

Final PHA Agency Plan

Annual Agency Plan for Fiscal Year 2018



Shola Olatoye
Chair & Chief Executive Officer

Date: October 18, 2017

**Annual PHA Plan
(Standard PHAs and
Troubled PHAs)**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

**OMB No. 2577-0226
Expires: 02/29/2016**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information					
A.1	PHA Name: New York City Housing Authority PHA Code: NY005 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2018 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 176,692; Number of Section 8 Vouchers: 86,570. Total Combined Units/Vouchers 263,262. PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
	Lead PHA:					

B.	Annual Plan Elements					
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Please see Attachment A (PHA Plan Update)</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Please see Attachment F (Admissions Policy for Deconcentration)</p>					

B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Please see Attachment B and C (HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership, and Project-Based Vouchers, and Capital Improvements – Capital fund annual statement).</p> <p>As of October 1, 2017 NYCHA has executed 77 HAP contracts for 5,404 project based units receiving subsidy across the five boroughs in New York City. This includes project based apartments at NYCHA’s LLC mixed finance developments and one RAD project based HAP contract.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: Please see Attachment A (PHA Plan Update)</p>

B.5	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>Please see Attachment E (Additional Information)</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> <p>Please see Attachment C (Capital Improvements – Capital fund annual statement)</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>HUD APPROVED NYCHA’S FY 2017 CAPITAL FUND GRANT AND 5-YEAR ACTION PLAN ON SEPTEMBER 19, 2017.</p>

Supporting Documents Available for Review

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

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

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

NOTICE

New York City Housing Authority Significant Amendment to the FY 2017 Agency Annual Plan and the Draft Agency Plan for FY 2018

The public is advised that the *Significant Amendment to the FY 2017 Agency Annual Plan and the FY 2018 Draft Agency Annual Plan* will be available for public inspection at NYCHA's principal office, located at 250 Broadway, New York, NY, starting July 21, 2017 between the hours of 9:30 a.m. to 4:30 p.m. Please call (212) 306-3701 to make an appointment to review the *Significant Amendment to the FY 2017 Agency Annual Plan and the FY 2018 Agency Annual Plan* and supporting documents. The *Significant Amendment to the FY 2017 Agency Annual Plan and the FY 2018 Draft Agency Annual Plan* will also be available at the following locations:

- On NYCHA's webpage, which is located on: <http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page>
- At the Management Office of *each* NYCHA public housing development during regular business hours.
- At the Community Centers/Borough Offices listed below during the hours of 9:00 am to 7:30 pm:

Manhattanville Senior Center 530 West 133 rd Street New York, New York	Soundview Houses Senior Center 1674 Seward Avenue Bronx, New York	Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York
Taft Senior Center 1365 5th Avenue New York, New York	Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing, New York	Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York
Sedgwick Senior Center 1553 University Avenue Bronx, New York		

PUBLIC COMMENT

The public is invited to comment on the *Significant Amendment to the FY 2017 Agency Annual Plan and the FY 2018 Draft Agency Annual Plan* at a public hearing to be held on **Wednesday, September 6, 2017** from 5:30 p.m. to 8:00 p.m. at:

**Borough Of Manhattan Community College
199 Chambers Street
New York, New York 10007**

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

Written comments regarding the *Significant Amendment to the FY 2017 Agency Annual Plan and the FY 2018 Draft Agency Annual Plan* are encouraged. To be considered, **submissions must be received via United States Postal mail or fax no later than September 7, 2017.** Faxed submissions will be accepted at (212) 306-7905. Comments may be sent to the following address and comments may also be emailed to annualplancomments@nycha.nyc.gov.

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

Bill de Blasio, Mayor

Shola Olatoye, Chair and Chief Executive Officer

OTIFICACIÓN

Autoridad de vivienda de la Ciudad de Nueva York. Corrección significativa del Plan anual de la agencia para el año fiscal 2017 y borrador del Plan anual de la agencia para el año fiscal 2018

Mediante la presente notificación se comunica al público que *la Corrección significativa del Plan anual de la agencia para el año fiscal 2017 y el borrador del Plan anual de la agencia para el año fiscal 2018* estarán disponibles para su revisión pública en la oficina principal de NYCHA, situada en el 250 de Broadway, New York, NY, desde el 21 de julio del 2017 entre las 9:30 a.m. y las 4:30 p.m. Por favor llame al (212) 306-3701 para solicitar una cita para la revisión de la *Corrección significativa del Plan anual de la agencia para el año fiscal 2017 y del Plan anual de la agencia para el año fiscal 2018* y de sus documentos justificativos. *La corrección significativa del Plan anual de la agencia para el año fiscal 2017 y el borrador del Plan anual de la agencia para el año fiscal 2018* estarán también disponibles en:

- La página web de NYCHA, cuya dirección es: <http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page>
- La oficina de administración de *todos* los residenciales de vivienda pública de NYCHA en horario normal de oficina.
- Los Centros comunitarios/Oficinas de distrito que aparecen en esta tabla desde las 9:00 am a las 7:30 pm:

Manhattanville Senior Center 530 West 133 rd Street New York, New York	Soundview Houses Senior Center 1674 Seward Avenue Bronx, New York	Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York
Taft Senior Center 1365 5th Avenue New York, New York	Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing, New York	Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York
Sedgwick Senior Center 1553 University Avenue Bronx, New York		

OBSERVACIONES PÚBLICAS

El público está invitado a realizar observaciones sobre la *corrección significativa del Plan anual de la agencia para el año fiscal 2017 y del borrador del Plan anual de la agencia para el año fiscal 2018* durante una audiencia pública que tendrá lugar el **miércoles 6 de septiembre del 2017** de 5:30 p.m. a 8:00 p.m. en:

**Borough Of Manhattan Community College
199 Chambers Street
New York, New York 10007**

El lugar mencionado arriba está adaptado a personas con discapacidad y es accesible mediante transporte público. Para obtener información de transporte visite la web <http://tripplanner.mta.info> o llame a la línea telefónica de información de transporte de la MTA/NYC (718) 330-1234.

Los comentarios escritos sobre *la corrección significativa del Plan anual de la agencia para el año fiscal 2017 y el borrador del Plan anual de la agencia para el año fiscal 2018* son bienvenidos. Deberá hacernos llegar sus comentarios a través del **Servicio postal de los Estados Unidos o por fax antes del 7 de septiembre del 2017** para que puedan ser considerados. Envíe su fax al (212) 306-7905. Puede mandar sus comentarios a la siguiente dirección postal o por email a annualplancomments@nycha.nyc.gov.

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

Bill de Blasio, Alcalde

Shola Olatoye, Presidenta y Directora Ejecutiva

通知

紐約市房屋局「公共房屋 2017 財政年度機構計劃重大修正案」和「2018 財政年度機構計劃」初稿

從 2017 年 7 月 21 日起，各界人士可前往紐約市房屋局辦公總樓索取「公共房屋 2017 財政年度機構計劃重大修正案」和「2018 財政年度機構計劃」初稿，地址：紐約市曼哈頓百老匯大道 250 號，辦公時間：上午 9 時 30 分至下午 4 時 30 分。請致電 (212) 306-3701 預約時間查閱「公共房屋 2017 財政年度機構計劃重大修正案」和「2018 財政年度機構計劃」初稿及相關證明文件。民眾也可透過下列方式下載或索取「公共房屋 2017 財政年度機構計劃重大修正案」和「2018 財政年度機構計劃」初稿：

- 紐約市房屋局 (NYCHA) 官方網站，網址：<http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page>
- 紐約市房屋局轄下各個公房區管理處 (請於正常營業時間前往)
- 下列社區中心/地區事務管理處 (辦公時間：早上 9 時至晚上 7 時 30 分)：

<p>Manhattanville Senior Center 曼哈頓維爾公房長者中心 530 West 133rd Street New York, New York</p> <p>Taft Senior Center 塔夫特公房長者中心 1365 5th Avenue New York, New York</p> <p>Sedgwick Senior Center 塞奇威克公房長者中心 1553 University Avenue Bronx, New York</p>	<p>Soundview Community Center 桑德維公房社區中心 1674 Seward Avenue Bronx, New York</p> <p>Queens Community Operations Borough Office 皇后區社區營運辦公室 70-30 Parsons Boulevard Flushing, New York</p>	<p>Staten Island Community Operations Borough Office 史丹頓島社區營運辦公室 126 Lamport Avenue Staten Island, New York</p> <p>Brownsville Senior Center 布朗斯維爾公房長者中心 528 Mother Gaston Boulevard Brooklyn, New York</p>
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公眾意見

我們也誠邀各界人士出席於 2017 年 9 月 6 日，星期三傍晚 5 時 30 分至晚上 8 時舉行的公共聽證會，對「公共房屋 2017 財政年度機構計劃重大修正案」和「2018 財政年度機構計劃」初稿發表意見並提出建議。地點如下：

Borough of Manhattan Community College
紐約市立大學曼哈頓社區學院
199 Chambers Street
New York, New York 10007

會議地點設有無障礙通道方便殘疾人士進出並可乘搭公共交通工具抵達。詳情請瀏覽 <http://tripplanner.mta.info> 或致電大都會捷運局 (MTA) 紐約市交通旅遊資訊熱線查詢，電話：(718) 330-1234。

歡迎各界人士對「公共房屋 2017 財政年度機構計劃重大修正案」和「2018 財政年度機構計劃」初稿發表書面意見。我們僅會考慮於 2017 年 9 月 7 日前以傳真或平郵方式提交的意見書。傳真號碼：(212) 306-7905。意見書可寄至下列地址或發送電郵至 annualplancomments@nycha.nyc.gov。

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

白思豪 (Bill de Blasio)，市長

索拉·奧拉托耶 (Shola Olatoye)，主席兼行政總監

УВЕДОМЛЕНИЕ

Значительная поправка Жилищного управления г. Нью-Йорка (New York City Housing Authority, NYCHA) к Годовому плану агентства на 2017 финансовый год и проект Годового плана агентства на 2018 финансовый год

Настоящим извещаем, что *Значительная поправка (Significant Amendment) к Годовому плану агентства на 2017 финансовый год (FY 2017) и проект Годового плана агентства на FY 2018* будут доступны для публичного ознакомления в главном офисе NYCHA, который находится по адресу: 250 Broadway, New York, NY, начиная с 21 июля 2017 года с 9:30 а.м. до 4:30 р.м. Для ознакомления с этими и другими сопроводительными документами позвоните по тел. (212) 306-3701 и назначьте встречу. Также эти документы можно найти:

- На вебсайте NYCHA <http://www1.nyc.gov/site/nycha/about/annual-plan-financialinformation.page>
- В офисе управления *каждого* жилищного комплекса NYCHA в обычные приемные часы.
- В нижеуказанных местных общественных центрах (Community Centers)/районных управлениях с 9:00 а.м. до 7:30 р.м.:

Центр для пожилых (Senior Center) Manhattanville 530 West 133 rd Street New York, New York	Центр для пожилых Soundview Houses 1674 Seward Avenue Bronx, New York	Staten Island Community Operations Районный офис: 126 Lamport Avenue Staten Island, New York
Центр для пожилых Taft 1365 5th Avenue New York, New York	Queens Community Operations Районный офис: 70-30 Parsons Boulevard Flushing, New York	Центр для пожилых Brownsville 528 Mother Gaston Boulevard Brooklyn, New York
Центр для пожилых Sedgwick 1553 University Avenue Bronx, New York		

КОММЕНТАРИИ ОБЩЕСТВЕННОСТИ

Общественность также приглашается предоставить комментарии по поводу *Значительной поправки к Годовому плану агентства на FY 2017 и проекту Годового плана агентства на FY 2018* на публичном слушании, которое состоится **в среду, 6 сентября 2017 года** с 5:30 р.м. до 8:00 р.м. по адресу:

**Borough of Manhattan Community College
199 Chambers Street
New York, New York 10007**

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Письменные отзывы по поводу *Значительной поправки к Годовому плану агентства на FY 2017 и проекту Годового плана агентства на FY 2018* приветствуются. Чтобы быть рассмотренными, **они должны быть получены через почтовую службу США или по факсу не позднее 7 сентября 2017 г.** Комментарии по факсу будут приниматься по номеру (212) 306-7905. Отзывы также можно выслать по адресам: annualplancomments@nycha.nyc.gov. и

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

Bill de Blasio, мэр

Shola Olatoye, председатель и исполнительный директор



Public Hearing on the Significant Amendment to the Fiscal Year 2017 Agency Annual Plan and the Draft Fiscal Year 2018 Annual Plan



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**Public Hearing
Wednesday, September 6,
2017
5:30 to 8:00pm**

**Borough of Manhattan
Community College
199 Chambers Street
New York, NY 10007**

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Requests for reasonable accommodation for this event should be relayed to the NYCHA Public Accessibility Services Coordinator, Paola Vernelly, by September 1, 2017, at 212-306-4617 or by email at Paola.Vernelly@nycha.nyc.gov.



Audiencia pública sobre la Corrección significativa del Plan anual de la agencia para el año fiscal 2017 y el borrador del Plan anual para el año fiscal 2018



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Audiencia pública
Miércoles 6 de septiembre del 2017
de 5:30 a 8:00 pm

Borough of Manhattan Community College
199 Chambers Street
New York, NY 10007

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Las solicitudes de adaptación razonable para este evento han de ser realizadas a la Coordinadora de Servicios de Accesibilidad Pública de NYCHA, Paola Vernelly, antes del 1 de septiembre del 2017 llamando al 212-306-4617 o por correo electrónico a Paola.Vernelly@nycha.nyc.gov.



紐約市房屋局「2017 財政年度計劃」重大修正案 和「2018 財政年度計劃」初稿公眾聽證會



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2017 年 9 月 6 日，星期三
傍晚 5 時 30 分至
晚上 8 時

Borough of Manhattan
Community College
紐約市立大學曼哈頓社區學院
199 Chambers Street
New York, NY 10007



如對這次會議有任何關於合理便利措施的要求，請於 2017 年 9 月 1 日前聯繫紐約市房屋局公共無障礙服務專員 Paola Vernelly，電話：212-306-4617 或電郵：Paola.Vernelly@nycha.nyc.gov。



Публичное слушание по поводу Значительной поправки к Годовому плану агентства на 2017 финансовый год и проекта Годового плана на 2018 финансовый год



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Среда, 6 сентября 2017 г.
с 5:30 до 8:00pm

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Запросы на приемлемую модификацию (reasonable accommodation) во время этого мероприятия должны быть переданы координатору общественных услуг NYCHA Paola Vernelly до 1 сентября 2017 года по тел. 212-306-4617 или электронной почтой по адресу Paola.Vernelly@nycha.nyc.gov

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Executive Summary

NYCHA's Final Agency Plan for FY 2018

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

The Final Agency Plan for FY 2018 is available for public review at NYCHA’s Central Office and each development’s management office as well as on NYCHA’s web page <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>. NYCHA will also provide a copy of the Final Agency Plan to each public housing Resident Association President.

NYCHA held a public hearing at the Borough of Manhattan Community College (“BMCC”) in Manhattan on September 6, 2017 and accepted written comments on the Draft Plan through September 8, 2017. Please see the Notice on page 8. NYCHA met with the Resident Advisory Board (“RAB”) members for their comments in seven meetings between March and September 2017.

NYCHA’s Final Agency Plan will be submitted to the U.S. Department of Housing and Urban Development (“HUD”) on October 18, 2017. Following NYCHA’s submission, HUD has 75 days in which to review and approve the plan.

NYCHA’s priorities for the coming year are outlined on pages 18 through 27.

NextGeneration NYCHA

On May 19, 2015, Mayor de Blasio and NYCHA Chair and CEO Shola Olatoye announced NextGeneration NYCHA (“NextGen”), a comprehensive ten-year plan to stabilize the financial crisis facing New York City’s public housing authority and deliver long-needed improvements to residents’ quality of life by changing the way NYCHA is funded, operated and how it serves its residents. Developed over one year from 150 collaborative meetings with NYCHA residents, stakeholders and elected officials, NextGen builds on the de Blasio administration’s commitment to stabilize, preserve and revitalize public housing. Facing the worst financial crisis in NYCHA’s history, the Authority continues to launch targeted initiatives with the goal of improving resident quality of life and preserving public housing for this and future generations. With increased transparency, infrastructure improvements, and stakeholder engagement, NYCHA is taking meaningful steps to change the way it does business and become a more modern, effective and efficient landlord. NextGen’s 15 targeted strategies support four principal goals:

1. Change the way NYCHA is funded
2. Operate like a more modern, efficient landlord
3. (Re)build existing public housing and new affordable housing
4. Engage residents and connect them to best-in-class services

In the past two years, NYCHA has made major progress in its commitment to improving quality of life for the more-than 400,000 people who call NYCHA home. NYCHA modernized operations using technology and implemented flexible property management staff schedules to provide better customer service. We have generated revenue for repairs through ground-floor leasing to businesses and improved rent collection. We’ve

placed more than 5,600 residents in jobs. All this despite the fact that since 2001, NYCHA has lost \$2.7 billion in federal operating and capital funding, and decades of federal disinvestment have left our buildings needing \$17 billion worth of major repairs.

Below are some of the accomplishments achieved:

FUND
Improve resident rent and fee collection.
<ul style="list-style-type: none"> • 3.23% increase in rent collection = \$32 million in new revenue.
Maximize the revenue and uses of ground floor spaces.
<ul style="list-style-type: none"> • \$864,000 in new revenue collected from 19 new and 33 renewal ground floor leases in buildings on NYCHA developments
OPERATE
Transform into a digital organization
<ul style="list-style-type: none"> • \$2.6 million in savings resulting from deployment of smart phones to property management staff • 1.5 million work orders closed using smart phones • \$1.1 million in savings from launch of MyNYCHA app
Improve Customer Service
<ul style="list-style-type: none"> • 12 developments piloted the Flex Ops extended service hours program. • Completed the roll out of online recertifications for all developments • Installed new kiosks in every management office to provide access to NYCHA’s online services, such as paying rent, submitting work orders, and recertifying information on income.
Pursue a comprehensive sustainability agenda
<ul style="list-style-type: none"> • \$3.5 million in annual utility cost savings from the first phase of a large- scale Energy Performance Contract (EPC), benefiting over 45,000 residents at 16 developments • 100% of NYCHA developments now recycle, minimizing waste, protecting the environment, and reducing greenhouse gas emissions • \$460 million in Sandy recovery construction underway at 45 buildings in progress with over 165 NYCHA residents employed on Sandy related work.

Increase safety and security at NYCHA developments
<ul style="list-style-type: none"> • 5978 new lights installed at 16 developments, creating safer communities • 1587 new CCTV cameras and 190 upgraded cameras at 53 developments, enhancing resident safety and security
(RE) BUILD
Devise Capital Planning Strategy
<ul style="list-style-type: none"> • Mayor de Blasio has committed \$1.3 billion to fix more than 950 roofs which will benefit over 175,000 residents. • 60 roofs have been replaced at six developments and five are slated for completion by the second quarter of 2018. In addition, 78 roof replacements will start at seven developments in 2018.
Provide underutilized NYCHA-owned land to support the creation of affordable housing units
<ul style="list-style-type: none"> • 1,419 units of 100 percent affordable housing in development, creating desperately needed affordable homes • 800 projected units for NextGen Neighborhoods (50% affordable, 50% market rate)
Leverage HUD programs to preserve housing
<ul style="list-style-type: none"> • 1,400 units at Ocean Bay Bayside renovated through RAD, benefitting over 3,700 residents and generating \$300 million for repairs.
ENGAGE
Transition from direct service provision to a partnership-based model, and transform resident engagement
<ul style="list-style-type: none"> • 14,500 residents connected to services through community partnerships • 50 new Resident Associations will enable more residents to work collectively and effectively to advocate for their development and neighborhood • 10 new Youth Councils ensure that young residents have a voice and can work with the Authority as partners to help solve their communities' needs
Attract philanthropic dollars for resident services through the creation of a non-profit 501(c)3
<ul style="list-style-type: none"> • \$100,000 in scholarships donated to the Fund for Public Housing

Connect residents to quality workforce opportunities

- 6,557 residents placed in jobs to support economic mobility
- 649 residents graduated in NYCHA Resident Training Academy
- 119 residents graduated from the Food Business Pathways program, 18 graduates in the first childcare Business Pathways class

NextGeneration is transforming how NYCHA is funded, operates, builds and rebuilds, and engages residents and connects them to opportunity.

NYCHA's New Reality

Under the leadership of Chair Olatoye, the Authority has successfully balanced its budget 3 years in a row and is on course to do so in the current year. This was accomplished through more federal subsidy as a result of higher proration rates, development revenue, and lower utility costs.

Before 2016, NYCHA took a conservative approach to its budget for 2017 and assumed a decrease for both eligibility and proration for public housing operations. In March 2017, NYCHA was informed by HUD of significant reductions in 2018 to three funding streams vital to NYCHA: two cuts impacting the Authority's day-to-day operations (public housing and Section 8 subsidies) and a cut to the Capital Fund. Public Housing loss is estimated to be between \$80-130 million, Section 8 loss is about 13,000 vouchers, and the Capital Fund loss is about \$210 million.

While NYCHA's financial condition for FY'17 seems to be positive, there's potential loss of funding in FY'18 based on preliminary 2018 budget proposal by the Trump Administration.

Housing New York, One City: Built to Last, and OneNYC

Housing New York

In May 2014, Mayor de Blasio unveiled **Housing New York: A Five-Borough, Ten-Year Plan**, a comprehensive plan to build or preserve 200,000 affordable units over the coming decade to support New Yorkers with a range of incomes, from the very lowest to those in the middle class. NYCHA has already played a key role in advancing **Housing New York's** goals.

NextGeneration NYCHA – 100% Affordable Housing

The Authority will provide underutilized land for the creation of 10,000 affordable housing units, including a mix of commercial and community uses to provide additional amenities to residents and the surrounding community. The plan to create 100 percent affordable senior and multifamily housing on available NYCHA property was developed in response to resident and advocate calls for more affordable housing options in their communities.

In May 2016, NYCHA and New York City Department of Housing Preservation and Development (HPD) announced the selection of three development teams to expand affordable housing opportunities at three NYCHA developments: Ingersoll Houses in the Fort Greene neighborhood of Brooklyn, Van Dyke Houses in the Brownsville neighborhood of Brooklyn, and Mill Brook Houses in the Mott Haven neighborhood in the Bronx. The new affordable housing projects are under construction at Ingersoll and Mill Brook Houses.

Following selection of development teams at the first three NextGeneration NYCHA 100% Affordable Housing sites, NYCHA and HPD have released Request for Proposals for the development of affordable housing apartments for seniors and families at seven additional sites, including sites at Betances V, Betances VI, Twin Parks West, and Morrisania Air Rights in the Bronx, at Sumner Houses in Bedford-Stuyvesant, Brooklyn, and at Harborview Terrace in Midtown Manhattan. Construction is scheduled to begin in 2018 at the Betances V site and in 2019 at the remaining sites.

All NextGeneration NYCHA 100% Affordable Housing developments will advance the goals of Mayor de Blasio's Housing New York plan to build or preserve 200,000 affordable housing units over ten years, and helps achieve NYCHA's commitment to contribute 10,000 of those affordable units within the decade as part of NextGeneration NYCHA, the Authority's 10-year strategic plan.

NextGeneration NYCHA – NextGeneration Neighborhoods

Centered on resident and community stakeholder engagement, the *NextGen Neighborhoods* program enables NYCHA to generate revenue to reinvest back into our development sites and across NYCHA by leveraging a 50-50 split of market-rate and affordable housing units.

In 2017, NYCHA and HPD announced selection of development teams at Holmes Towers in Manhattan and Wyckoff Gardens in Brooklyn. Prior to selection, between September 2015 and May 2016, over 1,300 residents participated in meetings, visioning sessions, and charrettes at both developments. All proposals received in response to the Request for Proposals were reviewed by a NYCHA resident Stakeholder Committee prior to selection. NYCHA will continue to engage its residents through the Stakeholder Committees throughout development and construction. The Stakeholder Committees are working directly with the selected developer by representing the interests and concerns of NYCHA residents, neighbors, and the community. Construction is expected to begin at Holmes Towers in 2018 and at Wyckoff Gardens in 2019.

Two additional NextGen Neighborhoods sites were announced in 2017, at La Guardia Houses in Manhattan and at Cooper Park in Brooklyn. A RFP for La Guardia Houses was released in 2017 and an amendment to the 2018 Annual Plan and release of a RFP for Cooper Park is anticipated in 2018. Resident engagement has begun for both sites in 2017, including the launch of a new digital platform, CoUrbanize, for residents to ask questions, provide their thoughts and receive the most up to date information.

NextGeneration NYCHA – HUD Preservation Programs

NYCHA will use every tool available to protect the affordability of New York City's housing stock and strengthen public housing for this and future generations. By leveraging the United States Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) and other tools through an initiative called Permanent Affordability Commitment Together (PACT), NYCHA will help improve the quality of life for residents, ensuring their apartments and buildings receive much-needed repairs and upgrades while preserving affordability and tenant protections. PACT is a component of *NextGeneration NYCHA's* 10-

year strategic plan to preserve public housing and become a more effective and efficient landlord. Under PACT, NYCHA seeks to shift the development's funding source to Project-Based Section 8 to provide a stable source of federal subsidy and to address a development's capital repair needs.

As the funding supporting a RAD/PACT development transitions from either unfunded status or from public housing (Section 9) to the Housing Choice Voucher program (Section 8), NYCHA retains ownership and continues to play a key role in decision making and oversight of the project. Under RAD/PACT rules, all units in the converted development must remain permanently affordable (rent cannot exceed 30% of resident income), which NYCHA will enforce through agreements with the developer and ownership of the land. Residents will continue to have the same succession opportunities and grievance procedures under the RAD/PACT program that currently exist for NYCHA's public housing residents. Residents will retain the right to establish and operate a resident organization. Finally, developers will be required to propose a plan to train and hire NYCHA residents, and proactively engage residents on a regular basis as the project moves forward.

In December 2016, NYCHA closed its first RAD/PACT project at Ocean Bay (Bayside), where 1,395 units across 24 buildings in Far Rockaway, Queens were converted from public housing to Section 8 through RAD/PACT. By partnering with a development team called RDC, comprised of MDG Design + Construction, the Wavecrest Management Team, Catholic Charities of Brooklyn and Queens, and Ocean Bay Community Development Corporation, Bayside received \$325 million for extensive capital improvements at the site, including resiliency measures in anticipation of future natural disasters like Hurricane Sandy, better heating systems, new roofs, and interior unit upgrades, including updated kitchens and bathrooms. Extensive security updates including over 600 security cameras and a new key fob access control system will be installed at the site. Solar panels to be installed on the roofs of many of the buildings will generate over 500 kw of energy in total and will be one of the largest installations at an affordable housing development in the State of New York.

In June 2016, NYCHA submitted RAD/PACT applications to HUD for 40 additional developments with approximately 5,200 units. Those developments that were initially selected for RAD/PACT applications are scattered sites and high need developments. Development selection considered the potential for a RAD/PACT conversion to improve a development's maintenance, management, and physical condition. In January 2017, HUD approved NYCHA to convert approximately 1,700 units in the Bronx and Brooklyn. On March 17, 2017, NYCHA released a Significant Amendment to the FY 2017 Annual PHA Plan for public review as part of the process to convert the units at these developments from public housing subsidy to Section 8 Project Based Vouchers (PBV).

In May 2017, NYCHA issued a Request for Proposals to identify development partners to facilitate the conversion of funding, perform the required capital rehabilitation, undertake property management, and deliver social services at the 17 approved developments. NYCHA expects to select its development partners for this next round of RAD/PACT transactions by the end of calendar year 2017.

PACT Program for Unfunded Units

On July 13, 2017, NYCHA announced it is expanding the Permanent Affordability Together Commitment (PACT) program to protect the Authority's unfunded unit portfolio. The unfunded unit portfolio, consisting of the 8 developments known as the LLC II developments, are listed in Attachment B. PACT is a NYCHA program to make major improvements to developments while preserving long-term affordability and maintaining strong resident rights through public-private partnerships.

Previously, NYCHA's PACT program was synonymous with the federal Rental Assistance Demonstration (RAD). PACT now includes portfolios financed by RAD as well as the unfunded unit portfolio.

Federal disinvestment in public housing has resulted in a severe funding gap and \$17 billion in unmet infrastructure needs. To make significant repairs, more effectively manage the unfunded unit portfolio and strategically deploy NYCHA's limited financial resources, the unfunded unit portfolio will join PACT.

The unfunded unit portfolio currently receives no public housing funding. To finance badly needed repairs at these developments and preserve their affordability, NYCHA is expanding PACT to create a public-private partnership and bring these units into the Authority's Housing Choice Voucher (Section 8) program. PACT's key principles, which apply to both the RAD portfolio and the unfunded unit portfolio, include protecting long-term affordability and guaranteeing strong resident rights. This is accomplished by shifting the funding source for apartments to NYCHA's Section 8 program and creating a public-private partnership with management and development partners to raise funds, complete badly needed repairs, including roof replacements, façade repairs and enhanced security features, and efficiently oversee day-to-day operations. By switching to Section 8, residents will have stable funding and guaranteed rights.

The LLC II developments were originally built and funded by City and State subsidies but never funded directly by HUD. These developments currently "share" in the federal funds provided for NYCHA's public housing. This costs NYCHA more than \$23 million a year. Additionally, the 8 developments require \$775 million in capital repairs, but while they remain unfunded, the buildings continue to deteriorate.

Currently, when a resident vacates their apartment, the Authority converts it to Section 8. Through this process, 1,467 units in these developments are already part of Section 8, and through PACT, the remaining 4,207 unfunded units will convert to Section 8.

Like public housing, residents will not pay more than 30 percent of their income towards rent. PACT residents will have rights similar to those enjoyed by residents in traditional public housing. This PACT strategy is an unprecedented financing model to support these apartments, prevent them from falling into complete disrepair and protect their affordability and residents' rights.

Units in the RAD portfolio are currently funded through federal public housing subsidies, whereas the unfunded units receive no direct public housing funding. Thus, these unfunded units are not eligible for RAD because they do not receive direct public housing funding – a requirement of the RAD program. As a result, there is a different financing mechanism for this conversion.

Shifting the units to the Section 8 Housing Choice Voucher program will bring new, stable revenue to the developments and allow for substantial improvements to be made to the buildings. Additionally, funding

previously diverted to these developments from the rest of NYCHA's portfolio will now go towards operation and maintenance at NYCHA's traditional public housing developments.

Long-term affordability is guaranteed through multiple mechanisms. First, the Section 8 contract requires long-term affordability. Additionally, NYCHA intends to enter into a long-term ground lease with non-governmental partners who will repair and manage the development. NYCHA will continue owning the land, maintaining a significant stake in the ownership structure and overseeing major decisions.

On July 21, 2017 NYCHA released a Significant Amendment to the Fiscal Year 2017 Annual PHA Plan for public review as part of the conversion process pursuant to 2 CFR Part 200 for the developments. Through this action, all units in the developments will be operated outside of the federal public housing program. Families will be transitioned to Section 8 assistance. Families ineligible for Section 8 assistance due to their income will be allowed to remain in place and pay no more than 30% of their income for rent.

Community engagement began at Baychester and Murphy Houses this summer and the RFP for Baychester and Murphy was released in September 2017 with developer selection planned for early 2018. Community engagement at the remaining 6 developments will begin as soon as HUD approvals for conversion are received. Completion of the full PACT conversion is expected by 2026. Residents and community partners will be updated as soon as additional information or approvals are available.

One City: Built to Last

NextGeneration NYCHA is also informed by the Mayor's sweeping energy efficiency and reduction emission plan for City buildings, **One City: Built to Last**. This plan, released in September 2014, commits to an 80% reduction in the City's greenhouse gas emissions by 2050. NextGeneration NYCHA provides strategies for NYCHA to become more sustainable and resilient, to prepare for a changing climate, and to mitigate greenhouse gas emissions.

The NextGeneration NYCHA Sustainability Agenda

In April 2016, New York City Housing Authority (NYCHA) released its Sustainability Agenda, a ten-year roadmap for creating healthy and comfortable housing that will withstand the challenge of climate change. The Sustainability Agenda is a central strategy of NextGeneration NYCHA, the Authority's long-term strategic plan to become a more efficient and effective landlord, in order to improve the quality of life for NYCHA residents. It is also an invitation to residents and surrounding communities to work with NYCHA to realize a shared long-term vision of equity, sustainability, and resiliency. <http://www1.nyc.gov/site/nycha/about/sustainability.page>

The Sustainability Agenda includes 17 targeted strategies, which are meaningful ways NYCHA plans to meet the de Blasio administration's emission-reduction goals (One City: Built to Last) and resiliency and sustainability objectives (OneNYC.) The plan also outlines NYCHA's commitment to federal sustainability goals, including a pledge to develop 25 MW of renewable energy capacity by 2025 as part of Renew300, a joint HUD-DOE initiative. NYCHA has also committed to participate in HUD's Better Buildings Challenge to cut energy intensity in the Authority's buildings portfolio-wide by 20% over the next decade.

Here are some highlights of our accomplishments since launch of the Sustainability Agenda:

Goal 1: Achieve short-term financial stability and diversify funding for the long term	
Strategy S1: Attract investments for capital improvements	<p>NYCHA is well on the way toward its goal of obtaining \$300 million via HUD Energy Performance Contracts (EPCs). Three EPCs totaling \$167 million were approved by HUD and one more is on track to be submitted this year.</p> <p>And since Earth Day 2016, NYCHA has secured:</p> <ul style="list-style-type: none"> • \$56 million in private financing for HUD Energy Performance Contracts (EPCs) • \$1 million in NY State Weatherization (WAP) grants, with energy audits for another \$14 million in new WAP projects underway.
Strategy S2: Raise revenues through clean and distributed energy projects	<p>NYCHA recently received a grant of \$3.2 million from NYSERDA for Combined Heat and Power installations at up to 6 developments.</p> <p>NYCHA released an RFP in October of 2017 to invite solar developers to propose photovoltaic installations on NYCHA property in exchange for lease payments. This RFP is the first of an anticipated series to meet the Renew300 commitment of 25 MW over 10 years.</p>
Goal 2: Operate as an effective and efficient landlord	
Strategy S3: Create healthy indoor environments	<p>Implement a Comprehensive Mold Response Initiative: NYCHA has launched Mold Busters, a pilot program that trains NYCHA staff to find the root causes of mold and eliminate them. The pilot will run from May 1, 2017 to April 30, 2018 and will include 38 developments in Brooklyn, Manhattan, Queens, and the Bronx. Results will be evaluated by a Columbia University researcher.</p> <p>Require low- and no-VOC caulks, paints, coatings, and adhesives: NYCHA has updated the Design Guidelines for the Rehabilitation of NYCHA Residential Buildings to require low-and no-volatile organic compound (VOC) caulks, paints, primers, coatings, and adhesives for all capital projects in apartment interiors.</p> <p>Reduce exposure to secondhand smoke at home: NYCHA has launched an initiative to educate residents about the health risks of exposure to secondhand smoke and has expanded access to services for smokers who want to quit. NYCHA sought feedback and ideas on smoking and health from residents in every borough and will adopt a smoke-free housing policy in 2018 to comply with HUD rules.</p> <p>Train property managers in practices that promote healthy homes: In winter of 2018, NYCHA is planning to train over 600 operational NYCHA staff to promote healthy homes. The training includes curriculum around vacancy turn-over, energy efficiency, mold, smoke-free housing policy, integrated pest management and waste management. The program is a joint effort CUNY, DOHMH, and DSNY.</p>
Strategy S4: Efficiently provide comfortable and reliable heat and hot water	<p>Improve heating and hot water systems through smart building technology: In summer of 2017 CUNY's Building Performance Lab submitted a report recommending upgrades of NYCHA's heating controls. Meanwhile, NYCHA has</p>

	<p>continued to expand the use of indoor temperature sensors. About 4 percent of buildings that can benefit from the technology currently have the sensors; 28 percent are expected to have them by 2019.</p> <p>Thoroughly test and tune all building systems regularly: NYC DOB has approved NYCHA’s alternative compliance plan for Local Law 87 retro-commissioning that would enable all buildings covered by the law to file by 2020. NYCHA is also working to include retro-commissioning in regular inspections.</p> <p>Enhance training and professional development for Heating Management staff: CUNY’s Building Performance Lab made recommendations for a training program for Heating Management staff that would provide a multi-year professional development path.</p>
Strategy S5: Improve water management	<p>Install water meters in all developments: DEP is more than halfway through the installation of 540 meters at 500 NYCHA buildings. All NYCHA buildings will have meters in place by 2019.</p> <p>Understand the patterns of water consumption: NYCHA and DEP are partnering on a NYSERDA-funded water consumption study that will take place during 2018-2019 at South Jamaica Houses. The study will coincide with EPC-funded energy upgrades and a DEP green infrastructure design.</p> <p>Replace outdated fixtures and update purchasing standards: NYCHA has now updated its purchasing standards to match the NYC affordable housing standard for toilets (1.28 gallons per flush), showerheads (1.5 gallons per minute), and bathroom faucets (1 gallon per minute).</p> <p>In addition, NYCHA worked closely with HUD to develop a way to include water conservation improvements, including ultra-high efficiency toilets in our EPCs. NYCHA has been testing ultra-high efficiency toilets (0.8 gpf vs. 1.6 gpf for standard toilets) in 14 apartments since 2016. Another 84 test toilets will be installed in the next four months.</p>
Strategy S6: Adopt a comprehensive waste management plan	<p>Install recycling infrastructure throughout NYCHA’s portfolio: In 2016, NYCHA completed the installation of 1,500 recycling bins. All NYCHA developments now have recycling infrastructure.</p> <p>Complete a waste characterization study by 2017: NYCHA has convened an inter-agency advisory group to oversee the development of a comprehensive waste management plan. NYCHA completed a waste characterization study of recycling and bulk waste. The comprehensive waste management plan will be released in winter of 2018.</p>
Goal 3: Rebuild, expand, and preserve public and affordable housing	
Strategy S7: Adopt sustainability standards	<p>In April 2016, NYCHA adopted the New York City Overlay to the Enterprise Green Communities Criteria as the green standard for new construction. The Criteria provided the foundation for the Design Guidelines for Rehabilitation of NYCHA Residential Buildings released December 2016.</p>
Strategy S8: Eliminate	<p>In January 2017, Mayor de Blasio announced that the City will invest \$1 Billion to</p>

roof, façade, and plumbing leaks	replace roofs at more than 700 NYCHA buildings
Strategy S9: Retrofit master-planned developments	As noted above in Goal 1 Strategy S1, a \$56 million EPC for 16 developments was approved by HUD in December 2016 and lighting installations started in February 2017. A \$17 million lighting installation in Brooklyn, part of a \$68 million, 23-development EPC (“BQDM EPC”) was completed in May 2017. HUD approved the \$68 million BQDM EPC on July 12 th and a \$43M EPC, first of two planned for the hurricane Sandy sites, that includes 18 of the 32 sites was approved on August 22, 2017.
Strategy S10: Retrofit scattered-site developments	Sunset Park Redevelopment Corporation (SPRC), a NY State Weatherization (WAP) agency, completed energy efficiency upgrades at Howard Avenue Houses this past March 2017. This was the first time in the 40 year history of WAP that NYCHA buildings have benefitted from the program. SPRC will begin upgrades at Belmont-Sutter Houses in October. Six additional WAP agencies are currently conducting energy audits of 18 developments comprising 2,238 apartments.
Strategy S11: Build green infrastructure	DEP expects to complete the green infrastructure (GI) installation at Edenwald Houses, the largest GI installation in the city, by end of 2017. Additional developments are under assessment.
Strategy S12: Incorporate climate change resiliency into capital planning	Enterprise Community Partners, an affordable housing non-profit, and DNV GL, a technical consultancy, are conducting resiliency studies at NYCHA developments. The Enterprise Building Resilience Assessment Program (BRAP) is assessing the resilience of 12 NYCHA buildings and will recommend ways to protect the buildings from extreme weather and disruption. The reports will be available by November 2017. DNV GL is making similar assessments on 10 NYCHA buildings. Their report, which is expected to be available by the end of 2018, will also address environmental justice issues and the social impacts of extreme weather.
Goal 4: Engage residents and connect them to best-in-class services	
Strategy S13: Support resident- and community-led sustainability	Promote healthy food access through resident-led urban agriculture: Farms at NYCHA was launched in 2016 and built four new farms to expand healthy food access, provide youth workforce and leadership development, and promote sustainable and connected public housing communities. The program teaches young public housing residents how to build and maintain farms that serve fellow residents. Last year the program’s four farms harvested 12,400 pounds of fresh produce, and residents contributed more than 3,000 pounds of food scraps for composting.
Strategy S14: Connect residents to green jobs	NYCHA employed 28 residents to work on energy efficiency projects. As NYCHA begins construction on more of these projects, we expect to hire more than 50 residents through Section 3 by 2019. In partnership with The Department of Sanitation’s Bureau of Recycling and Sustainability, the NYCHA Resident Training Academy (NRTA) trained 148 janitorial trainees on NYCHA’s new recycling initiatives. In addition to a 6-hour recycling workshop, the training included a half day visit to the Sunset Park Materials Recovery Facility operated by Sims.

