

# Proposed Consolidated Plan

Annual Performance Report 2011  
Volume 2



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DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

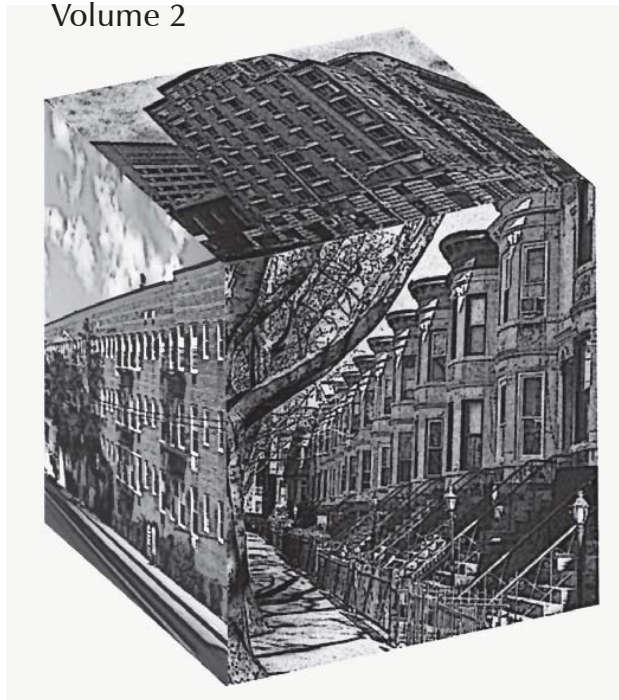
*Effective as of March 9, 2012*

# Proposed Consolidated Plan

2011

Annual Performance Report

Volume 2



**Michael R. Bloomberg**

Mayor, City of New York

**Amanda M. Burden FAICP**

Director, Department of City Planning

**NYC PLANNING**  
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Department of City Planning  
22 Reade Street, New York, N.Y. 10007-1216

[nyc.gov/planning](http://nyc.gov/planning)

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# Proposed 2011 Consolidated Plan Annual Performance Report (APR)

March 9, 2012

## VOLUME 2

### Table of Contents

<b>Part II. <u>Status of Actions Undertaken in Previous Year</u></b>	<b>II</b>
A. Continuum of Care	II-1
B. Relevant Public Policies	II-25
1. Barriers to Affordable Housing	II-25
2. New York City Housing Authority Resident Initiatives	II-30
3. Elimination and Treatment of Lead-Based Paint Hazards	II-39
4. Anti-Poverty Strategy	II-48
5. Institutional Structure	II-58
6. Government Coordination	II-58
1. Coordination within the Empowerment Zone	II-58
C. Anti-Displacement Activities	II-61
D. Assessment of HOME Minority Business Enterprises and Women Business Enterprise Outreach-Related Activities	II-63
E. Section 108 Loan Guarantee - Brownfields/Economic Development Initiative (B/EDI) Programs	II-65
<b>Part III. <u>Evaluation of Annual Performance</u></b>	<b>III-1</b>
<b>Part IV. <u>Affirmatively Furthering Fair Housing</u></b>	<b>IV-1</b>
1. Introduction	IV-1
2. Evaluation of City's Current Fair Housing Legal Status	IV-1
3. Identification of Impediments to Fair Housing Choice	IV-7
4. Assessment of Current Public and Private Fair Housing Programs and Activities in the Jurisdiction	IV-24
Summary Table of HUD Fair Housing and Housing Counseling Grants	IV-39
Chart of Fair Housing Complaint Process for NYC Residents	IV-42
<b>Part V. <u>Citizen Participation</u></b>	
A. Geographic Distribution	V-1
Maps of Community Development Eligible Census Tracts, by borough	V-3
B. Grantee Certification	V-8
1. Citizen Participation	V-8
2. Certificates of Consistency	V-9
3. Non-hinderance of the Consolidated Plan Implementation	V-9

Credits

# VOLUME 1

## Table of Contents (Included in this volume for reference)

Preface	i
Introduction	ii
<b>Part I. <u>Annual Performance for the 2011 Consolidated Plan</u></b>	
A. Assessment of Entitlement Programs	I-1
1. Community Development Block Grant (CDBG)	I-4
Table of CDBG Program Expenditures	I-20
Table of CDBG Program Accomplishments	I-23
Financial Summary Chart for the CDBG	I-27
2. HOME Investment Partnerships (HOME)	I-31
Table of HOME Program Expenditures	I-37
Table of HOME Program Accomplishments	I-38
HOME Match Report	I-39
3. Emergency Shelter Grant (ESG)	I-43
Table of ESG Program Expenditures	I-47
Table of ESG Program Accomplishments	I-48
4. Housing Opportunities for Persons with AIDS (HOPWA)	I-49
<i>Housing Opportunities for Persons with AIDS – Consolidated Plan Performance and Evaluation Report (HOPWA-CAPER)</i>	I-50
B. Other Funding Sources	I-119
Narrative for the Table of Other Funding Sources	I-119
Summary Table of Other Funding Sources (DCP Table #3)	I-127
C. Progress in Providing Affordable Housing	I-129
1. Households and Persons Assisted with Housing by Income Categories	I-129
Table 4: Households and Persons Assisted with Housing by Income by Tenure	I-133
2. Households and Persons Assisted with Housing by Race and Ethnicity	I-134
Table 5: Race and Ethnicity of the Population of HPD-Administered Housing Programs with Federal Funds	I-135
Table 6: Race and Ethnicity of the Householder of Community Development-funded, HPD-Administered, City-owned Housing Stock	I-136
Table 7: Race and Ethnicity of Persons Assisted with ESG-Funded Housing Units	I-136
Table 8: Race and Ethnicity of Persons Assisted with Federal Public Housing Units	I-137
Table 9: Race and Ethnicity of the Population Receiving NYCHA Rental Certificates and Vouchers	I-138
Table 10: Race and Ethnicity of the Population Receiving HPD Rental Certificates and Vouchers	I-138

## **PART II -- Status of Actions Undertaken in Previous Year**

Part II, Status of Actions Undertaken in Previous Year, is divided into five sections, A-E. The respective sections provide an assessment of the various housing, homeless, supportive housing, community development, and other federally-required activities undertaken by the City in 2011. Section A. is an assessment of the City's continuum of care for homeless individuals and families, and homeless special needs populations. The relevant public policies as required by HUD are described in Section B. This subsection addresses the federally-required activities undertaken by the City with regards to: barriers to affordable housing; resident initiatives within public housing developments; the elimination of lead-based paint hazards; an anti-poverty strategy to assist households of low- and moderate-income; changes to the City's institutional structure and the coordination of efforts between City agencies, not-for-profits and other entities to enhance Consolidated-Plan related activities.

In Section C. is a summary of the City's anti-displacement policy for federally funded housing rehabilitation and new construction programs. Section D. outlines an assessment of the City's HOME minority business enterprise and women business enterprise outreach-related activities in 2011. Lastly, Section E. summarizes the status of City projects funded by HUD's Brownfield/Economic Development Initiative (B/EDI) Programs and Section 108 Loan Guarantee Program.

For the Proposed 2011 Consolidated Plan Annual Performance Report, the City's one-year update of its Affirmatively Furthering Fair Housing (AFFH) Statement is now described in Part IV.

## **A. Continuum of Care**

The City of New York has a Continuum of Care in place that addresses the needs of the homeless, the elderly, persons with either physical or mental disabilities, persons with alcohol and drug addiction, persons with HIV/AIDS, public housing residents, youth, and victims of domestic violence. A detailed description of the Continuum of Care can be found in the 2011 Consolidated Plan.

The City undertakes a complex set of activities to cover the needs of each group of individuals and households within the classifications listed above. For the homeless an elaborate system including emergency shelter and transitional housing with services exists to assist persons and families to eventually find permanent housing.

### **Department of Homeless Services**

The federal Department of Housing and Urban Development (HUD), under the terms of the McKinney-Vento Homeless Assistance Act, provides funding to localities to operate Continuum of Care Homeless Assistance Programs to assist homeless persons move to permanent housing and self-sufficiency. HUD distributes much of this funding through an annual grant competition that is announced in a Notice of Funding Availability (NOFA). Funds awarded through this competition support the Supportive Housing (SHP) and Shelter Plus Care (S+C) programs. Not-for-profit organizations may apply directly to HUD for funding under the SHP program, but only States, units of local government and Public Housing Authorities are eligible to apply for S+C funds. SHP has four components: transitional housing, permanent housing for persons with disabilities, safe haven and supportive services only. All components promote the development of supportive housing and services that assist homeless individuals to transition from homelessness to living as independently as possible. The Shelter-Plus-Care Program provides rental assistance for homeless persons with disabilities in connection with supportive services funded from sources outside the program.

The Department of Homeless Services (DHS) has coordinated the City's response to the HUD NOFA since 1995. It works in partnership with the New York City Coalition on the Continuum of Care (NYC CCoC), a large group of homeless service providers, consumers, advocates, representatives of the public, and government agencies. The NYC CCoC, as the lead entity for the City's homeless continuum of care planning process, analyzes service gaps and needs, sets annual priorities for the use of new HUD funds, and establishes an application process for organizations seeking either new or renewal funding through the grant competition. As the NYC CCoC lead member, DHS coordinates all pre-application processes, reviews and ranks project applications, provides technical assistance to organizations wishing to apply for funds, and prepares and electronically submits the Continuum of Care narrative Exhibit 1 for inclusion in the NOFA application. DHS also manages the CCoC's centralized HMIS database. New York City has been extremely successful in obtaining funding through the HUD NOFA.

The following table summarizes HUD grant awards made in New York City since 1995.

NOFA Year	Funds Awarded (Millions)	Number of Grants
1995 - 1999	\$331.4	303
2000-2004	\$360.60	696
2005	\$74.0	161
2006	\$75.5	189
2007	\$83.3	228
2008	\$83.9	233
2009	\$102.1*	249*
2010	\$101.6**	260**
2011	\$103.9***	262***
<b>Total</b>	<b>\$1,207.9</b>	<b>2,321</b>

\* Includes 2009 bonus projects announced in 2010.

\*\* Announced in 2011, for 2010 NOFA year.

\*\*\* Bonus projects for 2011 NOFA year have not been announced yet.

### Outreach Programs

Throughout 2011, ESG funds continued to be an integral component of the City's continuum of care for the homeless. These funds have supported DHS' outreach activities to street homeless persons. DHS and DOHMH jointly fund 4 outreach programs that serve all 5 boroughs of New York City (Brooklyn and Queens are combined). The contracts are organized in such a way that provides a single point of accountability for street homeless clients in each borough. These contracts are based on a milestone payment structure where a percentage of a program's budget is paid when a retention period in housing is met. Outreach programs are to focus primarily on transitional and permanent housing placement of chronically homeless clients in an effort to reduce the street census. Teams coordinate services and make placements in drop-in centers, safe havens, stabilization beds, reception centers, shelters and many different permanent housing settings. Many of these placements also provide homeless individuals with meals, counseling, medical/psychiatric services, showers, laundry facilities, recreation space, referrals for employment, assistance in applying for benefits, and other social services. In CY2011, 493 chronically homeless street clients were placed into housing options.

### Safe Havens

Safe havens, which are in part funded by ESG, are a low threshold housing alternative, developed with feedback from clients who have repeatedly refused to enter shelter. They offer fewer rules and private/semi-private rooms. The ESG funded safe havens placed 81 clients into permanent housing in CY2011.

### Interim Housing Program

ESG funding also supported the Grand Central Drop-In Center. Drop-in Centers provide clients with food, shower/bathroom facilities and chairs to rest. Clients are also provided on-site case managers and housing specialists who work with them to provide transitional shelter or permanent housing. Clients are provided with support systems, assistance in obtaining entitlements and access to medical/psychiatric care. In CY2011, the Grand Central Drop-In Center served 5,156 unique individuals and placed 151 clients into permanent and transitional housing.

### Single Adult System

At the end of CFY 2011, 59 single adult shelters and 2 Veteran Short-term Housing facilities were in use. DHS continues to provide extensive supportive services in these single adult facilities, by addressing employment, educational services, mental health rehabilitation, specialized services for veterans and clients formerly involved with the criminal justice system, substance abuse treatment, intensive counseling, case management, and health services.

### Employment Programs

Employment is a cornerstone of DHS' effort to help its clients move back to independence. Federal ESG funding supports several employment initiatives. The Harlem I program in Manhattan is a substance-free environment for 198 men which stresses the importance of saving money and behaving responsible. The program assists clients with employment including career counseling, job search assistance and placement services. ESG is also used by DHS to fund four staff members to provide employment counseling/intake and assessment at various adult shelters throughout the shelter system. Access to mainstream resources and workshops including employment readiness, resume writing and interviewing techniques are conducted. DHS staff in the Adult Services Division are also funded by ESG to provide case management and placement services to clients to move them quickly to permanent housing. The combined employment initiatives served 3,592 homeless clients in CY2011.

DHS recognizes that its shelter residents face other obstacles in achieving independent living. For this reason, DHS provides several different program models for clients who are chemically dependent. ESG funding supported three substance abuse initiatives: substance abuse counselors at Barbara Kleinman Clean and Sober program, and substance abuse services at the Kenton and Forbell shelters. These substance abuse initiatives placed 771 persons into permanent housing in CY2011.

ESG funding supported mental health services at five DHS shelters: Help Women's Center - TLC, Valley Lodge, Project Renewal's Fort Washington Shelter, the Park Avenue Shelter and the Park Slope Shelter.

The Mental Health Program at the Help Women's Center - TLC provides intensive clinical case management to seriously and persistently mentally ill residents. Services include individual counseling, therapeutic group work, crisis intervention, psycho-education, community meetings and recreational activities. Program services include entitlement advocacy, psychiatric evaluations, clinical case management, referrals to medical, psychiatric, and substance abuse treatment, medication monitoring and enhancing ADL skills and money management. This program is administered by the Department of Health and Mental Hygiene Health (DoHMH).

Valley Lodge is a transitional shelter serving 50 homeless men and 42 homeless women fifty years of age and older, including those with medical problems, mental illness, and a history of alcohol and substance abuse. An array of services is available to residents on-site, including assistance with medication management, a medical team, visiting nurse, psychiatric services from psychiatrists, podiatry clinic, glucose level and blood pressure monitoring, smoking cessation, diet and nutrition information, money management, case management services, entitlement advocacy, referrals for housing placement and recreational activities.

Project Renewal's Fort Washington Shelter provides shelter and mental health services to two hundred adult male mentally ill clients. There are three psychiatric treatment programs on site. These programs include the Social Service Treatment Team, Project Pride and Project Steps. Each program offers psychiatric and nursing care, case management, individual and group therapy, recreational activities, entitlements advocacy and housing referrals. Each team has its own case managers and psychiatrists. Each client is expected to visit a psychiatrist while at the facility. Case managers work with clients to assist them in achieving therapeutic goals.

The Park Avenue Shelter operated by the Lenox Hill Neighborhood House serves 84 homeless adult women 45 years of age and older with a primary psychiatric diagnosis and long-term history of homelessness. Women currently using drugs or alcohol are not appropriate. The goal of the program is to create a safe, clean and motivating environment to engage women in treatment. A variety of social and recreational services are available for client participation.

The Park Slope Shelter operated by CAMBA is a 70-bed facility for women with serious mental illness and a co-existing substance abuse problem. The shelter provides an array of social services to enable women to stabilize their condition. Medication management, behavior modification, psycho-education, literacy services, substance abuse services, money management, housing readiness skills development, recreational activities, and



other therapeutic programs assist residents in making progress towards a goal of independent or supportive housing.

The ESG-funded mental health programs described above placed 427 clients into permanent housing in CY2011.

#### Program Housing and Placement

A continuum of outreach, assessment, and therapeutic programs help homeless individuals move into permanent housing, either in an independent living arrangement or a supportive housing environment. DHS placed 9,566 single adults and adult families into housing during CFY 2011.

DHS measures providers' performance with its Performance Incentive Program (PIP). The current PIP holds providers accountable for their performance on four indicators: percent of housing placement target achieved; percent of clients placed that return to shelter; percent of long term stayers placed (these are clients who have been in the shelter system for two out of the past four years); and percent of census that are nine month stayers. Depending on their performance on these indicators, providers can earn up to 10% or lose up to 15% of their budgets. By rewarding shelters for clients' increased housing permanency and decreased length of stay in shelter, DHS ensures that its providers' goals are aligned with those of the agency.

#### Next Step Shelters

While the standard shelter model serves a majority of our clients well, some clients need additional support and enriched services in order to make the transition from shelter to independent living. ESG funded three Next Step Shelters which serve clients in a more structured and service intensive environment, who have not been successful in completing the goals of their independent living plan. Some of the highlights of the Next Step programs are the establishment of a detailed independent living plan (ILP) with clear, concrete deliverables with specific target dates for completion; a rich array of life skills-building workshops and motivational group work; rewards for compliance with the ILP and consequences for non-compliance; and intensive case management and daily client engagement. In CY2011, 506 clients were placed into permanent housing from these facilities.

#### Office of Client Advocacy

DHS's Office of Client Advocacy (OCA) provides a voice for clients within DHS by mediating conflicts between shelter staff and clients, assisting clients to overcome barriers to permanent housing, interacting with other agencies and organizations on behalf of clients, and addressing phone and walk-in inquiries. The OCA is responsible for assisting clients in navigating the service system and bringing systemic issues to the attention of DHS and providers. The staff assists clients with a wide array of challenges. The staff encourages clients to first work with caseworkers or shelter staff to resolve individual issues. The OCA also facilitates monthly Client Meetings with both single adults & families. Individuals and families can contact a staff member between the hours of 9:00 A.M. to 5:00 P.M., Monday through Friday, and the OCA has a hotline that records messages 24 hours a day. Messages left after hours are responded to the next business day. The OCA works with clients who come to our office for emergencies Mondays through Thursdays from 9-5. Staff is located at Beaver Street. The OCA travels to meet clients at our intake facilities, shelters, drop-in centers and street locations to work with clients make presentations and participate in case conferences. In 2011, the Advocacy Unit served a total of 4,935 constituents. ESG funds continue to be utilized for this unit.

#### **Department of Health and Mental Hygiene - Bureau of HIV/AIDS Prevention & Control**

*For a review of the Department of Health and Mental Hygiene-Bureau of HIV/AIDS Prevention & Control's activities to assist persons living with HIV/AIDS, please refer to Volume 1., Part I.A.4., HOPWA CAPER Assessment.*

#### **New York City Housing Authority**

NYCHA has several ongoing initiatives aimed at reducing the incidence of homelessness. These initiatives include:

### Relocation of Homeless Families and Preventive Program through Section 8 and Public Housing Assistance

As part of the City's homeless strategy, NYCHA allocates Section 8 vouchers to be used as a preventive tool to assist working poor and other households at imminent risk of entering a shelter and with limited ability to afford an apartment in the long term. A total of A total of 23 Section 8 rentals and 186 public housing placements were made during 2011 into these programs.

### Families at-risk

#### Family Unification and Independent Living Programs

The Family Unification Program provides public housing apartments and Section 8 rental assistance to families, who are not NYCHA tenants, who due to the lack of adequate housing, are at-risk for having their children retained in foster care. Once adequate housing is provided, children are returned to their families. The Independent Living Program provides public housing apartments and Section 8 rental assistance to young adults leaving foster care who have a goal of Independent Living. NYC Children's Services (formerly the Administration for Children's Services) certifies families and young adults that meet these requirements. In 2011, there were 0 apartments rented as a result of the issuance of Section 8 vouchers to persons serviced through the Children's Services' Housing Support and Services ("HSS") unit. During 2011, there were there were 303 public housing units rented as a result of HSS services, for the same year. Of that sum, 247 public housing units were rented to Independent Living youths and 56 public housing units were rented to families being reunified.

### Individuals at-Risk

#### Homeless Veterans

The HUD Veteran's Affairs Supportive Housing (VASH) program provides Section 8 rental assistance to homeless veterans. This program combines Section 8 rental assistance with case management and clinical services provided by the Veteran's Administration (VA) at its medical centers and in the community. The New York City Department of Homeless Services is working jointly with the local VA office to pre-screen and refer applications to NYCHA. NYCHA began receiving VASH applications in October 2008 and has rented 1,120 Section 8 apartments through 2/4/11 (1,038 through 12/31/10).

### Disabled

#### Section 504

In accordance with the Voluntary Compliance Agreement (VCA) signed jointly with the Department of Housing and Urban Development in 1996, NYCHA agreed to make five percent of its total units, equivalent to 9,100 apartments, handicap accessible and made available to residents/applicants with mobility impairments. In addition, NYCHA provides reasonable accommodations and partial 504 modifications to existing conventional apartments.

As of December 31, 2011, NYCHA has converted 7,694 units. Approximately 272 units were partially modified in 2011 and included widened doorways, roll-in showers, modified kitchen cabinets, lowered kitchen sink counters, bathroom grab bars, raised or lowered electrical outlets, raised or lowered toilet seats as well as audio/visual alarms. To date, NYCHA has completed 11,936 partial modifications since the inception of the Section 504 Program.

NYCHA also offers reasonable accommodations in policies, procedures and practices that will make non-dwelling facilities, services and programs accessible to persons with disabilities.

### Victims of Domestic Violence

*For a description of the activities and accomplishments of the Housing Authority's Supportive Outreach Services (SOS), Emergency Transfer Program (ETP), Domestic Violence Aftercare, and Witness Relocation Programs please refer to the Mayor's Office to Combat Domestic Violence (MOCDV) description of activities for the prevention of displacement and housing-related assistance to victims of domestic violence located at the end of this section.*

## **Department of Health and Mental Hygiene**

The Department of Health and Mental Hygiene (DOHMH) is committed to working with both government partners and private not-for-profit agencies to provide services to persons with serious mental illness, mental retardation, developmental disabilities, and alcohol and substance use disorders. In City Fiscal Year 2011, the Department funded over 1,000 mental hygiene programs.

### People with Mental Illness

As of December 2011, the City and State were providing a continuum of housing options for individuals with mental illness amounting to nearly 18,310 residential units in New York City:

- Licensed Housing Units 6,039
- Supported Apartments and SRO Units 12,271

In addition 326 state funded units have opened and, there are approximately 3,501 state and city housing units in various stages of development and over a thousand new units of housing to be created under the third City/State New York/New York Agreement.

### Other Community-Based Program Services

The New York State Office of Mental Health fund scatter-site supported housing units statewide, 6,621 of which are in New York City.

### New York/New York Agreements

Under the 1990 New York/New York I Agreement, 3,617 units of new housing are available for individuals who are homeless and living with mental illness.

The 1999 New York/New York II Agreement provided for another joint City/State effort to develop approximately 1,500 additional housing units for individuals living with mental illness who are homeless. By securing various other sources of funding, the City was able to increase its share of development by an additional 327 units, with capital funding provided by the New York City Department of Housing Preservation and Development (HPD). Of these NY/NYII units, 1,827 are currently available. An additional 248 units will become available over the next six months. The City and State jointly fund these units at \$12,735.

Under the 2005 New York/New York III Agreement, the City and State are developing approximately 9,000 new units over ten years to serve individuals who are homeless and living with mental illness and various other special needs populations. The units began opening in 2007 and the funding ranges from \$14,888/unit for adults who have been chronically homeless and have a serious mental illness to \$25,000/unit for families who have been chronically homeless where the head of household has a serious mental illness. The procurement process is ongoing and various State and City agencies responsible for NY/NY III have issued RFPs for some of the units. As of December 2011, approximately 1,395 units funded by the State and City combined were opened, for various populations.

### High Service Needs I and II Housing

The first High Service Needs City/State match for a congregate housing development program was initiated in State Fiscal Year 2001 to provide approximately 800 new congregate housing units for mentally ill persons with high service needs. The State made awards for the development of 320 service-enriched SRO units for single adults and 80 community residence units for children and youth, all of which are now operating. The City's match of 400 units, funded at a rate of \$14,106 per unit annually, is all for single adults. Of these 400 units, 381 were operational as of December 31, 2011. The remaining 19 units are in various stages of development and are expected to be operational over the next year and a half.

The second High Service Needs City/State match for congregate housing development was authorized in State Fiscal Years 2004 and 2006 to provide 1,600 units of supported housing for single adults with mental illness in New York City. The State issued an RFP in the fall of 2003 for its commitment of 800 units, and the City

issued an RFP for its 800 matching units in February 2005. The State will be providing \$13,233/unit annually to subsidize the social service and building operation costs, and the City will contribute an additional amount to bring the total annual funding to \$14,888/unit. As of December 2011, the State had awarded contracts for all but 82 of the 800. 202 of the units are currently operational. An additional 136 units will be operational during 2012. The remaining units are in various stages of development. The city has currently contracted for 655 units which are available for housing. 121 more units will be available in FY 2013. There are an additional 24 remaining units in pipeline in various stages of development. There are approximately 1,036 operational High Service Needs Units funded by both the City and State. Unit procurement and development are expected to continue over the next few years.

#### SMI/SED Young Adult Pilot Program

In July 2006, the City released an RFP for a pilot program to create supportive housing for young adults with serious and persistent mental illness or serious emotional disturbances. This initiative will fund 52 units at \$22,000 per unit annually. All of these units are currently operational.

#### Human Resources Administration

HRA's HIV/AIDS Services Administration (HASA) administers supportive social and housing services for persons and families living with HIV/AIDS. These services are supported with grants from both HOPWA and other federal funds. The grants are also complemented with other funds from both New York State and New York City. Please refer to the Department of Health and Mental Hygiene/Office for AIDS Policy Coordination Continuum for a description of HASA activities.

The Human Resources Administration (HRA) directly operates one emergency domestic violence shelter, oversees the reimbursement of 51 domestic violence shelters and oversees and provides client referrals for our transitional housing program for victims of domestic violence. Please refer to the Mayor's Office to Combat Domestic Violence (OCDV) Continuum for a description of HRA domestic violence-related activities.

In addition, HRA cooperates with several city agencies, including DOHMH, the Department of Homeless Services, and the Department of Housing Preservation and Development, to address the needs of the homeless mentally ill. HRA also administers the Home Energy Assistance Program, which includes Department for the Aging and Department for Youth and Community Development as alternate certifiers, to provide income eligible senior citizens and low-income individuals and families with heating and weatherization assistance through the Home Energy Assistance Program.

#### Department for the Aging

The City provides for a Continuum of Care for the elderly through a variety of direct and community-based supportive services, protection against rising rents, and property tax abatements. These efforts play a significant role in helping seniors to live independently for as long as possible.

- In 2011, HUD awarded \$37,916,000 in Section 202 Capital Advances and \$5,944,500 in Project-based Rental Assistance to three not-for-profit housing developers in New York City. (From the 2010 SuperNOFA.) These projects, in the Bronx, Brooklyn, and Queens respectively, will provide a total of 233 new units of housing for very low-income elderly.
- In CFY 2011, the Department's contracted Legal Services Programs provided approximately 30,267 hours of free legal services for the elderly, including assistance with landlord/tenant issues, housing conditions, tenants' rights, and discrimination.
- The Department provided information and assistance to elderly and their families in need of housing options or housing-related assistance. During CFY 2011, DFTA responded to 12,117 inquiries or service requests for low-income senior housing, housing options for frail or disabled seniors, home repair, of housing-related assistance referred through the City's 311 Customer Service Center.

- Through its contracted service providers, in CFY 2011 the Department provided for over one million hours of home care, and over ten million congregate and home delivered meals were provided to older New Yorkers at senior centers and in the homes of the homebound elderly.
- Through its network of community-based providers, in CFY 2011, DFTA's Elder Abuse Programs provided approximately 18,297 hours of assistance to victims of elder abuse, including older victims of harassment or financial exploitation (including predatory lending), which can often lead to displacement.
- The City's Senior Citizen Rent Increase Exemption Program (SCRIE), administered by the NYC Depart of Finance, exempts low income elderly living in rent-regulated housing from future rent increases, thereby preventing displacement or eviction in many cases. SCRIE had a caseload of 49,691 senior households at the close of CFY 2011, and provided tax abatements of \$124.6 million.
- The City's Senior Citizen Homeowner Exemption Program, administered by the Department of Finance provided approximately 49,539 income-eligible senior households with partial property tax exemptions.

The above services contribute to the continuum of care and needed support services within the community, and play a significant role in helping seniors remain living independently in the most appropriate and least restrictive environment.

- The City has continued its pro-active role in lending technical support to and facilitating the development of service providers in housing-based settings. In CFY 2011, the Department for the Aging, through 30 contracts to provide on-site Supportive Service Programs in Naturally Occurring Retirement Communities (NORC'S), funded over 99,000 hours of supportive casework, which was provided to approximately 12,466 elderly residents of these communities. In NORC's and traditional senior housing settings the Department for the Aging has continued to provide training, information and educational opportunities to those working in housing locations to help elderly maintain their independence and level of functioning in their home.

### **The Mayor's Office for Persons with Disabilities**

The Mayor's Office for People with Disabilities (MOPD) provided assistance, information and referrals to people with disabilities who sought to find accessible, affordable housing, or assistance renovating their current residences. In addition, MOPD provided assistance to individuals subjected to disability-related housing discrimination, including illegal evictions, and information about their housing rights. MOPD also provided legal and technical assistance to landlords and building managers seeking to understand their obligations regarding accessible facilities and non-discriminatory practices. During the 12-month period from January 1, 2011 through December 31, 2011, MOPD assisted approximately 280,245 people in total. MOPD also provided technical and legal assistance in the design and construction of accessible housing to private and City architects. Building types included multiple dwellings, homeless shelters, domestic violence shelters, and associated community facilities such as day care centers, offices, and other social service facilities.

In 2011, MOPD continued to gather and maintain data regarding accessible and affordable housing. When such housing comes up for rent or sale, MOPD forwarded the information to a number of non-profit organizations with housing locator components. MOPD also provided this information to individuals who contacted the office.

In addition, MOPD is responsible for contract administration of Project Open House, a program operated with CD funds to provide accessible entrances into homes of low-income people with disabilities.

MOPD has worked with other City agencies to transmit constituent concerns and provide informal investigative assistance in housing related complaints. These complaints ranged from failure to remove barriers to public accommodations, failure to reasonable accommodate residents with disabilities, and the general accessibility

provisions under a number of laws. A major and continuing complaint has been the lack of affordable housing for people with disabilities. In 2011, MOPD received approximately 42,000 housing inquiries in regards to affordable housing and housing discrimination, including calls, emails and walk-ins. MOPD will continue to expand its efforts in these areas.

Further, MOPD is a partner in the city's Affordable Housing Resource Center (AHRC), located at <http://www.nyc.gov/html/housinginfo/html/home/home.shtml>. The AHRC provides information on all aspects of City housing, including renting an apartment, buying a home, and apartment maintenance issues. This site is also the location of the City's affordable housing lottery listings.

In addition to MOPD's activities addressing the needs of people with disabilities, HPD's Office of Community Support services and Equal Opportunity reviews, evaluates and monitors housing projects with federal funding (Home, Section 17, CDBG, etc) to insure compliance with the Federal Fair Housing Amendments Act of 1988, Section 504 of the Federal Rehabilitation Act, the ADA, and the required fair housing marketing plans.

MOPD plays an ombudsman's role in relocating HPD tenants with disabilities into City owned housing. MOPD also provides an informal mechanism for discrimination complaints to resolve disputes against City owned and supervised properties.

All of the apartments developed by HPD in its new construction projects with elevators are made adaptable for people with disabilities in accessible buildings. Efforts are made to attract tenants for these apartments through marketing efforts in news papers, local fair housing offices, and MOPD.

MOPD, in partnership with the Department of Finance, handles many inquires regarding the Disabled Rent Increase Exemption (DRIE), which exempts low income qualified people with disabilities living in rent-regulated housing from future rent increases, thereby preventing displacement or eviction in many cases. At the close of 2011, there was an active caseload of approximately 5,500 households receiving DRIE benefits.

### **Department of Youth and Community Development**

DYCD's Runaway and Homeless Youth (RHY) continuum of services is designed to protect runaway and homeless youth and, whenever possible, reunite them with their families. In cases where reunification is not possible, these programs help youth progress from crisis and transitional care to independent living arrangements. The system is designed to connect young people to educational and career opportunities that will help them establish self-sufficiency. The New York State Office of Children and Family Services (OCFS) regulates residential services provided by youth bureaus across NYS. The New York City Charter designates DYCD as the NYC Youth Bureau.

In 2008, DYCD released an RFP for Runaway and Homeless Youth Services to refine the redesigned system that was created in 2006, which features a Drop-In Center in every borough, a continuum of care with short and longer-term residential options, and specialized services for Lesbian, Gay, Bi-Sexual, Transgender, and Questioning (LGBTQ) youth, pregnant and parenting youth, and sexually-exploited youth. New program contracts began on July 1, 2009.

DYCD services include:

- Borough-based Drop-In Centers, Crisis Shelters, Transitional Independent Living (TIL) Programs, Street Outreach Services

CFY2012 Program Facts:

- Budget: \$11,948,649 (CTL \$11,018,176, State \$930,473)
- CFY12 Funded Service Level:
  - Crisis Shelters – 114 beds
  - TIL – 136 beds

- Drop-In Centers – One in each borough (5); 8,462 projected participants, with 3 additional hubs funded by City Council in Brooklyn, Upper Manhattan, and the Bronx
- Street Outreach Services – 2 programs; 4,800 projected contacts
- 14 providers

**Highlights:**

- In CFY2012, City Council awarded \$7,170,000 for RHY services, including:
  - 77 additional Crisis Shelter beds
  - 82 additional Transitional Independent Living (TIL) beds
  - 3 additional Drop-In Center sites
- DYCD has helped develop additional residential capacity for RHY through our partnership with OCFS, including 10 newly NYS-certified facilities since 2006.
- In November, with support from NYC & Company, youth from the Crisis Shelters and TILs were able to attend a performance of “The Phantom of the Opera.”
- In recognition of National Runaway Prevention Month, DYCD held a special screening of the groundbreaking documentary, NO LOOK PASS, by filmmaker Melissa Johnson, at the LGBT Center in NYC. It was attended by youth services providers from throughout the city. Following the screening was a Q&A with the filmmaker and expert panelists from the field.
- With support from MAC AIDS Fund, NY Community Trust, and Henry van Ameringen, DYCD has implemented the Family Therapy Intervention Pilot (FTIP). The FTIP initiative is designed to help youth remain or return to their homes by promoting their families’ acceptance of their sexual orientation which research has shown will reduce the negative outcomes often experienced by LGBTQ young people. The NYC Commission on LGBTQ Runaway and Homeless Youth made family therapy a top recommendation in its report.

**Administration for Children’s Services**

The Administration for Children’s Services (ACS or Children’s Services) provides a range of supports and services to families and young people who are aging out of foster care. Statistics indicate that children who age out of the foster care system are at an elevated risk for homelessness. The City of New York is working to provide programs to assist such youth in obtaining suitable and permanent housing. The ACS Division of Family Permanency, which encompasses Housing, the ACS Division of the Budget and the ACS Office of Youth Development are responsible for administering various housing supports and services to our clients. ACS is also collaborating on the development of a number of innovative supportive housing programs for youth aging out of foster care. The following is a description of the housing supports and resources offered by ACS:

1. Resources for Families with Children

Family Unification Program (FUP)

In August 2002, Children’s Services, in cooperation with the New York City Housing Authority (NYCHA), developed the Family Unification Priority (FUP) Code Program. Through the Family Unification Priority Code Program, ACS was able to obtain a Section 8 voucher or Public Housing apartment for any qualified family served by Children’s Services, which would help keep families together when appropriate and safe, and reduce the amount of time some children may have spent in foster care.

Public Housing for Families

Children’s Services, in cooperation with the New York City Housing Authority, has established priority access to Public Housing units for our families. This program offers our families a reliable option to obtain stable, affordable housing so that they can be reunified with their children in care.

To qualify for this priority access, families must meet the following criteria:

- The family has at least one child currently in foster care.

- Lack of adequate housing is the sole barrier to family reunification, i.e., “but for the lack of adequate housing, the family could be reunified with the child(ren) in foster care”.
- The family has a stable source of income and the total household income is within the NYCHA Admission Income Limits (Based on Gross Income).
- All household members over the age of 16 are able to pass the NYCHA Criminal Background Check.

2. Resources for Youth Aging out of Foster Care

Public Housing and Section 8 Vouchers for Youth

In cooperation with NYCHA, ACS developed a program to secure Section 8 vouchers for young adults leaving foster care who have a goal of APPLA, (formerly known as Independent Living). To qualify, a youth has to meet the income eligibility criteria ((earning less than \$27,750 gross/year for a household of 1 person), as well as other NYCHA requirement. Youth aging out of foster care continue to have priority code access to Public Housing. To qualify for this program, youths must meet the following criteria:

1. ACS Status

At least 18 years of age and in care with an anticipated discharge date within the next 6 months; and, with income that is within the NYCHA Admission Income Limits (\$27,750/yr for one person; \$31,760/year for 2 persons).

2. Has no discharge resource.
3. Either employed, in school, or in a training program.
4. If not employed, has another stable source of income.
5. Able to pass the NYCHA Criminal Background Check; not all crimes are disqualifiers.
6. No drug use in the past 3 years unless able to submit proof of satisfactory completion of drug treatment.

In cooperation with NYCHA, Children’s Services developed a program to secure Section 8 vouchers for young adults leaving foster care who have a goal of APPLA (Another Planned Permanent Living Arrangement formerly referred to as Independent Living (‘03’)). To qualify, a youth has to meet the income eligibility criteria (earning less than \$27,750 gross/year for a household of 1 person), as well as other Section 8 requirements. Each youth also has to meet one of the following programmatic criteria:

- (2) The client must be at least 18 years of age and in care with a goal of “03” with an anticipated trial discharge date within the next 12 months; or

ACS certifies families and young adults that meet these requirements. In 2011, 260 youth moved into Public Housing apartments and 54 families moved into Public Housing apartments. The total amount of APPLA referrals made from ACS for 2011 was 598 for Public Housing and 0 for Section 8; 179 Public Housing family referrals were made and 0 Section 8.

Development of Supportive Housing for Youth Aging Out of Foster Care and Families with Foster Care and Preventive Histories

ACS strives to ensure that youth leaving the foster care system have a stable place to live and a meaningful connection to an adult in the community. Youth are also actively involved in education and/or employment



plans at the time of their discharge. To better serve our youth, Children's Services collaborated with the NYC Department of Housing Preservation and Development, Common Ground Community, and Good Shepherd Services to develop the country's first Foyer Program – a residential career development program for young people aging out of the foster care system, who are homeless or at risk of being homeless.

The Foyer Program is designed to prevent homelessness by offering a comprehensive transitional experience to independent adulthood. Participants work over an 18-month period towards goals of permanent housing and stable employment with career skills by the time of graduation. Residents participate in employment, educational mentoring and life-skills training programs. The 40-unit program is based on a European model and is the first of its type in the United States. With this innovative program, Children's Services is helping young people develop the tools and skills necessary to avoid homelessness as adults.

In addition, Children's Services, in cooperation with a variety of private not-for-profit housing developers, continues to support the development of supportive housing for the children and families in our care.

- Operated by the Lantern Group, Schaefer Hall has 25 studio apartments for IL youth aged 18-23 in a facility with a total of 91 units. Supportive services include case management, employment and educational resources, entitlements assistance/advocacy, social and recreational activities, medical and mental health referrals, substance abuse counseling, independent living skills training, support and informational groups, health and nutritional counseling, and consistent emotional support.
- Developed by the Edwin Gould Academy, the Edwin Gould Residence provides 51 apartments (studios and one-bedrooms) for IL youths aged 18-22 upon intake. Supportive services include individual and family counseling, peer support groups, social service information and referrals, educational and vocational placement, career counseling, employment and job training referrals, tutoring and mentoring, business training, medical and mental health services and referrals, substance abuse counseling and referrals, and post-Residence housing assistance. The populations served include homeless youth, former foster care youth, and juvenile justice system placements.
- Community League of the Heights (CLOTH) is a community-based housing provider that has program components designed specifically for alumni of foster care. Community Access Network (CAN) provides the services component for the youth residing in these building through this program. Services provided include assisting tenants with entitlements and budgeting, counseling, referrals to schooling and job training, crisis intervention, referrals to medical, substance abuse, and psychiatric care, and household and wellness self-management.
- Independence Starts At Home (ISAH) is a Local Initiative Support Corporation (LISC) Pilot Program. ISAH is a collaboration among LISC, selected Community Development Corporations (CDCs), and Children's Services that placed youth transitioning from foster care into quality, permanent housing with on-site supports for the youth. The apartments are largely studio and one bedroom apartments located in West Harlem neighborhoods in Manhattan and Bedford-Stuyvesant in Brooklyn.
- On February 16th 2007 New York City and New York State entered into the New York/New York III Supportive Housing Agreement. This landmark agreement calls for the development of 3,850 units of supportive housing, including 300 units for youth of which 200 are specifically for young people aging out of foster care.

### 3. Resources Targeted for Families and Youth

#### Housing Subsidy Program for Youth and Families

ACS also operates a Housing Subsidy Program that targets certain families, as well as youth ages 18-21 who are being discharged from foster care to Independent Living. Families are eligible when a primary barrier to reunification is lack of adequate housing or when they are receiving Children's Services preventive services and

the lack of adequate housing is a primary factor putting their children at risk of placement into care. Once deemed eligible, up to \$300 is available per month per client for up to three years to assist with paying rent or mortgage. The subsidy is subject to a lifetime cap of \$10,800 for each youth or family that participates in the program. The subsidy payments are made directly to the landlord to prevent any interference with public assistance grants.

There are two other components of the program that provide extra support to our clients. One-time grants of up to \$1,800 are available to assist with expenses associated with obtaining a new apartment, such as a security deposit, broker's fees, furniture, mover's fee, extermination, and essential repairs. Separate one-time grants can also cover up to \$1,800 in rental arrears. However, these one-time grants are counted against the lifetime cap of \$10,800.

#### Preparing Youth for Adulthood, ACS Strategy to Support Youth in and transitioning from Foster Care

Preparing Youth for Adulthood or PYA is Children's Services' comprehensive strategy to support youth in foster care and as they transition to adulthood promotes the following principles:

- Youth will have permanent connection with caring adults
- Youth will reside in stable living situations
- Youth will have opportunities to advance their education and personal development
- Youth will be encouraged to take increasing responsibility for their work and life decisions, and their positive decisions are reinforced
- Young people's individual needs will be met
- Youth will have ongoing support after they age out of foster care.

Preparing Youth for Adulthood emanates from a strength-based, youth development philosophy that encourages youth participation in decision-making and planning for their own future and goals. In support of this philosophy, Children's Services has established the Office of Youth Development, who works with its contractors and other stakeholders to uphold PYA principles through cultivating high practice standards, identifying resources to support in the implementation of this practice and to support in the execution and monitoring of this work. To facilitate this, OYD offers technical assistance, training supportive programming and a host of other services to these stakeholders to ensure positive outcomes for youth in foster care.

#### **Office to Combat Domestic Violence**

##### 1. Citywide Coordination of Services

In November 2001, New York City residents voted to amend the City Charter to establish a permanent office that would comprehensively address issues of domestic violence. Mayor Michael R. Bloomberg appointed Yolanda B. Jimenez as the first commissioner to head the new office, which is one of only a few municipal government offices in the United States focused solely on the issue of domestic violence.

The Mayor's Office to Combat Domestic Violence ("OCDV") develops programs and policies aimed at reducing domestic violence and works with diverse communities to increase awareness about domestic violence. Through outreach to community leaders, health care providers, city agencies, and representatives from the criminal justice system, it holds batterers accountable and creates solutions that are critical to preventing domestic violence in New York City.

A description of domestic violence initiatives by OCDV and the City agencies it oversees are listed below.

#### Domestic Violence Fatality Review Committee

The Domestic Violence Fatality Review Committee ("FRC") examines information related to domestic violence fatalities in the City and develops recommendations regarding services for the victims. Based on findings from its third annual report, the FRC developed a plan for a community needs assessment in Districts 4, 5, 6, 7 and 9

of the Bronx. The assessment was completed in the fall of 2010. The community assessment found that: (1) community members, including victims, are unclear about which behaviors constitute domestic violence; (2) victims first turn to friends and family members for assistance and they have limited awareness of specific domestic violence services other than police services; and (3) challenges exist in linking victims to services and keeping them engaged in services. Primary actions have been taken to increase knowledge of services through: (1) strategically placed messaging in local business locations and supermarket circulars; (2) training of City employees at the Department of Homeless Services and the New York City Housing Authority; and (3) outreach to medical service providers. The FRC has launched a new community assessment, in Community Districts 3, 8 and 16 in Brooklyn.

