activity category funding). As previously indicated, New York City's 2010 Consolidated Plan is a four (4) volume document which contains both its Five-Year Strategic Plan for Consolidated Plan Program Years 2010-2014 and its One-Year Action Plan for the 2010 Consolidated Plan Program Year. In order to streamline the citizen participation process, the City has released the amendments specific to its HOME Program funded activities as an addenda to its approved 2010 Consolidated Plan. For information regarding unrelated, and therefore, unamended sections of either New York City's Consolidated Plan Five-Year Strategic Plan or One-Year Action Plan, such as New York City Housing Authority-related programs, please refer to the approved version of the 2010 Consolidated Plan, dated December 24, 2009.

The Public Comment Period for this proposed amendment began on Wednesday, July 7, 2010 and will end Thursday, August 5, 2010. Written comments concerning the amended HOME Program activities should be sent by close of business August 5, 2010 to:

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Comments received by the end of the public comment period will be summarized and agencies' responses incorporated into final amended version of the 2010 Consolidated Plan. The final amended version of the 2010 Consolidated Plan will be submitted to HUD in its entirety (all four volumes) in early August 2010.

II. FIVE YEAR STRATEGIC PLAN: PRIORITIES AND ACTIONS

The New York City's 2010 Consolidated Plan Five-Year Strategic Plan strives to build on the accomplishments of the 2005 Consolidated Plan Five-Year Strategic Plan as well as outline a number of new policies and approaches to address issues which have grown in importance or simply become more clearly delineated over the last five years. Notwithstanding some of the changing conditions and the resultant modifications in strategy and approach that are contained in this plan, the City's basic housing and community development objectives have not changed significantly.

Explanation of Table 1C: Summary of Specific Objectives by Performance Outcome Measurement Code

HUD Performance Outcome Measurement System Objective Statements and Performance Indicators

In the 2005 Consolidated Plan Five-Year Strategic Plan the City of New York articulated its five-year objectives in bullet list format. However, in 2006 the U.S. Department of Housing and Urban Development (HUD) released Consolidated Plan regulations requiring localities receiving formula entitlement funds to implement and use its new Performance Outcome Measurement System to report on both its proposed five-year strategic objectives and proposed one-year activities according to nine (9) performance measurement outcome objective statements.

The nine performance outcome measurement statements are:

- Accessibility for the purpose of providing Decent Affordable Housing.
- Affordability for the purpose of providing Decent Affordable Housing.
- Sustainability for the purpose of providing Decent Affordable Housing.
- Accessibility for the purpose of creating Suitable Living Environments.
- Affordability for the purpose of creating Suitable Living Environments.
- Sustainability for the purpose of creating Suitable Living Environments.
- Accessibility for the purpose of creating Economic Opportunities.
- Affordability for the purpose of creating Economic Opportunities.
- Sustainability for the purpose of creating Economic Opportunities.

In addition to determining the performance outcome measurement objectives, the regulations require entitlement grantees to collect and enter into the HUD Integrated Disbursement and Information System (IDIS) accomplishment data according to eighteen (18) federally-defined Performance Indicator categories. Performance Indicator categories encompass housing construction and rehabilitation, public services and facilities, business/economic development, and homelessness prevention-related activities. Therefore, the City's proposed entitlement-funded activities for the 2010-2014 Consolidated Plan Strategic Plan were formulated to comply with the new reporting requirements.

However, it is important to note there are limitations with articulating New York City's strategic objectives by the Performance Outcome Measurement System Statements that were not present in the City's 2005 Consolidated Plan strategic objectives. First, in the 2005 HUD Consolidated Plan regulations regarding the formulation of strategic objectives permitted the undertaking of a variety of activities which resulted in more

than one strategic outcome. However, for the 2010 Strategic Plan, as a result of being required to categorize a strategic objective by a specific HUD Performance Outcome Measurement System Statement, the City of New York found it necessary to repeat several strategic objectives according to different Performance Outcome Objective Statements in order to properly assign a given program's activity its Performance Outcome Objective consistent with its intended (additional) outcome.

Second, while the eighteen HUD-defined Performance Indicator Categories are designed to capture a majority of the eligible entitlement-funded activities a grantee may undertake, they do not capture every eligible activity. Therefore, due to the limitations of the Performance Indicators there are entitlement-funded activities which the City of New York intends to undertake in the Consolidated Plan Strategic Plan program years 2010-2014 which will not be captured by the Performance Outcome Measurement System. The City has chosen to include these critical strategic objectives in Table 1C under the applicable Performance Outcome Measurement System Statement with a Performance Indicator of N/I (No Applicable Indicator).

Lastly, there are strategic objectives identified and listed in Table 1C which are either not directly funded, or currently funded with HUD formula entitlement funds which the City may undertake to address critical housing and community development needs.

Methodology for Performance Indicator Accomplishments

It is important to note the 2008 HVS housing conditions data (overcrowding, housing quality, and rent burden), the homeless populations, and persons living with HIV/AIDS data described in Volume 1., Part I., Community Profile represents the City of New York's actual housing needs in terms the creation, rehabilitation and retention of affordable housing and supportive housing. While the City has made progress in addressing these needs, the level of housing needs cannot be totally remedied within the next five years without a substantial increase in the level of federal funds appropriated to HUD by Congress.

In addition, it is not prudent to attempt to predict future Congressional appropriations for HUD formula entitlement programs, and therefore, the level of accomplishment that would be achieved through the expenditure of the future (unrealized) federal monies. As a result, the City of New York has based its five year Performance Indicators projections for its four formula entitlement funded programs on the premise that the funding levels for Consolidated Plan Programs Years 2010 through 2014 will be the same as the City received for the 2009 Consolidated Plan Program Year.

Furthermore, Performance Indicator data for New York City formula entitlement-funded activities which have the same Performance Indicator category as their proposed accomplishment within the same strategic objective, has been aggregated.

Table 1C Summary of Specific Objectives by Performance Outcome Measurement Code
Grantee Name: New York City, New York

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
Availability/Accessibility of Decent Housing (DH-1)				
DH-1.1	Continue to promote long-term, community-based residential options with supportive services for the elderly who need help with daily living activities, housekeeping, self-care, social services, and other assistance in order to continue to live independently in the community.	CDBG	2. Public service activities	24,540 (Total number of persons assisted with new/improved access to a service.)
		HUD Public Housing Operating Funds	2. Public Service Activities	N/A (Number of units of supportive services provided, number of home visits, number of escort services, number of referrals to social service agencies, number of residents served.)
DH-1.2	Continue to fund the removal of architectural barriers in rental dwellings and owner occupied residences, thereby helping people with disabilities to remain in their homes and to maintain their independence.	CDBG	7. Rental units rehabilitated	45 (Total Rental Units Made Accessible for Persons with Disabilities.)
			9. Owner occupied units rehabilitated or improved	45
DH-1.3	Continue to educate builders, landlords, architects, and people with disabilities about fair housing issues as they relate to people with disabilities.	CDBG	2. Public service activities	165,000 (Total number of persons assisted with new/improved access to a service.)

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
DH-1.4	<ul style="list-style-type: none"> - Create new markets for affordable housing by strategically investing in new housing construction. - Improve neighborhood quality through the elimination of vacant blighted properties and the promotion of greater community involvement and investment through the provision of new homeownership opportunities and stimulation of concerned local businesses to perform housing management and rehabilitation functions. Expand the supply of affordable housing. Facilitate the production of new rental housing for low-income households, including special needs populations and also the homeless population, through substantial rehabilitation of vacant City-owned properties and new construction. Create new homeownership opportunities for existing renter households through a variety of approaches, including rehabilitation, construction, and acquisition. Assistance may also take the form of down payment assistance to first-time homebuyers; employer-assisted housing down payment assistance; and other financing measures to create affordable homeowner units. 	HOME	<p>8. Homeownership Units Constructed</p> <p>10. Direct Financial Assistance to Homebuyers</p>	<p style="text-align: right;">5,605</p> <p style="text-align: right;">250</p>
DH-1.5	Advocate at the Federal level to increase funding for the Section 8 rental voucher program in order increase the number of households provided affordable housing.	HUD Section 8 Funds	N/A	<p style="text-align: right;">N/A</p> <p style="text-align: center;">(Number of Vouchers Funded.)</p>
DH-1.6	Renovate or modernize existing housing developments (under the New York City Housing Authority).	HUD Public Housing Capital Funds	7. Rental units rehabilitated	<p style="text-align: right;">N/A</p>

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
Affordability of Decent Housing (DH-2)				
DH-2.1	Preserve and improve the existing supply of both occupied and vacant privately-owned, affordable housing. Administer a variety of loan and grant programs, through the Department of Housing Preservation and Development (HPD), to enable nonprofit groups and qualified for-profit owners to rehabilitate and improve the existing supply of occupied and vacant privately-owned residential properties (including the reduction of potential hazards such as lead paint poisoning) for very low-, low-, and moderate-income New Yorkers. Pursue a special intervention strategy of education (including education on the City's new Lead Paint law), investment, and enforcement for targeted projects that have been identified as in jeopardy of being abandoned.	CDBG	7. Rental units rehabilitated	225 (Total number of units brought from substandard to a standard condition.)
DH 2.2	Maintain the stock of HPD-managed, City-owned buildings until they are ready to be transferred to the Division of Alternative Management Programs (DAMP).	CDBG	7. Rental units rehabilitated	267 (Total number of units brought from substandard to standard condition. (Estimated 01/01/10 in rem occupied building inventory: occupied & vacant units))
DH-2.3	Use CDBG funds to maintain and then City Capital funds to rehabilitate and return the stock of City-owned buildings to a range of responsible private owners in order to improve living conditions in these buildings while maintaining affordability for very low-, low-, and moderate-income tenants. Continue, through HPD, to accelerate the sale of its in rem buildings to tenants, nonprofit organizations, and selected for-profit owners.	CDBG	7. Rental units rehabilitated	3,893 (Total number of units brought from substandard to standard condition. (Estimated DAMP occupied inventory on 1/1/10))

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
DH-2.4	Prevent displacement and reduce cost burdens for low- and moderate-income New Yorkers by finding ways to enable special needs populations, such as youth aging out of foster care and formerly homeless households, to afford to live in permanent housing.	CDBG	14. Homeless prevention	1,226,140 (Number of households that received legal assistance to prevent homelessness. (# of cases litigated))
			12. Number of homeless persons given overnight shelter	6,250 (# of households)
DH-2.5	Prevent displacement and reduce cost burdens for low-income New Yorkers by finding ways to enable special needs populations, to afford to live in permanent housing. Operate Section 8 rental assistance programs, through HPD and NYCHA to enable eligible households to afford decent housing. Use subsidy, in some cases, to help tenants relieve overcrowding or escape substandard conditions and find alternative, more suitable housing. Use subsidy, in other cases, to protect low-income tenants from rent increases and allow them to remain in their existing apartment.	HUD Section 8 Rental Vouchers	N/I (No Appropriate Indicator)	
		<u>HOME</u>	<u>11. Tenant-Based Rental Assistance (TBRA)</u>	<u>1,500</u>
DH-2.6	Ensure the availability of transitional and permanent supportive housing for Persons Living with HIV/AIDS (PLWH) in congregate and scattered-site settings, especially for special populations such as persons diagnosed with a mental illness or a substance abuse disorder that is primary barrier to independent living.	HOPWA	2. Public Service Activities	4,150* * Unduplicated 5-year goal
DH-2.7	Ensure the availability of short-term and long-term rental assistance to assist PLWH maintain stable, appropriate housing.	HOPWA	11. Tenant-Based Rental Assistance (TBRA)	339* * Unduplicated 5-year goal

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
DH-2.8	Ensure the availability of housing information services that assist persons that are HIV-infected who are homeless, unstably housed, or at-risk of becoming homeless in finding housing.	HOPWA	2. Public Service Activities	500* * Unduplicated 5-year goal
DH-2.9	Provide start-up rental assistance (permanent housing placement services) to qualified PLWH so that they may establish permanent housing.	HOPWA	2. Public Service Activities	36* * Unduplicated 5-year goal
DH-2.10	Ensure the availability of supportive services within supportive housing programs such as case management, counseling, and other related services that ensure that PLWH are connected to HIV primary care.	HOPWA	2. Public Service Activities	4,150* * Unduplicated 5-year goal
DH-2.11	Ensure the availability of entitlements coordination and client advocacy services that allow PLWH to access medical insurance, home care, and related public benefits that allow PLWH to access HIV primary care.	HOPWA	2. Public Service Activities	44,500* * Unduplicated 5-year goal
DH-2.12	Expand the supply of affordable assisted housing (under the New York City Housing Authority). Leverage private or other public funds to create additional housing opportunities.	HUD Public Housing Capital Funds	N/A	N/A
DH-2.13	Conduct outreach to encourage greater participation of private landlords in the Section 8 rental voucher program.	HUD Section 8 Funds	2. Public Service Activities	N/A (Number of landlords participating in the Section 8 program.)
Sustainability of Decent Housing (DH-3)				
DH-3.1	Preserve and improve the existing supply of both occupied and vacant privately-owned affordable housing. Administer a variety of loan and grant programs, through the Department of Housing Preservation and Development (HPD), to enable nonprofit groups and qualified for-profit owners to rehabilitate and improve the existing supply of occupied and vacant privately-owned residential properties (including	CDBG	7. Rental units rehabilitated	105,000 (Total number of units brought from substandard to a standard condition.)