Working towards 80 x 50	
Strategy S15: Create an 80 x 50 roadmap	<p>In 2016, NYCHA, as part of the HUD Better Buildings Challenge, committed to reduce its energy use per square foot by 20 percent by 2026. NYCHA also joined the NYC Carbon Challenge to reduce GHG emissions 30 percent by 2027.</p> <p>NYCHA has engaged Steven Winter Associates, who have provided similar technical assistance to the Mayor’s Office of Sustainability, to help develop a long-term energy strategy that takes NYCHA’s capital planning process and constraints into account.</p>
Strategy S16: Create incentives to encourage new low-energy buildings	<p>In spring of 2017, Enterprise Community Partners provided an introduction to Passive House specifications to developers who have qualified to submit development proposals to NYCHA.</p>
Strategy S17: Test “deep” energy retrofit technologies	<p>In order to test new technologies, NYCHA and the Mayor’s Office of Technology Innovation (MOTI) conducted the first two Calls for Innovations, which requested proposals to reduce in-apartment electricity consumption and improve efficiency of heating and hot water systems that use ConEd district steam. Two proposers are conducting pilot installations in 2017-2018.</p>

OneNYC

Lastly, NextGeneration NYCHA is a part of **OneNYC**, the Mayor’s plan for growth, sustainability, resiliency, and equity released in April 2015. NextGeneration NYCHA plays an important role in ensuring the vision of a thriving, just, equitable, sustainable and resilient city. Through multiple initiatives, including capital improvements, affordable housing, sustainability efforts, and recycling, NYCHA continues to play a key role in the success of **OneNYC**.

ATTACHMENT A
PHA PLAN UPDATE

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

<ul style="list-style-type: none"> • Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures • Financial Resources • Rent Determination • Operation and Management • Community Service and Self-Sufficiency • Hope VI, Mixed Finance Modernization or Development, Demolition and Disposition, Conversion of Public Housing, Homeownership, and Project Based Vouchers • Housing Needs 	<ul style="list-style-type: none"> • Statement of Progress in Meeting Mission and Goals – FY 2015 to FY 2019 • Admissions Policy for Deconcentration • Resident Advisory Board Members • PHA Management Organizational Chart • Assessment of Site-Based Waiting List • Agendas of Meetings Held with NYCHA’s Resident Advisory Board • Resident Employment Data
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B) Identify the specific locations where the public may obtain copies of the 5-Year and Annual PHA Plan.

The *Final Annual Plan for FY 2018* is available for public inspection at NYCHA’s principal office, located at 250 Broadway, New York, NY between the hours of 9:30 a.m. to 4:30 p.m. *The Draft Agency Annual Plan for FY 2018* is also available at the following locations:

- On NYCHA’s webpage, which is located at: <http://www1.nyc.gov/site/nycha/about/annual-plan-financial-information.page>.
- At the Management Office of *each* NYCHA public housing development during regular business hours.

Manhattanville Senior Center 1470 Amsterdam Avenue New York, New York Taft Senior Center 1365 5th Avenue New York, New York Sedgwick Senior Center 1553 University Avenue Bronx, New York	Soundview Senior Center 1674 Seward Avenue Bronx, New York Queens Community Operations Borough Office 70-30 Parsons Boulevard Flushing , New York	Staten Island Community Operations Borough Office 126 Lamport Avenue Staten Island, New York Brownsville Senior Center 528 Mother Gaston Boulevard Brooklyn, New York
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C) PHA Plan Elements (24 CFR 903.7)

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

A. Public Housing

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

(1) Eligibility

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

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

Other: (describe)

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

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

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

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

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

(2) Waiting List Organization

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

- Community-wide list

- Sub-jurisdictional lists (*By NYC Borough*)
- Site-based waiting lists ***See Attachment I***
- Other (describe)

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

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

NYCHA maintains two Walk-in Customer Contact Centers serving the five boroughs of New York City. Applicants may also apply online at NYCHA's website.
<http://www1.nyc.gov/site/nycha/about/contact.page>

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

1. How many site-based waiting lists will the PHA operate in the coming year? **5**

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

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

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

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

NYCHA maintains two walk-in Customer Contact Centers serving the five boroughs of New York City.

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

While NYCHA does not plan to exceed the federal targeting requirements, slightly over 75% of the families admitted to public housing during calendar year 2016 have been households with incomes at or below 30% of area median income.

b. Transfer policies:

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

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

Tenant transfers for reasonable accommodation.

Families displaced for development renovation.

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

Accessible Apartments.

Under occupied families required to move to smaller apartment as a result of Termination of Tenancy proceeding.

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

Preferences

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

Former Federal preferences:

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

Other preferences: (select below)

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

Intimidated Witnesses.

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

Doubled up or overcrowded in apartment not subsidized by NYCHA.

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

Referrals from the New York City Department of Homeless Services.

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

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

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

Former Federal preferences:

- 1, 3 Homelessness
- 1, 3 Involuntary Displacement (Disaster, Government Action, Inaccessibility, Property Disposition)
- 2 Victims of Domestic Violence
- 3 Action of Housing Owner
- 3 Substandard Housing
- 3 High Rent Burden

Other preferences (select all that apply)

Working family priorities are assigned by income tier with the first number representing Tier III (households with incomes between 51% and 80% AMI), followed by Tier II (households with incomes between 31% and 50% AMI), and then Tier I (households with incomes less than 30% AMI).

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

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

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

2 - Intimidated witnesses.

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

3 – Doubled up in apartment not subsidized by NYCHA.

3 – Overcrowded in apartment not subsidized by NYCHA.

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

3 - Families headed by persons with acute immunological disorders of a degenerative nature or other disabilities or medical conditions requiring a high level of physical and supportive service

accommodations, including NYCHA residents and homeless persons, who are referred by designated public and private social service agencies (Stanton Street).

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

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site-based waiting lists
- If selected, list targeted developments below:

- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

All lower income developments.

- Employing new admission preferences at targeted developments

If selected, list targeted developments below:

- Other (list policies and developments targeted below)

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

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

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

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

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

All lower income developments.

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

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

B. Section 8

(1) Eligibility

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

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

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

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

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

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

Criminal or drug-related activity

Other (describe below)

If requested, NYCHA will provide the property owner with the voucher holder's last address.

(2) Waiting List Organization

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

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

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

PHA main administrative office

Other (list below)

NYCHA's waitlist is currently closed. However, if the waitlist were to reopen, persons interested in applying may do so online.

(3) Search Time

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

If yes, state circumstances below:

NYCHA's initial voucher term is 120 days, which exceeds HUD's standard 60-day period. Voucher holders may request an extension to this term.

(4) Admissions Preferences

- a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Preferences	Description
1	Homeless Referrals from NYC agencies
2	Victim of Domestic Violence Intimidated Witness referred by prosecutorial or law enforcement agency to NYCHA's Family Services Department
3	NYCHA residents required to move because their unit is not habitable, they are at risk of displacement, or they are extremely under occupied in their current unit.
4	Mobility Impaired and Residing in Inaccessible Housing
5	Elderly persons and persons with disabilities
6	All other applicants

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

Former Federal preferences

- 1 Homelessness
- 2 Victims of Domestic Violence
Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Substandard Housing
High Rent Burden

Other preferences (select all that apply)

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

Preferences	Description
1	Homeless Referrals from NYC agencies
2	Victim of Domestic Violence Intimidated Witness referred by prosecutorial or law enforcement agency to NYCHA's Family Services Department
3	NYCHA residents required to move because their unit is not habitable, they are at risk of displacement, or they are extremely under occupied in their current unit.
4	Mobility Impaired and Residing in Inaccessible Housing
5	Elderly persons and persons with disabilities
6	All other applicants

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

NYCHA canvasses applicants on its regular wait list who appear to meet qualification for special programs. NYCHA also accepts referrals from City homeless agencies, such as the Department of Veterans Affairs.

Veterans Affairs Supportive Housing (“VASH”)

The Authority has a total allocation of 2,999 vouchers. NYCHA is administering VASH vouchers in partnership with the Department of Veterans Affairs (“VA”) and the New York City Department of Homeless Services (“DHS”). Applicants are identified, screened, and referred by the VA to NYCHA for eligibility certification and voucher issuance.

2. Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: 2018 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2018 grants)		
a) Public Housing Operating Fund	\$822,701,154	
b) Public Housing Capital Fund (2016 Grant)	\$346,326,398	
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,100,498,096	
Other Federal Grants (list below)		
FSS Self Sufficiency	\$68,424	<i>Self Sufficiency Services</i>
2. Prior Year Federal Grants (unobligated funds only) (as of August 31, 2017)		
FY 2015 Capital Fund	\$5,058,229	<i>Modernization</i>
FY 2016 Capital Fund	\$77,652,176	<i>Modernization</i>
Replacement Housing Factor	\$3,120,290	<i>New affordable housing construction</i>
HOPE VI Revitalization	\$40,743	<i>New construction at Prospect Plaza</i>
Public Housing Development Grants	\$446,378	<i>Modernization of former City/State developments</i>
1. Public Housing Dwelling Rental Income (includes City and State Developments)	\$1,076,924,020	<i>Public housing operations, safety and security, and supportive services</i>
4. Other income (list below)		
Other Revenue from Operations (includes City and State Developments)	\$19,710,099	<i>Public Housing Operations</i>
Interest Income	\$5,932,432	<i>Public Housing Operations</i>

Financial Resources: 2018 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Department of Information Technology and Telecommunications Grant	\$550,000	<i>Support Community Learning Centers and offer an array of new resources for digital literacy</i>
Miscellaneous Income (includes Debt Service)	\$249,123,261	<i>Public housing operations, safety and security, and supportive services</i>
Total Resources	3,708,151,700	

3. Rent Determination

[24 CFR Part 903.79 (d)]

A. Public Housing

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
 \$1-\$25
 \$26-\$50

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

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

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

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

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

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

For the earned income of a previously unemployed household member

NYCHA has implemented the earned income disallowance set forth in 42 U.S.C. §1437a(d).

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

Market comparability study

Fair market rents (FMR)

95th percentile rents

75 percent of operating costs

100 percent of operating costs for general occupancy (family) developments

Operating costs plus debt service

- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
Due to addition of a family member or when there is an interim rent reduction with income subsequently restored.
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
Decreases in family income must be reported as well as any change in family composition.

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
NYCHA’s Flat Rents are based on the requirements of the FY2014 Omnibus Appropriations Act (PL 113-76).

All current public housing residents, newly-admitted public housing residents or transferring public housing residents have the option of paying either the flat rent amount shown in the table on the next page or an income-based rent (calculated at the higher of: 30 % of adjusted household income, 10% of gross household income, or the welfare rent), whichever is lower. NYCHA automatically charges residents the lower rent.

Effective January 1, 2018: Newly-admitted public housing residents or transferring public housing residents who will pay flat rent rather than income-based rent will pay the new flat rent amounts listed in the table below.

Effective 1st Quarter 2018 Annual Reviews (with a new rent effective date of May 1, 2018): Current public housing residents whose family’s annual income is reviewed in this quarter who will pay flat rent rather than income-based rent will pay the new flat rent amounts listed in the table below.

Apartment Size	FY 2018 Fair Market Rent	NYCHA's Flat Rent 80% of FY 2018 Fair Market Rent
Studio	\$1,514	\$1,211
1 Bedroom	\$1,558	\$1,246
2 Bedroom	\$1,789	\$1,431
3 Bedroom	\$2,280	\$1,824
4 Bedroom	\$2,437	\$1,950
5 Bedroom	\$2,802	\$2,242
6 Bedroom	\$3,168	\$2,534

Section 8 Tenant-Based Assistance

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
 Other (list below)

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

- Success rates of assisted families

- Rent burdens of assisted families
- Other (list below)

Federal Budget appropriation

(2) Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50

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

Exemption policies are described in the Section 8 Administrative Plan, which is a Supporting Document available for review. Members of the public wishing to examine the Supporting Documents may do so, during regular business hours, by contacting NYCHA’s central office, located at 250 Broadway, New York, New York, at (212) 306-3701 to schedule an appointment to review the documents. The document is also available on NYCHA’s webpage at <http://www1.nyc.gov/assets/nycha/downloads/pdf/Housing-Choice-Voucher-Program.pdf>

4. Operation and Management

[24 CFR Part 903.7 9 (e)]

During FY 2018, NYCHA reserves its right to exercise, to the fullest extent authorized by law, the rights granted to a public housing agency, as more particularly enumerated under Section 13 of the Housing Act of 1937, as amended.

A. PHA Management Structure

Describe the PHA’s management structure and organization.
(select one)

- An organization chart showing the PHA’s management structure and organization is attached. **(Attachment H)**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

–

Program Name	Units Or Families Served At Year Beginning 2018	Expected Turnover
Public Housing	176,066	5,200
Section 8 Vouchers	84,996	4,400
ROSS Service Coordinator Grant 2012: To enhance self-sufficiency by accessing employment and other economic-related resources and opportunities to NYCHA residents through geographically-based service coordination.	333 individuals from reporting period 09/15/16 to 03/31/17	N/A
Service Coordinator	An average of 86 residents served monthly	N/A
Other Federal Programs (list individually)		
City Harvest Mobile Market Program	592,497 lbs. of produce to approximately 13,548 participants	N/A
Elderly Safe at Home	An average of 243 residents served monthly	N/A
Senior Resident Advisor	An average of 679 residents are served monthly	N/A

<p>Family Self Sufficiency Program:</p> <p>A HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job training as well as job placement services. Participants receive a savings account which grows as the family's earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that the participant is employed and no family member has received cash public assistance in the preceding twelve months.</p>	<p>758 program participants as of 03/31/17</p>	<p>N/A</p>
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C. Management and Maintenance Policies

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

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

- NYCHA Management Manual
- NYCHA Application and Tenancy Administration Manual
- NYCHA Tenant Selection and Assignment Plan (TSAP) Manual
- NYCHA Human Resources Manual
- NYCHA Emergency Procedure Manual
- NYCHA Contract Procedure Resolution
- NYCHA General Memoranda
- NYCHA Deputy General Manager Memoranda
- NYCHA Standard Procedures

(2) Section 8 Management: (list below)

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

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

5. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)
Written request to the Leased Housing Department.

6. Designated Housing for Elderly and Disabled Families

[24 CFR Part 903.7 9 (i)]

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

2. Activity Description

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

On July 21, 2017, HUD approved NYCHA’s request to continue to extend the designation of the elderly-only developments and buildings for an additional two years.

Designation of Public Housing Activity Description
1a. Development name: Louis Armstrong I 1b. Development (project) number: NY005012100
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 95 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Baruch Houses Addition 1b. Development (project) number: NY005010600
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/>

Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 197 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Dr. Ramon E. Betances I 1b. Development (project) number: NY005012110
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 88 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Mary McLeod Bethune Gardens 1b. Development (project) number: NY005010030
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/>

Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 210 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Borinquen Plaza I 1b. Development (project) number: NY005012430
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 144 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Boston Road Plaza

1b. Development (project) number: NY005010390
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 235 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Bronx River Addition 1b. Development (project) number: NY005010320
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 226 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description

1a. Development name: **Reverend Randolph Brown**

1b. Development (project) number: **NY005012520**

2. Designation type:

Occupancy by only the elderly

Occupancy by families with disabilities

Occupancy by only elderly families and families with disabilities

3. Application status (select one)

Approved; included in the PHA's Designation Plan

Submitted, pending approval

Planned application

Date this designation **approved**, submitted, or planned for submission: **July 21, 2017**

5. If approved, will this designation constitute a (select one)

New Designation Plan

Revision of a previously-approved Designation Plan?

6. Number of units affected: 200

7. Coverage of action (select one)

Part of the development

Total development

Designation of Public Housing Activity Description

1a. Development name: **Cassidy-Lafayette**

1b. Development (project) number: **NY005011170**

2. Designation type:

Occupancy by only the elderly

Occupancy by families with disabilities

Occupancy by only elderly families and families with disabilities

3. Application status (select one)

Approved; included in the PHA's Designation Plan

Submitted, pending approval

Planned application

4. Date this designation **approved**, submitted, or planned for submission: **July 21, 2017**

5. If approved, will this designation constitute a (select one)

New Designation Plan

Revision of a previously-approved Designation Plan?

6. Number of units affected: 380 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Chelsea Addition 1b. Development (project) number: NY005011340
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 96 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Claremont Parkway-Franklin Avenue 1b. Development (project) number: NY005013420
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017

<p>5. If approved, will this designation constitute a (select one)</p> <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
<p>6. Number of units affected: 116</p> <p>7. Coverage of action (select one)</p> <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
<p>1a. Development name: College Avenue-East 165th Street</p> <p>1b. Development (project) number: NY005013080</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: July 21, 2017</p>
<p>5. If approved, will this designation constitute a (select one)</p> <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
<p>6. Number of units affected: 95</p> <p>7. Coverage of action (select one)</p> <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
<p>1a. Development name: College Point Rehab</p> <p>1b. Development (project) number: NY005011860</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>

4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 13 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: John Conlon LIHFE Towers 1b. Development (project) number: NY005010910
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 216 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Edward Corsi 1b. Development (project) number: NY005010640
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)

Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 171 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Davidson 1b. Development (project) number: NY005013420
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 56 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: East 152nd Street-Courtlandt Avenue 1b. Development (project) number: NY005010280
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 130 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Fort Washington Avenue Rehab 1b. Development (project) number: NY005013090
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 226 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Marcus Garvey (Group A)

1b. Development (project) number: NY005012520
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 86 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Glebe Avenue-Westchester Avenue 1b. Development (project) number: NY005010670
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 132 7. Coverage of action (select one) <input type="checkbox"/> Part of the development

<input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Bernard Haber 1b. Development (project) number: NY005011660
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 380 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Harborview Terrace 1b. Development (project) number: NY005010220
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 195

7. Coverage of action (select one)

Part of the development

Total development

Designation of Public Housing Activity Description

1a. Development name: **Hope Gardens**

1b. Development (project) number: **NY005012470**

2. Designation type:

Occupancy by only the elderly

Occupancy by families with disabilities

Occupancy by only elderly families and families with disabilities

3. Application status (select one)

Approved; included in the PHA's Designation Plan

Submitted, pending approval

Planned application

4. Date this designation **approved**, submitted, or planned for submission: **July 21, 2017**

5. If approved, will this designation constitute a (select one)

New Designation Plan

Revision of a previously-approved Designation Plan?

6. Number of units affected: 130

7. Coverage of action (select one)

Part of the development

Total development

Designation of Public Housing Activity Description

1a. Development name: **International Tower**

1b. Development (project) number: **NY005010910**

2. Designation type:

Occupancy by only the elderly

Occupancy by families with disabilities

Occupancy by only elderly families and families with disabilities

3. Application status (select one)

Approved; included in the PHA's Designation Plan

Submitted, pending approval

Planned application

4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 159 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Kingsborough Extension 1b. Development (project) number: NY005010100
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 184 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Mayor Fiorello H. LaGuardia Addition 1b. Development (project) number: NY005010760
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)

Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Leavitt Street-34th Avenue 1b. Development (project) number: NY005011860
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:83 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Lower East Side I Infill 1b. Development (project) number: NY005011000
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/>

Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 72 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Justice Thurgood Marshall Plaza 1b. Development (project) number: NY005010030
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 180 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Judge Max Meltzer Tower

1b. Development (project) number: NY005011000
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 231 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Middletown Plaza 1b. Development (project) number: NY005010340
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 179 7. Coverage of action (select one) <input type="checkbox"/> Part of the development

<input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Mayor John Purroy Mitchel 1b. Development (project) number: NY005011450
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 165 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Morris Park Senior Citizens Home 1b. Development (project) number: NY005012410
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan

<input type="checkbox"/> Revision of a previously-approved Designation Plan? 6. Number of units affected: 97 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Morrisania Air Rights 1b. Development (project) number: NY005012670
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 300 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: New Lane Area 1b. Development (project) number: NY005010350
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 277 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Palmetto Gardens 1b. Development (project) number: NY005012470
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 115 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: P.S. 139 (Conversion) 1b. Development (project) number: NY005011110
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)

Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 125 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Randall Avenue – Balcom Avenue 1b. Development (project) number: NY005010630
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 252 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: William Reid Apartments 1b. Development (project) number: NY005011670
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 230 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Ira S. Robbins Plaza 1b. Development (project) number: NY005011390
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Eleanor Roosevelt I

1b. Development (project) number: NY005011350
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 159 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Shelton Houses 1b. Development (project) number: NY005010910
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 155 7. Coverage of action (select one) <input type="checkbox"/> Part of the development

<input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Sondra Thomas Apartments 1b. Development (project) number: NY005011270
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 87 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Peter Stuyvesant Gardens II 1b. Development (project) number: NY005012210
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan

<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Surfside Gardens 1b. Development (project) number: NY005011700
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 270 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Twin Parks East (Site 9) 1b. Development (project) number: NY005012270
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 219 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Union Avenue-East 163rd Street 1b. Development (project) number: NY005013420
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 200 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: UPACA (Site 5) 1b. Development (project) number: NY005012410
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

<p>3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: July 21, 2017</p>
<p>5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 200 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: UPACA (Site 6) 1b. Development (project) number: NY005012410</p>
<p>2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: July 21, 2017</p>
<p>5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 150 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Van Dyke II 1b. Development (project) number: NY005011680</p>
<p>2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/></p>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 112 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Vandalia Avenue 1b. Development (project) number: NY005011940
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 293 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: West Brighton II

1b. Development (project) number: NY005010130
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 144 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: West Tremont Avenue-Sedgwick Avenue 1b. Development (project) number: NY005010450
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 148
7. Coverage of action (select one)

Part of the development
 Total development

Designation of Public Housing Activity Description

- 1a. Development name: **Gaylord White**
1b. Development (project) number: **NY005010090**

2. Designation type:

Occupancy by only the elderly
Occupancy by families with disabilities
Occupancy by only elderly families and families with disabilities

3. Application status (select one)

Approved; included in the PHA's Designation Plan
Submitted, pending approval
Planned application

4. Date this designation **approved**, submitted, or planned for submission: July 21, 2017

5. If approved, will this designation constitute a (select one)

New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected: 248
7. Coverage of action (select one)

Part of the development
 Total development

Designation of Public Housing Activity Description

- 1a. Development name: **Carter G. Woodson**
1b. Development (project) number: **NY005011680**

2. Designation type:

Occupancy by only the elderly
Occupancy by families with disabilities
Occupancy by only elderly families and families with disabilities

3. Application status (select one)

Approved; included in the PHA's Designation Plan
Submitted, pending approval
Planned application

4. Date this designation approved , submitted, or planned for submission: July 21, 2017
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 407 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

7. Community Service and Self-Sufficiency

[24 CFR Part 903.7 9 (l)]

A. PHA Coordination with the Welfare (“TANF”) Agency

1. Cooperative agreements:

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

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

- Data Sharing – March 28, 2001
- Electronic Funds Transfer – April 9, 1998
- Data Sharing – December 5, 2014
- Data Sharing – July 14, 2015

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

Public housing rent determination policies:
For the earned income of a previously unemployed household member, NYCHA has implemented the Earned Income Disallowance set forth in 42 U.S.C. §1437a(d).

Public housing admissions policies:
Working family priorities are assigned by income tier with the first number representing Tier III (households with incomes between 51% and 81% AMI), followed by Tier II (households with incomes between 30% and 50% AMI), and then Tier I (households with incomes less than 30% AMI).

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

b. Economic and Social self-sufficiency programs

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

Program Name	Units or Families Served at Year Beginning 2017	Expected Turnover
ROSS Service Coordinator Grant 2012: To enhance self-sufficiency by accessing employment and other economic-related resources and opportunities to NYCHA residents through geographically-based service coordination.	333 individuals from reporting period 09/15/16 to 03/31/17	N/A

<p>Family Self Sufficiency Program: A HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job training as well as job placement services. Participants receive a savings account which grows as the family's earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that the participant is employed and no family member has received cash public assistance in the preceding twelve months.</p>	<p>758 program participants as of 03/31/17</p>	<p>N/A</p>
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Services and Programs

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
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NYCHA's Office of Resident Economic Empowerment and Sustainability (REES) Intake & Assessment

<p>REES and Partner Information Sessions: Participants receive an orientation to REES and REES partner services, as well as an individual assessment and referrals to REES partner providers for appropriate services</p>	<p>3,532 Public Housing residents attended an information session from reporting period 09/13/16 to 03/31/17</p>	<p>Self-referred, unemployed and under-employed public housing & Section 8 residents</p>	<p>REES offices located at central office location in Downtown Brooklyn / Offsite information sessions once a month at NYCHA community centers</p>	<p>Public Housing Residents/ Section 8 Residents</p>
<p>REES Hotline Activity: The REES hotline facilitates over the phone resident self-refers to partner programs and serves as a resource for residents to RSVP for upcoming events, testing and information sessions.</p>	<p>7,170 calls handled from reporting period 09/14/16 to 03/31/17</p>	<p>Self-referred, unemployed and under-employed public housing & section 8 residents</p>	<p>Via phone</p>	<p>Public Housing /Section 8 residents</p>
<p>REES Microsite Activity:</p>	<p>50,226</p>	<p>Self-referred,</p>	<p>Via REES'</p>	<p>Public</p>

The microsite provides information about economic opportunity services, events and job opportunities available through REES and its partners. Residents can use the site to take action and “self-refer” to programs through downloadable referral slips and RSVP for events.	unique visitors from reporting period 09/14/16 to 03/31/17	unemployed and under-employed public housing & section 8 residents	microsite: www.opportunit nyncha.org	Housing / Section 8 residents
REES Job Placement				
Direct job placement facilitated by REES through the Section 3 mandate, the NYCHA REP policy, the NYCHA Resident Training Academy, and outside employers	960 direct job placements from reporting period 09/14/16 to 03/31/17	Self-referred unemployed and under-employed public housing residents	REES offices located at central office location in Downtown Brooklyn	Public Housing Residents
Section 3: A HUD-mandated regulation whose purpose is to ensure that employment and other economic opportunities generated by Federal assistance to public housing authorities shall, to the greatest extent feasible, be directed to public housing residents and other low and very low-income persons. Resident Employment Program (REP): An alternative program for implementing Section 3. Established on January 1, 2001, REP requires that 15% of the total labor cost (including fringe benefits) of a contract in excess of \$500,000 for modernization, new construction and building maintenance work taking place at public housing developments, be expended on resident hiring and/or training.	214 Projected Hires on contracts award from reporting period 09/14/16 to 03/31/17	Public Housing and Section 3 Residents	REES offices at Downtown Brooklyn, Contractor and work locations throughout NYCHA	Public Housing & Section 3 residents
Jobs Plus: Through 9 coordinated sites, the	752 Placements	Public Housing Residents	• East Harlem – Hostos	Public Housing

<p>Jobs Plus employment program seeks to raise the level of employment for the residents of selected developments by increasing family income through:</p> <p>Employment related services Rent incentives that help make work pay Neighbor to neighbor support to work</p> <ul style="list-style-type: none"> Jobs-Plus is administered by NYCHA, HRA, CEO and OFE 	<p>from reporting period 09/01/16 to 03/31/17</p>		<p>Community College</p> <ul style="list-style-type: none"> South Bronx Site I – Bronx Works South Bronx Site II –East Side Settlement House Western Queens – Urban Upbound Lower East Side – Henry Street Settlement House Central Brooklyn – Bedford Stuyvesant Restoration Corporation Brownsville Brooklyn-Grant Associates Northwest Bronx – Goodwill Industries Staten Island – Arbor ResCare 	<p>Residents</p> <p>Must be a public housing resident of target site location.</p>
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REES Connection to Services

<p>Recruitment for Cohort Based Services and program enrollment: Services in the following categories are offered through REES partners in the five boroughs</p> <p>Vocational Training Adult Education Financial Education</p> <ul style="list-style-type: none"> Business Planning 	<p>210 residents enrolled in classes and trainings as of reporting period 09/15/16 to 03/31/17</p>	<p>Residents are recruited in time-bound, targeted recruitment campaigns that may include information sessions, pre-screening events, and targeted</p>	<p>Services provided at partner locations</p>	<p>Public Housing Residents/ Section 8 residents</p>
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		mailings, phone-banking and web-based outreach. Recruitment is based on minimum criteria of each program		
<p>Referrals to Ongoing Services: Services in the following categories are offered through REES partners in the five boroughs</p> <ul style="list-style-type: none"> • Vocational Training • Adult Education • Financial Counseling • SNAP Access • Workforce Development • Business Planning 	930 unique residents were referred to ongoing services from reporting period 09/01/16 to 03/31/17	Residents are referred by NYCHA staff from multiple departments, including REES, through a web based system that notifies providers to engage with a referred resident. There are no minimum criteria other than the residents consent to participate in the service provision.	Services provided at partner locations	Public Housing / Section 8
<p>NYCHA Resident Training Academy (NRTA): Provides employment-focused training and job placement assistance to NYCHA residents in the constructional and janitorial fields (supported by the Robin Hood Foundation)</p>	110 graduates in the NRTA program year of reporting period 09/16/16 to 03/31/17	Public housing residents are recruited through multiple outreach channels and complete an initial pre-screen with REES staff. Program referrals are based on testing, pre-screening, interest, and other eligibility requirements and qualifications.	City Technical College/ Brooklyn Workforce Innovations	Public Housing Residents

2) Family Self Sufficiency Program

a. Participation Description

Family Self Sufficiency (“FSS”) Participation		
Program	Required Number of Participants (start of FY 2013 Estimate)	Actual Number of Participants (As of: 03/31/17)
Public Housing	0	0
Section 8	0	758

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

Since the fall of 2010, REES has operated the Housing Choice Voucher (“HCV”) (Section 8) Family Self Sufficiency (“FSS”) program. To date, the program has enrolled 590 participants, of which 30% have escrow accounts averaging \$2,184 per participant in escrow. In 2015 and 2016, REES obtained funding from HUD to hire additional personnel to better manage the growing case load of FSS participants. An FSS Associate was hired in the second quarter 2016; a second FSS Associate will be hired by first quarter 2017. To further increase the accessibility of enrollment in the FSS program, REES has collaborated with the Staten Island Jobs-Plus program to make it easier for Staten Island residents to join FSS. REES has also brought it’s FSS Info Session to NYCHA’s Bronx Customer Contact Center to reduce the travel need for Bronx residents.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

8. Safety and Crime Prevention

[24 CFR Part 903.7 9 (m)]

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

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

9. Pet Policy

◆ **Registration:** Every household that owns a dog, a cat, or a Service Animal must submit to NYCHA a registration form (available at the management office) within 30 days after such dog, cat or service animal was acquired.

If tenant is adding a new pet after a pet has been removed from the household, (e.g, the pet has passed away), the tenant must provide proof the animal was removed from the household or complete NYCHA Form, "Animal Removal Affidavit", if documentation cannot be provided.

◆ **Dog/Cat:** A household may own either one dog or one cat. Such dog or cat must be registered in accordance with NYCHA's pet registration requirements.

◆ **Weight limit-Dogs:** As of February 1, 2010, residents who wish to maintain a dog in their NYCHA apartment will be permitted to register such dog, provided the adult weight of the dog does not

exceed 25 pounds. Specifically prohibited dogs (either full breed or mixed breed) include: Doberman Pincher, Pit Bull and Rottweiler.

Prior to February 1, 2010, residents were permitted to register a dog, regardless of breed, provided the adult weight of the dog did not exceed 40 pounds.

- ◆ **Other Pets:** Reasonable quantities of other pets such as small caged birds (parakeets, canaries), fish and small caged animals (hamsters, gerbils, and guinea pigs), maintained in accordance with the NYC Health Code, are permitted. These animals do not need registration. This paragraph does not include dogs or cats.
- ◆ **Dangerous Pet:** Animals that are vicious, threatening, bite people or that are otherwise prohibited by law are not permitted in NYCHA apartments or on NYCHA property. Residents are not permitted to keep dangerous dogs, including fighting dogs or attack dogs, on NYCHA property.
- ◆ **Pet Conduct:** Pets must be kept in a manner that will not create a nuisance, excessive noise or an unsafe or unsanitary condition. A pet must not injure, cause harm to, or threaten other people. A pet must not cause damage to personal property or to other animals. A pet must not damage NYCHA property or premises, including buildings (inside or outside an apartment), elevators, common grounds, trees, shrubs or ground cover.
- ◆ **Pet Waste:** Pet owners must clean up after their pets, in their apartment and in public areas. Dispose of pet waste, including cat litter box filler, in the compactor with the regular garbage, not in the toilet. Dogs must be curbed. Solid dog waste must be picked up.
- ◆ **Dog Leash:** A dog must always be kept on a leash, six feet long or less, while in a public area both inside and outside NYCHA buildings.
- ◆ **Pet-Free Zone:** Pets are not allowed to enter a designated "no-pet" area, such as a Management Office, playground, Community Center, laundry room, basement area, barbecue area, roof or roof landings.
- ◆ **Spay/Neuter:** Dogs and cats must be spayed or neutered.
- ◆ **Vaccination:** Dogs and cats must have a current rabies vaccination.
- ◆ **Dog Tag:** When in public or common areas, all dogs (including dogs that are Service Animals) must wear on a collar about its neck both: (a) its NYC Department of Health and Mental Hygiene metal license tag, and (b) its NYCHA metal registration tag.
- ◆ **Service Animal:** A Service Animal is one that is individually trained to do work or perform tasks for an individual with a disability. One example is a guide dog for a visually impaired individual. Service animals must still be registered.
- ◆ **Assistance Animal:** As assistance animal “is an animal that works, provides assistance, or performs tasks for the benefit of a person with disability, or provides emotional support that alleviates one or more identified symptoms or effects of a person’s disability.” Assistance animal must still be registered.

◆ **Fee Exemptions:** No fees required.

10. Civil Rights Certification

[24 CFR Part 903.7 9 (o)]

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

11. Fiscal Year Audit

[24 CFR Part 903.7 9 (p)]

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

2. Yes No: Was the most recent fiscal audit submitted to HUD?

Yes. The most recent fiscal audit for the year 2016 has been completed and was electronically submitted to the Federal Audit Clearinghouse on September 29, 2017 as well as to the HUD REAC on September 28, 2017.

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

No. The 2016 audit had no findings.

4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____

5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

Not Applicable

12. Asset Management

[24 CFR Part 903.7 9 (q)]

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

13. Violence Against Women Act (“VAWA”)

NYCHA adheres to the federal Violence Against Women Act (“VAWA”) by providing protections to victims of domestic violence, dating violence, sexual assault, and stalking (VAWA victims). In accordance with VAWA, NYCHA (i) notifies public housing tenants and Section 8 participants of their rights under VAWA; (ii) protects eligible tenants and authorized household members from eviction or termination of Section 8 assistance based on their status as a VAWA victim; (iii) may terminate public housing tenancy or occupancy rights or Section 8 assistance to an abuser while protecting the rights of the VAWA victim and other authorized household members ; (iv) protects eligible applicants from being denied admission based on their status as VAWA victims; (v) affords eligible VAWA victims a transfer under its Public Housing and Section 8 emergency transfer plans; and (vi) links tenants to resources on safety planning, aftercare services, and alternative housing options. Additionally, NYCHA provides a transfer priority for intimidated victims, intimidated witnesses and victims of a traumatic incident as well as an admission preference for eligible victims of domestic violence and intimidated witnesses.

ATTACHMENT B
**HOPE VI, MIXED FINANCE MODERNIZATION OR DEVELOPMENT,
DEMOLITION AND/OR DISPOSITION, CONVERSION OF PUBLIC HOUSING,
HOMEOWNERSHIP, PROJECT-BASED VOUCHERS AND RENTAL ASSISTANCE
DEMONSTRATION (RAD)**

A) Hope VI or Mixed Finance Modernization or Development

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

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

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

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

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

Hope VI Development

Prospect Plaza, Ocean Hill-Brownsville, Brooklyn -- The Prospect Plaza Redevelopment Project is a phased redevelopment project located in the Ocean Hill-Brownsville section of Brooklyn. The first phase was completed in 2005, which included construction of 37 two-family homes. All homes were occupied during the summer of 2005, with 32 of the homes purchased by public housing residents that were first time home buyers. The second phase was completed in the summer of 2009, which included the construction of 150 affordable rental units with 45 units set aside for relocated Prospect Plaza and other public housing residents.

In May 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment, which included demolition of the three remaining vacant Prospect Plaza buildings containing 240 apartments.

The balance of the Prospect Plaza project (the “Prospect Plaza Sites”) is a mixed-finance and mixed-income development comprised of rental units and public housing units owned and managed by a private third-party development and management entity. The development includes 80 public housing units and approximately 314 affordable rental units. The non-public housing units will be affordable to households making up to 60% AMI. In addition, the project will include a supermarket, community center, and a recreation space. The design of the project was based on input from former Prospect Plaza residents and other community stakeholders during a three-day design workshop (“*Re-Vision Prospect Plaza*”) held by NYCHA in June 2010. In December 2011, NYCHA and the New York City Department of Housing Preservation and Development (“HPD”) released a Request for Proposals (“RFP”) for development. Responses to the RFP were submitted in April 2012. A development team was selected in January 2013. A demolition contractor was procured by HPD and demolition work commenced in May 2013 and ended in Spring 2014. Construction of Phase I (110 units including 38 public housing units) started in July 2014 and is now complete. Construction of Phase II (149 units including 42 public housing units) started in March 2015 and is now complete. Closing of construction financing for Phase III took place in March 2016 and the project is currently under construction. This phase will include 135 units, a supermarket, and a community facility.

Relocated Prospect Plaza residents in good standing who wish to return to the redeveloped community will be given a preference during the lease up of the public housing apartments. A site-based waiting list created by NYCHA will be used to place tenants in the public housing units.

Mixed Finance Development

Phillip Randolph Houses, Manhattan – A Request for Proposals (“RFP”) was issued on August 22, 2011, which called for the redevelopment of Randolph Houses in two phases: (i) Phase One as a mixed-finance transaction whereby the south side lots would be ground leased and the south side buildings conveyed to a private developer for gut rehabilitation with the creation of at least 140 public housing units and (ii) Phase Two as the conveyance of the north side properties for the redevelopment of mixed income housing.

The design yields a total of approximately 283 dwelling units of which 147 will be public housing. The New York State Historical Preservation Office (SHPO) approved this renovation plan in January 2011. Construction began on Phase I of II in March 2014. Phase I construction was completed in April 2016 for Buildings A and B respectively and public housing residents have moved in. Phase II closed on construction financing in 2016 and is expected to be completed in 2018.

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

If yes, list developments or activities below:

NextGen Neighborhoods Affordable and Market-Rate Housing Initiatives

Holmes Towers, Manhattan – NYCHA intends to lease a parcel of approximately 15,000 square feet on Block 1573, Lot 20 with approximately 310,000 square feet of development rights for market rate and affordable housing development as part of the NextGen Neighborhoods Program. NYCHA in collaboration with HPD issued a RFP in Spring 2016 and a developer was designated in Spring 2017. A Section 18 Application will be submitted in 2018 and construction is scheduled to begin in late 2018.