#### New York City Family Justice Center Initiative

The New York City Family Justice Center Initiative is an initiative of OCDV in partnership with the District Attorney's Offices. The Centers are located in the Bronx, Brooklyn, and Queens. With public and private funding, these innovative Centers help domestic violence victims break the cycle of violence by streamlining the process of receiving supportive services. Clients receive their choice of services that are made available in their language, while their children play in the next room. Since opening in July 2005 through December 2011, the New York City Family Justice Center in Brooklyn has served 50,810 new clients seeking domestic violence services and 8,455 children made use of the Center's Children's Room, Margaret's Place. There have been 98,282 adult client visits to the Center since it opened. Since opening in July 2008 through December 2011, the New York City Family Justice Center in Queens has served 12,927 new clients seeking domestic violence services and 2,681 children were supervised in the Center's Children's Room. There have been 33,704 client visits to the Center since it opened. Since opening in April 2010 through December 2011, the New York City Family Justice Center in the Bronx has served 8,865 new clients seeking domestic violence services and 1,868 children were supervised in the Center's Children's Room. There have been 21,134 client visits to the Center since it opened.

#### New York City Family Justice Center, Brooklyn, Early Victim Engagement (BKFJC EVE) Project

In April 2008, the New York City Family Justice Center in Brooklyn launched the Early Victim Engagement Project in collaboration with the Kings County District Attorney's Office, two nonprofit organizations and three government agencies. The BKFJC EVE Project is funded by the U.S. Department of Justice, Office on Violence Against Women. The goal of the BKFJC EVE Project is to have effective, early engagement with domestic violence victims whose abusive partners have interacted with the criminal legal system. The purpose of this contact is to provide them with timely, reliable information about the criminal justice system in their language and allow them to make informed decisions about their safety. In 2011, over 8,699 domestic violence victims were assisted.

#### Domestic Violence Prevention: New York City Healthy Relationship Academy

In 2005, OCDV established the NYC Healthy Relationship Training Academy in partnership with the Department of Youth and Community Development and the Avon Foundation through the Mayor's Fund to Advance New York City. The Academy offers educational workshops and training sessions on topics concerning domestic violence for young people ages 11 to 24 of especially vulnerable populations, their parents and organizational staff. Since its inception in 2005 through December 2011, the Academy reached 24,819 young people through 1,249 peer education workshops. These have proven to be highly successful based on data from pre- and post-workshop questionnaires.

## 2. Homelessness Prevention

Fleeing violence in the home can lead to homelessness for victims and their children. OCDV coordinates a wide range of programs and initiatives that aim to prevent domestic violence and provide safety and services to victims.

## Public Education

Public education is a critical component of OCDV's strategy to reduce domestic violence and prevent homelessness in New York City. Effective public education helps to reduce the number of people who become victims and refers those who are victims to appropriate services.

### Public Awareness

The OCDV website, [www.nyc.gov/domesticviolence](http://www.nyc.gov/domesticviolence), serves as the only citywide clearinghouse for comprehensive domestic violence information. In July 2008, Mayor Bloomberg signed Executive Order (EO) 120, creating a centralized language access policy for New York City. In 2009, as part of OCDV's Language Access Plan, content on OCDV's website was reviewed and translated into Arabic, Bengali, Chinese, Haitian-Creole, Korean, Russian and Spanish. OCDV continues to monitor language services and the language needs of our clients through semi-annual bilingual focus groups and language service questions incorporated into the customer satisfaction surveys collected at the Family Justice Centers.

### Domestic Violence Public Education Initiative

In August 2011, OCDV launched an initiative to coordinate outreach among City agencies and community organizations in neighborhoods experiencing a high level of domestic violence and in communities where family-related homicides recently occurred. The initial outreach was conducted in the Brighton Beach, Coney Island and Sheepshead Bay communities in Brooklyn, and additional outreach was conducted in the Concourse and Fordham communities in the Bronx. In Brooklyn, the Commissioners of the Mayor's Office to Combat Domestic Violence and Mayor's Office for Immigrant Affairs held an information session with local community media outlets to raise awareness around the occurrence of domestic violence and services available in the community. Public education materials were distributed at local subway stations, and a Russian language domestic violence prevention message was broadcast on a local Russian language radio station. Public education material was distributed at key transit locations in the Bronx.

### OCDV and the Verizon Wireless HopeLine® Program

OCDV continues to collaborate with Verizon Wireless' HopeLine in urging all New York City residents to help survivors of domestic violence by donating their no-longer-used wireless devices.

### Raising Awareness of the Right to a Healthy Relationship

In the spring of 2010, OCDV launched a poster, palm card and radio public service announcements raising awareness of the right to a healthy relationship. The campaign materials encourage people to call 311 for the New York City Domestic Violence Hotline or 911 in an emergency. In 2011, this campaign was expanded to an additional 200 retail locations across the City. Since June 2010, the posters and palm cards have been displayed in over 1,200 pharmacies, banks, financial services locations, fast food restaurants and other retail locations. The campaign materials were also placed at several City agencies including the Administration for Children's Services, Department of Consumer Affairs, Department of Homeless Services, Human Resources Administration, Department of Parks and Recreation and New York City Housing Authority in addition to medical providers' offices.

### "We Are New York" Adult Education Program

OCDV partnered with the Mayor's Office of Adult Education and the City University of New York to create an episode that addresses domestic violence for the "We Are New York" series. The "We Are New York" show is designed to help immigrants learn to speak English and simultaneously learn about vital city services that they can access. The program focuses on some of the barriers and challenges immigrants may face in reaching out for help and highlights that domestic violence services are available to everyone no matter of immigration status. This program continues to be aired on New York City Television.

### October Domestic Violence Month

Since 2002, OCDV has collated information regarding domestic violence-related activities being hosted in the City each October in honor of Domestic Violence Awareness Month. These activities are organized into a useful resource calendar which is widely distributed and posted on the OCDV website.

During October 2009, 2010 and 2011 OCDV partnered with Alpha Marketing, the parent company of C-Town, Bravo and AIM Supermarkets, to place a public education message - "If you or someone you know is being abused, please call 311 or 1-800-621-HOPE (4673)" - on the back page of a weekly circular during October, which is Domestic Violence Awareness Month. Last October, the circular message was displayed for two consecutive weeks. This circular was then distributed in 123 C-Town, Bravo and AIM Supermarkets. In addition, a domestic violence prevention bag stuffer was placed in each customer's order in communities in the Bronx and Brooklyn experiencing a high level of domestic violence. This outreach was also conducted in April 2011.

### Radio Public Service Campaign

The City launched a Spanish-language public service announcement radio campaign to raise awareness about domestic violence and inform people of the services available. The announcements, which featured musicians Gilberto Santa Rosa and Juan Luis Guerra, were broadcast on two Spanish language New York City stations during the spring of 2010 and the summer of 2011.

OCDV partnered with the Mayor's Office for People with Disabilities and NYC Media to produce a radio public service announcement (PSA) campaign addressing the issue of domestic violence in the community of people with disabilities. The PSA radio ads have been running on Radio NYC (WNYE 91.5 FM) and NYC Drive TV Drive Channel (NYC Drive - Radio NYC heard over live traffic video feeds).

### New York City Housing Authority Conference on Domestic Violence

NYCHA holds yearly conferences on Domestic Violence - primarily for NYCHA residents - to increase sensitivity about, and to provide education on, the many facets of this issue. NYCHA's 10<sup>th</sup> Annual Domestic Violence Awareness and Resource Fair took place on Saturday, October 29<sup>th</sup>, 2011, at York College/CUNY in Queens. The theme this year was "We Stand For Healthy Teen Dating Relationships." Over 400 adolescents -- as well as dozens of adults -- attended this event. Community-Based Resource Representatives from agencies specializing in serving adolescents, Kiosk Facilitators, Workshop Presenters and a Keynote Speaker from NBC-TV, gave much-needed information on the impact of domestic violence as it relates to teens. In addition, a special two-hour session was facilitated by staff from the Federal Departments of Education and Health & Human Services, with input from Housing & Urban Development (highlighted on HUD's web-site.) This workshop served as one of ten Roundtable Discussions with Youth that were held around the country during the last week of October, as a direct response to Vice President Joe Biden's Call for Action on Male Involvement.

### Human Resources Administration's Teen Relationship Abuse Prevention Program (RAPP)

This school-based program is one of the most comprehensive domestic violence prevention programs in New York City, and is critical to ending relationship abuse among young people. Through a comprehensive curriculum, students learn to recognize and change destructive patterns of behavior before they are transferred to adult relationships. The program is now serving 62 schools citywide. During the 2010-2011 school year the RAPP social workers offered individual counseling to 6,500 students. Over 4,274 students completed the three course prevention workshops, with 89 percent of the students showing an increase in knowledge of teen relationship abuse.

Peer education is an important component of the RAPP program. One of the goals of the RAPP program is to promote active student involvement as peer partners, peer educators and mentors. During the summer of 2011, approximately 200 students participated.

## Training

Agency personnel and other service providers must be well-trained in order to effectively deliver programs and initiatives that have an impact on reducing domestic violence. This is especially true of frontline workers who directly assist victims and are regularly called upon to provide clear, accurate and often culturally appropriate information and assistance.

### The Administration for Children's Services Domestic Violence Screening and Assessment Tools and Training

ACS has updated and enhanced the domestic violence screening and assessment tools for child protective staff, developed and implemented updated domestic violence trainings for new and experienced staff (attorneys, child protective staff, supervisors, and managers) across divisions. In addition, ACS continues to provide ongoing training, consultation, technical assistance and capacity building citywide to community based preventive service and foster care programs directly and through oversight of two contracts; the Community Empowerment Project administered through CONNECT, Inc. (formerly the Urban Justice Center) and the Domestic Violence and Child Welfare Initiative administered through the Children's Aid Society's Family Wellness Program. These efforts are crucial because a substantial overlap exists between domestic violence and child abuse and neglect, and many victims of domestic violence come into contact with child welfare service providers before they are ready to seek assistance from domestic violence service providers or the criminal justice system. The implementation of domestic violence screening and assessment and related ongoing trainings continues to improve the ability of child welfare staff to assess and respond to child safety issues while providing victims of domestic violence with necessary safety planning assistance, intervention and referrals to appropriate community resources.

### New York City Elder Abuse Network

The New York City Department for the Aging (DFTA) established the New York City Elder Abuse Network in 2006. The Network was formed by a nucleus of agencies who indicated a strong desire to expand and strengthen their activities in the area of elder abuse. The Network has a broad membership of over 50 agencies, including law enforcement personnel, district attorneys, city agencies, academic institutions, nonprofit providers of victim services as well as support services to the elderly, financial service providers, and other interested community professionals. The Network's focus for this coming year will be in the following areas: 1) developing a speaker bureau; 2) coordinating providers serving elder abuse victims; 3) exploring services for diverse populations including immigrants and people with disabilities; and 4) advocacy. DFTA provides ongoing administrative support to the Network.

### Intimate Partner Violence Public Health Detailing Campaign

In February 2009, the Department of Health and Mental Hygiene launched an 11-week campaign on intimate partner violence prevention, reaching out to primary care providers in its District Public Health Office neighborhoods. The campaign used strategies to facilitate provider communication around intimate partner violence, including ways to screen and make referrals. Provider resources and patient educational materials from the campaign's kit are still available online at: <http://www.nyc.gov/html/doh/html/csi/csi-ipv.shtml>.

### Intimate Partner Violence Report and Annual Data Updates

In 2008, the Department of Health and Mental Hygiene released a comprehensive report chronicling the tragic and persistent problem of intimate partner violence. Data from city hospitals, medical examiner records and surveys are analyzed and updated annually. The report is available at <http://nyc.gov/html/doh/downloads/pdf/public/ipv-08.pdf>. A presentation summarizing the most recent health department data on female homicides is available at <http://www.nyc.gov/html/doh/downloads/ppt/ip/ip-femicide-stats-1995-2007.pps>

### Medical Provider Training

In 2009, the DOHMH launched a campaign on intimate partner violence prevention, reaching out to primary care providers in its District Public Health Office neighborhoods. The campaign used strategies to facilitate provider communication around intimate partner violence, including ways to screen and make referrals. Provider resources and patient educational materials from the campaign's kit are still available online at: <http://www.nyc.gov/html/doh/html/csi/csi-ipv.shtml>. In addition, the Health Department still offers technical assistance to health care providers wanting to use these resources.

During October 2010, OCDV and the DOHMH provided training entitled "Domestic Violence Screening and Referral: Training for Medical Providers" to Bronx medical providers and their staff. The training provided medical providers with skill-building tools for responding to domestic violence issues during health care encounters. Additional outreach and training is planned for communities in the Bronx and Brooklyn that have been identified as experiencing a high concentration of family-related homicides.

### Department of Homeless Services

Since 2008, the OCDV has partnered with the Department of Homeless Services (DHS) to train DHS and contracted shelter staff on domestic violence awareness and service referrals. In CY2011, about 50 DHS Police were trained by the Executive Director of the Brooklyn Family Justice Center. In addition, in partnership with the New York State Office for the Prevention of Domestic Violence, a total of 133 DHS staff were trained on how to identify signs of Domestic Violence and important resources available to DV victims.

### New York City Housing Authority

During 2011, OCDV and NYCHA partnered to develop a domestic violence awareness and referral training program for NYCHA employees based in Brooklyn. The training covered the following topics: (1) prevalence of domestic violence in New York City; (2) power and control dynamics of domestic violence; (3) potential barriers to leaving a domestic violence situation; (4) intersection of mental health, physical disabilities, substance abuse and immigration issues which arise in domestic violence cases; (5) identification of potential signs of domestic violence; and (6) domestic violence resources in New York City. A total of 175 NYCHA employees were trained.

## Intervention and Outreach

A number of domestic violence programs and initiatives operated by City agencies are designed to intervene in the lives of victims before they become homeless and involve outreach to victims and their families. Outreach and services are provided to victims through the City's Domestic Violence Hotline; criminal justice services; social services, including health and human services; and alternatives to shelter.

### New York City Domestic Violence Hotline

Domestic violence services offered in the City can be accessed through the City's toll-free Domestic Violence Hotline which operates 24-hours, seven days a week and provides interpretation services in more than 150 languages and dialects. During the 2011 calendar year, the Hotline answered 114,760 calls, averaging over 310 calls per day.

### NYC Teen Mindspace – Outreach to teens about multiple mental health issues, including dating violence

In the summer of 2009, the Health Department re-launched its online campaign to engage teenagers grappling with depression, drugs and dating violence, in order to encourage them to seek help. *NYC Teen Mindspace* responds to these issues with interactive features that raise awareness and combat stigma by helping teens identify with peers and prompting them to seek help. By sending a confidential



message to a mental health counselor from LifeNet, teens can get help and referrals to treatment. To see the campaign, visit [www.myspace.com/nycteen\\_mindspace](http://www.myspace.com/nycteen_mindspace).

## Criminal Justice Services

Fear for personal safety is a major reason that victims leave their homes and OCDV has made the effective delivery of criminal justice services a critical element of its strategy to reduce domestic violence. Criminal justice personnel respond to calls for help, make arrests, provide referrals and follow-up visits to victims and are responsible for incarcerating and monitoring batterers.

### New York City Police Department (NYPD) Domestic Violence Unit

The NYPD Domestic Violence Unit coordinates the department's overall domestic violence strategy, including the training of officers. There are over 380 Domestic Violence Prevention Officers, Domestic Violence Investigators and Domestic Violence Sergeants in the City's seventy-six (76) police precincts and nine (9) Housing Police Service Areas. In 2011, the Domestic Violence Unit conducted sixty-two (62) domestic violence training sessions involving 1,369 uniformed and civilian members from recruits in the Police Academy to Executives.

### New York City Police Department Intervention Programs

The Department has many initiatives aimed at prevention, intervention and outreach including a Domestic Violence High Propensity List, which targets households that have a demonstrated tendency toward domestic violence and the Home Visit Program, where Domestic Violence Prevention Officers visit residences that have had domestic violence incidents in the past in an effort to prevent future incidents.

### New York City Police Department Domestic Violence Police Program (DVPP)

The Domestic Violence Police Program (DVPP) combines experienced Safe Horizon counselors with uniformed police officers who jointly contact and counsel NYCHA families where there has been a police report of domestic violence. In January of 2009, Safe Horizon's contract with NYCHA was transitioned to HRA and is now funded by the NYC City Council and they continue to provide services to NYCHA residents. Currently, the DVPP is operational in nine Police Service Areas and two precincts (PSA 1, 2 and 3 in Brooklyn; PSA 4, 5 and 6 in Manhattan; PSA 7 and 8 in the Bronx; PSA 9 in Queens and the 44<sup>th</sup> and 46<sup>th</sup> precincts in the Bronx).

During the year 2011, police officers prepared 257,813 Domestic Incident Reports (DIRs) and made 44,132 domestic violence arrests.

### Human Resources Administration Domestic Violence Intervention and Education Program (DVIEP)

DVIEP combines non-profit Safe Horizon case managers with domestic violence police officers who jointly contact and provide client centered services for New York City Housing Authority (NYCHA) families who have filed a police report for domestic violence. During 2011, 14,763 police reports were reviewed, 6,866 residents were successfully contacted and received services, approximately 4,000 domestic violence arrests were made, there were 197 police sensitivity training sessions, and 89 community education seminars were conducted. Additionally, DVIEP case managers and domestic violence police officers attended 23 family days during the months of July and August.

### New York City Housing Authority's Witness Relocation Program

Through the Witness Relocation Program, District Attorneys, US Attorneys, or other appropriate law enforcement agencies refer intimidated witnesses who are applying for public housing or Section 8 assistance. During 2011, 200 cases were received and reviewed by the unit, of which 174 were deemed to have met the Intimidated Witness criteria and were forwarded to NYCHA's Department of Housing Applications for processing.



## Social Services

The City provides a number of health and human services to meet the immediate needs of victims and help them avoid homelessness. OCDV is committed to having these services delivered in a coordinated manner.

### The Administration for Children's Services Domestic Violence Policy and Planning Unit

The Domestic Violence Policy and Planning (DVPP) Unit works to inform ACS delivery of services and practice so that families and children who are involved in the child welfare system and are affected by domestic violence are identified and receive the services they need. DVPP supports capacity building and adherence to best practice, and achieves its goals through consultation, training, interagency collaboration and community outreach. The unit conducts strategic planning related to domestic violence and the child welfare system; directs policy development; formulates practice guidelines and protocols; and collaborates internally and externally on developing domestic violence policies, practices and recommendations. The unit is also responsible for the development and implementation of the agency's domestic violence training strategy, the delivery of these trainings, and supporting 15 domestic violence clinical consultation specialists, and their adequate support in the field on certain high-risk cases.

ACS also oversees two initiatives; the Community Empowerment Project administered through CONNECT, Inc. (formerly the Urban Justice Center) and the Domestic Violence and Child Welfare Initiative administered through the Children's Aid Society's Family Wellness Program. Both of these programs provide on-going training and technical assistance to preventive and foster care agencies as well as community based programs throughout the city.

These efforts are crucial because a substantial overlap exists between domestic violence and child abuse and neglect, and many survivors of domestic violence come into contact with child welfare service providers before they are ready to seek assistance from domestic violence service providers or the criminal justice system. The implementation of domestic violence screening and assessment tools and related on-going training has improved the ability of child protective specialists and preventive program staff to assess and respond to child safety issues, while providing survivors of domestic violence with necessary safety planning assistance and referrals to appropriate community resources.

### The Administration for Children's Services Clinical Consultation Program

In 2002, ACS launched the Clinical Consultation Program, which placed 12 domestic violence consultants in the Children's Services child protective field offices throughout the city. The program has since grown to include 15 domestic violence consultants. These consultants work as part of a multidisciplinary team that also includes mental health and substance abuse specialists and a team coordinator and a Medical Services Consultant. The domestic violence consultants, with other team members when needed, provide case specific consultation, office based training, and assistance with referrals for community based resources. Consultations are available to caseworkers, supervisors, and managers to help assess the client for the presence of domestic violence and plan appropriately. In addition, consultants may attend case conferences or have direct contact with clients to provide a more informed consultation and model intervention strategies. Specific office based trainings related to domestic violence and informed by best practices are developed depending on the training needs of a location. Lastly, the domestic violence consultants identify and develop connections to domestic violence related neighborhood based resources to facilitate referrals. A significant change that occurred during this review period was the elimination of the substance abuse consultant line resulting from budget cuts that took effect in June 2010. The impact was seen in a reduction in the number of cross consultants involving domestic violence and Overall during calendar year 2010, domestic violence experts conducted over 6,000 consults (domestic violence only); about 2,500 (domestic violence and substance abuse); a minimum of 1,000 (domestic violence and mental health); at least 500 (domestic violence/mental health/substance abuse); from 60-100 (domestic violence/mental health/medical

services/substance abuse); 20-30 (domestic violence and medical services); 10-20 (domestic violence/medical services/mental health) consultations on domestic violence cases and conducted over 200 office based training sessions, as well as about 100 cross-disciplinary training sessions. These estimates represent the fact that the total number of consults exceeds the documented number of formal consults. There are many more instances when the Domestic Violence Consultants are approached with questions that are characterized as informal consults. The consultations included instances when domestic violence was the single issue; and cross consults when there were overlapping issues of substance abuse and mental health. Similarly, the office-based training activities included the singular topic of domestic violence, and other instances of cross-cutting topics that focused on domestic violence in combination with substance abuse and mental health. This is an aspect of how domestic violence consultation has evolved to increase awareness of the interconnection with other issues that impact children and family functioning. A further enhancement of efforts to address domestic violence has been the collaboration of the Domestic Violence Consultants with the agency's Investigative Consultants and Family Court Legal Services. A continuing aspect of the Clinical Consultation Program's development has been its close relationship with the Domestic Violence Policy and Planning Unit within the Office of Child and Family Health under Family Support Services. These partnerships and linkages have resulted in even more capacity building that helps to strengthen the agency's response. Borough Commissioners have expressed the need for more domestic violence consultants to handle an increasing demand based on evidence of escalating rates of domestic violence and related abuse. Another area of concern is the heightened risk to safety and well-being of children who are witnesses of domestic violence. Additional resources are indicated to address the needs of children and families impacted by domestic violence. The Clinical Consultants have been actively involved in numerous conferences related to family safety, in addition to performing training and case specific consultation. The need to address other issues related to such things as family violence has emerged as a gap in our current service structure. Despite a myriad of challenges and budgetary constraints, we continue to work collaboratively using existing resources as efficiently and effectively as possible.

#### Health and Hospitals Corporation (HHC): Domestic Violence (DV) Program

The HHC 11 acute care hospitals provide a range of domestic violence services that includes a social worker assigned to manage patients who are DV victims; in-service training of all staff on domestic violence during orientation; mandatory annual training thereafter; ongoing education/training for clinical staff and prevention activities for patients as well as employees. Other services include creation of linkages between patient support groups and domestic violence services; provision of information and assistance to victims with housing; provision of an easy referral system with the New York City Family Justice Centers in the boroughs of Bronx, Brooklyn and Queens for clients in need of both social services and medical attention; continuing education domestic violence training sessions for health care providers; peer advocacy program and grant application (when available) to enhance domestic violence services, e.g. group counseling, therapy, advocacy and community outreach activities focused on prevention and reporting.

#### Project H.E.A.L. (Health Emergency Assistance Link)

Project H.E.A.L. is a comprehensive plan to improve services provided to DV victims at the 11 City Public Hospitals and a partnership of OCDV and the NYC Health and Hospitals Corporation. This project enhances the ability of City Hospital staff to identify victims, document injuries and connect them with social and legal services. In CY 2011 over 2,243 patients utilized the services provided by this program.

#### HHC Domestic Violence Coordinators

Domestic violence coordinators provide violence prevention services twenty-four hours a day, seven days a week that include primary, intermediate and follow-up care in a holistic approach inclusive of the victim's psychosocial and cultural needs. Such services may also require collaboration and coordination with external agencies such as NYPD Domestic Violence Prevention Officers and the District Attorneys' Offices at their local police precincts to ensure continuum of care for the safety of the

victims. A total of 60 HHC community outreach with 1490 community participants were completed in CY 2011. The facilities also participated in the NY Cares Health Fair and Domestic Violence Awareness Month. In addition, the Domestic Violence Program continues in partnership with Verizon Wireless to provide high risk patients with pre-paid cell phones and the Family Justice Center in Brooklyn, Queens and Bronx to provide medical services to patients referred to HHC facilities.

#### Health and Hospitals Corporation: Domestic Violence Data Base System

The Domestic Violence Database is an electronic system available on HHC's intranet. The database replaced the Domestic Violence Tracking form developed in 2000 with collaboration of the DOHMH to track domestic violence cases seen at HHC hospitals. In CY 2011, 1,059 domestic/intimate partner violence cases were entered in the Domestic Violence Database System.

#### Health and Hospitals Corporation: Training and Screening for Domestic Violence

All newly hired staff are given an in-service on domestic violence on orientation and annually thereafter. In addition, newly hired nurses have an ongoing continuing education on the identification, treatment and referral of domestic violence patients. In CY 2011, 4,704 staff participated in domestic violence training and retraining sessions. HHC's protocol requires the Emergency Department, OB-GYN, Ambulatory Care and WIC Clinic staff to screen all females ages 16 and above (and individuals who meet high risk criteria) for domestic and/or intimate partner violence. In the Bronx, domestic violence coordinators created a DV-ID card worn with their hospital issued identification to raise awareness of physicians, nurses, and social workers in screening for domestic violence. Each patient (actual victim or victims at moderate to high risk) receives a comprehensive domestic violence packet outlining domestic violence services each borough offers.

The DV coordinators are always seeking new initiatives to enhance care and services provided to DV victims and their families despite limited resources and funds. Of note is the program began by Elmhurst Hospital Center in December 2011. The program offers DV victims who have children at home who present to the Emergency Room and other clinics, a follow up appointment in the Child Protection clinic to meet with the Child Protection Coordinator. This new strategy provides the opportunity to meet the child or children, provide a medical check-up and assess any psychological trauma as a result of viewing domestic violence. It also allows the Social Worker to have an opportunity to meet the mother again and attempt to offer support and referral to services. At Queens hospital, the Employees Assistance Program joined with Victims Services and distributed a laminated pamphlet on Domestic Violence and Workplace Violence that define and provide statistics towards helping people understand the implications of violence at work and in the home. Bellevue Hospital conducted community education outreach to the Chinese community by with the Chinese Consolidated Benevolent Association.

HHC continues to utilize the best practice "*Clinician Guide for Identifying, Treating and Preventing Family Violence*" Manual as a practical reference to clinical staff in the prevention, identification, treatment and management of family violence in all settings.

#### Human Resources Administration (HRA) Domestic Violence Liaison Unit

HRA created a Domestic Violence Liaison (DVL) Unit in 1998 as a result of the Federal Family Violence Option, part of welfare reform legislation. During 2011, the domestic violence liaisons granted a monthly average of 765 employment and or child support waivers to families affected by domestic violence.

#### Human Resources Administration Project NOVA (No Violence Again)

HRA addresses the needs of domestic violence victims seeking emergency housing from the Department of Homeless Services. During 2011 approximately 9,138 cases were referred to NOVA for assessment to determine eligibility for domestic violence services. Of these referrals, approximately 1,337 were determined to be eligible for services based on an assessment of the client's safety.

#### Human Resources Administration Non-residential Domestic Violence Programs

HRA contracts with community based organizations to provide non-residential domestic violence programs. These programs maintain hotlines, provide crisis intervention, counseling, referrals for supportive services, advocacy and community outreach in all five boroughs. During 2011, a monthly average of 2,974 clients were served through non-residential programs and 1,070 clients received legal services in addition to the core services.

#### Human Resources Administration Domestic Violence Aftercare Program

The program provides intensive home-based social services to NYCHA residents who are victims of domestic violence and have been approved for an Emergency Transfer within NYCHA. Services include counseling, advocacy, assistance with moving expenses and referrals for job training and GED classes. In 2011, 249 new cases were referred to the DVAP program and 215 face-to-face contacts with new clients were conducted in their homes. Of the clients seen 102 of them successfully transferred to new apartments.

#### Supportive Outreach Services (SOS)

Supportive Outreach Services assists residents in improving their social functioning. Staff conduct needs assessments, design treatment plans, make referrals for direct social services and coordinate service utilization. 7,520 new referrals were assigned during 2011.

The Furniture Distribution Program is a component of SOS that secures donations of furniture, bedding and an assortment of household items from hotels and motels throughout the Metropolitan Area in order to assist relocated families who have lost their possessions due to a fire or other calamity and Victims of Domestic Violence who transferred through the Emergency Transfer Program. During 2011, approximately 166 families were assisted through the program.

### Alternatives to Shelter

#### Human Resources Administration Alternative to Shelter Program (ATS)

The program gives domestic violence victims and their children the option of remaining safely in their own homes through the provision of state-of-the-art security technology and a coordinated response. This approach emphasizes keeping the abusers out of victims' homes. In 2011, ATS served an average of 106 clients per month.

### Housing and Supportive Housing

Domestic violence victims who are seeking emergency shelter are referred through the citywide domestic violence hotline to emergency shelter services.

#### Temporary Housing and Emergency Shelter

Domestic violence victims who are seeking emergency shelter are referred through the citywide domestic violence hotline to emergency shelter services.

The Office of Domestic Violence Services of the Human Resources Administration (HRA) administers 51 state licensed emergency domestic violence shelters, including one directly operated by HRA. Domestic violence victims are provided with a safe environment and a range of support services, including counseling, advocacy, and referral services. During 2011, the emergency shelter capacity increased to 2,228 beds. During 2011, 4,124 families entered the domestic violence shelter system. HRA administers seven transitional housing shelters (Tier II) shelters with a capacity of 243 units.

In City Fiscal Year 2011 (which began July 1, 2009), HRA allocated approximately \$86.2 million for the Office of Domestic Violence Services, which is a unit of the Office of Domestic Violence and Emergency Intervention Services. These funds come from three funding sources: approximately 23 percent is City Tax Levy, 18 percent comes from the State of New York and 59 percent are from Federal funds.

#### New Permanent Housing

##### New York City Housing Authority's Emergency Transfer Program

This program is available to NYCHA residents who are victims of domestic violence, intimidated victims, intimidated witnesses, or child sexual victims, which provides a confidential transfer to another development. During 2011, 1,848 emergency transfer requests were received; 882 cases were approved for transfer.

## **B. Relevant Public Policies**

The following subsections discuss the required actions undertaken by the City of New York in 2011 with regards to: barriers to affordable housing; resident initiatives within public housing developments; the elimination of lead-based paint; an anti-poverty strategy to assist households of low- and moderate-income; changes to the City's institutional structure and the coordination of efforts between City agencies, not-for-profits and other entities.

### **1. Barriers to Affordable Housing**

The 2011 Consolidated Plan, Volume 2, Chapter II, sub-section B, describes the City's relevant public policies that promote the construction of new low-income housing as well as the preservation of existing low-income resources which remove or ameliorate negative effects that serve as barriers to affordable housing. In addition, the City's Affirmatively Furthering Fair Housing Statement, located in Part IV of this document, provides a review of the City's activities in 2011 which promoted fair housing choice. No negative effects with regard to the availability of affordable housing were identified as a result of these policies.

#### New York City Housing Authority

##### Use of Alternative Development Methods

##### Current Residential New Construction or Substantial Rehabilitation Projects

The Public Housing Reform Act of 1998 mandates development of public housing units, either replacement or incremental, through mixed-finance transactions.

##### Completed Projects

##### Brook Willis\*

As part of the collaboration between NYCHA and HPD under Mayor Bloomberg's New Housing Marketplace Plan to create affordable housing units, the Brook Willis Apartments in the Mott Haven section of the Bronx commenced construction in the fall of 2006. This project involved substantial rehabilitation of eight vacant NYCHA buildings to preserve 121 units for low-income families earning up to 60% Area Median Income. Eligible Section 8 NYCHA voucher holders were provided a rental preference for 42 of the 121 units. Four buildings were completed in 2007 and the remaining buildings were completed in 2010.

*\* Buildings formerly within the NYCHA developments known as Betances III and V*

##### Fabria Houses

Three former NYCHA-owned Project Based Section 8 properties on 11<sup>th</sup> Street were rehabilitated; and two new buildings constructed on two City-owned sites located on East 9th and 7th Streets. The developer Phipps Houses entered into a 99-year ground lease with NYCHA for all properties. The development created 65 units in total. Twenty (20) percent of the units were affordable to households earning up to 40% Area Median Income, the balance were to be rented to families earning up to 60% AMI. First priority was given to the 31 former NYCHA residents of Fabria Houses; second priority was available to households on NYCHA's Section 8 waiting list. The project was completed in the spring of 2009. Fabria is 100% rented to voucher holders as of 12/31/2009.

##### Kips Bay Boys & Girls Club

With funding provided by NYCHA, elected official and the sponsor, Kips Bay Boys & Girls Club the former City-owned property known as "The Hebrew Institute" was rehabilitated to create a 28,000 square foot community center including: a dance studio, classrooms, game room, computer lab, gymnasium, locker rooms and office space. The center serves children of the surrounding Bronx community (CB 5) including those living

in NYCHA's University Avenue Consolidated and other proximate development buildings. Under its new name, the West Bronx Health and Wellness Center the center was completed in the spring of 2010.

#### Markham Gardens

In 1943, Markham Gardens was originally built as temporary housing during World War II (pursuant to the Lanham Act) and had reached the end of its useful life. The garden apartment style buildings, with 360 units, were demolished in 2007. Redevelopment includes (i) 240 affordable rental units, and (ii) 25 two-family homes for affordable homeownership. All rental housing will be affordable to households earning below 60% Area Median Income ("AMI") and up to 120% AMI. Townhouses will be sold to families earning between 70-130% AMI. Former residents of Markham Gardens will have first preference for 20 of the 25 homes; NYCHA residents living on Staten Island will have second priority before remaining homes are offered through a lottery to any qualified household. All 240 rental units are tenanted. A total of fourteen former Markham Gardens residents received vouchers to return. Sixteen homeownership townhouses have been sold, including one to a former Markham Gardens resident, and two to former NYCHA residents. (The redevelopment of Markham Gardens also includes the new construction of a 202 senior building – see Markham Garden Manor, *infra*.)

#### Stapleton

The development at Stapleton Houses has been completed with an 8-story 105 unit building for low income seniors. Due to marketing difficulties, the admission criteria have been modified to allow non-senior households during the initial rent up. NYCHA has referred Section 8 voucher holders to the new development, and will ensure that preference for re-rental of units will be given to low-income seniors.

#### University Avenue Consolidated III & IV

University Avenue Consolidated III & IV consists of 10 scattered multi-family buildings (463 units) all located within the University Heights neighborhood of the Bronx. Rehabilitation of the buildings was completed in two simultaneous phases by two developers in 2010 and tenanting was completed in 2011.

Phase III entails the renovation of four buildings, to provide a total of 173 units of rental housing affordable to households making up to 80% Area Median Income ("AMI"). Phase IV entails the renovation of six buildings and will provide 290 rental units affordable to households making up to 60% AMI. Both phases closed in 2009.

#### East 173rd Street and Vyse Avenue

The Rev. Crawford housing project will be developed in three phases and result in 224 units. After subdividing the property into three parcels, NYCHA will convey each site separately as the developer obtains financing. Phase I of the project, which will include 84 units affordable to households earning up to 60% Area Median Income ("AMI") closed in December 2009. The second phase will contain 84 units and the third 56 units. Twenty-five (25) percent of the units will be set-aside for income eligible NYCHA residents or Section 8 Voucher holders from NYCHA's waiting list. Parking spaces and recreational facilities on site will be relocated. Site control of Phases II and III will be provided upon successful completion of Phase I and allocation of funding by HPD for the remaining phases. Phase I has been completed and tenanting is underway with the NYCHA preference units filled by 10 former public housing residents and 11 S.8 voucher holders.

#### Metro North Rehab

A portion of the original Metro North Rehab buildings located in Manhattan has been demolished for construction of two nine-story buildings containing 259 units and underground parking at East 102nd and 103rd streets. The new construction component required ULURP and was rezoned from R7A to R8A. The new development will be called Hobbs Court. Five (5) six-story buildings on East 100th Street will be rehabilitated resulting in 81 units. All units will be affordable to low income households with Section 8 Vouchers. A developer for the project was selected in September 2007. Closing occurred in June 2009 and construction began in August 2009. Both the rehabilitation and new construction have been completed and tenanting is underway.

### Pomonok

The development at Pomonok Houses located in Queens, funded under the federal Section 202 program, will consist of an 8-story building containing 78 units for low income seniors. The project will include supportive services. Thirty-seven (37) of 96 parking spaces currently on site will be replaced. Units will be affordable to households earning up to 50% Area Median Income (“AMI”). Twenty-five (25) percent or 19 units will be set aside for NYCHA seniors; elderly residents of Pomonok will have first preference, with second preference available to seniors living in other NYCHA developments. A developer for this project was selected in May 2007. Section 202 funding was secured in October 2007. The project closed in June 2010, and construction is now complete for tenanting.

### Elliott-Chelsea Houses

The development at Elliott-Chelsea Houses located in Manhattan, will consist of one rental building containing 168 apartments, 7,130 SF of commercial space and 26 replacement parking spaces for NYCHA residents. All units will be affordable to households earning between 40% and 195% Area Median Income (“AMI”). Two compactors and one dumpster have been relocated. A developer for this project was selected in September 2007. Closing took place in July 2010, and construction is recently completed with over 70% of the units already rented.

### Projects in Construction

#### Forest House

The development at Forest Houses in the Bronx will consist of one eight-story building containing 123 affordable units available to households making up to 60% Area Median Income (“AMI”). The development will include landscaped open space, 40 underground parking spaces and the roof space will be developed as the first urban rooftop greenhouse associated with an affordable housing project. Existing amenities (walkways, benches, and basketball court) will be improved as part of the development agreement. A developer for the project was selected in October 2008. The project closed in December 2010, construction began in January 2011, and construction will be completed by December 2012. Marketing of the 31 NYCHA Preference Units will begin in February 2012.

#### Markham Gardens Manor

The development at the former Markham Gardens in Staten Island will consist of one five-story building containing 79 affordable units available to senior residents (age 62 and up) with 50% Area Median Income (“AMI”). The development will include landscaped open space with seating areas, 27 surface parking spaces, and community rooms including a library and computer room for building residents. The Markham Gardens Manor project is the third and final phase of development at the former Markham Gardens site; the first phase included the construction of 240 affordable rental units, and the second phase included 25 two-family homes for affordable homeownership. In January 2009, HUD awarded a Supportive Housing for the Elderly Program (Section 202) grant to the Sisters of Charity Housing Development Corporation. The project closed in July 2011, construction began immediately thereafter, and will be completed by December 2012. Marketing of the 19 NYCHA Preference Units will begin in February 2012.

#### Highbridge Gardens

The development at Highbridge Gardens will consist of two residential, rental buildings, yielding 220 units in total, and affordable to households making 60% Area Median Income. In addition, the development will provide approximately 18 parking spaces, a community room and other tenant facilities. The development site is a sloping wooded bluff overlooking the Harlem River that is part of NYCHA’s Highbridge Gardens public housing development. A developer for the housing project was selected in October 2008. The first building (65 units) is under construction; and the second building (155 units) is expected to close in early 2012. In addition, a site adjacent to the proposed housing development has been conveyed to the School Construction Authority for construction of a 390-seat middle school.



## Pre-Development Projects

### Soundview Houses

The development at Soundview Houses will consist of two 8-story rental buildings: one for families (120 units); one for seniors (86 units) and 16 two-family townhouses for homeownership. The senior units will be affordable to households making up to 50% Area Median Income (“AMI”), while the other rental units will be affordable for households making up to 60% AMI. The affordability of the townhouses is under review. The developer will also construct a portion of the mapped Bronx River Avenue as part of the development agreement. A developer for the project was selected in October of 2008. Closing is expected in 2012.

### Linden & Boulevard Houses

The development at Linden and Boulevard Houses parking lot located in Brooklyn, will consist of fifty-three (53) townhouses (15 two-family and 38 three-family) containing 144 units. All two-family homes will be sold to households at or below 80% Area Median Income (“AMI”). The three-family homes will be sold to households at or below 130% AMI. The new development will include one parking space per unit. Two bulk containers will be replaced by one bulk pre-crusher off-site at Boulevard Houses. One hundred seventy-five (175) of the 440 parking spaces currently on site will be relocated elsewhere in the development. A developer for the project was selected in November 2007. This project is on hold due to financing issues.

A final phase of the project will include development of an 80 unit building for seniors with Section 202 funding approved by HUD in November 2011. Additional financing in the form of housing credits has also been obtained from NYS HCR. Loan closing is expected in 2012.

*\* The townhouse project is known as Stanley Homes and the senior project is Stanley Senior Housing*

### Fulton Houses

The development at Fulton Houses located in Manhattan, will consist of one rental building containing 86 apartments and 20 parking spaces for new tenants. All units will be affordable to low income households, and middle and moderate income households earning up to 195% Area Median Income (“AMI”). Two trash compactors and 17 parking spaces currently on site will be relocated. A developer for the project was selected in September 2007. This project is on hold due to financing issues.

### Harborview Terrace

The development at Harborview Terrace located in Manhattan will consist of two rental buildings. The northern building will contain up to 126 units; half of the floor area will be dedicated to family units and half for senior units.

All units in the northern building will be affordable to households with incomes between 50-80% Area Median Income (“AMI”). The southern building will contain up to 194 units of which 92 will be affordable to households earning between 80-165% AMI, the balance of the units will be rented at market rate. A walkway between the new buildings and existing Harborview Terrace structure will be landscaped and lighting added. A developer for the project was selected in September 2007 and an application for modification of building height and setback within a Large Scale Residential Development was approved by the City Planning Commission. This project is on hold due to financing issues.

### 1070 Washington Avenue

NYCHA will use approximately \$5.2 million of Replacement Housing Factor funds from HUD to help finance the construction of a 49-unit building containing 20 public housing units on privately-owned land in the Bronx. The affordable housing development with mixed finance will be privately owned and managed with operating subsidies for the public housing units. Using RHF funds to create public housing at a private development represents an innovative new investment/development model that could be duplicated to replace demolished public housing units in the future.

### Randolph Houses

Randolph Houses consists of 36 5-story walkup Old Law tenement buildings along West 114th Street between Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard. The 22 buildings on the south side of the street were vacated several years ago in anticipation of what was first planned as a gut rehabilitation and was later reconceived as a demolition and new construction project. As part of the necessary reviews for the new construction, the New York State Historic Preservation Office (SHPO) determined that the Randolph Houses development is part of a State and National Register-eligible historic district, and they rejected the proposed demolition. The 14 buildings on the north side of the street remain occupied.

NYCHA, in partnership with HPD, is currently proposing a mixed-finance gut rehabilitation of Randolph Houses. The rehabilitated Randolph Houses will include approximately 295 housing units, approximately 140 of which will be public housing. The public housing units will be located on the south side of the street. On the north side of the street, at least 25% of units will be for households with incomes up to 60% of AMI. The remaining units on the north side may be for households with incomes up to 130% of AMI. A developer RFP was released in August 2011, and development proposals were received in November 2011. Developer selection is projected in 2012.

### Washington Houses

The development at Washington Houses in Manhattan will be a mixed-use eleven-story building containing 89 affordable housing units, a 450-seat charter school for grades K through 8, and administrative offices. The affordable units are intended for households earning up to 60% Area Median Income (“AMI”). The Washington Houses residents will have rental preference as well as a 50% enrollment preference for all new classes at the charter school. The development will be built on an existing sanitation yard and parking lot which will be relocated within Washington Houses. The anticipated closing is spring 2012 with the school to be finished by the fall of 2014.

### Prospect Plaza HOPE VI Revitalization Plan

Prospect Plaza is a phased redevelopment project in the Ocean Hill neighborhood of Brooklyn. The original Prospect Plaza development consisted of four public housing towers, ranging from 12 to 15 stories on three separate city blocks. In 1999, NYCHA was awarded a HOPE VI Revitalization Grant from HUD to redevelop the towers and surrounding City-owned parcels. Phase I was completed in 2005 and included the development of 37 two-family homes for affordable homeownership, built on scattered City-owned sites. Phase II was completed in 2009 and included the development of 150 affordable rental units, built on an adjacent City-owned site. One tower, located near the intersection of Saratoga Avenue and Eastern Parkway, was demolished in 2005.