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
	the reduction of potential hazards such as lead paint poisoning) for very low-, low-, and moderate-income New Yorkers. Pursue a special intervention strategy of education (including education on the City's Lead Paint law), investment, and enforcement for targeted projects that have been identified as in jeopardy of being abandoned.		9. Owner occupied units rehabilitated or improved	6,420 (Total number of units brought into compliance with lead-safe housing rule.)
DH-3.2	Implement an aggressive and targeted anti-drug effort in multi-unit residential buildings.	CDBG	2. Public service activities	37,500 (Total number of persons assisted with new/improved access to a service. (# represented is # of housing units))

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
DH-3.3	<ul style="list-style-type: none"> - Preserve and improve the existing supply of both occupied and vacant privately-owned affordable housing. Administer a variety of loan and grant programs, through the Department of Housing Preservation and Development (HPD), to enable nonprofit groups and qualified for-profit owners to rehabilitate and improve the existing supply of occupied and vacant privately owned residential properties (including the reduction of potential hazards such as lead paint poisoning) for low- and moderate-income New Yorkers. Pursue a special intervention strategy of education (including education on the City’s Lead Paint law), investment, and enforcement for targeted projects that have been identified as in jeopardy of being abandoned. - Rehabilitate and return the stock of City-owned (in rem) buildings to a range of responsible private owners in order to improve living conditions in these buildings while maintaining affordability for low- and moderate-income tenants. Continue, through HPD, to accelerate the sale of its in rem buildings to tenants, nonprofit organizations, and selected for-profit owners. This initiative focuses on clusters of buildings in selected neighborhoods and packages both vacant and occupied properties. - Protect, preserve, and improve the existing sound housing, including City-owned (in rem) residential structures, privately-owned buildings in deteriorating neighborhoods, and conventional public housing, so that this housing can remain or become stable tax revenue-generating residential stock. 	HOME	7. Rental Units Rehabilitated	1,755
Availability/Accessibility of Suitable Living Environment (SL-1)				
SL-1.1	Provide comprehensive community development services to community residents in low- and moderate-income areas through academic enhancement, recreational, cultural, and substance abuse prevention programs.	CDBG	2. Public service activities	84,000 (Total number of persons assisted with new/improved access to a service.)

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
SL-1.2	Improve the quality of life for senior citizens through the rehabilitation of senior centers.	CDBG	1. Public Facility or Infrastructure Activities	11,000 (Total number of persons assisted with new/improved access to a facility.) 50 (Public Facilities)
SL-1.3	Assist mentally ill homeless persons in and around the Staten Island Ferry Terminal and other areas throughout Staten Island to obtain shelter or housing and treat them for psychiatric or substance abuse problems.	CDBG	2. Public service activities	4,000 (Total number of persons assisted with new/improved access to a service.)
SL-1.4	Assist crime victims through counseling, document replacement, court services, and emergency lock repair.	CDBG	2. Public service activities	641,080 (Total number of persons assisted with new/improved access to a service.)
SL-1.5	Help to prevent discrimination based on race, creed, color, national origin, sex, marital status, age, disability, lawful occupation, sexual orientation, familial status, lawful source of income, alienage, and citizenship status by enforcing the laws which prohibit such discrimination. Accomplish this goal through the investigation and prosecution of individual and systemic complaints.	CDBG	2. Public service activities	7,000 (Total number of persons assisted with new/improved access to a service. (Units of service))
SL-1.6	Strengthen neighborhoods by fostering positive inter-group relations among residents of diverse racial, ethnic, and religious backgrounds.	CDBG	2. Public service activities	425,000 (Total number of persons assisted with new/improved access to a service. (Units of service))
SL-1.7	Support operations of adult and family shelters.	CDBG	12. Number of homeless persons given overnight shelter	2,325

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
SL-1.8	Provide recreational services to low- and moderate-income people by funding staff to coordinate and manage programs at parks facilities.	CDBG	2. Public service activities	50,562,100 (Total number of persons assisted with new/improved access to a service.)
SL-1.9	Create and maintain neighborhood gardens.	CDBG	2. Public service activities	300,000 (Total number of persons assisted with new/improved access to a service.)
SL-1.10	Increase defensible space and reduce crime through the addition of new, sensibly designed housing units as well as the implementation of an aggressive and targeted anti-drug effort.	City Capital Funds	N/I (No Appropriate Indicator)	
SL-1.11	Provide outreach and engagement services, temporary emergency services, and placement services to reduce the number of people living on the streets.	ESG	2. Public Service Activities	See text
SL-1.12	Provide employment, mental health, substance abuse, and counseling services in shelters to facilitate a return to independent or supported living in the community.	ESG	2. Public Service Activities	See text
SL-1.13	Provide housing placement services to assist families and individuals to return to the community and minimize the length of stay in shelter.	ESG	2. Public Service Activities	See text
SL-1.14	Assist homeless persons in shelters with resolving specific issues to facilitate a return to independent or supported living in the community.	ESG	2. Public Service Activities	See text
SL-1.15	Support operations of adult and family shelters.	ESG	2. Public Service Activities	See text

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
SL -1.16	Through a partnership with HPD, provide case management services to households at risk of homelessness to maintain housing stability.	ESG	14. Homelessness Prevention	See text
SL-1.17	Provide recreational services with an integrated educational curriculum to youth in shelters.	ESG	2. Public Service Activities	See text
SL-1.18	Prevent discrimination in housing and promote expanded housing opportunities for racial and ethnic minorities. Provide fair housing counseling services to effectuate compliance in the public and private housing markets, conduct educational workshops about landlord/tenant rights, assist people with disabilities to find accessible housing, identify housing discrimination, and provide assistance in determining eligibility or qualifications for tenancy and/or social service programs.	HUD Public Housing Operating Funds	2. Public service activities	N/A (Number of units of supportive services provided, number of home visits, number of escort services, number of referrals to social service agencies, number of residents served.)
Affordability of Suitable Living Environment (SL-2)				
SL-2.1	Support housing and economic development efforts by providing day care services so low- and moderate-income mothers may secure employment.	CDBG	2. Public service activities	2,855 (Total number of persons assisted with new/improved access to a service.)
Sustainability of Suitable Living Environment (SL-3)				
SL-3.1	Help the elderly maintain and retain their homes through the provision of home repairs.	CDBG	2. Public service activities	11,000 (Total number of persons assisted with new/improved access to a service.)

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
SL-3.2	Assist local arts organizations that primarily serve low- and moderate-income areas by providing targeted technical assistance to build capacity and better serve their respective communities.	CDBG	18. Businesses providing goods or services	40 (Organizations)
SL-3.3	Promote the preservation of historic residential and non-residential buildings through grants for facade renovation.	CDBG	9. Owner occupied units rehabilitated or improved	60
			4. Number of commercial façade treatment/business building rehab (site not target area based)	15
SL-3.4	Oversee the revitalization of the Bronx River and educate the public to be environmentally-responsible in its use.	CDBG	2. Public service activities	185,000 (Total number of persons assisted with new/improved access to a service. (Units of Service))
SL-3.5	Improve neighborhood quality through the elimination of vacant blighted properties.	CDBG	3. Activities are part of a geographically targeted revitalization effort	500 (Total number of slum and blight demolitions.)
Availability/Accessibility of Economic Opportunity (EO-1)				

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
EO-1.1	Improve the employment and economic opportunities for low-skilled, low-income New Yorkers through the provision of literacy, educational, or vocational services.	CDBG	2. Public service activities	1,257,750 (Total number of persons assisted with new/improved access to a service.)
EO-1.2	Facilitate business creation, development, and growth; provide technical assistance; maximize entrepreneurial development services to vendors and other micro-enterprises by providing courses on business basics; creating alternative markets; and developing vacant storefronts.	CDBG	17. Businesses assisted	11,500 (Total number of persons assisted with new/improved access to a service via Business Basics training.)
				17,500 (Total existing businesses assisted.)
				20,000 (Total new businesses assisted.)
EO-1.3	Revitalize commercial streets via façade and security improvement of commercial businesses and through the use of market studies, marketing assistance, architectural design, and development strategies.	CDBG	17. Businesses assisted	0 (Total existing businesses assisted.)
				0 (Total new businesses assisted.)
Affordability of Economic Opportunity (EO-2)				
EO-2.1	<i>NO STRATEGIC OBJECTIVE FORMULATED</i>			
Sustainability of Economic Opportunity (EO-3)				

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
EO-3.1	Assist residents in subsidized housing to move away from dependence on public assistance and move toward economic independence. Provide an array of supportive services that some families need in order to become “job ready” and economically able to move out of subsidized housing.	HUD Public Housing Operating Funds/ HUD Resident Opportunities and Self-Sufficiency Grants/ City Expense	2. Public service activities	N/A (Number of residents gaining employment through job training programs.)
EO-3.2	Foster business development and growth in low- and –moderate-income areas by providing business services such as job placement, workforce development services, tax abatement incentives, financial referral, guidance in obtaining government contracts licenses and permits at One Stop Career Centers.	HUD Public Housing Operating Funds/ HUD Resident Opportunities and Self-Sufficiency Grants/ City Expense	17. Businesses assisted	N/A (Number of resident-owned businesses created.)
			2. Public service activities	N/A (Number of residents in training programs, number of residents completing training programs and then getting jobs.)
Neighborhood Revitalization (NR-1)				
NR-1.1	<i>NO STRATEGIC OBJECTIVE FORMULATED</i>			
Not Applicable (N/A)				

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
NA-1.1	Perform citywide comprehensive community development planning to help formulate long-term development and policy objectives for the City.	CDBG	Not Applicable	N/A
NA-1.2	Help ensure the success of the New York City Empowerment Zone initiatives by providing oversight administration and audits.	CDBG	Not Applicable	N/A
NA-1.3	Prevent discrimination in housing and promote expanded housing opportunities for racial and ethnic minorities. Provide fair housing counseling services to effectuate compliance in the public and private housing markets, conduct educational workshops about landlord/tenant rights, assist people with disabilities to find accessible housing, identify housing discrimination, and provide assistance in determining eligibility or qualifications for tenancy and/or social service programs.	CDBG	Not Applicable	N/A
NA-1.4	Provide administrative and support services for planning, management, and citizen participation necessary to formulate, implement, and evaluate the City's Community Development Program.	CDBG	Not Applicable	N/A
NA-1.5	Provide housing preservation analysis including educating owners in housing-related matters to maintain or restore buildings to a structurally and fiscally sound condition. Assess buildings to determine if they are distressed, develop and recommend remedial and intervention strategies to prevent owner abandonment, assist owners in improving their properties, and encourage owners to pay their taxes.	CDBG	Not Applicable	N/A
Other (O-1)				
O-1.2	Treat blighted open space in low- and moderate-income areas by removing debris and greening.	CDBG	N/I (No Appropriate Indicator)	1,325 (Number of Acres Treated)
O-1.3	Restore sanitary conditions in vacant lots in CD-eligible areas through debris and bulk refuse removal.	CDBG	N/I (No Appropriate Indicator)	22,000 (Number of Vacant Lots Cleaned)

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
O-1.4	Protect, preserve, and improve the existing sound housing, including City-owned (in rem) residential structures, privately-owned buildings in deteriorating neighborhoods, and conventional public housing, so that this housing can remain or become stable tax revenue-generating residential stock.	CDBG	N/I (No Appropriate Indicator)	3,000,000 (Number of Code Violations Removed)
Other (O-2) Persons with a Disability				
O-2.1	Expand the supply of housing for non-homeless persons with disabilities through new construction and rehabilitation of existing housing through Federal Section 811 Housing Program. Advocate to allow use of Section 811 funds for creation of accessible housing in developments with various other populations, such as elderly people and able-bodied people on low incomes. Increase the number of accessible affordable units and the number of rental subsidies available to people with disabilities.		N/A (Not Applicable)	
O-2.2	Increase outreach to the real estate development community to determine whether their properties are accessible and encourage them to work with the City and nonprofit organizations serving people with disabilities to match eligible prospective tenants with the accessible units. Continue to educate builders, landlords, architects, and people with disabilities about fair housing issues as they relate to people with disabilities.		N/A (Not Applicable)	
Other (O-3) The Elderly				
O-3.1	Expand the stock of supportive housing for the elderly. Advocate at both Federal and State levels to increase funding for housing programs that benefit senior citizens through construction of new dwelling units, structural improvements to existing housing, financial assistance, and support services.		N/A (Not Applicable)	N/A