Wyckoff Gardens, Brooklyn – NYCHA intends to lease two (2) parcels of approximately 31,000 and 25,000 square feet respectively, both on Block 394, Lot 1, with approximately 500,000 square feet of total development rights for market rate and affordable housing development as part of the NextGen Neighborhoods Program. NYCHA in collaboration with HPD issued a RFP in Spring 2016 and a developer was designated in late 2017. A Section 18 Application will be submitted in 2018 and construction is scheduled to begin in 2019.

La Guardia, Manhattan – NYCHA intends to lease a parcel of approximately 10,000 square feet on Block 256, Lot 1 with approximately 350,000 square feet of residential development rights for market rate and affordable housing development as part of the NextGen Neighborhoods Program. NYCHA in collaboration with HPD issued a RFP in 2017. RFP responses are expected in Spring 2018.

NextGen 100% Affordable Housing Initiatives

Mill Brook, Bronx – In 2017, NYCHA leased a parcel (Block 2548 Lot 2) with approximately 126,055 square feet of development rights for the construction of a 159-unit senior housing development. Construction began in 2017 and is expected to be completed in 2019.

Ingersoll, Brooklyn – In 2017, NYCHA leased a parcel (a portion of Block 2034 Lot 134) with approximately 124,000 square feet of development rights for the construction of a 145-unit senior housing development. Construction began in 2017 and is expected to be completed in 2019.

Van Dyke I, Brooklyn – NYCHA intends to lease a parcel of approximately 36,000 square feet on Block 3777, Lot 1, with approximately 191,500 square feet of residential development rights for construction of a 180-unit family housing development. NYCHA in collaboration with HPD issued a RFP in 2015 and a developer was designated in 2016. A Section 18 Application was submitted in 2017.

Betances V, Bronx – NYCHA intends to lease a parcel of approximately 12,600 square feet on Block 2287, Lot 26, for construction of a 149-unit senior housing development. NYCHA in collaboration with HPD issued a RFP in 2016 and a developer was designated in 2017. A Section 18 Application will be submitted in 2018 and construction is scheduled to begin in 2019.

Betances VI, Bronx – NYCHA intends to lease a parcel of approximately 9,800 square feet on Block 2291, Lot 1, for construction of a 101-unit family housing development. NYCHA in collaboration with HPD issued a RFP in 2016 and a developer was designated in 2017. A Section 18 Application will be submitted in 2018. Demolition of the existing one-story commercial structure and construction of the new affordable housing development is scheduled to begin in 2019.

Morrisania Air Rights, Bronx – NYCHA intends to lease a parcel of approximately 21,200 square feet on Block 2409, Lot 98, for construction of a family housing development. NYCHA in collaboration with HPD issued a RFP in 2017. Developer designation is anticipated in 2018.

Sumner, Brooklyn – NYCHA intends to lease a parcel of approximately 24,200 square feet on Block 1580, Lot 1, for construction of a senior housing development. NYCHA in collaboration with HPD issued a RFP in 2017 and a developer was designated in 2017. A Section 18 Application will be submitted in 2018 and construction is scheduled to begin in 2019.

Twin Parks West, Bronx – NYCHA intends to lease a parcel of approximately 16,500 square feet on Block 3143, Lots 234, 236 and 240, for construction of a family housing development. NYCHA in collaboration with HPD issued a RFP in 2017 and a developer was designated in 2017. A Section 18 Application will be submitted in 2018 and construction is scheduled to begin in 2019.

Harborview Terrace, Manhattan – NYCHA and HPD selected a developer in September 2007 to construct two buildings with a minimum of 210 units on the Harborview parking lot mid-block on West 56th Street between 10th Avenue and 11th Avenue. The required ULURP land use review procedure was completed in November 2008. Due to changes in the City’s affordable housing finance markets, this project had been on hold and was reactivated by NYCHA and HPD through issuance of a new RFP in May 2017 for affordable housing development. NYCHA intends to lease a parcel of approximately 29,000 square feet on Block 1084, Lot 9, for construction of a family housing development. Developer designation is anticipated in 2018.

Additional Affordable Housing Development Activities

Linden Houses and Boulevard Houses, Brooklyn – In December 2006, NYCHA and HPD together issued an RFP to identify a developer to build 53 two and three-family townhouses for homeownership. In November 2007, a developer was selected to build the townhouses. In addition, NYCHA and HPD invited a non-profit housing sponsor to seek HUD Section 202 funding to develop an 80-unit senior residence with supportive services. The senior housing building closed on construction financing in May 2013 and construction is complete. Due to changing financial conditions, the plan for homeownership units was revised to 240 rental apartments; the disposition application was amended in 2014 to reflect the change. Construction of the 240-unit rental building is expected to be completed in 2018.

Robert Fulton, Manhattan – In December 2006, NYCHA in collaboration with HPD issued a RFP to identify a developer to construct new affordable housing on a parking lot located on West 18th Street (mid-block) between 9th and 10th Avenues. A developer was selected in September 2007. The Fulton project was modified as part of the Chelsea Market Rezoning and the proposed building which is under construction will include up to 160 units for households with income from 50% AMI to 165% AMI. The transaction closed in 2016.

Soundview, Bronx – In 2008, NYCHA and HPD conditionally designated a developer to build affordable housing on an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park. The plan included two eight-story buildings with approximately 206 low income rental units for families and seniors and 16 two-family townhouses for homeownership in a multi-phased affordable housing development project. On June 27, 2013, NYCHA disposed of a 68,500 square foot lot for construction of 120 rental units for low-income households (“Phase I”). Phase I was completed in November 2015. On December 19, 2013, NYCHA disposed of a 48,452 square foot lot for construction of 86 units for low-income seniors: eighty-five Section 8 Housing Choice Vouchers were reserved for the new senior residents (“Phase II”). Phase II was completed in June 2016. Phase III consists of construction of 16 two-family townhomes for sale. Phase III is in development and is expected to close on construction financing in 2018.

East 173rd Street-Vyse Avenue, Bronx – NYCHA obtained HUD’s approval to dispose of land along Hoe Avenue that includes a parking lot, basketball court, and grounds to accommodate a proposal from a sponsor for a three-phase, low-income housing project. The proposal will build a total of 224 dwelling units, including 56 senior resident apartments. The project also requires the transfer of up to 60,000 sq. ft. of development rights. Conveyance of each of the three phases’ building sites is pending funding approval by the sponsor. The first parcel of land was conveyed December 21, 2009 to construct an 84-unit apartment building. Conveyance of a

second parcel for another 84-unit apartment building took place in 2013. Construction and tenancing are completed for the first and second phases. The conveyance of the parcel for the final phase of the project is delayed pending relocation of an existing community facility.

East 165th Bryant Avenue, Bronx – NYCHA intends to dispose of a site at 1071 Bryant Avenue, to be merged with an adjacent parcel owned by HPD, for development of low income housing by a non-profit housing sponsor. The project is in development and is expected to close on construction financing in 2018.

Van Dyke I Houses, Brooklyn – In 2015, NYCHA conveyed a parcel of land of approximately 11,562 square feet on a portion of Block 3794, Lot 1 at Van Dyke I Houses in Brooklyn for supportive housing development to accommodate homeless and low income families. The project completed construction in 2017 and is expected to be fully tenanted in 2018.

Astoria, Queens – NYCHA intends to facilitate the reopening of Astoria Boulevard as a private street for public access through a street easement in conjunction with a mixed-use development in Queens on the waterfront at Halletts Point. The affordable housing project will be privately owned and managed. NYCHA residents will have rental preference for 50% of the affordable units. Construction of the first building for affordable housing is scheduled to start in 2018.

Other Development Activities

Ocean Bay Apartments (Oceanside), Queens – NYCHA intends to dispose of parcels of land and an existing, vacant, one-story commercial building to facilitate construction of a neighborhood retail space inclusive of a grocery store. The parcels are located on Beach Channel Drive between Beach 53rd and Beach 54th Streets south of Oceanside Apartments and east of Bayside Apartments. NYCHA acquired the property, a blighted and underused shopping strip, opposite Ocean Bay Apartments consisting of seven contiguous parcels of approximately 37,111 square feet total, as part of the Ocean Bay HOPE VI Plan through eminent domain. Disposition, demolition of the existing structure, and start of construction is planned for 2018.

Hobbs Court, Manhattan – NYCHA intends to dispose of approximately 40,000 square feet of surplus development rights through a zoning lot merger. Hobbs Court is a 259-unit low-income housing development by Phipps Houses in 2012 on land leased from NYCHA for 99 years following demolition of 12 Metro North Rehab tenement buildings that were operated with a HAP contract from HUD. This former Section 8 property was leased by NYCHA without the need for Section 18 disposition approval. Similarly, the proposed TDR will not require HUD approval. The proposed TDR will generate revenue for NYCHA as well as facilitate the development of new affordable housing units in accordance with the NYC Mandatory Inclusionary Housing (“MIH”) policy. The proposed TDR transaction is planned for 2018.

Easements and Transfers of Land for Improved Resiliency – To enhance coastal resiliency capabilities along vulnerable, low-lying shoreline communities, the New York City Mayor’s Office of Recovery and Resiliency (ORR) has proposed the installation and implementation of various countermeasures. Many of these communities are abutted by NYCHA housing development sites, thereby necessitating easement agreements between NYCHA and ORR. These transactions will be facilitated by the Section 18 Demolition/Disposition process, and will ultimately allow for ORR to build preventative measures on NYCHA land to guard against potentially widespread flood damage. Section 18 application submission dates, as well as construction start dates, have not yet been finalized.

Transfer of Development Rights (“TDR”) - NYCHA is exploring further potential transactions to transfer development rights (TDRs) in order to raise revenue for the Authority and facilitate the development of additional affordable housing. NYCHA will follow HUD’s direction as to any required process, notifications and engagement with respect to TDRs.

B) Demolition and/or Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
<p>1a. Development name: FHA Repossessed Houses – Group V [Formerly Groups II, V, and VI] 1b. Development (project) number: NY005012090</p>
<p>2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of six (6) units in three (3) vacant properties comprised of three two-family homes located in Queens. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. The costs of rehabilitation, including Section 504 handicapped accessibility compliance, exceed the value from sale that will support other NYCHA public housing.</i></p> <ul style="list-style-type: none"> • <i>113-44 Springfield Boulevard, Queens Village, NY 11429, Total Units – 2 (One Bedroom = 1 and Two Bedrooms=1)</i> • <i>144-29 105th Avenue, Jamaica, NY 11435, Total Units – 2 (Three Bedrooms = 2)</i> • <i>69-33 Bayfield Avenue, Arverne, NY 11692, Total Units – 2 (One Bedroom = 1, Three Bedrooms = 1)</i>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: Spring 2018</p>
<p>5. Number of units affected: 6</p> <p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development</p>

7. Timeline for activity: a. Actual or projected start date of activity: May 2006 b. Projected end date of activity: Winter 2018
Demolition/Disposition Activity Description
1a. Development name: FHA Repossessed Houses – Group V [Formerly Group IX] 1b. Development (project) number: NY005012090
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of seven (7) units in two (2) vacant properties; a vacant three-family home located at 99 Waverly Avenue, and a vacant four-family home located at 110 Waverly Avenue. Both properties are severely deteriorated, including structural instability and fire damage. The cost of rehabilitation exceeds the value if sold and proceeds dedicated to other NYCHA properties.</i> <ul style="list-style-type: none"> • 99 Waverly Avenue, Brooklyn, NY 11205, Total Units = 3 (One Bedrooms = 3) • 110 Waverly Avenue, Brooklyn, NY 11205, Total Units = 4 (Two Bedrooms = 4)
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: January 10, 2013
5. Number of units affected: 7
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: May 2006 b. Projected end date of activity: Winter 2018
Demolition/Disposition Activity Description
1a. Development name: FHA Repossessed Houses – Group V [Formerly Group IX] 1b. Development (project) number: NY005012090
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of four (4) units in two (2) vacant properties in Brooklyn; a vacant two-family home located at 349 Berriman Street, and a vacant two-family home located at 140 East 91st Street. Due to a scattered location and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.</i> <i>349 Berriman Street, Brooklyn NY 11208, Total Units – 2 (Two Bedroom = 1 and Three Bedrooms =1)</i> <i>140 East 91st Street, Brooklyn, NY 11212, Total Units – 2 (One Bedroom = 1 and Two Bedrooms =1)</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : Spring 2018

7. Timeline for activity:

a. Actual or **projected** start date of activity: **Spring 2017**

b. **Projected** end date of activity: **Winter 2018**

Demolition/Disposition Activity Description

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

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

2. Activity type: Demolition

Disposition *NYCHA intends to dispose of twenty (20) vacant single-family FHA Repossessed Houses. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.*

Building #	Development	Address	City	Zip Code	DU Size
1	FHA (GROUP II)	103-16 109TH AVENUE	OZONE PARK	11417	3 BR
2	FHA (GROUP II)	210-35 113TH AVENUE	QUEENS VILLAGE	11429	4 BR
3	FHA (GROUP II)	133-18 134TH STREET	SOUTH OZONE PARK	11420	3 BR
4	FHA (GROUP II)	130-15 135TH PLACE	SOUTH OZONE PARK	11420	4 BR
5	FHA (GROUP IV)	129-41 135TH STREET	SOUTH OZONE PARK	11420	3 BR
6	FHA (GROUP III)	89-24 168TH PLACE	JAMAICA	11432	3 BR
7	FHA (GROUP V)	133-16 VAN WYCK EXPRESSWAY	SOUTH OZONE PARK	11420	3 BR
8	FHA (GROUP VII)	129-23 135TH PLACE	SOUTH OZONE PARK	11420	3 BR
9	FHA (GROUP VI)	129-59 135TH STREET	SOUTH OZONE PARK	11420	2 BR
10	FHA (GROUP VI)	131-15 SUTTER AVENUE	SOUTH OZONE PARK	11420	3 BR
11	FHA (GROUP X)	130-16 149TH STREET	JAMAICA	11436	3 BR
12	FHA (GROUP IX)	107-34 PRINCETON STREET	JAMAICA	11435	3 BR
13	FHA (GROUP II)	111-14 169 th STREET	JAMAICA	11434	3 BR
14	FHA (GROUP J)	116-02 139 TH STREET	JAMAICA	11436	3 BR
15	FHA (GROUP V)	147-06 SUTTER AVENUE	JAMAICA	11436	2 BR
16	FHA (GROUP IX)	115-41 147 th STREET	JAMAICA	11436	3 BR
17	FHA (GROUP VIII)	117-31 135TH STREET	SOUTH OZONE PARK	11420	2 BR
18	FHA (GROUP X)	150-22 118 th AVENUE	JAMAICA	11434	3 BR
19	FHA (GROUP VI)	167-08 110 th AVENUE	JAMAICA	11433	3 BR
20	FHA (GROUP X)	102-47 187 TH STREET	HOLLIS	11423	2 BR

3. Application status (select one)

Approved

Submitted, pending approval
 Planned application

4. Date application approved, submitted, or **planned for submission: June 2017**

5. Number of units affected: 20

6. Coverage of action (select one)
 Part of the development
 Total development

7. Timeline for activity:
 a. **Actual** or projected start date of activity: **Winter 2004**
 b. **Projected** end date of activity: **Fall 2017**

Demolition/Disposition Activity Description

1a. Development name: **FHA Repossessed Houses – Group V [Formerly Groups I, II, III, IV, V, VI, VII, VIII, IX, X]**
 1b. Development (project) number: **NY005012090**

2. Activity type: Demolition
 Disposition *NYCHA intends to dispose of twenty two (22) vacant single-family FHA Repossessed Houses. Due to their scattered locations and wood frame construction, these properties cost more to operate as public housing and represent an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.*

Building #	Development	Address	City	Zip Code	DU Size
1	FHA (GROUP IV)	119-12 219TH STREET	CAMBRIA HEIGHTS	11411	3 BR
2	FHA (GROUP III)	144-23 166 TH STREET	SPRINGFIELD GARDENS	11434	3 BR
3	FHA (GROUP I)	143-03 105 TH AVENUE	JAMAICA	11435	3 BR
4	FHA (GROUP VIII)	106-10 215 TH STREET	QUEENS VILLAGE	11429	3 BR
5	FHA (GROUP V)	142-06 FOCH BOULEVARD	SOUTH OZONE PARK	11436	2 BR
6	FHA (GROUP I)	100-40 202ND STREET	HOLLIS	11423	2 BR
7	FHA (GROUP VIII)	220-23 135TH AVENUE	LAURELTON	11413	1 BR
8	FHA (GROUP VII)	111-50 WITTHOFF STREET	QUEENS VILLAGE	11429	3 BR
9	FHA (GROUP I)	114-11 130 th STREET	SOUTH OZONE PARK	11420	3 BR
10	FHA (GROUP I)	114-22 166 TH STREET	JAMAICA	11434	3 BR
11	FHA (GROUP VII)	117-11 143 RD STREET	JAMAICA	11434	2BR
12	FHA (GROUP II)	126-01 116 TH AVENUE	SOUTH OZONE PARK	11420	2 BR
13	FHA (GROUP V)	133-24 135 TH PLACE	SOUTH OZONE PARK	11420	2 BR
14	FHA (GROUP I)	202-06 116 TH AVENUE	SAINT ALBANS	11412	3 BR
15	FHA (GROUP X)	214-15 HOLLIS AVENUE	QUEENS VILLAGE	11429	4 BR
16	FHA (GROUP X)	231 FERNSIDE PLACE	FAR ROCKAWAY	11691	3 BR
17	FHA (GROUP X)	118-35 153rd STREET	JAMAICA	11434	1 BR
18	FHA (GROUP VII)	146-23 176TH STREET	JAMAICA	11434	3 BR
19	FHA (GROUP VIII)	198-16 116TH AVENUE	JAMAICA	11412	3 BR
20	FHA (GROUP IV)	209-26 NASHVILLE BOULEVARD	JAMAICA	11411	3 BR
21	FHA (GROUP IV)	99-19 194TH STREET	JAMAICA	11423	4 BR
22	FHA (GROUP VIII)	123-19 145TH STREET	SOUTH OZONE PARK	11436	2 BR

3. Application status (select one)
 Approved
 Submitted, pending approval
 Planned application

4. Date application approved, submitted, or **planned for submission: Spring 2018**

5. Number of units affected: 22
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Winter 2016 b. Projected end date of activity: Winter 2018
Demolition/Disposition Activity Description
1a. Development name: FHA Repossessed Houses – Group V [Formerly Group IX] 1b. Development (project) number: NY005012090
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of one (1) vacant four-family FHA Repossessed House. Due to its scattered location and wood frame construction, this property costs more to operate as public housing and represents an inefficient allocation of housing resources within the Authority. These units were not adapted to be handicapped accessible under the Section 504 VCA Compliance Agreement.</i> <ul style="list-style-type: none"> • 305 Atkins Avenue, Brooklyn NY 11208, Total Units – 4 (One Bedroom = 1 and Two Bedrooms =3)
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : Spring 2018
5. Number of units affected: 4
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Winter 2016 b. Projected end date of activity: Winter 2018
Demolition/Disposition Activity Description
1a. Development name: Prospect Plaza 1b. Development (project) number: NY005002440
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition of the Prospect Plaza Sites (approximately 197,451 square feet, or 4.5 acres) in three phases. Phase I is a mixed-finance transaction and includes 72 low-income units for households making up to 60% AMI and 38 public housing units. Phase II is a mixed-finance transaction and will include 106 low-income units for households making up to 60% AMI and 42 public housing units. Phase III includes 105 low-income units for households making up to 60% AMI. The three phases will have approximately 364 low-income units total, 80 of which will be public housing units. Phase I closed in June 2014 and construction is complete. Phase II closed in December 2014 and construction is complete. Phase III closed on construction financing in March 2016 and construction completion is expected in 2018. Preference for the lease up of the public housing apartments will be given to relocated Prospect Plaza residents in good standing, who wish to return to the redeveloped community.</i>

3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: January 3, 2014
5. Number of units affected: 0
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: June 2014 b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: A. Phillip Randolph Houses 1b. Development (project) number: NY005010300
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>A mixed-finance gut rehabilitation of Randolph Houses in two phases. In the first phase, 22 vacant tenements were rehabilitated using historic tax credits to create 147 public housing units and 21 rental units for low-income households on the south side of West 114th Street. In the second phase, 14 tenements on the north side of West 114th Street will be rehabilitated to create low-income rental units. The public housing units will first be offered to residents currently living on the north side of Randolph Houses and to former residents who were moved to other NYCHA developments who wish to return to the rehabilitated development.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: December 2013
5. Number of units affected: 452
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2013 b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: Linden Houses and Boulevard Houses 1b. Development (project) number: NY005020950 and NY005020460
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Development of an 80-unit senior residence with supportive services and a 240-unit low-income family building. The senior housing development closed on construction financing in May 2013 and construction is complete. Construction of the 240-unit rental building is expected to be completed in 2018.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date original application approved , submitted, or planned for submission: September 21, 2011 and amended on December 16, 2014.
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2012 b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: Robert Fulton Houses 1b. Development (project) number: NY005001360
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>In December 2006, NYCHA, in collaboration with HPD, issued a RFP to identify a developer to construct new affordable housing on a parking lot located on West 18th Street (mid-block) between 9th and 10th Avenues. A developer was selected in September 2007. The Fulton project was modified as part of the Chelsea Market Rezoning and the proposed mixed income building will include up to 160 units. The transaction closed in 2016.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: November 2016
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2013 b. Projected end date of activity: 2019
Demolition/Disposition Activity Description
1a. Development name: Soundview Houses 1b. Development (project) number: NY005000710
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>In September 2007, NYCHA and HPD issued a RFP to identify a developer to build affordable housing on an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park. A developer was selected to build two eight story buildings with approximately 206 low income rental units for families and seniors and 16 two-family townhouses for affordable homeownership. The project has completed the first and second phases. Phase III is scheduled to begin in June 2018.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: January 30, 2013
5. Number of units affected: 0

6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2012 b. Projected end date of activity: 2020
Demolition/Disposition Activity Description
1a. Development name: East 173rd Street-Vyse Avenue Houses 1b. Development (project) number: NY005015300
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Development of a total 224 dwelling units, including 56 senior citizen apartments in three phases. The first parcel of land was conveyed December 21, 2009 to site an 84-unit apartment building which completed and occupied in 2012. Conveyance of a second parcel of land to site another 84-unit apartment building was completed in 2013. The conveyance of the last parcel to site the final phase of the housing project is anticipated in 2018 following relocation of an existing community facility.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: November 14, 2009
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: November 21, 2008 b. Projected end date of activity: 2021
Demolition/Disposition Activity Description
1a. Development name: East 165th – Bryant Avenue 1b. Development (project) number: NY005015300
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to dispose of a 6,000 sf parcel at 1071 Bryant Avenue, Block 2750, Lot 32, to be merged with an adjacent parcel owned by HPD, for development of low income housing by a non-profit housing sponsor.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved , submitted, or planned for submission : 2017
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2018 b. Projected end date of activity: 2020

Demolition/Disposition Activity Description
1a. Development name: Van Dyke I Houses 1b. Development (project) number: NY005000610
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA conveyed a parcel of land to a developer of approximately 11,562 square feet on a portion of Block 3794, Lot 1 at Van Dyke I Houses in Brooklyn and approximately 70,000 square feet of development rights for a supportive housing development to accommodate homeless and low income families.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: June 26, 2015
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2012 b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: Astoria Houses 1b. Development (project) number: NY005000260
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA intends to facilitate the reopening of Astoria Boulevard as a private street for public access through a street easement in conjunction with a mixed-use development in Queens on the waterfront at Halletts Point. The affordable housing project will be privately owned and managed. NYCHA residents will have rental preference for 50% of the affordable units.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: August 28, 2014
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Fall 2016 b. Projected end date of activity: Fall 2023
Demolition/Disposition Activity Description
1a. Development name: Holmes Towers 1b. Development (project) number: NY005011390
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of an approximate 15,000 square foot parcel on Block 1573, Lot 20 with</i>

<i>approximately 310,000 square feet of residential development rights for market rate and affordable housing development. Developer selection was announced in Spring 2017.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2018
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2020
Demolition/Disposition Activity Description
1a. Development name: Wyckoff Gardens 1b. Development (project) number: NY005011630
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of two (2) parcels of approximately 31,000 and 25,000 square feet respectively, both on Block 394, Lot 1, with approximately 500,000 square feet of residential development rights in total for market rate and affordable housing development as part of the NextGen Neighborhoods Program.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2017
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2021
Demolition/Disposition Activity Description
1a. Development name: La Guardia Houses 1b. Development (project) number: NY005010760
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of approximately 10,000 square feet on a portion of Block 256, Lot 1, with approximately 340,000 square feet of residential development rights for market rate and affordable housing development as part of the NextGen Neighborhoods Program.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2019
5. Number of units affected: 0
6. Coverage of action (select one)

<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2022
Demolition/Disposition Activity Description
1a. Development name: Mill Brook Houses 1b. Development (project) number: NY005010840
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of an approximate 31,735 square foot parcel on Block 2548 Lot 1 with approximately 127,000 square feet of development rights for affordable senior housing development.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2016
5. Number of units affected: 0 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2019
Demolition/Disposition Activity Description
1a. Development name: Ingersoll Houses 1b. Development (project) number: NY005000140
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of an approximate 11,500 square foot parcel on Block 2034 Lot 1 with approximately 112,000 square feet of development rights for affordable housing development by a developer selected through the 2015 NextGen NYCHA RFP.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2017
5. Number of units affected: 0 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2019
Demolition/Disposition Activity Description
1a. Development name: Van Dyke I Houses 1b. Development (project) number: NY005000610

2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of an approximate 31,500 square foot parcel on Block 3777 Lot 1 with approximately 191,450 square feet of development rights for affordable housing development.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2016
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2019
Demolition/Disposition Activity Description
1a. Development name: Betances V 1b. Development (project) number: NY005012110
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease a site at 450 East 143rd Street formerly used as a playground and basketball court to facilitate the provision of low income senior housing.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : 2018
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: July 2009 b. Projected end date of activity: 2020
Demolition/Disposition Activity Description
1a. Development name: Betances VI 1b. Development (project) number: NY005012110
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/> <i>Lease of an approximate 10,000 square foot parcel on Block 2291, Lot 1 for redevelopment as a residential, mixed use building (99,000 square feet of development rights) for low income families. NYCHA intends to lease the site to a developer who will demolish the existing commercial-use structure.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission : 2018
5. Number of units affected: 3 units (commercial use, non-residential)

6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2021
Demolition/Disposition Activity Description
1a. Development name: Morrisania Air Rights 1b. Development (project) number: NY005012670
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of an approximate 10,000 square foot parcel on a portion of Block 2409, Lot 98, for development of a residential affordable and supportive housing building (120,000 square feet of residential development rights) for low-income and formerly homeless families.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2018
5. Number of units affected: 0 units
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2021
Demolition/Disposition Activity Description
1a. Development name: Sumner Houses 1b. Development (project) number: NY005010730
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of approximately 12,000 square feet on a portion of Block 1580, Lot 1 at Sumner Houses in Brooklyn for a residential, mixed-use development for low income seniors. An RFP was issued in June 2017 for affordable housing development.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2018
5. Number of units affected: 0 units
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2020
Demolition/Disposition Activity Description
1a. Development name: Twin Parks West (Sites 1 & 2)

1b. Development (project) number: NY005012270
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Lease of approximately 12,000 square feet of lot coverage on 3 parcels on Block 3143, Lots 234, 236, and 240. Approximately 150,000 SF of residential development rights and 8,000 SF of community facility/commercial space development rights to be used for the creation of 100% affordable housing.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2018
5. Number of units affected: 0 units
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2021
Demolition/Disposition Activity Description
1a. Development name: Harborview Terrace Houses 1b. Development (project) number: NY005010220
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition of the Harborview Terrace parking lot on West 56th Street and the abutting basketball courts along with up to 61,000 square feet of excess, unused development rights emanating from the Harborview Terrace development. The disposition of the 34,282 square foot parcel of land along with the development rights will facilitate the construction of an apartment buildings containing approximately 230 dwelling units.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2018
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2021
Demolition/Disposition Activity Description
1a. Development name: Ocean Bay Apartments (Oceanside) 1b. Development (project) number: NY005010980
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>In 2003, as part of the Ocean Bay HOPE VI Plan, NYCHA acquired through eminent domain a blighted and underused shopping strip opposite Ocean Bay Apartments, consisting of seven contiguous parcels representing an area of approximately 37,111 SF.</i>

NYCHA needs to demolish the vacant one-story buildings as a result of unsafe conditions. NYCHA also intends to sell the parcels to a developer for the purpose of constructing neighborhood retail space inclusive of a grocery store. The property is located on Beach Channel Drive between Beach 53rd and Beach 54th Streets across the street south of Oceanside Apartments and across the street east of Bayside Apartments.

<u>Borough</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>
Queens	15890	54	360 Beach 54th Street (parcel contains a one-story retail space)
Queens	15890	55	366 Beach 54th Street (parcel contains a one-story retail space)
Queens	15890	58	53-15 Beach Channel Drive (vacant lot)
Queens	15890	62	53-13 Beach Channel Drive (vacant lot)
Queens	15890	64	53-05 Beach Channel Drive (parcel contains a one-story retail space)
Queens	15890	66	53-01 Beach Channel Drive (parcel contains a one-story retail space)
Queens	15890	69	N/A Beach 53rd Street (vacant lot)

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved, submitted, or **planned for submission: 2017**

5. Number of units affected: 0

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. **Actual** or projected start date of activity: **2013**

b. **Projected** end date of activity: **2019**

Demolition/Disposition Activity Description

1a. Development name: **Twin Parks West (Sites 1 & 2)**

1b. Development (project) number: NY005012270

2. Activity type: Demolition

Disposition *Disposition of one building with 312 units with the following addresses: 353, 355, 360, and 365 Ford Street, and 355 and 365 East 183rd Street, Bronx, NY 10458*

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date original application approved, submitted, or **planned for submission: 2017**

5. Number of units affected: **312**

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. **Actual** or **projected** start date of activity: **2017**

b. **Projected** end date of activity: **2018**

Demolition/Disposition Activity Description

1a. Development name: **Betances III, 13**

1b. Development (project) number: **NY005010840**

2. Activity type: Demolition

Disposition <input checked="" type="checkbox"/> <i>Disposition of two buildings with 22 units with the following addresses: 695 and 699 East 139th Street, Bronx, NY 10454</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2017
5. Number of units affected: 22
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: Betances II, 9A 1b. Development (project) number: NY005012110
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition of one building with 46 units with the following addresses: 505, 509, 511, and 517 East 144th Street, Bronx, NY 10454</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2017
5. Number of units affected: 46
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: Franklin Avenue II Conventional 1b. Development (project) number: NY005015310
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition of three buildings with 45 units with the following addresses: 1390, 1392, and 1394 Franklin Avenue, Bronx, NY, 10456</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2017
5. Number of units affected: 45
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

7. Timeline for activity: a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: Highbridge Rehabs (Nelson Avenue) 1b. Development (project) number: NY005015310
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition of three buildings with 80 units with the following addresses: 1139, 1144, 1182, and 1184 Nelson Avenue, Bronx, NY 10452</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2017
5. Number of units affected: 80
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: Bushwick II (Groups A & C) 1b. Development (project) number: NY005012470
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition of 25 buildings with 300 units with the following addresses:</i> <ul style="list-style-type: none"> - 75 and 85 Covert Street, Brooklyn, NY 11207 - 139, 140 and 190 Harman Street, Brooklyn, NY 11221 - 140 and 160 Himrod Street, Brooklyn, NY 11221 - 155 Eldert Street, Brooklyn, NY 11207 - 250 and 270 Wilson Avenue, Brooklyn, NY 11237 - 251, 269, 270, 289, 290, and 310 Central Avenue, Brooklyn, NY 11221, and 580 Central Avenue, Brooklyn, NY 11207 - 595, 615, 670, and 690 Evergreen Avenue, Brooklyn, NY 11207 - 1229, 1240, 1259, and 1280 Greene Avenue, Brooklyn, NY 11221
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2017
5. Number of units affected: 300
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2018

Demolition/Disposition Activity Description
1a. Development name: Bushwick II CDA (Group E) 1b. Development (project) number: NY005012470
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition of 5 buildings with 276 units with the following addresses:</i> <ul style="list-style-type: none"> - 172 and 176 Menahan Street, and 319, 323, and 327 Wilson Avenue, Brooklyn, NY 11237 - 226, 238, and 242 Grove Street, Brooklyn, NY, 11237, and 230 and 234 Grove Street and 339, 343, and 347 Wilson Avenue, Brooklyn, NY 11221 - 235, 239, 243, 247, and 251 Linden Street, and 524, 528, and 532 Knickerbocker Avenue, Brooklyn, NY 11221 - 220, 224, 228, 232, and 236 Linden Street, and 357, 361, and 365 Wilson Avenue, Brooklyn, NY 11221 - 1389, 1393, 1397, 1411, and 1415 Gates Avenue, and 550, 554, and 558 Knickerbocker Avenue, Brooklyn, NY 11221
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2017
5. Number of units affected: 276
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: Forest Hills Co-Op 1b. Development (project) number: NY005002000
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>Disposition of three residential buildings with 430 units and one non-residential building (Community Center). (62-27 108th Street, 108-53 62nd Drive, 110-01 62nd Drive and 108-25 62nd Drive, Forest Hills, NY 11375). NYCHA will follow HUD direction as to the most appropriate vehicle for disposition of this property. Should a Section 18 disposition not be the most appropriate, NYCHA may seek alternate avenues to accomplish similar results, such as a retention action pursuant to 2 CFR Part 200.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2017
5. Number of units affected: 430
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2017

b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: Red Hook East 1b. Development (project) number: NY005000040
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/> <i>In response to Hurricane Sandy, and in preparedness for future coastal storms, NYCHA has developed an expansive rehabilitation plan for Red Hook East Houses. As a result, NYCHA intends to demolish building # 28 at 590 Clinton Street with 4 residential units and commercial space at Red Hook East. This demolition will facilitate the construction of critical mechanical, electrical, and plumbing infrastructure that will serve the development.</i> <i>Please note that this demolition meets the de minimis exception to demolition requirements under §970.27 since it is less than 5 residential units and therefore a Section 18 demolition application is not required.</i>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date original application approved, submitted, or planned for submission: 2017
5. Number of units affected: 4 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2018
Demolition/Disposition Activity Description
1a. Development name: Boston Secor 1b. Development (project) number: NY005011380
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> <i>NYCHA proposes to convey to the NYC School Construction Authority (“SCA”) a parcel of approximately 51,268 square feet on a portion of Block 5263, Lot 70 at Boston Secor in the Bronx. Under a ground lease with NYCHA since 1969, SCA built a one-story special education annex (P723X) on this parcel. This disposition will facilitate the on-going provision of special education programs and possible building replacement by SCA in the future. The Boston Secor Annex Site is expected to be acquired by the School Construction Authority by 2020.</i>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: May 12, 2011
5. Number of units affected: 0 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: July 2010

b. **Projected** end date of activity: **2020**

B) Conversion of Public Housing

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

On September 11, 2008, HUD approved NYCHA’s plan to transition 8,400 public housing units to Section 8 assistance at the 21 developments that were built by the City or the State and no longer receive any subsidy from any government source to fill the gap between the cost of operating the buildings and rent collected. NYCHA has also received permission from HUD to project-base converted Section 8 units after the initial Section 8 tenant vacates.

As of September 1, 2017, there were 4,124 Section 8 conversions in the City and State-built developments (see table below). Subject to voucher and funding availability, NYCHA will be designating units and implementing a plan to transition families in the City and State-built developments to Section 8, thereby maintaining the long-term sustainability of the properties.

AMP Number	Development Name	Total Units	Number of Units to be Converted to Section 8	Number of Units Converted by 9/1/17 (Tenant Based and Project Based)
NY005021850	344 EAST 28TH STREET	225	225	68
NY005021870	AMSTERDAM ADDITION	175	26	26
NY005020920	BAY VIEW	1,610	340	340
NY005021260	BAYCHESTER	441	441	147
NY005020460	BOULEVARD	1,441	1,424	399
NY005020860	BUSHWICK	1,220	209	209
NY005020800	CASTLE HILL	2,025	412	387
NY005021340	CHELSEA	425	68	68
NY005021110	DREW HAMILTON	1,217	276	278

NY005021400	INDEPENDENCE TOWERS	744	744	129
NY005020950	LINDEN	1,586	1,586	441
NY005020810	MANHATTANVILLE	1,272	204	204
NY005020490	MARBLE HILL	1,682	258	258
NY005020830	MARLBORO	1,765	372	331
NY005021330	MURPHY	281	281	113
NY005020990	RUTGERS	721	102	102
NY005020930	SAINT MARY'S PARK	1,007	211	211
NY005023770	SAMUEL (CITY)	664	105	105
NY005021140	STAPLETON	693	140	119
NY005021280	WILLIAMS PLAZA	577	577	93
NY005021270	WISE TOWERS	399	399	96
Total		20,170	8,400	4,124

3. PACT Program for Unfunded Units

On July 13, 2017, NYCHA announced it is expanding the Permanent Affordability Together Commitment (PACT) program to protect the Authority’s unfunded unit portfolio. The unfunded unit portfolio includes 8 developments (LLC II developments) that currently receive no public housing funding. To finance badly needed repairs at these developments and preserve their affordability, NYCHA is expanding PACT to create a public-private partnership and bring these units into the Authority’s Housing Choice Voucher (Section 8) program. This will protect the long-term affordability of these apartments and enable critical repairs, including roof replacements, façade repairs and enhanced security features. This is accomplished by shifting the funding source for apartments to NYCHA’s Section 8 program and creating a public-private partnership with management and development partners to raise funds, complete badly needed repairs and efficiently oversee day-to-day operations. By switching to Section 8, residents will have stable funding and guaranteed rights.

The LLC II developments were originally built and funded by City and State subsidies but never funded directly by HUD. These developments currently “share” in the federal funds provided for NYCHA’s public housing. This costs NYCHA more than \$23 million a year. Additionally, the 8 developments require \$775 million in capital repairs, but while they remain unfunded, the buildings continue to deteriorate.

On September 11, 2008, HUD approved NYCHA’s plan to transition the unfunded public housing units to Section 8 assistance. Currently, when a resident vacates their apartment, the Authority converts it to Section 8. Through this process, 1,467 units in these developments are already part of Section 8, and through PACT, the remaining 4,207 unfunded units will convert to Section 8.

As per this Amendment to the FY 2017 Annual PHA Plan, NYCHA is pursuing a retention action pursuant to 2 CFR Part 200 for the developments in the LLC II portfolio. Through this action, all units in the developments will be operated outside of the federal public housing program. Families will be transitioned to Section 8 assistance. Families ineligible for Section 8 assistance due to their income will be allowed to remain in place and pay no more than 30% of their income for rent.

The conversion will occur in phases, subject to Section 8 voucher funding. NYCHA will engage with residents and other stakeholders throughout the process. Community engagement began at Baychester and Murphy Houses this summer and the RFP for Baychester and Murphy was released in September 2017 with developer selection planned for early 2018. Community engagement at the remaining 6 developments will begin as soon as HUD approvals for conversion are received. Completion of the full PACT conversion is expected by 2026. Residents and community partners will be updated as soon as additional information or approvals are available.