The third and final phase of the project currently includes the demolition of the remaining three towers and new construction of Public Housing and affordable rental units available to households making up to 60% Area Median Income (“AMI”). In June 2010, NYCHA held a three-day community planning workshop that allowed former Prospect Plaza residents, community stakeholders, elected officials, and city agencies to develop a Community Plan. The final Community Plan includes a mix of housing types, open space, retail space, and a community facility to be built over three phases in consecutive fiscal years beginning in 2013. The approved Community Plan provides a framework for the development of the third phase of the original HOPE VI Revitalization Plan. NYCHA and the City’s Department of Housing Preservation and Development (“HPD”) released the Prospect Plaza Request for Proposals (“RFP”) in December 2011, final proposals are due in March 2012, and a developer will be selected by September 2012. In addition to development activities, the NYCHA Office of Resident Economic Empowerment and Sustainability (“REES”) contracted with Neighborhood Trust (formerly Credit Where Credit Is Due) and the Brownsville Partnership to conduct a comprehensive 3-year Financial Management and Education Program to prepare former Prospect Plaza residents to apply for new Public Housing and affordable rental units under development.

## **2. New York City Housing Authority Resident Initiatives**

The Authority is committed to developing and operating housing in wholesome living environments for low and moderate income households with innovation, sensitivity, and excellence through a partnership with its employees, residents, and communities. Meeting this mandate represents a significant challenge in light of substantially decreased federal operating subsidies and limited modernization dollars.

Within NYCHA, a group of departments coordinate tenant programs, community relations, and initiatives to improve the quality of life of NYCHA's residents. The following is a description of initiatives by department.

### **1) Resident Economic Empowerment & Sustainability (REES)**

The Office of Resident Economic Empowerment & Sustainability (REES) was established in 2009 to develop and implement programs, policies and collaborations to measurably support residents' increased economic opportunities with a focus on asset building, employment, advancement and business development. REES's vision is to help NYCHA residents increase their income and assets.

REES has four key goals that will help advance it towards its greater vision: Asset Building and Financial Literacy, Adult Basic Education, Small Business Development, Employment and Advancement. REES will use a model of service coordination on a neighborhood-based level, identifying quality service providers around the areas of employment and advancement, financial asset and literacy building, adult basic education and small business development. This approach is based on the belief that the implementation of a community economic opportunity platform for NYCHA neighborhoods involves broadening NYCHA's support from resident job training and employment to driving a wider range of outcomes using the expertise and resources available within the local neighborhoods of which NYCHA developments are a part.

REES team has functional experts in the areas of asset building and financial literacy, adult basic education, employment and advancement, and soon in the area of small business development. These functional experts develop a city-wide agenda and goals which are then supported by REES's Geographic experts. The REES team has geographic experts, also referred to as Zone Coordinators who are neighborhood based NYCHA staff who use local knowledge to create and manage service delivery networks around the four key REES functional areas. With the technical support of the functional experts, each Zone Coordinator advances REES's goals and larger vision within his/her Zone.

### **Asset Building & Financial Literacy**

#### **Financial Independence Today (FIT)**

FIT is an innovative public/private partnership between NYCHA, United Way of NYC, and the East River Development Alliance (ERDA) aimed at increasing the financial stability of public housing residents who find themselves in rental arrears. FIT is a two year program-to-policy demonstration project that operates in six housing developments in Western Queens. Through FIT, residents of the Astoria, Pomonok, Queensbridge North and South, Ravenswood, and Woodside Housing developments are able to access ERDA's financial counseling and education services, ranging from short-term financial crisis counseling and financial education workshops, to longer-term one-on-one financial counseling focused on asset building.

#### **Family Self-Sufficiency Program (FSS)**

In October 2010, the New York City Housing Authority re-launched the Housing Choice Voucher Family Self-Sufficiency (FSS) Program. The goal of the program is to assist families to achieve economic independence. NYCHA partners with various city agencies and not-for-profit organizations to provide services to families who wish to work toward the following goals:

- Obtain employment or increase income through better employment;
- Obtain a GED, higher education or vocational training;

- Repair credit and reduce debt; and
- Develop a Savings and Spending Plan.

At the end of 2011, 77 Section 8 tenants were enrolled in the program. The average amount in escrow saved by clients was \$2,662.

#### Prospect Plaza- Financial Planning and Management Services

Under the HOPE VI grant, NYCHA is contracting with a financial management and education provider, Neighborhood Trust Financial Partners (formerly known as Credit Where is Due), to provide financial planning, credit repair and counseling support to former residents of Prospect Plaza interested in becoming qualified for new affordable housing units being developed. In order to return to the new development, all applicants must pass a credit check. Neighborhood Trust Financial Partners launched its official program services on August 1<sup>st</sup> 2011. Services include both one-on-one financial counseling and workshops and seminars. Sixty-nine former Prospect Plaza residents have been served as of the end of 2011.

#### Adult Basic Education and Training

In 2011, there were 346 resident training enrollments through REES. Of these residents, 232 were enrolled in the NYCHA's Resident Training Academy.

#### NYCHA Resident Training Academy (NRTA)

The NYCHA Resident Training Academy is a public/private initiative funded by Robin Hood. RTA began in August 2010 as a citywide, employment-linked training program specific for NYCHA residents. Residents are trained by premier training providers in the city for jobs with NYCHA, its contractors, and the private sector. In Year 1 from August 2010 to July 2011, 138 NYCHA residents graduated from the janitorial and construction training, and 123 residents (89% of graduates) were placed into jobs with NYCHA and NYCHA contractors. For Year 2, which began in August 2011 and runs through June 2012, the NRTA is expected to train up to 460 NYCHA residents across three training tracks (janitorial, construction, and pest control) and provide at least 300 job placements. As of January 20<sup>th</sup>, 2012, the NRTA has completed 7 out of 18 planned trainings for Year 2. To date, 157 residents have graduated and 113 (72% of graduates) have already been placed into jobs.

#### Employment & Advancement

In 2011, REES facilitated 1,009 job placements. These job placements included 857 hires leveraged through NYCHA's contracting expenditures as required by the federal Section 3 mandate.

#### Section 3 & Resident Employment Program (REP)

Section 3 is the HUD mandate that stipulates employment and other economic opportunities generated by federal assistance to public housing authorities shall, to the greatest extent feasible, be directed to public housing residents and other low and very low-income persons. Section 3 requires that 30% of all new hires are residents of public housing, or low or very low income residents of the community. NYCHA's first priority for hiring under Section 3 is for residents of its developments. Section 3 goals also apply to contracting with resident-owned businesses.

Resident Employment Program (REP) is a NYCHA-sponsored program that requires that 15% of the labor costs on a contract be expended on resident hiring. With few exceptions, REP applies to construction contracts valued in excess of \$500,000.

#### JOBS-PLUS

Jobs-Plus is a national, evidence-based program that saturates public housing communities with customized employment services, financial literacy resources, financial incentives, and peer support to working-age residents. NYCHA, the Center for Economic Opportunity ("CEO"), and the Human Resources Administration (HRA) have collaborated to implement two City-sponsored Jobs Plus sites in public housing in New York. The first site was launched at Jefferson Houses in East Harlem in 2009 and is operated by CUNY. The second City-

sponsored site, operated by Bronx Works, is funded by the White House Social Innovation Fund and began in August 2011. During 2012, up to eight Jobs-Plus sites will be launched to serve additional NYCHA residents.

## 2) Leased Housing Department

### Family Self-Sufficiency Program (FSS)

The FSS Program works with Section 8 families to address career and family issues. An array of social services is provided to each participating family, as well as referrals to vocational and educational training, career counseling and job placement programs. An employability plan is developed in consultation with each participating family and is incorporated into a 3 year Contract of Participation. As the family income rises, the increased portion of the rent is placed in an escrow account that the family could access at the end of the program.

Due to budgetary constraints across NYCHA, the FSS Program was terminated effective October 31, 2008. In October 2010, the New York City Housing Authority re-launched the Housing Choice Voucher Family Self-Sufficiency (FSS) Program. The goal of the program is to assist families to achieve economic independence. NYCHA partners with various city agencies and not-for-profit organizations to provide services to families who wish to work toward the following goals:

- Obtain employment or increase income through better employment;
- Obtain a GED, higher education or vocational training;
- Repair credit and reduce debt; and
- Develop a Savings and Spending Plan.

At the end of 2011, 77 Section 8 tenants were enrolled in the program. The average amount in escrow saved by clients was \$2,662.

## 3) Family Services Department

### Elderly Safe at Home

The program provides comprehensive crime prevention education, crisis intervention, and general crime victim's assistance to elderly residents in the South Bronx. The program also offers workshops on entitlements, health and nutrition, conducts monthly meetings to disseminate information on crime prevention and arranges monthly shopping trips to area supermarkets. During 2011, the program provided 21,052 units of support services to approximately 489 residents monthly, and conducted 5,501 home visits.

### Service Coordinator Program

The Service Coordinator Program is operated in clusters of developments in upper Manhattan, Brooklyn, Queens and Staten Island. Service Coordinators assists elderly/disabled residents to access government benefits, assistance in daily living, monitoring health care needs, "Meals on Wheels", and other types of assistance as needed.

During 2011, the program provided 22,739 units of supportive services to an average of 696 residents monthly in 17 developments, and conducted 4,670 home visits.

### Senior Resident Advisor Program

The Senior Resident Advisor Program consists of trained paraprofessionals (some who live on-site) who provide crisis intervention services and case management coordination. Services provided include assistance in obtaining entitlements, health services, mental health services, assistance in maintaining independent daily living, home care services, senior legal services, outreach, meals for the homebound, and recreational activities (through NYCHA Senior Centers). Each program includes a substantial resident volunteer component (Floor Captains) to ensure daily contact with each elderly resident. NYCHA operates this program at twenty-two senior-only developments.

During 2011, the program provided 48,173 units of support services to an average of 1,542 residents monthly, and conducted 12,539 home visits.

Senior Companion Programs

This program is funded by the Corporation of National Service with twenty-six Senior Companies assigned through the Henry Street Settlement to specific developments in Manhattan, Queens, Staten Island and Brooklyn. The Senior Companions provide friendly home visits to a specific number of residents, most of whom are frail and socially isolated. They also provide escort and light shopping services. During 2011, this program conducted 3,175 home visits, and provided 109 escort services to approximately 29 elderly residents monthly.

Naturally Occurring Retirement Community (NORC) Program

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

The NORC program concept is to provide services to the elderly who do not live in units built for the elderly through building community infrastructure support services, which include the following: on-site assessment, information and referral services, case management, counseling, education/prevention/wellness programs, recreational/socialization programs, and volunteerism. One of the key components is the assistance to access needed health care services, which includes nursing, health screenings, in-home assessments, medication management, and home visits by doctors, when needed. Additionally, the program provides ancillary services such as transportation, shopping, financial management, housekeeping, personal care, support groups, and intergenerational activities, among many others.

Based on DFTA’s reports, from January 1, 2011 to December 31, 2011, the NYCHA NORC program provided the following services:

- Case Management & Assistance - 21,752
- Health Care Management & Assistance - 5,052
- Number of residents receiving at least 1 core service - 8,799
- New this Calendar Year (CY) - 513

In Fiscal Year 2011, DFTA awarded \$1,981,773 to ten NYCHA NORCS, as follows:

Forest Hills	-	\$187,262
Elliot – Chelsea	-	\$218,365
Smith Houses	-	\$142,322
Sheepshead/Nostrand	-	\$251,110
Lincoln/Amsterdam	-	\$259,489
Stanley Isaacs	-	\$203,282
Ravenswood	-	\$211,456
Vladeck	-	\$250,565
Pelham	-	\$180,000
Grand Street Settlement	-	\$77,922

## NORC-type Initiatives

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

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

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

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

Based on DFTA’s reports for CY 2011, the Grand Street Settlement NORC Program provided the following core services:

	<u>Units of Service *</u>
Case management & Assistance	- 1,028
Health Care Management & Assistance	- 221
Residents receiving Core Services	- 1,256
New This Calendar Year (CY)	- 24

\*These figures are included in the NORC totals.

### Designated Senior Public Housing

In conjunction with the services listed above, NYCHA has more than 10,000 public housing apartments designated for seniors only. These apartments are located in 42 NYCHA developments that are for seniors only and 15 seniors-only buildings within mixed-population developments.

### NYCHA Operates Senior Centers (Formerly Elderly Tenants Programs and Senior Centers)

NYCHA directly operates 38 senior center facilities and provides educational and preventive service programs. Programs at these centers vary according to the level of staffing, availability of funding, physical space, and funding for meals and/or satellite lunches from nearby DFTA-funded Senior Centers. In some cases, discretionary funds from the City Council Members subsidize expenditures for volunteer lunch programs or center activities. In addition to the food programs, many centers provide music, arts and crafts activities, and exercise classes. These centers also celebrate many holidays as well as cultural and historical events, such as Thanksgiving, Christmas, Chanukah, Kwanzaa, Hispanic Heritage, Black History Month and Women's Month. They also organize day trips to promote socialization and mobility and prevent isolation.

## 4) Community Operations

### NYCHA Community Centers

NYCHA’s Community Centers serve as a hub for a variety of programs and services for residents of public housing and the community. There are 133 Community Centers in NYCHA developments, 68 of which are operated by NYCHA and an additional 65 operated by our community service partners. All of our centers host a wide range of educational, recreational, arts, and cultural activities. Since 2002, federal funding shortfalls have

been reduced for NYCHA by more than \$551 million and have continuously challenged the Authority's two-fold mission to preserve public housing and provide comprehensive programs for New York City residents. In late 2008, in an effort to continue to provide much needed services to residents, NYCHA began to have discussions with the Department for Youth and Community Development (“DYCD”) to successfully transition 25 community centers to community based organizations. In 2009, the plan was implemented leaving NYCHA with a portfolio of 68 directly operated facilities. Programs offered at our centers include but are not limited to Partners in Reading, a literacy program for children ages 6–8 and the Child and Adult Care Food Program which provides children ages 6-12 and teens ages 13–19 with a hot, nutritious meal. A few of our more notable programs are listed below.

#### Partners in Reading (PIR)

The Partners in Reading (PIR) after-school program is a Mayoral initiative in collaboration with the New York City Department of Education (DOE) and the New York City Housing Authority (NYCHA), which was launched as a pilot reading program at twenty (20) New York City Housing Authority (NYCHA) locations throughout the five boroughs in 1997. The overall goal of the program is to increase the achievement and strengthen the literacy skills of children ages 6, 7 and 8 years old (in grades 1, 2, and 3) who reside in public housing. The program accomplishes its goal through a combination of classroom instruction, homework help, individual tutoring, the use of interactive projects, and outreach to parents.

Utilizing a curriculum developed by The Division of Instructional Support of the Department of Education, a team of Department of Education teachers work three (3) days per week with one group of children consisting of 10-12. The PIR program operates Monday through Thursday from 4:00PM to 6:00PM and parallels the NYC school year. The PIR program operates at 82 locations citywide and services approximately 1,000 children.

#### New York Early Literacy Learners (NYCELL)

The Mayor’s Office, in collaboration with the Department of Education and the New York City Housing Authority, launched a pilot program, New York Early Literacy Learners (NYCELL) in 2005. The goal of the NYCELL Program is to strengthen language and pre-reading skills of toddlers, so that they enter school ready to learn and succeed. Using Literacy Associates hired by the Department of Education, the program targets 200 parents and/or primary caregivers per program year (and their children between the ages of 1 and 3.9 years of age), and teaches techniques to increase language acquisition and pre-reading skills. In a given year, the program operates in 3 cycles (Tuesday through Friday) with each cycle lasting 12 weeks from October to May, paralleling the academic school year and targets 5-7 children per session, along with their parent or primary caregiver. The program also provides quality age-appropriate children books for use in the parents and child’s home reading environments. NYCELL also helps foster a network of parental support that engages and empowers parents to get involved in their children’s education. Currently, NYCELL operates at five community center locations citywide: King Towers and Rutgers in Manhattan; Van Dyke in Brooklyn; Melrose and Sotomayor in the Bronx.

#### I Have a Dream (IHAD)

The IHAD Foundation collaborates with NYCHA, local not-for-profit organizations, learning institutions, and private financial institutions to provide a comprehensive education support program to NYCHA youth. NYCHA provides space and an annual cash grant to the IHAD Foundation for each participating site. The IHAD Program currently operates at four (4) NYCHA developments: Chelsea-Elliott and DeHostos Houses in Manhattan; Melrose Houses in the Bronx, and Ravenswood Houses in Queens.

The program “adopted” third-graders from the above-referenced developments and will continue to follow these children’s progress from elementary through high school graduation. The goal of the program is to keep this group of residents (called “Dreamers”), in school. IHAD provides tuition assistance to those Dreamers who graduate from high school and attend college or a vocational program. The program also offers the Dreamers social and cultural activities that increase the Dreamers’ chance for success.



As of December 2011, there are 69 Dreamers enrolled at Chelsea-Elliott; 44 at DeHostos; 47 at Melrose II, and 62 at Ravenswood Houses for a total of 222 participants.

#### Broadband Technology Opportunities Program

Through a grant funded by the U.S. Department of Commerce, the New York City Housing Authority (NYCHA) created an education and job readiness program for NYCHA residents 13 years and older. The BTOP program will provide NYCHA residents with access to computers and broadband technology-based educational activities that will support gaining and/or increasing marketable job skills and educational achievement. Working in conjunction with City College of New York, NYCHA will be able to offer a curriculum that will include Computer Training for Adults; General Education Diploma Preparation; Job Readiness Training Program for Adults; Sound and Music Engineering Program for Teens and Teen Exploration/Web Design Program. This program began January 2012 and currently operates at eleven (11) community center locations: Butler, Clinton, King Towers, Manhattanville, Roosevelt, Saratoga, Van Dyke, Astoria, Hammel, Richmond Terrace and West Brighton.

The grant also allowed NYCHA to outfit a mobile computer lab that will visit developments without computer labs on a regular schedule. The mobile lab will be wheelchair accessible, and will feature an awning for a wireless “hot spot” for use during inclement weather. The mobile lab will serve vulnerable populations residing in these developments together with other members of the general public living within proximity to targeted developments. The long-term goal for sustainability of NYCHA’s “hot spot” initiative is to identify sponsors to support NYCHA’s continued efforts, and to expand the availability of this technology to its residents through additional “hot spot” vans.

#### BRIDGES Program

The Salvadori Center is partnering with NYCHA to implement the BRIDGES program. The primary goal of the program is to improve science understanding and provide NYCHA children of all ages meaningful, relevant, hands-on learning experiences that not only improve their science literacy but also provide them with learning experiences that they may not be getting at schools. The Salvadori Center designed and administers BRIDGES, an after-school program that uses investigations of the built environment to introduce and reinforce STEM concepts and skills, especially engineering concepts and the design process. The target audience is some of New York City’s highest needs young people: 8-12 year olds enrolled in after-school programs run by the New York City Housing Authority (NYCHA). BRIDGES is currently operating at fifteen (15) community centers: Jacob Riis, Manhattanville, Lehman village and King Towers in Manhattan; Butler, Justice Sonia Sotomayor Gun Hill and Parkside Community Centers in the Bronx; Roosevelt, Williamsburg and Brevoort Community Centers in Brooklyn; Hammel and Woodside in Queens and South Beach on Staten Island. As of December 2011, 150 residents have benefited from this program.

#### Chess

The Chess Program started in 2001. The overall goal of the Chess Program is to promote an intensive training in chess that will lead the children to compete with other centers in their borough and thereafter in a citywide tournament. At the same time, the program teaches the youth how to analyze situations and resolve them, while using critical thinking and tactical skills to help build self-confidence. Chess strategy consists of setting and achieving short and long-term goals through a process of calculation and in-depth concentration. The Chess Program currently services approximately 300 participants at 25 developments.

#### Global Partners Junior

The Global Partners Junior Program is a collaboration between the Office of the Mayor and New York City Housing Authority that connects students in New York City with students around the world as a way to foster global understanding through internet-based exchanges. The Global Partners Junior Program operates at eight community centers: Howard and Williamsburg Community Centers in Brooklyn; Parkside and Pelham Community Center in the Bronx; Drew Hamilton, Manhattanville and Rutgers Community Center in Manhattan; and Beach 41<sup>st</sup> Community Center in Queens. Approximately 15-25 students participate at each site and are supervised by a site coordinator who has been trained to implement the program curriculum. Students

work together on an original curriculum developed by New York City Global Partners staff, focusing on topics such as sustainability, the environment, city parks, history, and culture. Students undertake research, hold discussions, create projects, and post messages to their international peers on the internet forum. Approximately 3 to 5 hours are dedicated to the program weekly. The program theme allows for focused exchanges between NYC students and their counterparts around the world. As of December 2011, 83 residents have benefited from this program.

#### 21<sup>st</sup> Century Learning Center- Green Futures Club

New York City Housing Authority was awarded the 21<sup>st</sup> Century Grant to operate the 21<sup>st</sup> Century Community Learning Center Green Futures Club in July of 2009. This program is a collaborative pilot project between The State Department of Education, New York City Housing Authority, Henry Hudson Middle School (I.S 125x) and Rainbow Youth and Family Services to develop a new 21<sup>st</sup> Century Community Learning Center design model to serve low-income, high and at risk youngsters age 9 to 16 who live in public houses operated by NYCHA. The Green Futures Club program has engaged 422 middle school students and 20 primary school students over the past 2 years in a mandatory academic enrichment component, and optional youth development piece. One hundred and fifty six (156) adults have benefited from the community/ adult education component.

The main focus of the program at Monroe Community Center has been ‘Going Green’- activities range from planting and organizing an organic garden, analysis of the industries’ impact on the environment and ways of reducing the carbon footprint and sustainable energy options. Students perform research activities to enable them to develop their skills set and obtain information on a range of emerging green opportunities. This approach is intended to develop an interest in green activities and provide them the educational exposure & experience to make it in this emerging industry. The 21<sup>st</sup> Century Learning Center- Green Futures Club has provided youth with academic enrichment, including, high school readiness and tutorial services to help students, particularly students who attend low-performing schools meet State and local academic achievement standards in core subjects such as English and Mathematics, other subjects offered are Social Studies, History, Science, ESL and Spanish. The program also focuses on youth development programs- social, communicative and leadership skills through programs such as pregnancy prevention program, woodworking, girls and boys basketball, art, dance, robotics, journalism and photography, graffiti art, violence prevention; anti-bullying program, chess, cheerleading, yoga, zumba, soccer and softball. The program operates out of Henry Hudson Middle School and Monroe Community Center within Monroe Houses. The grant comes to an end in June of 2012.

#### 5) Department of Resident Support Services

The Department of Resident Support Services engaged in the following initiatives during 2011 to improve and enhance the health status and quality of life of NYCHA residents of all generations.

##### A. Senior Initiatives

#### Senior Project

Resident Support Services initiated a major study to assess the health needs and requirements of NYCHA’s over-65 senior population. Various city agencies and outside organizations including DOHMH, DFTA, and the CUNY School of Public Health collaborated with us on the project. The results of the survey, analysis of the data collected and recommendations to address highlighted issues have been compiled into a 40-page report entitled, “*Health of Older Adults in New York City Public Housing*”. This report was published as a booklet and has been distributed to key stakeholders.

The recommendations reflect input gathered from resident groups, NYCHA executive staff and managers, and outside agencies such as the New York Academy of Medicine (NYAM) following presentations of the data. Resident Support Services remains committed to providing assistance in addressing the challenges NYCHA faces as its older population expands.

#### Senior Benefit & Entitlement Fair (SBEF)

The seventh annual Senior Benefit & Entitlement Fair’s theme was “*Expand Your World II*”. Over 1,700

seniors attended the event of which, 1,200 were bused from NYCHA developments citywide. As part of senior received one-to-one hands-on instruction in the use of laptop computers, i-Pads, cell phones, digital cameras, Nintendo Wii, and tele-health devices. Health information and screenings were offered, including screenings for Diabetes/Glucose, vision/Glaucoma, blood pressure and balance. Flu shots, foot screenings and hearing screenings were also available. Representatives from banks and financial advocacy organizations provided one-on-one financial counseling and answered questions. Group exercise classes, dancing, massage therapy and cooking demonstrations were also provided. Over Sixty (60) agencies and senior focused organizations participated. Most of the expenses were covered by outside contributions.

#### Senior News

On a monthly basis NYCHA Resident Support Services prepares and submits a special section of the NYCHA Journal entitled “Senior News”, focused on issues pertaining to benefits, recreation, health, safety, and others that are important to the NYCHA senior population. The feature has been well-received.

In 2011 we began to address the Federal government’s plan to eliminate paper checks in 2013 for benefits such as Social Security. This will have a big impact on NYCHA’s large and ever-expanding senior population and as a result, this topic will be addressed in “Senior News” several times leading up to the March 2013 deadline.

#### B. HEALTHSTAT

HealthStat is a citywide initiative designed to identify and enroll eligible low and moderate income New Yorkers into health insurance plans such as Child Health Plus and Family Health Plus. This initiative was announced on July 10, 2000, in collaboration with the Mayor’s Office of Health Insurance Access. NYCHA’S Resident Support Services Department accomplishes this initiative by the coordination of resources and health related resources and HMO support. During 2011, NYCHA facilitated a total of 21,673 resident enrollments into health insurance plans. For the past 8 years NYCHA has led all other participating NYC agencies in the number of health insurance enrollments.

#### C. Strategic Alliance Collaboration

DOHMH received a major grant to develop the Strategic Alliance for Health initiative in the South Bronx, East and Central Harlem over a 5 year period, DOHMH’s District Public Health Office in East Harlem and in the South Bronx are the hubs for the initiative. NYCHA’s Department of Resident Support Services is an active participant given the large number of developments in both areas.

The goal is to provide opportunities for residents in these areas to reduce smoking, increase physical activity and improve access to healthy foods in these neighborhoods, which have high rates of poverty and chronic illness. Their methods include; training classroom teachers to lead in-class physical activities, closing streets near schools to increase opportunities for outdoor play, creating walking paths, expanding participation in free school-breakfast programs and reducing tobacco promotion in the target communities.

#### D. Community Building Initiatives

##### Family Days

Resident Support Services, through contacts and collaborations with health plans, provides significant sponsorship assistance to many Resident Associations that host Family Days during the summer months. RSS also works with Resident Associations to insure that there is a strong health promotion component for the benefit of participants. In 2011 RSS facilitated support for 30 Family Day events.

##### Community Events

Resident Support Services worked closely with Resident Associations to support and secure sponsorships for multiple events during the year including National Night Out Against Crime. These events included preventive care services and identified available health care providers and their specific programs.

Resident Support Services worked with Health Plus Elite to provide over 900 free tickets for NYCHA residents to attend the UniverSoul Circus.

#### E. Health and Wellness Events for NYCHA Employees

Resident Support Services and Human Resources partnered with WellCare's – Advocate - Managed Long Term Care Program to give a Staff Health and Wellness Event for central at 90 Church Street and at 787 Atlantic Avenue. Three-Hundred and eleven (311) and fifty-eight (58) NYCHA employees attended these events, respectively. The events ran from 11:00 – 2:00. Most attended during their lunch break to partake in free health screenings, massages, juice smoothies, samples of healthy chocolate, health information and related giveaways. Health screenings provided included blood pressure, blood sugar, body mass index and balance testing. Anonymous screening results revealed high incidents of hypertension, diabetes, and other chronic conditions within our employee population. Reports were submitted following each event to provide data and feedback for future activities to promote the health of NYCHA employees.

### **3. Elimination and Treatment of Lead-Based Paint Hazards**

Lead-Based Paint (LBP) abatement activities were conducted by the Department of Housing Preservation and Development, the City's local housing agency, the New York City Housing Authority (NYCHA), responsible for public housing and homeownership developments under its direction, and the Department of Homeless Services, responsible for shelters and transitional housing for homeless individuals and families. Please refer to the 2012 Consolidated Plan Volume 2, Other Actions for a full description of LBP abatement activities undertaken by NYCHA and DHS.

#### Housing Preservation and Development (HPD)

The City of New York places a high priority on preventing childhood lead poisoning and reducing lead paint hazards. The City is particularly sensitive to the potentially detrimental effects of lead exposure upon children as well as the need to remove lead paint hazards from properties where children with "elevated blood lead levels" (EBLs) reside.

As a result of the tremendous concern regarding this issue, the use of lead paint on interior residential surfaces was banned in New York City in 1960. In 1982 New York City passed one of the first primary prevention laws in the United States by defining all peeling paint in pre-1960 buildings as presumed lead hazards and requiring that owners restore intact surfaces promptly. In 1999, the City Council and the Mayor of the City of New York enacted Local Law #38 of 1999, strengthening Local Law #1 of 1982 by requiring that peeling paint or paint located on a deteriorated subsurface be repaired using safe work practices. Local Law #38 also mandated the use of the City's Emergency Repair Program to perform repairs that owners failed to do. In February 2004, the New York City Council enacted a lead poisoning prevention law, Local Law #1 of 2004, which requires training of workers and the use of safe work practices in units with children under six where work to repair lead violations or work that otherwise disturbs lead painted surfaces is performed. The law originally applied in units with children under age seven; in October 2006, the law was modified to apply in units with children under age six, consistent with federal standards. In order that HPD may secure the appropriate correction of LBP hazards, the law continues to make the existence of peeling paint or paint on deteriorated surfaces in units with children under the age of six a class-C (immediately hazardous) violation under the Administrative Code. The law continues the past mandate that HPD perform lead hazard work when owners fail to correct lead violations. The law is intended to encourage owners to take care of their buildings by encouraging safe work practices to correct LBP hazards in dwelling units of multiple dwellings.

The New York City Department of Health and Mental Hygiene (DOHMH) is the agency responsible for tracking children with EIBLLs. Under LL #1 of 2004, when DOHMH receives a report of a child with a blood lead level of at least 15 micrograms of lead per deciliter of blood, or greater, DOHMH inspects the child's residence to identify possible sources of lead exposure. If lead paint hazards are identified, DOHMH orders the owner of the property to abate any lead paint hazards found. If the landlord fails to correct the condition, a

referral is made to HPD's Emergency Repair Program (ERP) Unit. Upon verification that the property owner has failed to comply, ERP assigns a contractor to abate the condition. Both ERP and DOHMH inspect completed work to verify that the condition has been corrected.

The U.S. Department of Housing and Urban Development (HUD) has issued extensive regulations and guidelines under the Residential Lead-Paint Hazard Reduction Act of 1992. In October 1999, HUD issued final rules concerning notification, evaluation and reduction of lead-based paint hazards in housing receiving federal assistance. The City relies upon a variety of federal programs to achieve its housing and community development objectives, including the Community Development Block Grant (CDBG) Program, HOME, HOPWA and the McKinney Homeless Housing programs. The rules became effective on September 15, 2000. However, HUD granted several extensions of time to comply with the rules, and due to the events of September 11, 2001, at the City's request, HUD granted an extension of time to comply with the rules until April 10, 2002.

In addition to requesting and obtaining extensions of time to implement the Title X rules, the City requested that HUD waive applicability of the rule to City-owned *in rem* housing, in consideration of the fact that the City complies with local lead laws in its housing. On July 23, 2001, HUD granted the request of a waiver for in rem housing. The initial waiver was to expire at the time that a building underwent substantial rehabilitation, or in three years, whichever was less. In August 2004, HUD extended the waiver for in rem housing until July 21, 2007. In July 2007, HUD again extended the waiver through July 21, 2009. In April, 2002, HPD also requested guidance from HUD on its interpretation of the applicability of Subpart J of the Title X rules to HPD's emergency repair program. Subpart J is applicable to rehabilitation of units using federal funds. HPD uses federal funds for its Emergency Repair Program. In its response, HUD agreed that the program met the criteria for the emergency repair exemption from the Title X rules.

#### One-Year Plan

The City operates several programs to investigate, treat and reduce lead-based paint hazards. The City investigates, abates and removes LBP hazards in City-owned, as well as private, dwellings where owners are unwilling or unable to do so.

The City's Department of Health and Mental Hygiene (DOHMH) provides services for lead poisoned children. Results for Calendar Year 2011 identified 402<sup>[1]</sup> children below the age of 18 or above who were identified at the environmental intervention blood lead level (EIBLL). The EIBLL is defined as a single venous test of at least 15 mcg/dL.

Where a lead-poisoned child is identified, the DOHMH orders the owner to abate lead paint hazards. If the owner fails to do so, HPD's Emergency Repair Program (ERP) will do the work and place a lien against the property for the cost. For the calendar year 2011, HPD maintained six (6) requirements-type contracts for lead hazard reduction at a total contract maximum of \$6,279,000. In addition, HPD had three (3) contracts for dust wipe analysis at a total contract maximum of \$300,000.

In addition, in 2011, ERP completed 206 jobs to abate DOHMH violations in privately owned buildings.

In order to implement the lead law, which became effective on August 2, 2004, HPD added personnel and modified its operations. The agency also promulgated new lead-based paint rules. Under the law, owners of pre-1960 multiple dwellings continue to be required to provide for a notice, at the time any residential lease is signed, or upon an agreement to lease, or upon the commencement of occupancy, inquiring as to whether any child under the age of six resides or will reside therein. In addition, such owners are required to deliver an annual notice to ascertain the same information. If an owner does not receive a response for the occupant, he or she must inspect the unit to ascertain whether a child lives there. When an owner has received written communication or has inspected and found a child in residence, or otherwise has actual knowledge that a child under six resides in a dwelling unit of the owner's multiple dwelling, the law imposes an affirmative obligation

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[1]Preliminary data for Calendar Year 2011 and is subject to change.

on the owner to inspect for LBP hazards by conducting an annual visual inspection in such dwelling unit. The law requires owners to make records of annual inspections available to unit occupants and to HPD upon request.

An owner must correct all LBP paint hazards using safe work practices articulated in the law and the rules promulgated by HPD and the NYC Health Code. Workers who perform such work, in addition to any renovation and repair work that disturbs lead paint in units with children, must be trained. Any such work that is performed is subject to a clearance dust test. The law establishes time frames for correction of the hazard. Owners must certify correction of the violation by providing a sworn statement of compliance and including the results of laboratory test results of dust sampling. When an owner fails to correct a lead-based paint hazard violation or when the certification of correction has been invalidated by HPD, HPD will take action to correct such violation. In calendar year 2011, 1,096 LBP jobs were completed by HPD based on Code Enforcement violations.

The law contains an expansion of the actions that owners must take upon vacancy of a unit. Under the law, an owner of a vacant dwelling unit in a pre-1960 multiple dwelling and owners of pre-1960 private dwellings that are not owner-occupied, must wet scrape any peeling paint; make floors and window sills and wells smooth and cleanable; and abate friction surfaces on doors and windows, and perform clearance dust testing prior to a new occupancy. Owners must keep records of the work performed, and certify compliance in the notice provided to the new occupant upon lease or commencement of occupancy.

Under the lead law, the DOHMH has developed a pamphlet describing the dangers of LBP. The pamphlet includes telephone numbers to obtain lead poisoning screening, diagnosis and treatment information, and information on how to correct LBPs. This pamphlet is left by HPD at the premises whenever an inspection is made for lead-based paint hazards, and is available to the public upon request. HPD also sends a notice to a dwelling unit for which a lead-paint hazard violation has been issued, which includes a phone number for DOHMH. HPD has also developed a pamphlet describing the additional measures that owners must use in order to correct lead-based paint hazards or perform renovation and repair work in units occupied by children under age six. This pamphlet is sent to owners in conjunction with the notice of violation, and made available to the public upon request.

HPD's Office of Asset Management performs additional abatements in City-owned buildings and informs tenants of the dangers of lead-based paint.

In addition to the above efforts in which the City is responding to complaints regarding lead-based hazards, HPD also acts affirmatively to alleviate potential hazards by improving conditions in targeted residential properties. First, the City's moderate rehabilitation loan programs serve to reduce lead paint hazards by funding the removal or repair of existing hazards in buildings undergoing rehabilitation. In 2010 alone, the City commenced moderate rehabilitation work on 5,854 units of occupied housing.

In addition to the above-mentioned rehabilitation activities performed through the Agency's capital budget, in recent years HPD has also sought specially targeted funding for lead hazard reduction. As a result, the City received a \$6.75 million HUD grant in 1994 to reduce lead paint hazards and incorporated it into some of its rehabilitation programs to determine the feasibility of combining lead-paint hazard reduction with moderate rehabilitation. This grant was completed in May, 1999, resulting in the lead treatment of 697 units. In September, 1996, HPD and DOHMH were awarded an additional \$1.6 million HUD lead grant and completed 220 units by May, 2000. In March, 2001, HPD and DOHMH received a third HUD lead grant in the amount of \$3 million. Combining this grant with City Capital funds, HPD completed 421 of its planned 397 units in November 2004. Since 2003, city capital funds unrelated to the federal grants supported the completion of over 850 units in various City neighborhoods. In 2003, the City received two new federal lead grants: the Lead Education Outreach grant in the amount of \$500,000 focused on lead awareness and lead poisoning prevention in two most at-risk neighborhoods for a period of two years which ended in September, 2005; the City also received a \$2.6 million federal lead grant under the Lead Hazard Reduction Demonstration grant program, a

three and one-half year funding initiative which treated 306 units or 6 units above the goal of 300 units in five most at-risk neighborhoods. This initiative was completed in March, 2007.

In October, 2004, the City received two additional federal lead grants: the Lead Education Outreach grant in the amount of \$500,000, which focused on lead awareness and lead poisoning prevention in the two most at-risk neighborhoods for a period of two years, which ended in September, 2006; the City also received a \$4.0 million federal lead grant under the Lead Hazard Reduction Demonstration grant program, a three year funding initiative to treat 398 units in eight of the most at-risk neighborhoods, ending in March, 2008. HPD completed and cleared over 439 units by the end of this grant which was extended to December, 2008. In November 2005, the City received three additional federal lead grants: the Lead Education Outreach grant in the amount of \$500,000, which focused on lead awareness and lead poisoning prevention in two most at-risk neighborhoods for a period of two years, which ended October, 2007; the City received a \$4.0 million federal lead grant under the Lead Hazard Reduction Demonstration grant program, a three and one-half year funding initiative, which treated and cleared 333 units in three most at-risk neighborhoods, and ended in April, 2009, and \$3 million under the Lead Hazard Control grant, which treated and cleared 278 units in three most at-risk areas of Brooklyn, New York, and ended in June, 2009.

In September 2007, the City was awarded two new additional grants: a \$4.0 million federal lead grant under the Lead Hazard Reduction Demonstration Grant Program, a three-year funding initiative to treat 360 units in targeted areas within three boroughs, and \$3 million under the Lead Hazard Control Grant Program, also a three-year funding initiative to treat 252 units in the same targeted boroughs of the City. Both grants were slated to end in October 2010. After receiving a non-cost extension on both grants from HUD, HPD treated and cleared 900 units or 288 units above the combined original goal of 612 units by July 2011. Finally, in January 2011, HUD granted HPD the 2010 Lead Hazard Reduction Demonstration Grant in the amount of \$4.5 million. The goal is to complete 300 units within targeted areas in the Bronx, Queens and Brooklyn. This 42-month grant started March 1, 2011 and will end on August 30, 2014.

Recently the federal Environmental Protection Agency finalized rules relating to training and work practices that must be followed when performing renovations in pre-1978 buildings. HPD has incorporated these rules into its emergency repair work as applicable.

#### Five-Year Plan

The City has also been working with the New York State legislature to obtain the passage of a bill to license lead-paint inspectors and contractors. To date no such bill has passed.

Other elements of the City's plan include:

- Continuing efforts to train staff and encourage private contractors to increase capacity.
- Discussions locally and at the state level concerning licensing of lead-paint contractors, in part to provide liability protection in New York State for lead abatement companies. Other states have this protection; without it, companies in New York State are reluctant to conduct this work.
- Petitioning the State and Federal governments to increase funding for lead-paint testing and abatement.
- Devising and implementing cost-efficient methods for lead-based paint abatement and removal.
- Maintaining appropriate training and certification of staff involved in or affected by HPD's lead abatement program, to ensure an informed and professional response to lead abatement issues at all levels of complexity and scope.

- Continuing efforts to enhance interagency communication between HPD and DOHMH, including the exploration of linking both agencies' computer systems in order to provide each agency with access to information necessary to the resolution of lead abatement cases.
- Maintaining a requirement contract for medical exams and blood tests to monitor the lead levels of all staff that may be exposed to lead paint or dust.

Marketing and Inventory Conditions

**ESTIMATE OF UNITS WITH LEAD-BASED PAINT**

	<b>Total units</b>	<b>Estimate of percent of units with LBP</b>	<b>Estimated number of units with LBP</b>	<b>LBP units occupied by families less than 50% of median</b>	<b>LBP units occupied by families between 50% and 80% of median</b>	<b>Total LBP units occupied by families less than 80% of median</b>
<b>Year Units Built</b>						
Built after 1959	712,684	0%	0	0	0	0
Built 1947-1959	380,063	80%	304,050	100,040	53,642	153,682
Built before 1847	1,777,709	90%	1,599,938	601,781	287,577	889,358
<b>Total</b>	<b>2,870,457</b>		<b>1,903,989</b>	<b>701,821</b>	<b>341,219</b>	<b>1,043,041</b>

New York City prohibited the use of lead-based paint in residential dwellings in 1960. Therefore, our estimate assumes that housing units built after 1960 do not contain lead-based paint.

New York City has approximately 2.8 million units of housing, the vast majority of which were built before 1960. Since our survey breaks down age of building by pre- and post-1947, we have used the date for estimating purposes rather than 1946.

New York City's Housing and Vacancy Survey for 2005 shows that approximately 37.6% of units built prior to 1947 and 32.9% of units built between 1947 and 1959 are occupied by families earning less than or equal to 50% of the HUD area median income. A further 18% of units built prior to 1947, and 17.6% of units built between 1947 and 1959, are occupied by families earning between 50% and 80% of the area median income. We have used these percentages against the estimated units with lead-based paint to estimate the number of very low-income and low-income families residing in units with lead-based paint.

Statistics for Lead-Based Paint Abatement Activities

Based on information reported for the New York City Mayor's Management Report for calendar year 2011, HPD issued 22,475 code violations for lead-based paint conditions in privately owned buildings in New York City. Of those issued, 5,764 lead paint violations were removed based on owner corrections and a subsequent HPD re-inspection. HPD lead hazard remediation work corrected 2,658 violations. An additional 6,195 presumed lead paint violations were downgraded (tested and found negative for lead-based paint). HPD attempts to gain access to confirm correction for all certified violations to investigate whether the owner has corrected in cases where the violation is not certified by the owner as required. If HPD cannot confirm correction or correct the condition because of access issues, the violations remain open.



### New York City Housing Authority (NYCHA)

NYCHA complies with Federal, State, and City regulations concerning lead and executes HUD directives regarding lead-based paint (LBP). NYCHA identifies hazards posed by paint, dust and soil, and implements programs designed to control or mitigate such hazards safely and efficiently.

In an effort to prevent lead exposures to the housing population and workforce, NYCHA educates residents and staff on how to live safely with LBP and LBP hazards (e.g., Lead Disclosure Program, lead specific GMs, etc.), and implements a strategic framework for lead hazard control. The framework is a combination of evaluating and controlling LBP hazards, (i.e., any condition that causes exposure to lead from dust-lead hazards, soil-lead hazards, or LBP that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces).

NYCHA evaluates LBP hazards through a combination of inspections and Lead-based Paint Reevaluations (Reevaluation). An inspection is a surface-by-surface investigation to determine the presence of LBP; a Reevaluation is an on-site investigation combining visual assessment with collection of environmental samples to determine if a previously implemented lead-based paint hazard control measure is still effective and if the dwelling remains lead-safe. Reevaluations are required at Developments where LBP hazards were identified during an initial Risk Assessment. A Risk Assessment is an on-site investigation that determines the existence, nature, severity, and location of LBP hazards. At this time NYCHA has performed Risk Assessments at all required Developments.

After LBP hazards have been identified by a Reevaluation or by inspection, NYCHA reduces the hazards through either abatements or interim controls. Abatement is the elimination of LBP hazards using strategies such as paint removal, enclosure or component replacement. Interim controls temporarily reduce exposures to lead by correcting LBP hazards and stabilizing LBP through activities such as repainting, specialized cleaning and implementing procedures to reduce lead hazards that may be caused by operation and maintenance activities.