Specific Objective	Objective Description	Source of Funds	Performance Indicators	Expected Number
O-3.2	Continue to promote long-term, community-based residential options with supportive services for the elderly who need help with daily living activities, housekeeping, self-care, social services, and other assistance in order to continue to live independently in the community.		N/A (Not Applicable)	N/A
O-3.3	Continue and expand role as a resource for housing operators managers, and staff, by providing experts guidance, technical assistance, and resources on issues related to aging in place, and other topics of concern to providers of housing for elderly New Yorkers.		N/A (Not Applicable)	N/A

A. Housing Strategy and Priority Needs

1. Introduction to Table 2A: Housing Strategy and Priority Needs

In keeping with the rules governing the Consolidated Plan, the City has assigned a specific priority - “high” (activities will be funded to address the needs during the strategic plan program years), “medium” (activities may be funded if additional federal funding becomes available), “low”(the jurisdiction does not plan to use funds available for activities to address the needs during the strategic plan program years), or “no such need” - for each of the resident categories in the City and is reporting these priorities in the prescribed format in "Listing of Priority Needs". These resident categories are broken out by income levels. Households are further divided according to their status as by tenure (owners, renters or homeless) In addition, non-homeless special needs populations are also identified (persons living with HIV/AIDS, the elderly, and persons with a physical disability).

The housing strategy and priority needs for the respective special needs populations are discussed in specific sub-sections within the Strategic Plan. It is important to note that while New York City does not intend to use its formula entitlement funds for housing to assist the Severely Mentally Ill; Developmentally Disabled; and, Alcohol/Chemically Dependent Special Needs Populations, both the City and the State of New York provide a significant portion of the monies used to operate the supportive housing programs for these subpopulations. The reader is therefore requested to please refer to Volume 1., Part I.C2., Community Profile, Supportive Housing Continuum of Care for Non-homeless Special Needs Populations for the description of the supportive housing activities for the respective populations.

2. Housing Priority Needs

a. Renters and Owners

During the five-year period covered by the Consolidated Plan (January, 2010 through December, 2014) HPD expects to commit approximately \$561.299 million in federal formula entitlement funds to address housing needs. At this time, it is expected that all Federal match requirements will be met by a combination of City funds, waived fees and taxes and contribution of City-owned land, although private funding is involved and if necessary could be used to show that match requirements are being met. It should be noted that this total includes all funds devoted to programs assisting low-income households, even if these programs are also assisting some non-low-income families.

The Housing Priority Needs Table displays the estimated number of units which are expected to address the priority housing needs from January 2010 through December 2014. These projections are primarily based on the City's best estimates of the funds that will be made available for subsidized housing in the coming years and the average cost of subsidizing a unit, using recent history as a guide. In reviewing the information in Listing of Priority Needs-Housing Needs section, several caveats must be considered.

First, the number of "estimated units" provided does not reflect the City's total housing "need", but provides an estimate of the number of units which can be expected to address the City's priority housing needs over the five year period, given funding constraints. *The City's overall housing needs, based on 2008 HVS data were described in Part I., Community Profile, Section A., New York City Housing Needs.* In addition, the number of "estimated units" to be assisted is based upon a distinct category of funding. As required by the Listing of Priority Needs, the Housing Needs section provides estimates only for renters and owners between 0 and 80% of the area median income to be assisted and in no way comprises the total universe of housing units to be assisted by the City over the five-year period.

Second, while the City has attempted to follow HUD's *Consolidated Plan* guidelines, we note that, with the exception of Section 8 and Public Housing, none of the Federal housing programs distinguishes between households with incomes below 30 percent of the area median (referred to as "extremely low-income households") and those with incomes above 30 percent of the median. Consequently, it is extremely difficult to accurately predict how many households will fit each of these two subcategories. It is more feasible to project the split between households earning below 50 percent of the median (referred to as "low-income households") and those earning above 50 percent of the median (referred to as "other low-income households"), because many Federal programs use this point as an eligibility cut off. Since the Housing Priority Needs Table does not accommodate disaggregated numbers for each of the specific income categories requested, the City has chosen to present aggregated totals for households in the following income categories: 0-50 percent of area median, and 51-80 percent of area median. For naming consistency, the City will refer to the income categories using the nomenclature of CDBG program: Low-income (0-50 percent of area median) and Moderate-income (51-80 percent of area median), respectively.

a.1. HOME Investment Partnership (HOME) Program Housing Needs

TENANT BASED-RENTAL ASSISTANCE

Based on the following analysis of housing market conditions, the City of New York intends to use a portion of its HOME Program funds for tenant based rental assistance to address the cost burden of New York households (Part I.A, Community Profile, New York City Housing Needs, Housing Cost):

Overall Conditions

The City's median gross rent/income ratio was 31.5 in 2008. More than half (52 percent) of the renter households in the City paid over 30 percent of their income for rent in 2008, and 29.4 percent were extremely rent burdened – paying more than 50% of their income for rent.

For renter households with incomes less than 50 percent of the HUD Area Median Income for each household size, the median gross rent/income ratio was 61.4 percent, and 62.1 percent of renter households at that income level are extremely rent burdened, paying more than 50 percent of their income for rent.

By Income bands

Extremely Low-Income (0-30% MFI)

In 2008 in New York City, 90 percent of extremely low income renters experience housing cost burden over 30 percent, including 75 percent who suffer from extreme cost burden (over 50 percent of income).

Very Low-Income (31-50% MFI)

Eighty-one percent of very low income renters in this income range suffer from housing cost burden, with 41 percent suffering from extreme cost burden.

The Housing Priority Needs Table displays the estimated number of renters expected to be assisted.

b. CDBG Five-year Housing Needs

LANDMARKS HISTORIC PRESERVATION GRANT PROGRAM

Introduction

Since 2005, the Landmarks Preservation Commission has designated 18 new historic districts and 127 individual landmarks adding a total of approximately 3,038 new buildings. Some of these newly designated districts, such as Alice and Agate Courts, Crown Heights North, and Prospect Heights, are neighborhoods that are characterized by a stock of historic buildings with deferred building maintenance and long-term residents with fixed incomes. Owing to these factors, demand for Historic Preservation Grants has skyrocketed.

Program Staff in the past five years have made the following observations.

Homeowner grants

The skyrocketing costs of construction each year are not accommodated by the stagnant grant budget. In the past five years, construction costs for restoration and rehab work on the facades have risen steadily. The limited funds that the program provides to homeowners restrict the scope of work and require homeowners to put in more personal resources. Low-income homeowners find it extremely difficult to gain access to financing for the additional work not covered by the grant. As a result, the scope of restoration has had to be reduced in some projects and some grants have been rescinded as homeowners are unable to find monetary resources to match the grants.

The program forecasts that it will be increasingly necessary to raise the average grant amount from \$15,000 to \$25,000, thus reducing the number of homeowners receiving grants at the current funding level. There is an ever increasing pool of income-eligible homeowners in historic districts – owing to newly designated historic districts in low-income neighborhoods, aging populations on fixed income in existing districts, and an effective targeted outreach effort by program staff. This increased pool of eligible homeowners has made the grants program highly competitive and some eligible homeowners have had to be turned down due to a lack of available funding. The program projects the need for 8 homeowner projects every year at an average of \$25,000 per project. The increased need is \$80,000 each year.

In Conclusion

The award-winning Historic Preservation Grant Program has played a vital role in encouraging homeowners of historic properties to invest not only in the restoration of their homes but also of their communities. Providing for increases in the amounts of grants to cover increased construction costs and work, increasing the number of grants to rehabilitate the facades of low- and moderate-income homeowners would yield tangible benefits to the Program's work and the communities it serves. The annual need is \$80,000 and the five-year need is \$400,000. Please note that this program has identified non-housing needs. See the CD Non-Housing Plan section for that analysis.

MAYOR'S OFFICE FOR PEOPLE WITH DISABILITIES: PROJECT OPEN HOUSE

Project Open House (POH) removes architectural barriers in the homes of low-income New Yorkers with mobility disability, making it possible for these individuals to remain living within their communities. Examples of these home improvements include ramps to provide access in and out of the home; installation of roll-in showers; widening doorways; installing chairlifts; and enlarging bathrooms. Due to the increased cost associated with design and construction services, some of these improvements limit the program to serving only a small number of people with the \$241,000 that is currently allocated (which includes funding for program administration). MOPD is requesting to expand POH in the following ways:

Five-Year Analysis of Project Open House's Needs

MOPD estimates that the average cost of a project is \$15,988. In year 1, using available prior-year funds plus those from the 2010 allocation, MOPD projects that 18 projects will be completed. The unmet need in 2010 is \$0. However, MOPD feels that 25 projects could be done in years 2-5 if sufficient funds were available (some prior year funds will still be available in year 2).

\$ 0	Year 1 Unmet Need
\$ 182,848	Year 2 Unmet Need
\$ 246,805	Year 3 Unmet Need
\$ 246,805	Year 4 Unmet Need
+ \$ 246,805	Year 5 Unmet Need
<u>\$923,263</u>	Total Five-Year Need

The total five-year need for Project Open House is **\$923,263**. Please note that this program also has needs that are identified in the CD Non-Housing Needs section.

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS		Income (% MFI)	Priority	Five Year Goal
Renter*	<Low>	0-50%	High	3,528
	<Moderate>	51-80%	High	4,200
Owner*	<Low>	0-50%	High	243
	<Moderate>	51-80%	High	1,139
Homeless**				
Individuals			High	See Text
Families			High	See Text
Non-Homeless Special Needs	Elderly	0-80%	Medium	See Text
	Frail Elderly	0-80%	Medium	See Text
	Severe Mental Illness	0-80%		See Continuum of Care
	Physical Disability	0-80%	Medium	See Text
	Developmental Disability	0-80%		See Continuum of Care
	Alcohol/Drug Abuse	0-80%		See Continuum of Care
	HIV/AIDS	0-80%	High	49,037***
	Public Housing Residents	0-80%	Medium	See Text
Total				58,147
Total Section 215				
215 Renter				7,167
215 Owner				755

* While the City has attempted to follow HUD's *Consolidated Plan* guidelines regarding estimating the assistance provide by income categories, we note that, with the exception of Section 8 and Public Housing, none of the Federal housing programs distinguishes between households with incomes below 30 percent of the area median (referred to as “extremely low-income households”) and those with incomes above 30 percent of the median. Consequently, it is extremely difficult to accurately predict how many households will fit each of these two subcategories. It is more feasible to project the split between households earning below 50 percent of the median (referred to as “low-income households”) and those earning above 50 percent of the median (referred to as “other low-income households”), because many Federal programs use this point as an eligibility cut off. Since the Housing Priority Needs Table does not accommodate disaggregated numbers for each of the specific income categories requested, the City has chosen to present aggregated totals for households in the following income categories: 0-50 percent of area median, and 51-80 percent of area median. For naming consistency, the City will refer to the income categories using the nomenclature of CDBG program: Low-income (0-50 percent of area median) and Moderate-income (51-80 percent of area median).

** Homeless individuals and families assisted with transitional and permanent housing

*** Unduplicated 5-year count.

Table 2A

Priority Housing Activities

Priority Need	5-Yr. Goal	Yr. 1 Goal	Yr. 2 Goal	Yr. 3 Goal	Yr. 4 Goal	Yr. 5 Goal
CDBG						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units	225	45	45	45	45	45
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
HOME						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units	1,755	351	351	351	351	351
<i>Rental assistance</i>	1,500	750	750			
Acquisition of existing owner units						
Production of new owner units	5,605	1,121	1,121	1,121	1,121	1,121
Rehabilitation of existing owner units						
Homeownership assistance	250	50	50	50	50	50
HOPWA						
Rental assistance	327*	327	327	327	327	327
Short term rent/mortgage utility payments	60	12	12	12	12	12
Facility based housing development						
Facility based housing operations	4,150*	4,150	4,150	4,150	4,150	4,150
Supportive services	44,500*	44,500	44,500	44,500	44,500	44,500
Other						

* Unduplicated 5-year count.