AMP Number	Development Name	Total Units	Number of Units to be Converted to Section 8	Number of Units Converted by 9/1/2017 (Tenant Based and Project Based)
NY005021260	BAYCHESTER	441	441	147
NY005021330	MURPHY	281	281	113
NY005021850	344 EAST 28TH STREET	225	225	68
NY005021400	INDEPENDENCE TOWERS	744	744	129
NY005021280	WILLIAMS PLAZA	577	577	93
NY005021270	WISE TOWERS	399	399	96
NY005020460	BOULEVARD	1,441	1,424	399
NY005020950	LINDEN	1,586	1,586	441
Total		5,694	5,677	1,486

D) Homeownership

[24 CFR Part 903.7 9 (k)]

1. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

E) Project-Based Vouchers (“PBV’s”)

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

1. As of October 1, 2017 NYCHA has executed 77 HAP contracts for 5,404 project based units receiving subsidy across the five boroughs in New York City. This includes project based apartments at NYCHA’s LLC mixed finance developments.
2. In 2017, NYCHA expects to utilize no more than 18% of the annual HAP budget for Project Based contacts.
3. NYCHA understands that all new project-based assistance agreements must be for units within census tracts with poverty rates of less than 20%, unless HUD specifically approves an exception. 66 Fed. Reg. 3608.
4. NYCHA will carry out this program in accordance with 42 USC §1437f(o)(13), as amended by §232 of the *FY 2001 VA-HUD Appropriations Act*, and in conformity with the non-discrimination requirements specified in 24 CFR §903.7(o). In carrying out this program, the Authority will act affirmatively to further fair housing.
5. The Section 8 Project-Based Program will be consistent with NYCHA’s FY 2018 Annual Plan because:

- a. Project-basing in certain locations is needed to assure the availability of units for a period of years.
 - b. Project-basing broadens the scope of NYCHA's program for applicants and landlords. It allows NYCHA to assist families who would not otherwise be eligible for assistance.
 - c. Consistent with the goals of NYCHA's Five-Year plan, the Section 8 Project-Based Initiative:
 - i. expands the supply of assisted housing;
 - ii. increases assisted housing choice;
 - iii. ensures equal opportunity, and
 - iv. deconcentrates poverty and expands economic opportunities.
6. NYCHA will create site-based waiting lists for developments selected to receive project-based assistance. Applicants on NYCHA's housing choice voucher waiting list will have the opportunity to apply for placement on site-based waiting lists. Placement on a site-based waiting list will not affect the applicant's standing on the tenant based waiting list.

F) Rental Assistance Demonstration Program (“RAD”)

1. Developments Converted under RAD

The Rental Assistance Demonstration (“RAD”) is a voluntary program administered by the United States Department of Housing and Urban Development (“HUD”). The goals of RAD are to safeguard long-term housing assistance, improve and modernize properties and stabilize developments by placing them on solid financial footing by converting the funding stream for such developments from Section 9 to Section 8.

Below, please find specific information related to the Public Housing Development converted under RAD in 2016.

Name of Public Housing Development: Ocean Bay Bayside	PIC Development ID: NY005010980	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 1,395	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 1,395 = \$2,491,689
Bedroom Type	Number of Units Pre-Conversion 1,395	Number of Units Post-Conversion 1,395	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	40	40	0
One Bedroom	216	216	0
Two Bedroom	593	593	0
Three Bedroom	406	406	0
Four Bedroom	126	126	0
Five Bedroom	14	14	0
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

2. Developments Approved for Conversion

In June 2016, NYCHA submitted RAD applications to the United States Department of Housing and Urban Development (HUD) for 40 developments with approximately 5,200 units. In January 2017, HUD approved NYCHA to convert approximately 1,700 units in the Bronx and Brooklyn.

Below, please find specific information related to the public housing developments approved for conversion.

Name of Public Housing Development: BETANCES II, 13	PIC Development ID: NY005010840	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 51	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 51 = \$91,094
Bedroom Type	Number of Units Pre-Conversion 51	Number of Units Post-Conversion 51	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	5	5	0
One Bedroom	9	9	0
Two Bedroom	27	27	0
Three Bedroom	10	10	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BETANCES II, 18	PIC Development ID: NY005011450	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No

Total Units: 78	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 78 = \$139,320
Bedroom Type	Number of Units Pre-Conversion 78	Number of Units Post-Conversion 78	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	2	2	0
Two Bedroom	17	17	0
Three Bedroom	39	39	0
Four Bedroom	20	20	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BETANCES II, 9A	PIC Development ID: NY005012110	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 46	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 46 = \$82,163

Bedroom Type	Number of Units Pre-Conversion 46	Number of Units Post-Conversion 46	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	17	17	0
Two Bedroom	11	11	0
Three Bedroom	18	18	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BETANCES III, 13	PIC Development ID: NY005010840	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 22	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 22 = \$39,295
Bedroom Type	Number of Units Pre-Conversion 22	Number of Units Post-Conversion 22	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	4	4	0
One Bedroom	0	0	0
Two Bedroom	0	0	0
Three Bedroom	10	10	0
Four Bedroom	8	8	0

Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BETANCES III, 18	PIC Development ID: NY005011450	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 19	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 19 = \$33,937
Bedroom Type	Number of Units Pre-Conversion 19	Number of Units Post-Conversion 19	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	14	14	0
Two Bedroom	0	0	0
Three Bedroom	4	4	0
Four Bedroom	1	1	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BETANCES III, 9A	PIC Development ID: NY005012110	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No

Total Units: 26	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 26 = \$46,441
Bedroom Type	Number of Units Pre-Conversion 26	Number of Units Post-Conversion 26	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	3	3	0
One Bedroom	1	1	0
Two Bedroom	0	0	0
Three Bedroom	11	11	0
Four Bedroom	11	11	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BETANCES V	PIC Development ID: NY005012110	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 52	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 52 = \$92,880

Bedroom Type	Number of Units Pre-Conversion 52	Number of Units Post-Conversion 52	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	1	1	0
One Bedroom	5	5	0
Two Bedroom	16	16	0
Three Bedroom	8	8	0
Four Bedroom	22	22	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BETANCES VI	PIC Development ID: NY005012110	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 49	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 49 = \$87,522
Bedroom Type	Number of Units Pre-Conversion 155	Number of Units Post-Conversion 155	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	1	1	0
One Bedroom	11	11	0
Two Bedroom	19	19	0
Three Bedroom	18	18	0

Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BUSHWICK II (GROUPS A&C)	PIC Development ID: NY005012470	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 300	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 300 = \$535,847
Bedroom Type	Number of Units Pre-Conversion 300	Number of Units Post-Conversion 300	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	25	25	0
Two Bedroom	175	175	0
Three Bedroom	75	75	0
Four Bedroom	25	25	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BUSHWICK II CDA (GROUPE)	PIC Development ID: NY005012470	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No

Total Units: 276	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 276 = \$492,979
Bedroom Type	Number of Units Pre-Conversion 276	Number of Units Post-Conversion 276	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	78	78	0
Two Bedroom	150	150	0
Three Bedroom	48	48	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: FRANKLIN AVENUE I CONVENTIONAL	PIC Development ID: NY005015310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 61	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 61 = \$108,956

Bedroom Type	Number of Units Pre-Conversion 61	Number of Units Post-Conversion 61	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	15	15	0
Two Bedroom	38	38	0
Three Bedroom	8	8	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: FRANKLIN AVENUE II CONVENTIONAL	PIC Development ID: NY005015310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 45	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 45 = \$80,377
Bedroom Type	Number of Units Pre-Conversion 45	Number of Units Post-Conversion 45	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	6	6	0
Two Bedroom	39	39	0
Three Bedroom	0	0	0

Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: FRANKLIN AVENUE III CONVENTIONAL	PIC Development ID: NY005015310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 15	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 15 = \$26,792
Bedroom Type	Number of Units Pre-Conversion 15	Number of Units Post-Conversion 15	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	2	2	0
Two Bedroom	13	13	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: HIGHBRIDGE REHABS (ANDERSON AVENUE)	PIC Development ID: NY005015310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No

Total Units: 135	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 135 = \$241,131
Bedroom Type	Number of Units Pre-Conversion 135	Number of Units Post-Conversion 135	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	14	14	0
Two Bedroom	74	74	0
Three Bedroom	47	47	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: HIGHBRIDGE REHABS (NELSON AVENUE)	PIC Development ID: NY005015310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 80	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 80 = \$142,893

Bedroom Type	Number of Units Pre-Conversion 80	Number of Units Post-Conversion 80	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	8	8	0
Two Bedroom	44	44	0
Three Bedroom	28	28	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: PALMETTO GARDENS	PIC Development ID: NY005012470	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 115	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Senior	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Senior	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 115 = \$205,408
Bedroom Type	Number of Units Pre-Conversion 115	Number of Units Post-Conversion 115	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	57	57	0
One Bedroom	58	58	0
Two Bedroom	0	0	0
Three Bedroom	0	0	0

Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: TWIN PARKS WEST (SITES 1 & 2)	PIC Development ID: NY005012270	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 312	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 312 = \$557,281
Bedroom Type	Number of Units Pre-Conversion 312	Number of Units Post-Conversion 312	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	16	16	0
One Bedroom	82	82	0
Two Bedroom	62	62	0
Three Bedroom	104	104	0
Four Bedroom	30	30	0
Five Bedroom	18	18	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

3. Developments Under Consideration by HUD for Future RAD Conversions

Below, please find specific information related to the Public Housing Developments that are under consideration by HUD for future RAD conversions.

Name of Public Housing Development: ARMSTRONG I	PIC Development ID: NY005012100	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 371	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family/Senior	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family/Senior	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 371 = \$662,664
Bedroom Type	Number of Units Pre-Conversion 371	Number of Units Post-Conversion 371	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	61	61	0
One Bedroom	34	34	0
Two Bedroom	144	144	0
Three Bedroom	48	48	0
Four Bedroom	40	40	0
Five Bedroom	44	44	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: ARMSTRONG II	PIC Development ID: NY005012100	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No

Total Units: 248	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 248 = \$442,967
Bedroom Type	Number of Units Pre-Conversion 248	Number of Units Post-Conversion 248	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	146	146	0
Three Bedroom	61	61	0
Four Bedroom	24	24	0
Five Bedroom	17	17	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BERRY STREET-SOUTH 9TH STREET	PIC Development ID: NY005011310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 150	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 150 = \$267,924

Bedroom Type	Number of Units Pre-Conversion 150	Number of Units Post-Conversion 150	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	22	22	0
Two Bedroom	76	76	0
Three Bedroom	46	46	0
Four Bedroom	6	6	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: BETANCES IV	PIC Development ID: NY005012110	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 282	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 282 = \$503,696
Bedroom Type	Number of Units Pre-Conversion 282	Number of Units Post-Conversion 282	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	79	79	0
Two Bedroom	64	64	0
Three Bedroom	115	115	0
Four Bedroom	11	11	0

Five Bedroom	13	13	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: CLAREMONT REHAB (GROUP 2)	PIC Development ID: NY005013080	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 107	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 107 = \$191,119
Bedroom Type	Number of Units Pre-Conversion 107	Number of Units Post-Conversion 107	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	48	48	0
Two Bedroom	34	34	0
Three Bedroom	23	23	0
Four Bedroom	2	2	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: CLAREMONT REHAB (GROUP 3)	PIC Development ID: NY005013080	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No

Total Units: 115	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 115 = \$205,408
Bedroom Type	Number of Units Pre-Conversion 115	Number of Units Post-Conversion 115	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	39	39	0
Two Bedroom	53	53	0
Three Bedroom	18	18	0
Four Bedroom	2	2	0
Five Bedroom	3	3	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: CLAREMONT REHAB (GROUP 4)	PIC Development ID: NY005013080	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 150	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 150 = \$267,924

Bedroom Type	Number of Units Pre-Conversion 150	Number of Units Post-Conversion 150	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	47	47	0
Two Bedroom	75	75	0
Three Bedroom	26	26	0
Four Bedroom	2	2	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: CLAREMONT REHAB (GROUP 5)	PIC Development ID: NY005013080	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 135	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 135 = \$241,131
Bedroom Type	Number of Units Pre-Conversion 135	Number of Units Post-Conversion 135	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	42	42	0
Two Bedroom	73	73	0
Three Bedroom	18	18	0

Four Bedroom	2	2	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: HARRISON AVENUE REHAB (GROUP A)	PIC Development ID: NY005013410	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 34	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 34 = \$60,729
Bedroom Type	Number of Units Pre-Conversion 34	Number of Units Post-Conversion 34	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	13	13	0
Two Bedroom	15	15	0
Three Bedroom	6	6	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: HARRISON AVENUE REHAB (GROUP B)	PIC Development ID: NY005013410	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No

Total Units: 150	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 150 = \$267,924
Bedroom Type	Number of Units Pre-Conversion 150	Number of Units Post-Conversion 150	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	48	48	0
Two Bedroom	70	70	0
Three Bedroom	27	27	0
Four Bedroom	5	5	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: LOW HOUSES	PIC Development ID: NY005011690	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 536	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 536 = \$957,380

Bedroom Type	Number of Units Pre-Conversion 536	Number of Units Post-Conversion 536	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	133	133	0
Two Bedroom	186	186	0
Three Bedroom	164	164	0
Four Bedroom	51	51	0
Five Bedroom	2	2	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: MANHATTANVILLE REHAB (GROUP 2)	PIC Development ID: NY005010810	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 46	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 46 = \$82,163
Bedroom Type	Number of Units Pre-Conversion 46	Number of Units Post-Conversion 46	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	30	30	0
Two Bedroom	6	6	0
Three Bedroom	10	10	0

Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: MANHATTANVILLE REHAB (GROUP 3)	PIC Development ID: NY005010810	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 51	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 51 = \$91,094
Bedroom Type	Number of Units Pre-Conversion 51	Number of Units Post-Conversion 51	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	18	18	0
Two Bedroom	25	25	0
Three Bedroom	7	7	0
Four Bedroom	1	1	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: MARCY AVENUE-GREENE AVENUE SITE A	PIC Development ID: NY005013590	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No

Total Units: 48	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 48 = \$85,736
Bedroom Type	Number of Units Pre-Conversion 48	Number of Units Post-Conversion 48	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	10	10	0
Two Bedroom	13	13	0
Three Bedroom	25	25	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: MARCY AVENUE-GREENE AVENUE SITE B	PIC Development ID: NY005013590	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 30	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 30 = \$53,585

Bedroom Type	Number of Units Pre-Conversion 30	Number of Units Post-Conversion 30	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	5	5	0
Two Bedroom	10	10	0
Three Bedroom	15	15	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: MORRISANIA	PIC Development ID: NY005011410	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 206	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 206 = \$367,948
Bedroom Type	Number of Units Pre-Conversion 206	Number of Units Post-Conversion 206	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	72	72	0
Two Bedroom	55	55	0
Three Bedroom	53	53	0

Four Bedroom	24	24	0
Five Bedroom	2	2	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: REHAB PROGRAM (WISE REHAB)	PIC Development ID: NY005011270	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 40	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 40 = \$71,446
Bedroom Type	Number of Units Pre-Conversion 40	Number of Units Post-Conversion 40	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	21	21	0
Two Bedroom	19	19	0
Three Bedroom	0	0	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: SOUTH BRONX AREA (SITE 402)	PIC Development ID: NY005013420	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No

Total Units: 114	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 114 = \$203,622
Bedroom Type	Number of Units Pre-Conversion 114	Number of Units Post-Conversion 114	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	0	0	0
Two Bedroom	36	36	0
Three Bedroom	66	66	0
Four Bedroom	12	12	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: STEBBINS AVENUE-HEWITT PLACE	PIC Development ID: NY005013420	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 120	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 120 = \$214,339

Bedroom Type	Number of Units Pre-Conversion 120	Number of Units Post-Conversion 120	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	30	30	0
Two Bedroom	60	60	0
Three Bedroom	30	30	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: UNION AVENUE-EAST 166TH STREET	PIC Development ID: NY005013420	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 120	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 120 = \$214,339
Bedroom Type	Number of Units Pre-Conversion 120	Number of Units Post-Conversion 120	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	27	27	0
Two Bedroom	67	67	0
Three Bedroom	26	26	0

Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: WEEKSVILLE GARDENS	PIC Development ID: NY005010310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 257	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 257 = \$459,042
Bedroom Type	Number of Units Pre-Conversion 257	Number of Units Post-Conversion 257	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	21	21	0
One Bedroom	32	32	0
Two Bedroom	4	4	0
Three Bedroom	196	196	0
Four Bedroom	4	4	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: WEST FARMS SQUARE CONVENTIONAL	PIC Development ID: NY005015310	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No

Total Units: 20	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 20 = \$35,723
Bedroom Type	Number of Units Pre-Conversion 20	Number of Units Post-Conversion 20	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	0
One Bedroom	6	6	0
Two Bedroom	13	13	0
Three Bedroom	1	1	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
Name of Public Housing Development: WSUR (BROWNSTONES)	PIC Development ID: NY005011270	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 236	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$318,732,540/ 178,446 x 236 = \$421,533

Bedroom Type	Number of Units Pre-Conversion 236	Number of Units Post-Conversion 236	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	124	124	0
One Bedroom	31	31	0
Two Bedroom	80	80	0
Three Bedroom	1	1	0
Four Bedroom	0	0	0
Five Bedroom	0	0	0
Six Bedroom	0	0	
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

RAD Resident Rights, Participation, Waiting List and Grievance Procedures

(Please note the residents rights listed below are from HUD Notice PIH-2012-32 (HA) H-2017-03, REV-3, Section 1.6 C and Section 1.6 D (the "Notice"))

- 1. No Rescreening of Tenants upon Conversion.** Pursuant to the RAD Statute¹, at conversion, current households cannot be excluded from occupancy at the Covered Project² based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project³ will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.⁴ Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to Project Based Voucher ("PBV") requirements regarding continued occupancy unless explicitly modified in HUD Notice PIH-2012-32 (HA) H-2017-03, REV-3 (the "Notice") (e.g., rent phase-in provisions). For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. Moving to Work ("MTW") agencies may not alter this requirement. Further, so as to facilitate the right to return to the

¹ RAD is authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Pub. L. No. 112-55, approved November 18, 2011), as amended by the Consolidated Appropriations Act, 2014 (Pub. L. No. 113-76, approved January 17, 2014), the Consolidated and Further Continuing Appropriations Act, 2015 (Pub. L. No. 113-235, approved December 6, 2014), and Division L, Title II, Section 237 of the Consolidated Appropriations Act (Pub. L. No. 114-113, enacted December 18, 2015), collectively, the "RAD Statute."

² *Covered Project* - The post-conversion property with assistance converted from one form of rental assistance to another under the Demonstration.

³ *Converting Project* - The pre-conversion property whose assistance is converting from one form of rental assistance to another under the Demonstration.

⁴ These protections (as well as all protections in HUD Notice PIH-2012-32 (HA) H-2017-03, REV-3 for current households) also apply when a household is relocated to facilitate new construction or repairs following conversion and subsequently returns to the Covered Project.

assisted property, this provision shall apply to current public housing residents of the Converting Project that will reside in non-RAD PBV units or non-RAD Project Based Rental Assistance (“PBRA”) units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all requirements of the applicable program, specifically 24 CFR § 983 for non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.⁵

2. Right to Return. See section 1.4.A.5(ii) of the Notice reference below and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident’s right to return.

i. RAD Fair Housing, Civil Rights, and Relocation Notice. Relocation requirements related to public housing conversions under RAD are described in Notice H 2016-17; PIH 2016-17, as may be amended from time to time (“RAD Fair Housing, Civil Rights, and Relocation Notice”).⁶ The RAD Fair Housing, Civil Rights, and Relocation Notice provides PHAs and their development partners with information and resources on RAD program requirements and Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) requirements when planning for or implementing resident moves in connection with a RAD conversion under the First Component of RAD. Specifically, the RAD Fair Housing, Civil Rights, and Relocation Notice provides guidance on relocation planning, resident right to return, relocation assistance, resident notification, initiation of relocation, and the fair housing and civil rights requirements applicable to these activities.

The appendices to the RAD Fair Housing, Civil Rights, and Relocation Notice include recommended relocation plan contents. Sample relocation notices for issuance to residents depending on RAD project characteristics are available on the RAD website at www.hud.gov/rad. Questions regarding relocation will generally be addressed in the RAD Fair Housing, Civil Rights, and Relocation Notice and not this Notice. In the event of a conflict between this Notice and the RAD Fair Housing, Civil Rights, and Relocation Notice, with regard to relocation requirements, the RAD Fair Housing, Civil Rights, and Relocation Notice controls.

ii. Right to Return. Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction has a right to return to an assisted unit at the Covered Project once rehabilitation or construction is completed. Permanent involuntary displacement of residents may not occur as a result of a project’s conversion of assistance, including, but not limited to, as a result of a change in bedroom distribution, a de minimis reduction of units, the reconfiguration of efficiency apartments, or the repurposing of dwelling units in order to facilitate social service delivery. Where the transfer of assistance to a new site is warranted and approved (see Section 1.4.A.12 of the Notice), residents of the Converting Project will have the right to reside in an assisted unit at the new site once rehabilitation or construction is

⁵ For non-RAD PBV households, applicable program requirements includes the requirement that any admission to the project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time.

⁶ “Rental Assistance Demonstration (RAD) Notice Regarding Fair Housing and Civil Rights Requirements and Relocation Requirements Applicable to RAD First Component – Public Housing Conversions” http://portal.hud.gov/hudportal/documents/huddoc?id=RAD_Notice2.pdf. For properties being redeveloped with funding under a Choice Neighborhoods Implementation (CNI) grant, the RAD Fair Housing, Civil Rights, and Relocation Notice is superseded by guidance regarding relocation included in the CNI NOFA.

complete. For more information on how to implement these provisions see the RAD Fair Housing, Civil Rights, and Relocation Notice.

iii. Ineligibility of Tenant Protection Vouchers. Conversion of assistance is not an event that triggers the issuance of Tenant Protection Vouchers to residents of public housing projects going through a RAD conversion.⁷

- 3. Renewal of Lease.** Since publication of the PIH Notice 2012-32 Rev 1, the regulations under 24 CFR part 983 have been amended requiring Project Owners to renew all leases upon lease expiration, unless cause exists. MTW agencies may not alter this requirement.
- 4. Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section "Calculated PBV TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1, as illustrated below.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full Calculated PBV TTP⁸

Five Year Phase in:

⁷ This provision does not preclude a PHA from receiving tenant protection vouchers for a property that has also received a Choice Neighborhoods Implementation grant.

⁸ For example, where a resident's most recently paid TTP is \$100, but the Calculated PBV TTP is \$200 and remains \$200 for the period of the resident's occupancy, (i.e. no changes in income) the resident would continue to pay the same rent and utilities for which it was responsible prior to conversion. At the first recertification following conversion, the resident's contribution would increase by 33% of \$100 to \$133. At the second AR, the resident's contribution would increase by 50% of the \$66 differential to the standard TTP, increasing to \$166. At the third AR, the resident's contribution would increase to \$200 and the resident would continue to pay the Calculated PBV TTP for the duration of their tenancy.

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 25% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 33% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 5 AR and all subsequent recertifications – Full Calculated PBV TTP

Please Note: In either the three year phase-in or the five-year phase-in, once the Calculated PBV TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. MTW agencies must also implement a three or five-year phase-in for impacted residents, but may alter the terms above as long as it establishes a written policy setting forth the alternative terms.

5. Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs. Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD. The PHA may continue to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. If the PHA continues to run an FSS program that serves PH and/or HCV participants, the PHA will continue to be eligible (subject to NOFA requirements) to apply for FSS funding and may use that funding to serve PH, HCV and/or PBRA participants in its FSS program. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

However, PHAs should note that there are certain FSS requirements (e.g., escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR part 984, the participants’ contracts of participation, and the alternative requirements established in the “Waivers and Alternative Requirements for the FSS Program” Federal Register notice, published on December 29, 2014, at 79 FR 78100.⁹ Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

For information on FSS PIC reporting requirements for RAD conversions, see Notice PIH 2016-08 at <http://portal.hud.gov/hudportal/documents/huddoc?id=pih2016-08.pdf>.

⁹ The funding streams for the PH FSS Program and the HCV FSS Program were first merged pursuant to the FY 2014 appropriations act. As a result, PHAs can serve both PH residents and HCV participants, including PBV participants, with FSS funding awarded under the FY 2014 FSS Notice of Funding Availability (FSS NOFA) and any other NOFA under which the combination of funds remains in the applicable appropriations act. For PHAs that had managed both programs separately and now have a merged program, a conversion to PBV should not impact their FSS participants.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents. At the completion of the ROSS-SC grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. Please note that ROSS-SC grantees may be a non-profit or local Resident Association and this consequence of a RAD conversion may impact those entities.

6. **Resident Participation and Funding.** In accordance with Attachment 1B of the Notice, residents of Covered Projects with assistance converted to PBV will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.
7. **Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.
 - i. **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall be :
 - a. A reasonable period of time, but not to exceed 30 days:
 - i. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - ii. In the event of any drug-related or violent criminal activity or any felony conviction;
 - b. Not less than 14 days in the case of nonpayment of rent; and
 - c. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
 - ii. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

- a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),¹⁰ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.

¹⁰ § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate program has been repealed.

- i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
- ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.
- b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
- c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- d. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

- 8. Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4 of the Notice; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in 24 CFR § 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver.

- 9. Jobs Plus.** Jobs Plus grantees awarded FY14 and future funds that convert the Jobs Plus target projects(s) under RAD will be able to finish out their Jobs Plus period of performance at that site unless significant relocation and/or change in building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at the Secretary's discretion, choose to end the Jobs Plus program at that project.
- 10. When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of (a) the family's TTP, less the Utility Allowance, or (b) any applicable

maximum rent under LIHTC regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice.¹¹ In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058 submodule in PIC.

Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating" units have been permitted, Section 1.6.B.10 of this Notice.

11. Under-Occupied Unit. If a family is in an under-occupied unit under 24 CFR § 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR § 983.260 is waived. MTW agencies may not modify this requirement.

12. Establishment of Waiting List. 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:

- i. Transferring an existing site-based waiting list to a new site-based waiting list.
- ii. Transferring an existing site-based waiting list to a PBV program-wide or HCV program-wide waiting list.
- iii. Transferring an existing community-wide public housing waiting list to a PBV program-wide or HCV program-wide waiting list, an option particularly relevant for PHAs converting their entire portfolio under RAD.
- iv. Informing applicants on a community-wide public housing waiting list how to transfer their application to one or more newly created site-based waiting lists.

¹¹ For example, a public housing family residing in a property converting under RAD has a TTP of \$600. The property has an initial Contract Rent of \$500, with a \$50 Utility Allowance. Following conversion, the residents is still responsible for paying \$600 in tenant rent and utilities.

For any applicants on the public housing waiting list that are likely to be ineligible for admission to a Covered Project converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the PHA shall consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait list(s) to which their application was transferred in accordance with the date and time of their application to the original waiting list.

If the PHA is transferring assistance to another neighborhood and, as a result of the transfer of the waiting list, the applicant would only be eligible for a unit in a location which is materially different from the location to which the applicant applied, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at other sites.

If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the Covered Project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).¹²

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the Covered Project in accordance with 24 CFR § 983.251(c).

¹² For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

13. Choice-Mobility. One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

IV - Relocation Plans

NYCHA is pursuing a plan that will allow for tenant in place rehabilitation, which will require no relocation. If a resident must be temporarily relocated, it will be at no expense to the resident. The relocation options will be to a vacant unit in the same development, a vacant unit in another NYCHA development or a vacant unit in the selected developer's housing stock. This will be finalized after a development partner is selected. NYCHA will submit an Accessibility and Relocation Checklist to HUD with its financing plan as required by PIH Notice 2012-32 (HA), REV-2 and will comply with the relocation requirements under the RAD program as stated in *PIH Notice 2014-17-Relocation Requirements under the Rental Assistance Demonstration (RAD) Program, Public Housing in the First Component*. Please see page 159 – 185 for the full text of this PIH Notice.

V – Site Selection and Neighborhood Standards

This RAD conversion complies with all applicable site selection and neighborhood review standards as required by the Notice.

VI – Voluntary Compliance Agreement, Consent Order or Consent Decree

NYCHA certifies that it is currently compliant with all fair housing and civil rights requirements and is under a Voluntary Compliance Agreement and consent decrees. RAD conversion at the NYCHA developments listed on pages 116 – 148 will not have a negative impact on NYCHA’s compliance with existing voluntary compliance agreements or consent decrees.

VII – PIH 2014-17 RELOCATION REQUIREMENTS UNDER THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM, PUBLIC HOUSING IN THE FIRST COMPONENT



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING- FEDERAL HOUSING
COMMISSIONER

Special Attention of: Notice H 2014-09 Public Housing Agencies
PIH 2014-17 Public Housing Hub Office Directors
Public Housing Program Center Directors Issued: July 14, 2014
Regional Directors Field Office Directors
This notice remains in effect until amended, RAD Transaction Managers superseded, or rescinded.

Cross Reference: PIH Notice 2012-32 (HA) REV 1

II. SUBJECT: RELOCATION REQUIREMENTS UNDER THE RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM, PUBLIC HOUSING IN THE FIRST COMPONENT

1. Purpose

This Notice provides public housing agencies (PHAs)¹ and their partners with information and resources on applicable program and relocation assistance requirements when planning for or implementing resident moves as a result of a **Rental Assistance Demonstration (RAD)** conversion² under the first component of the demonstration.³

This Notice provides guidance on RAD relocation requirements and requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA), as they relate to the public housing conversion process under the first component.⁴

¹ This Notice always uses the term “PHA” to refer to the owner of the project prior to and after the RAD conversion, even though, in some cases, the owner of the converted RAD project may be another public entity, a non-profit organization, or other owner (e.g., low-income housing tax credit owner). In addition, this Notice uses “PHA” to refer to the “displacing agency,” a URA term that means the agency or person that carries out a program or project, which will cause a resident to become a displaced person. Projects vary and, for any specific task described in this Notice, may require substituting in a reference to a party that is more appropriate for a specific project.

² The content of this Notice should not be relied upon in carrying out any other activities funded under any other HUD program, except where specifically directed by HUD.

³ The “first component” of RAD allows public housing and Moderate Rehabilitation properties to convert assistance; the “second component” refers to conversion of Rent Supplement, Rental Assistance Payment, and Moderate Rehabilitation properties upon contract expiration or termination.

⁴ Relocation concerns and URA requirements apply to both components of RAD. This notice provides guidance only as to the first component.

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Relocation assistance provided pursuant to public housing and RAD requirements is broader than URA relocation assistance requirements. Not all specific situations requiring relocation under RAD may trigger URA assistance requirements. In addition, whereas all qualifying residents⁵ of a converting public housing project are eligible for relocation assistance under RAD, some residents or household members may not meet the statutory and regulatory requirements for eligibility under URA. This Notice supersedes PIH Notice 2012-32 (HA), REV-1, with respect to relocation matters. This Notice also specifically addresses when relocation may begin (see Section 9 below). As necessary, the Department will issue additional guidance on relocation issues and requirements as they relate to RAD.

2. Background

RAD allows public housing properties to convert assistance to long-term project-based Section 8 contracts. In many cases, a RAD project may require relocation of residents when properties undergo repairs, are demolished and rebuilt, or when the assistance is transferred to another site. PIH Notice 2012-32 REV-1 (see also FR Notice 5630-N-05, 78 FR 39759-39763 (July 2, 2013)) details RAD program requirements.

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA) is a federal law that establishes minimum standards for federally-funded programs and projects that include the acquisition of real property (real estate) and/or displace persons from their homes, businesses, or farms as a result of acquisition, rehabilitation, or demolition of real property.⁶ The URA will apply to acquisitions of real property and relocation of persons from real property that occurs as a direct result of acquisition, rehabilitation, or demolition for a project that involves conversion of assistance to Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) programs under RAD.

Additionally, all relocation conducted as part of a RAD conversion and all relocation assistance provided under URA must be consistent with applicable fair housing and civil rights laws, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, and Section 504 of the Rehabilitation Act of 1973.

Because each RAD proposal varies in its scope, this Notice may not address each PHA’s specific circumstances. RAD PHAs and participants should carefully review the regulations, notices, and guidance material referenced in this Notice. Any questions related to the applicability of these requirements should be referred to the RAD Transaction Managers (TM) or may be emailed to rad@hud.gov.

1. APPLICABLE LEGAL AUTHORITIES

⁵ The term “resident” as used in this Notice refers to eligible resident families of public housing residing in a property applying for participation in RAD or a property that undergoes a conversion of assistance through RAD.

⁶ HUD Handbook 1378 (Tenant Assistance, Relocation, and Real Property Acquisition), available at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/relocation/policyandguidance/handbook1378.

- RAD: Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011), with the implementing PIH Notice 2012-32, REV-1
- URA statute and implementing regulations: 49 CFR part 24
- FHEO: Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Fair Housing Act
- Section 104(d) of the Housing and Community Development Act of 1974, statute and implementing regulations (if CDBG and/or HOME funds are used): 24 CFR part 42, subpart

2. RELOCATION PLANNING

If there is a possibility that residents will be relocated as a result of acquisition, demolition, or rehabilitation for a project converting under RAD, PHAs must undertake a planning process in conformance with URA in order to minimize the adverse impact of relocation (49 CFR 24.205(a))

While a written Relocation Plan is not a requirement under RAD or URA, the Department strongly encourages PHAs to prepare a written Relocation Plan, both to establish their relocation process and to communicate this process consistently and effectively to all relevant stakeholders. Appendix 1 contains recommended elements of a Relocation Plan.

The following presents a general sequencing of relocation planning activities within the RAD milestones:

Stage	Activities
1. Prior to submission of RAD application	<ul style="list-style-type: none"> • Determine potential need for relocation • Meet with residents to discuss plans, communicate right to return, and solicit feedback • Provide <i>General Information Notice</i> (GIN) to residents • Survey residents to prepare Relocation Plan and relocation process cost estimate
2. After receipt of the Commitment to Enter into a HAP Contract (CHAP) Award	<ul style="list-style-type: none"> • Prepare Significant Amendment to PHA Plan • Assess and refine need for relocation • Develop a Relocation Plan (See Appendix 1 for recommended content) • Identify relocation housing options
3. Preparing Financing Plan (due to RAD Transaction Manager no later than 180 days following	<ul style="list-style-type: none"> • Budget for relocation expenses • Submit FHEO Accessibility & Relocation checklist (PHAs may submit Relocation Plan along with checklist)
Stage	Activities
CHAP award)	

<p>4. Receipt of RAD Conversion Commitment (RCC)</p>	<ul style="list-style-type: none"> • The date of issuance of the HUD RCC marks the date of “Initiation of Negotiations” (ION), as defined in the URA (49 CFR 24.2(a)(15)) • Provide residents with appropriate notice informing them if they will be relocated and any associated relocation assistance • Meet with residents to describe approved conversion plans and discuss required relocation
<p>5. Closing/RAD conversion</p>	<ul style="list-style-type: none"> • Generally, resident relocation should not begin until after the date of closing/conversion of assistance under RAD • PHAs must adhere to notification requirements (described in Paragraph 8 of this Notice): generally, a minimum of 30 days for residents to be temporarily relocated for up to a year, and 90 days for permanent relocation • PHAs seeking to move residents prior to closing must receive prior approval from HUD as described in Paragraph 9 of this Notice

3. RESIDENT RIGHT TO RETURN

RAD program rules prohibit the permanent involuntary relocation of residents as a result of conversion. Residents that are temporarily relocated retain the right to return to the project once it has been completed and is in decent, safe, and sanitary conditions.⁷ The period during which residents may need to be temporarily relocated is determined by the period of rehabilitation or construction, which will be specific to each project.

If proposed plans for a project would preclude a resident from returning to the RAD project, the resident must be given an opportunity to comment and/or object to such plans. If the resident objects to such plans, the PHA must alter the project plans to accommodate the resident in the converted project. If a resident agrees to such plans, the PHA must secure informed, written consent from the resident to receive permanent relocation assistance and payments consistent with URA and acknowledge that acceptance of such assistance terminates the resident’s right to return to the project. In obtaining this consent, PHAs must inform residents of their right to return, potential relocation, and temporary and permanent housing options at least 30 days before residents must make a decision. The PHA cannot employ any tactics to pressure residents into

⁷ Where the transfer of assistance to a new site is approved, residents of the converting project will have the right to reside in an assisted unit at the new site once rehabilitation or new construction is complete.

Relinquishing their right to return or accepting permanent relocation assistance and payments.⁸ A PHA may not terminate a resident’s lease if it fails to obtain this consent.

PHAs must keep documentation of such information provided to residents and such consent by residents. While HUD does not require PHAs to submit documentation of obtaining this consent, PHAs and participants must properly brief residents on their housing and relocation options and must keep auditable written records of such consultation and

decisions. HUD may request this documentation during a review of the FHEO Relocation and Accessibility Checklist or if relocation concerns arise.

Examples of project plans that may preclude a resident from returning to the converted RAD project include, but are not limited to:

- Changes in bedroom distribution (i.e. when larger units will be replaced with smaller units such that current residents would become under-housed or when smaller units will be replaced with larger units such that current residents would become over-housed);
- Where a PHA is reducing the number of assisted units at a property by a de minimis amount⁹, but those units are occupied by assisted residents; or
- The reconfiguration of efficiency apartments, or the repurposing of dwelling units in order to facilitate social service delivery.

In all scenarios where residents voluntarily accept permanent relocation to accommodate project plans, these residents are eligible for permanent relocation assistance and payments under URA. If a resident accepts permanent relocation assistance, the resident surrenders his or her right to return to the completed project.

4. RELOCATION ASSISTANCE

Under RAD, relocation assistance may vary depending on the length of time relocation is required.¹⁰

- a. In instances when the PHA anticipates that a resident will be relocated for more than a year, the PHA must offer the resident the choice of:
 - Permanent relocation assistance and payments at URA levels; or
 - Temporary relocation assistance, including temporary housing, while the resident retains his or her right to return and reimbursement for all reasonable out-of-pocket expenses associated with the temporary relocation.

⁸ Persons with disabilities returning to the RAD project may not be turned away or placed on a waiting list due to a lack of accessible units. Their accessibility needs must be accommodated.

⁹ A reduction in total number of assisted units at RAD project of 5% or less. (Section 1.5.B of PIH 2012-32 REV-1)

¹⁰ Some residents may not qualify for relocation assistance under URA. A nonexclusive listing of persons who do not qualify as displaced persons under URA is at 49 CFR 24.2(a)(9)(ii). See also, Paragraph 1-4(J) of HUD Handbook 1378.

The PHA must give the resident no less than 30 days to decide between permanent and temporary relocation assistance. If the resident elects to permanently relocate with assistance at URA levels, the PHA must inform the resident that his or her acceptance of permanent relocation assistance terminates the resident's right to return to the completed RAD project.

- b. In instances when a resident elects temporary relocation assistance and reoccupies a unit in the completed project within one year, the resident need not be offered permanent relocation assistance pursuant to URA.

Great care must be exercised to ensure that residents are treated fairly and equitably. If a resident is required to relocate temporarily in connection with the project, his or her temporarily occupied housing must be decent, safe, and sanitary and the resident must be reimbursed for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation. These expenses include, but are not limited to, moving expenses and increased housing costs during the temporary relocation.

- c. In the event that a resident elects to receive temporary relocation assistance and the temporary relocation exceeds one year, the resident becomes eligible for all permanent relocation assistance and payments under URA. (This assistance would be in addition to any assistance the person has already received for temporary relocation, and may not be reduced by the amount of any temporary relocation assistance.) In such event, the PHA shall give the resident the opportunity to choose to remain temporarily relocated for an agreed-to period (based on new information about when they can return to the completed RAD unit), or choose to permanently relocate with URA assistance.

PHAs may not propose or request that a displaced person waive rights or entitlements to relocation assistance under the URA. If the resident elects to permanently relocate with URA assistance, the PHA must inform the person that the person's acceptance of URA relocation assistance to permanently relocate will terminate the person's right to return to the completed RAD project. Conversely, unless and until the resident elects to be permanently relocated, the resident may remain temporarily relocated with a right to return to the completed project.

5. INITIATION OF NEGOTIATIONS (ION) DATE

Eligibility for URA relocation assistance is generally effective on the date of initiation of negotiations (ION) (49 CFR 24.2(a)(15)). For RAD projects, the ION date is the date of the issuance of the RAD Conversion Commitment (RCC).