### Program Highlights

NYCHA manages various lead hazard reduction programs and projects. The following are brief descriptions of major programs and projects:

#### Department of Health Violations DOHMH & Litigation Support Program

Children with blood lead levels equal to or greater than 15 micrograms per deciliter ( $\mu\text{g}/\text{dl}$ ) are considered lead-poisoned. If a lead-poisoned child or EBL is identified, the New York City DOHMH will inspect the child's residence for the presence of LBP. The intent of the inspection is to identify if there are any sources of lead within the apartment that may contribute to the child's EBL. If the DOHMH identifies LBP on friction, impact, mouthable or defective surfaces, a Health Code violation for LBP is issued to the landlord. The violation mandates the landlord to make specific corrective actions. The landlord can either implement the corrective actions or contest the violation by testing the cited surfaces. After either correcting the cited conditions or successfully contesting the violation, the DOHMH will dismiss the violation. NYCHA contests each DOHMH LBP violation, and if LBP is present, performs the corrective action specified by the Health Code.

#### Lead-based Paint Reevaluation Program

Developments constructed before 1980 are assessed for LBP hazards. Consultant firms under contract with NYCHA provide the Reevaluation services and subsequent report, which explains the results of the investigation and options for reducing LBP hazards.

#### Local Law 1 of 2004

On August 2, 2004, Local Law 1 went into effect, calling for the comprehensive prevention of childhood lead poisoning through the remediation of lead-based paint hazards in housing and day care facilities. Local Law 1 applies to apartments and common areas of all buildings built before 1960, or between 1960 and 1978 if LBP is present, and where a child under 6 years of age lives. NYCHA has identified 89 Developments totaling 84,439 apartments constructed prior to 1960 or between 1960 and 1978 where LBP is present or presumed to be

present. NYCHA has submitted a request for exemption of 113 properties built prior to 1960 that were identified as not containing LBP in apartments. 67 developments have been exempted to date.

The Law requires NYCHA to:

- Inquire at initial leasing and at renewal if a child under 6 years old resides in the apartment.
- Notify residents of their rights under the law (Provide DOH Pamphlet at lease signing).
- Send an annual notice to tenants inquiring as to whether there is a child under 6 years old in the apartment.
- Conduct investigations annually, to determine whether there are lead hazards.
- Remediate all lead hazards in common areas and apartments with children under 6 using trained workers; a third party must collect clearance wipes for projects that disturb more than two square feet.
- Make apartments lead safe when they become vacant (abate doors and door frames).

In response to the new regulation, NYCHA has tested over 22,000 apartments and abated over 10,000 that tested positive for Lead-Based Paint since 2004. In 2011, 2,056 apartments were tested and 1,074 were abated. The balance was submitted immediately to HPD for exemption.

LBP Inspection & Abatement Program

NYCHA conducts LBP testing in dwelling units and public spaces in all pre-1978 Developments, where children under the age of 6 live or are expected to live. NYCHA will test entire Developments, (i.e., for multifamily housing, only a random sample of dwelling units needs to be inspected to determine if LBP is present.), individual dwelling units, public spaces, and common areas for LBP. The testing is performed in response to HUD mandates, DOHMH Violation, Court Order or requests from any of the following parties:

- Capital Projects
- Development Manager or Resident with a child under the age of 6
- Community Operations
- Facility Planning

LBP Disclosure Program

The Residential Lead-Based Paint Hazard Reduction Act of 1992 requires NYCHA to disclose to its tenants any information relevant to LBP and LBP hazards that may exist in housing built before 1978. The program is complex and requires coordination with all NYCHA Departments and Management.

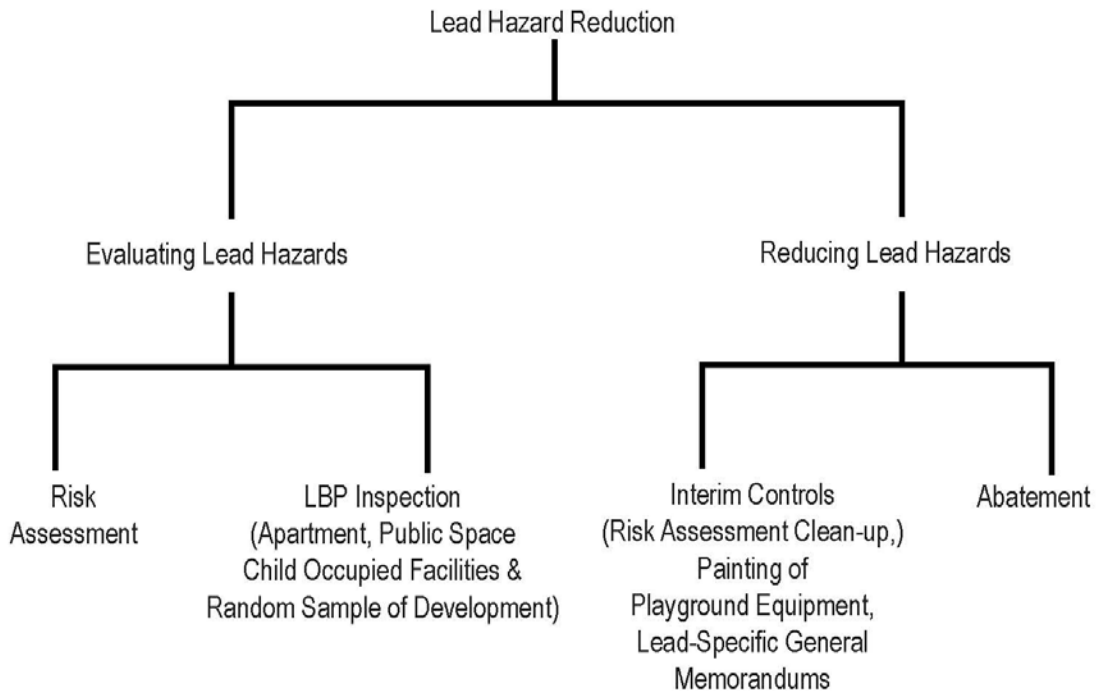
Summary of Activities

Description	2011
New DOH Violations Received*	25
Number Of Violations Dismissed	1
Number Of Violations Rescinded	22
Total Number Of Apartments Abated (LBP)	1099
Number Of Child Occupied/ Multi-Use Facilities Inspected For LBP (XRF)	0
Total Number Of Apartments Tested For LBP (XRF)	2188
Total Number Of Public Spaces Tested For LBP (XRF)	0
Number Of Child Occupied/ Multi-Use Facilities Inspected For LBP (Dust Wipes)	118
Number Of Apartments Tested For Elevated Lead Dust Levels (Dust Wipes)	2819
Number Of Public Spaces Tested For Elevated Lead Dust Levels (Dust Wipes)	6041

Distribute LBP Disclosure Information To Developments Constructed Prior To 1978 (Development Wide Disclosure)	76
Distribution of Single Family LBP Disclosure Packages In Developments Constructed Prior To 1978	2157
Development Wide Testing Of Developments Constructed Prior To 1978 For LBP (i.e., Reevaluation)	276
Local Law 1 – Move Out Apartments Tested	2,056
Local Law 1 – Move Out Apartment Lead Abatements Completed	1,074
* (1) of NYCHA’s 2011 violations were received as part of newborn health visits by DOHMH’s District Public Health Offices (DPHO’s). In these instances, an EBL child was not identified; however defective painted surfaces with an initial reading above regulatory thresholds was identified in one of the apartments and was abated and dismissed.	

NEW YORK CITY HOUSING AUTHORITY  
LEAD DETECTION & ABATEMENT UNIT

## Strategic Framework for Lead Hazard Reduction



#### Department of Homeless Services

The Department of Homeless Services oversees and manages several initiatives to investigate, treat and eliminate lead-based paint (LBP) hazards in homeless shelters that are operated by the agency, or are operated under contract with the agency. All construction, renovation, and repair work at DHS' facilities must be preceded by certain lead-based paint related activity. Such activity may consist of inspecting, sampling, air monitoring, laboratory analysis, encapsulation or abatement. These tasks are contracted out by the agency. The contractors, available on-call, responding on an as-needed basis to emergency situations are used also for planning long-term projects. In-house staff at DHS ensures that all contracted services are conducted in conformance with HUD/EPA established guidelines.

A major component of DHS' policies concerning lead-based paint is risk assessment. Adhering to the goal of the Agency's Office of Technical and Construction Services (OTCS) in providing a safe environment for its staff and clients, lead inspectors conduct lead paint hazard investigations on a routine basis. If lead paint presence is known or detected, remedial steps are taken to eliminate the risk of exposure. DHS will continue its efforts to create comprehensive lead-based paint profiles of each city-owned DHS operated or contracted site, with family shelters being the first priority. This effort is not necessarily limited to facilities operated by DHS, but encompasses all city-owned shelters under the jurisdiction of the agency.

Lead inspectors respond to calls for inspections from DHS shelter staff concerned about possible exposure during renovation, construction, or maintenance activities. An outside contractor is called for bulk sampling, if there are indications of chipping and peeling paint when renovation work or construction work is planned, or if maintenance activities are planned that may disturb existing paint. During activities where lead paint is disturbed, an outside contracted third party air monitor and inspector are also brought on site and an accredited laboratory analyzes dust wipes and/or air samples.

With Local Law 1 of 2004 in effect since August 2004, the Agency has dedicated special attention and concentrated efforts to identify, inspect and remedy lead paint hazards at seventeen (17) DHS family facilities built prior to 1960, where children under seven years of age reside. A follow-up inspection program has been instituted for all dwellings and common areas where lead-based paint has been identified to include re-inspections when tenants move out. It must be noted that not all seventeen (17) family facilities (1,016 units) contained lead. At lead paint containing sites, follow-up inspection results have indicated that an estimated thirty-five (35) of the family units required remediation.

The Office of Construction and Technical Services (OCTS) continues to compile a comprehensive 'Lead Paint Hazard Checklist' for all of their owned/operated/contracted facilities where such hazards once identified, are slated for remedial action by licensed and certified contractors. During calendar year 2011, DHS has responded to lead paint related activities at ten (10) adult and family facilities on fifty-two (52) occasions.

#### **4. Anti-Poverty Strategy**

This section describes the City's goals, policies, and procedures accomplishments for in reducing the number of poverty level households during the last Consolidated Plan Program Year.

The City of New York has engaged a multi-pronged approach: 1) reduce the number of men, women, and children living in poverty in New York City; and 2) diversify and strengthen sectors of the City's economic base in order to decrease its reliance on the financial sector (Wall Street) as the main driver of the local economy.

In late 2006, Mayor Michael Bloomberg established the new Center for Economic Opportunity (CEO) under the leadership of Veronica M. White. Guided by the recommendations made by the Mayor Bloomberg's Commission for Economic Opportunity, CEO developed innovative programs aimed at reducing poverty in three key populations throughout the City: the Working Poor, Young Adults 16-24, and Young Children & Families. Since that time, CEO has released several reports on its progress as well as evaluation reports that document the impacts of many of its programs. Further, several of the respective New York City agencies

responsible for administering CEO-initiated programs have reviewed and released their own progress reports to gauge the impact and effectiveness of their programs.

Through the past years, the Center successfully continued to design, implement and refine a range of programs that addressed each of the Commission's recommendations, as well as share its best practices to other cities through learning networks and conferences. CEO has been model in scaling anti-poverty programs locally and nationally.

#### Initiatives for Working Poor adults

In New York City, approximately 350,000 individuals are working yet remain in poverty, and nearly 50% of all poor households include an employed adult. CEO's workforce programs break down silos within government and incorporate agencies that do not traditionally have a workforce development role.

- Community Partners connects job-ready residents of high-poverty communities who are engaged with community-based organizations to the WorkForce1 Career Centers' (WF1CC) employment opportunities. A CEO evaluation found that Community Partners Program participants are 4.3 times as likely to be placed in a job than a comparison group served through the general public workforce system. The evaluation also documented that the program successfully engages with a more disadvantaged population than that the typical WF1CC clients.
- The Nursing Career Ladders initiative develops career prospects for low-wage health workers and other low-income individuals by preparing students in an accelerated program for sustainable careers in nursing. There are two (2) programs: Licensed Practical Nurse Program (LPN); and, the Registered Nurse Program (RNP), respectively. The LPN program expands the Department of Education's eleven-month training course. Participants are placed in an LPN position at an HHC hospital upon completing the program and obtaining their professional license. Similar to the LPN Program, the RNP prepares individuals who are currently living at or below 130% of the Federal poverty-level for careers as Registered Nurses (RNs). For the first two years of the program, participants take pre-clinical coursework required for the Bachelor of Science in Nursing (BSN) degree. Participants who maintain a 2.75 GPA are then eligible to transfer to the HHC/Long Island University Nursing School to complete the two-year clinical program required for the BSN degree.
- The Sector-Focused Career Centers create a new type of job placement and training center that focus services on a single economic sector. The Centers meet the needs specific to businesses within the sector as well as provide low-income workers with access to good jobs with career advancement opportunities. Currently there are two sector-focused career centers- Industrial and Transportation, and Health Care. An independent data evaluation of the Transportation Center found that compared to a similar population served by the general public workforce system, participants in the Sector Center are 3 times more likely to be placed in a job or receive a promotion; earn about \$1.90 more per hour; and work, on average, 4 more hours per week.
- The Office of Financial Empowerment (OFE) within the Department of Consumer Affairs (DCA) was designed to educate, empower, and protect city residents with low incomes and help them make the best use of their financial resources. OFE helps New Yorkers manage their finances, link them to financial education classes and counselors, as well as provides them with information on how to get out of debt, open a bank account, and spot a scam through the Financial Education Network and Financial Empowerment Centers. In addition, OFE assists New Yorkers get and save financial resources through programs like the Earned Income Tax Credit through the City's Tax Credit Campaign.
- In addition to programs for working poor adults, there are employment programs for incarcerated or previously incarcerated persons which provide employment opportunities with the goal of economic self-sufficiency.
  - The Employment Works initiative is intended to help individuals who are on probation to obtain and retain jobs, build skills and receive educational training. The initiative coordinates programming among the public workforce system, the City's Department of Probation, and workforce development providers to provide the necessary education, training and support services.

- The Food Handlers Certification Program offers Food Protection certification courses to individuals currently detained or sentenced to the Rikers Island correctional facility. This initiative, in partnership with the Department of Health and Mental Hygiene, trains and certifies inmates as food handlers, providing them with a tangible employment asset for re-entry.

#### Initiatives for Young Adults, Age 16 to 24

With nearly a quarter-million young adults between the ages of 16 and 24 living below the poverty line in New York City, CEO offers educational, employment, and health programs tailored to young adults. To meet the needs of this varied population, CEO programs range from basic literacy to higher education; innovative approaches to pregnancy prevention such as community service opportunities for students; and employment programs for disconnected and court-involved youth. There are approximately 8 programs funded by CEO for the City's at-risk young adults.

- The Teen ACTION (Achieving Change Together in Our Neighborhood) Program is an after-school service learning initiative offered to youth aged 13-21. Through the program, the youth design and implement meaningful service projects in their communities. The service experience is combined with reflection activities and a learning experience that includes a comprehensive curriculum that emphasizes the development of leadership skills and healthy behaviors. Each program is linked to a local health care provider that provides participants with information on resources available to them and strategies for avoiding risky behavior. In 2011, over 4,000 students participated in Teen ACTION across the five boroughs, completing nearly 500,000 service hours focused on the environmental sustainability, social justice, and health. Evaluation results suggest that the program is having a positive effect on education. Teen ACTION participants are more likely to attempt more credits and earn more credits relative to a comparison group of students who are not enrolled in the program.
- The Young Adult Literacy Program is part of a pilot that began in 2008 with the aim of improving the reading levels of disconnected youth 16-24 years old who are reading at the pre-GED level (4<sup>th</sup> to 6<sup>th</sup> grade levels). The initiative includes five community-based programs contracted through DYCD as well as programs at seven sites within the City's three public library systems. In the summer of 2009 participants were offered paid internship and community service experiences as an incentive for program attendance. Evaluation results of this pilot demonstrated that the addition of paid internships resulted in increased program attendance and retention as well as improved math scores by a full grade level compared to students in the program that did not have internships. As a result, paid internships were added to all program sites for the current fiscal year and going forward. The program exceeded its targets for literacy gains in both its first and second year of operations. In FY11, 302 young adults achieved a one or more grade level increase in their reading levels, a number that has steadily increased since the program's inception 3 years ago. In FY12, five new sites were added to the initiative through new funding from the City's Young Men's Initiative.
- The Young Adult Internship Program (YAIP) is a workforce development program targeting young adults aged 16-24 who are not working and not in school. Established in 2007, YAIP is now in its fifth year and features a combination of educational workshops, counseling, and short-term paid internships. The program operates three 14-week cycles each year and serves approximately 1,800 disconnected youth annually in high poverty communities. This innovative model is obtaining positive results and achieving national recognition.
- City University of New York (CUNY) Prep offers out-of-school youth between the ages of 16 and 18 with an opportunity for full-time study in order to qualify for admission to college by obtaining a General Equivalency Diploma (GED). Instruction emphasizes college preparation in humanities, math and science. In addition to the three subject-area classes, students also take a literacy enhancement course to build the skills they will need for college and work. The program also teaches college survival skills and provides social supports such as counseling, career advising, and referrals to health care centers and part-time job opportunities.
- CUNY Accelerated Study in Associate Programs (ASAP) provides academic and economic support to help low-income student complete Associate degrees in an accelerated manner, thereby potentially positioning themselves for higher income employment opportunities than those available to young

adults with only a high school diploma (traditional and/or GED). Supports include advisement and tutoring, tuition waivers, free text-books and Metrocards for travel to and from campus. In addition, the program offers block-scheduling to accommodate student work schedules, and job developers to help students with job placement and career development; the program has impressive three year graduation rates (54.8%) relative to a comparison group (24%).

- The Youth Financial Empowerment (YFE) program teaches essential financial literacy skills to youth aging out of the foster care system. The program also provides matching funds to contributions made by youth into Individual Development Accounts (IDAs). Program participants in the program receive matching funds of up to \$2,000 by saving \$1,000 in the IDA. These savings can be applied to secure and maintain stable housing, to pursue educational opportunities, and to obtain vocational training.

### Young Children & Families

The CEO poverty measure estimates that New York City is home to 223,118 young children in poverty, similar to the 213, 574 children counted under the Federal measure. Although poverty alone does not place children's development at risk, children living in poverty are more susceptible to risk factor that can jeopardize their well being and life outcomes. The CEO initiatives for young children and families focus on providing a good start to life and education.

- Child Care Tax Credit (CCTC), initiated in 2007, combines with Federal and State refundable Child and Dependent Care credits to provide low-income households a City tax credit of up to \$1,700 to work while providing young children with quality child care. In FY2011 (representing preliminary Tax Year 2010 figures), over 23,000 low-income households received credits totaling over \$9.62 million.

### Social Innovation Fund:

In 2010, the Federal government launched a new initiative that reflected a mission that CEO actively advocated for at the national level- supporting and scaling up performance driven effective local programming that has proven the ability to low-income families. Created through the Edward M. Kennedy Serve America Act of 2009, and launched by the Corporation for National and Community Service, CEO became one of the inaugural recipients of Social Innovation Fund (SIF) grant.

The Social Innovation Fund grant provides a unique opportunity for cities to work together to expand and test innovative anti-poverty programs piloted by the NYC Center for Economic Opportunity. With this prestigious and significant Federal grant, CEO is replicating several of its programs in New York City and seven other cities. Through this project, the cities plan to further refine and test program models, building a multi-site body of evidence in support of promising, high-impact, cost-effective interventions that will influence national policy discussions.

CEO is partnering with the Mayor's Fund to Advance New York City (a not-for-profit organization, which facilitates innovative public-private partnerships throughout NYC) and MDRC (a social policy research organization), as well as several private funders, to implement the following programs in New York, Kansas City, Memphis, Newark, Cleveland and Youngstown, San Antonio, and Tulsa. The five CEO programs being replicated through the SIF are:

- Family Rewards. Built on the success of similar programs in more than 20 countries, this conditional cash transfer program will provide cash incentives to families for achieving milestones that lead to better health, education, and employment outcomes, all of which increase human capital. Building on preliminary results from the earlier New York City pilot, the SIF-supported program focuses on the incentives that evaluations have shown to be most promising.
- Jobs-Plus. The place-based Jobs-Plus program addresses entrenched poverty among public housing residents by saturating a development with job and career support, community building, and rent incentives. In a previously evaluated national pilot, residents' earnings continued to rise for three years after the program ended, greatly outpacing the income of a comparison group.



- SaveUSA. First piloted by the City’s Office of Financial Empowerment as \$aveNYC, SaveUSA, offers a matched savings account to low-income tax filers. Although nearly half of New York City participants in the pilot reported no history of savings, 80 percent saved for at least one year to receive the match and 75 percent continue to save today.
- WorkAdvance. A sector-focused career advancement initiative to help low-wage workers get good jobs with career ladder opportunities. CEO built upon existing NYC programming and national evaluations of advancement and sector strategies to create WorkAdvance, which combines the best practices from these efforts to create a single, cost-effective, and easy to replicate workforce intervention.
- Project Rise. An education-conditioned internship program designed to improve the long-term economic opportunities of young adults age 18-24 who are out of school, out of work and who lack a high school diploma or GED. The year-long program pairs quality educational instruction with a paid internship and case management.

CEO and the Mayor’s Fund have launched a learning network of program providers and other partners, which allows CEO’s SIF partners to share best practices and address common challenges. The SIF presents an opportunity to expand CEO’s evaluated programs and best strategies, and to tackle poverty across diverse demographics and geographic settings.

In 2011 all SIF program sites launched and began serving participants.

Young Men’s Initiative:

CEO’s strategy of building on evidence-based approaches and piloting new programs is helping to advance a key policy priority: improving outcomes for young men of color. Announced by Mayor Bloomberg in August 2011, the Young Men’s Initiative (YMI) is a multi-agency initiative comprised of over 30 program and policy initiatives in four key areas: education, employment, health, and justice. YMI is a \$43 million annual public-private partnership. CEO is overseeing the implementation and evaluation of the YMI programs, which include expansions of existing CEO programs as well as new programs.

The five programs listed below are CEO pilots that performed well and are now being expanded to additional sites through YMI.

<b>CEO Programs Expanded Under YMI</b>		
<b>Program</b>	<b>Agency</b>	<b>Description</b>
Expanded Training and Employment	SBS	Expand training slots in existing SBS programs.
Jobs-Plus	HRA & NYCHA	Expand this evidence-based employment services program for residents of public housing.
NYC Justice Corps	CUNY	Expand a community service and work-readiness program for youth involved with the criminal justice system.
Young Adult Internship Program	DYCD	Expand an internship program for unemployed, out-of-school youth.
Young Adult Literacy Program	DYCD & Libraries	Expand this literacy program that combines educational instruction with internships and support for pre-GED young adults.

CEO will also support new Young Men’s Initiative programs. These programs will promote mentoring, seek to reduce violence and recidivism in targeted communities, increase access to sex education and reproductive health services, and put young people to work through job training and subsidized jobs programs. In addition, privately-funded alternative-to-placement programs for juveniles on probation, education and mentoring interventions for probationers, and a fatherhood initiative for young adults will be implemented.

CEO's participation in YMI is consistent with the mission it has executed since the Center's inception: replicate proven and effective strategies, incubate innovative anti-poverty programs, and measure results. The YMI programs incorporate recommendations by researchers and practitioners on effective ways to reach young adults. Participation in these programs does not exclude other participants, but rather they are programs that had positive outcomes for young men of color.

Experts continue to recognize CEO's commitment to innovation and applaud the Center's many accomplishments. Harvard University's Kennedy School of Government granted CEO its prestigious Innovations in American Government Award in 2011. The Stanford Social Innovation Review featured CEO in its winter 2012 issue as a noteworthy example of innovation in government. CEO was also honored with the 2011 Citizens Budget Commission Prize for Public Service Innovation.

#### Services for Low-income Families

In addition to these recent CEO-related initiatives, the City has long provided a wide variety of services designed assist NYC residents living poverty and help them move toward economic self-sufficiency. Central to this effort are the myriad of services provided by the City's Human Resources Administration/Department of Social Services (HRA). For a full description of HRA's ongoing services and accomplishments for CFY2011 please refer to the 2012 Consolidated Plan, Volume 2, Part II., Section E., Other Actions, Anti-Poverty Strategy.

#### Poverty Research

In August 2008, CEO published its first report on poverty in New York City. The report marked the first time any local government had implemented recommendations from the National Academy of Sciences for an improved measure of poverty. CEO has issued two subsequent reports, in March 2010 and March 2011. A fourth report will be released in March of 2012.

The CEO poverty measure improves upon the outdated official measure by including more of what public programs do to bolster family incomes. In addition to cash transfer, the only form of assistance that is captured in the official measure, CEO accounts for tax credits and the cash-equivalent value of in-kind assistance from nutritional and housing programs. The CEO poverty measure also compares these resources against a more realistic poverty threshold, one that recognizes the relatively high cost of living in New York City.

The CEO poverty measure has caught the attention of policy makers nationwide. In the 111<sup>th</sup> and 110<sup>th</sup> Congresses, legislation was introduced by Congressman Jim McDermott and Senator Christopher Dodd proposing that the methodology used to calculate the Federal poverty measure be revised based on the same National Academy of Sciences' recommendations that inform the CEO poverty measure. In March of 2010 the Obama Administration announced plans to create a similar measure, called the Supplemental Poverty Measure. The first report based on the new Federal measure was released in the Fall of 2011.

The Center has consulted with several other localities that want to develop similar poverty measures including: Chicago, Illinois; Los Angeles, California; San Francisco, California; Washington, DC; Philadelphia, Pennsylvania; Oakland, California; San Jose California, along with the states of New York and California. In addition we have collaborated with the Institute for Research on Poverty at the University of Wisconsin and the Urban Institute, both of which have developed similar measures for the Wisconsin and other states.

#### Five-Borough Economic Opportunity Plan

As the result of the recent economic recession brought on by the collapse of the financial markets, The Five-Borough Economic Opportunity Plan, the Mayor's economic diversification program, has received increased attention. Originally presented in 2002, the Plan attempts to create employment opportunities in a variety of fields that New York City either has existing competitive advantages or identified potential advantages which have not been fully exploited. These job areas include bioscience, fashion, media/technology, manufacturing/distribution, tourism, "Green" building design and construction initiatives that promote sustainable business practices have also been identified as areas for further development.

In addition to its industry-specific initiatives, the Bloomberg Administration is making a concentrated effort to promote entrepreneurship more generally, understanding that doing so fosters new ideas that will keep the City competitive for decades to come.

#### Bioscience

- Support the NYC Bioscience Initiative to grow bioscience and life science industries at locations such as BioBAT (Brooklyn Army Terminal) in Brooklyn and the East River Science Park.

In July 2011, New York City and the New York City Economic Development Corporation (NYCEDC) issued a Request for Proposals (RFP) for Applied Sciences NYC, the City's initiative to build and expand a state-of-the-art engineering and applied sciences campus in New York City. In December 2011, the City announced Cornell University as the winner of the \$100 million competition to build a state-of-the-art engineering and applied science graduate school on Roosevelt Island. An estimated 22,000 permanent jobs are expected to be created and the campus will generate roughly \$1.2 billion in direct and indirect taxes for the City of New York.

#### Fashion

- Expand Fashion Week at Damrosch Park (Lincoln Center) and develop strategies that grow the Fashion and Wholesale Retail Sector, which employs more than 175,000 New Yorkers. Strategies include improvements to Buyers' Week and the revitalization of the Garment Center.

In September 2011, Fashion Draft NYC, a city-developed pilot program of NYCEDC and **Parsons-The New School for Design**, began recruiting graduates for jobs in New York City fashion firms. The application period for interested college graduating seniors closed in November 2011. Finalists for the Fashion Draft program will be notified in January 2012, and selected students will have the opportunity to interview and secure full-time, management track positions with fashion firms at "interview week" in February 2012.

In June 2011, the application period for the 2012-2014 NYC Fashion Incubator class closed. Selected candidates will have access to low-cost design studio space and support services in New York City's Garment Center. Each designer firm will receive a two-year lease at below-market rates and will begin to move into the incubator space in April 2012. This is a continuation of the initiative implemented by the City and the Council of Fashion Designers of America (CFDA), where the first twelve (12) designers had been chosen in January 2010 for tenancy in the incubator during the April 2010-April 2012 lease.

#### Media/technology

- Partner with the private sector to develop and implement a strategy to grow the emerging new media, gaming and technology sectors. Encourage innovation and entrepreneurship through partnership with the hi-tech sector.
- Encourage further innovation and collaboration in the media industry; attract top talent to the City; recruit leading foreign media companies; and help New York City-based companies expand abroad.

NYC BigApps 3.0 is an annual software competition for individuals or companies to develop online and mobile applications that utilize official City datasets. Winning applications from the 2011 BigApps competition included "apps" which offered: real-time transit updates from MTA and DOT; a location-based listing all public facilities available to play sports; and, an interactive map of free, metered, and prohibited on-street parking for user's precise time and location. Submissions for NYC BigApps 3.0 were due in January 2012 and selected candidates will receive cash prizes totaling \$50,000, in addition to several non-monetary prizes. A total of 13 cash prizes will be awarded and the winners of this year's competition will be announced in March 2012.

The NYC Venture Fellows Program will provide 20-30 rising entrepreneurs from New York City and around the world with a year-long Fellowship designed to assist entrepreneurs with demonstrated potential to create jobs in New York City. The program offers selected participants with the opportunity to enhance skills, build professional networks, and provide resources to encourage international and non-New York City entrepreneurs to open offices in the City. The NYC Venture Fellows Program is operated by the New York City Economic Development Corporation (NYCEDC) and Fordham University. Candidates are selected through a competitive nomination process; all nominations for the NYC Venture Fellows Class of 2012 closed in October 2011. The 2012 class of Venture Fellows were announced in February 2012 and are comprised of 28 entrepreneurs from 12 different international cities and represent a diverse range of industries such as bio-med, fashion/retail, and social ventures.

In June 2011, the City and FirstMark Capital announced another investment of the NYC Entrepreneurial Fund, naming Medico.com, Inc., a global health-focused Internet company, as the fund's next seeded company. Entrepreneurial companies can receive up to \$750,000 for the first round of investment. Launched in May 2010, the NYC Entrepreneurial Fund invests in promising New York City-based technology start-up companies with early-stage capital and potential follow-on investments with FirstMark Capital.

#### Manufacturing/distribution

- Continue to support 16 Industrial Business Zones and additional industrial ombudsmen areas throughout the five boroughs to encourage industrial and manufacturing job growth and business expansion.
- Work with private sector partners to create industrial and maritime jobs by expanding the New York Container Terminal in Staten Island, and reactivating waterborne industry along the Brooklyn Waterfront in Red Hook and the South Brooklyn Marine Terminal.

In June 2011, Mayor Bloomberg and City Council Speaker Quinn announced a \$10 million fund to provide growth capital to New York City food manufacturers, a \$10 million fund to transform out-of-date industrial space across the five boroughs, and 20 other initiatives to strengthen the City's industrial sector and help the growth of small industrial businesses in New York City. The programs seek to revitalize, modernize, and preserve up to 9 million square feet of underutilized industrial space, and estimate the creation of up to 30,000 industrial jobs, annual payroll earnings of more than \$900 million and \$150 million in City tax revenue.

In January 2011, Hot Bread Kitchen began its daily operations at La Marqueta, a community marketplace, in East Harlem renovated under the Kitchen Incubator initiative launched in 2010. As of December 2011, Hot Bread Kitchen currently incubates six small businesses, with a second round of applications for additional tenants currently being accepted. At maximum capacity, Hot Bread Kitchen will be capable of incubating up to 40 food manufacturing startups and businesses.

#### Tourism

- Invest in tourism infrastructure including improved trade show space that can attract more national and international conferences.
- Use the new Visitor Information Center, online resources, and international offices to achieve goal of attracting 50 million visitors by 2012.

In May 2011, Mayor Bloomberg announced that the City will launch a global communications and marketing campaign designed to promote Lower Manhattan to visitors and worldwide travel media. The accompanying website (<http://www.nycgo.com/getmorenyc/lower-manhattan>) will feature Lower Manhattan travel itineraries, special hotel offers and restaurant deals. In addition, the campaign will utilize outdoor media ads, a taxicab TV spot and a print campaign at John F. Kennedy International Airport to promote the area as a travel destination. The Downtown Alliance launched an extensive print and outdoor advertising, direct mail, and promotional campaign showcasing Lower Manhattan during the 2011 winter holiday season.

In October 2011, Mayor Bloomberg announced that New York City will be home to the Norwegian Breakaway, Norwegian Cruise Line's new state-of-the-art 4,000 passenger ship. Beginning in May 2013, Norwegian Breakaway –the largest ship ever to home port in the City – will embark on a minimum of 88 cruises from the Manhattan Cruise Terminal through March 2015. In 2011, there were an estimated 645,000 combined embarking and transit passengers, a 10% increase from the number of 2010 passengers and a total of 294 ship calls, a 22% increase from the number of ship calls in 2010.

The cruise ship industry continues to play an increasingly important role for New York City tourism and overall economy, contributing to the record-breaking 50.5 million visitors who visited New York City in 2011.

As mentioned previously, in January 2012, it was announced that New York City had a record 50.5 million visitors in 2011, surpassing the goal of attracting 50 million visitors by 2012 one full year ahead of schedule. This is a 3.5 % increase over the 2010 figure of 48.8 million visitors. New York City is also on track to generate \$32 billion in visitor spending, which contributes to an estimated 320,000 related jobs across the five boroughs.

As a result of the record-breaking tourism, a record 27.15 million hotel room nights were sold, a 5 % gain over 2010 record levels. As of 2011, New York City is now home to 90,000 hotel rooms and the hotel occupancy rate closed with a year-end average of 85 percent. Approximately 40 new hotels are slated to open in the next 30 months, comprising of about 13 properties, representing 1,865 rooms, in boroughs outside Manhattan and 22 properties, representing 4,120 rooms, currently under construction in Manhattan.

#### Green Initiatives

- Implement sustainability initiatives, like the “Greener, Greater Buildings Plan to reduce the City’s energy usage and save consumers money, while simultaneously creating thousands of well-paying green jobs.
- Provide workforce training in green sub-sectors such as renewable energy and carbon finance, in order to ensure that New Yorkers are well-trained for these jobs.

#### Financial Services

- Strengthen sub-sectors in which the City has traditionally been underrepresented, such as venture capital.
- Retain talent in the City by encouraging entrepreneurship through job training programs.

In September 2011, the City announced the latest round of NYC Business Solutions Training Funds to four businesses based in Brooklyn, Queens and Manhattan. Together, these four businesses will receive \$182,747 in training grants designed to help train new and existing employees with relevant skills they need to grow their businesses. NYC Business Solutions Training Funds are administered by the Workforce Development Corporation, under contract of the New York City Economic Development Corporation and cover up to 70% of training costs to support businesses investing in new equipment or software, developing new products or markets, and retraining employees. As of 2011, the Department of Small Business Services has awarded nearly \$700,000 in grants to 16 businesses, providing training to 300 New Yorkers, resulting in 45 new hires and an average wage increase for existing employees of 13 percent. The recipients of the upcoming 2012 NYC Business Solutions Training Funds will be announced in 2012.

#### Entrepreneurship

- Launch training programs which target potential and existing business owners.
- Create incubator spaces that provide start-up companies with discounted office space and administrative support.
- Work to create an online database that will connect the entrepreneurial and venture capital communities.

- Support tax reform legislation that will eliminate or reduce the unincorporated business tax liability for approximately small businesses.

In October 2011, Mayor Bloomberg and New York City Council Speaker Quinn announced Building Blocks for Neighborhood Retail, a series of new initiatives, to support neighborhood retail corridors and create jobs. These new initiatives will provide additional support for retail corridors by providing access to market data, including a centralized website that will provide demographic information and advertise vacancies, a Neighborhood Pop-Up Store Competition that will generate new retail concepts and activate vacant space. In addition, the Neighborhood Leadership Program, launched in January 2011, is a five-month program designed to offer training and support to community economic leaders in the areas of leadership development and commercial revitalization strategies. Based on the initial success of program participants, a second cohort of the Neighborhood Leadership Program is currently underway

In June 2011, the Department of Small Business Services launched a Neighborhood Retail Leasing Program, which provides four pilot neighborhoods located in Brooklyn, Manhattan, Queens and the Bronx, with targeted technical assistance to help communities identify the range of retailers that can be supported by their local markets. This program aims to help communities fill vacancies in their commercial corridors and create a vibrant mix of businesses that serve local neighborhood needs.

In June 2011, it was announced that a new City-sponsored business incubator designed to support the development of technology startup businesses in Brooklyn was slated to open. NYCEDC provided a \$250,000 grant to establish the DUMBO incubator, the ninth sponsored by the City, as part of a plan to encourage entrepreneurship within a variety of economic sectors. The DUMBO incubator opened in December 2011 providing up-and-coming entrepreneurs with access to networking opportunities, free and discounted legal and accounting guidance, expertise of NYU-Poly's faculty and the chance to attend office hours with well known entrepreneurs. As of January 2012, the DUMBO incubator was accepting applications to fill its workstations with room for approximately 20 small startup companies.

In January 2012, the City announced the opening of the Sunshine Bronx Business Incubator, the first City-sponsored business incubator to be located in the Bronx. The Sunshine Bronx Business Incubator, will ultimately accommodate up to 400 entrepreneurs from the Bronx and across New York City over the next three years. The incubator will assist startup businesses and entrepreneurs across various industries including finance, new media, technology, green finance and technology, biomedicine, and healthcare. The selection and review process into the Sunshine Bronx Business Incubator requires interested candidates to furnish a fully-developed action plan and a three-month timeline for achieving their goals. Presently, there are 15 companies housed in the Sunshine Bronx community, which officially began accepting applicants in fall 2011 and an additional 30 community members are expected to begin using the incubator space by April 2012.

In January 2012, Mayor Bloomberg and Speaker Quinn announced that the New Business Acceleration Team helped expedite the opening of 546 restaurants and create 6,012 new jobs in 2011. The New Business Acceleration Team, a pilot program that began in Manhattan in March 2011, is now being expanded to Brooklyn, Queens, Staten Island and the Bronx to guide business owners through the bureaucratic maze of opening a restaurant. The initiative allows restaurants to go through the City's permitting processes more quickly and speeds up the timeframe of opening a new restaurant. On average, the restaurants using the services of the New Business Acceleration Team opened 10 weeks faster than originally planned. The New Business Acceleration Team's expedited openings have generated \$9 million in additional tax revenue and \$50 million in additional sales revenue for FY2011. The City also created the NYC Business Express online portal (<http://www.nyc.gov/portal/site/businessexpress>) which offers business owners and entrepreneurs information they need to open and operate a business and the opportunity to apply for permits, licenses, certifications and check violation statuses.

## **5. Institutional Structure**

Please refer to the 2012 Consolidated Plan, Volume 2, Part II, sub-section F. The 2012 Consolidated Plan is the most recent description of the City's institutional structure including private industry, nonprofit organizations, and public institutions through which the City will carry out its affordable and supportive housing strategy. The City needs a stronger commitment from the Federal government to provide aid to the cities; this remains a major impediment to the City's ability to address its affordable and supportive housing needs.

## **6. Governmental Coordination**

There has been extensive cooperation and coordination among the various State, City agencies and private entities to implement the housing strategy. The 2011 Consolidated Plan, Volume 2, Chapter II, sub-section G., provides the most recent description of the City's coordination efforts. Funds from many federal programs are leveraged with State and City funds in developing specific projects for housing and housing supportive services. In addition, private funds are often included in these joint projects. In particular, the City offers many incentives to encourage the participation of for-profit entities, including real estate developers, banks, insurance companies, utility companies, foundations and nonprofit organizations, all of which help meet the housing needs of New York's residents.

### **1. Coordination within the New York City Empowerment Zone:**

The New York Empowerment Zone (NYEZ) is an economic development initiative that uses public funds and tax incentives to encourage private investment and job creation in Upper Manhattan and the Bronx. The NYEZ's goal is to provide its residents with the necessary tools to revitalize their communities and build new roads to economic self-sufficiency.

Congress enacted the Empowerment Zone Program as part of the Omnibus Budget Reconciliation Act of 1993 to stimulate economic growth in distressed areas. The New York Empowerment Zone began operations in January 1996. New York City has committed \$100 million to the New York Empowerment Zone, as have the State and Federal governments, for an aggregate of \$300 million.

The Zone is governed by The New York Empowerment Zone Corporation, which is maintained by the City and State. The NYEZ Corporation Board of Directors consists of designees of the City, State, 16<sup>th</sup> Congressional District, 15<sup>th</sup> Congressional District, the Upper Manhattan Empowerment Zone Development Corporation, and the Bronx Overall Economic Development Corporation.

The fundamental mission of the Corporation is to assist the two local development corporations: The Upper Manhattan Empowerment Zone Development Corporation (UMEZ), representing the Upper Manhattan portion of the Zone, consisting of West, Central and East Harlem, Washington Heights and Inwood, and the Bronx Overall Economic Development Corporation (BOEDC), representing the Bronx portion of the Zone consisting of High Bridge, Mott Haven, Port Morris and Hunts Point. The Corporation facilitates the cooperation and engagement of State and City government entities in order to achieve strategic plan goals with regard to budgeting and payment of committed funds. Since the Zone was designated, the NYEZ Corporation has approved and committed over \$220 million in loans and grants for implementation of initiatives and projects.

### **Local Development Corporation Responsibilities**

The Upper Manhattan Empowerment Zone Development Corporation (UMEZ) and the Bronx Overall Economic Development Corporation (BOEDC) are the two designated Local Development Corporations that develop and administer initiatives in the Zone. Their mission is to expand the range and scope of economic activity, enhance capital opportunity for local businesses and institutions and improve the quality of life for residents, workers and visitors. Their duties include: 1) developing initiatives; 2) evaluating and modifying their Strategic Plans; 3) providing opportunities for involvement of the community; 4) selecting service providers and vendors for Zone programs and projects consistent with procurement rules; and 5) monitoring performance.

Businesses of all sizes in the Zone benefit from its available resources. In addition to attracting large, national retail companies to Harlem and the South Bronx, EZ investments in small businesses increase their access to capital and provide technical assistance, in order to create jobs for local residents and address neighborhood retail needs. The EZ has also targeted the stabilization and growth of cultural institutions in Harlem and the Bronx as part of an overall strategy to re-energize these areas as unique cultural and shopping destinations.

UMEZ and BOEDC have created more than 9,000 jobs in the Empowerment Zone as of December 31, 2010.

#### UMEZ Activities in the Empowerment Zone

UMEZ is guided by a four-pronged strategy: 1) strengthening arts and cultural organizations to drive tourism, 2) making large-scale business investments in major real estate projects, 3) providing access to capital and technical assistance to small business, and 4) funding workforce development programs. Due to economic conditions in 2011, *UMEZ continued its focus* on supporting small businesses and not-for-profit organizations.

- National Jazz Museum – Authorization of \$600,000 grant for capacity-building project and support the organization’s staffing and overall development.
- East Harlem Business Capital Corporation – Authorization of \$507,500 grant to provide free based services for TA, draft business plans and perform business workshops for small businesses in East Harlem.
- Audubon Partnership for Economic Development – Authorization of \$453,900 grant to provide free based services for TA, draft business plans and perform business workshops for small businesses in Washington Heights and Inwood.
- Harlem Business Alliance – Authorization of \$451,400 grant to provide free based services for TA, draft business plans and perform business workshops for small businesses in Central Harlem.
- New York Women’s Chamber of Commerce – Authorization of \$451,200 grant to provide free based services for TA, draft business plans and perform business workshops for small businesses in East Harlem.
- Northern Manhattan Arts Alliance – Authorization of \$250,000 grant to support progress towards long term sustainability.
- Hot Bread Kitchen, LTD – Authorization of \$150,000 for a two year grant to establish two programs – Project Launch and HBK Incubates to assist entrepreneurs.
- Firelight Media, Inc. – Authorization of \$225,000 grant to develop and implement a revenue generating strategy.
- Harlem Arts Alliance – Authorization of \$250,000 grant to support its long-term sustainability.
- 260-262 West 125<sup>th</sup> Street (“Mart 125”) – Authorization of \$400,000 equity investment to provide financing for the pre-development costs associated with the restoration and redevelopment of Mart 125.
- Grameen America – Authorization of \$3,000,000 loan to provide microloans to small businesses and a \$325,000 grant to administer the program.

#### BOEDC Activities in the Empowerment Zone

BOEDC continued its focus on supporting environmental initiatives and not-for-profits in the Bronx Empowerment Zone.