III. ACTION PLAN: ONE YEAR USE OF FUNDS

Introduction

The Action Plan: One Year Use of Funds contains a description of the City's use of HOME Investment Partnership entitlement funds to address affordable housing needs. The Action Plan is divided into four sections: A) Statement of One-year Objectives; B) Use of and Funding Amounts Expected to be Received; and C) the Program Descriptions, a corresponding annotated description of every program listed in the Summary Table of Funding Sources.

Section A. Statement of One-year Objectives, summarizes the annual objectives the City expects to achieve during the upcoming program year. The proposed activities to be undertaken in the One-Year Action Plan are designed to address a majority of the City's strategic objectives articulated in Volume 2, Section II, Five-Year Strategic Plan for 2010-2014.

Section B. Use of and Funding Amounts Expected to be Received, is divided into two parts: 1., Funding Amounts Expected to be Received; and, 2., Use of Funds Expected to be Received. Part 1., Funding Amounts Expected to be Received summarizes the funding amounts expected from the various funding sources (federal, state, local and private); and includes an abbreviated Summary Table of Funding Sources. The Summary Table has been condensed to list the sources by two categories: **HUD Formula/Entitlement Programs** - HOME Investments Partnership Programs, and **Total Funding Sources**. **Total Funding Sources** which provides an aggregation of: Total Federal Funds (Formula/Entitlement Program amounts for all four entitlement programs (Community Development Block Grant (CDBG), HOME Investments Partnership, Emergency Solutions Grant (ESG)(formerly the Emergency Shelter Grant), and Housing Opportunities for Persons with AIDS (HOPWA) programs, respectively), NYCHA Funds, and HUD Competitive Programs); Total State Funds, including funds that are provided to match federal and city funds, and non-matching funds; Total City Funds, including city funds to match federal funds, plus non-matching funds; and Total Private Funds. Part 2., Use of Funds Expected to be Received provides a summary of the one-year affordable housing goals for the number of homeless, non-homeless, and special-needs households using the formula entitlement funds expected to made available in the upcoming Consolidated Plan Program year.

Included is Section C. Program Descriptions which is divided into two parts: 1., Description of Program Variables; and 2., Description of Programmatic Activities. Description of Program Variables consists of a chart for each HOME-funded program with the HUD-required variables. This chart includes the funding source and funding amount, the administrating agency, program activity, eligible household types, and eligible income type. For each program, the number of

proposed accomplishments, a HUD requirement, has been reported. In addition, the formula/entitlement program variable tables have been expanded to include the newly-required performance outcome measurement system variable table data: the proposed outcome objective code; the proposed outcome and objective statement; and, the proposed performance indicator, respectively.

The definitions for the variables listed in the charts can be found in Volume IV, Appendix 4, titled, "Dictionary of Program Description Variables."

Description of Programmatic Activities provides a full explanatory narrative discussing the proposed activities for each of the respective HOME-funded programs as listed on the Summary Table of Funding Sources.

A. Statement of One-Year Objectives

For the *2010 Consolidated Plan* program year the City of New York is required to provide a summary of its annual objectives the jurisdiction expects to achieve during the upcoming program year. The City's objectives are described in Volume 2, Section II, Five-Year Strategic Plan for 2010-2014. The activities undertaken for the 2010 Consolidated Plan One-Year Action Plan are designed to address a majority of the strategic objectives.

HUD Consolidated Plan regulations require localities receiving formula entitlement funds to implement and use its Performance Outcome Measurement System to report on its proposed activities for the given Consolidated Plan program year. The Performance Outcome Measurement System was developed to enable the U.S. Department of Housing and Urban Development to collect and aggregate standardized performance data on entitlement-funded activities from all entitlement grantees nationwide for use in reporting to Congress on the effectiveness of its formula entitlement programs in meeting the Department's strategic objectives.

In addition to determining the performance outcome measurement, the regulations require entitlement grantees to collect and enter into the HUD Integrated Disbursement and Information System (IDIS) accomplishment data according to eighteen (18) federally-defined Performance Indicator categories. Performance Indicator categories encompass housing construction and rehabilitation, public services and facilities, business/economic development, and homelessness prevention-related activities. Therefore, the City's proposed entitlement-funded activities for the 2010 Consolidated Plan Program Year were formulated to comply with the new reporting requirements.

The outcome performance measurement system includes objectives, outcome measures and performance indicators that describe the intended outputs of the various entitlement funded activities. There are three (3) objectives: providing Decent Affordable Housing; creating Suitable Living Environment; and Creating Economic Opportunities which, combined with the three (3) performance outcome categories, Accessibility/Availability; Affordability; and Sustainability, create nine (9) performance measurement statements. The nine performance outcome measurement statements are:

- Accessibility for the purpose of providing Decent Affordable Housing.
- Affordability for the purpose of providing Decent Affordable Housing.
- Sustainability for the purpose of providing Decent Affordable Housing.
- Accessibility for the purpose of creating Suitable Living Environments.
- Affordability for the purpose of creating Suitable Living Environments.
- Sustainability for the purpose of creating Suitable Living Environments.
- Accessibility for the purpose of creating Economic Opportunities.
- Affordability for the purpose of creating Economic Opportunities.
- Sustainability for the purpose of creating Economic Opportunities.

In addition to determining the performance outcome measurement objectives, the regulations require entitlement grantees to collect and enter into the HUD Integrated Disbursement and Information System (IDIS) accomplishment data according to eighteen (18) federally-defined Performance Indicator categories. Performance Indicator categories encompass housing construction and rehabilitation, public services and facilities, business/economic development, and homelessness prevention-related activities. Therefore, the City's

proposed entitlement-funded activities for the 2010-2014 Consolidated Plan Strategic Plan were formulated to comply with the new reporting requirements.

It is important to note there are limitations with articulating New York City's strategic objectives by the Performance Outcome Measurement System Statements that were not present in the City's 2005-2009 Consolidated Plan Strategic Plan strategic objectives. First, in the 2005 HUD Consolidated Plan regulations regarding the formulation of strategic objectives permitted the undertaking of a variety of activities which resulted in more than one strategic outcome. However, for the 2010 Strategic Plan, as a result of being required to categorize a strategic objective by a specific HUD Performance Outcome Measurement System Statement, the City of New York found it necessary to repeat several strategic objectives according to different Performance Outcome Objective Statements in order to properly assign a given program's activity its Performance Outcome Objective consistent with its intended (additional) outcome.

For the purposes of this section, the City of New York has attempted to collapse, and in certain cases, eliminate several its Five-Year Consolidated Plan Strategic Objectives which would appear to be redundant in order to be consistent with the three Performance Outcome Measurement System objectives.

Second, while the eighteen HUD-defined Performance Indicator Categories are designed to capture a majority of the eligible entitlement-funded activities a grantee may undertake, they do not capture every eligible activity. Therefore, due to the limitations of the Performance Indicators there are entitlement-funded activities which the City of New York intends to undertake in the 2010 Consolidated Plan Program Year which will not be captured by the Performance Outcome Measurement System. Consequently, the number of households and persons positively impacted by the City's overall efforts are expected to be much higher than can be identified under the Performance Indicator criteria. As a result of the Performance Outcome Measurement System's inability to categorize all eligible entitlement-funded activities, the amount of entitlement funds the City of New York expects to expend according to the nine performance outcome objective statements will be less than the total amount of entitlement funds the City of New York expects to receive for the 2010 Consolidated Plan program year. The total amount of funds from the respective entitlement grants and other funding sources (HUD Competitive, State funds, City funds and private funds) the City expects to receive are summarized in Section B., Use of and Funding Amounts Expected to be Received.

For the eligible activities not captured by the Performance Outcome Measurement System, program progress in addressing the City of New York's priorities and objectives as described in its five-year Consolidated Plan Strategic Plan will continue to be measured and reported in the Consolidated Plan Annual Performance Report (APR) by comparing its Proposed Accomplishment as described in the Consolidated Plan Action Plan Accomplishment Chart against its Actual Accomplishment.

Third, it is important to recognize that some households may benefit multiple times from various public service activities. Unlike activities such as rental assistance or housing production, where it is reasonable to expect that beneficiaries will not be double-counted, many households may receive multiple forms of assistance through a combination of either entitlement-funded public service, public facility or targeted area revitalization activities. As a result, the aggregated number of low-/moderate-income households and persons benefiting from these activities may actually be greater than the actual number of low-/moderate-income households and persons residing in New York City. Therefore, the reader is advised to interpret the aggregated data with caution.

Lastly, it should be noted the HUD Performance Outcome Measurement System objectives are not intended to replace the City of New York's strategic objectives which were formulated to address its own diverse, specific needs and requirements.

DECENT HOUSING (DH)

Community Development Block Grant and HOME Investment Partnership

- Continue to promote long-term, community-based residential options with supportive services for the elderly who need help with daily living activities, housekeeping, self-care, social services, and other assistance in order to continue to live independently in the community.
- Continue to fund the removal of architectural barriers in rental dwellings and owner occupied residences, thereby helping people with disabilities to remain in their homes and to maintain their independence.
- Continue to educate builders, landlords, architects, and people with disabilities about fair housing issues as they relate to people with disabilities.
- - Create new markets for affordable housing by strategically investing in new housing construction.
- Improve neighborhood quality through the elimination of vacant blighted properties and the promotion of greater community involvement and investment through the provision of new homeownership opportunities and stimulation of concerned local businesses to perform housing management and rehabilitation functions. Expand the supply of affordable housing. Facilitate the production of new rental housing for low-income households, including special needs populations; and also the homeless population, through substantial rehabilitation of vacant City-owned properties and new construction. Create new homeownership opportunities for existing renter households through a variety of approaches, including rehabilitation, construction and acquisition. Assistance may also take the form of down payment assistance to first-time homebuyers; employer-assisted housing down payment assistance; and other financing measures to create affordable homeowner units.
- Preserve and improve the existing supply of both occupied and vacant privately-owned affordable housing. Administer a variety of loan and grant programs, through the Department of Housing Preservation and Development (HPD), to enable nonprofit groups and qualified for-profit owners to rehabilitate and improve the existing supply of occupied and vacant privately-owned residential properties (including the reduction of potential hazards such as lead paint poisoning) for very low-, low- and moderate-income New Yorkers. Pursue a special intervention strategy of education (including education on the City's new Lead Paint law), investment, and enforcement for targeted projects that have been identified as in jeopardy of being abandoned.
- Maintain the stock of HPD-managed, City-owned buildings until they are ready to be transferred to the Division of Alternative Management Programs (DAMP).
- Use CDBG funds to maintain and then City Capital funds to rehabilitate and return the stock of City-owned buildings to a range of responsible private owners in order to improve living conditions in these buildings while maintaining affordability for very low-, low-, and moderate-income tenants. Continue, through HPD, to accelerate the sale of its in rem buildings to tenants, nonprofit organizations, and selected for-profit owners.
- - Prevent displacement and reduce cost burdens for low- and moderate-income New Yorkers by finding ways to enable special needs populations, such as youth aging out of foster care and formerly homeless households, to afford to live in permanent housing.

- *Use subsidy, in some cases, to help tenants relieve overcrowding or escape substandard conditions and find alternative, more suitable housing. Use subsidy, in other cases, to protect low-income tenants from rent increases and allow them to remain in their existing apartment.*
- Implement an aggressive and targeted anti-drug effort in multi-unit residential buildings.
- - Rehabilitate and return the stock of City-owned (in rem) buildings to a range of responsible private owners in order to improve living conditions in these buildings while maintaining affordability for low- and moderate- income tenants. Continue, through HPD, to accelerate the sale of its in rem buildings to tenants, non-profit organizations and selected for-profit owners. This initiative focuses on clusters of buildings in selected neighborhoods and packages both vacant and occupied properties.
- Protect, preserve and improve the existing sound housing, including City-owned (in rem) residential structures, privately-owned buildings in deteriorating neighborhoods, and conventional public housing, so that this housing can remain or become stable tax revenue-generating residential stock.

Housing Opportunity for Persons with AIDS

- Ensure the availability of transitional and permanent supportive housing for Persons Living with HIV/AIDS (PLWH) in congregate and scattered-site settings, especially for special populations such as persons diagnosed with a mental illness or a substance abuse disorder that is primary barrier to independent living.
- Ensure the availability of short-term and long-term rental assistance to assist PLWH maintain stable, appropriate housing.
- Ensure the availability of housing information services that assist persons that are HIV-infected who are homeless, unstably housed or at-risk of becoming homeless in finding housing.
- Provide start-up rental assistance (permanent housing placement services) to qualified PLWH so that they may establish permanent housing.
- Ensure the availability of supportive services within supportive housing programs such as case management, counseling, and other related services that ensure that PLWH are connected to HIV primary care.
- Ensure the availability of entitlements coordination and client advocacy services that allow PLWH to access medical insurance, home care, and related public benefits that allow PLWH to access HIV primary care.