6. RESIDENT NOTIFICATION

When a project converting under RAD will include relocation of residents, notice must be provided to those resident households. For each notice listed below, one notice shall be given to each resident household. The purpose of these notifications is to ensure that residents are informed of their potential rights and the relocation assistance available to them. During initial meetings with residents about RAD and in subsequent communications with residents related to relocation, the PHA should inform residents that if they choose to move after receiving a written GIN, but prior to receiving a RAD Notice of Relocation, they may jeopardize their eligibility for relocation assistance. However, PHAs should note that a resident move undertaken as a direct result of the project may still require relocation assistance and the resident may be eligible to receive permanent relocation assistance under the URA even though the PHA has not yet issued notices.

a. *General Information Notice* (49 CFR 24.203(a) & Handbook 1378, Paragraph 2-3(B))

As soon as feasible in the planning process, the PHA must provide each resident with a written GIN (see sample in Appendix 2) to provide a general description of the project, the activities planned, and the relocation assistance that may become available. URA regulations state that the GIN should be provided *as soon as feasible*. Under RAD, PHAs must provide GINs during the initial RAD resident meetings, before submitting a RAD application. GINs must do at least the following:

- Inform the resident that he or she may be displaced for the project and generally describe the relocation payment(s) for which the resident may be eligible, the basic conditions of eligibility, and the procedures for obtaining the payment(s);
- Inform the resident that he or she will be given reasonable relocation advisory services, including referrals to replacement properties, help in filing payment claims, and other necessary assistance to help the resident successfully relocate;
- Inform the resident that, if he or she qualifies for relocation assistance as a displaced person under the URA, he or she will not be required to move without at least 90 days advance written notice, and inform any person to be displaced from a dwelling that he or she cannot be required to move permanently unless at least one comparable replacement dwelling has been made available;
- Inform the resident that any person who is an alien not lawfully present in the United States is ineligible

for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child (see 49 CFR 24.208(h) for additional information); and

- Describe the resident's right to appeal the PHA's determination as to a person's eligibility for URA assistance.

b. *RAD Notice of Relocation*

If a resident will be relocated to facilitate the RAD conversion, the PHA shall provide notice of such relocation (RAD Notice of Relocation). The PHA shall issue this notice upon the PHA's receipt of the RCC from HUD, which is the ION date.

If residents will not be relocated, notice of relocation is not required, but the PHA should notify them that they are not being relocated.¹¹

The RAD Notice of Relocation must conform to the following requirements:

- The notice must state the anticipated duration of the resident's relocation.
- PHAs must provide this notice a minimum of 30 days prior to relocation to residents who will be temporarily relocated.¹² Longer notice may be appropriate for persons who will be relocated for an extended period of time (over 6 months), or if necessary due to personal needs or circumstances.
- Residents whose temporary relocation is anticipated to exceed one year must be informed that they will have no less than 30 days to elect temporary or permanent relocation as described in Section 6 of this Notice. When timing is critical for project completion, the 30-day decision period can run concurrently with the 30-day notice period for temporary relocation and with the 90-day period for permanent relocation if the PHA makes available comparable replacement dwellings consistent with 24.204(a).
- Residents who will be permanently relocated must receive written notice a minimum of 90 days prior to relocation. This 90-day time period may only begin once the PHA has made available at least one comparable replacement dwelling consistent with 49 CFR 24.204(a).¹³
- The notice must describe the available relocation assistance, the estimated amount of assistance based on the individual circumstances and needs, and the procedures for obtaining the assistance. The notice must be specific to the resident and his or her situation so that the resident will have a clear understanding of the type and amount of payments and/or other assistance the resident household may be entitled to claim.
- The notice must explain the reasonable terms and conditions under which the resident may continue to lease and occupy a unit in the completed project.
- The notice must state that the PHA will reimburse the resident for all reasonable out-of-pocket expenses incurred in connection with any temporary move. These expenses include, but are not limited to, moving expenses and increased housing costs (rent, utilities, etc.).

c. *Notice of Intent to Acquire* (49 CFR 24.203(d))

¹¹ HUD policy generally requires a "notice of non-displacement" in certain instances; the RAD program does not require this notice. Although the scope of this notice is limited to guidance for projects requiring relocation, PHAs should note, however, that there may be notification requirements for projects that do not involve relocation. The RAD conversion will terminate the resident's public housing lease and commence a PBV or PBRA lease, even when there is no relocation required. In such instances, state law may impose certain notification requirements. In addition, public housing regulations generally require 30 days' notice prior to lease termination. PHAs are encouraged to review public housing requirements set forth in 24 CFR parts 5 and 966.

- 12 HUD may approve shorter notice periods based on an urgent need due to danger, health, or safety issues or if the person will be temporarily relocated for only a short period.
- 13 PHAs should note that URA regulations also require, where possible, that three or more comparable replacement dwellings be made available before a resident is required to move from his or her unit.

For RAD projects involving acquisition, residents may be provided with a notice of intent to acquire (“*Notice of Intent to Acquire*”) prior to the ION date with HUD’s prior approval. Once the Notice of Intent to Acquire is provided, a resident’s eligibility for relocation assistance and payments is established. Therefore, the RAD Notice of Relocation must be provided in conjunction with or after the Notice of Intent to Acquire. A RAD Notice of Relocation would not otherwise be sent prior to the ION date.

Since residents who accept permanent relocation must receive 90 days advanced written notice prior to being required to move, providing residents the Notice of Intent to Acquire and RAD Notice of Relocation prior to the ION date may be necessary to provide sufficient notice of relocation to a resident in instances where there may not be 90 days between the issuance of the RCC (ION date) and the anticipated closing date. This allows the PHA to issue the notice earlier so that relocation may begin upon closing. This allows program participants to conduct orderly relocation upon closing, minimize adverse impacts on displaced persons, and to expedite project advancement and completion.¹⁴

- d. *URA Notice of Relocation Eligibility – for residents whose temporary relocation exceeds one year* (49 CFR 24.203(b) & Handbook 1378, Paragraph 2-3(C))

After a resident has been temporarily relocated for one year, the PHA must provide a notice of relocation eligibility in accordance with URA requirements (“*Notice of Relocation Eligibility*”). This notice is not required if the resident has already accepted permanent relocation assistance.

The Notice of Relocation Eligibility must conform to URA requirements as set forth in 49 CFR Part 24, to HUD Handbook 1378 and to the following requirements:

- The PHA must provide updated information as to when it is anticipated that the resident will be able to return to the completed project.
- The resident may choose to remain temporarily relocated based upon such updated information or may choose to accept permanent URA relocation assistance in lieu of exercising the right to return.
- If the resident chooses to accept permanent URA relocation assistance and such assistance requires that the resident move, the URA requires such resident to receive 90 days advance written notice of the earliest date they will be required to move (i.e., 90-Day Notice, 49 CFR 24.203(c)). The PHA should be mindful that the 90-day time period may only begin once the PHA has made available at least one “comparable replacement dwellings” as set forth in 49 CFR 24.204(a).

7. INITIATION OF RELOCATION

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- 14 PHAs and program participants should note that, in most instances, it will be most appropriate for the acquiring entity to send this notice.

Unless otherwise approved by HUD, relocation may not begin until the date of closing of the RAD transaction and recordation of the RAD Use Agreement. PHAs must provide residents being temporarily relocated at least 30 days advance written notice of the required move. PHAs must give residents being permanently relocated at least 90 days advance written notice of the required move. This means PHAs are advised to plan carefully to account for this 30-day or 90-day notice period to ensure the closing is not delayed.

However, HUD is aware that, in rare cases, some project plans necessitate relocation prior to closing. With prior HUD approval, for projects involving acquisition, PHAs may relocate residents prior to the closing date subject to public housing requirements (see 24 CFR part 5 and 24 CFR 966). PHAs must contact their assigned RAD transaction manager (TM) to discuss plans as early as possible in the process to ensure compliance with all RAD and URA requirements.

If relocation prior to closing is desired, PHAs should submit to the TM the following information, as early as possible in the process:

- A written request for relocation prior to closing. The request must include justification of why the early relocation is necessary for the viability of the RAD transaction. Justification may include the presence of outside financing, such as Low Income Housing Tax Credit (LIHTC) awards, if the PHA can show that early relocation is necessary to meet critical LIHTC deadlines.
- FHEO Accessibility and Relocation Checklist.
- Evidence of intent to comply with public housing requirements, as applicable. Generally, public housing regulations require public housing residents to receive 30 days' notice prior to relocation and that such notice either be published in the PHA's admissions and continued occupancy policies (ACOP) or published elsewhere at least 30 days prior to receipt of such notice (24 CFR parts 5 and 966).

When seeking to relocate residents prior to closing, submission of this request as early as possible is preferred, prior to the 180-day Financing Plan milestone if possible (with Financing Plan submission following the request).

HUD reserves the right to request additional follow-up information, including a Relocation Plan and related budget, prior to approving such requests. PHAs must receive written HUD approval before beginning relocation of residents prior to closing.

Early planning and submission of the Financing Plan and FHEO checklist to HUD will ensure the PHA has built in the 30- or 90-day notice period prior to initiating relocation.

8. FAIR HOUSING AND CIVIL RIGHTS REQUIREMENTS

PHAs must comply with all applicable fair housing and civil rights laws, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, and Section 504 of the Rehabilitation Act of 1973, when conducting relocation planning and providing relocation assistance. Further, communication must be provided in a manner that is effective for persons with disabilities (24 CFR 8.6) and for person who are Limited English Proficient (see 72 FR 2732). This section discusses some of the PHA's obligations under these laws and regulations. However, the applicability of civil rights laws is not limited to the activities discussed in this section. PHAs conducting relocation activities should familiarize themselves with applicable civil rights statutes, regulations, and guidance, including but not limited to, those listed at the end of this section.

- **Effective Communication for Persons with Disabilities:** Communications and materials must be provided in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6), and as applicable, the Americans with Disabilities Act; and for persons who are limited English proficient (*see* 72 Fed Reg 2732). This includes ensuring that training materials are in appropriate alternative formats as needed, e.g., Braille, audio, large type, assistive listening devices, and sign language interpreters.
- **Accessible Meeting Facilities for Persons with Disabilities:** When holding public meetings, PHAs must give priority to methods that provide physical access to individuals with disabilities, i.e., holding the meetings, workshops, and briefings or any other type of meeting in an accessible location, in accordance with the regulations implementing Section 504 of the Rehabilitation Act of 1973 and Titles II and III of the Americans with Disabilities Act of 1990, as applicable. All programs and activities must be held in accessible locations

unless doing so would result in an undue financial and administrative burden, in which case the PHA must take any action that would not result in such an alteration or such burden but would nevertheless ensure that individuals with disabilities receive the benefits and services of the program or activity, e.g., briefings at an alternate accessible, in-home briefing. Individuals with disabilities must receive services in the most integrated setting appropriate to their needs. The most integrated setting appropriate to the needs of qualified individuals with disabilities is a setting that enables individuals with disabilities to interact with nondisabled person to the fullest extent possible (28 CFR part 35, appendix B).

- **Meaningful Access for Persons with Limited English Proficiency (LEP):** PHAs must provide meaningful access to programs and activities for persons who have a limited ability to read, speak, or understand English. Any person with LEP who will be temporarily relocated or permanently displaced must have meaningful access to any public meetings regarding the project. In addition, any information provided to residents including, but not limited to, any notices required under the URA, should be provided in the appropriate language to persons with LEP. Generally, PHAs will be responsible for providing oral interpreters at meetings, including ensuring their competence, and covering any associated translation and interpretation costs.
- **URA requires that PHAs provide persons who are unable to read or understand the notices,** such as persons with disabilities or persons with LEP, with appropriate translation and counseling to ensure that they understand their rights and responsibilities and the assistance available to them (49 CFR 24.5). URA also requires that each notice indicate the name and telephone number of a person to contact with questions or for other needed help (49 CFR 24.5). This notice should include the number for the telecommunication device for the deaf (TDD) or other appropriate communication device, if applicable (24 CFR 8.6(a)(2)).
- **Comparable Housing for Persons with Disabilities:** PHAs should identify the accessibility needs of residents to be relocated by consulting existing information (e.g., tenant characteristics forms, including identification of the need for accessible unit features; records of approved reasonable accommodations, and records of the presence of accessible unit features). For guidance on providing relocation assistance to persons with disabilities, see Exhibit 3-1 in HUD Handbook 1378.
- **Advisory Services:** PHAs should determine the advisory services that will be necessary to ensure a successful relocation program consistent with 49 CFR 24.205(c). Such advisory services may include housing counseling that should be facilitated to ensure that residents affected by the project understand their rights and responsibilities and the assistance available to them (49 CFR 24.205(c)). Advisory counseling must also inform residents of their fair housing rights and be carried out in a manner that satisfies the requirements of Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Executive Order 11063 (49 CFR 24.205(c)(1)). In addition, PHAs should inform residents that if they believe they have experienced unlawful discrimination, they may contact HUD at 1-800- 669-9777 (Voice) or 1-800-927-9275 (TDD) or at <http://www.hud.gov>.

Fair Housing References:

- Section 504 of the Rehabilitation Act of 1973
- Regulations: 24 CFR part 8
- Fair Housing Act Regulations: 24 CFR part 100
- Title VI of the Civil Rights Act of 1964
- Regulations: 24 CFR part 1
- Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (LEP Guidance) (72 FR 2732)
- Exhibit 3-1 Compliance with Section 504 of the Rehabilitation Act
in HUD Handbook 1378 (Tenant Assistance Relocation and Real Property Acquisition)

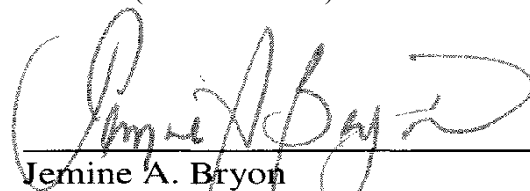
I:L Other Requirements

a. Public Housing Program Compliance

PHAs should note that public housing resident provisions related to occupancy and termination, including grievances and related hearings, will remain in effect until the execution of the new PBV or PBRA Housing Assistance Payment (HAP) contract.

b. Evictions for Cause

If the PHA determines that a resident was evicted in accordance with applicable state and local law for serious or repeated violation of material terms of the lease, and the eviction was not undertaken for the purpose of evading the obligation to make available URA payments and other assistance, the resident is not entitled to relocation payments and assistance under the URA (49 CFR 24.206).



Jemine A. Bryon
General Deputy Assistant Secretary for
Public and Indian Housing
Commissioner - Assistant Secretary for Housing

APPENDICES

Appendix 1

Recommended Relocation Plan Contents

Appendix 2

Sample RAD General Information Notice (GIN)

Appendix 3

Sample RAD Notice of Relocation (for relocation anticipated for a year or less)

Appendix 4

Sample RAD Notice of Relocation (for relocation anticipated for more than a year)

Appendix 5

Sample Notice of Eligibility for URA Relocation Assistance (for residents who have been temporarily relocated for more than a year)

III. APPENDIX 1: RECOMMENDED RELOCATION PLAN CONTENTS

While written Relocation Plans are not required under RAD or URA, the Department strongly encourages PHAs to document their relocation planning process and procedures in a written Relocation Plan. The following provides suggested content for Relocation Plans.

I. PROJECT SUMMARY

The Relocation Plan should provide a general description of and purpose for the project (e.g., year built, location, number of units, configuration, occupancy information, and funding sources).

The basic components of a plan include:

- A general description of the project and the site, including acquisition, demolition, rehabilitation, and construction activities and funding sources;
- A detailed discussion of the specific steps to be taken to minimize the adverse impacts of relocation, including when transferring the assistance to a new site;
- Information on occupancy (including the number of residents, residential owner- occupants and non-residential occupants, if any, to be permanently or temporarily relocated);
- Information on relocation needs and costs (including the number of residents who plan to relocate with Section 8 assistance);
- General moving assistance information;
- Temporary move assistance (including information on the duration of temporary moves);
- Permanent move assistance; and
- Appeals process.

II. RESIDENT RETURN AND RE-OCCUPANCY POLICIES

For residents that will be temporarily relocated, the plan should include the criteria that will be used to determine the priority for residents to re-occupy units at the project after rehabilitation, demolition, and/or construction is completed. For example, if units will come online in stages, the plan should outline how the PHA will determine when each resident will return to the project. PHAs should ensure that any written return or re-occupancy policy is compliant with related RAD requirements, such as the right-to-return policy and the “no re-screening upon conversion” policy, as described in the RAD Notice.

III. SUMMARY OF MOVING COSTS

The plan should include a summary of moving costs, identified by move types, including the following:

IV. TEMPORARY MOVES

- Number of and cost amount for two-way moves (i.e., a move to another unit and then a return move) within the same building/complex.
- Number of and cost amount for two-way moves to a unit not in the same building/complex, carried out by the PHA.
- Number of and cost amount for two-way moves to a unit not in the same building/complex not carried out by the PHA.
-

V. PERMANENT MOVES

- Number of and cost amount for one-time moves into another unit in the same building/complex.¹⁵
- Number of and cost amount for one permanent move to a unit not within the same building/complex, carried out by the PHA.

PHAs should note that if a residential move is carried out by the PHA at no cost to the resident, this per-household estimate must include the required dislocation allowance (currently \$100). The URA Fixed Residential Moving Cost Schedule lists the most current dislocation allowance:

http://www.fhwa.dot.gov/real_estate/practitioners/uniform_act/relocation/moving_cost_s_chedule.cfm

- Number of and cost amount for one permanent move to a unit not within the same building/complex that is not carried out by the PHA.

IV. TEMPORARY RELOCATION ASSISTANCE

The PHA will assist residents who are required to move temporarily. At the Initiation of Negotiations (ION), the PHA will send a RAD Notice of Relocation to residents who will be relocated. Appendices 3 and 4 of this Notice contain sample RAD Notices of Relocation to be provided to residents that will be temporarily relocated.

The plan should detail the temporary relocation assistance the PHA will provide for residents (Paragraph 2-7 of HUD Handbook 1378). This assistance includes:

- Temporary Housing - The PHA will provide temporary housing that is decent, safe, and sanitary on a nondiscriminatory basis for residents who are relocated temporarily. The PHA will also pay for reasonable increased housing costs that the resident incurs in connection with the temporary relocation.

NOTE: If a resident's relocation exceeds one year, the PHA must then issue a *Notice of Relocation Eligibility* (49 CFR 24.203(b)) to the resident and offer the resident permanent

¹⁵ A resident who moved to another unit in the same building/complex may be considered a displaced person under URA if the resident moves from the building/complex permanently and was not offered reimbursement for all reasonable out-of-pocket expenses incurred in connection with the move within the same building/complex and/or if other conditions of the move within the building/complex were not reasonable.

relocation assistance and payments at URA levels. The PHA must provide this notice to affected residents as soon as the temporary relocation exceeds one year.

- Packing and Moving Assistance - Since most residents prefer to pack their own personal possessions and items of value, they should be provided packing instructions, boxes, markers, and tape for the move. If assistance in packing is needed, the PHA should provide the resident with information on how to request this assistance. The PHA is responsible for covering all reasonable moving expenses incurred in connection with temporarily relocating a resident. The PHA may reimburse the resident's out-of-pocket moving expenses and/or directly carry out the move.
- Payment for Temporary Relocation Moving Expenses - The plan should also indicate how the PHA intends to provide or reimburse for moving services and expenses. The PHA can choose to do one or more of the following:
 - Undertake the moves itself, using force account labor or a moving company;
 - Use PHA's contractor or moving company;
 - Carry out moves with employees of the PHA;
 - Reimburse residents for all actual and reasonable moving costs.

NOTE: The PHA will not make fixed payments since such payments may not be representative of actual reasonable costs incurred. However, in order for a resident to be sure of full reimbursement, the resident should submit a moving cost estimate to the PHA for approval prior to the move unless the PHA is directly carrying out the move and the resident will not incur any reasonable out-of-pocket moving expenses. Failure to do so may result in the resident not being fully reimbursed.

- Utility Costs - The PHA is responsible for covering the expenses relating to disconnection and reconnection of necessary utilities. If the resident has telephone, cable service or Internet access, the PHA is responsible for covering the expenses involved in transferring existing service. The PHA may also pay utility deposits, if required at the temporary relocation housing (HUD Handbook 1378, paragraph 2-7(A)(3)). If a resident is

temporarily relocating from a public housing unit to a non-public housing unit, the resident must be reimbursed for reasonable increases in utility costs even if the PHA utility allowance is lower than the actual costs to the resident.

V. PERMANENT RELOCATION ASSISTANCE

Based on the local housing resources available, the PHA should identify the replacement housing options that will be available to meet the housing needs of residents to be permanently relocated. Replacement housing options for residents that meet the definition of a “displaced person” (49 CFR 24.2(a)(9)) under the URA include, but are not limited to:

- Other Public Housing;
- Section 8 Project-Based Voucher unit;
- Section 8 Housing Choice Voucher unit;
- Homeownership housing;
- Private-market rental housing (affordable, non-subsidized).¹⁶

The plan should describe each type of replacement housing projected to be available, including:

1. Number of units, by bedroom size, expected to be available, and discussion of whether available units will meet dwelling requirements of relocated residents;
2. General area or location of unit(s);
3. Criteria for receiving relocation assistance; and
4. Any other information that might benefit residents in their consideration of housing choices.

The plan should include a description of the permanent relocation assistance the PHA will provide to residents. This assistance includes:

- Availability of Comparable Replacement Housing – Under URA, no displaced resident will be required to move unless at least one comparable replacement dwelling (49 CFR 24.2(a)(6)) is made available at least 90 days before the required move (49 CFR 24.203(c)). Comparable replacement dwellings must contain the accessibility features needed by displaced persons with disabilities (49 CFR 24.2(a)(8)(vii); 49 CFR part 24, Appendix A, §24.2(a)(8)(vii)). If the comparable replacement dwelling is not subsidized housing, the PHA should contact the RAD staff for advice on replacement housing payment requirements.
- Referral to Housing Not Located in an Area of Minority Concentration - Whenever possible, minority persons shall be given reasonable opportunities to relocate to decent, safe, and sanitary replacement dwellings that are within their financial means and not located in areas of minority concentration (49 CFR 24.205(c)(2)(ii)(D)). However, this policy does not require a PHA to provide a person a larger payment than is necessary to enable a person to relocate to a comparable replacement dwelling unit.
- Permanent Relocation Moving Expenses from Public Housing to Public Housing - The PHA may choose one of the following options for covering the expenses involved in moving public housing residents that are relocated into other public housing:
 - Undertake the move itself, using force account labor or a moving company. Residents should incur no moving costs under this option, but if such expenses are incurred, the PHA is responsible for reimbursing the resident for any such actual and reasonable expenses. In such case, the resident is also entitled to a dislocation allowance (currently \$100). The URA Fixed Residential Moving Cost Schedule lists the current dislocation allowance and is available at:
http://www.fhwa.dot.gov/real_estate/practitioners/uniform_act/relocation/moving_cost_schedule.cfm

¹⁶ Every effort should be made to find another subsidized unit as replacement housing for a resident relocating from subsidized housing so that the resident will continue receiving the housing subsidy as long as it is needed.

NOTE: Residents who prefer to pack their own personal possessions and items of value may be provided packing instructions, boxes, markers, and tape for their move. If a resident needs assistance in packing, they should contact the PHA. It is the responsibility of the PHA to pack and move all of their belongings and household goods, if so desired.

- Allow the resident to elect one of the following choices:
 - 1) The PHA will reimburse the resident for the cost of all actual reasonable and necessary moving and related expenses (49 CFR 24.301), such as:
 - Transportation of the resident and personal property. This may include reimbursement at the current mileage rate for personally owned vehicles that need to be moved. Transportation costs for a distance beyond 50 miles are not eligible, unless the PHA determines that relocation beyond 50 miles is justified.
 - Packing, crating, uncrating, and unpacking of personal property.
 - Storage of personal property for a period not to exceed 12 months, unless the PHA determines that a longer period is necessary.
 - Disconnecting, dismantling, removing, reassembling, and reinstalling relocated household appliances and other personal property.
 - Insurance for the replacement value of the property in connection with the move and necessary storage.
 - The replacement value of property lost, stolen, or damaged in the process of moving (not through the fault or negligence of the displaced person, his or her agent, or employee) where insurance covering such loss, theft, or damage is not reasonably available.
 - 2) The PHA will pay directly to the resident the applicable and current fixed moving cost payment according to the URA Fixed Residential Moving Cost Schedule (49 CFR 24.302), available at:
http://www.fhwa.dot.gov/real_estate/practitioners/uniform_act/relocation/moving_cost_schedule.cfm
- Permanent Relocation Moving Expenses for All Other Moves – Under URA, residents who are permanently displaced, except for those residents displaced from public housing and moving to other public housing, are entitled to the assistance described in the brochure *Relocation Assistance To Residents Displaced From Their Homes*, available in English at http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_16280.doc and in Spanish at http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_16281.doc. Residents may choose moving assistance from one of the following two options.
 - 1) The PHA will reimburse the resident for the cost of all actual reasonable moving and related expenses (49 CFR 24.301).

The PHA will pay directly to the resident the applicable and current fixed moving cost payment according to the URA Fixed Residential Moving Cost Schedule (49 CFR 24.302), available at:
http://www.fhwa.dot.gov/real_estate/practitioners/uniform_act/relocation/moving_cost_schedule.cfm

- Replacement Housing Payment - In addition to covering moving expenses, displaced residents may be entitled to a replacement housing payment (RHP). This payment is intended to cover the increase, if any, in monthly housing costs for a 42-month period.

When calculating the RHP, the PHA must consider the comparable replacement housing unit offered to the resident. Since the PHA is not required to pay an RHP amount that exceeds the amount of RHP calculated for

the offered comparable replacement dwelling, residents are cautioned to work closely with the PHA prior to their move.

- Accessible Housing for Persons with Disabilities - Under the URA, persons with disabilities who will be permanently displaced must be relocated to a replacement dwelling that contains the accessibility features they need (49 CFR 24.2(a)(8)(vii); 49 CFR Appendix A, 24.2(a)(8)(vii)). A person with disabilities who has been relocated must be offered a comparable replacement dwelling unit that contains accessible features comparable to the housing from which the tenant has been displaced or relocated. This is so even if the tenant has paid for the acquisition and/or installation of accessible features in the housing from which he or she has been relocated; in such instances, the recipient must ensure that the replacement housing contains comparable accessible features or provide relocation assistance to the tenant in an amount that covers the cost of acquiring and/or installing comparable accessible features. Under the URA, an agency may use project funds to remove architectural barriers for displaced owners and tenants with disabilities or take other last resort housing measures if comparable replacement dwelling units are not available within the monetary limits prescribed under the URA regulations (49 CFR 24.404(c)(vii); HUD Handbook 1378, Paragraph 3-8).

VI. RELOCATION BUDGET

Based on the results of the planning process, the PHA should create a relocation budget that includes the following six components:

- 1) The cost of administering the plan and providing assistance and counseling.
- 2) Reasonable moving expenses for a person with disabilities, which may include the cost of moving assistive equipment that is the personal property of the residents, the furnishings and personal belonging of a live-in aide, and/or other reasonable accommodations (HUD Handbook 1378, Paragraph 3-2).
- 3) The cost of the physical move of the residents' belongings. (It is suggested that the move costs be broken down by average cost per move type multiplied by the number of moves.)
NOTE: This physical move cost total should be based on the move scenarios anticipated or projected by the resident survey.
- 4) The cost estimated to pay for projected increases in monthly housing costs for temporary relocation.
- 5) The cost estimated to pay for the replacement housing payment (RHP) (42-month period for URA or 60-month period if section 104(d) applies).
- 6) Contingency costs estimated for carrying out the relocation process necessary to complete the proposed project. (The PHA should state where these costs are indicated in the application, or attach any other information required by HUD, to support these costs.)

VII. APPEAL PROCESS

If a resident disagrees with the PHA's decision as to the resident's eligibility to receive relocation assistance, the amount of a relocation payment, or the adequacy of a comparable replacement dwelling offered to a resident, the resident may file a written appeal to the PHA. The Relocation Plan should describe the specific appeal procedures to be followed consistent with 49 CFR 24.10 (and 24 CFR 42.390 if section 104(d) is involved). At a minimum, the resident will have 60 days to file an appeal with the PHA after receiving written notification of a claim or ineligibility determination.

VIII. CERTIFICATION

The plan should contain a certification of compliance with the URA and, if applicable, section 104(d).

VI. TECHNICAL ASSISTANCE

The PHA should direct questions on this Notice's relocation assistance requirements to their RAD Transaction Manager or email rad@hud.gov.

VII. APPENDIX 2: SAMPLE RAD GENERAL INFORMATION NOTICE (GIN)

PHA LETTERHEAD

RENTAL ASSISTANCE DEMONSTRATION (RAD) GENERAL INFORMATION NOTICE (GIN)

[Date]

Dear [Resident Name],

The property you currently occupy is being proposed for participation in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program.

At this time, we expect that [the proposed acquisition, rehabilitation or demolition, may require _____ you to be relocated (temporarily or permanently) from your unit]. We will provide further details to you as plans develop. **This notice does not mean that you need to leave the property at this time. This is not a notice of eligibility for relocation assistance.** The remainder of this letter only applies to situations where you will need to be relocated from your unit.

This notice serves to inform you of your potential rights under the RAD program and a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). If the proposed RAD project receives HUD approval and if you are displaced permanently as a result, you may become eligible for relocation assistance and payments under the URA, including:

- 1) Relocation advisory services that include referrals to replacement properties, help in filing payment claims and other necessary assistance to help you successfully relocate;
- 2) At least 90 days' advance written notice of the date you will be required to move;
- 3) Payment for moving expenses; and
- 4) Payments to enable you to rent a similar replacement home.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an immigrant lawfully present in the United States.

As a resident of a property participating in RAD, you have the right to return to the project after the project is complete. You will be able to lease and occupy a unit in the converted project when rehabilitation is complete.

If you are permanently displaced from your home, you will not be required to move until you are given at least 90-day advance written notice of any required move and at least one comparable replacement dwelling has been made available to you. If you are temporarily relocated and your temporary relocation lasts more than one year, you will be contacted and offered permanent relocation assistance as a displaced person under the URA. This assistance would be in addition

to any assistance you may receive in connection with temporary relocation and will not be reduced by the amount of any temporary relocation assistance you have already received.

If you are required to relocate from the property in the future, you will be informed in writing. [PHA] will inform you of what assistance and payments you are eligible for if you will be relocated because of RAD and how you will receive these payments. If you become a displaced person, you will be provided reasonable assistance necessary to complete and file any required claim to receive a relocation payment. If you feel that your eligibility for assistance is not properly considered, you will also have the right to appeal a determination on your eligibility for relocation assistance.

You should continue to pay your rent and meet any other requirements specified in your lease. If you fail to do so, [PHA] may have cause for your eviction. If you choose to move, or if you are evicted, prior to receiving a formal notice of relocation eligibility, you may become ineligible to receive relocation assistance. It is very important for you to contact us before making any moving plans.

You will be contacted soon so that we can provide you with more information about the proposed project. If the project is approved, we will make every effort to accommodate your needs. In the meantime, if you have any questions about our plans, please contact:

[Name, Title, Address, Phone, Email Address]. This letter is important to you and should be retained.

Sincerely,

[Name] [Title]

NOTES:

1. Files must indicate how this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378)
2. This is a sample GIN. PHAs should revise it to reflect project-specific circumstances.
3. PHAs may provide residents with HUD brochure "Relocation Assistance To Residents Displaced From Their Homes" available at: <http://www.hud.gov/offices/cpd/library/relocation/publications/1042.pdf>.

VIII. APPENDIX 3: SAMPLE RAD NOTICE OF RELOCATION (FOR RELOCATION ANTICIPATED FOR A YEAR OR LESS)

REVISE TO REFLECT THE PROJECT-SPECIFIC CIRCUMSTANCES.

(date)

PHA Letterhead

Dear [Resident Name],

The property you currently occupy is participating in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. On [date], the [Public Housing Authority] (PHA) notified you of proposed plans to [acquire/ rehabilitate/demolish] the property you currently occupy at [address]. On [date], HUD issued the RAD Conversion Commitment (RCC) and committed federal financial assistance to the project. [In instances where a Notice of Intent to Acquire is applicable and this notice is being sent before the RCC is issued, in lieu of the previous sentence noting the RCC issuance date, insert: [Name of entity acquiring the property] (Displacing Agency) intends to acquire the property you currently occupy. **This is a Notice of Intent to Acquire.**]

In order for PHA to complete the project, you will need to be relocated for [anticipated duration of relocation]. Upon completion of the project, you will be able to lease and occupy your present unit or another decent, safe and sanitary unit in the completed project under reasonable terms and conditions. You are eligible for relocation payments and assistance.

However, **you do not need to move now.** This notice informs you that a decent, safe, and sanitary dwelling unit, listed below, has been made available to you and you will be required to move by [insert date at least 30 days after the date of this notice].

If your temporary relocation exceeds one year and you qualify as a "displaced person" under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), you may be eligible for further relocation assistance and payments under URA.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

The relocation assistance to which you are entitled includes:

- **Payment for Moving Expenses.** You are entitled to be reimbursed for all reasonable out-of-pocket expenses incurred in connection with any temporary move. [PHA should list the form of payment for moving expenses selected in accordance with Appendix 1, Section 4 of this Notice.]
- The location of your temporary replacement unit is [address]. This temporary housing has been determined to be decent, safe and sanitary.
- [List appropriate relocation advisory services and any other services and assistance provided.]

If you disagree with this determination, you may file a written appeal to the PHA in accordance with 49 CFR 24.10.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact [Name, Title, Address, Phone, Email Address] before you make any moving plans. He/she will assist you with your move to a temporary unit and help ensure that you preserve your eligibility for any relocation payments to which you may be entitled.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

Print name: Title:

NOTE: The case file must indicate the manner in which this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (See 49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378.)

IX. APPENDIX 4: SAMPLE RAD NOTICE OF RELOCATION (FOR RELOCATION ANTICIPATED FOR MORE THAN A YEAR)

REVISE TO REFLECT THE PROJECT-SPECIFIC CIRCUMSTANCES.

(date)

Dear [Resident Name],
PHA Letterhead

The property you currently occupy is participating in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. On [date], the [Public Housing Authority] (PHA), notified you of proposed plans to [acquire/ rehabilitate/demolish] the property you currently occupy at [address]. On [date], HUD issued the RAD Conversion Commitment (RCC) and committed federal financial assistance to the project. [In instances where a Notice of Intent to Acquire is applicable and this notice is being sent before the RCC is issued, in lieu of the previous sentence noting the RCC issuance date, insert: [Name of entity acquiring the property] (Displacing Agency) intends to acquire the property you currently occupy. **This is a Notice of Intent to Acquire.**]

In order for PHA to complete the project, you will need to be relocated for [anticipated duration of relocation]. Upon completion of the project, you will be able to lease and occupy your present unit or another decent, safe and sanitary unit in the completed project under reasonable terms and conditions. You are eligible for relocation assistance and payments. Because we expect your relocation to exceed one year, you have the choice to either:

- Receive temporary relocation assistance and return to a unit in the RAD project once it is complete; or

- Receive permanent relocation assistance and payments consistent with the URA instead of returning to the completed RAD project.

You must inform us of your choice within 30 days.

However, **you do not need to move now.** If you choose temporary relocation assistance, you will not be required to move sooner than 30 days after you receive notice that a temporary unit is available for you. If you choose permanent relocation assistance, you will not be required to move sooner than 90 days after you receive written notice that at least one comparable replacement unit is available to you in accordance with 49 CFR 24.204(a). *[Note to PHA: These time periods may start running as of the date of this Notice if the notice of relocation includes such information on the temporary and/or comparable replacement dwelling options, as applicable. In such circumstance, add applicable sentences to adequately notify the resident. For example: This notice informs you that a temporary unit, listed below, has been made available to you and, if you choose this option, you will be required to move by [date no sooner than 30 days after notice]. This notice informs you that a comparable unit, listed below, has been made available to you and, if you choose this option, you will be required to move by [date no sooner than 90 days after notice].]*

If you choose temporary relocation, your relocation exceeds one year and you qualify as a “displaced person” under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), you may become eligible for further relocation assistance and payments under URA.

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

If you choose to receive temporary relocation assistance, this assistance will include:

- Payment for Moving Expenses. You are entitled to be reimbursed for all reasonable out-of-pocket expenses incurred in connection with any temporary move. *[PHA should list the form of payment for moving expenses selected in accordance with Appendix 1, Section 4 of this Notice.]*
- The location of your temporary replacement unit is *[address]*. This temporary housing has been determined to be decent, safe and sanitary.
- *[List appropriate relocation advisory services and any other services and assistance provided.]*

If you elect to receive permanent relocation assistance, this assistance will include:

- Relocation Advisory Services. You are entitled to receive current and continuing information on available comparable replacement units and other assistance to help you find another home and prepare to move.
- Payment for Moving Expenses. *[PHA should list the form of payment for moving expenses selected in accordance with Appendix 1, Section 5 of this Notice.]*

- Replacement Housing Payment. You may be eligible for a replacement housing payment to rent or buy a replacement home. The payment is based on several factors including: (1) the monthly rent and cost of utility services for a comparable replacement unit, (2) the monthly rent and cost of utility services for your present unit, and (3) 30% of your average monthly gross household income. This payment is calculated on the difference between the old and new housing costs for a one-month period and multiplied by 42.
- [PHA: list here any permanent relocation assistance offered, such as a Housing Choice Voucher.]
- Listed below are three comparable replacement units that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect these and other replacement units.

	Address	Rent & Utility Costs	Contact Info
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

We believe that the unit located at [address] is most representative of your original unit in the converting RAD project. The monthly rent and the estimated average monthly cost of utilities for this unit is [\$ amount] and it will be used to calculate your maximum replacement housing payment. Please contact us immediately if you believe this unit is not comparable to your original unit. We can explain our basis for selecting this unit as most representative of your original unit and discuss your concerns.

Based on the information you have provided about your income and the rent and utilities you now pay, you may be eligible for a maximum replacement housing payment of approximately [\$ (42 x monthly amount)], if you rent the unit identified above as the most comparable to your current home or rent another unit of equal cost.

Replacement housing payments are not adjusted to reflect future rent increases or changes in income. This is the maximum amount that you would be eligible to receive. If you rent a decent, safe and sanitary home where the monthly rent and average estimated utility costs are less than the comparable unit, your replacement housing payment will be based on the actual cost of that unit. All replacement housing payments must be paid in installments. Your payment will be paid in [#] _____ installments.

You may choose to purchase (rather than rent) a decent, safe and sanitary replacement home. If you do, you would be eligible for a down-payment assistance payment which is equal to your maximum replacement housing payment, [\$amount.] [PHAs should note that, at the agency's discretion, a down-payment assistance payment that is less than \$5,250 may be increased to any amount not to exceed \$5,250. (See 49 CFR 24.402(c)(1)).] Let us know if you are interested in purchasing a replacement home and we will help you locate such housing.

Please note that all replacement housing must be inspected in order to ensure it is decent, safe and sanitary before any replacement housing payments are made.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact [Name, Title, Address, Phone, Email Address] before you make any moving plans. He/she will assist you with your move to a new home and help ensure that you preserve your eligibility for all relocation payments to which you may be entitled.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

Print name: Title: _____

Enclosure/s

NOTE: The case file must indicate the manner in which this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (See 49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378.)

**X. APPENDIX 5: SAMPLE NOTICE OF ELIGIBILITY FOR URA
RELOCATION
ASSISTANCE (For residents who have been temporarily relocated for more than a year)**

IT SHOULD BE REVISED TO REFLECT THE CIRCUMSTANCES.

(date)

PHA Letterhead

Dear [Resident]:

The property you formerly occupied at [address] is participating in the Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) program. You have been temporarily relocated from that property since [date.] Your temporary relocation has exceeded one year.

It has been determined that you qualify as a "displaced person" according to the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). You are eligible for relocation assistance and payments under the URA.