- Society for Equitable Excellence – Authorization of \$40,000 grant to perform feasibility study for the construction of a planetarium and science center.
- Bronx Children’s Museum – Authorization of 500,000 grant to develop the master plan and other for soft cost related to the construction of the Museum.
- Smith Electric Vehicles – Authorization of \$1M loan to Smith Electric to secure a letter of credit for real estate.

HPD Activities within the Empowerment Zone

In addition to the thousands of units of housing HPD has already assisted in the New York City Empowerment Zone, HPD currently has approximately 18 housing projects in various stages of development located within the Zone. They encompass a broad range of HPD's new construction efforts, including the Cornerstone Program, the Low Income Rental Program, the Mixed Income Rental Program, the Multifamily Homeownership Program, the NYCHA Collaborative, the Supportive Housing Program, the Section202 Supportive Housing Program for the Elderly, and Habitat for Humanity. The 18 projects will result in approximately 1,231 units of housing. In the last ten years, HPD has initiated a total of 375 projects within the Zone, resulting in approximately 27,873 units of housing.

Coordination with Empowerment Zone

City of New York

There is a partnership between the City of New York and the two local development corporations responsible for the development and investment in the Empowerment Zone. A representative of the Mayor's Office has served as part of the New York Empowerment Zone coordination team since its original designation. This representative, currently the Deputy Mayor for Economic Development, oversees full-time staff assigned to the Empowerment Zone from the Office of the Mayor.

UMEZ and BOEDC work closely with City agencies, including the Economic Development Corporation, Department of Small Business Services, Department of Housing Preservation and Development, and the State's Empire State Development Corporation, in the areas of site location/acquisition, business and real estate development, and workforce development.

Please call the Mayor's Office New York City Empowerment Zone at (212) 788-8422 for more information.

Private Sector

The NYEZ uses its public investment pool of \$300 million to encourage private investment in Upper Manhattan and the South Bronx. As of June 30, 2009, the NYEZ has leveraged more than \$850 million in private investment.

EZ Tracts

The Upper Manhattan portion of the New York Empowerment Zone includes Central, East and West Harlem, Inwood and Washington Heights. The South Bronx portion includes Hunts Point, Port Morris, Mott Haven and the Yankee Stadium/Highbridge area.

Please refer to the map incorporated into the 2012 Consolidated Plan depicting the census tracts which comprise the New York Empowerment Zone.

Coordination with the Consolidated Plan

The NYEZ is fully consistent with the Consolidated Plan. In fact, many of the goals identified in the Empowerment Zone program for Upper Manhattan and the South Bronx are identical to the Plan's basic goals.

## C. Anti-Displacement Plan

In accordance with 24 CFR 42.325(a), the City will continue to take all reasonable steps to minimize the displacement of families and individuals from their homes and neighborhoods as a result of a federally assisted project activity assisted with funds provided under (1) the Community Development Block Grant (CDBG) Entitlement Program (24 CFR 570), or (2) the HOME Investment Partnerships Program (24 CFR 92).

### Part 1: Displacement Mitigation

Consistent with 24 CFR Part 42, the City will take the following steps to minimize the displacement of persons from their homes and neighborhoods:

#### I. New Construction and Substantial Rehabilitation

The production of new units to increase the supply of housing, a major goal of New York City's housing policy, is accomplished primarily through a policy of encouraging: a) new construction on vacant and underutilized sites; and b) rehabilitation or restoration of vacant, abandoned multiple dwellings and small homes. Priority for development of assisted new construction and substantial rehabilitation housing is given to sites that are City-owned and contain vacant land and/or structures.

#### II. Moderate Rehabilitation and Repair

A key component of the City's preservation housing strategy is to provide assistance to multiple dwelling buildings requiring levels of rehabilitation that can be accomplished with tenants in occupancy. These programs help preserve low income housing and do not result in displacement.

The successful renovation of existing occupied buildings may require that rents be restructured for existing tenants. Such restructured rents generally do not exceed the applicable FMR for existing housing and moderate rehabilitation. Low income tenants who are unable to afford restructured rents resulting from this rehabilitation will be assisted by the City in applying for and obtaining Section 8 Existing Housing Certificates and Vouchers, if available.

#### III. Tenant-Landlord Relations

As an additional anti-displacement incentive, the City established a program to facilitate the resolution of tenant/landlord disputes through the use of trained mediators. This project is jointly operated by HPD and the Unified Court System and is located in the Brooklyn and Manhattan Housing Courts. By helping landlords and tenants settle their differences, the program helps protect tenants from being displaced from their homes. In addition, to supplement the need to assist pro se litigants who are unfamiliar with court procedures, HPD expanded its technical assistance role by providing a community liaison worker in the Bronx Housing Court Resource Center.

The community liaison worker provides the public with information on court procedures and makes referrals to HRA and other appropriate bodies. For example, tenants, who face eviction because of failure to pay rent are referred to the Income Maintenance Housing Unit, which is located on the housing court premises. This unit is staffed by Human Resources Specialists who are available to refer tenants to HRA so that emergency assistance payments can be expeditiously processed.

The City has also undertaken an initiative to ensure that relocation activities are conducted in accordance with local, state and federal fair housing laws. All HPD relocation managers have been trained by HPD's Fair Housing Unit on basic fair housing laws and will be made aware of the City's fair housing program which provides counseling services for tenants who allege discrimination. A tenant who has been displaced by government action will also be informed of his/her Fair Housing rights in the Tenants Assistance Policy

literature that is part of the informational package given to potential relocatees. This policy delineates the basic fair housing laws and the remedies available for any tenant who believes he or she has encountered discrimination.

### Replacement of Lower Income Housing

As described in 24 CFR 42 Subpart C, the City will replace occupied and vacant occupiable lower income housing that is converted to a use other than lower income housing or is demolished as a result of activities paid for in whole or in part with funds provided by HUD under the CDBG Entitlement Program or the HOME program.

To the extent that the specific location of the replacement housing and other data required by paragraphs (c)(4) through (c)(7) of 24 CFR Part 42.375, are not known, the City shall identify the general location of the housing on a map and complete disclosure and submission requirements when the specific data are available.

### **Part 2: Relocation Assistance**

In accordance with 24 CFR 42.325(a), the City will continue to take all reasonable steps to minimize the displacement of families and individuals from their homes and neighborhoods as a result of a federally assisted project activity assisted with funds provided under (1) the Community Development Block Grant (CDBG) Entitlement Program (24 CFR 570), or (2) the HOME Investment Partnerships Program (24 CFR 92).

### Displacement Activities

*The City of New York did not displace individuals or families in any federally-assisted entitlement program in 2011.*

## **D. Assessment of HOME Minority Business Enterprises and Women Business Enterprise Outreach-Related Activities**

The New York City Department of Housing Preservation & Development (HPD) is committed to a policy of providing equal access to all economic opportunities generated by our role as the primary catalyst for the construction and rehabilitation of affordable housing throughout this City.

HPD's Regulatory Compliance office is responsible for creating, implementing and coordinating procurement, training and employment activities in support of the agency's commitment to business enterprise mandates. The office has implemented a multifaceted Business Opportunity Program in response to public policy mandates that require local participation in agency procurement activities. The initiatives and strategies detailed below are the direct result of a long term and systemic approach to community development.

Our assessment of the affirmative efforts undertaken finds the agency in compliance with the business development mandates found in HOME funding regulations. The following summarizes the activities undertaken and the results achieved during this last year to promote the participation of local, minority and women owned businesses in contract opportunities generated by the use of HOME funds:

- Conducting weekly Pre-Award Conferences to review equal opportunity, labor standards, business enterprise and fair housing requirements for HPD contract recipients. These conferences also provide information on becoming certified as a MWBE by the NYC Department of Small Business Services (DSBS). Representatives of over 500 firms attended 52 sessions in calendar year 2011.
- In late December 2005 Mayor Bloomberg signed Local Law 129 to promote the utilization of Minority and Women owned Business Enterprises certified by the DSBS. HPD internal controls includes the work of HPD's MWBE Task Force, headed by the Special Counsel for Regulatory Compliance (who is also the agency's MWBE Officer) and including the Assistant Commissioner/ACCO and the Deputy General Counsel for Legal Affairs. The Task Force meets regularly to implement internal initiatives, monitor agency performance and detail procedural compliance with LL 129. The Task Force has established procedures and duties to implement a uniform subcontractor approval protocol within the agency. Agency Purchasing officers have been trained to use the DSBS directory to obtain vendor lists for outreach and bidding invitations. This work has raised the awareness of the importance of federal MWBE participation guidelines as well.
- HPD staff represents the agency at numerous outreach events, including those sponsored by the NYC Dept. of Small Business Services, and other partners.
- HPD has created and published a webpage: <http://www.nyc.gov/html/hpd/html/vendors/local-business-participation.shtml> that provides information on the agency's business counseling and educational services, the Section 3 program, and links to the NYC Dept. of Small Business Services.
- HPD is in the process of purchasing a web based service for the electronic collection, tracking, review, storage and reporting functions associated with the management of certified payrolls for compliance with Federal, State and City Labor requirements. The service will also will have the capability to collect data and produce reports for MWBE and Section 3 compliance. the service will provide the Agency with more timely and complete data for analysis as projects proceed.
- HPD has compiled and submitted reports on the participation of minority and women owned firms as are required by Federal, State and City agencies.

The HPD Business Opportunity Program is an ongoing effort to ensure that the economic and social benefits of HOME funded contracts are openly and fairly distributed with the maximum participation of locally based, minority and women owned firms.

The following is a snapshot of HOME funded prime and subcontracts let in calendar year 2011:

Prime Contracts		#	%	\$	%
White	Male	20	71%	\$430,161,422.00	81%
White	Female	5	18%	\$94,446,299.00	18%
Black	Male	3	11%	\$8,095,488.00	2%
Totals		28	100%	\$532,703,209.00	100%
		MWBE	29%		19%
Subcontracts		#	%	\$	%
White	Male	44	86%	\$414,974,026.00	94%
White	Female	3	6%	\$8,426,976.00	2%
Hispanic	Male	3	6%	\$8,426,976.00	2%
Asian	Male	1	2%	\$9,061,575.00	2%
Totals		51	100%	\$440,889,553.00	100%
		MWBE:	14%		6%

The agency endeavors to achieve the maximum participation of locally based, minority and women owned firms as part of an ongoing effort to ensure that the economic benefits of HOME funded contracts are openly and fairly distributed.

## **E. Section 108 Loan Guarantee-Brownfields/Economic Development Initiative (B/EDI) Programs**

### Alliance for Neighborhood Commerce, Homeownership & Revitalization (ANCHOR)

*Currently, there are no HPD ANCHOR Programs under development that are funded through HUD's Economic Development Initiatives (EDI) Grant Program, HUD's Brownfields Economic Development (BEDI) Program, and HUD's Section 108 Loan Program.*

### Rehabilitation of Historic Pier A

In March 2011, the Battery Park City Authority (BPCA) signed a 25-year lease with Atlantic Gardens, a joint venture of Harry and Peter Poulakakos and The Dermot Company, to tenant and operate the space as a restaurant, oyster bar with outdoor seating, event venue and visitor center. Renovation of the building's core and shell and interior elements such as historic walls, woodwork and trim and window restoration is ongoing. BPCA work is expected to be completed in late 2012. Subsequently, the tenants will begin to outfit their space.

## **PART III -- Evaluation of Annual Performance**

This section contains the City's assessment of the effectiveness of its performance in meeting the housing, homeless, supportive housing and community development activities outlined in the 2011 Consolidated Plan.

HUD APR reporting regulations require the Performance Report to include a self-evaluation of a locality's respective formula entitlement grant's activities based on a comparison of its proposed Performance Outcome Measurement System Performance Indicator accomplishments against its actual Performance Indicator accomplishments. The evaluation would be derived from information generated from several IDIS reports updated to include performance measurement data.

As noted in Section IA., HUD completed an upgrade to the IDIS reporting platform at the end of 2009. However, after system modifications, there were certain inconsistencies between the data entered by the formula entitlement grant administering agencies and the data presented on the various reports. Therefore, the City of New York has continued to formulate its self-evaluation of its past year's performance based on the federal reporting guidelines that were in effect prior to the implementation of the Performance Outcome Measurement System.

In addition, the City has already developed and reports Performance Statistics, which are highly similar to HUD's suggested measurements, for both the City's federally-funded and non-federally funded activities within its 2011 City Fiscal Year (CFY) Mayor's Management Report (MMR). Therefore, the reader is requested to please refer to the City's latest Mayor's Management Report.

The latest version of the MMR is available for review on the City's website in Adobe PDF format at: [www.nyc.gov/operations](http://www.nyc.gov/operations).

### **Office of Management and Budget**

For 2011, the Community Development Block Grant Program (CD) had a total of \$232,352,000 available from the FFY '11 Entitlement, program income, and accruals. Total expenditures were \$230,372,000, a 99% expenditure rate. The City believes this is an acceptable expenditure rate for the CD Program.

The high expenditure rate is due to the fact that the CD Program primarily funds ongoing programs. Unlike new programs in which expenditures are delayed because of start-up concerns (staffing, site selection, contract registration, etc.) ongoing programs do not generally experience this lag each year.

### **Department of Housing Preservation and Development**

Mayor Bloomberg's New Housing Marketplace Plan began on July 1, 2003 and was expanded in February 2006 into a \$7.5 billion plan to create affordable housing for over 500,000 New Yorkers, more than the entire population of Atlanta. It is the largest municipal affordable housing plan in the nation's history. The plan uses innovative approaches to find new land and financing to build affordable housing for New York's future. By December 2011 129,221 units of affordable housing had been started under the plan, putting the City on track to achieving the Mayor's goal of creating and preserving 165,000 affordable housing units. Since Mayor Bloomberg came to office the City has funded more than 147,771 units of affordable housing.

### **Department of Homeless Services**

Throughout 2011, ESG funds continued to be an integral component of the City's continuum of care for the homeless. These funds have enabled DHS to improve its outreach activities to homeless persons living in public spaces by contracting with experienced non-profit organizations. In the fall of 2007, DHS implemented new contracts with outreach and housing placement providers. These contracts are performance-based and include evidence-based practices which focuses on placing chronically homeless individuals directly into transitional and permanent housing from the streets. DHS also provided low-threshold housing options that exist outside the shelter system including safe haven and stabilization beds. Safe Havens, three of which were funded by ESG,

and Stabilization Beds are low-demand transitional housing programs that allow clients more flexible access to services.

The City's transitional shelter programs continue to be enhanced by programs funded with ESG money. These shelter programs have become central in the evolution of the transitional shelter service system. They provide the resources to successfully address client's barriers to independent living, which decreases clients' length of stay and increases the rate of successful placements from the shelter system into independent or supportive permanent housing.

Part of DHS' ongoing transformation of the shelter system services includes the development of more specialized programs to address certain specific obstacles to independent living such as substance abuse and mental illness that lead to chronic homelessness. ESG continues to fund substance abuse efforts such as DHS substance abuse counselors in adult shelters and a substance abuse program for family members living in the Regent Family Center. ESG funds are also used to help provide mental health services at five transitional shelters.

ESG funds support the Office of Client Advocacy (OCA) which provides a voice for clients within DHS by mediating conflicts between shelter staff and clients, assisting clients to overcome barriers to permanent housing, interacting with other agencies and organizations on behalf of clients, and addressing phone and walk-in inquiries. The OCA is responsible for assisting clients in navigating the service system and bringing systemic issues to the attention of DHS and providers. The staff assists clients with a wide array of challenges. The staff encourages clients to first work with caseworkers or shelter staff to resolve individual issues. The OCA also facilitates monthly Client Meetings with both single adults & families. Individuals and families can contact a staff member between the hours of 9:00 A.M. to 5:00 P.M., Monday through Friday, and the OCA has a hotline that records messages 24 hours a day. Messages left after hours are responded to the next business day. The OCA works with clients who come to our office for emergencies Mondays through Thursdays from 9-5. Staff is located at Beaver Street. The OCA travels to meet clients at our intake facilities, shelters, drop-in centers and street locations to work with clients make presentations and participate in case conferences. In 2011, the Office of Client Advocacy served a total of 4,935 constituents.

DHS's housing placement program is an intensive case management-based outplacement program operating within the adult shelter services system. This program has been highly successful in placing shelter residents in a variety of long-term housing and/or supervised program placements, ranging from substance abuse programs to supervised mental health housing to supportive SRO's, to independent housing. A continuum of assessment and therapeutic programs helps homeless individuals move into and maintain housing, either in an independent living arrangement or a supportive housing environment. In FY 2011, DHS placed a total of 9,566 single adults and adult families into permanent housing.

As in other areas of the continuum of care, ESG funds have enabled the City to fill niches in the area of homelessness prevention. The prevention programs include services to establish a comprehensive evaluation process to identify households receiving Section 8 rental subsidies administered by HPD who are at risk of losing their Section 8 voucher and becoming homeless due to: being in arrears on rent; either Housing Assistance Payments ("HAP") owed by HPD or the tenant portion thereof; Housing Quality Standard ("HQS") failure (subsidy suspended); failure to recertify; unprocessed rent increases; building foreclosure; or building conversion . Other households eligible for services would be tenants at risk of losing their vouchers due to mental illness, substance abuse, domestic violence or other cognitive problems due to age or health. Other prevention programs include the Tenant and Family Support Program, which approaches prevention on a building by building basis; the Crisis Intervention Program, which provides emergency crisis and case management to formerly homeless families; law enforcement intervention; and assistance to information referral and linkages to community programs, which approach prevention on a neighborhood stabilization basis.

In 2007, the DHS neighborhood-based homeless prevention initiative, Homebase, expanded into a citywide program, now serving all neighborhoods in New York City. DHS continued to collaborate with qualified



community-based organizations charged with assisting those at-risk of homelessness, through targeted services and financial assistance. Through the end of CY 2011, the non-profit providers have made significant improvements in identifying and serving target populations. They are using their community knowledge and resources to meet the needs of these at-risk individuals and families. By ‘networking’ at local businesses, income support centers, schools, police precincts, and local churches, the providers have served 34,000 families and single adults with services such as family and landlord mediation, entitlements advocacy, employment training, and household budgeting skills. Providers have served a diverse group of clients. Over 20% of the client population has had prior shelter histories. Of all the families and single adults served, 90% had not entered the shelter system. Over 15% of all clients have received financial assistance for payment of rent arrears, deposits and broker fees, furniture and household expenses, rent contributions, and educational and work expenses.

On January 24, 2011, DHS conducted its annual citywide Homeless Outreach Population Estimate (HOPE) which resulted in an estimate of 2,648 individuals residing in the streets and public spaces in the five boroughs; a 40 percent decrease since the first citywide survey was conducted in 2005. DHS again hosted HOPE on January 30, 2012. The results of HOPE 2012 are expected to be published in late winter 2012.

**NYC Department of Health and Mental Hygiene – Bureau of HIV/AIDS Prevention and Control**  
*For the evaluation of New York City’s Housing Opportunities for Persons with AIDS (HOPWA) grant-funded activities and accomplishments in 2011, please refer to Volume 1., Part I.A.4., HOPWA Consolidated Annual Performance and Evaluation Report (CAPER).*

## **IV. Affirmatively Furthering Fair Housing**

### **1. Introduction**

The Affirmatively Furthering Fair Housing Statement (AFFH) is the responsibility of a number of City Agencies. The New York City Commission on Human Rights (CHR or the Commission) is the primary agency which promotes fair housing in New York City. The Department of Housing Preservation and Development (HPD), and the New York City Housing Authority (NYCHA) promote fair housing for tenants in properties they administer and eligible applicants who might become tenants. Other agencies, including the Mayor's Office for People with Disabilities (MOPD), the Department for the Aging (DFTA), the Mayor's Office of Immigrant Affairs (MOIA), and the Department of Health and Mental Hygiene (DOHMH), assist special constituencies to obtain equitable housing. The Department of City Planning (DCP) coordinates the City's Consolidated Plan and the City's Affirmatively Furthering Fair Housing Statement.

New York City has long been a leader in promoting principles of fair play and equal opportunity. The City passed, in 1958, the nation's first fair housing legislation that banned discrimination in private housing. It was one of the first cities in the country to provide protection for families with children (1986), and the City's fair housing law for persons with a disability is stronger than federal law.

New York City has one of the most comprehensive local human rights laws in the country, governing housing as well as employment and public accommodations. The City's Human Rights Law, like the Federal Fair Housing Act, prohibits housing discrimination on the basis of a person's race, color, religion, gender, disability, national origin, and familial status. In addition, the City's Law prohibits housing discrimination on the basis of a person's sexual orientation, age, alienage and citizenship status, marital status, partnership status, and lawful occupation. In 2008 the New York City Human Rights Law was amended to add a protection against discrimination in housing based on lawful source of income, including rental subsidies. The term "lawful source of income" includes income derived from Social Security, or any form of federal, state, or local public assistance or housing assistance, including HUD Section 8 rental vouchers. The City Council amended the law to address the problem that many rental housing providers in New York were refusing to rent to tenants with rental subsidies or with incomes from sources other than employment.

The New York City Human Rights Law deals with the sale, rental or financing of housing, as well as any advertisements or statements with respect to housing. The law applies to private, public housing, property management firms, property owners, realtors, lenders, and insurers of housing. Housing discrimination based on race, color, national origin, disability, marital status, partnership status, familial status, lawful occupation, any lawful source of income, gender (including gender identity and sexual harassment), alienage and citizenship status, age, sexual orientation, and creed is prohibited. Distinct among fair housing laws elsewhere in the country, the New York City law covers owner-occupied, two-family housing when the landlord makes public through advertising, postings, or statements the availability of the rental unit. Another distinctive feature of the Human Rights Law is the requirement that landlords may be required pay for reasonable accommodations involving physical modifications (when such modifications are architecturally feasible and do not create undue financial hardship), as opposed to other laws that require merely the owner's permission to implement physical changes. Discriminatory activities include: refusing to sell or rent dwellings; imposing different terms and conditions of sale or rental; falsely denying the availability of housing for sale or rental; refusing to make mortgage loans; and harassing or intimidating persons exercising fair housing rights.

### **2. Evaluation of the City's Current Fair Housing Legal Status**

All New York City residents in public and private housing may file housing discrimination complaints with either the HUD's Office of Fair Housing and Equal Opportunity (FHEO); or the U.S. Department of Justice (DOJ); or with the City of New York's Commission on Human Rights. Residents of the Department of Housing Preservation and Development, or the Housing Authority may file internal complaints at their agencies. At the

end of this chapter, a Fair Housing Complaint Chart is provided which outlines the complaint process. All of the agencies listed above can and will investigate complaints, or if necessary refer them to the appropriate governmental entities.

Complaints made by NYCHA residents or applicants are investigated internally to determine if the individual's human rights have been violated and to take corrective or conciliatory action, if necessary. Preliminary investigations of complaints filed by residents and applicants with the State Division of Human Rights, the City Commission on Human Rights, and/or HUD are investigated in consultation with the NYC Law Department.

Once a housing discrimination complaint has been filed, an investigation is commenced to ascertain if the complaint has merit. This section describes current status of fair housing discrimination complaints filed between January 1, 2011 to December 31, 2011 where a "probable cause"<sup>1</sup> for the discrimination has been found.

#### A. Probable Cause Determinations Issued by the Secretary of HUD

In 1999, the New York State Division of Human Rights (NYSDHR) was accepted into the federal Fair Housing Assistance Program (FHAP) because its new fair housing law was deemed to be substantially equivalent to the Federal Fair Housing Act. As a result, all cases received by HUD that are in the State of New York are referred to NYSDHR for investigation.

During the period of January 2011 through December 2011, in the New York City area there were 64 Probable Cause determinations issued by the NYSDHR under the following bases: thirty (30) probable cause determinations involved claims of disability discrimination; eight (8) probable cause determinations involved claims of discrimination based on the complainant's race/color; five (5) probable cause determinations involved claims of discrimination based on familial status; five (5) probable cause determinations involved a claim of retaliation for exercising the complainant's legal rights; four cases involved claims of discrimination based on the complainant's creed; four (4) involved claims of discrimination based on the sex of the complainant; three (3) involved claims of national origin discrimination; two (2) involved claims of discrimination based on the sexual orientation of the complainant; one (1) was based on marital status; one (1) involved claims of age discrimination; and one (1) involved a violation of a DHR Conciliation or Mediation Agreement.

Twenty five cases involved denial of reasonable accommodation for a disability; Seventeen cases involved denial of equal terms, conditions, and privileges of tenancy; seven cases involved eviction/threatened eviction; three cases involved refusal to rent; two cases involved discriminatory advertising, statement or notice regarding the availability of housing; one case involved inaccessibility in design/construction; one case involved unlawful inquiry/specification; one case involved denial of reasonable modification; and, ten cases involved other housing discrimination practices.

During this time there were thirteen (13) final orders on fair housing complaints arising in New York City. Nine (9) complaints were voluntarily discontinued by the Complainants because of private settlements with Respondents; the remaining four (4) complaints were formally settled before the Division.

#### B. Fair Housing Discrimination Lawsuits Filed by the U.S. Department of Justice or private plaintiffs

New York City is divided between two federal judicial districts: the Eastern District of New York, which includes Brooklyn, Queens and Staten Island; and the Southern District of New York, which includes the Bronx and Manhattan. In addition, private plaintiffs may file their own housing discrimination lawsuit directly with the Department of Justice's main office in Washington, D.C.

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<sup>1</sup> *Probable cause: An apparent state of facts found to exist upon reasonable inquiry (that is, such inquiry as the given case renders convenient and proper) which would induce a reasonably intelligent and prudent person to believe that, in a civil case, a cause of action existed.* Source: Black's Law Dictionary.

### Eastern District

~~During the time period of January 1, 2010 to December 31, 2010, the U.S. Department of Housing and Urban Development did not refer any cases to the Eastern District Office for prosecution concerning alleged instances of housing discrimination within the City of New York. At the time the Proposed 2011 APR went to publication the Eastern District Office did not provide information regarding the number of cases referred, if any, in 2011.~~

### Southern District

During the time period of January 12011 to December 31, 2011, the U.S. Department of Housing and Urban Development referred two cases to the Southern District Office for prosecution concerning alleged instances of housing discrimination within the City of New York.

One lawsuit, United States v. Loventhal Realty, et al., alleged that the landlord, management corporation and superintendent of an apartment building located in the Bronx engaged in discriminatory practices of the treatment of white, African American and prospective tenants in violation of the Fair Housing Act.

A second lawsuit, United States v. Larkspur LLC et al., alleged that the designers and constructors of a building on the Upper West Side of Manhattan were not in compliance with a design structure accessible to people with disabilities. This case was formally settled before the District.

In addition, the Southern District Office resolved one previously filed Fair Housing Act case in calendar year 2011. In United States v. L&M 93<sup>rd</sup> Street LLC et al., the defendants, designers and constructors of a building that was not accessible to people with disabilities, agreed to wide-ranging relief, including retrofits, the creation of a victim compensation funds, and civil penalties.

### Washington, D.C. Department of Justice Office

The U.S. Department of Justice, Civil Rights Division's Housing and Civil Enforcement section provided the information described above. The cases were filed in the respective District Courts.

### C. Fair Housing Complaints made to Local Agencies

The Human Rights Commission affirmatively furthers fair housing by enforcing the city's Human Rights Law, which prohibits housing discrimination based upon a person's protected class, and by promoting positive intergroup relations through outreach and education to members of protected groups, real estate brokers and landlords, and by community-based activities that bring people together. These complementary approaches discourage housing discrimination and promote equal opportunity.

Prosecution of complaints is a key part of the agency's commitment to affirmatively furthering fair housing. All complaints are investigated pursuant to uniform legal standards for determining probable cause. Notwithstanding the technical legal impact of settlement of complaints, complaints settled before trial and after probable cause is found and complaints settled before an investigation is completed may indicate that discriminatory conduct occurred. All probable cause and no probable cause determinations are eligible for review on appeal to a justice of the Supreme Court of the State of New York providing an additional protection to litigants and reflects the integration of the agency's administrative law process into the higher state court system.

The following data summarizes the agency's docket of verified fair housing complaints filed between January 1, 2011 and December 31, 2011.

Total number of housing discrimination complaints filed: 65

Total number of allegations of prohibited discrimination: 83 \*

Disability: 26  
Lawful source of income: 19

Race:	7
Presence of Children:	7
Sexual Orientation:	4
Age:	3
Marital Status	3
Gender:	3
Retaliation:	3
Relationship/association:	3
National Origin:	1
Color:	1
Alienage/Citizenship Status	1
Lawful Occupation:	1
Interference with Protected Rights	1

(\* There are more allegations of prohibited discrimination than there are complaints. This is due to the fact that many complaints contain more than one allegation.)

Total number of allegations of unlawful discriminatory practices contained in housing complaints filed: 94 \*

Refusal to rent or sublet:	27
Unlawful specification:	3
Unlawful inquiry:	1
Unequal terms and conditions:	53
Other unequal terms and conditions:	26
Eviction, threatened eviction, or constructive eviction:	18
Other:	6
Other harrassment:	3

(\*There are more allegations unlawful discriminatory practices than there are complaints. This is due to the fact that many complaints contain more than one allegation.)

Total number of probable cause determinations: 4

Total number of allegations of prohibited discrimination: 4

Lawful source of income:	3
Disability:	1

Total number of allegations of unlawful discriminatory practices: 8\*

Refusal to rent or sublet:	2
Unequal terms and conditions:	6
Other unequal terms and conditions:	2
Other:	4

(\*There are more allegations unlawful discriminatory practices than there are probable cause findings. This is due to the fact that many complaints contain more than one allegation.)

Total number of settlements reached (includes withdrawal with benefits): 27

Total number of allegations of prohibited discrimination: 28\*

Disability:	13
Lawful source of income:	8
Presence of children	2
Race:	1
Gender	1
Sexual orientation:	1
Creed	1
Age:	1

(\*There are more allegations of prohibited discrimination than there are settled complaints. This is due to the fact that many complaints contain more than one allegation.)

Total number of allegations of unlawful discriminatory practices: 33\*

Refusal to rent or sublet:	5
Unequal terms and conditions:	28
Other unequal terms and conditions:	14
Other:	8
Eviction or threatened eviction or constructive eviction:	4
Sexual Harassment	1
Other harassment:	1

(\*There are more allegations of unlawful discriminatory practices than there are settled complaints. This is due to the fact that many complaints contain more than on allegation.)

Two Decisions and Orders in housing discrimination cases were issued by the Commission on Human Rights in 2011. Both of the cases were initiated by the CCHR. In the first case, New York City Commission on Human Rights against Doreen Coticelli, the Commissioners upheld the recommended fine of \$10,000 for a landlord who refused to rent an apartment to an African-American tester who was sent to attempt rent the apartment after an anonymous e-mail tip. The second case, Commission on Human Rights against Rent the Bronx, Inc., was initiated in response to an advertisement for a residential apartment that indicated they would not rent to anyone receiving governmental rental assistance. The OATH administrative law judge imposed a civil penalty of \$5,000, finding that the Commission’s tester, who said he had a Section 8 voucher, was refused the apartment advertised by Rent the Bronx. Despite arguing that some circumstances of the case should perhaps result in an enhanced penalty, the Commissioner’s declined to increase the penalty for other reasons.

For information on the New York City Housing Authority’s (NYCHA’s) legal actions please refer to Proposed 2011 Consolidated Plan Annual Performance Report, Part II. B. Relevant Public Policies, 1. Barriers to Affordable Housing.

Housing discrimination complaints filed with NYCHA by residents or applicants are investigated internally to determine if the individual has been the subject of unlawful discrimination, and determine if corrective or conciliatory action is necessary. In addition, applicants who have been found ineligible for public housing and assert the denial was based on their disability can have their cases reviewed by NYCHA’s Department of Equal Opportunity.

Preliminary investigations of complaints filed by residents and applicants with the State Division of Human Rights, the CCHR, and/or HUD are investigated by NYCHA’s Law Department.

(The telephone numbers for NYCHA’s internal complaint process is 212-306-4468 or TTY 212-306-4845.

The following data summarizes fair housing complaints filed internally with NYCHA between January 1, 2011 and December 31, 2011.

Total number of housing discrimination complaints filed: 18

Sexual Harassment:	9
Race:	3
National Origin :	2
Religion:	2
Sexual Orientation	1
Age	1
Retaliation	1

Total number of probable cause determinations: 0

Three (3) applications of applicants who were determined ineligible for public housing and who asserted the denial was because of their disability were reviewed by NYCHA between January 1, 2011 and December 31, 2011.

The number of applications where ineligibility determination was revoked: 0.

D. Reasons for any trends or patterns

In 2011 allegations that landlords failed to make reasonable accommodations for people with disabilities were the most common of the complaints filed, and settlements. This large number of disability-related cases results from the Commission's active cooperation with a number of disability advocacy groups on an ongoing basis. It also reflects the reality that these cases don't generally present complicated factual disputes, i.e., it is clear when one cannot enter a building, use a laundry room, or participate in a meeting. Discrimination based on disability lends itself to advocacy because it is usually not rooted in animus, but rather in a lack of awareness of the needs of people with disabilities. A large number of disability-related cases are brought based on the focus disability discrimination receives at the Commission and the large number of cases that are resolved successfully. The Commission prosecutes disability-based discrimination pursuant to its law enforcement authority, and advocates on behalf of people with disabilities through Project Equal Access, a highly visible community relations program.

Complaints of discrimination on the basis of lawful source of income comprised the second largest number of fair housing complaints filed at the Commission on Human Rights in 2011. The majority of the probable cause findings were cases filed on the basis of lawful source of income. Since that protected class was added to the Human Rights Law in 2008, there have been a large number complaints filed on that basis. However, as landlords have become more familiar with this aspect of the Human Rights Law through the Commission's education campaign, the number of complaints of income-based discrimination has decreased. It is interesting to note that in the Commission's income-based Decision and Order, Commission on Human Rights against Rent the Bronx, Inc., described above, the advertiser said he was not aware of the law when he placed the ad in late 2009.

E. Discussion of other fair housing concerns or problems

The changing face of the city brought on by record immigration and increasing national unease over immigrants presents a challenge to the Commission and other fair housing entities to protect the newest New Yorkers from unfair housing practices. The problem of potential discrimination against immigrants is exacerbated because latest immigrants are primarily people of color (from such areas such as Mexico, Central America, Bangladesh, West Africa, the Dominican Republic, Jamaica, and China.) The unprecedented range of diversity also challenges the Commission to promote good relations among old and new residents, native-born and immigrant.

During the last year the rate of mortgage foreclosures due to complicated or unscrupulous practices by lenders and the ongoing recession continued to be a local and national crisis. While discrimination in making individual loans may be difficult to prove, lenders for a number of years appeared to have targeted non-white, immigrant and aging populations and pressured them to take subprime and sometimes predatory loans. The Commission on Human Rights continues outreach to these communities emphasizing how avoid these tactics as well as the tactics of unscrupulous businesses that take their money in the guise of assisting them with foreclosure problems. The Community Service Centers have responded to the current crisis by increasing their efforts to alert people to programs that will provide effective assistance and working with their lenders and carefully monitoring each case.

### **3. Identification of Impediments to Fair Housing Choice**

As with residents of other urban areas, New York City residents face impediments to fair housing shaped by forces of intolerance and exclusion present in areas inhabited by diverse populations. Although fair housing is broader than race discrimination, any analysis of housing needs and impediments to equal housing opportunity must begin by examining residential housing segregation and discrimination in relation to blacks, Hispanics, and other people of color.

Racial segregation and discrimination in housing are persistent and constraining features of housing markets throughout the United States. While no studies examine housing segregation and discrimination in New York City in isolation from the larger metropolitan area, New York City figures prominently in one study of segregation and discrimination in major urban areas. The study paints a picture that housing choice and placement is frequently skewed by race, color, and national origin. A HUD-sponsored national audit, *Discrimination in Metropolitan Housing Market: National Results from Phase I HDS 2000*, conducted by the Urban Institute's Metropolitan Housing and Communities Policy Center, focused on discrimination in the housing sales and rental markets. The study was based on over 4,600 fair housing audits of housing providers in twenty-three metropolitan areas, including New York. The study was a follow-up to similar Housing Discrimination Study (HDS) conducted in 1989. The 2000 study found that in the New York metropolitan area blacks were discriminated against 20 percent of the time when they tried to buy a house and 23.5 percent of the time when they tried to rent an apartment. Hispanics experienced discrimination 27.3 percent of the time when they tried to buy a house and 32.9 percent of the time when they tried to rent an apartment.

The perpetuation of residential racial segregation through discrimination and, in some instances, bias harassment and violence, is an impediment to the goal of fair housing.

Source of income acts as an impediment to housing choice when housing providers refuse to rent to prospective tenants with rental subsidies or income from sources other than employment. In March 2008, the New York City Council amended the Law to address this problem, making it a violation of the City's Human Rights law to refuse to rent to those tenants. The Council based its actions on evidence and testimony that indicated that prospective renters with sufficient income from these non-conventional sources were unable to obtain affordable rental housing primarily due to their source of income.

In mid-2010 the U.S. Department of Housing and Urban Development issued requirements to applicants seeking grant funding from its federal housing and supportive housing programs to comply with state and local laws that protect individuals from being denied housing based on either their lawful source of income or their sexual orientation or gender identity. The new federal grant funding application requirements reinforce the New York City Human Rights Law's prohibitions against housing discrimination.

According to the Fair Housing Justice Center's (FHJC's) report *No License to Discriminate - Real Estate Advertising, Source of Income Discrimination, and Homelessness in New York City*, (Fred Freiberg & Diane L. Houk, September 2008) discriminatory practices still persist after the Human Rights Law was amended. The Center examined one popular online service that is used by many housing providers to advertise rental housing



in order to investigate whether landlords, real estate brokers and their agents were complying with the amended Law. The survey was undertaken in July 2008. The survey specifically searched for verbiage in the advertisements which had the potential to exclude prospective renters based on their source of income, more specifically, phrasing which excluded those with government subsidies as a sources of income available to pay the asked rent (“no programs,” “no Section 8,” “no government programs,” and variations on these phrases).

According to the report the results of the month-long survey indicated that no fewer than 363 discriminatory rental advertisements were posted by real estate brokers. All 363 rental advertisements stated a limitation or discrimination based on source of income. In some advertisements, more than one rental unit was listed. These 363 discriminatory advertisements made a total of 413 New York City rental units unavailable to tenants with rental subsidies or with incomes from sources other than employment. The report acknowledged that this was a survey of only one of a variety of websites and offline resources available to prospective renters to use to search for available rental housing. However, the writers raised concerns regarding the fact that real estate professionals licensed by the State of New York were responsible for continuing to post discriminatory advertisements for hundreds of affordable rental units even after the amended Human Rights Law went into effect.

At the conclusion of the report, the Fair Housing Justice Center made six recommendations to strengthen and expand fair housing enforcement activity including: 1) public and private fair housing agencies and organizations adopt a more pro-active approach to enforce and eliminate unlawful discrimination based on source of income through the development and implementation of systemic testing investigations; 2) Fair housing enforcement agencies and organizations should notify the New York Department of State Division of Licensing Services when there is evidence that a real estate licensee (broker and/or agent) is engaged in discrimination in violation of local, state, or federal fair housing laws; 3) Fair housing enforcement agencies should seek remedies that halt the illegal discrimination, such as obtaining restitution and enforceable settlements that include written assurances and specific actions to ensure the future compliance with fair housing laws; 4) The New York State Board of Real Estate in conjunction with the Department of State Division of Licensing Services should establish minimal standards for evaluating the content of any course that is intended to meet the new fair housing training requirements to ensure that quality training programs are implemented; 5) The State of New York, the New York State Board of Real Estate, and the Division of Licensing Services should require all licensed salespersons and brokers, regardless of years of experience, who have been actively engaged in the real estate business to undergo continuing education fair housing training to ensure up to date knowledge of recent developments in federal, state and local fair housing laws; and, 6) The State of New York should amend the State Human Rights Law to add lawful source of income as a protected characteristic.

The City addresses these market and community forces through community relations and law enforcement, and by insuring that the housing stock that it owns or supervises is available without regard to a person's protected class.

New York City's role as a gateway to new immigrant groups challenges it to facilitate their acculturation and insure that their fair housing rights are respected by housing providers and community residents. A strategy to address the fair housing needs of immigrants calls for expanded education of landlords and community groups on the City's Human Rights Law. Immigrant groups may be impeded from realizing freedom of choice in the housing market by discrimination and by their perception that they are unwelcome outside their own “safe” community. In addition, immigrants often do not seek redress for perceived discrimination because they may not trust government. The City's remedy is an aggressive law enforcement program coupled with a highly visible educational campaign appropriately segmented to address the diversity of the various immigrant populations. This outreach may include efforts to encourage new residents to take advantage of City services, and to participate in civic activities, e.g., Community Boards, Police/Community Councils, and block associations, that are designed to improve the quality of life and community cohesion.

Immigrant communities disproportionately experience problems accessing fair and affordable housing. Since most immigrants in New York City are people of color, immigrant communities often encounter racial

discrimination as an impediment to fair housing choice, similar to the experience of native-born racial minorities. However, immigrants face additional, interrelated impediments that are unique or sometimes heightened as a result of their immigrant background. These impediments to fair housing include national origin discrimination, language barriers, lack of acculturation, exploitation based on immigration status, and limited financial and legal resources.

Immigrants are particularly disadvantaged in combating discrimination in housing. In addition to experiencing racial discrimination, many immigrants face exclusion based on national origin and ethnicity. This discrimination originates from other immigrant groups as well as from native-born persons. Due to lack of acculturation or lack of education, and/or language barriers, many immigrants are unaware of their legal rights and laws regarding fair housing, leaving them especially vulnerable to discrimination and abuse from landlords and others. Important among the protections that they need to know about is the New York City law forbidding discrimination on the bases of national origin and alienage/citizenship status. Lacking knowledge of these protections immigrants, become popular targets of practices like illegal predatory lending resulting in great financial loss to the victims. Immigrants are also frequently reluctant to seek assistance or report violations because of concern about immigration status or distrust of government. The City engages in an aggressive law enforcement program coupled with a highly visible educational campaign to help immigrant populations overcome these impediments to fair housing.

The CCHR Immigrants Rights Project conducts workshops addressing protections for immigrants under federal laws and under New York City's Human Rights Law. Workshops are conducted in English, Spanish, Russian, and Haitian Creole, for immigrant audiences and advocates in schools, churches, community centers, colleges and libraries. In addition, CCHR makes formal presentations 4 times weekly at the Naturalization and Citizenship Ceremony where new citizens are sworn in. The workshops cover housing discrimination, bias harassment, and employment discrimination. A newsletter describing the Human Rights Law and Commission services is distributed at these sessions. The Commission has continued its project funded by the U.S. Department of Justice to teach a 6-hour curriculum in ESOL classes covering protections based on national origin and citizenship status. Workshops on using the curriculum are offered to ESOL teachers as well.

The Commission's educational literature is published in Spanish, as well as English, and selected information is published in Creole, Chinese, Korean, Russian, Arabic, Urdu, Polish, and French. Educational literature includes a number of publications that address housing issues such as "Fair Housing: It's the Law," "Equal Access: It's the Law," a booklet covering all of the services of the Commission on Human Rights, and information cards addressing sexual harassment and discrimination against transgender people. To reach immigrant communities languages and topics are added to the Commission's educational literature as needed.

The lack of affordable housing combined with discrimination lead many immigrants to live in illegal conditions that further undermine immigrants' fair housing opportunities. Immigrant renters generally experience less access to affordable housing than do non-immigrants. Data from the 2005 Housing and Vacancy Survey indicates that about half of all immigrant renters paid more than 30 percent of their income for housing, compared with 43.8% of native-born renters. A large number of immigrants, often not aware that they are living in illegal conditions, live in illegally converted houses or apartments for lack of other affordable or accessible options. Moreover, many landlords who lease out illegal conversions are themselves immigrants with their own affordable housing concerns. Residents who live in illegal conversions often suffer from numerous housing disadvantages such as a lack of legal rights, unsafe living conditions, and increased risk of abuse by landlords. The City addresses this problem by targeting educational outreach to landlords and immigrant tenants on the laws of illegal conversions, reputable financing programs, and other benefits available to help immigrants obtain affordable housing.

For people with disabilities, fair housing impediments are often physical obstacles that prevent access into a building or limit the use of building services or amenities. The City addresses impediments faced by people with disabilities through advocacy, education and law enforcement, as well as through MOPD's Project Open House barrier-removal program administered in conjunction with HPD. The MOPD and CCHR cooperate, relative to

their respective functions, in achieving housing opportunities, equal access, and services for people with disabilities.