Summary of Decent Housing (CDBG, HOME, ESG, HOPWA)

CDBG

- Four programs expect to receive an accumulative total of \$1,040,000 for the purpose of providing accessibility to decent affordable housing.
- Nine programs expect to receive an accumulative total of 57,076,000 for the purpose of providing affordability for decent affordable housing.
- Four programs expect to receive an accumulative total of \$39,745,000 for the purpose of providing sustainability of decent affordable housing.

HOME

- *Eight programs expect to receive an accumulative total of \$89,125,348 for the purpose of providing accessibility to decent affordable housing.*
- *Five programs expect to receive an accumulative total of \$21,851,822 for the purpose of providing affordability of decent affordable housing.*
- *One program expects to receive approximately \$1,363,110 for the purpose of providing sustainable decent affordable housing.*

HOPWA

- Three programs expect to receive an accumulative total of approximately \$48,487,000 for the purpose of providing affordability of decent affordable housing.

SUITABLE LIVING ENVIRONMENT (SL)

Community Development Block Grant

- Provide comprehensive community development services to community residents in low- and moderate-income areas through academic enhancement, recreational, cultural, and substance abuse prevention programs.
- Improve the quality of life for senior citizens through the rehabilitation of senior centers.
- Assist mentally ill homeless persons in and around the Staten Island Ferry Terminal and other areas throughout Staten Island to obtain shelter or housing and treat them for psychiatric or substance abuse problems.
- Assist crime victims through counseling, document replacement, court services, and emergency lock repair.
- Help to prevent discrimination based on race, creed, color, national origin, sex, marital status, age, disability, lawful occupation, sexual orientation, familial status, lawful source of income, alienage, and citizenship status by enforcing the laws which prohibit such discrimination. Accomplish this goal through the investigation and prosecution of individual and systemic complaints.
- Strengthen neighborhoods by fostering positive inter-group relations among residents of diverse racial, ethnic, and religious backgrounds.
- Support operations of adult and family shelters.
- Provide recreational services to low- and moderate-income people by funding staff to coordinate and manage programs at parks facilities.
- Create and maintain neighborhood gardens.
- Support housing and economic development efforts by providing day care services so low- and moderate-income mothers may secure employment.
- Help the elderly maintain and retain their homes through the provision of home repairs.
- Assist local arts organizations that primarily serve low- and moderate-income areas by providing targeted technical assistance to build capacity and better serve their respective communities.

- Promote the preservation of historic residential and non-residential buildings through grants for facade renovation.
- Oversee the revitalization of the Bronx River and educate the public to be environmentally-responsible in its use.
- Improve neighborhood quality through the elimination of vacant blighted properties.

Emergency Solutions Grant

- Provide outreach and engagement services, temporary emergency services, and placement services to reduce the number of people living on the streets.
- Provide employment, mental health, substance abuse, and counseling services in shelters to facilitate a return to independent or supported living in the community.
- Provide housing placement services to assist families and individuals to return to the community and minimize the length of stay in shelter.
- Assist homeless persons in shelters with resolving specific issues to facilitate a return to independent or supported living in the community.
- Support operations of adult and family shelters.
- Through a partnership with HPD, provide case management services to households at risk of homelessness to maintain housing stability.
- Provide recreational services with an integrated educational curriculum to youth in shelters.

Summary of Suitable Living Environment (CDBG, HOME, ESG, HOPWA)

CDBG

- Eleven programs expect to receive an accumulative total of \$25,487,000 for the purpose of creating/improving accessibility to suitable living environments.
- One program expects to receive a total of \$3,292,000 for the purpose of creating/improving affordability for suitable living environments.
- Five programs expect to receive an accumulative total of \$7,348,000 for the purpose of creating/improving sustainability of suitable living environments.

ESG

- Three programs expect to receive an accumulative total of approximately \$7,925,600 for the purpose of creating accessibility to suitable living environments.

CREATING ECONOMIC OPPORTUNITIES (EO)

Community Development Block Grant

- Improve the employment and economic opportunities for low-skilled, low-income New Yorkers through the provision of literacy, educational, or vocational services.
- Facilitate business creation, development, and growth; provide technical assistance; maximize entrepreneurial development services to vendors and other micro-enterprises by providing courses on business basics; creating alternative markets; and developing vacant storefronts.

- Revitalize commercial streets via facade and security improvement of commercial businesses and through the use of market studies, marketing assistance, architectural design, and development strategies.

Summary of Economic Opportunity (CDBG, HOME, ESG, HOPWA)

CDBG

- Four programs expect to receive an accumulative total of \$5,996,000 for the purpose of creating/improving accessibility to economic opportunity.

ELIGIBLE PROGRAM ACTIVITIES FOR WHICH THERE IS NO APPROPRIATE HUD PERFORMANCE INDICATOR / APPLICABLE HUD DEFINED OUTCOME/OBJECTIVE STATEMENT

CDBG

- The remainder of CDBG funds, \$107,341,000 will be used for program administration and planning and, therefore, is not applicable to HUD defined outcome/objective statements.

B. Use of and Funding Amounts Expected to be Received

1. Funding Amounts Expected to be Received

The *2010 Consolidated Plan* summarizes the City's strategy in utilizing federal, state, city and private funds expected to be received for the 2010 calendar year from HUD and allocated by the City of New York, and other entities for housing, homeless services, supportive housing and community development programs. The Summary Table of Funding Sources lists the amount expected to be received for each program. Consolidated Plan regulations require program descriptions, and other details for the entitlement programs. For most program descriptions, the HUD-required information from HUD's Table of Proposed Projects (a.k.a. Table 3), such as, administrating agency, funding source, funding amounts, program activity, eligible income types, eligible household types and proposed program accomplishments, are provided in a chart in addition to the program description. An Addenda, Description of Additional Program Variables, was submitted to HUD on November 16, 2009, is on file and available upon request. The Addenda, together with the programmatic data contained within the Consolidated Plan satisfy HUD data requirements previously satisfied by the submission of HUD Table 3.

In addition, the fund allocations are presented in two columns, A. and B., of the Summary Table. If Column A is designated, the funds will come directly through a City agency; if Column B is selected, the money will be received by another entity in the City, such as NYCHA or a not-for-profit organization. The figures in the columns refer only to funds expected to be awarded in 2010, not to funds which were previously awarded or still available.

It is important to note that the numbers on the Summary Table of Funding Sources reflect the anticipated 2010 allocations rather than available or previously awarded funds for several reasons. In many cases, while the City expects to receive a 2010 allocation, programs may not be funded in 2010, funding from the federal government may be reduced, or Congress has yet to appropriate funds. And while the City may have received funding in previous years for some programs, it is not yet possible to determine what amount of funds, if any, will be awarded.

The fiscal year for the amounts reported on the Summary Table of Funding Sources depends on which government entity is providing the funds. For the most part, the estimates provided are expected to be made available in the Consolidated Plan Year which is January 1 to December 31. However, each governmental entity (e.g., federal, state, and city) uses a different 12 month period to define its fiscal year, and the various estimates are based on the amount appropriated for that fiscal year of the relevant level of government. For example, the projections for the City's contributions are based on the funding projections for the City Executive Capital Budget for the second half of City Fiscal Year 2010 (January-June 2010), and the first half of City Fiscal Year 2011 (July-December 2010), while the State figures are reported according to the State fiscal year (April 1 to March 31). In the case of Federal HUD Competitive programs, the fiscal year is October 1 to September 30.

Specific priorities for funds budgeted reflect the outcome of the City Charter mandated budget process that began with community board consultations in September 2009 and ended with adoption of the budget by the City Council in June 2010. These specific allocations reflect consensus on the need to achieve the City's annual goals. Funds in the Action Plan originally budgeted in City Fiscal Year 2010 were subject to reallocation in the budget process for CFY11. The funding allocations for the four HUD formula entitlement programs reflect grant awards actually received in 2010.

i. HUD Formula/Entitlement Programs

Listed and described are the funds the City of New York expects to receive in Federal Fiscal Year 2010 (FFY 2010) allocations for the four U.S. Department of Housing and Urban Development Office of Community

Planning and Development (HUD-CPD) entitlement programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA).

In 2010, the City expects to receive \$251,179,000 in Community Development Block Grant funds to be used in over 50 programs for housing, supportive housing and community development activities throughout the City; approximately **\$124,813,600** in HOME funds to further homeownership opportunities to low- and moderate-income households and to promote rental assistance to households in need; \$7,925,600 in Emergency Solutions Grant funds for homeless prevention and services to the homeless; and approximately \$52,654,400 in HOPWA funds for programs which provide housing opportunities and supportive housing to persons with HIV/AIDS and their families. (For information regarding HOPWA funds expected to be received by the New York EMSA localities, please refer to Volume 4, Part IV., Other Actions, Section I, HOPWA Eligible Metropolitan Statistical Area Grantee Requirements.) The Summary Table of Funding Sources lists the Proposed 2010 Consolidated Plan Year allocation for each program; and the subsequent program descriptions provide the details concerning the program's use of funds. The page number for each program description is provided on the Summary Table of Funding Sources.

The sub-total of HUD Formula/Entitlement funds expected to be received in 2010 Consolidated Plan Year is approximately \$436.572 million.

ii. NYCHA Funds

In addition to the formula entitlement programs, the City of New York receives Federal public housing funds through the New York City Housing Authority (NYCHA), one of the City's two public housing authorities (HPD is also considered a PHA). Since NYCHA is a quasi-City agency (see NYCHA chapter, Part II), the funds expected to be received by NYCHA are listed in Column B. The Summary Table of Funding Sources lists the Proposed 2010 Consolidated Plan Year allocation for each program and the subsequent program descriptions provide the details concerning the program's use of funds. The page number for each program description is provided on the Summary Table of Funding Sources.

For the descriptions of the NYCHA programs, please refer to Volume 4, Part IV., Other Actions., NYCHA. Lastly, NYCHA's lead-based paint abatement activities in its public housing developments are described in Volume 4, Part IV., Other Actions., Elimination and Treatment of Lead-Based Paint Hazards.

In 2010 Consolidated Plan Year, NYCHA expects to receive approximately \$756.738 million from the programs listed in the table.

iii. HUD Competitive Funds

Competitive grant program funds augment the City's entitlement funds. Competitive Grants are programs designed to provide funds to specifically address a particular housing, supportive housing, community development, or special needs population concern. Funds are awarded to applicants on a competitive basis through a Notice of Funding Availability (NOFA). HUD releases notices of funding availability several times a year; the allocation of these funds is made on a competitive basis. In addition to the City of New York, NYCHA and not-for-profit organizations are eligible to apply for funds. In some cases, the City of New York has applied for this money and been awarded funds. Listed are the funds expected to be received during the 2010 Consolidated Plan Year. Column A lists the funds that City agencies expect to receive directly, and Column B lists the funds to be received by NYCHA, or a not-for-profit organization.

The programs include: the Homeless Continuum of Care SuperNOFA which includes -- the Supportive Housing, the Shelter Plus Care, and the Section 8 Moderate Rehabilitation SRO Programs; Section 202

Supportive Housing for the Elderly; Section 811 Supportive Housing for People with Disabilities; Section 8 Rental Certificates and Vouchers; Housing Opportunities for Persons with AIDS (HOPWA) Program; and others. The Summary Table of Funding Sources lists the Proposed 2010 Consolidated Plan Year allocation for each program and the subsequent program descriptions provide the details concerning the program's use of funds. The page number for each program description is provided on the Summary Table of Funding Sources.

In 2010 Consolidated Plan Year the amount of dollars the City (Column A), NYCHA and not-for-profit organizations ((Column B) expect to receive in competitive funds for supportive housing programs is to be determined.

iv. State Funds

The State of New York provides funding through City agencies and not-for-profit organizations for housing, homeless and supportive housing services. These programs create affordable housing within the City of New York, particularly the Affordable Homeownership Development Program; Homeless Housing and Assistance Program; Low Income Housing Tax Credit (LIHTC); Low-Income Housing Trust Fund Program; Public Housing Modernization; and the RESTORE Program. The State funds listed in Column A are administered by a New York City agency. Column B lists the programs which are operated by NYCHA and not-for-profit entities. The Summary Table of Funding Sources lists the 2010 Consolidated Plan Year allocation for each program and the subsequent program descriptions provide the details concerning the program's use of funds. The page number for each program description is provided on the Summary Table of Funding Sources.