You may choose to remain temporarily relocated and return to a unit in the RAD project once it is completed. It is currently estimated that you may return to the RAD project by [date]. If you choose to remain temporarily relocated, you will stay at your current location until the RAD project is completed.

Alternatively, you may choose permanent relocation assistance and payments for which you are eligible, as listed below. If you choose permanent relocation assistance, you give up your right to return to the completed RAD project. However, **you do not need to move now**. If you choose permanent relocation assistance instead of exercising your right to return to the completed RAD project, you will not be required to move sooner than 90 days from the date that at least one comparable replacement unit has been made available to you. *[Alternatively: You will not be required to move sooner than 90 days from the date of this notice, which informs you of a comparable replacement unit that has been made available for you].*

XI. THIS IS YOUR NOTICE OF ELIGIBILITY FOR RELOCATION ASSISTANCE.

The effective date of your eligibility is *[insert date that relocation exceeds one year.]*

NOTE: Aliens not lawfully present in the United States are not eligible for URA relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child as defined at 49 CFR 24.208(h). All persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

Enclosed is a brochure entitled, "Relocation Assistance to Tenants Displaced From Their Homes." Please read the brochure carefully. It explains your rights and provides additional information on eligibility for relocation payments and what you must do in order to receive these payments.

The relocation assistance to which you are entitled includes:

- Relocation Advisory Services. You are entitled to receive current and continuing information on available comparable replacement units and other assistance to help you find another home and prepare to move.
- Payment for Moving Expenses. *[PHA should list the form of payment for moving expenses selected in accordance with Appendix 1, Section 5 of this Notice.]* This is in addition to any amounts received to reimburse for any reasonable out-of-pocket expenses incurred in connection with the temporary move.
- Replacement Housing Payment. You may be eligible for a replacement housing payment to rent or buy a replacement home. The payment is based on several factors including: (1) the monthly rent and cost of utility services for a comparable replacement unit, (2) the monthly rent and cost of utility services for your present home, and (3) for low-income persons, 30 percent of your average monthly gross household income. This payment is calculated on the difference between the old and new housing costs for a one-month period and multiplied by 42.
- *[PHA list here any other relocation assistance offered the resident, such as Housing Choice Voucher.]*

Listed below are three comparable replacement units that you may wish to consider for your replacement home. If you would like, we can arrange transportation for you to inspect these and other replacement units.

	Address	Rent & Utility Costs	Contact Info
1.	_____		
2.	_____		

3. _____

We believe that the unit located at [address] is most representative of the original unit you occupied in the converting RAD project. The monthly rent and the estimated average monthly cost of utilities for this unit is \$[amount] and it will be used to calculate your maximum replacement housing payment. Please contact us immediately if you believe this unit is not comparable to your original unit. We can explain our basis for selecting this unit as most representative of your original unit and discuss your concerns.

Based on the information you have provided about your income and the rent and utilities you now pay, you may be eligible for a maximum replacement housing payment of approximately \$ [42 x \$Amount], if you rent the unit identified above as the most comparable to your current home or rent another unit of equal cost.

Replacement housing payments are not adjusted to reflect future rent increases or changes in income. This is the maximum amount that you would be eligible to receive. If you rent a decent, safe and sanitary home where the monthly rent and average estimated utility costs are less than the comparable unit, your replacement housing payment will be based on the actual cost of that unit. All replacement housing payments must be paid in installments. Your payment will be paid in [#] installments.

Should you choose to purchase (rather than rent) a decent, safe and sanitary replacement home, you would be eligible for a down payment assistance payment which is equal to your maximum replacement housing payment, [\$ amount] [PHAs should note that, at the agency's discretion, a down payment assistance payment that is less than \$5,250 may be increased to any amount not to exceed \$5,250. (See 49 CFR 24.402(c)(1)).] Let us know if you are interested in purchasing a replacement home and we will help you locate such housing.

Please note that all replacement housing must be inspected in order to ensure it is decent, safe, and sanitary before any replacement housing payments are made.

If you have any questions about this notice and your eligibility for relocation assistance and payments, please contact [Name, Title, Address, Phone, Email Address] before you make any moving plans. He/she will assist you with your move to a new home and help ensure that you preserve your eligibility for any applicable relocation payments.

Remember, do not move or commit to the purchase or lease of a replacement home before we have a chance to further discuss your eligibility for relocation assistance. This letter is important to you and should be retained.

Sincerely,

Print Name: Title:

Enclosure/s

NOTE: The case file must indicate the manner in which this notice was delivered (e.g., personally served or certified mail, return receipt requested) and the date of delivery. (See 49 CFR 24.5 and Paragraph 2-3(J) of Handbook 1378.)

ATTACHMENT C
CAPITAL IMPROVEMENTS

**HUD APPROVED NYCHA'S FY 2017 CAPITAL FUND GRANT AND 5-YEAR
ACTION PLAN ON SEPTEMBER 19, 2017.**

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

ATTACHMENT D **HOUSING NEEDS**

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	744,785	5	5	4	1	3	4
Income >30% but <=50% of AMI	423,102	5	5	4	1	3	4
Income >50% but <80% of AMI	498,309	5	5	3	1	3	3
Elderly (62+)	808,016	5	5	4	4	2	3
Families with Disabilities	461,228	5	5	3	4	3	3
Race/Ethnicity							
Hispanic	775,497	5	5	4	1	3	4
Black	679,076	5	5	4	1	3	4
White	1,219,392	5	5	4	1	3	4
Asian	366,196	5	5	4	1	3	4
Other	73,384	5	5	4	1	3	4

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

- Consolidated Plan of the Jurisdiction
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year: **2011-2015** (1 year)
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

Data on the Housing Needs of Families in the Jurisdiction by Family Type was compiled by the New York City Department of City Planning.

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

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

Housing Needs of Families on the PHA’s Waiting Lists – Public Housing (As of 9/18/17)			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of Families	% of Total Families	Annual Turnover ¹³
Waiting list total	239,188		2.6%
Extremely low income <=30% AMI	130,024	54.4%	
Very low income (>30% but <=50% AMI)	55,289	23.1%	
Low income (>50% but <=80% AMI)	24,568	10.3%	
Income Not Reported	25,936	10.8%	
Families with children	106,279	44.4%	
Elderly families	40,061	16.8%	
Families with Disabilities ¹⁴	45,467	19.0%	
Race/Ethnicity			
White	17,487	7.3%	
Black	77,647	32.5%	
Hispanic	105,976	44.3%	
Asian	26,844	11.2%	
Native American	1,251	0.5%	
Native Hawaiian	1,455	0.6%	
Other	8,528	3.6%	
Characteristics by Bedroom Size			
0 BR	96,103	40.9%	
1BR	44,807	27.0%	
2 BR	73,865	25.9%	
3 BR	19,249	5.5%	
4 BR	5,112	0.7%	
5+ BR	51	0.0%	
Data Not Available	1	0.0%	

¹³ Figure represents turnover (move-outs from Public Housing) during FY 2016.

¹⁴ “Disabled” indicates a person, regardless of age, who falls within the definition of “disability” contained in §233 of the Social Security Act.

**Housing Needs of Families on the PHA's Waiting Lists – Public Housing
(As of 9/18/2017)**

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

If yes:

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

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

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

**Housing Needs of Families on the PHA's Waiting Lists – Section 8
(As of 9/18/2017)**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of Families	% of Total Families	Annual Turnover
Waiting list total ¹⁵	148,119		4.7% (2016)
Extremely low income <=30% AMI	95,463	64.5%	
Very low income (>30% but <=50% AMI)	40,057	27.0%	
Low income (>50% but <=80% AMI)	10,389	7.0%	
Income Not Reported	2,041	1.4%	
Families with Children	66,201	44.7%	
Elderly Families	44,529	30.1%	
Families with Disabilities ¹⁶	32,068	21.7%	
Race/Ethnicity			
White	20,266	13.7%	
Black	47,914	32.3%	
Hispanic	62,078	41.9%	
Asian	7,510	5.1%	
Native American	143	0.1%	
Native Hawaiian	496	0.3%	
Other	9,712	6.6%	
Characteristics by Bedroom Size			
0 BR	57,650	38.9%	
1 BR	37,937	25.6%	
2 BR	42,182	28.5%	
3 BR	8,885	6.0%	
4+BR	1,302	0.9%	
5+ BR	159	0.1%	
Data Not Available	4	0.0%	

¹⁵ Waiting list total includes both *extremely low-income* (below 30 percent of Area Median Income) and *very low-income* (30 percent to 50 percent of Area Median Income) families.

¹⁶ "Disabled" indicates a person, regardless of age, who falls within the definition of "disability" contained in §233 of the Social Security Act.

Housing Needs of Families on the PHA's Waiting Lists – Section 8
(As of 9/18/2017)

Is the waiting list closed (select one)? No Yes
NYCHA's Section 8 Waiting List was reopened on February 12, 2007 to applicants for a ninety day period. It closed on May 14, 2007.

If yes:

How long has it been closed (# of months)? 124 months as of September 18, 2017.

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

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

3. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations.

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

Select all that apply

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

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

Select all that apply

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

Other: (list below)

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

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

Select all that apply

Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

While NYCHA does not plan to exceed the federal targeting requirements, slightly over 75% of the families admitted to public housing during calendar year 2016 have been households with incomes at or below 30% of area median income.

Exceed HUD federal targeting requirements for families at or below 30 percent of AMI in tenant-based section 8 assistance

Employ admissions preferences aimed at families with economic hardships

Adopt rent policies to support and encourage work

Other: (list below)

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

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

Select all that apply

Employ admissions preferences aimed at families who are working

Adopt rent policies to support and encourage work

Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1. Target available assistance to the elderly:

Select all that apply

Seek designation of public housing for the elderly

On July 21, 2017, HUD approved NYCHA's request for authorization to continue to extend the designation of the elderly-only developments and buildings for an additional two years.

Apply for special-purpose vouchers targeted to the elderly, should they become available

Other: (list below)

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

Progress: As of September 1, 2017, there were 4,124 Section 8 conversions in the 21 former city and state developments.

Need: Specific Family Types: Families with Disabilities.

Strategy 1. Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2. Conduct activities to affirmatively further fair housing:

Select all that apply

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

(2) Reasons for Selecting Strategies

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

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

ATTACHMENT E
ADDITIONAL INFORMATION

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

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

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

Objective: Apply for additional rental vouchers.

Progress: NYCHA's monthly average budget utilization for the Section 8 Housing Choice Voucher program is 100%.

PHA Goal: *Improve the quality of assisted housing.*

Objective: Improve public housing management (PHAS score).

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

Objective: Improve Section 8 Management Assessment Program ("SEMAP") scores.

Progress: NYCHA continually conducts staff training to improve voucher management. The Leased Housing Department has a quality control program to identify areas for improvement. As a result, cycle times have been reduced for both Housing Quality Standards inspections and recertifications. NYCHA received the High Performer designation based on its SEMAP score for 2015 and 2016.

Objective: To use information technology to transform how we conduct our day-to-day business thereby improving service to all NYCHA's internal and external customers and stakeholders.

Progress: NYCHA's IT Department continues to make significant service improvements for both our internal and external customers through the implementation of advanced technologies including mobile and self-service technologies. NYCHA continues to be recognized as a technology leader. NYCHA received awards for Best Mobile Project for its MyNYCHA application at the 2016 Best of New York City Awards which was presented by Government Technology, in partnership with the City of New York. This award recognizes city agencies and individuals for their standout contributions, best practices and innovations in information technology that improve citizen services. NYCHA was also selected as the winner of the Citizen's Budget Commission's 2017 Prize for Public Service Innovation. The prize was awarded for NYCHA's Digital Initiatives, including the MyNYCHA App, Handhelds Mobile Work Order Application, Online Recertification and the Digital Vans.

In 2017/18, the Authority will continue to leverage its investments in advanced technologies in support of the NextGen NYCHA business vision, and to assist in reducing central office costs.

The following are the major initiatives that the Authority will undertake in 2017 in the area of information technology:

Operate as an efficient and effective landlord

NextGen Office

New Computers.

In April 2017, IT began installing new computers for all Field and Central Office users. The computers will include new software such as Windows 10, Office 365 and the instant messaging (IM) capability of Skype for Business.

Expand Bandwidth at Management Offices

Several NYCHA field sites still use DSL or T1 and perform poorly when interacting with NYCHA systems like Microsoft Exchange and Maximo. This project will track action plans to ameliorate performance at those locations by implementing Verizon Ethernet Service (E-LAN) – for improved communications links and faster performance. The increased bandwidth will support video conferencing and online learning. Rollout begins February 2017.

VoIP Phones for Borough Management and Field Offices.

Field office users will have direct lines for desk phones, voicemail routed to their Outlook inbox, and call forwarding, among other features.

Self Service Initiatives

Public Housing Annual Reviews

This ongoing project will complete the deployment of the online self-service annual review process developed in 2015 to all NYCHA public housing residents.

Tenant Management and Rent Collection System

Replacement of NYCHA's legacy tenant management and rent collection systems. Replace antiquated NYCHA Project Information Management Systems (PIMS) with new technology that will enable online self-service as well as improved reporting.

Online NYCHA Applications through Self-Service Portal

In 2016, NYCHA migrated its Online Self-Service Portal to a new "Open" user interface that enhances user experience and is easily accessible on a mobile platform. In 2017, NYCHA will migrate its Online Application process to the same open user interface to improve user experience for its applicants.

Section 8 Owner App

Currently, NYCHA's Section 8 Owners transact a significant portion of their business with NYCHA online. This project will create an app to streamline these transactions,

much the same way MyNYCHA has done for resident work requests.

Improve Back Office Operations

Resident Files

Digitize existing resident paper folders and files; establish a system to continue storing all future resident files electronically and reduce manual labor associated with hardcopy files.

Maximo Mobile

Completing rollout of handheld devices to skilled trade workers, supervisors of caretakers, and supervisors of grounds workers.

Maximo System Enhancements

Enhancements include: Implementing new functionality for apartments, move-outs and exterminator routine inspections; Improving integration to NYCHA's physical plant asset data with Maximo; and, facilitating data capture for annual HUD-required Physical Needs Assessment

Siebel System Enhancements

Various initiatives to support the Leased Housing Department, including Portability process enhancements, streamlining the Transfer process, and processing of annual re-certifications for Section 8 LLC cases.

Support for Rental Assistance Demonstration Program (RAD) Initiatives

In 2017, NYCHA will leverage HUD's Rental Assistance Demonstration program (RAD), to convert Ocean Bay to a Section 8 platform.

Human Resources (HR) Digital Files

Complete the digitizing of HR employee paper folders and files and deploy a system to continue storing all future HR employee files electronically reduce manual labor associated with hardcopy files.

Later in 2017, NYCHA will begin integrating the "location files," which are local copies of the employee HR folders, which are maintained at the development offices.

Legal Case Management System

Project will implement a cloud-based case management to replace two systems that do not meet the needs of the Law Department and are no longer supported by the vendors.

New Forms Management System

Project will replace NYCHA's automated forms submission software (Movaris) with Adobe Experience Manager.

Infrastructure to the Cloud (Infrastructure as a Service)

Project to analyze feasibility of outsourcing data center operations to a Cloud provider.

Floor Switches

Technology refresh of aging network switches on all floors at 90 church, 250 Broadway, LIC and Borough Management Offices

Wireless Bridges

Technology refresh to replace older models of wireless bridges to address Radio Frequency (RF) saturation. The majority of Bridges on the roof tops are 7+ years old. They are using outdated radio frequencies that are prone to saturation. The saturation is adversely affecting the monitoring and managing of development building's facilities such as Elevators, Boilers and CCTV.

Resident Broadband Initiatives

In collaboration with City Hall and DoITT, support mayoral initiative to bridge the digital divide and provide broadband access to NYCHA residents.

Rebuild, expand, and preserve public and affordable housing stock

Primavera Replacement

Replaces project management software used by Capital Projects Department and migrating functionality to a Cloud-based solution.

Objective: To protect NYCHA's information technology investment by maintaining and supporting its technology infrastructure.

Progress: Ensuring business continuity and implementation of advance labor saving technologies through a robust and resilient application development program and enhance infrastructure projects are the key objectives of NYCHA's FY2017-FY2021 technology strategy. In 2016, the Authority continued to advance in the area of information technology to support its NextGeneration NYCHA business goals. These projects support NYCHA's efforts to achieve short term financial stability and diversify funding for the long term; operate as an efficient and effective landlord; and develop best-in-class resident services and resident engagement models. The projects below are examples of enabling information technology activities that the Authority has deployed in support of its NextGen business goals in 2016:

The following are the major initiatives that the Authority were initiated in 2016 in the area of information technology:

Operate as an efficient and effective landlord

Self Service Initiatives for Public Housing Residents

- Begin phased deployment to NYCHA public housing residents the online self-service Annual Review process developed in 2015
- Expanding customer access to NYCHA online services by offering these services in languages other than English, and by improving accessibility for people with disabilities

Improve Back Office Operations – Developments

- Begin replacement of NYCHA's legacy resident management and rent collection systems.
- Implement handheld devices for field work order management.
- Implemented inventory management at development storerooms.

Improve Back Office Operations – Central Office

- Digitize NYCHA's paper folders and files with the project to image human resources records and implement a document management for HR.

Improve Back Office Operations – Technology Infrastructure

- Begin to migrate on-premises systems to cloud, beginning with implementing Microsoft Office 365.
- Initiate the upgrade of obsolete wireless devices across the NYCHA campus, thereby providing support for future Smart Buildings initiatives.

Objective: Demolish or dispose of obsolete public housing.

Progress: NYCHA continues to review its portfolio to identify properties that are underutilized or obsolete, and that might be brought back into service.

Objective: Implement public housing or other homeownership programs.

Progress: On September 7, 2007, HPD and NYCHA jointly issued an RFP for approximately 200 new rental units and 18 two-family townhouses at Soundview for homeownership.

In 2008, NYCHA and HPD conditionally designated a developer to build affordable housing on an under-utilized parking area at Rosedale Avenue and Lacombe Avenue along Soundview Park. The plan included two eight-story buildings with approximately 206 low income rental units for families and seniors and 16 two-family townhouses for homeownership in a multi-phased affordable housing development project.

- Phase 1 – On June 27, 2013, NYCHA disposed of a 68,500 square foot lot for construction of 120 rental units for low-income households. Phase 1 was completed in November 2015.
- Phase 2 – On December 19, 2013, NYCHA disposed of a 48,452 square foot lot for construction of 86 units for low-income seniors with rental assistance through Project Based Vouchers. Phase 2 was completed in September 2016.
- Phase 3 – Plans have been prepared for development of 16 two-family townhouses. HPD is working with the developer on financing for the homeownership project.

FHA Repossessed Houses - The original Section 5(h) Plan Amendment approved in 2007 included 184 occupied single-family units intended for sale to public housing residents. On September 11, 2014, HUD issued a final Section 5(h) Plan amendment granting approval for the sale of 51 units to residents under the Section 5(h) Plan and mandating Plan termination after the sale of the 51 units. In 2015-16, 27 homes were sold to current NYCHA residents.

Objective: Renovate or modernize public housing units.

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

Objective: Develop and steward an Authority-wide Comprehensive Sustainability Agenda to create healthy and comfortable homes in safe, clean, and connected developments.

Progress: In May 2015, NYCHA made the commitment in the NextGeneration NYCHA 10-year strategic plan to develop and steward a comprehensive sustainability agenda to improve the quality of life of our residents. The NextGeneration NYCHA Sustainability Agenda was released on Earth Day 2016.

Low-income people are likely to suffer disproportionately from the impacts of climate change, financially and physically. More than half of NYCHA's residents are seniors and children, who are already suffering higher rates of respiratory illness. Both residents and staff may be face higher risk of climate-related illnesses ranging from heat exhaustion and heat stroke to exacerbation of asthma from increased ground-level ozone.

The Sustainability Agenda recognizes these risks and defines the Authority's environmental health and sustainability goals for the next ten years, and identifies the strategies we will use to achieve these goals within the framework of our strategic plan. The Agenda is both a commitment by the Authority to take concrete steps to create healthy, comfortable homes for our residents that will withstand the challenge of climate change, and an invitation to residents, housing and environmental advocates, community-based organizations, and sister agencies to partner with NYCHA toward a shared, long-term vision of equity, sustainability, and resiliency.

By 2025 NYCHA aims to achieve the following outcomes:

- Eliminate the **root causes of mold** by fixing leaks in roofs, façades, and pipes and modernizing ventilation systems;
- Eliminate **overheating and unplanned heat and hot water outages**;
- Put its buildings on the path to meeting the City's goal of **reducing greenhouse gases** by 80% by 2050;
- Address **climate adaptation and resiliency** in all capital planning; and
- Incorporate **sustainability into day-to-day management** of all properties.

The 17 ten-year strategies are:

1. Achieve short-term financial stability and diversify funding for the long term

Strategy S1: Attract investments for capital improvements

Strategy S2: Raise revenues through clean and distributed energy projects

2. Operate as an effective and efficient landlord

Strategy S3: Create healthy indoor environments

Strategy S4: Efficiently provide comfortable and reliable heat and hot water

Strategy S5: Improve water management

Strategy S6: Adopt a comprehensive waste management plan

3. Rebuild, expand, and preserve public and affordable housing

Strategy S7: Adopt sustainability standards

Strategy S8: Eliminate roof, façade, and plumbing leaks

Strategy S9: Retrofit master-planned developments

Strategy S10: Retrofit scattered-site developments

Strategy S11: Build green infrastructure

Strategy S12: Incorporate climate change resiliency into capital planning

4. Engage residents and connect them to best-in-class services

Strategy S13: Support resident- and community-led sustainability

Strategy S14: Connect residents to green jobs

5. Working towards 80 x 50:

Strategy S15: Create an 80 x 50 roadmap by 2017

Strategy S16: Create incentives to encourage new low-energy buildings

Strategy S17: Test “deep” energy retrofit technologies

Highlights of key initiatives:

Sustainability Standards: Following the April 2016 adoption of the New York City Overlay to the Enterprise Green Communities Criteria as the Authority’s green building standard for new construction, NYCHA developed a set of Design Standards aligned with the Enterprise Green Communities Criteria but customized for the rehabilitation of existing NYCHA buildings. The NYCHA Design Guidelines document was made public in January 2017.

Energy Performance Contracting (EPC) Program: The HUD EPC program allows NYCHA to use future energy and water cost savings to pay for capital improvements that generate them. The EPC program is the primary capital tool NYCHA uses to address large-scale energy and water retrofits in master-planned developments. Since announcing the intent to pursue large-scale EPCs in April 2015, NYCHA has begun construction on the first EPC (\$56 million, for lighting upgrades at 17 developments and a comprehensive heating upgrade at Whitman Houses) and submitted for HUD approval a second \$94 million EPC in March 2017. The third and fourth EPCs are in development and expected to be submitted for HUD approval by summer 2017.

Weatherization Assistance Program: NYCHA’s scattered-site portfolio includes 659 stand-alone buildings and 1-4 family homes housing 45,000 residents. These developments differ from master-planned developments in size, construction type, and building systems. NYCHA is working with the New York State Weatherization Assistance Program (WAP) to deliver energy and water efficiency upgrades for up to 8000 of the 25,000 scattered site units. WAP projects typically achieve 15-20 percent energy improvements and improve indoor environmental quality and comfort. The first development to benefit from WAP (Howard Avenue in Brooklyn), reached substantial completion in

March 2017, and the second development will begin construction in May 2017. WAP agencies are conducting evaluations at 16 additional developments for the 2017-2018 program year.

Climate Change Resiliency: Adaptation to climate change will become increasingly important in the effort to preserve the NYCHA portfolio and to blunt the impacts on safety and quality of life. NYCHA's Sandy Recovery program, funded with the largest grant in FEMA history, will bring critical improvements to the Sandy-impacted developments and help develop new expertise about how to protect NYCHA's portfolio. Many developments vulnerable to flooding, however, were not directly affected by Sandy and are not funded under the FEMA program. Furthermore, flooding is only one of many potential climate-change related hazards. NYCHA is currently developing a plan to begin resiliency and climate hazard assessments in more than a dozen buildings located in the 100-year flood plain, and working toward a clean and distributed energy program that includes siting 25 megawatts of solar capacity on NYCHA property to help provide electricity in the event of a grid outage. The first solar RFP is being developed with support from the City University of New York, and will be released in fall 2017.

Waste Management: In OneNYC, the City set the ambitious goal of sending zero waste to landfills by 2030. Contributing to this effort, NYCHA and DSNY met the goal of install recycling infrastructure in all NYCHA developments by the end of 2016. NYCHA has also begun the work to lay the foundation of a comprehensive waste management plan by convening an expert interagency working group to oversee a waste composition study and planning process to be completed in 2017.

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

Progress: As of September 30, 2017, 96.6% of NYCHA's public housing tenant information was transmitted to the PIC system.

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

Objective: Conduct outreach efforts to potential landlords.

Progress: Section 8 landlords can log on to the NYCHA Owner Extranet to manage their Section 8 portfolio and register vacant apartments on GoSection8.com. Prospective Section 8 landlords can visit the NYCHA Section 8 website for general information on the Section 8 program. Landlords also have the option to call the NYCHA Customer Contact Center ("CCC") at 718-707-7771. Regular updates are made to the Leased Housing Department's website, which provides information about the program, payment standards, and other general areas of concern specific to landlords.

Objective: Convert public housing units to Section 8 assistance. Maximize Section 8 rentals at the former City/State developments.

Progress: As of September 1, 2017, there were 4,124 Section 8 conversions in the 21 former city and state developments.

Goal: Improve community quality of life and economic vitality.

PHA Goal: *Provide an improved living environment.*

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

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

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

See Attachment F

Goal: Reduce crime and improve quality of life of residents.

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

Objective: NYCHA will seek funding in order to install additional Closed Circuit Television ("CCTV") cameras within its developments. Small Scale Programs were initiated in 2004.

Progress: The Housing Authority has installed 15 large scale CCTV systems citywide. A benefit of remotely monitoring these developments is an improved police response time. Posted signs informing residents and guests that the property is under video surveillance continue to aid in the reduction of crime and enhancing the safety and security of our residents. While the program has been very successful, funding is costly for initial equipment costs and for equipment maintenance after installation. At the initial 15 locations where NYCHA installed large scale CCTV systems the New York City Police Department provides on-site monitoring which incurs considerable costs to the NYPD.

Given the cost of installing, maintaining and operating the initial on-site monitored CCTV Systems, NYCHA modified its original program in an attempt to reduce costs while achieving the benefits of the CCTV program.

Through the innovative use of technology, police resources, and the cooperation of local government, NYCHA has created a highly successful program to install small-scale closed circuit television systems. Since the inception of NYCHA's CCTV program, 14,601 security surveillance cameras (large and small scale) have been installed citywide.

Operation Safe Housing

In June 2004, NYCHA developed a streamlined Termination of Tenancy procedure as part of the Operation Safe Housing joint program developed by NYCHA, the New York City Police Department, and the Mayor's Office of the Criminal Justice Coordinator. The Termination of Tenancy procedure, targets a list of specified crimes designated by the Police Department as having

the most serious impact on NYCHA residents. The list includes homicides, sex offenders and crimes, firearms offenses and drug sales.

In addition, within NYCHA's Impartial Hearing Office, a Special Hearing Part with a designated Chief Hearing Officer was organized to hear and decide such cases expeditiously. If a resident is terminated as a result of the hearing, a Holdover Unit monitors these matters as they reach Landlord/Tenant court, and helps to expedite the actual eviction process. Under these procedures, cases involving these serious crimes are completed much quicker and contribute to a renewed sense of security and safety for public housing residents. As of April 3, 2017, 5,354 terminations of tenancy proceedings have been concluded under Operation Safe Housing.

From inception, the Authority initiated a total of 1,008 Registered Sex Offender ("RSO") cases, of which 47 are pending a decision, and a total of 961 have been closed as follows: 623 cases have resulted in Permanent Exclusion from NYCHA property; 61 have had their tenancy terminated; 19 are on probation, 7 tenancies were found eligible after a hearing, 5 were remaining family member grievants who lost their grievance cases and the apartments were recovered, and 246 cases have been withdrawn due to the RSO being incarcerated, deceased or the resident moved out of a NYCHA apartment.

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

Progress: Currently NYCHA operates 14 Senior Centers which provide an array of recreational, social, and cultural services. NYCHA is working towards creating a greater network of providers, who are not exclusively on NYCHA campuses, to increase the range of services available to senior residents.

Also, there are broad initiatives and planning underway from which the seniors will benefit. As examples:

- i. Choice neighborhoods;
- ii. Smoke-free housing;
- iii. Active design planning collaborations;
- iv. New York Academy of Medicine ("NYAM") Age-Friendly districts;
- v. Senior focused Supplemental Nutrition Assistance Program ("SNAP") outreach; and,
- vi. Department for the Aging's Grandparents Program offering supports for Grandparents who care for their grandchildren.

Naturally Occurring Retirement Communities ("NORC"): The NORC program provides comprehensive supportive services to residents aging in place. In partnership with the New York City Department for the Aging ("DFTA"), NYS SOFA ("State Office for the Aging"), and United Hospital Fund, NORC sites are operated within 12 NYCHA developments throughout New York City. Examples of services include: case management, on-site nursing services, medication management, physician services, on-site assessment, information and referral services, assistance with Activities of Daily Living ("ADL"), and Instrumental Activities of Daily Living ("IADL"). Additionally, the program provides ancillary services such as: transportation, shopping, financial management, housekeeping, personal care, support groups, and intergenerational activities.

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 years old, and not all live in senior-designated buildings.

Based on DFTA’s reports, from January 1, 2017 to March 31, 2017, the NYCHA NORC program provided the following services:

Case Management & Assistance	-	4,991
Health Care Management & Assistance	-	917
Number of residents receiving at least 1 core service	-	2,758
Total Active Clients	-	5,302

In Fiscal Year 2017, DFTA awarded \$2,628,458 to 12 NYCHA NORCS, as follows

Forest Hills	-	196,097
Elliot – Chelsea	-	275,000
Smith Houses	-	257,500
CCNS	-	251,000
Lincoln/Amsterdam	-	252,120
Stanley Isaacs	-	263,000
Ravenswood	-	282,641
Vladeck	-	275,000
Pelham	-	200,000
Grand Street Settlement	-	78,000
Coney Island Active Aging NORC	-	99,950
Bushwick/Hylan NORC	-	198,150

NORC-type Initiatives:

Grand Street Settlement Baruch Elder Services Team (B.E.S.T. Program): The sponsor is committed to providing age appropriate, culturally sensitive services to senior adults residing in the NYCHA Baruch Houses with the goal of building a strong community of caring in order to foster, support and maximize each members overall personal well-being.

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

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

Based on B.E.S.T program reports from January 1, 2017 to March 31, 2017 the Grand Street Settlement NORC Program provided the following core services:

	<u>Units of Service</u>
Case management / Assistance & Home Visits	- 420
Health Care Management & Assistance	- 43
Residents receiving Core Services	- 591
New This reporting period 1/1/2017 to 3/31/2017	- 4
Active Clients this reporting period 1/1/17 to 3/31/17	- 2,694

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

From January 1, 2017 through March 31, 2017 the SRA/SCP programs provided 5,041 units of supportive service to an average of 679 residents monthly, and conducted 1,521 home visits.

Elderly Safe-At-Home Program: provides supportive services to residents at 4 NYCHA developments in the South Bronx. The program provides crime prevention education; crisis intervention; assistance with benefits and entitlements; referral for transportation services; meals-on-wheels and homecare; and escort to medical facilities, banks and light emergency shopping. Resident volunteers augment staff support by monitoring the seniors’ well-being and engaging and assisting other residents in getting involved in community and program-related activities, thus enhancing their safety and viability.

From January 1, 2017 through March 31, 2017 the Elderly Safe at Home Program provided 243 units of supportive services to approximately 43 residents’ monthly, and conducted 130 home visits.

Senior Companion Program: assigns Senior Companions, through a partnership with Henry Street Settlement, to help homebound or isolated fellow seniors live independently. Senior Companions provide friendly home visits, as well as escort and light shopping services, to frail and socially isolated residents at 1NYCHA development in Queens. This initiative is funded by the Corporation for National Service.

From January 1, 2017 through March 31, 2017, the Senior Companion Program conducted 34 home visits, and provided 4 Escorts Services to approximately 2 residents monthly.

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

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

Resident Watch: NYCHA continues to receive annual awards of \$742,000 from the New York State Homes and Community Renewal to continue the Resident Watch program. The program relies on resident volunteers who contribute to the quality of life of their buildings and neighborhoods by providing “eyes on the street” and maintaining a positive presence. The participants in the 16 Resident Watch grant-funded sites receive a monthly stipend for actively monitoring the safety of their public housing buildings and contributing to their neighborhood’s sense of community and well-being.

Objective: *To inform residents about personal disaster preparedness and the private and public resources and programs that can increase their ability to handle emergencies.*

Progress: In 2016, Resident Engagement Partnered with Operations, Emergency Services Department (ESD), and Family Partnerships in responding to numerous emergency situations throughout the City to bring information supplies and services to residents. These emergencies included multiple, temporary boiler outages at various developments in the Rockaways, Coney Island and the Lower East Side. In response to these boiler outages, warming centers were opened and affected residents were contacted individually by door knocking, phone calls and signage in the buildings Staff also responded to a water main break at Wagner where affected residents were contacted and supplies were distributed, and several other cold and heat related emergencies.

In 2017, the Staten Island team of the Resident Engagement Department conducted extensive outreach and recruitment to spread awareness of presentations/training sessions from the NYS Office of Emergency Management at the developments listed in the table below. Each resident received a free “Go Bag” (valued at \$100) with emergency supplies.

# Meetings/Presentation	Developments	Partner/Organizations	# Residents
1	West Brighton	Resident Watch & OEM**	105
1	Todt Hill	OEM	110
1	Cassidy	OEM	119
1	New Lanes	CERT* & OEM	93
1	Mariner's Harbor	OEM	67
5			494

*Community Emergency Response Team

**State Office of Emergency Management

Resident Engagement will continue to support outreach efforts to engage residents as directed by the Office of Emergency Management and in coordination with community partners to educate residents on preventative measures and disaster awareness guides and resources.

Carmelo Anthony Foundation (CAF): In the summer of 2015, the Carmelo Anthony Foundation, in collaboration with Courts4Kids, funded the refurbishment of the basketball courts at the Coney Island and Monroe developments (Brooklyn and the Bronx). The repaving of the courts, replacing of backboards and basketball nets, and repair of the surrounding benches totaled approximately \$75,000 and was a welcome improvement to these neighborhoods, especially for the Coney Island court which was affected by Hurricane Sandy. CAF has expressed interest in renovating additional recreation areas in 2017.

Landscapes of Resilience Initiative: The TKF Foundation's Nature Sacred program funded a research initiative to explore the practices of community greening and environmental stewardship after a natural disaster. It has coupled site design and development with research in action by performing landscaping and cultivation of open space at the Hurricane Sandy-affected Beach 41st development. In 2016, the initiative included a spring planting event hosted by the New York City Urban Field Station and NYCHA, in partnership Till Design, and Natural Garden Landscape, and with support from the City of New York Department of Parks and Recreation, the New York Restoration Project, Green City Force, and community volunteers. The team planted 800 plants to create a thriving garden that the community continues to maintain.

Lincoln Center: NYCHA partnered with Lincoln Center's Education Department to invite NYCHA residents to attend their Boro-Linc cultural performing arts activities, which include dance workshops, jazz music, arts and crafts, and a summer concert in partnership with Casita Maria Center for Arts Education. These performances ran from February through June 2016, and the partnership with Lincoln Center has the potential to broaden in 2017.

National Endowment for the Arts, Our Town Award: In September 2015 NYCHA applied for and received a \$100,000 Our Town grant to support local efforts to enhance the quality of life and increase creative activity in the Mott Haven neighborhood in the South Bronx. The grant period began on October 1, 2015 and continues through September 30, 2017. Using funding provided by the Our Town grant, NYCHA is working with Bronx community arts organizations Casita Maria, Dancing in the Streets, and SoBRO, as well as the NYC Department of Cultural Affairs. The Our Town funding provides public performances, festivals, and art workshops, in and near public housing developments in Mott Haven. NYCHA and its partners believe that the Our Town arts program will continue to make a vital contribution to the community and provide participants an opportunity to share in artistic expressions in the South Bronx.

Partnership to Strengthen NYCHA's Commitment to Health: NYCHA has established a new unit within the Department of Community Engagement and Partnerships focused on health. Health Initiatives builds internal and external collaboration to integrate health into NYCHA's vision of safe, clean, and connected communities. Health Initiatives leads and supports partnership strategies in three key areas: connecting residents to preventive health resources, creating healthier indoor environments, and cultivating resident leadership in health. A core foundation of NYCHA's Health Initiatives work is cross-systems collaboration with the New York City Department of Health and Mental Hygiene (DOHMH) to connect public housing communities to efforts that drive health equity through programs, policy, and systems change. DOHMH's Center for Health Equity works to

eliminate health inequities, which are rooted in historical and contemporary injustices and discrimination, including racism.

Reducing Exposure to Secondhand Smoke at Home:

See Attachment “J” for NYCHA’s Smoke Free Housing Statement.

Urban Agriculture: Farms at NYCHA is part of Building Healthy Communities (BHC), a city-wide partnership designed to improve health outcomes in 12 neighborhoods in New York City. Through NYCHA’s partnership with Green City Force, young NYCHA residents are building and maintaining farms on public housing properties across the city to serve fellow residents. The Farms expand healthy food access, provide youth workforce and leadership development, and promote sustainable and connected public housing communities. Other core partners include The Fund for Public Health in New York and the Mayor’s Office of Strategic Partnerships. In 2016, building on the success of this pilot farm at Red Hook Houses, three new NYCHA Farms were constructed at Howard, Bay View, and Wagner Houses. In 2016, the four farms produced over six tons of fresh produce, which were distributed to residents. In addition to working with Green City Force Corps Members, each farm has a local community-based partner organization which assists with horticultural maintenance, programming, and community engagement at the farm sites. In 2017-18, two new farms will be built at NYCHA developments in the Bronx and Staten Island. Over a three year period, nearly 100 young NYCHA residents age 18-24 will be trained in urban agriculture, sustainability, and community programming.

HUD JRAP: In 2016, NYCHA applied for and received a \$100,000 grant from HUD to manage a Juvenile Reentry Assistance Program (JRAP). NYCHA and Youth Represent, a nonprofit legal service organization, are working with public housing residents, up to 24 years old, to alleviate the collateral consequences associated with a juvenile or criminal record. Through JRAP, participants have had their records sealed or corrected and are provided the opportunity to receive individual legal counseling regarding their rights and obligations in searching for employment.

HUD ROSS: NYCHA was awarded \$738,000 from HUD’s 2015 Resident Opportunities and Self Sufficiency – Service Coordinators Program (ROSS) grant. This grant allows NYCHA to continue managing a ROSS program that was previously renewed in 2012 with a \$729,000 grant from HUD. This award will enable NYCHA’s Resident Economic Empowerment & Sustainability (REES) to continue to employ three Service Coordinators to enhance public housing resident’s economic opportunities by coordinating services in the areas of adult education and training, employment, financial literacy and asset building. The ROSS Service Coordinators work with residents in Coney Island, East Harlem, and the Lower East Side.

HUD FSS: Since 2010, NYCHA has annually applied to HUD and been awarded grants for the Family Self Sufficiency (FSS) program. In 2016 NYCHA was awarded a FSS grant of \$207,000 to fund three FSS Coordinators. This was a \$69,000 increase from 2015’s award. The FSS grant allows NYCHA’s department of Resident Economic Empowerment & Sustainability (REES) to dedicate staff to work with participating Section 8 residents to increase their earned income by providing opportunities for education, job training, counseling and other forms of social service assistance.