The Human Rights Law, enforced by the Human Rights Commission, is unique among civil rights laws because it requires landlords to assume financial responsibility for physical changes in both public and private spaces in buildings to accommodate people with disabilities providing that the accommodation does not cause an undue hardship and is architecturally feasible. This provision of the law enables staff to resolve most complaints through conciliation. The Commission works with many organizations including the Mayor's Office for People with Disabilities, the Borough Presidents' Advisory Committee in all 5 boroughs, Housing Court Answers (formerly Citywide Task Force on Housing Court), the New York City Bar Association's Committee on Disability, Disabled in Action, United Spinal Association, Independent Living Centers, the Alexander Graham Bell Foundation, the NYC Parks Department Disability Committee, Sun-B Senior Coalition, Pratt Institute, Mount Sinai Visiting Doctors Service, the Helen Keller Institute, the West Side SRO Project, the MS Society, New York Lawyers for the Public Interest, Heights and Hills, the American Institute of Architects, the ALS Society, and Visions.

The CCHR cooperates with the Mayor's Office for People with Disabilities to create housing opportunities, equal access, and services for people with disabilities. In addition to its regular work with the Mayor's Office for People with Disabilities, the Commission sponsored two mentees and made a presentation at MOPD's Disability Mentoring Day.

Also, with the funding support of the Christopher and Dana Reeve Foundation, the Commission undertook a video production project with the disability organization, DISLABELEDtv. *Ramp It UP NYC* will be a series of 4 short informational videos linked to dozens of websites and social networks to encourage disabled individuals to seek the free advocacy services of the Commission to obtain housing and other accommodations.

Fair housing also means the right of people to housing opportunity without regard to their sex, religion, age, familial status, according to federal law, or to marital status, alienage or citizenship status, sexual orientation, or lawful occupation, according to the New York City Human Rights Law. Commission staff prosecute unlawful discrimination, conduct fair housing workshops and advocate on behalf of people who experience housing discrimination. Fair housing presentations are held with landlords and real estate brokers, housing seekers, service providers and protected groups.

The problems of transgender individuals seeking housing were brought to the attention of the New York City Commission on Human Rights in the early part of the 2000's. The result was that 2002 the New York City Human Rights law was amended to include gender identity as a part of gender and to protect people whose gender identity is or is perceived to be different from the sex assigned to them at birth.

Discrimination on the basis of a person's marital status has been a strong impediment to equal housing opportunity for unmarried couples and gay and lesbian couples. Historic New York State court decisions in the late 1980s expanded the definition of "family" and led to changes in State rent regulations extending the rights of nontraditional families in rentals and coops, including public and non-regulated housing. The changes guaranteed them the same rights to share and inherit an apartment that are granted to married couples. A 2005 amendment to the City Human Rights Law also protects individuals who reside in New York City from housing discrimination based on their partnership status.

#### A. Public Sector

To the extent that racial and ethnic minorities, single parent families, the elderly, the disabled, and immigrants tend to have lower incomes than average, impediments to affordable housing are also impediments to fair housing choice. The City of New York, however, has for over 60 years not only allowed but also encouraged the provision of low income housing within its borders.

## 1. Zoning and Site Selection

Zoning regulations can inflate housing costs in a variety of ways. First, they can limit new housing development to detached homes, which are expensive to build, to the exclusion of cheaper housing types. In New York City, however, inexpensive row houses and garden apartments are permitted on the vast majority of the land on which zoning permits residences (excluding industrial areas). As a result, detached single-family homes account for less than 10 percent of the city's housing stock, compared with approximately 60 percent in the rest of the Metropolitan Area (CMSA). Zoning districts which permit garden apartments and row houses are found in every community planning district in the city.

Second, density regulations can require people to purchase more space than they need, or can afford. The typical suburban zoning resolution requires quarter-acre to one-acre lots: between one and four units per acre. Some communities also have high minimum unit sizes, to limit their housing stock to attract affluent families. In New York City, most city residents live in zoning districts which permit far greater densities. Minimum unit sizes are modest, with studio apartments widely permitted. In addition, housing for the elderly and other special-needs populations are given bulk and density bonuses. Therefore, only 29 percent of the city's housing units have three or more bedrooms, compared with 60 percent in the rest of the region and throughout the country. Approximately eight percent of the city's housing units are studios, compared with slightly more than three percent in the rest of the region.

Third, zoning rules can prohibit two-family homes and multiple dwellings, and thus prevent older homes from being subdivided into apartments for low and moderate income households. A moderate income family can often afford to buy a house if it can get income from a rental unit, and the rental units themselves provide small housing units affordable to the elderly, the young, and the poor. New housing is expensive to build, and unless it is subsidized by the government, is nearly always built for middle- and upper-income households. Older homes, however, can be profitably converted into inexpensive apartments by the private sector for relatively little money. In New York City, two-family homes and multiple-dwellings, resulting either from new construction or conversions, are permitted on approximately 90 percent of the land where residences are permitted.

Fourth, jurisdictions can exclude affordable housing by not allowing the construction of publicly subsidized housing within their borders, or by concentrating it in just a few areas. In contrast, New York City accommodates the largest number and proportion of statutory low-income housing of any municipality in the country, and it has used innovative programs like inclusionary housing and the 80/20 tax exempt bond financing program to develop new low-income housing units in the most affluent parts of the city.

Fifth, jurisdictions often prohibit group housing quarters, or limit them to concentrated areas. In New York City, group housing quarters are permitted in all residential areas, and often receive zoning bonuses.

Finally, jurisdictions often require expensive public improvements in exchange for approval of a housing development. Some of these improvements may be only tangentially related to the needs of the new residents, and may instead benefit existing residents. New York City, in contrast, does not generally require any public improvements in exchange for permission to build the housing which the zoning allows. Therefore, New York City has no zoning and site selection barriers to fair housing choice within the city.

### Inclusionary Housing Program

The Inclusionary Housing Program provides a floor area zoning bonus for multiple dwelling developments in return for new construction, substantial rehabilitation, or preservation of permanent affordable housing. The Program is designed to preserve and promote a mixture of low-income, moderate-income, middle-income, and market-rate housing, particularly within neighborhoods experiencing increases in market values.

The original Inclusionary Housing Program, part of New York City's zoning since 1987, was confined mainly to Manhattan's highest density districts (R10). In 2005, the expanded Inclusionary Housing Program, which can be applied in areas being rezoned to medium- and high-density residential districts, combines a zoning floor area bonus with a variety of housing subsidy programs to create powerful incentives for the development and

preservation of affordable housing. Developments taking advantage of the full bonus in the new program must devote at least 20 percent of their residential floor area to housing that will remain permanently affordable to lower-income households.

Since 2007 the Inclusionary Housing Program has been applied in several rezonings to promote new housing development. When the Consolidated Plan Annual Performance Report went to print there were a total of 47 Inclusionary Housing Program areas throughout the City. ([http://www.nyc.gov/html/dcp/html/zone/zh\\_inclu\\_housing.shtml](http://www.nyc.gov/html/dcp/html/zone/zh_inclu_housing.shtml)) Developments providing affordable housing are eligible to develop additional floor area through an Inclusionary Housing Bonus (IHB), within height and bulk regulations tailored specifically to each district.

Lower-income housing units used to earn the Inclusionary Housing Bonus may be new units on the same site as the development receiving the bonus, or new or preserved units in a separate building off-site. Off-site affordable units must be located within the same community district, or in an adjacent community district on a site within a half-mile of the site receiving the bonus.

In July 2009, the Inclusionary Housing Program provisions of the Zoning Resolution were further amended to include a permanently affordable homeownership option; increased the number of permanently affordable units that can be created and preserved under the original program, which applies in the highest-density residential districts, by extending provisions of the recently expanded (2005) program; and, made technical improvements to the program based on the experience of agencies, developers, and affordable housing groups.

Under the recently adopted amendments, affordable units earning a floor area bonus may be either rental units or affordable homeownership units. Homeownership units must be initially affordable to households at or below 80 percent of Area Median Income (AMI), and their sale price may increase only at a set appreciation rate, in order to allow a modest return on the homeowner's investment while ensuring that these units remain permanently affordable.

## 2. Neighborhood Revitalization

HPD is the nation's largest municipal housing preservation and development agency. Its mission is to promote quality housing and viable neighborhoods for New Yorkers through education, outreach, loan and development programs and enforcement of housing quality standards. It is responsible for implementing Mayor Bloomberg's New Housing Marketplace Plan, an ambitious \$8.4 billion initiative to create and preserve 165,000 units of affordable housing for half a million New Yorkers by the end of 2014. The New Housing Marketplace Plan is a central component of the Bloomberg Administration's Five Borough Economic Opportunity Plan to create jobs for New Yorkers today, implementing a vision for long-term economic growth while strengthening New York City's diverse neighborhoods. The City invested \$1.3 billion and financed 15,827 units of affordable housing for middle-class and low-income New Yorkers in Fiscal Year 2011, which ended on June 30, 2011. The total includes 3,873 units of new construction, comprised of approximately 1,200 units of mixed income housing; nearly 1,500 units of low-income housing; and 940 new supportive housing units. In addition, the Plan has created more than 120,000 full-time equivalent jobs.

The Plan has promoted new tools and incentives to create affordable housing despite the difficulties of today's economic climate. The key goals of the Plan are to:

1. Acquire the space we need to build new units by pursuing innovative strategies and partnerships to redevelop underutilized land throughout the City.
2. Creating incentives to develop housing for moderate and low income New Yorkers, including those in need of supportive services on-site;
3. Harnessing the private market to expand the supply of affordable housing by creating new loan programs and expanding inclusionary housing zones under a revamped 421(a) property tax exemption program;

4. Preserving government assisted affordable housing with a special emphasis on preserving unit where subsidies are set to expire;
5. Stabilizing families and strengthening neighborhoods by undertaking new foreclosure intervention strategies; refining targeted, proactive code enforcement strategies; and rehabilitation/resale of foreclosed homes that would otherwise blight our communities.

3. PHA and Other Assisted/Insured Housing Provider Tenant Selection Procedures:  
Housing Choices for Certificate and Voucher Holders

New York City Housing Authority

The New York City Housing Authority (NYCHA) is the largest public housing authority in North America. NYCHA's conventional Public Housing Program has 178,928 (as of January 1, 2012) apartments in 334 developments throughout the City in 2,597 residential buildings containing 3,324 elevators. To ensure nondiscrimination in the selection of families NYCHA has implemented a Tenant Selection and Assignment Plan (TSAP) to prevent unlawful discrimination on the basis of race, color, or national origin, in compliance with its obligation under Title VI of the Civil Rights Act of 1964 (Title VI), the Fair Housing Act, and the implementing regulations and requirements of HUD. This Tenant Plan has been approved as nondiscriminatory by HUD, the U.S. Department of Justice, and a Federal Court. NYCHA's Tenant Plan is also intended to prevent any unlawful discrimination on the basis of race, color, religion, national origin sex, sexual orientation, age, marital status, partnership status, military status, disability, lawful occupation, lawful source of income, alienage or citizenship status, or on the grounds that a person is a victim of domestic violence, dating violence, or stalking, or because children may be, are, or will be residing with the individual, and to resolve any disputes with respect to its compliance with these obligations.

Department of Housing Preservation and Development

HPD has been designated as a local public housing authority (PHA). The agency administers a large Section 8 rental assistance program. In addition, 20 percent of apartments developed with the assistance of HPD are adaptable for people with disabilities in accessible buildings. A concerted effort is made to attract tenants for these apartments through marketing efforts in newspapers, local fair housing offices and notification of the Mayor's Office for People with Disabilities.

Specifically, HPD reviews and monitors housing projects with federal funding for compliance with the federal Fair Housing Act of 1988, Section 504 of the federal Rehabilitation Act and the ADA. Each developer in receipt of agency funding must make affirmative efforts to attract prospective buyers or tenants of all minority and non-minority groups in the locality regardless of race, color, religion, sex, national origin, disability or family status. HPD monitors developers for compliance with the Affirmative Fair Housing Marketing Requirements. Compliance includes the review of fair housing marketing plans, fair housing training of developer staff prior to rent-up, distribution of fair housing logos and slogan size requirements.

4. Sale of Subsidized Housing and Possible Displacement

For all demolition/disposition activities affecting NYCHA Public Housing property, NYCHA submits an application seeking HUD approval in accordance with Section 18 of the U.S. Housing Act of 1937, as amended (42 USC 1437p or "Section 18"), and the applicable Federal Regulations (24 CFR 970), including a certification that: all planned demolition or disposition is described in the agency's Annual Plan; a description of the property (i.e., dwelling units or land) and action proposed (demolition or disposition); timetable for action; justification for proposed action; and if applicable, a plan for the relocation of tenants who would be displaced by the action, including descriptions of reasonable accommodations and timetable for relocation; a description of resident consultation with supporting documentation (e.g., meeting minutes, letters from the resident association and elected officials and a resolution of the NYCHA Board). In the case of disposition, an estimate of fair market value based on an independent appraisal (unless otherwise determined by HUD) is also required. In addition an HUD approved environmental review (conforming to the National Environmental Protection Act) of the proposed action, and certification the proposed action does not violate any remedial civil rights order or

agreement, voluntary compliance agreement or other court order or agreement are also required for review by HUD.

#### Anti-Displacement Plan

A copy of the City's Anti-Displacement Plan can be found in the 2011 Consolidated Plan Annual Performance Report, Part II., Section C.

#### 5. Property Tax Policies

The following discussion describes the ways the City of New York's strategy promotes the construction of new low income housing as well as the preservation of existing low income resources which would remove or ameliorate negative effects that serve as barriers to affordable housing. In addition to providing direct funding for the construction and rehabilitation of low income housing, the City has also encouraged the development of these resources through various means, including the real property tax system.

Tax incentive programs are integral part of the City's effort to produce affordable housing. The incentives provide a method of inducing developers to either construct new housing or rehabilitate existing housing for low- and moderate-income households without the increased costs associated with increased property assessments. By limiting the tax assessment, developers are able to maintain a margin of profit without the need to increase existing rents to cover the costs associated with the increased assessment. The City sponsors two tax incentive programs; 421(a), and J-51 which are described in the 2011 Consolidated Plan, Volume 4, Part IV., Other Actions, Section B., Relevant Public Policies, and assist in the production of thousands of units.

In addition, the federal government provides a Federal Low Income Housing Tax Credit program, which the City, through HPD, provides tax credits to programs such as: Participation Loan Program, Supportive Housing Loan Program and the Neighborhood Redevelopment Program (NRP) (See the 2012 Consolidated Plan, Volume 2, Part II., Action Plan, Section D., Program Descriptions).

#### 6. Building Codes (and Code Enforcement)

The Buildings Department ensures the safe and lawful use of more than 975,000 buildings and properties by enforcing the City's Building Code, the City's Zoning Resolution, New York State Labor Law and New York State Multiple Dwelling Law. This year the Department reviewed more than 65,000 construction plans, issued more than 130,000 new and renewed permits, performed more than 310,000 inspections, and issued 25 types of licenses and registrations. The Department facilitates compliant construction by continually streamlining the permit application process, and delivers services with integrity and professionalism.

#### Enhanced Operations and Technology

In 2011, the Department developed new, faster ways of conducting plan approvals.

Get It Done. Together. Program -- In a new effort of government collaboration, six City agencies, along with borough commissioners and plan examiners from the Department's five boroughs, met with members of the construction industry in a new program designed to approve construction projects more efficiently. With better coordination among the City agencies, the Department's plan approval requirements were streamlined and regulatory conflicts resolved quickly. Property owners, licensed professionals and filing representatives were able to meet with a team of City officials for the review of large residential new buildings and major alterations for permit approvals. For the first time, multiple government agencies were brought together in one room to coordinate plan reviews during the Department's project approval process.

The Hub - The Department opened a state-of-the-art plan review center to accelerate the approval process of construction projects. The center merges the team approach of plan review, originally piloted in the Department's 'Get It Done. Together. Program', with the new technological approach of virtual communication to further expedite the Department's construction plan approval process. Licensed professionals can electronically submit digital construction plans to the Buildings Department at the Hub and resolve issues with various City officials without having to meet in person. Representatives from other six other City agencies –

the Fire Department, Environmental Protection, Landmarks Preservation Commission, Transportation, City Planning and Parks and Recreation - essential to the approval process can view the plans together in real time. Objections are discussed by telephone, email and/or video conference. Virtual communication between agencies is used to review and sign off on construction plans without applicants having to appear before each individual agency.

Online After-Hours Variance Renewals – The Department is accelerating construction operations by streamlining after-hours variance renewal applications. The online renewal process is expected to save the construction industry approximately \$6 million annually, significantly reducing labor costs for developers by not requiring an applicant to renew in person in an agency borough office. By allowing contractors and developers to electronically file renewal applications, the Department employs technology to accelerate the renewal process.

Online Filing for Minor Plumbing Projects – In a similar manner, the Department allows applications involving standpipe, sprinkler, plumbing and oil burner work to be filed online using the eFiling, the Buildings Department’s electronic filing system. By eliminating mandatory visits to the Buildings Department, the online process is expected to save members of the construction industry an estimated \$2.4 million in labor costs, offer greater work schedule flexibility and speed up construction operations throughout the City.

Quick Response Codes – The Department allows Quick Response (QR) Codes to be scanned for instant access to information on construction projects throughout the City. This makes our construction permits, after-hours variances and Place of Assembly certificates Smartphone-friendly and more easily accessible, providing users with instant access to information related to buildings and construction sites. By downloading a free application on a smartphone, users will be able to scan the QR code of any construction permit and instantly learn details about the ongoing project, including scope of work, identities of the property owner and job applicant, other approved projects associated with the permit, and complaints and violations related to the location. The user will have the ability to click a link that will initiate a phone call to 311 to make a complaint.

#### Codes

NYC 2011 Electrical Code – The Electrical Code was updated in 2011 to continue the modernization of the Code started in 2001, ensuring that it recognizes and reflects important advancements in technology, materials and industry standards. The major technical amendments to the Electrical Code relate to the transmission of electricity for light, heat, power, signaling, communication, alarm and data transmission, while the principal administrative amendments to the Code pertain to licensees’ business requirements and enforcement provisions.

Energy Code Training – In 2011, the Department developed a six-part training program to enable professionals to become proficient in the new NYC Energy Conservation Code. In addition, the Department partnered with The Cooper Union to offer a two-day comprehensive course. To meet the City’s goal of reducing greenhouse emissions by 30% by 2030, the New York City Energy Conservation Code (NYCECC) sets energy-efficiency standards for new construction and alterations to existing buildings.

#### Safety Awareness

Combating Illegal Conversions – In 2011 the Department worked in multiple ways to increase awareness of and protect New Yorkers from illegal apartments and rooms. To help people identify the dangers of illegal dwellings, an educational campaign was delivered in 11 languages. An undercover sting operation was put in place to help the agency identify illegally converted apartments. The Department is also a member of a Mayoral task force that’s using risk analysis to identify these properties by applying a risk-assessment model to illegal conversion complaint records on a weekly basis, generating a targeted list of properties at high risk for a fire and inspecting these properties with a joint inspection team within 48 hours of identification.

Experience is Not Enough Campaign – The Buildings Department created the ‘Experience is Not Enough’ campaign to remind construction workers to protect themselves from falls, regardless of how long they’ve



worked in construction. The agency distributed more than 12,500 bracelets, banners and posters displaying the slogan.

Construction Safety Week – The Department held its seventh annual Construction Safety Week in 2011. A Build Safe | Live Safe Conference held at New York University focused on best industry practices and innovations in fall prevention.

#### Enhanced Customer Service for Affordable Housing Projects

Accelerated Temporary Certificates of Occupancy - The Department expedites the issuance of temporary certificates of occupancy for affordable housing projects constructed through the Inclusionary Housing Program of the Department of Housing Preservation and Development. The Department can issue partial temporary certificates of occupancy for the non-bonus construction portion of inclusionary housing projects, which can be built as of right without an affordable housing component.

Project Advocacy – Buildings Department project advocates coordinate the temporary certificates of occupancy approval process with the Department of Housing Preservation and Development, whose approval is needed for the release of temporary certificates of occupancy of this nature.

Plan Examination Emergency Appointments - The borough offices have assisted in expediting plan reviews and approvals of HPD-sponsored affordable housing developments. Plan examiner emergency appointments are granted when requested by the Department of Housing Preservation and Development in order to meet closing date deadlines.

Deferred and Exempt Fee Structure - The Department exempts government-owned properties and certain government- supported construction projects from standard fees assessed for filings, permits and inspections. This fee exemption process is applied to New York City Housing Authority buildings and other construction projects. The exemption of fees helps to facilitate construction without financial encumbrances resulting from agency fees. The Department also defers fees until the issuance of a certificate of occupancy, which indicates a project's completion, for residential construction under the auspices of the New York City Department of Housing Preservation and Development that will later be transferred to private ownership. Deferring fees until the project's completion serves to lighten fiscal constraints until the project can become financially self-supporting.

Expedited Inspections – Upon the request of the supporting City or State agency, the Department will expedite the inspection of affordable housing and inclusionary housing projects, where a percentage of the proposed project's market-rate dwelling units are intended to be designated as affordable dwelling units.

## 7. Transportation

As stated in the *2007 Affirmatively Further Fair Housing Statement's* community profile a majority of New York City residents that work within the City use public transportation for their commute. According to 2000 Census data, more than 52% of the City's commuters used public transportation, a majority of which is either public subway or bus (37.6% and 11.4%, respectively). This is in contrast to the region and the rest of the nation, where public transportation comprised approximately 12.4% and 4.7% of the mode of transportation to work, respectively. Within New York City's low- and moderate-income communities, the percentage of commuters using the subway was higher than the City's percentage (43.1% vs. 37.6%, respectively). The percentage of low- and moderate-income bus commuters was slightly higher, at 12.1%. Data from the American Community Survey (ACS) 2007-2009 Three-year Estimate indicates approximately 10% of New York City workers responded walking was their primary means of commuting to work. When examined by travel time, approximately 72% of those who walked lived within a twenty minute commute from their work site-indicating a strong linkage between New York City employment and housing. Public transportation continues to be the dominant mode of transportation to commute to and from work. Approximately 54.9 % of the City's commuters used public transportation (public subway and bus 40.2% and 12.2%, respectively) whereas 30.5% of the region's and approximately 5.2% of the nation's commuters use public transportation to journey to work.

According to the National Housing Trust<sup>2</sup>, New York City with its extensive rail system (201 or more subway or commuter rail stations) has a high percentage (72%) of its federally-assisted housing units (project-based Section 8 contracts, Section 202 project rental assistance contracts, Rent Supplement contracts, and Rental Assistance Payment contracts) located within 1/2 mile of rail transit stations.

Housing within communities with transportation access to commercial and employment centers have traditionally been in greater demand, therefore commanding higher prices than housing in areas either underserved by transportation or where transportation costs (time, expense) are greater. These market pressures create the potential for many HUD-assisted units covered by rental contracts expiring in the near future to be lost if owners choose to opt out of the program in order to capitalize on higher market rate rents.

In recent years it has been the City's policy when rezoning areas to increase housing density along major transportation corridors, including incentive to provide affordable housing development. The recent rezoning of Williamsbridge/Baychester and Wakefield/Eastchester in The Bronx has included provisions to promote the development of affordable housing near mass transit options.

In 2002, the Bloomberg administration originally announced an initiative to extend the #7 subway line, which serves a large immigrant and minority population in Queens, from its present Manhattan terminus at Times Square to the Far West Side. The extension would strengthen the linkage between those communities and proposed development planned along the Hudson River. Actual construction began in 2007. The construction is proceeding as scheduled for the extension to be opened and operational in 2013. As of February 2012, the MTA completed the excavation of the tunnels for the extension and the 1200-foot-long 34<sup>th</sup> Street station's mezzanine. It is estimated that the extended subway line will serve 35,000 passengers daily by 2030. Further, it is projected that up to 2,800 units of affordable housing will be developed in the Far West Side-Hudson Yards area through the City's Inclusionary Housing Program.

## B. Private Sector

### Lending Policies and Practices and Access to Capital

#### Lending Policies and Practices

The current economic downturn has its origins in the recent collapse of the housing market. The rise and collapse of the housing market may be attributed to four factors: the loss of value in the stock market several years ago made real estate an appealing investment alternative; the development by private sector and commercial and investment banks of asset-backed securities, Collateralized Debt Obligations (CDOs) for subprime mortgages; the creation new products and marketing strategies by lenders directed toward the subprime sector which were designed to generate a higher rate of return for buyers of the asset-backed securities; and, the relaxation of due diligence oversight and the increased reliance on automated underwriting by loan originators which did not properly assess the risk of the loans they originated and the risk of the subsequent risk of the mortgage-backed securities they sold<sup>3</sup>.

The majority of reports written by fair housing organizations and academia on subprime lending have pointed out that not all subprime loans are predatory. However, most predatory loans are subprime. The reports concluded that having a subprime refinance loan means the homeowner is more likely to be subject to a host of predatory practices than a homeowner with a conventional refinance loan, particularly since a majority of subprime loans are "sold" to customers rather than "sought" by them. This would make minorities more susceptible to the marketing techniques which would tend to minimize loan qualification issues, such as being qualified for a conventional, prime interest-rate loan, and focus on the alleged advantages of refinancing.

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<sup>2</sup> *Reconnecting America and the National Housing Trust: Preserving Opportunities: Saving Affordable Homes Near Transit, February 2008.*

<sup>3</sup> *Acting Superintendent Neiman Keynote Address at New York State Banking Department's Inaugural Summit to Halt Abusive Lending Transactions and Mortgage Fraud (HALT). April 11, 2007.*

As discussed in prior year's Affirmatively Furthering Fair Housing Statements, there was high percentage of subprime loans originated in New York City in comparison to New York State percentages. Many of these subprime loans were adjustable rate mortgages (ARM). The increase in the interest rate due to steady increases in the prime lending rate between 2005 to 2007 on an existing ARMs resulted in higher monthly payments for a high percentage of homeowners, which in some cases the homeowner could not afford. When the inability to carry the existing mortgage occurs, the borrower may need to attempt to either refinance the loan or sell the home.

While the collapse of the housing market led to a dramatic decline in the number of home sales and therefore, loan originations, both prime and subprime, homeowners with existing mortgages began to feel economic pressure. Housing prices declined. For those homeowners with low equity in their home due to various factors, such as the recent purchase or refinancing in order to receive a lower "teaser" rate or to draw equity out of their home ("cash out loans"), the decline in housing prices meant a decline in the assessed value. As result, many homeowners who needed to refinance faced difficulty refinancing due to having "negative equity" (owning more money than the house was worth). In addition, the collapse of the housing market was further compounded by the economic downturn itself. As the economic conditions worsened, employers were forced to either reduce the number of hours an employee worked or lay-off an employee outright. This reduction or outright elimination of income in turn, negatively impacted the effected employee's ability to pay or assist in paying their household's mortgage. As a result, additional households became delinquent in their mortgage payments and in the most severe cases, defaulted on their loan.

The trend of delinquency for 90 days or more which began in 2008 continued into 2011. According to Federal Reserve Bank of New York March 2011 data, four out of the five New York City boroughs (Bronx, Brooklyn, Queens and Staten Island) had their percentage of mortgage loans delinquent for 90 days or more at least one percentage point (+1%) higher than the national percentage (4%). For one borough (Brooklyn), the percentage was twice that of the national percentage (8%).

According to a recent report by the New York City-based Neighborhood Economic Development Advocacy Project (NEDAP) *Foreclosures in New York, What's Really Going On*, which analyzed the New York State's Department of Financial Services (formerly the NY State Banking Department) data of the number of pre-foreclosure notices sent in 2011 to homeowners 90 days before mortgage servicers commenced foreclosure action in New York State courts, approximately 94,900 of the approximately 345,400 pre-foreclosure notices were sent to homeowners in New York City (approximately 27% of all notices). Of the approximately 94,900 mortgages at risk of foreclosure in New York City approximately two-thirds of the 90-day pre-foreclosure notices (64%) were sent to homeowners in communities of color (communities with a population greater than 75% non-white).

In communities with high percentages of default or foreclosure, homeowners became susceptible to another type of predatory lending in the form of home equity theft or fraudulent "foreclosure rescue" scams. Unscrupulous lenders would attempt to contact homeowners currently in default of their mortgage with offers to either provide services to negotiate on their behalf with their lenders for reduced interest rates and debt forgiveness; purchase or transfer the title of the house to another person while providing the homeowner the opportunity to remain in the house as a tenant until they can repurchase their home back from the title-holder; or, provide a loan (backed by the title to the house as collateral) for use by the homeowner to bring the mortgage payments up to date. However, in each scenario the homeowner is defrauded of either what little equity or cash they have left, or of their home entirely as the lender either charged excessive fees for non-existent services or had taken possession of the home without paying a fair and reasonable price (for the house) while leaving the homeowner still responsible for their original outstanding mortgage.

In June 2009, Mayor Bloomberg announced a new public service campaign to encourage more New Yorkers facing foreclosure to get the free legal assistance, mortgage counseling and education services that were available through the Center for NYC Neighborhoods network of providers. In addition, the Mayor joined other

mayors from other major cities across the country to urge their states to enact strong laws requiring mandatory settlement conferences in order for good faith settlement negotiations between lenders and borrowers prior to foreclosure sales, and for proactive notification of the borrower of their right to a settlement conference and referral to housing counseling agencies or a hotline.

The Center for New York City Neighborhoods, Inc. (CNYCN) was created to address the local repercussions of the national foreclosure crisis. Through comprehensive citywide programming that includes legal services, housing counseling, and consumer education, CNYCN pursues multiple strategies to assist those at risk of losing their homes to foreclosure - both homeowners and renters alike. CNYCN seeks to support distressed homeowners retain their equity, and preserve New York City neighborhoods by limiting the negative impacts of foreclosure, property flipping, and abandonment. CNYCN is funded through grants from government agencies, foundations, and financial institutions (for more information about CNYCN supporters, go to: [http://www.cnycn.org/index.php?option=com\\_content&task=view&id=36&Itemid=73](http://www.cnycn.org/index.php?option=com_content&task=view&id=36&Itemid=73)), and was incorporated in 2007 as a not-for-profit corporation under the laws of New York State. CNYCN is a [501\(c\)3](#) charitable organization.

CNYCN grew out of efforts by local leaders to create a systemic response to rapidly rising mortgage defaults and foreclosure filings, particularly in communities hardest hit by subprime and other unconventional loan products. The City of New York has a strong track record of successful government and nonprofit interventions to address pressing community needs, and worked in partnership with non-profit organizations, financial institutions, and private foundations to create a vision for what CNYCN could be.

CNYCN's activities include:

- Raising over \$7 million to support housing counseling, legal service and consumer education nonprofit throughout New York City to expand and enhance their programs.
- Creating a process to award, support, train, and coordinate many nonprofit partners to act as a single system in responding to this crisis.
- Coordinating with [311](#) to create a streamlined process for those seeking support to find free, local foreclosure prevention advice and counsel. For more information on finding support, click [here](#).
- Developing strategies to acquire foreclosed properties from lenders and servicers, rehabilitate them, and sell them again as affordable homeownership opportunities for qualified owner occupants.
- Initiating a pilot program in the Queens court system with the Office of Court Administration to support homeowners in preparing to meet with lenders and servicers in "settlement conferences" to negotiate a resolution to a pending foreclosure action.
- Seeking to create a nonprofit mortgage brokerage in partnership with Neighborhood Housing Services of New York City so that homeowners who choose to sell their homes can have the benefits of better consumer protection and reduced costs.

The CNYCN has created a citywide network of 27 partners to provide legal assistance, mortgage counseling and education services for the residents of New York City. This structure has created one of the strongest nonprofit networks in the country, gathering and coordinating free, accessible support to homeowners at risk of foreclosure.

In December 2009, Governor David Paterson signed the Mortgage Foreclosure Law. The law builds on the State's 2008 Subprime Lending Reform Law, and targets the mortgage crisis in two ways: (1) by providing further assistance to homeowners at risk of losing their homes and assisting tenants in foreclosed properties; and (2) by refining some of the prior amendments to the Banking Law regarding mortgage lending. (Aspects of the 2008 Subprime Lending Reform Law and the Mortgage Foreclosure Law, along with the phased-in elements of the Law which targeted the foreclosure process were discussed in the 2011 Consolidated Plan Annual Performance Report's Affirmatively Furthering Fair Housing Statement.)

In addition to New York State's Mortgage Foreclosure Law which codifies advanced notification, due process and the prohibition of certain unscrupulous practices or excessive fees against homeowners either in default or in foreclosure, the New York State Department of Financial Services (formerly the New York State Banking Department) issued guidance in February 2011, which required all mortgage loan originators (MLOs) to obtain an State license prior to engaging in mortgage loan origination activities on residential property located in New York. By requiring all MLOs employed by and/or affiliated with a New York-based mortgage company to be State licensed, unscrupulous out-of-state mortgage originators (working for a New York-based mortgage company) are now inhibited under the threat of prosecution from attempting to provide mortgages to New Yorkers originated in their home state which include provisions that are considered as predatory under New York State law.

#### Access to Capital

(The economic downturn has resulted in a double-digit percentage decline in home prices within New York City (approximately 22% decline in the past five years)<sup>4</sup>. This decline under normal circumstances would be considered a positive for prospective low- and moderate-income homebuyers since it increases the number of potential homes affordable within their price range. However, as a result of the collapse of the U.S. financial services sector, credit markets have retrenched. This retrenchment has led to tighter underwriting/risk assessment standards (elimination of low-documentation ("low-doc") loans and the need for higher FICO scores) for home mortgages and limited access to capital necessary to purchase a home.

While the tightening of underwriting standards will assist in reducing the number of potential homebuyers who under conventional standards, could further contribute to the current high level of foreclosures in the City (homebuyers who due to inadequate financial resources could potentially be unable to carry a mortgage and therefore have the potential for default, and ultimately foreclose) it increases the level of difficulty for minority homebuyers who meet the standards necessary to secure financing. This increased level of difficulty may negatively impact the progress made in increasing the percentage/number of minority homeowners over the last several years.

According to the Federal Reserve Bank of New York's Current Issues in Economics and Finance (May 2010, Volume 16, Number 5), the current foreclosure crisis will negatively impact the nation's homeownership rate over the long term. The report indicates that unless house prices increase substantially, many negative equity homeowners will in fact convert to renters in the years ahead as the result of their foreclosure and subsequent need to relocate, and the rate of homeownership will decline. Current U.S. Census Bureau national homeownership and vacancy data supports this. The Bureau's data indicates the nation's homeownership rate in fourth quarter 2011 was 66 percent, approximately the same rate as the second quarter 1998 and approximately 3.2 percentage points less than the all time homeownership rate high of 69.2 percent in second quarter 2004. For the New York MSA, the homeownership rate is approximately 50.6 percent, down 5.3 percent from its peak of 55.9 percent.

According to a New York University's Furman Center for Real Estate and Urban Policy study, Mortgage Lending During the Great Recession: HMDA 2009, the tightening of credit has negatively impacted New Yorkers of different backgrounds differently. The report examined both home purchases and refinance loan data in New York City for the years 2006 to 2009. Similar to the nation-wide trend, home purchase loan originations declined in New York City between 2008 and 2009. However, the decline in mortgage loan originations varied according to race and ethnicity. In New York, the number of home purchase loans issued to Hispanic homebuyers decreased by 32 percent, compared to 27 percent among white borrowers and 22 percent among black home-purchasers. In addition, home purchase originations for "race not reported" households decreased 34%, the greatest percent decline in New York City overall. The "Race not reported" category may consist of either white, non-white households and/or mixed-race households who decline to self-report their racial background for their own personal reasons or preferences. More importantly, this group of households

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<sup>4</sup> Standard and Poors/Case-Shiller *Home Price Index Levels by Metropolitan Area seasonally adjusted data as of November 2011.*

represented over 13% of all home purchase originations in New York City in 2009, third only to white and Asians. Longitudinally, the number of conventional home purchase loans issued to New York's black and Hispanic homebuyers declined approximately 75 percent from 2006 to 2009, a far larger decline than for white (-49.2%), Asian (-33.3%) and "Race not reported" borrowers (-55.2%). Refinancing, which can help homeowners get out of an unaffordable mortgage (and avoid foreclosure) or add to households' ability to accrue equity by reducing mortgage payments, increased in both the country as a whole and New York City between 2008 and 2009. However, according the study there were racial disparities in loan refinancing both nationally and locally. The study which set the 2004 refinance loan originations as the base line (100) indicated the overall increase in refinance loan originations in New York City in 2009 was the result of particularly large increases by white and Asian homeowners. Despite falling interest rates, the number of refinance loans issued to Hispanic and black homeowners stayed roughly constant. The writers of the report indicated the disparities in refinancing trends in 2009 would likely have been even greater without the availability of refinancing loans backed by either the Federal Housing Administration (FHA), or the Veteran's Administration (VA). Approximately 39 percent of all refinancing loans issued to black homeowners in New York City in 2009 were FHA/VA-backed, compared to only five percent for white homeowners and three percent for Asian homeowners. The report cited various potential causes of the disparity such uneven unemployment patterns, higher rates of leverage among black and Hispanic borrowers, and uneven rates of housing value depreciation. However, the actual explanation of the disparity was beyond the intended scope of the study.

In November 2003, the City of New York, in conjunction with the New York State Banking Department created six State Banking Development Districts (BDDs) within New York City (South Bronx, Sunset Park, South Central Harlem, St. George, Red Hook and Roosevelt Island). The BDDs are for communities that are underserved by banks and other financial institutions, and are meant to help promote economic activity in developing communities by providing loans (both business and personal) and other essential banking and investment services.

Under the program, the City will deposit up to \$10 million in current and future bank branches located in the BDDs, for a total City original investment of over \$150 million. The City will receive below-market rates from the banks. In return, these branches will provide reduced rate loans and offer financial literacy classes for residents, describing ways to take advantage of banking services to improve their lives. The New York State Banking Commissioner designates the Districts and solicits applications for bank branches in BDDs to apply. The Banking Commission is evaluates each bank to determine how much below-market money will be deposited with each BDD branch when the evaluation is completed.

The Banking Department continued its expansion of the program through 2008 with the establishment of additional BDD branches. By the end of 2011 New York City had two-thirds of all the BDD branches within New York State (26 of the 39 BDD branches). Each borough has at least two BDD branches. Brooklyn has the highest number of branches both city- and state-wide (8), followed by Manhattan (7,) Bronx (6), Queens (3), then Staten Island (2).

In addition to access to capital, one of the chief instruments used to curb abusive and deceptive predatory lending practices is the provision of information and education to the prospective borrower. New York City has several fair housing programs which provide information and counseling to current and prospective homeowners. These programs are described in section IV of this statement.

To assist localities promote fair housing through information and education, the 2011 HUD SuperNOFA competitive grant process included several competitive grants which municipalities and not-for-profit fair housing organizations were eligible to apply for. In 2011, HUD awarded approximately \$137,831 in Housing Counseling Assistance Grants to local organizations, several of which have programs which counsel homeowners on such items as pre-purchase, rehabilitation lending and home repair, mortgage delinquency and default resolution, or foreclosure prevention. In addition, three New York City-based national/regional organizations received approximately \$1.014 million in Housing Counseling Assistance Grant funds, a portion of which is expected to be expended on homebuyer education and pre-purchasing counseling in the New York

City Area. Under the HUD Fair Housing Initiative Program (FHIP) competitive grant local organizations receive funds to provide legal and other assistance to help targeted homeowners avoid foreclosure due to alleged illegal or discriminatory lending practices by screening, investigation and analyzing all complaints received for appropriate referrals as part of a private enforcement initiative. In 2011, HUD announced the grant awards for both the 2010 and 2011 FHIP SuperNOFA. In total, twelve New York City not-for-profit organizations received approximately \$7,345,638 for fair housing-related activities. These programs, along with New York City's own outreach and education programs attempt to ensure affordable homeownership opportunities for the City's low- and moderate-income households.

The Commission on Human Rights tracks possible discriminatory subprime and predatory lending practices and conducts outreach and counseling to address the community instability created by these practices. Commission staff stay abreast of patterns of discrimination through attendance at city- and borough-wide task forces on housing court and conferences on the changing foreclosure crisis and its causes. The Commission's Mortgage Foreclosure Counseling Project has responded to the national and local increase in foreclosures by keeping abreast of the plethora of new programs to assist homeowners. It has added information about potential problems with mortgage lending to all of its educational workshops and it has created new procedures and resource materials to assist with counseling. Because the glut of potential foreclosures has created long delays, counselors have redoubled efforts to get lenders to work quickly and efficiently with their clients. There were 573 counseling sessions held in 2011.

### C. Public and Private Sector

#### 1. Fair Housing Enforcement

The City Commission on Human Rights (CCHR) is the agency that enforces the New York City Human Rights Law. Its investigative process affirmatively furthers fair housing by providing an impartial investigation consistent with due process requirements and seeking remedies to prevent future discrimination, e.g., the use of civil penalties as a deterrent to punish illegal discrimination. Victims are awarded compensatory damages and injunctive relief. In addition, affirmative relief may be imposed. The Commission is also authorized to conduct systemic investigations of housing practices. Where the facts support an allegation of discriminatory practices, it initiates complaints to address systemic violations.

Prosecution of complaints to conclusion is a key part of the agency's mandate to affirmatively further fair housing. All complaints are investigated according to uniform legal standards for determining probable cause. In many cases remedies for the aggrieved are provided through settlements reached before trial and after probable cause is found or before an investigation is completed. If cases are not settled, they proceed to trial by the Law Enforcement Bureau before an administrative law judge at the City's Office of Administrative Trials and Hearings (OATH). A panel of CCHR lay Commissioners issues a final Decision and Order after studying the Recommended Decision and Order of the OATH judge. Final Decisions and Orders can be appealed to the New York State Supreme Court.

An important feature of the Commission's efforts to further fair housing are the community-focused activities that promote equal housing opportunity. These activities include fair housing training for providers and protected groups, resolution of informal housing complaints, particularly those that are disability-related, investigation of unlawful real estate practices, providing technical assistance to tenants as part of the Housing Court Answers (formerly Citywide Task Force on Housing Court), and active participation in community activities that encourage harmonious intergroup relations and neighborhood stability in areas undergoing demographic change.

During the first six months of calendar year 2011, HPD's Fair Housing Services Providers (4 CBOs under contracts monitored by HPD - Chinese American Planning Council, Urban League, Brooklyn Housing & Family Services, South Bronx Action Group) conducted a campaign to communicate the message of housing choice to the public. The CBOs conducted 88 workshops and conferences attended by 1,783 persons. The CBOs cosponsored and/or participated in street fairs, health fairs, senior centers, and community health centers

throughout the City, including Public School Parent-Teacher associations, and the Metropolitan Health Center. Workshops were conducted in partnership with such groups as Goodwill Industries AIDS Center of Queens County, Jay Senior Center, Catholic Charities, and the Fukien American Association. Newspaper articles and radio talk programs (in Chinese and Russian) reached targeted audiences. The Chinese American Planning Council produced pre-recorded 6 shows aired by Sino Broadcasting and the Chung HWA Broadcasting Company. This broad marketing approach was supplemented by the distribution of literature at workshops and special events. This campaign targeted low to moderate income people, and groups the most likely to be victimized by discrimination, including racial and ethnic minorities, immigrant groups, women and people with disabilities. In December 2012 HPD signed a Memorandum of Understanding with CCHR that continues the Agency's efforts to promote fair housing.

To ensure that NYCHA's applicants and residents are aware of NYCHA's commitment to Fair Housing, NYCHA's Fair Housing Non-Discrimination Policy, posted in English with the appropriate translation available in Spanish, Chinese, Russian, French, and Haitian Creole, is permanently displayed at all locations where residents and applicants are provided service. The Policy is included in briefing packets for Section 8 Housing Assistance applicants. In addition to its Fair Housing Non-Discrimination Policy, NYCHA also provides notice of its Non-Discrimination Policy to applicants in its Public Housing Application, Application for Section 8 Assistance, Guide to Applying for Public Housing, and Guide to Section 8 Housing Assistance.

In celebration of National Fair Housing Month, NYCHA's Fair Housing Policy will be published in the April 2012 edition of the Journal, informing residents of the Department of Equal Opportunity's (DEO) role in furthering Fair Housing, and ensuring access to the Authority services, activities and programs. NYCHA employees will also be reminded of NYCHA's commitment to fair housing through a memo from the Chairman encouraging staff to work to ensure fair housing and to refer any resident or applicant who may feel they have been subjected to unlawful discrimination to DEO.