In the 2010 Consolidated Plan Year, the City expects to receive \$14,000,000 (Column A) and, Not-for-profits and NYCHA expect to receive approximately \$17,700,000 (Column B) in State funds.

v. City Funds

Federal guidelines require municipalities receiving HOME and ESG entitlement funds to provide matching funds to the respective grants. The City of New York far exceeds the federal guidelines in its commitment to the production of affordable housing. The matching funds for HOME and ESG are described in this Section. The Summary Table of Funding Sources lists the Proposed 2010 Consolidated Plan Year allocation for each program and the subsequent program descriptions provide the details concerning the program's use of funds. The page number for each program description is provided on the Summary Table of Funding Sources.

Most of the City (capital and expense) Funds are described in Volume 1, Part I., Section C., Supportive Housing Continuum of Care for Homeless and Other Special Needs Populations. The Relevant Public Policy subsection of Other Actions describes the City's tax abatement and tax exemption programs, overseen by the Department of Finance (DOF) with the assistance of the Department of Housing Preservation and Development (HPD), and the Department for the Aging (DFTA). These tax abatement and exemption programs bring the City's contribution to affordable housing and supportive housing services to approximately \$1 billion. Many of the funding amounts have been identified in the text. Please refer to the City of New York Fiscal Year 2010 Budget and the Mayor's Management Report for a description of the City's budget, goals, and accomplishments.

In the 2010 Consolidated Plan Year, DHS, HPD and HRA expect to allocate approximately \$839,410,600 (Column A) in City funds to be used to address the City's needs for affordable housing and homelessness prevention.

vi. Private Funds

Approximately \$100,230,100 in private funds are expected to be received in the 2010 Consolidated Plan Year, as represented in Column B. This figure only includes private funds to be used in conjunction with federal HOME funds, such as private bank loans used in conjunction with tax credit equity.

vii. Total Funding Sources

Total Federal Sources: As seen in, Column A, the City expects to receive a combined total of at least \$436,572,500 in HUD Formula/Entitlement and Competitive Funds. As shown in, Column B, NYCHA expects to receive approximately \$756,738,400 primarily in federal public housing authority funds.

Total State Sources: As shown in, Column A, \$14,000,000 are expected to be received by the City, and in Column B, \$17,700,000 in State funds are expected to go to other entities, such as NYCHA and not-for-profit organizations.

Total City Sources: As seen in, Column A, \$839,410,600 of City tax-levy and City capital dollars are expected to be used in the 2010 Consolidated Plan Year.

Total Private Funds: See private funds above. (Column B, \$100,230,100)

viii. Total All Sources

As seen in, Column A, approximately \$1,289,983,100 in Federal, State, and City funds are expected to be administered by City agencies for housing, homeless, supportive housing services and community development needs.

As shown in, Column B, approximately \$874,668,500 Federal, State, City and Private funds are expected to be received by City Agencies, NYCHA and not-for-profit organizations.

The 2010 Consolidated Plan documents that approximately \$2,164,651,600 (Total All Sources Column A plus Column B) are expected to be used by City agencies, NYCHA, and not-for-profit organizations to meet the housing, homeless, supportive housing services and community development needs within the City of New York.

SUMMARY TABLE OF FUNDING SOURCES

NEW YORK, NEW YORK

Page	Project Code	Program Name	Amount	Amount City Expects to Receive in 2010 (A)	Amount City Expects to be Received by Other Entities in 2010 (B)
A-47	H-HPD-0000	HOME INVESTMENT PARTNERSHIPS		\$124,813,610	
A-47	H-HPD-0001	HPD Administration	\$12,473,331		
A-48	H-HPD-0002	Neighborhood Entrepreneurs Program	\$1,121,638		
A-48	H-HPD-0003	Neighborhood Redevelopment Program	\$1,932,179		
A-48	H-HPD-0004	Participation Loan Program (Gut/Mod)	\$1,363,110		
A-48	H-HPD-0006	The Supportive Housing Program	\$47,437,999		
A-49	H-HPD-0010	Third Party Transfer	\$4,082,891		
A-49	H-HPD-0011	Multifamily Homeownership (formerly Cornerstone Program)	\$5,153,015		
A-50	H-HPD-0012	Article 8A Loan Program	\$1,811,041		
A-50	H-HPD-0020	Small Homes Scattered Sites (New Foundations)	\$1,303,547		
A-50	H-HPD-0028	HUD MultiFamily Program	\$1,096,283		
A-50	H-HPD-0029	Multifamily Rental Mixed Income	\$3,945,654		
A-51	H-HPD-0031	Low Income Rental Program (formerly New MIRP)	\$24,294,918		
A-51	H-HPD-0033	HUD Section 202 Program	\$14,533,401		
A-51	H-HPD-0035	HOME Tenant-Base Rental Assistance	\$3,459,697		
A-51	H-HPD-0201	HomeFirst Down Payment Assistance Program	\$804,907		

SUMMARY TABLE OF FUNDING SOURCES

NEW YORK, NEW YORK

Page	Program Name	Amount	Amount City Expects to Receive in 2010 (A)	Amount City Expects to be Received by Other Entities in 2010 (B)
	vii. Total Funding Sources			
	Total Federal Sources		\$436,572,524	\$756,738,365
	Total State Sources		\$14,000,000	\$17,700,000
	Total City Sources		\$839,410,601	
	Total Private Sources			\$100,230,125
	viii. TOTAL ALL SOURCES		\$1,289,983,125	\$874,668,490

2. Use of Funds Expected to be Received

Proposed Provision of Affordable Housing

i., Section 215 Affordable Housing Goals

For the 2010 Consolidated Plan program year the City of New York is required to provide a summary of its one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for upcoming program year for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction

Section 215 Affordable Housing refers to housing activities which comply with the definition of affordable housing as described in Section 215 of the HOME Investment Partnership regulations in the Cranston-Gonzalez National Affordability Housing Act (NAHA).

The information provided in the following HUD Table 3B., Annual Housing Completion Goals is derived from data provided in Part I.D.1.i., Action Plan, Description of Program Variables - the HUD Formula Entitlement Funds which describes the federally-required proposed accomplishments data for the City's respective formula entitlement-funded activities. It is important to note that while the City's proposed accomplishments for its federally-funded housing programs are designed to benefit low- and moderate-income households and are therefore, considered to provide "affordable" housing under the generally accepted definition (less than 30 percent of the household's gross income expended on housing expenses), they may not meet the more stringent Section 215 affordable housing definition. As a result, the number of Section 215 proposed accomplishments for the respective programs described in the narrative for Table 3B may be less than the number of proposed accomplishments indicated in the Description of Program Variables.

In addition, the data on the Table 3 reflect housing goals to be funded with monies from the 2010 allocations received rather than available or previously awarded funds.

Furthermore, funds budgeted in the amended One-Year Action Plan reflect the outcome of the City Charter mandated budget process that began with community board consultations in September 2009 and ended with adoption of the budget by the City Council in June 2010. These specific allocations reflect consensus on the need to achieve the City's annual goals (housing and non-housing related). Funds in the Action Plan originally budgeted in City Fiscal Year 2010 were subject to reallocation in the budget process for CFY11, which began on July 1, 2010. Please note that the projected affordable housing goals listed in the Table 3 funded with these monies should be considered as such. In no event should these initial estimates be misconstrued as a firm commitment on the part of the City to allocate funds necessary to achieve these goals in the exact manner specified. Several factors outside of New York City's control, such as rising materials costs, may impact the proposed development of the housing. Therefore, the actual number of households provided affordable housing may differ from the proposed number of households listed in the Table.

Narrative for Table 3B., Annual Housing Completion Goals

BENEFICIARY GOALS (Homeless and Special Needs Households) (SEC. 215)

Homeless Households - A total of 316 homeless households are expected to be assisted with housing through the HOME-assisted Supportive Housing Program (316) program.

Non-Homeless Households - A total of **1,575** non-homeless households are expected to be assisted with housing through the following formula entitlement programs: CDBG-assisted 7A Program (45); HOME-assisted Neighborhood Entrepreneurs Program (7); HOME-assisted Neighborhood Redevelopment Program (13); HOME-assisted Third Party Transfer (17); HOME-assisted Participation Loan Program (Gut/Mod) (9); HOME-assisted Multifamily Homeownership (Cornerstone) Program (85); HOME-assisted Article 8A Loan Program

(44); HOME-assisted Small Homes Scattered Sites (New Foundations) (16); HOME-assisted Low Income Rental Program (formerly New MIRP)(404); HOME-assisted Multifamily New Construction (16); HOME-assisted Multifamily Rental Mixed Income (39); HOME-assisted HUD Section 202 Program (224); HOME-assisted HomeFirst Down Payment Assistance Program (50); and HOME-assisted Tenant-Based Rental Assistance Program (606).

Total Section 215 Beneficiaries – A total of 1,891 homeless and non-homeless housing are expected to be assisted with housing.

AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)

Production of new units – A total of 825 rental housing units are expected to be produced through the following formula entitlement programs: HOME-assisted Supportive Housing Program (158); HOME-assisted Low Income Rental Program (formerly New MIRP)(404); HOME-assisted Multifamily Rental Mixed Income (39); and HOME-assisted HUD Section 202 Program (224).

Rehabilitation of existing units – A total of 309 rental housing units are expected to be rehabilitated through the following formula entitlement programs: CDBG-assisted 7A Financial Assistance Program (45); HOME-assisted Neighborhood Entrepreneurs Program (7); HOME-assisted Neighborhood Redevelopment Program (13); HOME-assisted Participation Loan Program (9); HOME-assisted Third Party Transfer (17); HOME-assisted Article 8A Loan Program (44); HOME-assisted Supportive Housing Program (158); and HOME-assisted Multifamily New Construction (16).

Rental Assistance – A total of 606 housing units are expected to be provided with rental assistance through the HOME-assisted Tenant-Based Rental Assistance Program (606).

Total Section 215 Affordable Rental Housing Goals – A total of 1,740 rental housing units are expected to be assisted through formula entitlement program-funded activities.

AFFORDABLE OWNER HOUSING GOALS (SEC. 215)

Production of new units - A total of 101 homeowner units are expected to be produced through the following formula entitlement programs: HOME-assisted Small Homes Scattered Sites (New Foundations) Program (16); and HOME-assisted Multifamily Homeownership (Cornerstone) Program (85).

Homebuyer Assistance – A total of 50 new homeowners are expected to be provided with homebuyer assistance through the HOME-assisted HomeFirst Downpayment Assistance Program.

Total Section 215 Affordable Owner Housing Goals – A total of 151 homeowner units are expected to be assisted through formula entitlement program-funded activities.

TOTALS

ANNUAL AFFORDABLE HOUSING GOALS by ACTIVITY (SEC. 215)

Production of new units – A total of 926 housing units (rental and homeownership) are expected to meet Section 215 Goals using formula entitlement funds in 2010.

Rehabilitation of existing units – A total of 309 housing units (rental and homeownership) are meet Section 215 Goals using formula entitlement funds in 2010.

Rental Assistance – A total of 606 housing units are expected to be provided with rental assistance using formula entitlement funds in 2010.

Homebuyer Assistance – A total of 50 new homeowners are expected to be provided with homebuyer assistance using formula entitlement funds in 2010.

ANNUAL AFFORDABLE HOUSING GOALS by TENURE

Annual Rental Housing Goals - A total of *1,740* new and existing renter households are expected to be provided with housing assistance using formula entitlement funds in 2010.

Annual Owner Housing Goals - A total of **151** new and existing homeowners are expected to be provided with housing assistance using formula entitlement funds in 2010.

Total Section 215 Affordable Housing Goals – A total of *1,891* housing units are expected to meet Section 215 Goals as outlined in the National Affordable Housing Act of 1990.

**Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

Grantee Name: The City of New York Program Year: Proposed 2010	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households	316		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	1,575		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	1,891		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	825		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	309		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	606		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	1,740		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	101		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	50		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	151		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	926		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	309		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	606		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	50		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	1,891		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	1,740		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	151		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	1,891		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

C.1. Description of Program Variables

i. HUD Formula Entitlement Programs

HOME Investment Partnerships

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0000	HOME Investment Partnership	\$124,813,610	See HOME funded programs

Activity Codes/Names	Household Type	Income
01 Acquisition	All Other Renter Household Types	Very Low (0 to 50% MFI)
02 Disposition(Residential)	Homeless Family with Children	Low (51 to 80% MFI)
04 Clearance and Demolition	Homeless Family without Children	0 to 60% MFI (Tax Credit Income Bg
04A Clean-up of construction sites	Homeless Individual	
05R Homeownership Assist (NOT DIRECT)	Homeless Youth	
05S Rental Housing Subsidies (if HOME, not part of 5% Admin. cap)	Homeowner Existing	
12 New Construction Housing	Homeowner First Time	
13 Direct Homeownership Assistance	Renter Elderly	
14B Rehabilitation: Multi-Unit Residential	Renter Large Related	
14G Acquisition- For Rehabilitation	Renter Small Related	
14H Rehabilitation Administration	Special needs populations (Persons	
21A General Program Administration		
21E Submissions or Applications for Federal Programs		
21H HOME Admin/Planning Costs of PJs		

Outcome and Objective Code/Statement

DH-1 Accessibility for the purpose of providing Decent Affordable Housing
DH-2 Affordability for the purpose of providing Decent Affordable Housing
DH-3 Sustainability for the purpose of providing Decent Affordable Housing

Performance Indicator

6) New rental units constructed per project or activity
7) Rental units rehabilitated
8) Homeownership Units Constructed
9) Owner occupied units rehabilitated or improved

HPD Administration

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0001	HOME Investment Partnerships (HOME)	\$12,473,331	Not Applicable

Activity Codes/Names	Household Type	Income
21E Submissions or Applications for Federal Programs	Not Applicable	Not Applicable
21H HOME Admin/Planning Costs of PJ (subject to 5% cap)		

Outcome and Objective Code/Statement

N/A Not Applicable

Performance Indicator

N/A Not Applicable

Neighborhood Entrepreneurs Program

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0002	HOME Investment Partnerships (HOME)	\$1,121,638	Housing units 7

Activity Codes/Names	Household Type	Income
14B Rehab; Multi-Unit Residential	All other Renter Household Types	Very Low (0 to 50% MFI)
	Renter Elderly	Low (51 to 80% MFI)
	Renter Large Related	
	Renter Small Related	

Outcome and Objective Code/Statement

DH-2 Affordability for the purpose of providing Decent Affordable Housing

Performance Indicator

Rental units rehabilitated

Neighborhood Redevelopment Program

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0003	HOME Investment Partnerships (HOME)	\$1,932,179	Housing units	13

Activity Codes/Names	Household Type	Income
14B Rehab; Multi-Unit Residential	All other Renter Household Types	Very Low (0 to 50% MFI)
	Renter Elderly	Low (51 to 80% MFI)
	Renter Large Related	
	Renter Small Related	

Outcome and Objective Code/Statement
 DH-2 Affordability for the purpose of providing Decent Affordable Housing

Performance Indicator
 Rental units rehabilitated

Participation Loan Program (Gut/Mod)

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0004	HOME Investment Partnerships (HOME)	\$1,363,110	Housing units	18

Activity Codes/Names	Household Type	Income
12 Construction of Housing	All other Renter Household Types	Very Low (0 to 50% MFI)
	Homeowner Existing	Low (51 to 80% MFI)
13 Direct Homeownership Assistance	Homeowner First Time	
14B Rehab; Multi-Unit Residential	Renter Elderly	
14G Acquisition - for Rehabilitation	Renter Large Related	
	Renter Small Related	

Outcome and Objective Code/Statement
 DH-3 Sustainability for the purpose of providing Decent Affordable Housing

Performance Indicator
 Owner occupied units rehabilitated or improved

The Supportive Housing Program

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0006	HOME Investment Partnerships (HOME)	\$47,437,999	Housing units	316

Activity Codes/Names	Household Type	Income
12 Construction of Housing	All other Renter Household Types	Very Low (0 to 50% MFI)
14B Rehab; Multi-Unit Residential	Homeless Individual	Low (51 to 80% MFI)
14G Acquisition - for Rehabilitation	Special Needs Populations	

Outcome and Objective Code/Statement
 DH-1 Accessibility for the purpose of providing Decent Affordable Housing

Performance Indicator
 Rental units rehabilitated

Third Party Transfer

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0010	HOME Investment Partnerships (HOME)	\$4,082,891	Housing units	34

Activity Codes/Names	Household Type	Income
12 Construction of Housing	All other Renter Household Types	Very Low (0 to 50% MFI)
13 Direct Homeownership Assistance	Homeless Family with Children	Low (51 to 80% MFI)
14B Rehab; Multi-Unit Residential	Homeless Family without Children	
	Homeless Individual	
	Renter Elderly	
	Renter Large Related	
	Renter Small Related	
	Special Needs Populations	

Outcome and Objective Code/Statement

DH-1 Accessibility for the purpose of providing Decent Affordable Housing

Performance Indicator

Rental units rehabilitated

Multifamily Homeownership (formerly Cornerstone Program)

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0011	HOME Investment Partnerships (HOME)	\$5,153,015	Housing units	170

Activity Codes/Names	Household Type	Income
01 Acquisition of Real Property	Homeowner First Time	Very Low (0 to 50% MFI)
12 Construction of Housing	Homeowner Existing	Low (51 to 80% MFI)
14B Rehab; Multi-Unit Residential	All other Renter Household Types	

Outcome and Objective Code/Statement

DH-1 Accessibility for the purpose of providing Decent Affordable Housing

Performance Indicator

Homeownership units constructed

Article 8A Loan Program

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0012	HOME Investment Partnerships (HOME)	\$1,811,041	Housing units	88

Activity Codes/Names	Household Type	Income
14B Rehab; Multi-Unit Residential	Renter Elderly	Very Low (0 to 50% MFI)
	Renter Small Related	Low (51 to 80% MFI)
	Renter Large Related	

Outcome and Objective Code/Statement

DH-1 Accessibility for the purpose of providing Decent Affordable Housing

Performance Indicator

Rental units rehabilitated

Small Homes Scattered Sites (New Foundations)

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0020	HOME Investment Partnerships (HOME)	\$1,303,547	Housing units	31

Activity Codes/Names	Household Type	Income
01 Acquisition of Real Property	Homeowner Existing	Low (51 to 80% MFI)
02 Disposition	Homeowner First Time	
04 Clearance and Demolition		
04A Clean-up of Contaminated Sites		
05R Homeownership Assistance (not direct)		
12 Construction of Housing		
13 Direct Homeownership Assistance		

Outcome and Objective Code/Statement
 DH-1 Accessibility for the purpose of providing Decent Affordable Housing

Performance Indicator
 Homeownership units constructed

HUD MultiFamily Program

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0028	HOME Investment Partnerships (HOME)	\$1,096,283	Housing units	33

Activity Codes/Names	Household Type	Income
14B Rehab; Multi-Unit Residential	Homeowner Existing	Very Low (0 to 50% MFI)
14G Acquisition - for Rehabilitation	Homeowner First Time	Low (51 to 80% MFI)
	All other Renter Household Types	
	Renter Elderly	

Outcome and Objective Code/Statement
 DH-1 Accessibility for the purpose of providing Decent Affordable Housing

Performance Indicator
 Rental units rehabilitated

Multifamily Rental Mixed Income

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0029	HOME Investment Partnerships (HOME)	\$3,945,654	Housing units	77

Activity Codes/Names	Household Type	Income
12 Construction of Housing	Renter Large Related	Very Low (0 to 50% MFI)
	Renter Small Related	Low (51 to 80% MFI)
	All other Renter Household Types	

Outcome and Objective Code/Statement
 DH-1 Accessibility for the purpose of providing Decent Affordable Housing

Performance Indicator
 New rental units constructed

Low Income Rental Program (formerly New MIRP)

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0031	HOME Investment Partnerships (HOME)	\$24,294,918	Housing units 404

Activity Codes/Names	Household Type	Income
12 Construction of Housing	Renter Elderly	Very Low (0 to 50% MFI)
	Renter Large Related	Low (51 to 80% MFI)
	Renter Small Related	
	All other Renter Household Types	
	Homeless Family with Children	
	Homeless Family without Children	
	Homeless Individual	
	Homeless Youth	

Outcome and Objective Code/Statement
 DH-1 Accessibility for the purpose of providing Decent Affordable Housing

Performance Indicator
 New rental units constructed

HUD Section 202 Program

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0033	HOME Investment Partnerships (HOME)	\$14,533,401	Housing units 224

Activity Codes/Names	Household Type	Income
12 Construction of Housing	Renter Elderly	Very Low (0 to 50% MFI)
14B Rehab; Multi-Unit Residential		
14G Acquisition - for Rehabilitation		

Outcome and Objective Code/Statement
 DH-2 Affordability for the purpose of providing Decent Affordable Housing

Performance Indicator
 New rental units constructed

HOME Tenant-Base Rental Assistance

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0035	HOME Investment Partnerships (HOME)	\$3,459,697	Households (Used for Housing activities.) 750

Activity Codes/Names	Household Type	Income
05S Rental Housing Subsidies (if HOME, not part of 5% cap)	Renter Elderly	Very Low (0 to 50% MFI)
	Renter Large Related	
	Renter Small Related	
	All other Renter Household Types	

Outcome and Objective Code/Statement
 DH-2 Affordability for the purpose of providing Decent Affordable Housing

Performance Indicator
 Tenant-based rental assistance

HomeFirst Down Payment Assistance Program

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0201	HOME Investment Partnerships (HOME)	\$804,907	Housing units 50

Activity Codes/Names	Household Type	Income
13 Direct Homeownership Assistance	Homeowner First Time	Very Low (0 to 50% MFI)

Outcome and Objective Code/Statement
 DH-2 Affordability for the purpose of providing Decent Affordable Housing

Performance Indicator
 Direct financial assistance to homebuyers

C.2., Description of Programmatic Activities

i. Formula Entitlement Programs

HOME Investment Partnerships

HOME is a Federal grant program designed to serve low-income renters and owners, as well as, homeless families and individuals. HPD estimates that the majority of its grant will be targeted for substantial and moderate rehabilitation activities designed to benefit a range of small and large households, homeless families and individuals, and elderly families. In addition, the HOME grant may be used toward homeownership, rental assistance, planning, administration and to refinance loans. During calendar year 2010, HPD will use HOME funds in the following programs:

HPD Administration;
Neighborhood Entrepreneurs Program (NEP);
Neighborhood Redevelopment Program (NRP);
Participation Loan Program (PLP);
Supportive Housing Program;
Third Party Transfer Program;
Multifamily Homeownership (formerly the Cornerstone Program);
Article 8-A Loan Program;
Small Homes Scattered Sites (New Foundations);
HUD Multifamily;
HUD Multifamily Rental Mixed Income;
Low Income Rental Program (formerly New MIRP);
HUD Section 202 Program;
HOME Tenant-Based Rental Assistance; and
HomeFirst Down payment Assistance Program.

HUD HOME regulations require municipalities which receive program entitlement funds to disburse the funds within five (5) years from the start of the given year's grant agreement. Therefore, the City is expected to completely expend 2010 program year funds by the end of 2014.

Please refer to the descriptions of these HPD programs in this section of the Consolidated Plan.

HPD Administration

HOME administrative funds are used for overall program management, coordination, monitoring, and evaluation. HOME-funded HPD staff perform primarily HOME-related functions, such conduct the planning reviews to determine which buildings and units should be included in the program; working with contractors to resolve issues related to the rehabilitation of buildings; reviewing information and acting as liaison between tenant and landlord; and coordinating compliance with additional regulations, such as lead paint notification.

HPD staff also perform functions for developing agreements with entities receiving HOME funds; prepare required HOME reports and forms; perform loan underwriting; including all preliminary feasibility reviews based on hard and soft cost estimates and other variables; coordinate various tenant briefing and notice functions; provide advisory and other relocation services to persons temporarily displaced by HOME projects; ensure adherence to all rent, income and affordability requirements; verify that all other federal requirements, such as equal opportunity and environmental reviews, have been met; conduct reviews of outside contractors, perform complete marketing of projects; provide information and other resources to residents and citizen organizations participating in the planning implementation or assessment of projects being assisted with HOME funds; preparation of the Consolidated Plan; coordinate the resolution of audit and monitoring findings; perform accounting and record keeping functions; manage or supervise staff whose primary responsibilities with regard to the program include such assignments as those described above.

HPD also utilizes the administrative funds for fringe benefits and citywide indirect costs for HOME-funded staff.