Brownsville Matters: In late January 2017, NYCHA partnered with ArtBridge, as well as the Brownsville Community Justice Center, the Municipal Art Society of New York, to unveil an outdoor art installation at Langston Hughes Houses, along Belmont Avenue in Brownsville. The 8-foot-tall, 300-foot-long outdoor art gallery featured works of 11 eastern Brooklyn artists, including one artist who grew up in a NYCHA development in East New York and another current NYCHA resident. ArtBridge and NYCHA put out an open call to anyone living in or with a strong connection to the Brownsville area and received 150 submissions. Local curators from the Brooklyn Museum and the Brooklyn Arts Council narrowed the submissions to 60 finalists, from which the community selected the winners. There were also community activities associated with Brownsville Matters during the exhibition.

Fox Soccer Academy: In July 2016, Christian Fuchs, a professional soccer player, worked with NYCHA to extend full scholarships to young NYCHA residents to attend his Fox Summer Academy. The program was held from July 5th through 11th at Frederick Douglass Field in Harlem. Mr. Fuchs and his family provided nearly \$3,500 in scholarships to young NYCHA residents, who got the opportunity to be coached by international soccer stars. Fox Soccer would like to include NYCHA youth participants in his camp again in 2017.

+POOL: NYCHA established a partnership with +POOL in 2016 with the goal of connecting low-income children with pools and teaching them how to swim and be safe in the water. The organization has created a new summer program called Bluefish, in which it aims to enroll NYCHA residents, and others between ages 8 and 10, in a four-week swimming class. Participants will get free swim gear and a tuition scholarship, and will get to swim at the state-of-the-art Sacred Heart Athletic Center.

Neighborhood Innovation Labs: In March 2017, the Office of the Mayor and the NYC Economic Development Corporation announced that Brownsville would be home to the city's first Neighborhood Innovation Lab aimed at neighborhood improvement through more equitable access to technology. Brownsville was selected, in part, because of the density of public housing found there. NYCHA has been in conversation with staff of the Chief Technology Officer to find ways to partner on this initiative in the future and ensure NYCHA resident inclusion.

Mayor's Office of Media and Entertainment: To celebrate its 50th Anniversary, the NYC Mayor's Office of Media and Entertainment (MOME) has been working with NYCHA to increase access to the arts in New York. In the summer of 2016 NYCHA worked with MOME to distribute 2,000 free movie tickets to public housing residents in order to share the movie-going experience. Additionally, MOME worked with NYCHA to distribute 1,000 free tickets to Broadway performances including The Lion King, Phantom of the Opera, and Chicago. This provided residents of all ages the opportunity to see a Broadway show. For many of the residents, it was their first experience going to Broadway, and all of the participants were enthusiastic to attend the world-class artistic entertainment of Broadway.

City Harvest Mobile Market Program: City Harvest exists to end hunger in communities throughout New York City. They do this through food rescue and distribution, education, and other practical, innovative solutions. City Harvest has been distributing free produce to residents of NYCHA at the Stapleton Houses in Staten Island and Morrisania-Air Rights, Andrew Jackson, and

Melrose Houses in the South Bronx, through our Mobile Markets, since 2005. Currently, the Mobile Markets operate at 8 locations throughout the five boroughs. The programs can also be found at Tompkins Houses in Brooklyn, Dyckman Houses in Manhattan, Astoria Houses and Queensbridge Houses in Queens, Mariner's Harbor on Staten Island and at St. Mary's Park in the Bronx. Food distributions take place twice monthly with the help and dedication of community volunteers from NYCHA developments, as well as general City Harvest volunteers. City Harvest distributes approximately 592,497 pounds of produce to approximately 13,548 participants on a monthly basis.

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

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

New York City Early Literacy Learning (“NYCELL”): The NYCELL Program seeks to strengthen language and pre-reading skills of children between the ages of 1-4 so that they enter school ready to learn and to succeed. NYCELL is a collaborative effort between the Mayor's Office, the Department of Education and NYCHA. The program helps foster a network of parent support that engages and empowers parents to get involved in their children's education and exposes children to opportunities to strengthen literacy skills. This program is being offered at 5 NYCHA Community Centers: Bronx Classic at Melrose Houses and Justice Sonia Sotomayor Houses in the Bronx; Langston Hughes Houses in Brooklyn; and Rutgers and King Towers Houses in Manhattan.

Saturday Night Lights Program (“SNL”): SNL is a violence prevention and youth-development program funded by the Manhattan District Attorney's Office that offers high quality sports and fitness training and academic enrichment for youth ages 11-18. SNL was founded in 2011 when the DA's office partnered with the NYPD, Police Athletic League PAL and Pro Hoops to open up gyms in underserved Manhattan neighborhoods and provide a safe, fun, and productive place to be during high-crime times –Saturday nights. Using asset forfeiture funds, the partners also hired professional basketball trainers to provide exceptional training at a gym in West Harlem. The program expanded to include additional sports and in additional gyms on: the Lower East Side, East Harlem, Central Harlem and Washington Heights.

As a result of the success of the programs, the Manhattan District Attorney's Office committed to investing additional asset forfeiture funds into the SNL youth development programs. Through an RFP released in December 2014, 10 community based organizations were awarded funds to offer high quality sport and dance programs along with academic enrichment. The new, expanded SNL initiative offers the following three program components: high quality skill-development activities (e.g., sports, dance, or other enrichment activities), academic support, and advocacy and community resource coordination.

As of July 2016 SNL funding provides the following programing in 17 sites throughout Manhattan:

Professional Sports and Fitness

On Saturday nights, professional sports and fitness coaches run high quality training sessions at all sites. Each session consists of warm-ups, skill-specific drills, and games. We offer basketball, soccer, volleyball, tennis, baseball, Kiki Lounge and Lite Feet.

Academic Support

Each SNL-funded agency offers robust academic support and advocacy. The youth advocate at each location works with the participant and their family to explore and assess any barriers to academic success and comes up with an action plan to reach specific academic goals. Advocates track the progress and outcomes of these steps toward success. The programs offer tutoring, homework help, SAT prep, Regents prep and High School Equivalency prep.

Advocacy

The programs offer comprehensive case management support. Youth in the program have access to quality social workers, case managers and youth advocates whom use a holistic approach to work with each individual family to ensure that the youth is fully equipped to succeed in middle school, high school and beyond

Technology, Educational, and Municipal Facilities Grant (“TEMF Grant”): The Cable Franchise Agreement between the City and Verizon New York Inc. establishes the TEMF Grant to be used by the City to support the provision of technology services to City government locations and/or City government related locations in each of the five boroughs of the City where technology services are made or are to be made available to the community. DoITT used the funds from the TEMF Grant to provide funding to NYCHA for the creation and maintenance of technology labs at 7 community center locations across the city: Marcus Garvey, Kingsborough, Wyckoff Gardens and Williams Plaza in Brooklyn; Murphy and St. Mary’s in the Bronx; and Lehman Village in Manhattan. The grant allows for the purchase of hardware, software, peripherals, furniture and consumable supplies as well as broadband access for the next 4 years.

Family Self Sufficiency Program: For 2017, NYCHA was awarded \$207,000 from HUD for the Family Self-Sufficiency (FSS) program. NYCHA has received this award for several years, but this is the first year that NYCHA applied for and received funding to hire three FSS staff. The FSS program is managed by NYCHA’s Office of Resident Economic Empowerment & Sustainability (REES) and promotes the development of local strategies to coordinate the use of public and private resources to enable participating FSS families to increase earned income and financial literacy, and make progress toward economic independence. Participation in the FSS program is voluntary and is open to families throughout the five boroughs who are unemployed or underemployed.

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

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

Progress:

A. Strategic Partnerships: REES Zone Partner Networks

The NYCHA Office of Resident Economic Empowerment & Sustainability (REES) implements programs, policies and collaborations to measurably support residents' increased income and assets with a focus on employment and advancement, financial literacy and asset building, adult education and training, and business development.

By using housing as a platform REES:

1. Connects residents to high quality and relevant economic opportunity services;
2. Supports economic opportunity providers to better serve NYCHA residents;
3. Attracts new resources and proven models to public housing communities; and
4. Generates economic opportunities for NYCHA residents.

REES uses a partnership and place-based service coordination model, or "Zone Model", to identify and partner with high-quality economic opportunity service providers in each key service area. This approach broadens NYCHA's scope from resident job training and employment to a more comprehensive suite of high-quality economic opportunity service providers.

To date, over sixty providers have since entered into formal partnership with REES. In 2016, partnership expansion brought on several new partners including adult education and training partners Central Brooklyn EDC, Columbia University's Community Impact, and CUNY's Borough of Manhattan Community College and LaGuardia Community College and young adult workforce training partner the Stanley Isaacs Center.

i. Connecting to Services: Resident Outreach, Recruitment, and Referrals:

Through the Zone Model, REES has created multiple platforms for performing outreach and connecting residents to services. In 2013, REES launched OpportunityNYCHA.org, a web-based platform designed to connect residents to services and provide timely information on REES and partner programs. Residents utilize the microsite to register for information sessions and connect to programs. Events include twice-weekly information sessions hosted at REES' central office in downtown Brooklyn, in addition to similar sessions hosted offsite at NYCHA developments for a variety of vocational and other training programs, including Section 3 opportunities. REES also launched a bi-weekly e-newsletter that reaches about 50,000 subscribers. In the past 6 months REES has hosted employment pre-screening events with partners including NYC Small Business Services Workforce1, the New York City Fire Department, and the New York City Police Department.

ii. Financial Literacy and Asset Building Highlights:

a. Online Financial Counseling Self-Referrals

In November 2015, REES launched Opportunity Connect, an online platform that allows NYCHA residents to refer themselves for economic opportunity services. The first service type to be offered is financial counseling. From November 2015 to March 31, 2017, there were 271 referrals made to financial counseling using this self-service option. In October 2016 the services offered under

Opportunity Connect expanded to include e-referrals to workforce development, adult education and resident business development partners.

b. Financial Literacy Training

Free Tax Preparation Services in NYCHA Communities

For the 2017 tax year, Citi Community Development made an investment in NYCHA's Fund for Public Housing to expand the availability of free tax prep services in NYCHA communities. REES partnered once again with the Food Bank for New York City to provide free tax preparation services for the 2017 tax season across 22 community centers and Jobs-Plus sites. More than 1,700 tax returns were filed using the Virtual VITA method at NYCHA locations.

c. Homebuyer Education for NYCHA Residents

REES continues to collaborate with homebuyer education partners in 2016 to host several homeownership workshops. REES is also exploring ways to help residents build positive credit history, which is essential in the home buying process, by exploring alternative means of credit.

iii. Employment and Advancement Highlights

d. Jobs-Plus

Jobs-Plus is a proven place-based employment program that provides customized employment services, financial counseling, rent-based incentives and peer to peer support to working age residents. A Collaboration between NYCHA, Human Resources Administration (HRA), the Center for Economic Opportunity (CEO), and the Department of Consumer Affairs (DCA), there are currently nine (9) Jobs-Plus sites operating city-wide under the Jobs-Plus expansion, a signature component of the Young Men's Initiative. In total the 9 Jobs-Plus sites serve nearly 25,000 working age NYCHA residents. The Jobs-Plus expansion marks a key milestone in NYCHA's new approach to better support its residents to increase their income and assets by working with public and private partners to identify gaps in service offerings and to develop strategies that attract high quality resources and proven economic opportunity models, like Jobs-Plus, into public housing neighborhoods. In 2016, Jobs Plus achieved 1,420 resident placements collectively.

In September 2016, NYCHA was awarded a \$2 million grant from HUD for the Jobs Plus Initiative Program. HUD's commitment will allow NYCHA will to bring the Jobs Plus program to Pennsylvania-Wortman Houses located in East New York, Brooklyn with an opening date scheduled for Spring 2017.

iv. Adult Education and Training Highlights

e. NYCHA Resident Training Academy ("NRTA")

The NRTA is a public/private initiative funded by the Robin Hood Foundation. The NRTA began in August 2010 as a citywide, employment-linked training program for NYCHA residents. Residents receive training from some of New York City's premier vocational training providers in preparation for jobs with NYCHA, its contractors, and the private sector. Since launching the program, over 1,700 NYCHA residents have completed training through the NRTA with an 89% completion rate and 89% of graduates going on to careers. Since receiving direct entry status from the New York

State Department of Labor (NYSDOL) NYCHA has established direct recruitment partnerships with DC 9 Painters, Local 3 Electricians and Local 8 Roofers for NRTA graduates.

f. Zone Partner Highlight: Green City Force

Green City Force (GCF) is a NYC-based AmeriCorps program that combines national service and workforce development to reduce carbon emissions while providing urban young adults with training and leadership opportunities related to greening the economy. Green City Force has partnered with NYCHA’s Office of Resident Economic Empowerment & Sustainability since 2009 to recruit qualified NYCHA Residents ages 18-24 for their full-time stipend-paid program that provides training leading to certifications, college-prep, leadership development and hands-on work experiences. In 2015, REES worked closely with Green City Force on an initiative to recruit young adults into Green City Force programming from the Mayor’s Action Plan (“MAP”) developments. Fifteen developments fall under MAP and were selected due to high incidences of violent crime. The MAP initiative invests resources into these communities increasing resident access to much needed services and high quality training programs such as Green City Force. In 2016, REES and Green City Force held 35 information sessions, engaging local residents, communities and its stakeholders with 125 NYCHA young adults enrolling into the program during this time period. REES has resumed citywide recruitment for Green City Force cohort offerings in 2017.

Additionally, in 2016 Green City Force received a planning grant under the Young Adult Sectoral Employment Project sponsored by JobsFirstNYC. Green City Force and NYCHA, along with Con Edison, L&M Development Partners, and other partners collaborated to develop a model for job training and placements in green, high-performance green buildings. As a result of this work, Green City Force has received additionally funding to invest in its programming and data analysis which will directly benefit NYCHA youth served under this program.

v. Resident Business Development Highlights

g. Food Business Pathways Program

In 2016, NYCHA, the NYC Small Business Services (SBS) and non-profit partners launched year two of the NYCHA Food Business Pathways Program through support from Citi Community Development. The program bridges the financial, education and access to affordable space gap for NYCHA public housing residents and NYCHA section eight voucher holders seeking to formally launch and grow their food businesses. In 2016, 79 residents enrolled and 59 completed the program throughout two cohorts. To date, 139 NYCHApreneurs have completed the program, 113 businesses have been formed, and 23 have received grants to cover approximately 5 months in a commercial kitchen incubator. Funding has been secured for an expansion of the program in 2018 through the continued investment of Citi Community Development and a first time investment by the NYC City Council Speaker’s Office.

h. Childcare Business Pathways Program

Building on the success of the Food Business Pathways program, NYCHA in conjunction with SBS, and non-profit partners Business Outreach Center Network, and Childcare Development Support Corporation, began a second business pathways program called Childcare Business Pathways (CBP), also supported by Citi Community Development. CBP is a free 10-week intensive business course tailored specifically for NYCHA residents with a passion for starting a home-based childcare

business. 20 NYCHA residents graduated the Cohort 1 of CBP in April 2017. The second cohort is currently in progress.

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

Progress:

i. Resident Employment (Section 3 and Other Programs)

From September 1, 2016 to March 31, 2017, REES facilitated 973 direct job placements. These job placements include those generated by outside contractors for various projects at NYCHA developments

Section 3 Business Concerns

NYCHA will continue to enhance outreach efforts to increase the number of registered Section 3 Business Concerns (“S3BCs”) and expand their contracting opportunities by incorporating S3BCs into all M/WBE related outreach programs, events and initiatives. NYCHA S3BCs were invited to participate in the annual NYCHA MWBE & S3BC trade-show which took place on April 19, 2016. At this event we provided several informational workshops geared to assist S3BCs including how to navigate the NYCHA procurement process, bonding workshops and direct assistance to register S3BCs into iSupplier, NYCHA’s free online procurement portal. Additionally, NYCHA will provide information regarding S3BCs at pre-bid conferences to encourage prime contractors to subcontract to eligible S3BCs. NYCHA will continue to refer S3BCs to the NYC Department of Small Business Services (SBS) to provide them with all aspects of small business service support, help build their capacity and increase their contracting opportunities with NYC agencies. NYCHA maintains an online self-certified S3BC registry which is updated on a monthly basis and publically posted on the NYCHA website. To date 116, S3BCs are registered with NYCHA.

Increasing Earned Income Disallowance (“EID”) uptake

REES continues to support the application of the Earned Income Disallowance as a work-incentive for NYCHA residents. Following automation of the EID process in NYCHA tenant data systems in 2012, an increase in income now triggers additional questions during the annual income review process, making it easier for Housing Assistants to recognize when to apply the EID toward a household. REES continues to educate its self-sufficiency program partners in the EID policy and program benefits for their clients. REES also has been successful at enlisting its partners in helping to educate and orient residents about the EID. Since REES began tracking EID in March 2012, 9,337 residents have received the EID as of March 31, 2017.

i. Family Self-Sufficiency Program(“FSS”)

The Section 8 FSS Program is a HUD initiative that promotes economic self-sufficiency among participating families by referring them to educational, career counseling, money management, job

training as well as job placement services. Participants receive a savings account which grows as the family's earned income increases. Upon completion of the five-year FSS Contract of Participation, the family receives the money accumulated in the account, provided that no member has received cash public assistance in the preceding twelve months. The money may be used as a down payment on a home, as payment for higher education, as start-up capital for a business or to pursue other personal goals. Participating families run no risk to their Section 8 voucher and may continue to receive Section 8 assistance upon graduation from the program as long as they continue to meet Section 8 eligibility criteria. As of March 31, 2017, there were 758 participants in the program. A total of 257 participants or (34%) of these had active escrow accounts with an average balance of \$3,050. The cumulative amount in escrow was \$783,803.00.

Goal: Ensure equal opportunity in Housing for all Americans

Progress: NYCHA reaffirms its commitment to affirmatively further fair housing through its sustained relationships with residents, applicants, advocates and organizations that assist people with disabilities and promote fair housing. NYCHA's Department of Equal Opportunity, Services for People with Disabilities Unit, (SPD), assists applicants and residents with disabilities in obtaining decent, affordable and accessible housing in NYCHA developments. SPD serves as a liaison between the disabled community and NYCHA. In 2016, SPD responded to, or assisted with, 297 reasonable accommodation matters from residents, applicants, Section 8 voucher holders and/or their respective advocates. In 2016, SPD handled approximately 1,220 various matters from clients involving a range of services including, assistance with documentation, transfer requests, modifications of priority status, and reasonable accommodation requests for remediation of mold conditions in connection with asthma. There were 273 visits to SPD, and SPD provided information 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, and Mayor's Office for People with Disabilities; Washington Heights Rehab, and 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.

NYCHA affirmatively furthers fair housing by providing equal housing opportunities to residents, applicants, and Section 8 voucher holders. Residents, applicants, and Section 8 voucher holders may file internal housing discrimination complaints. Housing discrimination complaints filed with NYCHA by residents, applicants, or Section 8 voucher holders 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 DEO Services for People with Disabilities. Preliminary investigations of complaints filed by residents and applicants with the New York State Division of Human Rights, the New York City Commission of Human Rights and/or HUD Office Fair Housing & Equal Opportunity are investigated by NYCHA's Law Department. In 2016, NYCHA's Department of Equal Opportunity reviewed 62 fair housing matters and closed 58 Fair Housing investigations. There was no finding of housing discrimination which resulted in corrective action. In 2016, the SPD conducted no (0) disability-related right reviews of applications in which disabled applicants challenged their ineligibility for housing and asserted disability discrimination. The NYCHA Fair Housing Non-Discrimination Policy Statement is available on the

NYCHA website at <http://www1.nyc.gov/site/nycha/residents/policies-and-procedures.page> and in audio format at 212-306-4600.

NYCHA's DEO provides annual updates to NYCHA's non-discrimination policies, including, the NYCHA Fair Housing Policy, Reasonable Accommodation Policy For Tenants, Housing Applicants And Section 8 Voucher Holders, Equal Employment Opportunity, and Sexual Harassment Prevention Policy. These NYCHA policies were last revised in November 2016 and include the provision of reasonable accommodations for applicable protected classifications, including, disability and victims of domestic violence, under applicable federal, state and local laws.

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

NYCHA's Language Services Unit ("LSU") provides interpretative and translation services to NYCHA departments to enable them to communicate effectively with residents, applicants, and Section 8 participants who have been identified as persons with LEP. NYCHA's Language Assistance Policy takes reasonable steps to ensure that LEP have meaningful access to NYCHA programs, services, and activities. In support of this policy, LSU annually assesses NYCHA's language assistance needs; and monitors NYCHA's language delivery assistance services in conjunction with NYCHA's delivery of programs, services, and activities for residents, applicants, and Section 8 voucher holders. Additionally, the LSU recommends modifications to the Executive Department, as mandated, regarding NYCHA's delivery of language assistance services to persons with LEP. The LSU consists of two interpreters for each of the following languages: Spanish, Chinese and Russian, and they also manage the Language Bank. The Language Bank has 150 volunteers who speak 33 languages.

As of December 2016, NYCHA's LSU completed and handled 4,314 interpretation requests and 747 translations requests containing over 1,466 pages. Key documents are translated and posted on our website in Spanish, Chinese and Russian for site-users with LEP.

In addition, on NYCHA's external website we strive to make content accessible to all users by posting nearly all of our content as inline text on a web page or as downloadable PDF. Our web pages can be read aloud by electronic devices and software used by the visually impaired. Adobe Acrobat also has a feature that can read PDFs aloud. Additionally, NYCHA has "Printer Friendly" content as well as the "Translate this Page" feature on our web site. Videos that are produced by NYCHA's Department of Communications include closed captioning in English and are available on YouTube and Facebook.

Goal: Violence Against Women Act ("VAWA")

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

Progress: From January 1 through April 28, 2017, 175 Domestic Violence cases were approved for transfer. Another 119 were approved for other case types, including intimidated victim, intimated witness, victim of traumatic incident and child sexual victim.

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

Criteria for Significant Amendment or Modification of the Agency Plan and/or Capital Fund Program Five-Year Action Plan:

NYCHA will amend or modify its agency plan and/or Capital Fund Program Five-Year Action Plan upon the occurrence of any of the following events during the term of an approved plan(s):

1. A change in federal law takes effect and, in the opinion of NYCHA, it creates substantial obligations or administrative burdens beyond the programs then under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree.
2. Any proposed demolition, disposition, homeownership, Capital Fund financing, development or mixed-finance proposals.
3. Any Capital Fund project not already in the Five-Year Action Plan for an amount greater than \$500 million excluding projects arising out of federally declared major disasters.
4. Any other event that the Authority determines to be a significant amendment or modification of an approved annual plan and/or Capital Fund Program Five-Year Action Plan.
5. For purposes of any Rental Assistance Demonstration (“RAD”) project, a proposed conversion of public housing units to Project Based Rental Assistance or Project Based Voucher Assistance that has not been included in an Annual Plan shall be considered a substantial deviation.

3) OTHER INFORMATION

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

NYCHA's resident Board members are not elected. As per N.Y. Public Housing Law § 402(3), the City's Mayor appoints all seven Board members, including the three resident Board members.

C. Statement of Consistency with the Consolidated Plan

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

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

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

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

The Public Housing Agency Plan embodies, in many respects, the concepts of HUD's Consolidated Plan. The Plan provides a planning mechanism by which a housing authority can examine its long-term and short-term needs, specifically the needs of the families it serves, and design both long-term strategies and short-term strategies for addressing those needs. Like the Consolidated Plan, the Agency Plan involves consultation with affected groups in the Plan's development.

D. Additional Information

Second Replacement Housing Factor ("RHF") Funding Groups

1) Second RHF Funding Group – First Increment RHF Plan

- NYCHA will accumulate five years of Second Funding Group, First Increment Replacement RHF grants totaling \$7,110,861 for use in up-coming mixed-finance development activities. Since annual awards are small, NYCHA accumulates these grants over several years to have sufficient funding to complete a transaction.
- NYCHA has obligated all of grant NY36R005501-08 (\$853,997), NY36R005501-09 (\$790,086), NY36R005501-10 (\$776,218) and NY36R005501-11 (\$395,955) for construction of public housing units in the Randolph South Mixed-Finance transaction.
- NYCHA has obligated all of grant NY36R005501-12 (\$1,538,254) and a portion of NY36R005501-13 (\$651,630) for Phase I of the Prospect Plaza HOPE VI Revitalization Project.
- NYCHA has obligated a portion of the NY36R005501-13 (\$628,726) and all of grant NY36R005501-14 (\$1,475,995) for Phase II of the Prospect Plaza HOPE VI Revitalization Project.
- At this time, NYCHA is evaluating plans for the NY36R005501-15 (\$987,856) grant and the NY36R005501-16 (\$692,021) grant.

2) Second RHF Funding Group – Second Increment RHF Plan

- NYCHA will accumulate five years of Second Funding Group, Second Increment RHF grants totaling \$2,578,340 for use in up-coming mixed-finance development activities.

- NYCHA will obligate all of grant NY36R005502-10 (\$258,796), NY36R005502-11 (\$333,158), NY36R005502-12 (\$496,383), NY36R005502-13 (\$646,103) and NY36R005502-14 (\$743,900) for construction of public housing units in Phase II of the Prospect Plaza HOPE VI Revitalization Project.
- At this time, NYCHA is evaluating plans for the NY36R005502-15 (\$759,649) grant and the NY36R005502-16 (445,969) grant.

Attachment F

Admissions Policy for Deconcentration

HUD regulations (24 CFR Part 903) require a discussion of HUD's Deconcentration Requirement in NYCHA's FY 2018 Annual Plan. It was determined from the following Deconcentration Analysis that NYCHA does not need to develop an additional Deconcentration Plan for its Fiscal Year 2018 Annual Plan to comply with HUD's requirement.

Although 15 of NYCHA's qualifying 132 consolidated developments fall outside of an Established Income Range ("EIR"), NYCHA is exempt from developing an additional Deconcentration Plan to bring the 15 developments within the EIR primarily because all of NYCHA's developments are part of an explicit strategy to promote income mixing in each of its developments. This strategy is detailed in the Income Mixing Plan of NYCHA's Tenant Selection and Assignment Plan, and therefore, NYCHA already has a deconcentration plan built into its rental scheme.

Deconcentration Analysis

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

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

The developments' characteristics and tenant income data are from the Tenant Data System database as of January 1, 2017. This database contains household-level data for every occupied unit within NYCHA developments.

Of the 174,282 occupied units¹⁷, there are 142,249 units within 132 consolidated developments¹⁸ that do not meet the exemption criteria and therefore, were used in this analysis.

Gross mean incomes from the excluded types of developments and units were not used in the calculation of the overall NYCHA mean. In total, 32,033 occupied units were excluded from the analysis. Table I presents the number of these units that fall into each exclusion category. See the Appendix for a list of the individual excluded developments.

As per Step 3 of the Final Rule, a development will be considered below the EIR if its mean gross household income¹⁹ is less than 85% of the NYCHA mean; and a development will be considered

¹⁷ There are 174,282 public housing households as of January 1, 2017.

¹⁸ For the purposes of this analysis, there are 132 consolidated developments that have units that are not exempt from the application of the Deconcentration Rule. However, there may be units within these 132 developments that have been excluded.

¹⁹ Mean gross household income is defined as total household income before deductions.

above the EIR if its mean gross household income is above 115% of the NYCHA mean. The 2017 NYCHA mean gross household income is \$25,071, resulting in a lower EIR limit of \$21,310 and an upper EIR limit of \$28,832. In a recent amendment to the Deconcentration Rule, the definition of the EIR has changed to:

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

30% of the 2016 HUD Area Median Income for the New York City HUD FMR Area (HMFA – includes the five boroughs and Putnam County) is \$19,560. However, this is less than 115% of the NYCHA mean gross household income, and therefore, NYCHA’s 2017 upper EIR limit remains at \$28,832.

Table I shows that out of the 132 consolidated NYCHA developments that are not exempt from the application of the Deconcentration Rule, there are 8 developments with 3,925 occupied units with gross mean household incomes below the EIR and 7 developments with 4,539 occupied units with gross mean household incomes above the EIR.

**TABLE I
Summary Table**

Development Category	LOWER INCOME DEVELOPMENTS MEAN INCOMES <\$21,310		HIGHER INCOME DEVELOPMENTS MEAN INCOMES >\$28,832		TOTAL	
	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units	Developments	Occupied Dwelling Units
Non-exempt NYCHA Developments	8	3,925	7	4,539	132	142,249

**TABLE II
LOWER INCOME DEVELOPMENTS**

Table II lists the 8 consolidated developments with a mean gross household income of less than 85 percent (\$21,310) of the NYCHA mean of \$25,071.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Fort Washington	309	Manhattan	\$20,651	212
Hammel	075	Queens	\$19,658	864
Kraus Management (Private - Bx 2)	531	Bronx	\$15,533	135
Kraus Management (Private - Bx 3)	341	Bronx	\$20,152	378
Pennsylvania-Wortman	194	Brooklyn	\$20,232	335
Sedgwick	045	Bronx	\$20,758	777
South Beach	035	Staten Island	\$21,094	416
Webster	141	Bronx	\$21,049	808
Total			\$20,513	3,925

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

**TABLE III
HIGHER INCOME DEVELOPMENTS**

Table III lists the 7 consolidated developments with a mean gross household income greater than 115 percent (\$28,832) of the NYCHA mean of \$25,071.

Development Name	TDS #	Borough	Mean Gross Income	Occupied Dwelling Units
Armstrong I	210	Brooklyn	\$29,129	521
Astoria	026	Queens	\$28,925	1,092
Fulton	136	Manhattan	\$33,046	939
Forest Hills Co-Op *	200	Queens	\$37,400	428
Lafayette	122	Brooklyn	\$29,500	877
Ocean Hill Apartments	162	Brooklyn	\$29,782	359
Stuyvesant Gardens I	221	Brooklyn	\$28,963	323
Total			\$30,780	4,539

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

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

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

- are subject to a consent decree agreement or a judicial decree covering the resident selection;
- are part of a PHA program/strategy that is specifically authorized by statute such as mixed income or mixed finance developments, a homeownership program, a strategy designed to promote income-mixing in public housing or one designed to raise the income of public housing residents;
- are designed via size, location or other configuration to promote income deconcentration; or
- have income characteristics that can be explained by other circumstances.

One of NYCHA's 15 developments (Forest Hills Co-Op) has mean gross incomes outside of the EIR from the Deconcentration Requirement but should be excluded because it is covered by a court injunction, which restricts the types of resident applications that can be accepted at this development.

All 15 NYCHA developments that have mean gross incomes outside of the EIR from the Deconcentration Requirement should be excluded, because all NYCHA developments are part of NYCHA's explicit strategy to promote income-mixing in each of its developments. That strategy is spelled out in NYCHA's Tenant Selection and Assignment Plan ("TSAP"). Under the TSAP, each development must adhere to income-mix requirements each year, renting no less than 40% of its vacancies to Very Low Income Families (making 30% or less of area median income), but balancing that with the Working Family Preference, which gives priorities to higher-income and working families.²⁰ This plan has been in place since 1998. Over time, it should produce a generally uniform and healthy income mix in all NYCHA developments. Since NYCHA already has this deconcentration plan built into its rental scheme, it need not do anything more to comply with the Deconcentration Requirement.

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

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

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

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

²⁰ Federal law requires PHAs to rent no less than 40 percent of their vacancies to Very Low Income families, but it does not require them to apply this requirement to each development. NYCHA has chosen to apply the requirement to each development, with the explicit goal of producing a more uniform income mix. Likewise, NYCHA has designed its Working Family Preference to bring more working families into *each* development, to achieve a healthy and uniform income mix.

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

APPENDIX - Individual NYCHA Developments Exempt from Deconcentration Rule

Homeownership Developments

- FHA Homes

Developments with Fewer than 100 Units

- | | |
|--|--|
| ▪ 104-14 Tapscott Street | ▪ Hoe Avenue-East 173 rd Street |
| ▪ 1162-1176 Washington Avenue | ▪ Lenox Road-Rockaway Parkway |
| ▪ 1471 Watson Avenue | ▪ Longfellow Avenue Rehab |
| ▪ 154 West 84 th Street (Dome Site) | ▪ Lower East Side III |
| ▪ 335 East 111 th Street | ▪ Lower East Side Rehab (Group 5) |
| ▪ Bedford-Stuyvesant Rehab | ▪ Manhattanville Rehab (Group 2 & 3) |
| ▪ Belmont-Sutter Area | ▪ Marcy Avenue-Greene Avenue (Sites A & B) |
| ▪ Betances II-13, 18, & 9A | ▪ Park Avenue-East 122 nd , 123 rd Streets |
| ▪ Betances III-13, 18, & 9A | ▪ PSS Grandparent Family Apartments |
| ▪ Boynton Avenue Rehab | ▪ Rehab Program (Wise Rehab) |
| ▪ Bryant Avenue-East 174 th Street | ▪ Rutland Towers |
| ▪ Eagle Avenue-East 163 rd Street | ▪ Stanton Street |
| ▪ East New York City Line | ▪ Sterling Place Rehabs (St. Johns-Sterling) |
| ▪ Fenimore-Lefferts | ▪ Teller Avenue-East 166 th Street |
| ▪ Franklin Avenue I, II, & III
Conventional | ▪ Washington Heights Rehab Phase III |
| ▪ Frederick Samuel I, II & III
(Former MHOPs) | ▪ Washington Heights Rehab Phase IV (C & D) |
| ▪ Grampion | ▪ West Farms Square Conventional |
| ▪ Harrison Avenue Rehab (Group A) | ▪ WSUR (Site A) 120 West 94 th Street |
| ▪ Highbridge Rehabs (Nelson
Avenue) | ▪ 131 Saint Nicholas Avenue |

Developments Designated for the Elderly Only

- | | |
|-----------------------------------|--|
| ▪ Glebe Avenue-Westchester Avenue | ▪ P.S. 139 Conversion |
| ▪ Baruch Addition | ▪ Palmetto Gardens |
| ▪ Bethune Gardens | ▪ Randall-Balcom |
| ▪ Boston Road Plaza | ▪ Reid |
| ▪ Bronx River Addition | ▪ Reverend Brown |
| ▪ Cassidy-Lafayette | ▪ Robbins Plaza |
| ▪ Chelsea Addition | ▪ Shelton House |
| ▪ College Avenue-East 165 Street | ▪ Sondra Thomas Apartments |
| ▪ College Point Rehab Program | ▪ Stuyvesant Gardens II |
| ▪ Conlon-LIHFE Tower | ▪ Thurgood Marshall Plaza |
| ▪ Corsi | ▪ Twin Parks East |
| ▪ Fort Washington | ▪ Union Avenue & East 163 rd Street |
| ▪ Haber | ▪ UPACA Site 5 |
| ▪ International Tower | ▪ UPACA Site 6 |
| ▪ Kingsborough Extension | ▪ Vandalia |

- La Guardia Addition
- Leavitt Street 34th Avenue
- Meltzer
- Middletown Plaza
- Morris Park Senior Citizens Home
- New Lane Shores
- West Brighton II
- West Tremont–Sedgwick
- White
- Woodson
- Van Dyke II

Mixed-Finance Developments

- Bay View
- Boulevard
- Bushwick
- Independence
- Linden
- Marlboro
- Williams Plaza
- Baychester
- Castle Hill
- Marble Hill
- Murphy
- Saint Mary's Park
- 344 East 28th Street
- Amsterdam Addition
- Chelsea
- Drew-Hamilton
- Manhattanville
- Rutgers
- Samuel
- Wise Towers
- Stapleton

Attachment G **Community Service Description of Implementation**

NEW YORK CITY HOUSING AUTHORITY **Community Service Policy Overview**

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

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

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

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

For those required to perform Community Service, successful documentation of the needed hours is a condition of tenancy and failure to perform this service can result in termination of tenancy.

I. EXEMPTIONS FROM COMMUNITY SERVICE

There are many exemptions which allow residents not to perform Community Service. An exemption will excuse the resident from the performance of Community Service during the tenant's **one** year Lease term, unless the exemption is permanent. Some exemptions can be identified by NYCHA using information in the Annual Review or Resident file. Others may be granted only after residents submit documentation. Forms and information are available from your RSA. When documentation is required for an exemption all forms must be filled-out and signed and returned to the development management office.

Exemptions NYCHA identifies - No Additional Documents Needed

1. **Age** - Below Age 18.
2. **Age** - Age 60 and older (permanent exemption).
3. **Employed** - An adult with no child below age 13 in the household and earning at least \$8,034 per year, or working a minimum of 30 hours per week.
4. **Employed** - A single adult family with at least one child below age 13 in the household and earning at least \$5,356 per year, or working a minimum of 20 hours per week.

5. **Employed** - A two adult family with at least one child below age 13 in the household: either or both adults must work and must earn at least \$9,373 per year, or either or both together must work a minimum of 35 hours per week, on the average.
6. **Disability Income** - Receiving Supplemental Security Income (“SSI”).
7. **Public Assistance** - All authorized family members living in the same apartment will be exempt from performing community service for one year if at least one family member receives welfare assistance or participates in a program that receives welfare monies and is in compliance with the rules of the program (*This exemption may require signed documentation*).

B. Other exemptions - granted only with signed documentation

8. **Blind / Disabled** (Certification by a doctor is required).
9. **Receiving Social Security Disability** (“SSD”) Income.
10. **Primary caretaker for the blind or disabled.**
11. **Vocational educational training** (available only **one** time per resident).
12. **Job skills training** directly related to employment, including attendance in a trade school. (The resident might not be currently employed, but employment may be dependent on successful completion of job training).
13. **Education directly related to employment**, in the case of an individual who has not received a high school diploma or a certificate of high school equivalency, if employment is dependent on successful completion of job training.
14. **Satisfactory attendance at secondary school** or higher.
15. **Satisfactory attendance in a course of study** leading to a certificate of general equivalence, if the resident has not completed secondary school or received such a certificate.
16. **Work experience** (including work associated with the refurbishment of publicly assisted housing) if sufficient private sector employment is not available, e.g., Youthbuild.
17. **On-the-job** training.
18. **Childcare provider** to a NYCHA child resident age 5 or younger (including your own child), if the child's parent - also a NYCHA resident:
 - Is performing Community Service, OR
 - Is exempt by NYCHA from performing Community Service because the parent is employed;
 - Childcare provider to a child age 6 through 12 may qualify if the child does not attend school due to Home Schooling, Home Instruction or is exempted by a school from attending for that year.
19. **Childcare provider to your own child** if childcare is otherwise unavailable:
 - You must be a single adult family.
 - Your child must reside in your apartment.
 - Your child must be age 5 or younger.
 - Your child age 6 through 12 may also qualify if the child does not attend school due to Home Schooling, Home Instruction or is exempted by a school from attending for that year.
 - You must submit a letter from one local Child Care Center, on the Center’s letterhead, stating that appropriate child care is not available. The Child Care Center must be licensed by the NYC Department of Health and be subsidized by NYC.
20. **Childcare provider to your own child:**
 - You must be a single adult family.
 - Your child must reside in your apartment.
 - Your child must be age 12 months or younger.
 - You must submit valid proof of the infant’s birth, by providing a
 - Birth certificate, and/or

- Court papers which indicate that the tenant is the birth/natural parent, adoptive parent or court ordered guardian of the infant child.

II. COMMUNITY SERVICE CREDITS

The following are CREDITS that reduce or eliminate the number of community service hours that a resident must perform in one year. These credits apply to the following special circumstances or activity. Note that the maximum number of hours that any resident must perform in one year is 96 hours (8 hours per month). One credit is equal to one hour of community service performed.

1. **Resident Association (“RA”) Officer:** A RA President, RA executive board members or Citywide Council of Presidents receive a credit of 8 hours of community service during any month in which they serve in office.
2. **Foster Parent:** A foster parent whose foster child(ren) lives in the same NYCHA apartment receives a credit of 8 hours of community service for every 30 days that the foster care relationship continues. Even if there is more than one foster child in the apartment, the credit remains at 8 hours per 30 days.
3. **Job Search and Job Readiness Assistance:** The resident is credited with **16** hours of community service (and not more than 16) for any job search activities during any lease year. This is **not** an Exemption although verified on the *Community Service Exemption Verification – Education Job Training* form.