The New York City Housing Authority (NYCHA) communicates information about its variety of services and programs to residents and applicants who have Limited English Proficiency (LEP). NYCHA's Language Services Unit (LSU) translates official documents, notices, and flyers into the most frequently encountered languages at NYCHA, Spanish, Chinese and Russian. NYCHA provides interpreter services through staff interpreters and a volunteer Language Bank for interviews, rentals, hearings, and public agency meetings. The Language Bank consists of over 200 employee-volunteers who speak 39 languages and dialects. NYCHA offers documents translated into Spanish, Chinese, Russian, and vital and important information is available on NYCHA's website [www.nycha.nyc.gov](http://www.nycha.nyc.gov) in these languages. On May 13, 2009 NYCHA adopted a Language Assistance Policy which was being administered by the Department of Equal Opportunity which previously supervised the Language Services Unit. In our efforts to continue to communicate with our residents effectively, on February 2010, the Language Services Unit started reporting to the Department of Communications. The Senior Manager for Resident Communications and Language Services who reports directly to the Chief Communications Office has been designated as the Language Access Coordinator, to annually assess the language assistance needs of NYCHA and monitor NYCHA's delivery of language assistance services in conjunction with NYCHA departments that provide programs or services to residents, applicants and Section 8 voucher holders; and to recommend modifications to the Executive Department, as required, regarding NYCHA's delivery of language assistance services to persons with limited English proficiency.

NYCHA's Services for People with Disabilities, a component of its Department of Equal Opportunity (DEO), assists applicants and residents with disabilities in obtaining decent, affordable and accessible housing in NYCHA developments. The Unit serves as a liaison between the disabled community and NYCHA, and provides support for applicants, residents, and advocates. In 2011, the Unit responded to over 2000 calls on the status of applications, transfer requests, assistance with reasonable accommodation requests, and other related issues. The Unit also reviews the application of applicants who were found ineligible for public housing and assert that the denial was based on their disability. There were 172 visits to the Unit and information was provided to a variety of organizations including: Catholic Charities, Harlem Independent Living Center, Community Resources and Services for Children United Cerebral Palsy, University Settlement, Convent



Avenue Family Center, Barrier Free Living, Rose Kennedy Children's Evaluation Rehabilitation Center Puerto Rican Family Institute, and many, many others. Applicants, residents, and others in need of assistance with disability issues may call the "Hotline" at (212) 306-4652 or TTY at (212) 306-4845. The Services for People with Disabilities also conducts workshops for organizations that assist people with disabilities. The workshops cover the application process, policies and procedures and how to obtain an accessible apartment as well as reasonable accommodations.

## 2. Visitability in Housing

Visitability, a voluntary standard, allows mobility impaired persons to visit families and friends where this would not otherwise be possible. Visitability means that: 1) at least one entrance is a grade (no step), approached by an accessible route, such as a sidewalk; and (2) the entrance door and all interior doors on the first floor are at least 34 inches wide, offering 32 inches of clear passage space. A visitable home also serves persons without disabilities (for example, a mother pushing a stroller, a person delivering large appliances, a person using a walker, etc.). One difference between "visitability" and "accessibility" is that accessibility requires that all features of a dwelling unit be made accessible for mobility impaired persons. A visitable home provides less accessibility than an accessible home, and is meant to be those units not required to be accessible.

The New York City Housing Authority (NYCHA) is the largest public housing authority in North America. NYCHA has 334 developments throughout the City in 2,597 residential buildings, containing 3,324 elevators (as of February 1, 2012). Ninety-eight percent of NYCHA's developments meet visitability standards serving 175,475 families and 403,665 authorized residents (as of February 1, 2012) and their visitors. As of February 2012, NYCHA has a total of 7,695 fully converted accessible apartments for people with mobility impairments of which 7,514 are occupied.

### Housing Units Accessible to Physically Disabled Persons

In 2005, the Census Bureau collected data for the New York Housing Vacancy Survey (HVS) on five structural characteristics of residential buildings and units to estimate the number of housing units accessible to physically disabled persons who might have to use wheelchairs in moving in and out of residential buildings and units in New York City. The five structural characteristics are (1) street/inner lobby entry at least 32 inches wide (to allow a wheelchair to move in and out); (2) residential unit entrance of the same width; (3) elevator door at least 36 inches wide and cab at least 51 inches deep (in buildings with elevators); (4) no stairs between the sidewalk and a passenger elevator (in buildings with an elevator); and (5) no stairs between the sidewalk and the residential unit.

The above five components of accessibility in the City's multiple dwellings could be examined individually; but, since any one of the components could render a unit inaccessible to a person in a wheelchair, all five must be examined together in order to determine the number of units in multiple dwellings that are actually accessible to persons with disabilities requiring wheelchairs. The HVS did not conduct a survey utilizing the visitability standard. In 2005, 480,000 units, or 46 percent of all units in multiple dwellings with elevators in the City, for which complete data were available, met all five accessibility criteria for people with physical disabilities requiring the use of a wheelchair. In the City, the number of accessible units increased by 26,000, or by 6 percent, in the three years between 2002 and 2005. Of units in multiple dwellings without elevators, the number of accessible units was only 22,000, or 3 percent, in 2005.

## **4. Assessment of Current Public and Private Fair Housing Programs and Activities in the Jurisdiction**

New York City has long been a leader in promoting principles of fairness and equal opportunity. In 1958 the City passed the nation's first housing legislation banning discrimination in private housing. It was one of the first cities in the country to provide protection for families with children (1986). Also, the City's fair housing law for persons with disabilities is broader than federal Fair Housing Act, encompassing a wider range of

physical or mental impairments and placing the financial burden for reasonable accommodation on the housing provider when it is architecturally feasible and does not impose an undue financial hardship.

New York City has one of the most comprehensive local human rights laws in the country, governing housing as well as employment and public accommodations. The City's Human Rights Law, like the Federal Fair Housing Act, prohibits housing discrimination on the basis of a person's race, color, religion, sex, disability, national origin, and familial status. It also prohibits housing discrimination on the basis of a person's sexual orientation, age, alienage and citizenship status, marital status, partnership status, lawful occupation, gender (including gender identity and sexual harassment,) and lawful source of income. In addition, the City's law prohibits bias-related harassment. The law applies to private and public housing. Distinct among fair housing laws elsewhere in the country, the New York City law covers owner-occupied, two-family housing when the landlord makes public through advertising, postings, or statements the availability of the rental unit.

New York's fair housing strategy depends not only on strict enforcement of the local laws, but also on coordination of efforts among a number of government and community agencies to insure that education and advocacy reach those most likely to experience discrimination, and that housing opportunities, locational choices, and housing services are made available to all persons on a non-discriminatory basis.

The City Commission on Human Rights (CCHR) is the agency that enforces the New York City Human Rights Law. The Commission is mandated to "foster mutual understanding and respect among all racial, religious and ethnic groups" and to "encourage equality of treatment for, and prevent discrimination against any group or its members." To fulfill these mandates the Commission administers programs that seek to bridge differences between people of diverse backgrounds.

The agency offers fair housing counseling to individuals and community groups with a view to promoting stable neighborhoods. Opposing prejudice, and identifying and acting on the commonality and shared concerns of diverse groups, are the complementary functions that form the basis of the Commission's work.

In addition to investigating complaints alleging housing discrimination and prosecuting unlawful practices, the Commission is authorized to conduct systemic investigations of housing practices. Where the facts support an allegation of discriminatory practices, it initiates complaints to address systemic violations. Through education about human rights protections, the Commission promotes housing choice for all New Yorkers. The agency also fosters cooperation among diverse groups through workshops and community projects. It advances mediation of community disputes as another way of fostering cooperation among diverse groups. Because the categories covered by the federal fair housing law, --i.e. race, color, religion, sex, disability, national origin, and familial status-- are also categories covered by the City's Human Rights Law, the emphasis on education and enforcement actually furthers fair housing as defined by federal law.

The Commission on Human Rights is structured around two programmatic Bureaus.

Law Enforcement This bureau investigates complaints from the public to determine whether probable cause exists to believe discrimination took place. The Bureau advances prosecution of cases when probable cause is found. If cases are not settled after the probable cause determination, they proceed to trial by the Law Enforcement Bureau. If cases are not settled during trial preparation by conference judges at the Office of Administrative Trials and Hearings (OATH), they are heard by administrative law judges from OATH.

After trial, the Administrative Trial Judge issues a Report and Recommendation and then a panel of three CCHR lay Commissioners reviews the report and recommendation and issues the Commission's Final Decision and Order. The Final Decision and Order either affirms, rejects, or modifies the recommendation from OATH. The Final Decision and Order is appealable to the New York State Supreme Court. The Law Enforcement Bureau also initiates complaints on its own and engages in testing to detect systemic discrimination. The Law Enforcement Bureau offers mediation in certain cases where both parties agree. If mediation is unsuccessful the cases where probable cause has been found proceed to trial.

Community Relations This Bureau is responsible for preventing discrimination and promoting positive intergroup relations through education and advocacy, and law enforcement activities that are coordinated with the Law Enforcement Bureau. The Community Relations Bureau consists of the Neighborhood Human Rights Program (NHRP), funded by CDBG. The NHRP program conducts outreach and workshops on the protections of the New York City Human Rights Law in housing, public accommodations, and employment. It also provides outreach and workshops on intergroup cooperation and bias reduction. Four of the special focuses of the NHRP are 1) The School Program-- school based peer mediation and human rights, sexual harassment, cyberbullying, and conflict resolution training, 2) Mortgage Foreclosure Counseling that helps people avoid foreclosure and deters discrimination against groups vulnerable to predatory and other lending practices aimed at vulnerable populations, 3) Immigrant Rights Project that offers workshops and ESOL formats to alert immigrants, employers, and advocates to protections under local and federal laws, 4) Project Equal Access (PEA), that serves people with disabilities and the elderly and 5) Research that provides information to direct and inform these program activities. In recent years the NHRP has also targeted audiences in Workforce Investment Programs and organizations serving people who were formerly incarcerated. The NHRP has one office or Community Service Center in each borough. Staff is assigned to designated community board areas and at least two program areas. Their work includes community education and outreach, advocacy, negotiating settlements, and working with community organizations to facilitate intergroup cooperation and prevent bias.

Fair housing is a community issue. It affects school choice, housing and community conditions, and intergroup relations. The fair housing activities undertaken by the agency's field office personnel accomplish several ends: to inform protected groups of their rights and recourse as provided by the statute; to inform housing providers of their responsibilities and what is permissible, i.e., "non-discriminatory inquiries" to ask of prospective applicants; to resolve individual housing complaints before referral to the Law Enforcement Bureau; to investigate, through research and surveys, allegations of community-based housing discrimination, i.e. blockbusting and harassment; to counsel homeowners at risk of foreclosure; and to aid local efforts to stabilize and invigorate communities undergoing racial and ethnic population changes.

The Commission also undertakes periodic assessments of its fair housing enforcement efforts, taking into account market conditions, population shifts and demographics, and allegation themes as reflected in caseload. For example, the volume of disability-related complaints and inquiries led to the expansion and formalization of advocacy on behalf of people with disabilities. These efforts are coordinated with law enforcement where voluntary compliance fails. Similarly, the Commission expanded its activities to prevent predatory lending and counsel homeowners steered to the sub-prime market because of their race, age or immigration status. Each of these programs is conducted out of the borough Community Service Centers.

The Department of Housing Preservation and Development (HPD) promotes housing choice by implementing internal initiatives and external programs. As the City's principle producer of low and moderate income housing, HPD has several strategies to ensure that its programs are in compliance with federal fair housing laws (including the Americans with Disabilities Act) as well as the requirements of HOME, HOPWA and Title I of the Community Development Block Grant Act. HPD works with each agency development entity to create and implement Affirmative Fair Housing Plans. HPD fulfills its federal reporting responsibilities to HUD by collecting and analyzing occupancy data.

HPD conducts a weekly Pre-Award Conference for those entities entering into agreements with the Agency and their subcontractors. The Conference covers several topics, including fair housing marketing requirements, and a reminder to incorporate a Fair Housing logo and slogan into all advertisements. The Conference helps to ensure that recipients of HPD assistance are knowledgeable in the fair housing laws and compliant with fair housing marketing guidelines.

HPD continues to assist persons with disabilities to provide reasonable accommodation where needed and access to agency services. Training is available to agency staff members who interact with tenants to ensure

familiarity with ADA and Section 504 requirements. Finally, HPD has an informal complaint resolution process to assist in resolving fair housing and ADA complaints against the agency.

HPD's federally funded Fair Housing Counseling Program provides counseling and referral services to individuals and families who may encounter discrimination or other barriers that may impede their ability to find or to keep affordable housing. The Program offers assistance with housing-related issues such as landlord/tenant rights and responsibilities, housing locator services, housing court procedures, and finding accessible housing for people with disabilities. Program counselors also determined qualifications for tenancy and/or social services programs. The main beneficiaries are individuals and families of low and moderate income. From January thru June of 2011 four CBOs - Chinese-American Planning Council, New York Urban League, South Bronx Action Group and Brooklyn Housing and Family Services – provided over 7,500 New Yorkers with counseling, referral and educational services.

In December 2011 HPD signed a Memorandum of Understanding with the New York City Commission on Human Rights (CCHR) to provide fair housing services to the Agency. The initiative will continue the Agency's historical objective to prevent the unwarranted displacement of individuals and families by referring the public to the education, counseling and enforcement services offered by the CCHR. This initiative improves on the objectives of the Fair Housing Counseling Program by focusing on providing fair housing assistance to building owners and project sponsors receiving financial assistance from the Agency.

Under the M.O.U. the CCHR and HPD will collaborate to create a new visually appealing webpage to promote fair housing counseling, education and referral services at the City's website. The site will include summaries of relevant laws, information on and links to CCHR and HPD websites. CCHR and HPD will develop and print materials that integrate Fair Housing Services provided by HPD and CCHR; the resulting materials will be translated into the five most widely used languages in New York City: Spanish, Korean, Haitian Creole, Russian and Mandarin. The HPD and CCHR will co-sponsor an annual Fair Housing Symposium to provide information on housing rights, housing opportunities and housing trends. The Symposium will expand their awareness of housing rights and opportunities, enabling social service providers to better serve their clients. The CCHR will participate in community forums sponsored by HPD and local officials to inform the public of housing opportunities, housing regulations and answer questions. The CCHR will send staff to speak at HPD's weekly Pre-award Conferences, where entities under contract with the Agency learn of equal opportunity, labor mandates, business participation and fair housing laws. The CCHR and HPD will organize training sessions for representatives of housing entities under contract with HPD. The sessions will focus on compliance with Federal, State and City fair housing mandates, tenant/homebuyer selection (including interviews and associated forms), unlawful inquiries and available resources.

NYCHA promotes fair housing through its Tenant Selection and Assignment Plan (TSAP), designed to prevent unlawful discrimination on the basis of race, color, or national origin, in compliance with its obligation under Title VI of the Civil Rights Act of 1964 (Title VI), the Fair Housing Act, and the implementing regulations and requirements of HUD. This TSAP has been approved as nondiscriminatory by HUD, the U.S. Department of Justice, and a Federal Court. NYCHA has further undertaken to implement the TSAP to prevent any unlawful discrimination on the basis of religion, sex, sexual orientation, age, marital status, disability, lawful occupation, lawful source of income, alienage or citizenship status, or on the grounds that a person is a victim of domestic violence, dating violence or stalking or because children may be, are, or will be residing with the individual, and to resolve any disputes with respect to its compliance with these obligations.

NYCHA's Services for People with Disabilities, a component of its Department of Equal Opportunity (DEO), assists applicants and residents with disabilities in obtaining decent, affordable and accessible housing in NYCHA developments. The Unit serves as a liaison between the disabled community and NYCHA. In 2011, the Unit responded to 2,275 calls from applicants, residents, voucher holders, and advocates on the status of applications, transfer requests, assistance with reasonable accommodation requests, and other related issues. There were 172 visits to the Unit and information was provided to a variety of organizations including: Harlem Independent Living Center, Community Resources and Services for Children, United Cerebral Palsy, University

Settlement, Convent Avenue Family Center, Barrier Free Living, Rose Kennedy Children's Evaluation Rehabilitation Center Puerto Rican Family Institute, and many, many others. Applicants, residents, and others in need of assistance with disability issues may call the "Hotline" at (212) 306-4652 or TTY at (212) 306-4845.

To ensure that NYCHA can effectively communicate information about its services, activities and programs to residents and applicants who are limited English proficient (LEP), the New York City Housing Authority's Language Services Unit (LSU) translates official Authority documents and provides interpretation services through bilingual employees, staff interpreters, and NYCHA's staff Language Bank volunteers for interviews, rentals, hearings and agency meetings etc. NYCHA's Language Bank consists of over 200 employee-volunteers who collectively speak 39 languages. Vital and important information is available on NYCHA's website [www.nycha.nyc.gov](http://www.nycha.nyc.gov) in Spanish, Russian, and Chinese. On May 13, 2009 NYCHA adopted a Language Assistance Policy which was being administered by the Department of Equal Opportunity which previously supervised the Language Services Unit. In our efforts to continue to communicate with our residents effectively, on February 2010, the Language Services Unit started reporting to the Department of Communications, and in January 2011 the Language Assistance Policy was updated to indicate the change in the reporting structure of LSU. The Senior Manager for Resident Communications and Language Services who reports directly to the Chief Communications Office has been designated as the Language Access Coordinator, to annually assess the language assistance needs of NYCHA and monitor NYCHA's delivery of language assistance services in conjunction with NYCHA departments that provide programs or services to residents, applicants and Section 8 voucher holders; and to recommend modifications to the Executive Department, as required, regarding NYCHA's delivery of language assistance services to persons with limited English proficiency.

Please refer to the *2011 Consolidated Plan Annual Performance Report (APR) Part II., Section A., Continuum of Care* for activities undertaken and respective accomplishments by the Department for the Aging which analyzed and addressed the housing needs of the elderly, promoted housing choice, and promoted living environments that are accessible and usable to all persons.

### Outreach and Education

The chief components of the Commission on Human Rights fair housing activities are Project Equal Access (PEA), the Mortgage Counseling and Predatory Lending Prevention Project, and fair housing workshops for consumers and housing providers and counseling tenants and owners in Housing Court. 2011 staff assisted 7,036 individuals and conducted a total of 102 fair housing presentations.

Project Equal Access (PEA) advocates on behalf of people with disabilities to increase residential and community access by negotiating reasonable accommodations, such as ramps and support animals, with landlords and co-op/condo boards. Staff give presentations and conduct workshops on reasonable accommodation at disability organizations, senior citizen centers, independent living centers, real estate groups and landlords, hospitals, rehabilitation centers and social service organizations. During 2011, PEA organized 45 workshops of this type for such groups as the ALS Society, community Board 9 in Harlem, staff of the New York Botanical Garden in the Bronx, Heights and Hills (services for homebound elderly) in Brooklyn, and the American Institute of Architects.

Project Equal Access actively advocates for individuals in need of accommodations. These efforts are further described below in the Advocacy and Counseling section.

Through community education CCHR staff address other types of housing discrimination, including the destabilizing and possibly discriminatory lending practices of predatory loans. The Commission is a HUD-certified Housing Counseling Agency that counsels individuals in danger of foreclosure on their mortgages. In all of their fair housing workshops Commission staff includes a section on predatory lending and other suspect practices aimed at vulnerable populations. In 2011, 2 workshops were devoted exclusively to predatory lending.

Staff conducted 52 fair housing workshops (on issues other than disability rights or predatory lending) in 2011. Many of those presentations took place in regular venues such as Community Board meetings. But others included a fair housing forum sponsored by the African Advisory Council, the Bronx Borough President, and an assemblyperson, the Gay Men's Health Crisis, and classes at LaGuardia Community College.

The Commission began a partnership with the City's Department of Housing, Preservation, and Development to conduct workshops for their construction companies and other contractors and forums for tenants, educating them to employment discrimination and fair housing laws.

For Fair Housing Month in April the field offices invited local leaders and press to attend press conferences in all five boroughs. The Human Rights Commissioner emphasized the fair housing protections provided Human Rights Law and encouraged landlords to become aware of the law. Fair Housing posters and palm cards were delivered to local organizations and businesses.

The Commission's fair housing outreach projects are allied with non-profit community-based organizations such as the Citywide Taskforce on Housing Court to accomplish their goals.

The Commission includes information about fair housing in its other major education/outreach activities: the Immigration Rights Project and its School Program. In 2011, staff conducted 308 workshops for immigrant groups. Included in the workshops are information sessions swearing-in ceremonies for naturalized citizens 4 times each week. At those workshops the Commission distributes a newsletter summarizing the protections provided by the City's Human Rights Law and describing Commission services. Other workshops reach organizations throughout the city that serve immigrant communities such as SoBro in the Bronx (for both Spanish-dominant and English-dominant audiences), the YMCA New American Program in Queens, the Mexican Consulate in Staten Island, and Adhikaar in Queens (Nepalese and Tibetan community.) When necessary, these workshops are conducted in Spanish, Russian, or Haitian Creole. Under a grant from the Department of Justice, the Commission teaches a Human Rights curriculum it developed for ESOL classes on many of the 14 campuses of the City University and at local libraries.

In the School Program 214 seminars were conducted in 42 schools and youth-based organizations covering the Human Rights Law, conflict resolution and sexual harassment. In addition, the Peer Mediation Program expands the Commission's school involvement by training interested students to be peer mediators. In 2011, trainers conducted 81 sessions in 13 schools representing 1,214 units of service.

The Commission's educational workshops covering all aspects of the Human Rights Law including housing are also aimed at a diverse adult population. Field offices began a new series of workshops aimed at people with arrest records who are presently in jail at Rikers Island. In addition, workshops were also conducted at re-entry service organizations such as Serendipity2 in Brooklyn, FECS in Manhattan and Hour Children in Queens.

The Staten Island Office organized a borough-wide conference on "Making Re-entry Our Community Goal," attended by probationers and parolees. A panel of officials provided information to help attendees with finding housing, employment, housing, and other services followed by a resource fair.

Workforce development workshops for general populations were also held at organizations such as Goodwill Industries in Brooklyn, the Bronx, and Queens, Dress for Success in Queens, and Bronxworks in the Bronx, and Seedco's Back-to-Work meetings in Manhattan and Bronx Community College.

Workshops on the Human Rights Law and on Intergroup Relations were conducted for general audiences as well, including the DWA FAN Domestic Violence Conference at Brooklyn Borough Hall, El Camino Inn (SCO of Family Services) in Queens, the St. George Center for Reading and Writing in Staten Island, the Hispanic Aids Forum in the Bronx, and the VESID Employment and Training Program in Brooklyn. The Manhattan office was on a panel discussing experiences of Sikh, South Asian, and Muslim citizens since 9/11 and how to ameliorate bias and discrimination.

In 2011 the Commission produced new outreach materials and updated others. A multilingual 11X17 Fair Housing poster was created for distribution for Fair Housing Month in April and, of course, throughout the remainder of the year. In addition an information post card summarizing fair housing protections in English and either Spanish, French, Haitian Creole, Korean, Chinese, or Russian was published and distributed. Because the law protecting people on the basis of source of income is still relatively new, a separate card describing those protections was published in English and Korean or Haitian Creole.

*The Right to Work: Understanding Immigrant Employment Rights* workbook for beginning/intermediate ESOL students was completed and published in 2011. It included workbooks for both students and teachers and a companion DVD. The beginning/intermediate workbook complements the advanced workbook produced earlier.

A palm card summarizing the Human Rights Law and Community Services of the Commission was updated along with that describing the Peer Mediation Program.

During the summer of 2010, a French filmmaker and human rights professional began making a film, *The TITLE 8 PROJECT*, featuring the Commission on Human Rights. With an emphasis on the Commission's community education activities, the film features such scenes as investigations of complaints about accessibility, workshops for groups seeking reentry into the workforce, and mortgage counseling sessions. In 2011 the film, which is available for French, English, and Italian speakers, was selected for showing in several places including the American Graduate School in Paris and the Festival International Du Film Des Droits De L'Homme in Nantes, France.

Updated palm cards on Commission Offices, the Law, and Services were created and distributed. In addition, 116,812 pieces of educational literature, were distributed by the Commission field offices. Pieces about Commission services appeared 311 times on television, radio, and in the print media and many of those pieces were repeated in on-line versions of the stories. The Commission has links to 11 other local fair housing organization websites on its own website.

During the first six months of calendar year 2011, HPD's Fair Housing Services Providers (4 CBOs under contracts monitored by HPD - Chinese American Planning Council, Urban League, Brooklyn Housing & Family Services, South Bronx Action Group) conducted a campaign to communicate the message of housing choice to the public. The CBOs conducted 88 workshops and conferences attended by 1,783 persons. The CBOs cosponsored and/or participated in street fairs, health fairs, senior centers, and community health centers throughout the City, including Public School Parent-Teacher associations, and the Metropolitan Health Center. This broad marketing approach was supplemented by the distribution of literature at workshops and special events. This campaign targeted low to moderate income people, and groups the most likely to be victimized by discrimination, including racial and ethnic minorities, immigrant groups, women and people with disabilities. In December 2012 HPD signed a Memorandum of Understanding with CCHR that continues the Agency's efforts to promote fair housing.

The Mayor's Office of Immigrant Affairs' (MOIA's) website has a link to the New York City Affordable Housing Resource Center, where users can find information on all aspects of City housing, including renting an apartment, buying a home, and apartment maintenance issues. Through this site persons will also find the City's affordable housing lottery listings.

MOIA has advanced policies that strengthen access to services for all New Yorkers, including immigrant communities and individuals who are limited English proficient (LEP).

In 2008, Executive Order 120 was issued requiring every City agency that offers direct service to take reasonable measures to provide language assistance services in at least the top six (6) foreign languages spoken

by limited English proficient (LEP) New Yorkers. To ensure that LEP residents have meaningful access to City programs, services and activities, the Customer Service Group at the Mayor's Office of Operations, has worked closely with MOIA to facilitate the implementation and oversee compliance of the Executive Order. The Language Access plans for the City housing agencies can be found on their respective website and on MOIA's website at: <http://www.nyc.gov/html/imm/html/executive/eo120.shtml>.

Moreover, the Mayor's Office developed "NYCertified," a comprehensive citywide volunteer program for the certification, management, and recruitment of multilingual employees who wish to serve the needs of fellow New Yorkers who are not proficient in English. Additionally, the administration created a web portal called the "Language Gateway" that includes the most frequently requested documents, applications, forms and notices of various City agencies and services that include housing forms and information.

MOIA in partnership with the Mayor's Office of Operations meet with agencies regularly to direct and coordinate efforts to enhance language access and cultural competency through the exchange of information and ideas regarding best practices among New York City agencies. The meetings are held quarterly where ideas, best practices and information related to the provision of language assistance service are exchanged.

Lastly, Executive Orders 34 and 41, issued in 2003, is a citywide confidentiality policy to promote access to city services for all residents. The Orders protect as confidential a range of information, including immigration status and applies to all City workers, including those employees at housing agencies. This policy helps address immigrants' fear of being asked about his/her immigration status when accessing government services. MOIA disseminates information about the City's Confidentiality Policy around the City in an effort to promote confidence and trust among immigrant communities in seeking information or access to City benefits and services.

The Mayor's Office for People with Disabilities (MOPD) regularly conducts outreach and education for people with disabilities, advocates, service providers, landlords, business owners, and other government agencies in regards to fair housing. In 2011, MOPD took part in a number of housing initiatives, including offering to the public its Community Resource Directory, which includes a chapter on Housing and Housing Rights that provides information regarding housing locator resources and non-profit organizations that provide housing services. The directory also provides information on law, benefits, education, employment, transportation, services for the deaf, blind, mentally retarded and developmentally disabled. MOPD is also a partner in the NYC Affordable Housing Resource Center, located at <http://www.nyc.gov/html/housinginfo/html/home/home.shtml>, which provides information on all aspects of City housing, including renting an apartment, buying a home, and apartment maintenance issues, as well as a specific section dedicated to housing for people with disabilities. In addition, MOPD continues to operate Project Open House, a program that provides barrier removal and the creation of access for disabled residents of the city, and provides assistance and information regarding the Disability Rent Increase Exemption (DRIE), which provides a rent freeze to qualified disabled tenants. In 2011, MOPD served and addressed the complaints of approximately 2,515 people who called the office for help in the area of housing and housing discrimination and had 264,647 hits to its website.

MOPD continues to compile a database of accessible, affordable housing. When such housing comes up for rent or sale, MOPD forwards the information to a number of non-profit organizations with housing locator components. MOPD also provides this information to individuals who contact the office.

NYCHA's Services for People with Disabilities (SPD) staff responds to inquiries from residents, applicants, voucher holders and advocates on the status of housing applications, transfers or reasonable accommodation requests. SPD conducts technical assistance workshops for advocates and organizations that provide services for people with disabilities. The workshops review NYCHA's Fair Housing Non Discrimination Policy, application policy, obtaining accessible apartments, grievance procedures and how to request reasonable accommodations.



Fair Housing Non Discrimination Policy is conspicuously and permanently displayed at all NYCHA departments, developments and offices where residents and applicants are provided service. The poster is available in Spanish, Chinese, Russian, French and Haitian Creole, and the relevant translation is posted alongside the English version, as needed. In addition, the Department of Equal Opportunity conducts biannual mandatory training for all NYCHA employees on its non-discrimination policy statements: the NYCHA Equal Employment Opportunity Policy Statement, the NYCHA Sexual Harassment Policy Statement and the NYCHA Fair Housing Non-Discrimination Policy Statement.

Furthermore NYCHA provides training to newly hired employees in 19 titles who interact with residents and applicants on NYCHA's duties and responsibilities under, Section 504 of the Rehabilitation Act of 1973, The Americans with Disabilities Act, the Fair Housing Act and the Architectural Barriers Act.

In addition, in recognition of National Fair Housing Month, in April 2012, the policy will be printed in NYCHA's Journal, a monthly publication for residents that is distributed to 178,879 households. The Fair Housing Non Discrimination Policy is also included in the rental-briefing package provided to NYCHA's Section 8 tenants.

### Advocacy and Counseling

The CCHR's fair housing activities include enforcement of the Human Rights Law's prohibitions against housing discrimination, community outreach and public education to residents, home seekers and housing providers, advocacy on behalf of people with disabilities, and foreclosure prevention counseling for people victimized by predatory lenders. Advocacy and counseling are conducted by NHRP staff operating out of borough Community Service Centers and enforcement is carried out by legal staff.

Field personnel routinely staff Housing Court information tables in Manhattan, Brooklyn, Bronx , Queens, and Staten Island courts to counsel people about fair housing, distinguish purely landlord/tenant matters from discrimination and to distribute Commission fair housing literature. Similarly, staff work in partnership with service and advocacy groups to inform the public about rights and remedies under the NYC Human Rights Law. Mortgage foreclosure counseling activities are conducted in the Bronx, Queens, Brooklyn, and Staten Island.

Counseling people with disabilities is an integral service provided by the Commission. Its Project Equal Access (PEA) advocates on behalf of the disabled in housing and public accommodations. Its approach is based on voluntary compliance before a formal complaint is filed. Typically, staff negotiates a physical or policy modification by educating landlords about their responsibility to provide reasonable accommodations.

Staff works in partnership with several private and public entities, including the Mayor's Office for People with Disabilities, the Borough Presidents' Advisory Committee in all 5 boroughs, Housing Court Answers (formerly Citywide Task Force on Housing Court), the New York City Bar Association's Committee on Disability, Disabled in Action, United Spinal Association, Independent Living Centers, the Alexander Graham Bell Foundation, the NYC Parks Department Disability Committee, Sun-B Senior Coalition, Pratt Institute, Mount Sinai Visiting Doctors Service, the Helen Keller Institute, the West Side SRO Project, the MS Society, New York Lawyers for the Public Interest, Heights and Hills, the American Institute of Architects, the ALS Society, and Visions. In addition to its regular work with the Mayor's Office for People with Disabilities, the Commission sponsored two mentees and made a presentation at MOPD's Disability Mentoring Day

In 2011, 165 modifications were made for people with disabilities as a result of staff advocacy. Where efforts at negotiating a voluntary accommodation fail, the Commission's Law Enforcement staff pursues compliance through litigation. Residences throughout the five boroughs were made accessible through changes like providing a sign language interpreter in a women's shelter, upgrading 6 elevators that were constantly breaking down in a large Brooklyn housing complex, and renovating the bathroom of an apartment with an accessible shower, grab bars, a higher toilet, and a widened door.

Neighborhoods were made more livable through improvements in transportation and other neighborhood services. For example, the Commission advocated for accessible motorized shopping carts at Target stores in Manhattan and the Bronx, accessible changing rooms in Pay Half, and accessible check out aisles and a lower credit card swipe for customers in wheel chairs at a Key Food in Brooklyn. In addition, a state senator in Brooklyn built a ramp at the main entrance of his office and the Museum of Art and Design installed electronic doors and a lowered admission desk.

In the latter part of 2010, the Christopher and Dana Reeve Foundation funded a Commission proposal to create *Ramp It Up NYC*, a series of captioned 3-minute digital videos to be posted on the web and other new media sites. In conjunction with an organization whose production crew includes trainees with disabilities, the Commission has filmed 4 videos showing accommodations in housing, employment, and public spaces and interviewing people who have benefited from them. The videos are currently being edited.

The Mortgage Counseling and Predatory Lending Prevention Project reaches out to people in danger of foreclosure, particularly as a result of suspected predatory lending practices. In 2011, 573 counseling sessions were held with homeowners facing foreclosure.

Individuals and groups seeking information on Fair Housing issues may call or visit of the Commission’s five Community Service Centers listed below. They can also reach the Commission by dialing 311. Finally, the Commission’s website at [www.nyc.gov/cchr](http://www.nyc.gov/cchr) has extensive information on the Human Rights Law and Commission services and publications.

<u>Office</u>	<u>Location</u>	<u>Telephone</u>
Bronx	1932 Arthur Ave. 10457	(718) 579-6900
Brooklyn	275 Livingston St. 11217	(718) 722-3130
Queens	153-01 Jamaica Avenue	(718) 657-2465
Manhattan	40 Rector St. 10006	(212) 306-5072
Staten Island	60 Bay Street	(718) 390-8506

In December 2011 HPD signed a Memorandum of Understanding with the New York City Commission on Human Rights (CCHR) to provide fair housing services to the Agency. The initiative will continue the Agency’s objective to prevent the unwarranted displacement of individuals and families by referring the public to the education, counseling and enforcement services offered by the CCHR.

In 2011, MOPD continued to assist people with disabilities exercise their rights to fair and accessible affordable housing. MOPD continues to work with NYCHA, HPD, CCHR and several private non-profit organizations to develop new programs to increase construction of new or significantly renovated accessible, affordable housing.

MOPD continues to advocate in the area of housing and housing rights for the majority of its constituents. Advocating to prevent discrimination is the Office’s mission. MOPD’s efforts have resulted in countless architectural changes and reasonable accommodations for people with disabilities.

Investigation and Bias Reduction

Reducing the incidence of and ameliorating the consequences of bias harassment is a major goal of the Commission on Human Rights Community Service Centers. This is accomplished by addressing the underlying tensions that give rise to intergroup friction. In 2011, staff provided 199 instances of technical assistance.

Central to bias reduction is the identification of shared interests among people from various cultures and backgrounds; staff encourage intergroup participation in community-based activities that improve the quality of life for all residents and merchants. Much of the NHRP activity is devoted to identifying the potential for intergroup antagonism and addressing underlying tensions. Community Service Centers keep track of all complaints classified as hate crimes by the NYPD as well as complaints of bias reported directly to them by people in their local communities. Where appropriate, they find ways to mitigate the tensions illustrated by these complaints through mediation, education and community projects.

Because of the recent and disturbing wave of “cyberbullying” among preteens, teens, and young adults, the New York City Council revised the City’s Human Rights Law to make education about cyberbullying part of the mandate of the Commission. Even though cyberbullying had been a part of the Commission’s school and youth based curriculum previously, the Community Service Centers developed a formal curriculum to educate adults and youth on the intersection of cyberbullying and bias against groups of people protected by the Human Rights Law.

Staff presented the curriculum at a Chancellor’s staff development day for school administrators and counselors throughout the New York City School system. The CSC’s conducted several workshops for students and parents using the cyberbullying curriculum. They included, for example, 2 workshops for a youth internship program sponsored by Catholic Charities.

#### Promoting Stability and Intergroup Relations

In communities undergoing demographic change, Commission on Human Rights staff assist residents to stabilize their communities and prevent tensions related to those changes. They regularly attend borough presidents committees and community board meetings to keep abreast of intergroup issues and offer assistance.

Community Service Center staff has been trained as mediators and use these skills to build bridges between groups and facilitate the resolution of group and individual controversies fueled by ethnic, religious and racial differences. Typical vehicles for cooperation include community events that celebrate differences, block associations, fair housing committees, block parties, informational workshops and other activities that promote unity. Throughout 2011, the Community Service Center staff attended community information fairs in all five boroughs. In August Community Service Center staff participated in National Night Out Against Crime events to help reduce crime and promote neighborhood harmony. A series of workshops on conflict resolution was given in both English and Spanish for hundreds of participants in the BEGIN Language Work Study Program at Bronx Community College.

The Peer Mediation Program trains young people in the principles of conflict resolution and assists schools in setting up peer mediation programs to address non-criminal disputes among students. Students participate in a curriculum that lasts for 8-10 sessions. It introduces them to essential mediation concepts such as active listening and recognizing common ground, and teaches them, through role plays and discussion, the elements of successful mediation. In 2011 staff conducted 81 Peer Mediation sessions in schools. In addition 38 sessions of the regular school curriculum were devoted to Conflict Resolution. The common theme in this and all of the Commission’s community-based programs is respecting difference, groups working together, and opposing bias and discrimination in housing, employment, public places, the school and in the community.

In 2011 the Commission surveyed all 31 schools that had participated in its Peer Mediation Program over the last 4 years and received responses from 29. Fifty- five percent of the schools continued the program after it was initiated by the Commission, and 8 (62%) of those whose programs had become inactive requested help with restarting them. The survey results are being shared with Richard Cohen at School Mediation Associates as part of their international survey.

## 5. Summation

New York City is the largest city in the country with over 8 million people, equaling approximately 3 million households, with the most diverse populations containing approximately 200 ethnicities of all races. In order to maintain harmony in the city, several city agencies enforce laws and regulations which promote equal treatment of all individuals. In addition, the city works with community-based organizations in its efforts to promote positive intergroup and community relations.

As can be seen in this AFFH, the City of New York sponsors many activities which help to prevent violations to the fair housing laws, and to encourage integration and harmony throughout the city's neighborhoods.

Foremost, the City assists applicants pursuing complaints, and, if necessary, issues probable cause determinations, as has been described in several cases cited above.

In addition, the City of New York's strategy promotes the construction of new low income housing, as well as, the preservation of existing low income resources and encourages the development of these resources through various means, including the real property tax system. As described above, the City sponsors two tax incentive programs; 421(a), and J-51 which are described in the 2011 Consolidated Plan, Volume 2, Part II. Other Actions, Section B., Relevant Public Policies and Barriers to Affordable Housing, and assist in the production of thousands of units. In addition, the federal government provides Federal Low Income Housing Tax Credit program, which is used to compliment many of the City's housing programs.

The NYC Human Rights Commission (CCHR) affirmatively furthers fair housing by prosecuting unlawful discrimination, advocating on behalf of people with disabilities, providing information and support for immigrant communities, counseling homeowners who face foreclosure because of subprime and predatory loans, and conducting extensive outreach and education to other groups and individuals that may experience discrimination. The Commission's working relationships with a wide range of organizations that serve immigrants, people with disabilities, communities of color, gays and lesbians, and others enables staff to collaborate on efforts to achieve fair housing and prevent discrimination. In addition, the CCHR works with community organizations to reduce and mediate community tensions. The CCHR is active in schools, offering a curriculum covering the Human Rights Law, Sexual Harassment, Conflict Resolution, Cyberbullying and Peer Mediation Training. During 2011, staff conducted 295 workshops in the schools and other organizations serving youth. It also gave workshops on immigration, the Human Rights Law and diversity issues to 1,090 audiences in community and other organizations. Field staff addressed fair housing issues such as general discrimination, predatory lending, and equal access in 102 workshops given in 2011.

The Commission on Human Rights stays abreast of possible impediments to fair housing and assures that its activities and programs address these specific impediments. Because of the Commission's ongoing activities in conjunction with organizations advocating for people with disabilities, complaints on the basis of disability were the ones most frequently filed in 2011. Cases based on lawful source of income were the second most frequent. However, they have decreased as landlords have been educated to the law, passed in 2008, that forbids them to refuse to rent based on the renters lawful source of income. This includes Section 8 voucher holders. This is illustrated by one of the two 2011 Decisions and Orders by the Commission in which an advertiser who published an ad specifying "no programs" (meaning no government rental assistance) said he was not aware that lawful source of income was a protected class when he placed the ad in late 2009.

The Commission distributes its literature widely and provides it in many languages. In 2011, 116,812 pieces of literature, including booklets on fair housing and equal access and a 90-page booklet explaining the housing and employment rights of people who were formerly incarcerated were distributed by Commission field offices. These publications are also available on the agency's website at [www.nyc.gov/cchr](http://www.nyc.gov/cchr). The website also features the Commission's online Civil Rights Museum with videos, photos, biographical information, and research resources on individuals from New York who contributed to the early Civil Rights movement.

The Commission on Human Rights will continue the types of programs described in detail in earlier sections of this document. First, CCHR is committed to maintaining the quality of its intake and investigation procedures, and its prosecutorial authority. Second, it will continue to provide assistance for individuals and groups with housing concerns. Finally, it will continue its vigorous education campaign on fair housing rights and responsibilities and intergroup cooperation.

The Mayor's Office of Immigrant Affairs actively identifies and addresses new and ongoing barriers to accessing City services experienced by immigrant communities. MOIA supports other City agencies on linguistically and culturally appropriate community outreach and education on housing programs, services, and benefits available to immigrants. MOIA also offers technical assistance to City agencies on policy and programmatic strategies affecting immigrants. In addition, MOIA serves as a resource to City agencies in efforts to inform immigrants about relevant information and assistance needed by renters and homeowners, housing rights, and housing complaint processes with government agencies.

Recognizing that language barriers are one of the greatest impediments for immigrants in obtaining fair housing, Mayor Bloomberg signed Executive Order 120 in July 2008, the City's first Language Access Executive citywide policy, establishing a uniform policy and standards for language assistance services for City agencies that have direct interaction with limited English proficient New Yorkers. The Executive Order requires City agencies, which include agencies that promote equitable housing in New York City, to take reasonable measures to provide language assistance in at least the top six (6) languages spoken by limited English proficient (LEP) New Yorkers. The Mayor's Office has worked to ensure the successful implementation of Executive Order 120, and continues to provide technical assistance and support to agencies when appropriate. Furthermore, MOIA works with agencies to develop suitable public awareness strategies that inform and educate LEP individuals of City services, and the availability of free language assistance services. Some of the successful strategies adopted by agencies include working with ethnic media, reaching out to immigrant communities, and building effective partnerships with community-based organizations. These efforts help facilitate the successful integration of immigrant New Yorkers into the civic, economic and cultural life of the City.

Moreover, to help mitigate the fear and distrust immigrants may have of government, which may pose a barrier to accessing housing programs, the Bloomberg Administration issued a citywide confidentiality policy that builds the confidence and trust of immigrant communities by protecting certain categories of information as confidential. Such information includes a person's immigration status, which is considered private, to the extent permitted to by law. This policy provides certain assurances to anyone seeking City services. Implementing the City's confidentiality policy and ensuring language access helps prevent pervasive and fundamental barriers to equal housing opportunity for immigrants. MOIA's ongoing work reinforces the City's commitment and ability to provide assistance and information about housing opportunities and benefits to all of its residents.

The City of New York's New Housing Marketplace Plan promotes the construction of new low-income housing, as well as the preservation of existing housing. The New Housing Marketplace Plan is the largest municipal affordable housing effort in the nation. The Plan has financed the creation or preservation of over 109,000 units of affordable housing across the five boroughs. The Plan encourages the development and preservation of housing through various means, including the real property tax system. As described above, the City sponsors tax incentive programs (421(a), and J-51( that are described in the 2010 Consolidated Plan, Volume 4, Part II., Section B., Relevant Public Policies and Barriers to Affordable Housing and assist in the production of thousands of units. In addition, the federal government provides a Federal Low Income Housing Tax Credit Program, which is used to compliment many of the city's housing programs.