Neighborhood Entrepreneurs Program (NEP)

The Neighborhood Entrepreneurs Program (NEP) identifies neighborhood based property managers and developers to manage and oversee the rehabilitation and subsequently own occupied and vacant City-owned buildings. By focusing on small locally based entrepreneurs, the program hopes to rebuild local real estate capacity in addition to ensuring quality management and maintenance for the buildings. Buildings selected for this program are net leased to the Neighborhood Partnership Housing Development Fund Company (NPHDFC) who simultaneously enter into a management agreement with the entrepreneurs. During the lease period, the NPHDFC provides financial and technical assistance to the entrepreneurs and links the owners and managers to participating construction lenders. HPD will then the buildings to the NPHDFC along with a commitment for the major portion of its financing. Proceeds from the sale of Federal Low Income Housing Tax Credits provide for the remaining portion of the construction loan financing as well as operating reserves to ensure that the tenants can pay affordable rent while the project is economically viable.

Neighborhood Redevelopment Program

The Neighborhood Redevelopment Program (NRP) provides financing to enable experienced locally-based not-for-profit organizations to acquire and rehabilitate occupied City-owned buildings. Federal HOME and City Capital funds constitute the construction loans that provide the financing for the rehabilitation of these buildings. The loans are funded by HPD and serviced by serviced by the NYC Housing Development Corporation (HDC) and carry a nominal interest rate of one percent of which the federally funded portion is for the term of the loan up to 15 years. Buildings and the not-for-profit participants are selected by HPD based on technical and planning criteria. The selected building receive an HPD approved scope of work for substantial rehabilitation, which includes the installation, replacement or repair of building systems, the correction of inadequate, unsafe, or unsanitary conditions and the creation of lead safe apartments. Post-rehabilitation rents are set by HPD at a level affordable to generally low and moderate-income existing tenants and the apartments are then entered into the New York Rent Stabilization System. Federal Low Income Housing Tax Credits provide operating reserves to ensure that tenants can pay affordable rent while the project is economically viable. Existing tenants (70% to 75% of total units) are overwhelming very low income households; however, vacant units may be rented to moderate or even middle income families with incomes not to exceed 80% of the area median. All renter types benefit from this program.

Participation Loan Program (Gut/Mod)

The Participation Loan Program provides low-interest loans to private owners for the moderate-to-gut rehabilitation of multiple dwellings with more than twenty units. City funds at one percent interest are combined with market-rate bank financing to provide a below market interest rate loan. Funds may also be used for refinancing in conjunction with rehabilitation.

After rehabilitation, real property taxes may be eligible for abatement through the J-51 Program and all apartments are placed under New York State's Rent Stabilization System. In vacant buildings, depending on the allocation of funding sources, rents are set either at HOME Program levels or up to the area market rate. The program provides an average combined City and HOME subsidy per unit of approximately \$55,000.

The Supportive Housing Program

HPD's Supportive Housing Program (formerly known as SRO Loan Program) funds the acquisition and new construction or rehabilitation of properties by not for profit organizations for the purpose of developing new permanent housing for homeless and low income single adults. Many projects also provide for the supportive services needs of those residents with special needs, i.e., mental illness histories of substance abuse and AIDS related illness.

The required tenant mix of all SRO Loan Program funded projects is 60 percent homeless (referred by DHS's Shelter Placement Division, HRA's HIV/AIDS Services Administration (HASA) or HPD's Division of

Relocation Operations) and 40% low income and community referrals. Most homeless rentals are to individuals with annual gross incomes of no greater than 50 percent of median; non homeless rental eligibility requires individual median incomes of no greater than 60 percent of median.

Loans are funded under Article 8, and 11 of the State Private Housing Finance Law and are provided at zero or one percent interest for terms of up to 30 years. Support and operating subsidies are funded through the use of Section 8 and McKinney Program Rental Assistance, DHS SRO Support Services contracts, Department of Mental Health Community Support Service contracts, or HRA contracts for support services for PWAs. In addition, many projects obtain an allocation of tax credits from the Federal Low Income Tax Credit Program. Proceeds of the sale of these credits are used to fund social service and operating reserves.

Third Party Transfer

The Third Party Transfer Program (TPT) is result of landmark 1996 City of New York legislation (Local Law 37) designed to improve real property tax collection while more effectively preserving residential housing in the City. The legislation allows the City, pursuant to a judgment of foreclosure by the court, to transfer title of tax delinquent and distressed residential properties directly from former owners to responsible new owners without ever taking title itself. The new owners remove housing code violations and rehabilitate the properties without permanently displacing existing tenants, thus improving the City's stock of decent and affordable housing.

HPD creates a list of "Qualified Developers" through a Request for Qualifications process. The Qualified Developers typically seek HPD financing to rehabilitate the properties through an appropriate loan program, such as the Participation Loan Program (PLP), the Small Buildings Loan Program, the Article 8A Loan Program, or the Supportive Housing Loan Program. Qualified Developers will be required to meet applicable program guidelines and have scopes of work approved by HPD. In addition, projects may be eligible for HPD tax incentive programs. HOME funds may also be used, but their use will be restricted to buildings that are fully vacant during the construction period and whose after-rehab rents will conform to HOME guidelines.

Once a loan has been closed and title has been transferred to the Qualified Developers, rehabilitation, lease-up, and management of the properties must commence in accordance with the terms and schedules. Upon completion of rehabilitation, rents are established which are affordable to current tenants and all rents will be stabilized.

Multifamily Homeownership (formerly the Cornerstone Program);

Under HPD's Multifamily Homeownership Loan Program, sponsors may be selected to construct buildings to create 1-4 family homes, multifamily cooperative units and developments and multifamily condominium units and developments. The buildings may also contain commercial space and community facilities. The objective of the program is to provide funds to facilitate that creation of low-income, moderate-income and middle-income homeownership opportunities for new construction projects on City-owned land and private property. Eligible borrowers include limited partnerships, corporations, trusts, joint ventures, limited liability corporations, and 501(c) 3 corporations. The development team must have demonstrated a record in successfully developing and marketing the type of facilities proposed.

Construction financing may be provided through loans from private institutional lenders and, in some cases, loans from public sources including, but not limited to, New York City Department of Housing Preservation and Development (HPD), the New York City Housing Development Corporation (HDC), the New York State Housing Finance Agency (HFA), and the United State Department of Housing and Urban Development (HUD). For lease-to-purchase projects, financing may also be provided from the syndication of low income housing tax credits (LIHTC).

Upon completion of construction, the sponsor sells the homes to eligible purchasers.

Article 8-A Loan Program

The Article 8-A loan Program provides low-interest funding for the rehabilitation for privately owned multiple dwellings and is authorized by the New York State Private Housing Finance Law. Loan proceeds are to be used for the replacement of systems that prolong the useful life of the building or to remove substandard conditions that are violations of either the New York State Multiple Dwelling Law or local housing code including but not limited to Lead Law 1. They cannot be used for acquisition or debt refinancing. The owner must demonstrate an inability to obtain private financing. The buildings must be occupied by low-income tenants with rents not to exceed the average rent or carrying charges in New York City-aided Article 2 housing companies.

The maximum loan amount is currently \$35,000 per dwelling unit; this cap is inclusive of any of HPD' subsidy, capital or federal funds. The interest rate for the loan is generally 3% with the maximum loan term being 30 years regardless of size or funding level. The owner/developer may leverage any warranted funds in excess of the maximum with private financing sources.

Small Homes Scattered Sites (New Foundations)

HPD has established this Program as a streamlined model to make homeownership a reality for more New Yorkers and, in turn, enhance the City's community revitalization efforts. By capitalizing on the strong real estate market, created in part by previous and current HPD investment through the New Foundations program, the New York City Housing Partnership and other City initiatives, the program targets infill sites in city neighborhoods to provide affordable homeownership opportunities. To accomplish this, assemblages ("Clusters") of City-owned vacant lots ("Sites") are conveyed to qualified respondents who in turn construct one-to-four family homes or cooperative/condominium units and sell them to eligible low, moderate and middle-income purchasers. The Program strives to increase the opportunities for small, neighborhood-based developers as well as not-for-profits to participate in the development process and encourages such entities to apply. New Foundations is a mixed-income program that seeks to maximize homeowner affordability and income diversity. The intent is to develop projects that include sales prices that are affordable to a range of incomes and provide as many affordable units as is financially feasible for low, moderate and middle-income purchasers. Within a project at least one third of the units must be affordable to households earning up to 80 percent of area median income (AMI). Additional consideration is given to those projects that target an additional one-third of the units to households earning between 80 percent and 100 percent of AMI, and the balance to households earning between 100 and 130 percent of AMI.

HUD Multifamily Program

HPD has created its HUD Multifamily Preservation Loan Program to facilitate workouts of troubled projects with existing HUD mortgages and/or use restrictions that are facing HUD foreclosure, at risk of a market conversion, or facing similar challenges to financing acquisition or rehabilitation while maintaining affordability. As part of the program, HUD requires assisted projects to be restricted to families at or below 80% of Area Median Income (AMI) for extended time periods pursuant to use agreements and/or by requiring long-term renewal of a Housing Assistance Payments contract. HPD's HUD Multifamily Preservation Loan Program will provide a low-interest loan (1%) to preserve and rehabilitate housing for low- to moderate-income households.

Multifamily Rental Mixed Income

Multifamily Rental Mixed Income sponsors the new construction of mixed income multifamily rental projects on public or privately owned land that will be affordable to low income and middle income households up to 165% of New York City's HUD Income Limit. The buildings may also contain commercial space and/or community facilities. HPD will provide a direct subsidy of up to \$85,000 per unit to leverage construction and permanent financing from sources such as private institutional lenders, taxable or tax exempt bond financing from the New York City Housing Development Corporation, and the syndication of low income housing tax credits.

Low Income Rental Program (formerly New MIRP)

Low Income Rental Program sponsors the construction of multifamily rental projects on public or private land that will be affordable to households earning up to 60% of New York City's HUD Income Limit. Projects must have a unit set aside of at least 20% for formerly homeless families or 20% for households earning up to 40% New York City's HUD Income Limit. HPD will provide a direct subsidy of up to \$60,000 per unit to leverage construction and permanent financing from sources such as private institutional lenders, tax exempt bond financing, and the syndication of low income housing tax credits.

HUD Section 202 Program

The HUD Section 202 Program develops permanent affordable housing for low-income elderly individuals. Tenants must earn no more than 50% of the Area Median Income (AMI). Tenants pay 30% of their income in rent and HUD pays for project-based rental assistance to cover remaining operating costs. Eligible Borrowers: Not-for-profit organizations. Terms: HUD Section 202 provides forgivable loans that are repayable only in the event that the sponsor does not comply with the regulatory agreement. The term of the loan is 40 years. Sites: Projects may be on city-owned or privately owned sites. Design: A typical project consists of studio and one-bedroom apartments. Rehabilitation of existing buildings is also eligible but these cases are relatively rare. An average project is between 60-90 units. Eligible Tenants: 100% of apartments must be for senior citizens earning less than 50% of Area Median Income. Because the HUD Section 202 program includes rental assistance, tenant income can be far lower than the 50% of AMI income cap. Rental Assistance: HUD Provides a Project Rental Assistance Contract (PRAC) for HUD Section 202 projects. Sponsors submit an operating budget for HUD's review, and HUD pays the difference between the operating costs and the tenant rent. Typical Loan: Presently the HUD Section 202 maximum is approximately \$124,000 for a studio and \$142,000 for a one-bedroom apartment. Pipeline HPD Subsidy: In the past, HPD subsidy was provided by City Council subsidies. In 2008, gap financing on many projects will be provided through HOME funds.

HOME Tenant-Based Rental Assistance

The New York City Department of Housing Preservation and Development (HPD) intends to develop a Tenant-Based Rental Assistance (TBRA) program using HOME funds. HPD plans to offer rental assistance to approximately 750 eligible families, based on funding availability. HPD plans to serve families at low and extremely low Area Median Income (AMI). HPD will offer rental assistance based on up to 110% of the federally set Fair Market Rent (FMR) for New York City. The program is designed to last for one year, with a possibility that it may be extended one additional year.

Families pay the highest of the following amounts, rounded to the nearest dollar:

- 30% of the family's monthly adjusted income;*
- 10% of the family's monthly gross income;*
- If the family is receiving payments for welfare assistance from a public agency and a part of those payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs (including tenant-paid utilities), the portion of those payments which is so designated; or*
- The minimum rent established by HPD for the HOME Tenant Based Rental Assistance is \$50.*

HomeFirst Down Payment Assistance Program

The Homefirst Program offers down payment assistance to first-time homebuyers. Eligible homebuyers can qualify for a forgivable loan to use toward down payment and/or closing costs on a one- to four- family home, condominium, or cooperative purchased in one of the five boroughs of New York City. The amount of the forgivable loan will be up to six per cent (6%) of the purchase price of the home.

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