HPD contributes to the enforcement of fair housing throughout the City. HPD's internal monitoring and training strategy reinforces fair housing practices for developers/owners who receive federal funding assistance through HUD Programs: HOME, Housing Opportunities for People with Aids (HOPWA), Title I of the Community Development Block Grant Act and HOPE. HPD's external fair housing strategy utilizes federal

funds to contract with locally based organizations that provide fair housing counseling services in all five boroughs of the City.

A critical ingredient of HPD's contribution to the City's fair housing efforts has been its contractual relationship with locally based organizations for the provision of fair housing services. These groups increase the City's fair housing outreach capabilities, particularly in providing fair housing information and resources to immigrant population groups. The partnership between HPD and community based organizations ensure that the rights and responsibilities of all participants in the housing market are known and accessible to all city residents.

The New York City Housing Authority (NYCHA) provides decent and affordable housing in a safe and secure living environment for low and moderate income residents throughout the five boroughs. NYCHA's commitment to fair housing ensures that qualified residents and applicants have access to services, activities and programs provided by the Authority in compliance with applicable laws. To ensure NYCHA's employees understand and play a role in furthering fair housing, NYCHA will continue to train newly hired employees in 19 titles who interact with residents and applicants of NYCHA's duties and responsibilities under, Section 504 of the Rehabilitation Act of 1973, The Americans with Disabilities Act, the Fair Housing Act and the Architectural Barriers Act. In addition, the Department of Equal Opportunity conducts biannual mandatory training for all NYCHA employees on its non-discrimination policy statements: the NYCHA Equal Employment Opportunity Policy Statement, the NYCHA Sexual Harassment Policy Statement and the NYCHA Fair Housing Non-Discrimination Policy Statement. NYCHA's Fair Housing Non-Discrimination Policy is conspicuously posted at each of NYCHA's management offices, community centers, hearing room and every public place where residents and applicants are provided service. In addition, in celebration of National Fair Housing Month the policy will be printed in the April 2011 edition of the Journal, a monthly publication for residents delivered to approximately 175,000 families.

Through the Services for People with Disabilities (SPD) NYCHA will continue to affirmatively further fair housing through the strengthening of its relationships with advocates and organizations that assist people with disabilities, by providing information on its policies, practices and procedures and how to obtain accessible housing and through ongoing workshops. SPD provides assistance and information to applicants and residents with disabilities in obtaining decent, affordable and accessible housing, as well as assisting with the processing of reasonable accommodations for residents with disabilities in NYCHA developments.

To ensure that NYCHA's limited English proficient residents and applicants have access to NYCHA programs and services the Language Services Unit (LSU) will continue to provide translation and interpretation services to enable NYCHA staff to communicate effectively with residents and applicants who are limited English proficient. NYCHA will work to enhance its language assistance program and train staff interacting with residents and applicants by providing language assistance training as part of its staff development program/courses. LSU will conduct regular workshops for Language Bank volunteers to ensure their competency, familiarity to specialized terms and their full understanding of their role as an interpreter. On May 13, 2009 NYCHA adopted a Language Assistance Policy which was being administered by the Department of Equal Opportunity which previously supervised the Language Services Unit. In our efforts to continue to communicate with our residents effectively, on February 2010, the Language Services Unit started reporting to the Department of Communications and in January 2011 the Language Assistance Policy was updated to indicated the change in the reporting structure of LSU. The Senior Manager for Resident Communications and Language Services who reports directly to the Chief Communications Office has been designated as the Language Access Coordinator, to annually assess the language assistance needs of NYCHA and monitor NYCHA's delivery of language assistance services in conjunction with NYCHA departments that provide programs or services to residents, applicants and Section 8 voucher holders; and to recommend modifications to the Executive Department, as required, regarding NYCHA's delivery of language assistance services to persons with limited English proficiency.

NYCHA is committed to providing equal housing opportunities for all qualified residents and applicants and prohibit unlawful discrimination. Housing discrimination complaints filed with NYCHA by residents or

applicants are investigated internally to determine if the individual has been discriminated against and determine if corrective or conciliatory action is necessary. In addition, the applications of applicants who have been found ineligible for public housing and claim the denial was based on their disability are reviewed. Preliminary investigations of complaints filed by residents and applicants with the State Division of Human Rights, the City Commissioner of Human Rights, and/or HUD are investigated by NYCHA's Law Department.

Summary Table of HUD Fair Housing, Outreach, Enforcement and Housing Counseling  
Competitive Grants

FY: 2011

Affirmatively Furthering Fair Housing

Name of Jurisdiction: New York, New York

	Number of Organizations	Amount City Received in 2011 (A)	Amount City Received by Other Entities in 2011 (B)
<b>i. Fair Housing Initiatives Program</b>			
Private Enforcement Initiative (PEI)	5	\$0	\$3,396,922
Education and Outreach Initiative (EOI)	2	\$0	\$1,397,376
Fair Housing Organizations Initiative (FHOI)	5	0	\$2,551,340
<b><i>i. Subtotal Fair Housing Initiatives Program</i></b>	<b>12</b>	<b>\$0</b>	<b>\$7,345,638</b>
<b>ii. Housing Counseling</b>			
National/Regional	3	\$0	\$1,014,370
State	0	\$0	\$0
Local	6	\$0	\$137,831
<b><i>ii. Subtotal Housing Counseling</i></b>	<b>9</b>	<b>\$0</b>	<b>\$1,152,201</b>
<b>TOTAL HUD FAIR HOUSING AND HOUSING COUNSELING</b>	<b>21</b>	<b>\$0</b>	<b>\$8,497,839</b>

As part of HUD's efforts to promote fair housing and increase fair housing choice, it designates funds through the annual SuperNOFA to Fair Housing Initiatives Program (FHIP) and Housing Counseling Program competitive grants. The following grants awarded to public and private fair housing programs in New York City will assist community leaders and residents, particularly low- and moderate-income residents, in using federal funds to develop viable communities and provide decent housing for all citizens, without discrimination.

**i. Fair Housing Initiatives Program**

Fair Housing Initiatives Program grants go to public and private housing groups and state and local agencies to investigate allegations of housing discrimination, educate the housing industry and public about housing discrimination laws, and promote fair housing. Three types of awards exist within the FHIP: 1) Private Enforcement Initiative, 2) Education and Outreach Initiative, and Fair Housing Organizations Initiative.

Private Enforcement Initiative (PEI) are one-year grants to assist private, tax exempt fair housing enforcement organizations in the investigation and enforcement of alleged violations of the Fair Housing Act and substantially equivalent State and local fair housing laws. The PEI grants are divided into three components: 1) General Component; 2) Performance-based Funding Component; and, Mortgage Rescue Component.

In March 2011 HUD announced the grant awards under the 2010 Fair Housing Initiative Programs SuperNOFA. Three (3) New York not-for-profit organizations received \$1,121,923 in PEI awards for



the three components (\$324,991; \$325,000; and \$471,932, respectively). In October 2011, HUD announced the 2011 FHIP SuperNOFA grant awards. Five (5) New York not-for-profit organizations received \$2,274,999 in PEI awards for the three components (\$649,999; \$325,000; and \$1,300,000, respectively). In total, five (5) New York City not-for-profit organizations (unduplicated count) received **\$3,396,922** in Private Enforcement Initiative (PEI) grant awards (column B).

Education and Outreach Initiative (EOI) are one-year grants to assist projects that inform the public about their rights and obligations under the Fair Housing Act and substantially equivalent State and Local fair housing laws. The EOI grants are divided into three components: 1) General Component; 2) Lending Component; and, 3) Higher Education Component.

In March 2011 HUD announced the grant awards under the 2010 Fair Housing Initiative Programs SuperNOFA. Two (2) New York not-for-profit organizations received \$1,147,376 in EOI awards. (\$22,376 for the General Component; and, \$1,125,000 for the Lending Component, respectively.) In October 2011, HUD announced the 2011 FHIP SuperNOFA grant awards. One New York not-for-profit organization received \$125,000 for both the General Component and Lending Components, respectively. In total, two (2) New York City not-for-profit organizations (unduplicated count) received **\$1,397,376** in Education and Outreach Initiative (EOI) grant awards (column B).

Fair Housing Organizations Initiative (FHOI) assist non-profit fair housing organizations by providing funds to handle fair housing enforcement and education initiatives more effectively. FHOI also strengthens the fair housing movement nationally by encouraging the creation and growth of organizations that focus on the rights and needs of underserved groups. Both the 2010 and 2011 FHOI grant SuperNOFAs included a Mortgage Rescue Scam Component.

In March 2011, two (2) New York not-for-profit organizations received \$926,340 for the FHOI-Mortgage Rescue Scam Component from the 2010 FHIP SuperNOFA. In October 2011, five (5) New York not-for-profit organizations received \$1,625,000 for the FHOI-Mortgage Rescue Scam Component from the 2011 SuperNOFA. In total, five (5) New York City not-for-profit organizations (unduplicated count) received **\$2,551,340** in FHOI Mortgage Rescue Scam Component grant funds to combat abusive mortgage practices in their community (column B.)

#### **i. Subtotal Fair Housing Initiatives Program**

New York City non-profits received approximately **\$7,345,600** in both 2010 and 2011 FHIP competitive grant funds in 2011.

#### **ii. Housing Counseling**

HUD Housing Counseling Grants fund national and regional intermediary, state and local housing counseling organizations. National and regional intermediary housing counseling organizations provide a conduit for HUD funding to local affiliates and branches that provide information and education to low- and moderate-income households and enhance coordination among and improve the services of housing counseling providers. State and local housing counseling agencies offer consumers (current homeowners, prospective buyers or renters) information and education on a variety of housing topics, including information regarding the homebuying process, recognizing and avoiding predatory lending practices (through activities such as loan documentation review), personal budgeting and credit repair, default assistance and foreclosure avoidance, homeownership and tenancy responsibilities, and fair housing rights. Additionally, supplemental competitive grant funds are awarded specifically for counseling conducted in conjunction with HUD's Section 8 Homeownership Voucher Program, which allows low-income individuals to use rental vouchers to purchase homes.

Grant recipients help program participants realistically evaluate their readiness for a home purchase, understand their financing and down-payment options, and navigate what can be an extremely confusing and risky process.

In 2011, three (3) New York City-based organizations received \$1,014,370 in HUD National and Regional Intermediary Housing Counseling Grants (column B).

In addition, six housing counseling agencies received a total of \$137,831 under the local component (column B) for Mortgage Modification and Mortgage Scam Assistance-related activities (column B).

**ii. Subtotal Housing Counseling**

New York City nonprofits received approximately **\$1,152,200** in Housing, Counseling competitive grant funds in 2011 (column B).

**Total Fair Housing Initiatives Program and Housing Counseling grants.** In 2011, New York City did not receive any FHIP or Housing Counseling Grant Awards. Therefore, **zero** has been entered in Column A. In column B, New York City not-for-profits received a total of approximately **\$8,497,800**.

# FAIR HOUSING COMPLAINT PROCESS FOR NEW YORK CITY RESIDENTS

All New York City residents in public and private housing may file jurisdictional housing discrimination complaints directly with the **New York City Commission on Human Rights**, the **New York State Division of Human Rights** or **U.S. Department of Housing and Urban Development**. These agencies will attempt conciliation between the two parties throughout the investigative process. Or if New York City residents choose, they may file directly with State or Federal court. For a list of addresses, please refer to next page.

## NYC COMMISSION ON HUMAN RIGHTS

40 Rector Street  
New York, NY 10006  
(212) 306-7450

or call 311 and ask for the Commission on Human Rights

### INTERNAL COMPLAINT PROCESS

Residents of government-owned or subsidized housing have the option of resolving the complaint internally with the fair housing office of the agency which subsidizes the housing where they reside.

#### New York City Housing Authority:

(212) 306-4468

TTY (212) 306-4845

#### Department of Housing Preservation & Development:

(212) 863-8033

TTY (212) 863-7934

#### Department of Homeless Services:

##### Voice and

TTY (212) 788-9941

If residents are dissatisfied with the resolution, they may file a complaint as described above.\*

### ASSISTANCE WITH DISCRIMINATION COMPLAINTS

Residents of public or private housing may receive assistance with discrimination complaints from:

#### 1. CITY AGENCIES WITH SPECIAL CONSTITUENCIES:

##### Mayor's Office for People with Disabilities

(212) 788-2830 (Information and Referrals ONLY)

TTY (212) 788-2838

##### Department for the Aging

Call 311 and ask for the Department for the Aging

#### 2. NOT-FOR-PROFIT ORGANIZATIONS AND CLINICS

##### Anti-discrimination Center of Metro New York

(212) 346-7600

New York Law School Clinic (212) 431-2176

Columbia Law School Clinic (212) 854-4291

The above agencies and organizations assist by advocating and mediating with public or private landlords or by helping residents to file a jurisdictional complaint as described above.\*

\* As a matter of policy and practice these agencies tend to refer people who want to file a formal complaint to the New York City Commission on Human Rights where possible.

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TTY (212) 306-4845

#### Department of Housing Preservation & Development:

(212) 863-7911

TTY (212) 863-7934

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TTY (212) 788-9941

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TTY (212) 788-2838

##### Department for the Aging

Call 311 and ask for the Department for the Aging

#### 2. HPD's FAIR HOUSING BOROUGH OFFICES:

**Chinese-American Planning Council** (212) 431-7800

**New York Urban League** (212) 926-8000

**South Bronx Action Group** (718) 993-5869

**Brooklyn Housing & Family Services** (718) 435-7585

**Queens Urban League** (718) 297-7272

#### 3. NOT-FOR-PROFIT ORGANIZATIONS AND CLINICS:

**Anti-discrimination Center of Metro New York**

(212) 346-7600

**New York Law School Clinic** (212) 431-2176

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## **PART V -- Citizen Participation**

### **A. Geographic Distribution**

The City's basic policies regarding the targeting of housing assistance to specific geographic areas have not changed significantly since the publication of its initial five year Consolidated Plan. As noted in the 2002 Consolidated Plan, the City itself has not excluded any particular area or neighborhood from receiving housing assistance. However, while most programs are offered on a City-wide basis, some areas are, by regulation, prohibited from receiving certain forms of Federal funding. Other programs, such as the Section 8 certificate and voucher programs, must, by law, be made available on a City-wide basis. Services to the homeless are offered throughout all five boroughs and clients come to shelters from all areas of the City.

Notwithstanding the City's goal of making its assistance available to a broad spectrum of households in a wide variety of neighborhoods, the majority of housing funds continue to be concentrated in those neighborhoods which have the greatest need and the lowest incomes.

The attached revised Community Development Block Grant Eligibility maps show those 2000 census tracts in which Community Development (CD) funds may be used for an activity, the benefits of which are available to all the residents in a particular area, where at least 51% of the residents are low- and moderate-income persons ("CD area benefit" or "CD eligible area") according to the 2000 Census. Low- and moderate-income persons are defined as persons living in households with incomes below 80 percent of the median household income (\$47,100 for a 4-person household in 2000) of the Primary Metropolitan Statistical Area (PMSA), which includes the five boroughs, and Putnam County.

The U.S. Department of Housing and Urban Development (HUD) released the revised New York City CD Eligible Census Tracts data based on the 2000 Census at the end of March 2007. The revised data supersedes the CD Eligible Census Tract data for New York City originally released in February 2003. As a result of the data revision, the City of New York has generated updated CD Eligible Census Tract maps to replace the maps previously created in March 2003.

The revisions to the CD Eligible Census Tract data are the result of changes in the metropolitan area definitions used to calculate HUD median family income limits and estimates. The new definitions are based on the current U.S. Office of Management and Budget metropolitan statistical area (MSA) definitions.

HUD encouraged local municipalities which receive Community Development Block Grant funds to begin using the new data to determine area eligibility as early as possible. The City of New York began to use the revised 2000 Census data to determine CD area eligibility commencing with City Fiscal Year 2008 (CFY08) CD-funded activities, which began July 1, 2007.

Many of the areas selected are also areas of minority concentration as identified in the 2003 Consolidated Plan maps. These are also areas where the City encourages revitalization through the City's capital program.

The boroughs with the largest number of areas receiving directed assistance are the Bronx, Brooklyn and Manhattan.

In the Bronx, more than two-thirds of the residential areas are low and moderate income. This includes the south and west Bronx.

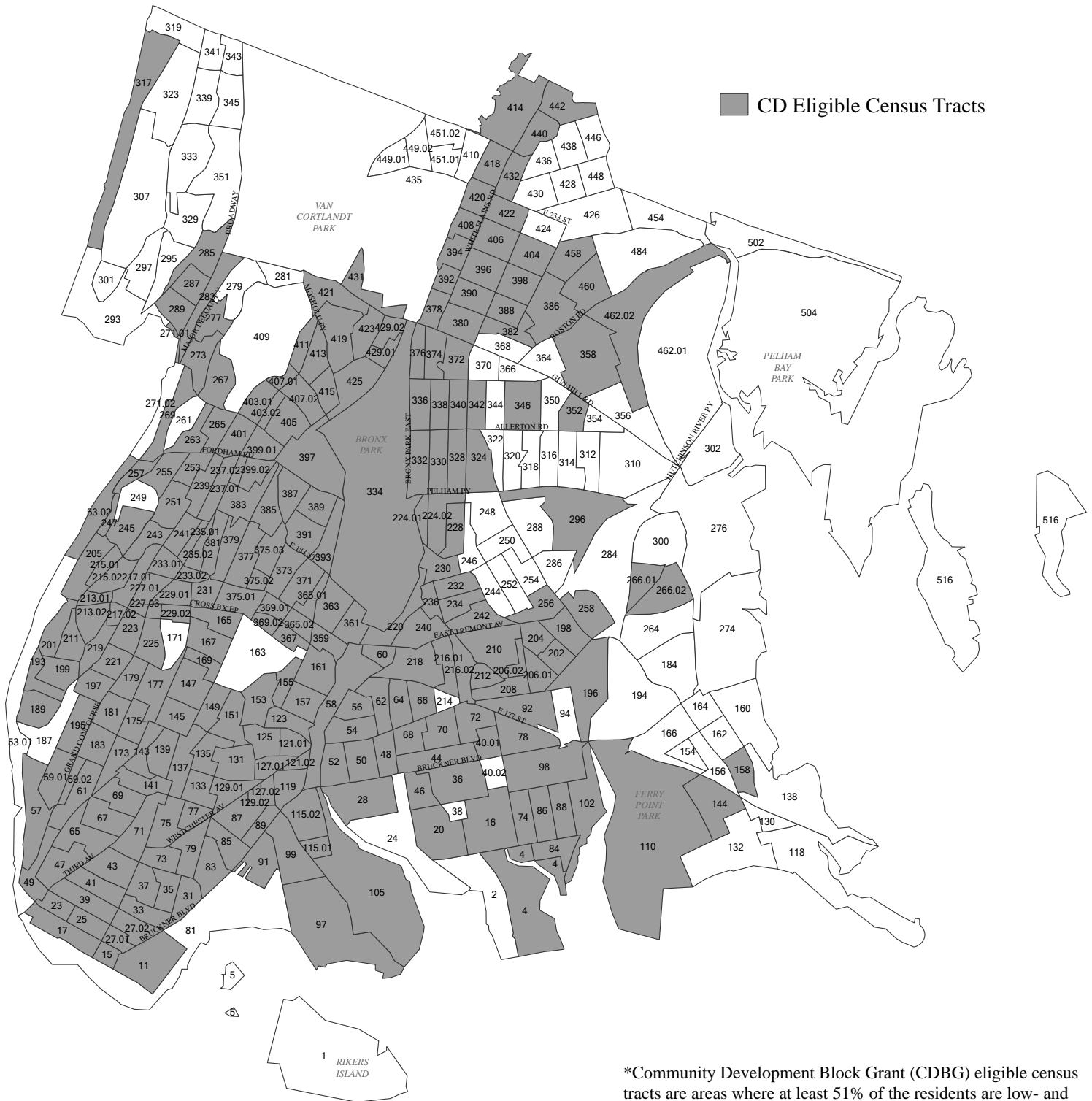
The principal areas for directed assistance in Brooklyn are northern Brooklyn, including Bedford Stuyvesant, Williamsburg, Bushwick, Crown Heights and other neighborhoods. In the south, Coney Island is included.

In Manhattan, the areas for directed assistance include most of Manhattan north of 96th Street and parts of the Lower East Side.

The primary areas of directed assistance in Queens are mainly in Jamaica, Rockaway and Astoria. The primary area of directed assistance in Staten Island is on the northern perimeter of the island.

# Community Development Eligible Census Tracts\*

## The Bronx, 2000

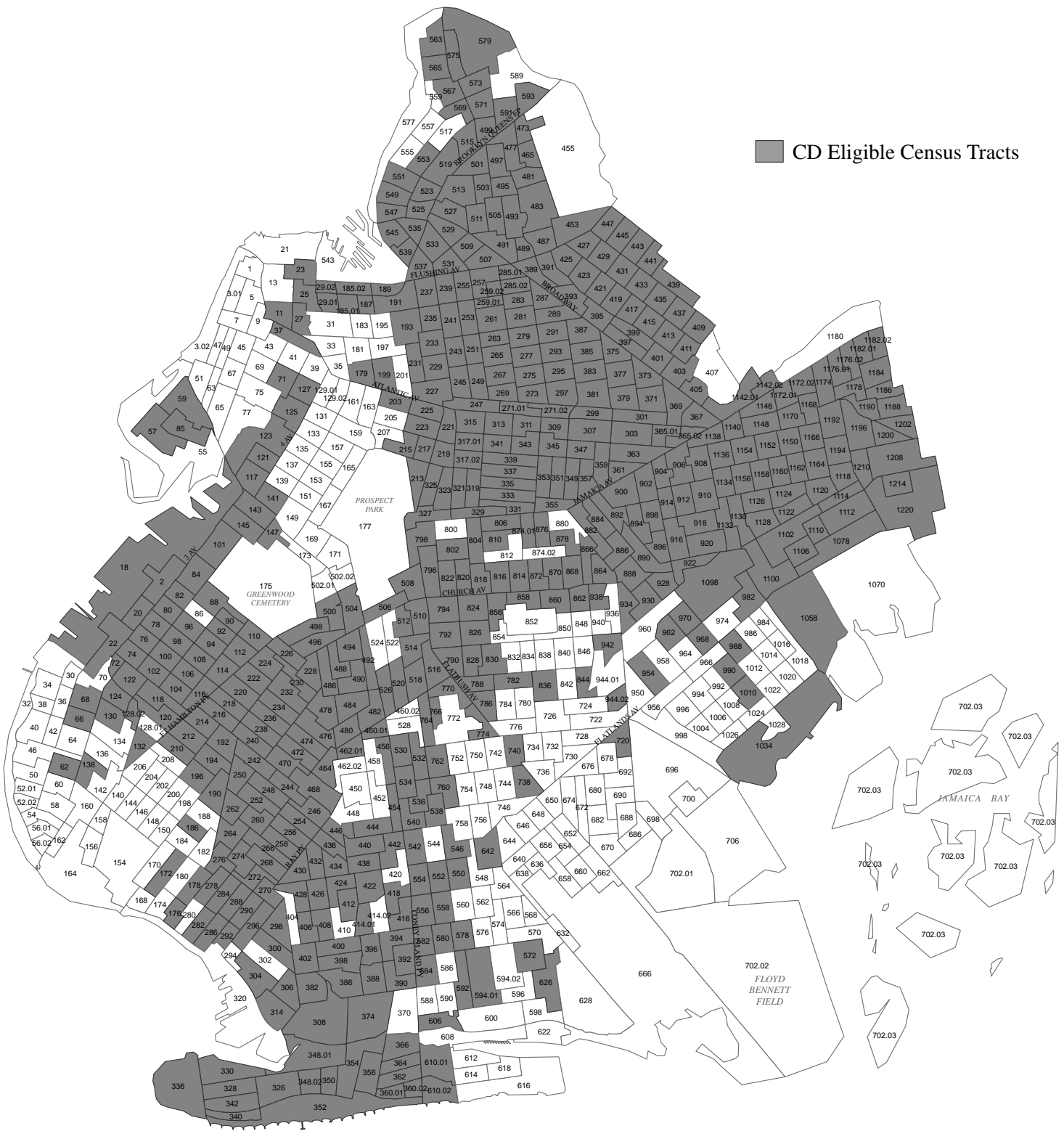


\*Community Development Block Grant (CDBG) eligible census tracts are areas where at least 51% of the residents are low- and moderate-income persons (less than 80% of the 2000 Census Median Family Income, or \$47,100 for a family of four).

Source: U.S. HUD Estimates based on 2000 Census SF3 Population Division - New York City Department of City Planning

# Community Development Eligible Census Tracts\*

## Brooklyn, 2000



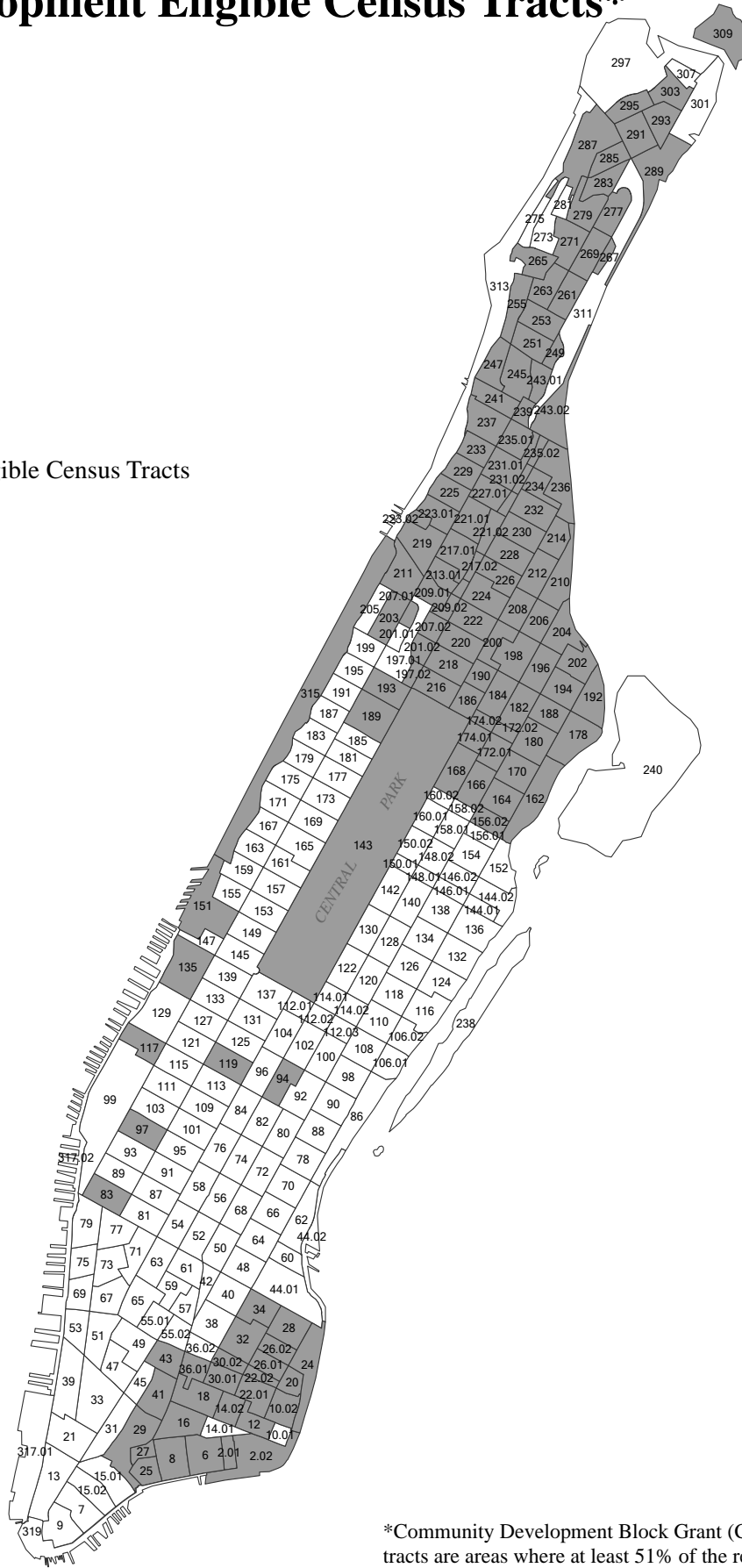
\*Community Development Block Grant (CDBG) eligible census tracts are areas where at least 51% of the residents are low- and moderate-income persons (less than 80% of the 2000 Census Median Family Income, or \$47,100 for a family of four).

Source: U.S. HUD Estimates based on 2000 Census SF3  
Population Division - New York City Department of City Planning



# Community Development Eligible Census Tracts\* Manhattan, 2000

■ CD Eligible Census Tracts

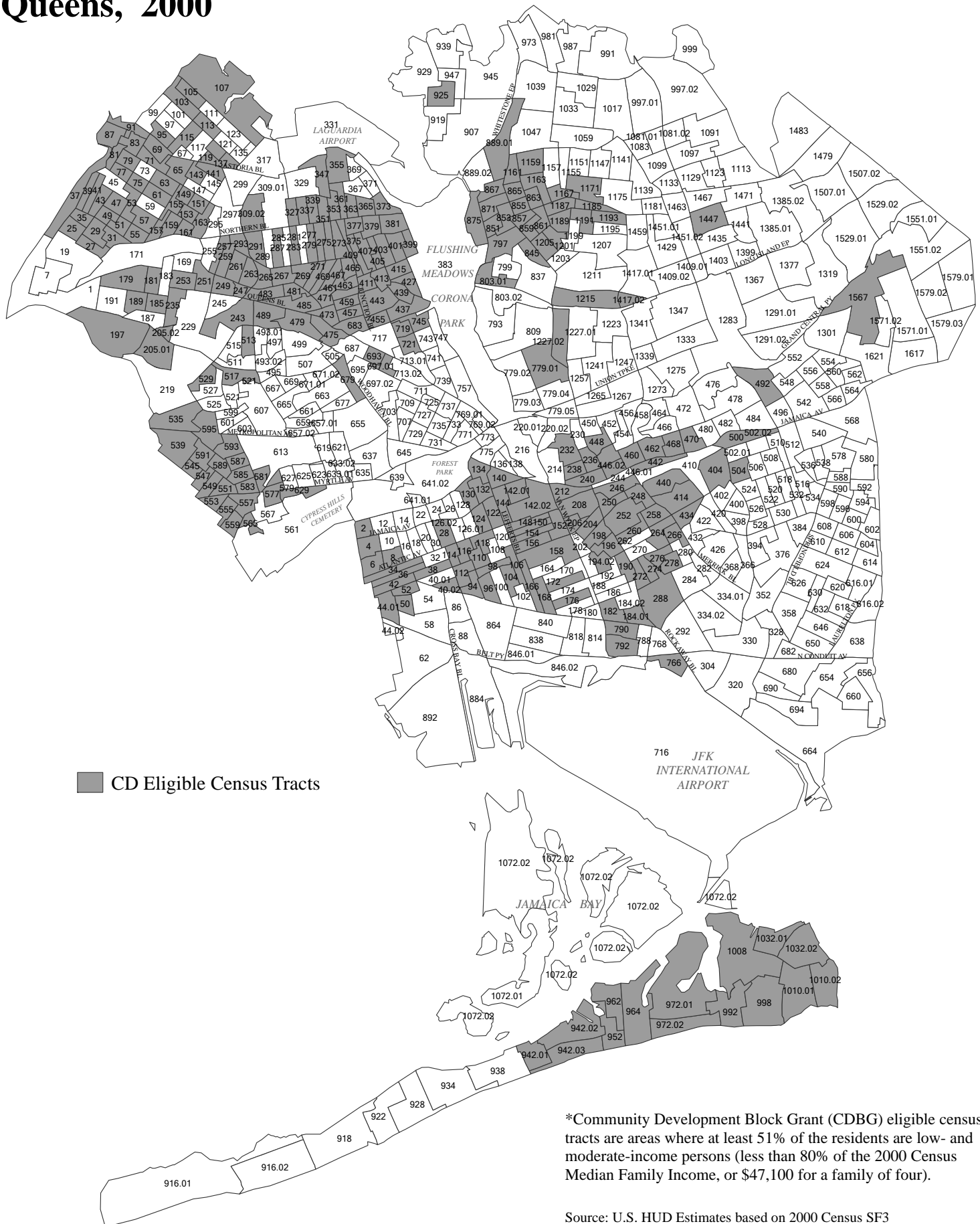


\*Community Development Block Grant (CDBG) eligible census tracts are areas where at least 51% of the residents are low- and moderate-income persons (less than 80% of the 2000 Census Median Family Income, or \$47,100 for a family of four).

Source: U.S. HUD Estimates based on 2000 Census SF3  
Population Division - New York City Department of City Planning

# Community Development Eligible Census Tracts\*

## Queens, 2000





## **B. Grantee Certifications**

### **1. Citizen Participation**

#### Outreach

Please refer to the 2012 Consolidated Plan Volume 2, Part II, Section A., Citizen Participation Plan. This section of the Plan is the most recent description of the citizen participation outreach activities conducted by the Consolidated Plan Committee member agencies relating to their own agency's area of expertise.

#### APR

The public comment period will be held from March 9, 2012 to March 23, 2012. Citizens were notified of the comment period in several ways. A letter announcing the public comment period was sent to approximately 2,000 New York City residents, organizations and public officials. Second, a notice of the public comment period was published in three newspapers with city-wide circulation, an English-language, a Spanish-language and a Chinese-language. The notices included news about the availability of information and data contained in the Consolidated Plan APR to better facilitate informed comments.

Copies of the *Proposed 2011 Consolidated Plan APR* can be obtained in person at the City Planning Bookstore, 22 Reade Street, New York, New York 10007, Monday 12 pm to 4:00 pm, Tuesday through Friday 10:00 am to 1:00 pm, or the following City Planning offices:

#### **Bronx Office**

1 Fordham Plaza, 5th Fl.  
Bronx, New York 10458  
Contact: Kim Canty (718) 220-8500

#### **Queens Office**

120-55 Queens Blvd.  
Queens, New York 11424  
Contact: Brunilda Rivera (718) 286-3169

#### **Brooklyn Office**

16 Court Street, 7th Fl.  
Brooklyn, New York 11241  
Contact: Gleno Holder (718) 780-8280

#### **Staten Island Office**

130 Stuyvesant Place, 6th Fl.  
Staten Island, New York 10301-2511  
Contact: Patti Thode-Nolan (718) 556-7240

In addition, copies of the Proposed APR are available for review at the following public libraries:

#### **Bronx**

Bronx Reference Center  
2556 Bainbridge Avenue  
Bronx, N.Y. 10458  
(718) 579-4257

#### **Brooklyn**

Central Library  
Grand Army Plaza  
Brooklyn, N.Y. 11238  
(718) 230-2100

#### **Manhattan**

Science, Industry and Business Library  
188 Madison Avenue at 34<sup>th</sup> Street  
New York, N.Y. 10016  
(212) 592-7000

Mid-Manhattan Library  
455 Fifth Avenue (at 40<sup>th</sup> Street)  
New York, N.Y. 10016  
(212) 340-0863

NYC Municipal Reference & Research Center ("*the City Hall Library*")  
31 Chambers Street, Suite 110  
New York, N.Y. 10007  
(212) 788-8590

## **Queens**

Central Library  
89-11 Merrick Boulevard  
Jamaica, N.Y. 11432  
(718) 990-0778/0779/0781

## **Staten Island**

St. George Library Center  
5 Central Avenue  
Staten Island, N.Y. 10301  
(718) 442-8560

Lastly, an Adobe PDF version of the Proposed Annual Performance Report was made available for free downloading from the internet via the Department of City Planning's website at: [www.nyc.gov/planning](http://www.nyc.gov/planning).

This document will be submitted to HUD on March 30, 2012. Any questions may be directed to Charles V. Sorrentino, New York City Consolidated Plan Coordinator, at (212) 720-3337. Written comments on the *Proposed 2011 Consolidated Plan APR* should be sent to Mr. Sorrentino by close of business March 23, 2012 at the Department of City Planning, 22 Reade Street 4N, New York, New York 10007, email: [2011ConPlanAPR@planning.nyc.gov](mailto:2011ConPlanAPR@planning.nyc.gov)

## **2. Certificates of Consistency**

In 2011, the City provided certificates of consistency to public, private and not-for-profit entities requesting certificates in a fair and impartial manner.

To facilitate public awareness and understanding of the request process, the City incorporated an informational chart into the 2011 Consolidated Plan, Volume 2, Part II. Other Actions, Section J. Certificate of Consistency.

The chart contained: 1) the types of certificates of consistency that are required for each program; 2) the applicants that may apply for the programs; and 3) the lead agency. The lead agency is responsible for providing the certificate of consistency letter to an applicant. Agency contact persons with their respective telephone numbers were identified on the chart.

In 2011 the City of New York worked with HUD to improve its certification process by: 1) including the City's informational chart, and an informational sheet indicating the internet website addresses for the Consolidated Plan's Housing and Community Profile, Five-Year Strategic Plan, and Five-Year Affirmatively Furthering Fair Housing Statement in Notice of Funding Availability (NOFA) packages for competitive funds; and 2) informing the appropriate City agency of the NOFA conferences for all HUD competitive programs. This allowed the agencies to provide technical guidance to prospective applicants at the outset of the respective funding application periods.

Lastly, the federal government has required public, private and not-for-profit entities applying for competitive grant funds under the HUD SuperNOFA to apply for the funds electronically using the federal government's "E-grant" system. In 2011, the City of New York assisted public, private and not-for-profit entities in the electronic submission of their application for competitive grant funds by providing those with grant applications that were consistent with the City's Consolidated Plan the signed Certifications in Adobe .PDF format. The PDF version is the electronic version of the hard copy material and is an acceptable format for application attachments in the E-grant system.

## **3. Non-hindrance of the Consolidated Plan Implementation**

The Consolidated Plan Committee is comprised of over 12 member agencies. Each Committee member agency complied with the federal regulations pertaining to implementation of the Consolidated Plan. Each agency contact person is responsible for attending the coordinating committee meetings. At these meetings, the HUD regulations and the guidelines are discussed along with other business. The agency representative is required to collect the appropriate information from her or his agency. This information is submitted to the Department of City Planning (DCP). DCP prepares the information for final publication and public review.

## **CREDITS**

### **DEPARTMENT OF CITY PLANNING**

Robert K. Steel, Deputy Mayor for Economic Development

Amanda M. Burden, FAICP, Director

Richard Barth, Executive Director

Sandy Hornick, Deputy Executive Director, Strategic Planning

Eric Kober, Director, Housing, Economic and Infrastructure Planning

Barry Dinerstein, Deputy Director, Housing, Economic and Infrastructure Planning

Charles V. Sorrentino, New York City Consolidated Plan Coordinator - 212-720-3337

#### Interns:

Sean Bennett

Sarah Gastelum

#### Graphics:

E. Michael Pilgrim, Director

#### Computer Maps:

Drew Minert

Alathia Ashman

#### Administrative Services

(Mailings and Reproduction):

Antonio Mendez, Director

Raymond Figueroa,

Deputy Director

Gerald Anderson

Kirk Talton

### **Agencies that report directly to the Mayor**

#### **NEW YORK CITY OFFICE OF MANAGEMENT AND BUDGET**

Mark Page, Budget Director

Paul Cataldo, Director of Community Development

John Leonard, Deputy Assistant Director, Community Development (212-788-6177)

Ellen Levine, Assistant Director, Social Services Task Force

Mellanie Choi, Assistant Director, Health Task Force

Julie E. Freeman, Supervising Analyst, Community Development Program Unit

Arturo Rodriguez

#### **NEW YORK POLICE DEPARTMENT**

Raymond W. Kelly, Commissioner

Joseph J. Esposito, Chief of Department

### **Agencies that report to Robert K. Steel, Deputy Mayor for Economic Development**

#### **DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

Mathew M. Wambua, Commissioner

Molly Wasow Park, Deputy Commissioner for Budget, Fiscal, and Performance Analysis

Alexandra M. Sewell, Chief of Staff / Deputy Commissioner for Policy and External Affairs

Clint Medley, HOME Administrator

Ted Gallagher, Consolidated Plan Agency Representative (212-863-8061)

Kimberly Hardy, Special Counsel, Regulatory Compliance

Reginald Evans, Director of Operations

## **NEW YORK CITY HOUSING AUTHORITY**

John B. Rhea, Chair

Atefeh Riazi, Acting General Manager

Anne-Marie Flatley, Director, Research and Management Analysis Department (212-306-8202)

Sybille Louis, Deputy Director, Research & Management Analysis Department

Laurence Wilensky, Senior Assistant Director, Research & Management Analysis Department

Celeste T. Segure, Director, Equal Opportunity

[Nicole Van Gendt, Assistant Director, Equal Opportunity Department](#)

Angel Lopez

## **Agencies that report to Linda I. Gibbs, Deputy Mayor for Health and Human Services**

### **DEPARTMENT OF HOMELESS SERVICES**

Seth Diamond, Commissioner

Ellen Howard-Cooper, Deputy Commissioner for Prevention, Policy and Planning

Eileen Lynch Johns, Assistant Commissioner for Policy and Planning

Alyson Zikmund, Director of Planning, Development and Grants

Merih Anil, Planning Development and Grants Coordinator (212) 232-0830

Lula Urquhart, Assistant Commissioner for Budget and Audit

Bernice McCallum, Senior Budget Analyst

### **DEPARTMENT OF HEALTH and MENTAL HYGIENE**

Thomas Farley, M.D., M.P.H., Commissioner

John Rojas, Director of Housing, Bureau of HIV/AIDS Prevention and Control (347-396-7428)

Rachel Johnson, Assistant Director of Housing, Bureau of HIV/AIDS Prevention and Control

Kimberly Jones, Deputy Director, Office of Housing Services, Division of Mental Hygiene

(212-219-5826)

Jeffrey Seward, LCSW, Program Specialist, Division of Mental Hygiene

### **HUMAN RESOURCES ADMINISTRATION**

Robert Doar, Commissioner/Administrator

Kathleen Carlson, Executive Deputy Commissioner, Office of Community Affairs and  
Immigrant Services

Kate Pielemeier, Special Assistant to the Executive Deputy Commissioner, Office of Community  
Affairs and Immigrant Services (212) 331-5999

[Michele Bynoe, Office of Community Affairs and Immigrant Services](#)

### **DEPARTMENT FOR THE AGING**

Lilliam Barrios-Paoli, Commissioner

Karen Taylor, Deputy Assistant Commissioner

Ruth Cordero, Director of Housing Initiatives (212) 442-1211

### **ADMINISTRATION FOR CHILDREN'S SERVICES**

Hon. Ronald E. Richter, Commissioner

Elysia Carnevale, Director of Intergovernmental Affairs

Miguel A. Quiñones, Jr. Director of Housing Support and Services (212) 676-6831

## **HEALTH AND HOSPITALS CORPORATION**

Alan D. Aviles, President

Shantih E. Clemans, Office of Clinical Affairs

### **Agencies that report to Dennis M. Walcott, Deputy Mayor for Education and Community Development**

#### **DEPARTMENT OF YOUTH AND COMMUNITY DEVELOPMENT**

Jeanne B. Mullgrav, Commissioner

Heriberto Barbot, Chief of Staff

Lisa Gulick, Assistant Commissioner for Planning, Research and Program Development

(212-676-8100)

### **Agencies that report to Caswell F. Holloway, Deputy Mayor for Operations**

#### **DEPARTMENT OF BUILDINGS**

Robert D. LiMandri, Commissioner

Richard Barnard, Director of Program and Management Analysis

#### **DEPARTMENT OF FINANCE**

David M. Frankel, Commissioner

Fran Josephs, Director of Property Research

### **Agencies that report to Carol A. Robles-Roman, Deputy Mayor for Legal Affairs/Mayor's Counsel**

#### **COMMISSION ON HUMAN RIGHTS**

Patricia L. Gatling, Commissioner/Chair

Alexander Korkhov, Executive Director, Community Relations Bureau

Peggy Crull, Director of Research (212-306-7646)

#### **MAYOR'S OFFICE FOR PEOPLE WITH DISABILITIES**

Jason R. Mischel, Acting Commissioner/General Counsel (212-788-2830)

Robert Piccolo, Deputy Commissioner/Administrative Architect

#### **MAYOR'S OFFICE TO COMBAT DOMESTIC VIOLENCE**

Yolanda B. Jimenez, Commissioner

Florence Hutner, Deputy Commissioner

Tracy Weber, MPH, Assistant Commissioner for Administration (212-341-9098)

Edward Hill

#### **MAYOR'S OFFICE OF IMMIGRANT AFFAIRS**

Fatima A. Shama, Commissioner

Matilde Roman, Deputy Commissioner/General Counsel (212-788-6779)