Job readiness assistance includes any of the following criteria:

- Training in job-seeking skills;
 - Training in the preparation of resumes or job applications;
 - Training in interviewing skills;
 - Participating in a job club;
 - Other related activities that may assist an individual to secure employment;
 - Receipt of Unemployment Insurance Benefits qualifies as job search.
4. **Military Service:** Any resident performing military service who is either on Active Duty (in the: Army, Air Force, Navy, Marine Corps or Coast Guard) or in a Reserve Component (in the: Army National Guard, Air National Guard, Army Reserve, Air Force Reserve, Navy Reserve, Marine Corps Reserve or Coast Guard Reserve) receives a credit of 96 hours of Community Service.
 5. **Pregnancy:** A resident who is pregnant receives a total credit of 8 hours upon proof of pregnancy. No other medical factors are needed. This credit can be given only once during the same pregnancy. (This credit does not prevent a woman from qualifying for the Disability exemption based pregnancy.).
 6. **Temporary illness:** A resident who is ill and unable to work shall receive a credit of 8 hours for every 30 days of illness.
 7. **Victims of Domestic Violence, Intimidated Victims, and Intimidated Witnesses (VDV/IV/IW):** A resident whose request to transfer to another development as a VDV/IV/IW has been approved, receives a credit of 8 hours of community service for every 30 days that the transfer request is pending, or until the resident moves out of the apartment.
 8. **Incarceration:** A resident shall be credited for 8 hours of community service for every 30 days during his/her incarceration. Upon release from jail, the resident is required to perform community service, unless otherwise exempt.

III. COMMUNITY SERVICE REQUIREMENT

Residents who are not exempt must perform Community Service or Economic Self Sufficiency activities at the rate of 8 hours per month. These hours may be performed flexibly. It is acceptable to perform less than 8 hours during any month if those hours are made up during another month. The resident **must**, however, be in compliance with the full number of hours at the annual review period, as reported on the Status Notice.

1. **Service Status Notice:** If the Service Status on the Status Notice for any household member is “Community Service Required,” and more than 24 hours is owed you must meet with your RSA.
2. **Performance of Community Service:** Residents may perform Community Service either at a facility located within a NYCHA development or a non-NYCHA facility. There are a wide range of providers that residents may choose from who offer many different types of Community Service eligible activities. A resident may, but does not have to, perform all Community Service activities with one provider. The resident may perform a variety of Community Service or Economic Self-Sufficiency activities.

NOTICE	NYCHA does not endorse any particular organization or assume any liability in connection with a resident's Community Service. Each resident is solely responsible for seeking an appropriate organization to fulfill this federal law requirement.
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Residents must provide verification of the services performed by submitting the *Community Service Performance Verification* form (Either short form or long form) to their development office by the time they submit their Annual Review documents. The long form (available from a RSA or from NYCHA website) must be filled out by the group or organization where the service was performed. The short form will be provided at NYCHA-sponsored events for which community service credit is available. Once the form is completed, residents should keep a copy and return the original to the development management office.

Definitions of Community Service and Economic Self-Sufficiency and examples of qualifying activities are:

<p>Community Service is <u>defined</u> by the law as: the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community Service is not employment and may not include political activities.</p>
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Examples of where to find Qualifying Community Service Activities
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<p>Residents may volunteer to perform Community Service with NYCHA or any federal, state or municipal agency, or for any community or faith-based organization. Residents can visit their Property Management Office or access volunteer opportunities through the following:</p>

- | |
|---|
| <ul style="list-style-type: none">▪ NYC Service – Located on the internet at www.nycservice.org▪ By calling 3-1-1 the NYC Citizen Service Center▪ The Volunteer Match database, located on the internet at www.volunteermatch.org |
|---|

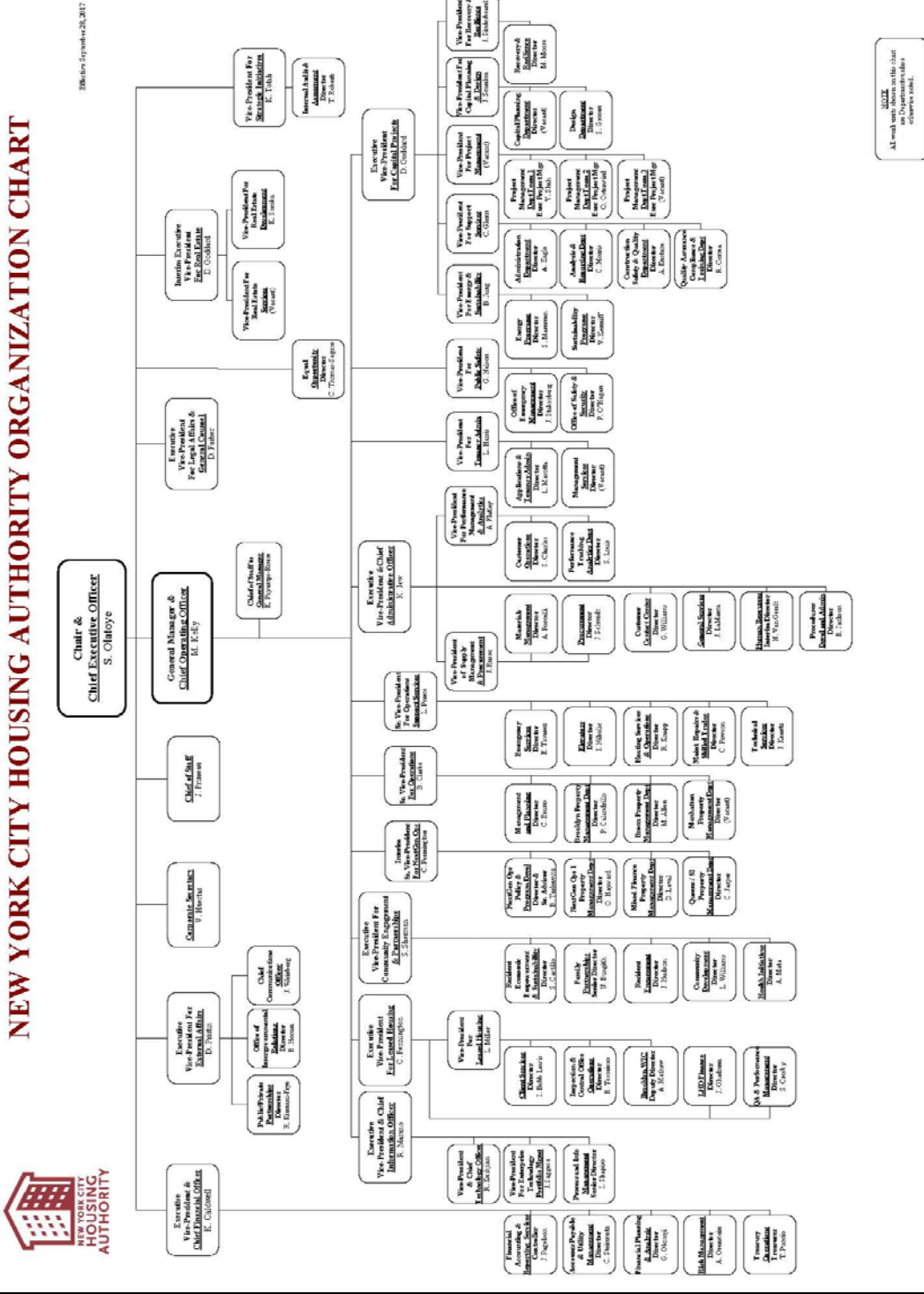
<p>Residents can also perform service for groups not listed above. If there is any question about whether the service can be credited as Community Service it is advised that residents ask their Property Management Office.</p>

Examples of NYCHA Community Service Activities	
<ul style="list-style-type: none"> ▪ Resident Watch ▪ Resident Green Committees (“RGC”) ▪ Attendance at Resident Association meetings ▪ Delegate/Alternate at RAB meetings 	<ul style="list-style-type: none"> ▪ Community Center/Senior Center volunteer ▪ Help at resident sponsored community clean-up days ▪ Attending meetings called by NYCHA
Examples of Non-NYCHA Community Service Activities	
Volunteer for local government, community, or faith-based organizations that serve a public benefit	
<ul style="list-style-type: none"> ▪ Food Bank ▪ Hospital ▪ Nursing Home/Hospice ▪ Ambulance service ▪ Programs providing support to families with hospitalized members ▪ Parks Department ▪ Library ▪ Reading Program ▪ Parent Teacher Association (“PTA”) meetings 	<ul style="list-style-type: none"> ▪ School ▪ After School Programs ▪ Day Care Facility ▪ Habitat for Humanity ▪ Boys or Girls Club ▪ AmeriCorps ▪ Police Department ▪ Auxiliary Police ▪ Youth Mentoring ▪ Vista ▪ Court ordered Community Service
<p><i>Economic Self-Sufficiency</i> is <u>defined</u> by the law as: any program that is designed to encourage, assist, train or facilitate the economic independence of its participants and their families. An <i>Economic Self-Sufficiency</i> program can also provide work for its participants.</p>	
Examples of Qualifying Economic Self-Sufficiency Activities	
<ul style="list-style-type: none"> ▪ Any REES or RES program¹ ▪ Work placement ▪ Apprenticeship ▪ Any program necessary to prepare a participant for work (including substance abuse or mental health treatment programs) 	<ul style="list-style-type: none"> ▪ Employment counseling ▪ Basic skills training ▪ English proficiency ▪ Workfare ▪ Financial management ▪ Household budgeting or management

¹ REES is NYCHA’s Resident Economic Empowerment and Sustainability

Attachment H

PHA Management Organizational Chart



Attachment I

Assessment of Site-Based Waiting List Development Demographic Changes

In accordance with 24 CFR §903.7(b)(2)(v)(A) and HUD Notice PIH 2000-43 (HA), the NYCHA provides the following assessment of racial, ethnic or disability related resident compositions for each PHA site that will operate under a site-based waiting list.

1. Stanton Street (NY005013590)

Stanton Street is a 13-unit public housing development located at 189-191 Stanton Street, in lower Manhattan. The development is designed to serve a special needs population involving persons with acute immunological disorders of a degenerative nature or other disabilities or medical conditions requiring a high level of physical and supportive service accommodations, including homeless persons. The first priority for these apartments is given to applicant referrals from designated public and private social service agencies for Stanton Street who are homeless. The second priority is given to NYCHA residents who were originally referred by designated public and private social service agencies for Stanton Street.

Based on the data available on January 1, 2017, Stanton Street housed 13 households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	5	8	0

2. Prospect Plaza Redevelopment Project

On May 3, 2011, HUD granted conditional approval of the Prospect Plaza HOPE VI Revitalization Plan Amendment. Two of the Prospect Plaza sites will be redeveloped as phased mixed-finance, mixed income projects including 80 public housing units and approximately 178 low-income rental units affordable to households making up to 60% AMI.

On June 26, 2014, NYCHA conveyed via a 99-year ground lease, the leasehold interest in the land located at 1765 Prospect Place, Brooklyn, aka Block 1458, Lot 52, in a mixed finance transaction known as Prospect Plaza Phase I (the "Phase I Site"). This Phase will consist of the new construction of two buildings containing 111 affordable units comprised of 38 public housing units, 72 non-public housing units and one (1) superintendent unit. 110 of the residential units are eligible to receive low-income housing tax credits ("LIHTCs"). On December 22, 2014, NYCHA conveyed via a 99-year ground lease, the leasehold interest in the land located at 1750/1760 Prospect Place and 1776/1786 Prospect Place, Brooklyn, aka Block 1463, Lots 16 and 41, in a mixed finance transaction known as Prospect Plaza Phase II (the "Phase II Site"). This phase will consist of the new construction of two buildings containing 149 affordable units comprised of 42 public housing units, 106 non-public housing units and one (1) superintendent unit. 148 of the residential units are eligible to receive LIHTCs. Former Prospect Plaza residents will have priority for the 80 public housing units included in Phases I and II.

Preference for the lease up of the public housing units will be given to relocated Prospect Plaza public housing residents in good standing who wish to return to the redeveloped

community. Public housing units not rented to former Prospect Plaza residents will be offered to eligible households on a site-based waiting list in two income tiers: 1) 50% for public housing residents earning between 20%-40% AMI and 2) 50% for public housing residents earning between 40%-60% AMI. To tenant the proposed public housing units, the Authority will create a site-based waiting list.

Based on data available on May 18, 2017, there are 123 residents having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
1	77	39	6

3. **PSS Grandparent Family Apartments (NY005005600)**

NYCHA worked with two (2) not-for-profit organizations, Presbyterian Senior Services (“PSS”) and the West Side Federation for Senior and Supportive Housing, Inc. (“WSFSSH”), to construct a 50 unit development that combines housing and services for elderly public housing residents, who are responsible for raising minor-aged children, to whom they are related. NYCHA leased excess vacant land at 951 Prospect Avenue in the Morrisania neighborhood of the Bronx to PSS/WSFSSH Housing Company, L.P. under a 99-year ground lease for a nominal fee of one-dollar per year. Title to the land and improvements will revert back to NYCHA upon expiration of ground lease.

The six story building contains 50 units, plus a unit reserved for a superintendent. On site supportive services include: respite care, summer camp, tutoring, computer lab and instruction, case management, classes on parenting and stress reduction. A full-time social worker provides: individual counseling, assistance with entitlements and referral services. A part-time youth coordinator works with the children.

Each of the 50 units will receive public housing operating subsidy from NYCHA for at least 40 years. WSFSSH manages the building and PSS is responsible for providing the supportive services. The units are occupied by elderly persons, related by blood or marriage to minor-aged children, where a legally sanctioned custody relationship exists and no natural parents are present.

Effective April 2017 PSS/WSF will manage and maintain the official site-based waiting list. The first preference for these apartments is given to applicant referrals that are age 55 or older. The second preference is given to applicants that are age 50 or older but under the age of 55. NYCHA will utilize the resources available to it through its wait list to assist in outreach efforts for this development.

Prior to April 2017 the selection criteria and order of preference was:

- Families who are public housing tenants residing in the Bronx;
- Applicants on NYCHA’s public housing waiting list who designate the Bronx as their first borough of choice;
- Families who are public housing tenants who do not reside in the Bronx
- Other residents of the City of New York.

Based on data available on **March 1, 2017**, PSS/WSFSSH housed **48** households having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	25	22	1

4. **Frederick E. Samuel Housing Development I, II, III (NY005013170)**

Subject to HUD and any required governmental approvals, as of January 1, 2016, the Frederick E. Samuel Housing Development, which consists of 73 public housing residential units in 7 buildings located in Manhattan, will no longer be included in NYCHA’s Multifamily Homeownership Program (“MHOP”) and will NOT be converted to cooperative ownership to residents pursuant to the former Section 5(h) of the United States Housing Act of 1937 as amended (“Section 5(h”). This development will be operated as conventional federal public housing and applicants for this development will be selected from the public housing waiting list.

5. **Randolph Houses Rehabilitation**

Randolph Houses consists of 36 tenement buildings on the north and south sides of West 114th Street between Seventh and Eighth Avenues in Harlem. The buildings were all constructed in the late 1890’s and are Old Law tenements and are undergoing substantial rehabilitation. When complete, there will be 316 units; the original 22 individual tenements on the south side will be grouped into four large buildings and contain 168 affordable units including 147 apartments for public housing residents. The 14 tenements on the north side into two large buildings and contain 152 affordable units for households earning up to 60% AMI.

The public housing units will first be offered to residents currently living on the north side of Randolph Houses and former residents who were moved to other NYCHA developments. As vacancies arise in the public housing units vacancies will be filled from applicants on a site-based waiting list.

Based on the data available on April 27, 2017, Randolph Houses housed 175 residents having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
23	123	28	1

6. **La Preciosa - (1070 Washington Avenue)**

The 49-unit building contains 21 public housing units and 28 units for households earning up to 60% AMI, located in Morrisania, Bronx. Ten of the non-public housing units are studio

apartments to be set aside for veterans and persons in need of housing with supportive services. NYCHA will create a site-based waiting list for the public housing units.

Based on the data available on May 18, 2018, La Preciosa housed 64 residents having the following racial/ethnic characteristics:

<i>White</i>	<i>Black</i>	<i>Hispanic</i>	<i>Other</i>
0	15	47	2

Attachment J

SMOKE FREE HOUSING STATEMENT

Background

The U.S. Department of Housing and Urban Development (HUD) recently issued new regulations requiring all housing authorities to have a smoke-free policy in place by July 30, 2018.

The HUD regulations are intended to improve indoor air quality, benefit the health of public housing residents and staff, reduce the risk of fires, and lower overall maintenance costs. Secondhand smoke can lead to stroke, heart disease, cancer, and respiratory illness. The Centers for Disease Control and Prevention has established smoking as the leading cause of preventable death in the nation and there is no safe level of exposure to secondhand smoke.

Under New York City law, smoking is already prohibited in management offices and in common areas in NYCHA developments, such as lobbies, hallways, stairwells, and elevators. The new regulations, lease, and policy will prohibit the smoking of tobacco products, including cigarettes, cigars, pipes, and hookah pipes, in apartments, public areas, or within 25 feet of public housing buildings.

In order to meet HUD requirements, NYCHA will adopt a smoke-free policy, which will include provisions on enforcement. In accordance with HUD regulations, NYCHA will also amend its public housing lease to include smoke-free provisions. NYCHA will issue a lease addendum stating it is a violation of the lease if a tenant, a member of the household, or a guest smokes inside the apartment, in common areas, or within 25 feet of the building. NYCHA will also promote employee adherence to the policy.

Amending Leases

Current NYCHA public housing residents will receive notice of the new lease language in early 2018. A notice posted at the developments will inform residents of the new lease language and when it will take effect. Residents will have the opportunity to comment on the new lease language before it goes into effect.

After the notice has been posted at the developments, NYCHA will begin mailing all residents a lease addendum which revises the terms of their lease to prohibit smoking of tobacco products in all public housing apartments and all common areas, as well as in outdoor areas within 25 feet of public housing buildings. The lessee (and co-lessee) must sign and return the lease addendum. The addendum will specify that violation of the policy will be treated as a civil and not criminal matter. NYCHA will also modify the public housing lease for new residents to reflect the new policy.

Graduated Enforcement

In consultation with residents, staff, and the New York City Department of Health and Mental Hygiene and consistent with HUD guidance, NYCHA is formulating a graduated enforcement approach to address violations of the smoke-free rules. Graduated enforcement means NYCHA will address violations with escalated warnings and specific, progressive enforcement actions, while educating residents and providing smoking cessation resources or referrals.

NYCHA staff observing violations can report them to the Property Management office. Residents may report violations as well by calling the Customer Contact Center and providing details of the

violation. Violations will be documented. After a staff member has observed a resident violating the policy, or in response to multiple resident-generated complaints that a resident has violated the policy, Property Management will conduct an informal conference with the resident to discuss the violation or violations. Property Management will provide materials to educate the resident on smoking and health topics such as the health effects of secondhand smoke and strategies to take smoking outside the buildings and the 25-foot perimeter. Property Management will also provide the resident with available smoking cessation resources. The lessee (and co-lessee) will agree in writing to comply with the smoke-free policy and will acknowledge that further violations can result in the commencement of termination of tenancy proceedings.

Overall Implementation Strategy

Since the release of the HUD Rule, NYCHA has engaged residents, staff, city agencies, experts in smoking cessation, and others in dialogue about smoking and health. Smoke-free housing policy is fundamentally about promoting healthy living and working environments, and NYCHA will continue to work collaboratively to develop strategies and resources to educate residents about the health risks of exposure to secondhand smoke and to connect residents to cessation services for those who want to quit.

NYCHA will work to advance smoke-free implementation in alignment with other agency initiatives to achieve safe, clean, and connected communities. In any residential context smoke-free policy is an important component to healthy and sustainable housing, particularly for children, seniors, and residents of all ages with vulnerable health conditions.

Attachment K
Resident Advisory Board Members
RAB DELEGATES/ALTERNATES 2017

	Delegate Name	Development	District	Delegate/ Alternate
1	Lozano, Lilithe	Parkside	Bronx North	Delegate/CCOP
2	Hawkins, Iona	Parkside	Bronx North	Delegate
3	Hall, Robert	Gun Hill	Bronx North	Delegate
4	Clayton, Marie	Gun Hill	Bronx North	Delegate
5	Williams, Jacqueline	Twin Parks West	Bronx North	Delegate
6	Butler, Harvey	Sackwern	Bronx North	Delegate
7	Daughtry, Maxine	Soundview	Bronx North	Alternate
8	Johnson, John	Mott Haven	Bronx South	Delegate/CCOP
9	Cruz-Acevedo, Celia	Site 402	Bronx South	Delegate
10	Jamerson, Princella	Millbrook	Bronx South	Delegate
11	Peterson, Miguel	Teller Avenue	Bronx South	Delegate
12	Torres, Luis	Moore	Bronx South	Delegate
13	Serrano, Ray	Stebbins Hewitt	Bronx South	Delegate
14	Walker, Daniel Barber	Jackson	Bronx South	Delegate
15	Bowman, Reginald	Seth Low	Brooklyn East	Delegate/CCOP
16	Johnson, Naomi	Howard	Brooklyn East	Delegate
17	Clifton, Rose	Howard Ave Rehab	Brooklyn East	Delegate
18	Green, Desiree	Crown Heights Rehab	Brooklyn East	Delegate
19	Prince, John	Rutland Towers	Brooklyn East	Delegate
20	Marshall, Lillie	Red Hook West	Brooklyn South	Delegate/CCOP
21	Feliciano, Wanda	Unity Tower	Brooklyn South	Delegate
22	Godfrey, Vonnette	Penn Wortman	Brooklyn South	Delegate
23	Carter, Deborah	Gravesend	Brooklyn South	Delegate
24	Brown, Frances	Red Hook East	Brooklyn South	Delegate
25	Boyce, Sheryl	Bayview	Brooklyn South	Delegate
26	Ballard, Raymond	Sumner	Brooklyn West	Delegate/CCOP
27	Keith, Leora	Tompkins	Brooklyn West	Delegate
28	Harrell, Cassandra	Bed Stuy Rehab	Brooklyn West	Delegate
29	Knox, Doretha	Berry Street South 9th	Brooklyn West	Alternate
30	Shipman, Lohoma	Bushwick	Brooklyn West	Delegate

31	Bradham, Vernona	Roosevelt	Brooklyn West	Delegate
32	Velez, Ethel	Johnson	Manhattan North	Delegate/CCOP
33	Green, Nathaniel	Dyckman	Manhattan North	Delegate
34	Herman, Patricia	Lincoln	Manhattan North	Delegate
35	Coaxum, Henry	Thurgood Marshall	Manhattan North	Delegate
36	McNear, Bernadette	Rangel	Manhattan North	Delegate
37	Javier, Abigail	Jefferson	Manhattan North	Delegate
38	Bergin, Rose	Isaacs	Manhattan South	Delegate/CCOP
39	Thomas, Jessica	LaGuardia	Manhattan South	Delegate
40	Gordon, Felicia	Hernandez	Manhattan South	Delegate
41	Quinones, Carmen	Douglass	Manhattan South	Delegate
42	Morris, Ann Cotton	Woodside	Queens	Delegate/CCOP
43	Anglero, Karen	Latimer Gardens	Queens	Delegate
44	Simpson, April	Queensbridge	Queens	Delegate
45	Coger, Claudia	Astoria	Queens	Delegate
46	Wilkins, Carol	Ravenswood	Queens	Delegate
47	Harris, Brenda	Cassidy/Lafayette	Staten Island	Delegate/CCOP
48	Parker, Geraldine	Stapleton	Staten Island	Delegate
49	Lewis-Clinton, Scherisce	South Beach	Staten Island	Delegate
50	Cunningham, Sylvia	Todt Hill	Staten Island	Delegate
51	Everette, Beatrice	West Brighton	Staten Island	Delegate
52	Brown, Lorraine	334 East 92nd St.	Section 8	Delegate
53	Munroe, Carlton	75 Martense Street	Section 8	Delegate

Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

March 2, 2017 Agenda

- Roll Call / Introductions
- NYCHA's Capital Planning Program – 15 minutes
- FY 2017 Capital Plan & 5-Year Action Plan – 15 minutes
 - Comments and Questions – 60 minutes
 - Proposed Upcoming RAB Meetings
 - Internal RAB Discussions - 30 minutes



Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

Agenda March 16, 2017

- Roll Call / Introductions
- **NYCHA's Smoke Free Housing Policy** – 15 minutes
 - Comments and Questions – 15 minutes
- **Real Estate Development** – 30 minutes
 - 100% Affordable Sites
 - Ocean Bay Retail and Community Services
 - Preservation of Public Housing: NYC's PACT (HUD's RAD)
- Comments and Questions – 60 minutes



Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

Agenda April 27, 2017

- Roll Call / Introductions
- **Resident Watch Update** – 15 minutes
 - Comments and Questions – 15 minutes
- **TPA Discussion (RAB Only)** – 90 minutes



Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

Agenda May 4, 2017

- Roll Call / Introductions
- **FY 2017 Capital Plan & 5-Year Action Plan**
- **Real Estate Development**
 - 100% Affordable Sites
 - Ocean Bay Retail and Community Services
 - Preservation of Public Housing: NYC's PACT (HUD's RAD)
- **NYCHA's Smoke Free Housing Policy**
- **Comments and Questions**



Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

Agenda May 18, 2017

- Roll Call / Introductions
- **Online Recertification Process** – 15 minutes
 - Comments and Questions – 20 minutes
- **Flat Rent Schedule** - 10 minutes
 - Comments and Questions – 20 minutes



Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

Agenda June 1, 2017

- Roll Call / Introductions
- **Section 3 and PLA** – 30 minutes
 - Comments and Questions – 45 minutes



Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

Agenda July 13, 2017

- Roll Call / Introductions
- **NextGen NYCHA Development Updates** – 30 minutes
 - Comments and Questions – 45 minutes



NextGen NYCHA Development Updates

- NYCHA 100% Affordable Sites
- NextGen Neighborhoods
- 2018 Annual Plan Addition – La Guardia Houses
- PACT – RAD Phase I
- PACT – Unfunded Units
- FHA Vacant Homes



Attachment L

Agendas of Meetings Held with NYCHA's Resident Advisory Board (RAB)

Agenda September 7, 2017

- Roll Call / Introductions
- **TPA Update** – 15 minutes
 - Comments and Questions – 30 minutes
- **Final Comments on FY 2017 Amendment and FY 2018 Annual Plan**– 45 minutes
- **RAB-only Discussion** – 30 minutes



Attachment M

SECTION 8 RESIDENT ADVISORY GROUP MEMBERS

#	Delegate Name
1	Rodney Belgave
2	Sharised Dalton
3	Epharaim Williams
4	Jada Madison
5	Tee Knight
6	Monica Marin
7	Timeka Garrison
8	Donna Austin
9	Tiffani Robinson
10	Gary Mc Queen
11	Miriam Jimenez-Bodden
12	Donaya McMillan
13	Chini Davis
14	Nicole Davis
15	Ruth Austin
16	Mesia Louis
17	Sarah McLaurin
18	Sandra Gustus
19	Avec Sprauve
20	Robert J. Lafayette
21	Khay Shepard
22	Denita Greene
23	Laurie Monds
24	Sayeeda Johnson
25	Allison Pope-Hilman
26	Migdalia Gutierrez
27	Tommie Reed
28	Lorraine Brown
29	Carlton Monroe
30	Marlyn Morrillo
31	Khadija Shepard
32	Kim Mullaney
33	Eva Diva

ATTACHMENT N

AGENDAS OF THE SECTION 8 RESIDENT ADVISORY GROUP (RAG) MEETINGS

Agenda – December 8, 2016

Welcome and introductions

Updates:

- Small Area Fair Market Rents HUD proposal and outcome
- Annual Plan
- Review of Family Responsibilities for Housing Choice Voucher Program (HCVP)
- Update on how Owners are held responsible for repairs
- Presentation on Reasonable Accommodations policy and process
- Input requested on revised Voucher Change Notices

Agenda – April 27, 2017

Welcome and introductions

Updates:

- Small Area Fair Market Rents HUD proposal and outcome
- Annual Plan
- Review of Family Responsibilities for Housing Choice Voucher Program (HCVP)
- Update on how Owners are held responsible for repairs
- Presentation on Reasonable Accommodations policy and process
- Input requested on revised Voucher Change Notices

Agenda – September 21, 2017

Welcome and introductions

Updates:

- NYCHA's Annual Plan & Significant Amendment
- NYCHA's Administrative Plan
- LLC II Conversion
- Homeownership Option
- Recruiting new RAG members
- Open discussion & future meeting topics

Attachment O

Comments from the Resident Advisory Board (“RAB”) Members

Smoke-Free Housing Policy

- The HUD smoking regulation is taking away NYCHA residents’ civil liberties and the regulation should apply to all residents in subsidized housing, rather than only public housing residents.

NYCHA is required to implement HUD regulations on smoke-free public housing. In the HUD Guidebook, Implementing HUD’s Smoke-Free Policy in Public Housing (“HUD Guidebook”), p. 2, available at https://portal.hud.gov/hudportal/documents/huddoc?id=smokefree_guidebk.pdf, HUD explains that smoke-free policies are legal. They do not violate residents’ privacy rights and do not discriminate against residents who smoke. Instead, the focus is on smoking as a public health issue. Smoke-free policies are not discriminatory because they do not prohibit smokers from living in public housing. Instead, they set rules for activities permitted on public housing property. The focus is on the smoke, not the smoker. See also the Federal Register notice announcing the new smoke-free regulations, 81 Federal Register, pp. 87434, 87440 (Dec. 5, 2016), which is available here: <https://www.federalregister.gov/documents/2016/12/05/2016-28986/instituting-smoke-free-public-housing>.

- It is unfair and discriminatory to say that NYCHA residents have higher exposure to secondhand smoke than people living outside of public housing.

HUD has stated that the smoke-free regulations are “an outgrowth of many years of research on the harms and costs associated with smoking. . . . HUD recognizes that additional action is necessary to truly eliminate the risk of SHS [secondhand smoke] exposure to public housing residents, reduce the risk of catastrophic fires, lower overall maintenance costs, and implement uniform requirements to ensure that all public housing residents are equally protected.” 81 Federal Register, p. 87432 (Dec. 5, 2016). HUD further explains that the smoke-free policy is not being used as a punishment, but instead will benefit many residents, especially those who are most vulnerable (children, elderly persons, and persons with disabilities). See 81 Federal Register, p. 87440.

NYCHA has been working with the NYC Department of Health and Mental Hygiene (DOHMH) and other partners in recent years to learn more about the health of public housing residents. The purpose of securing information on the health of public housing residents is to develop and advance strategies to connect residents to preventive health resources and create healthier indoor environments. Multiple sources of data suggest that public housing residents, including children, have a higher level of exposure to secondhand smoke than NYC residents living in other types of housing.

- NYCHA should explore ways to incentivize residents to stop smoking through innovative collaborations with community partners.

NYCHA is committed to working with partners and residents to expand access to resources that help smokers who want to quit. This commitment was established in 2016 in the

- If data shows that 70% of NYCHA residents currently do not smoke, NYCHA should not focus on trying to stop the remaining 30% of residents from smoking and instead focus on other priorities that affect resident's health, including mold, mildew, and broken pipes.

The goal of the HUD rule is to improve indoor air quality by requiring residents who smoke to do so outside. NYCHA is actively engaged in work to address other healthy housing priorities such as mold and mildew and sources of moisture. NYCHA is committed to advancing many healthy housing priorities. HUD requires NYCHA, and all other housing authorities, to adhere to the smoke-free regulations, and NYCHA is working closely with residents and partners to develop a policy and implementation plan.

- NYCHA needs to explain how the no-smoking ban will be enforced in NYCHA's buildings and on NYCHA's campuses.

NYCHA is developing a policy about enforcement of the smoke-free requirements. Consistent with HUD guidance, NYCHA enforcement will be graduated and will include escalated warnings with specific, progressive enforcement actions before any termination of tenancy action is taken. Under the graduated enforcement policy, residents will receive educational materials as well as smoking cessation resources or referrals.

Over the next few months, NYCHA will engage residents, city agencies, experts in smoking cessation, and others to develop strategies and resources to educate residents about the health risks of exposure to secondhand smoke, to expand access to cessation services for smokers who want to quit, and to elicit recommendations about developing NYCHA's smoke-free policy.

- NYCHA needs to detail how the no-smoking policy will be enforced if NYCHA says that they will not be evicting residents who do not comply with the policy.

As required by HUD regulations, NYCHA is developing an enforcement policy and language about the smoke-free policy to be included in the public housing lease. NYCHA will not take action to terminate a tenancy based on a violation of the smoke-free policy unless there are continued violations following educational efforts and written warnings. This is consistent with HUD's guidance to housing authorities to develop a graduated enforcement policy.

- If NYCHA enacts this policy, it feels like NYCHA is asking residents to report on their neighbors' behavior and seems like NYCHA is overstepping personal boundaries.

NYCHA is seeking to develop an implementation plan that facilitates residents supporting the health of their family members and neighbors. Residents will not be required to report on their neighbors' behavior, but may report smoking in prohibited areas if they wish.

- NYCHA needs to explain what will happen to NYCHA employees that smoke on NYCHA campuses once the no-smoking policy is in effect.

Like residents, NYCHA employees will not be allowed to smoke in areas covered by the rule, including within administrative and residential buildings and within a 25 foot perimeter of buildings. Residents and employees are already prohibited from smoking in management offices and in common areas of NYCHA developments, such as elevators, lobbies, and hallways.

- NYCHA should install proper ventilation systems to help mitigate the impacts of secondhand smoke in the buildings.

NYCHA agrees that upgrading ventilation systems is one of many needs of our aging housing stock. NYCHA will continue to seek new resources for maintenance, repair, and capital upgrades to secure our public housing resources for the next generation of New Yorkers.

However, as HUD explains, the best way to help mitigate the impacts of secondhand smoke is to adopt a smoke-free policy: “Secondhand smoke flows between units through air filtration systems and other means. It cannot be contained. Multifamily buildings share air ducts or vents, which means a lit cigarette in one unit can easily transmit tobacco smoke into another unit. Even in modern buildings designed to minimize air transfer among units, there is no way to guarantee that smoke will not be blown from unit to unit through open windows. A recent public housing study identified movement of smoke among units and evidence of improved air quality in buildings with smoke-free policies.” See HUD Guidebook, p. 5.

- NYCHA needs to explain how they will measure 25 feet from NYCHA building entrances and if NYCHA will create a designated place on NYCHA grounds for smokers.

NYCHA does not have funding to create designated smoking area structures. NYCHA will work with residents and partners to determine the best way to indicate where smoking is prohibited.

- NYCHA should create a designated place for smoking on NYCHA grounds that has clear signage and has a designated place to extinguish cigarettes.

NYCHA will take this under advisement, and will explore possible options for extinguishing cigarettes in a clean and healthy way.

- NYCHA should explain if medicinal marijuana is banned under HUD’s smoking regulation.

The HUD Guidebook, p. 36, addresses this issue as follows: “The PHA is still subject to the federal regulations regarding marijuana. Federal regulations still classify all forms of marijuana as a Schedule I substance, even if state law permits it. Smoking marijuana is grounds for a PHA to deny housing or terminate a tenancy.”

- NYCHA needs to detail how many NYCHA residents were surveyed to determine how many NYCHA residents do or do not smoke and how many residents were surveyed to determine the health impacts of secondhand smoke for NYCHA residents.

In 2012, the NYC Department of Health and Mental Hygiene administered the NYCHA Clean Air Survey to a random sample of 1,209 NYCHA residents age 18 and over. NYCHA residents are also surveyed as part of the New York City Department of Health's Community Health Survey which is conducted on an annual basis. NYCHA looks forward to presenting additional data on the health of residents for discussion with the RAB in the coming year.

- NYCHA needs to explain how NYCHA will work with the NYPD in regards to the smoking regulation and if people will be arrested for violating the no-smoking policy.

The smoke-free policy will be enforced as a civil and not a criminal matter. Arrest will not be a consequence, and the NYPD will not be responsible for enforcement. The primary goals of the HUD regulations are to improve indoor air quality and public health.

- NYCHA should fix issues in apartments caused by mold and lead paint before implementing a no smoking policy.

NYCHA is actively engaged in implementation of the NextGeneration NYCHA Sustainability Agenda commitments to create healthier indoor environments, including the commitment to implement a comprehensive mold response initiative through the Mold Busters pilot program and related work.

- NYCHA needs to explain when and where meetings have been held about the no smoking policy to date.

So far this year, there were nine community meetings held at community centers (one meeting in each Citywide Council of Presidents' district). These meetings were not a formal part of the Annual Plan process, but were designed to support NYCHA's early engagement of residents across the City in discussions about smoking and health. NYCHA co-facilitated each meeting with the NYC Department of Health and gained valuable input from participating residents. The meeting schedule was as follows:

March 29 – Staten Island

March 30 – Queens

April 4 – Manhattan South

April 6 – Bronx North

April 11 – Brooklyn East

April 12 – Brooklyn South

April 19– Manhattan North

May 23 – Bronx South (rescheduled)

May 25 – Brooklyn West

- NYCHA should construct new areas on NYCHA campuses for residents to smoke in once the smoking regulation is in effect.

HUD has not provided funding for the implementation of the smoke-free regulations. At present, NYCHA does not have funding to construct smoking areas on NYCHA campuses.

- What will happen to designated smoking areas on developments that are too small to have a 25 foot perimeter from the building? NYCHA should create a committee at each development to help determine where designated smoking areas should be and to keep residents informed.

NYCHA will engage with residents at each development through development-specific meetings on the smoke-free regulations starting in the fall of 2017.

- NYCHA should improve the ventilation in NYCHA buildings to improve air quality instead of implementing the no-smoking policy.

HUD regulations require NYCHA to implement a smoke-free policy and lease provisions. NYCHA agrees that ventilation system upgrades is one of many needs of our aging housing stock. NYCHA will continue to seek new resources for the maintenance and repair and capital upgrades needed to secure our public housing resources for the next generation of New Yorkers. As HUD observes in the HUD Guidebook (see above), the most effective way to improve indoor air quality with respect to secondhand smoke is to adopt a smoke-free policy.

- NYCHA needs to explain where and when meetings will be held in the future to discuss the implementation of the no smoking policy.

In the fall of 2017, NYCHA will launch development-based meetings. There will also be additional RAB meetings to discuss the proposed policy once developed. Finally, residents will participate in the Advisory Group on Smoking and Health, which convened in June 2017. NYCHA will also advise residents about proposed lease language, and will give them an opportunity to comment.

- NYCHA needs to explain how it intends to roll out the no smoking policy when NYCHA is not getting any extra funding from HUD.

NYCHA will be working closely with the NYC Department of Health and other partners to develop strategies and resources to educate residents about the health risks of exposure to secondhand smoke and to expand access to cessation services for smokers who want to quit. NYCHA will also seek new sources of funding to support implementation costs. NYCHA is committed to leveraging partnerships to establish healthier homes for NYC's public housing residents.

Operations and Management

- NYCHA needs to explain if there is difficulty completing work orders due to limited supplies.

NYCHA is not experiencing difficulties with having the appropriate supplies on hand to complete the required work.

- NYCHA needs to explain if Section 8 residents can access the NYCHA kiosks at public housing management offices.

Any NYCHA customer, including applicants, NYCHA public housing residents, and Section 8 voucher holders, can use the kiosk at any location.

- How secure are the NYCHA kiosks? NYCHA kiosks should be placed in such a way that no one can stand behind the person utilizing the kiosk in order to improve security.

The applications available on NYCHA kiosks are equipped with timeout and automatic log out functions from secured webpages when users are inactive. This security measure preserves residents' personal information. Additional portal/website applications available on the kiosk, such as NYC.gov, HUD, or SSA come equipped with their own security measures which are applicable.

Furthermore, to prevent identity theft while the kiosk is in use, the screens have been equipped with privacy filters. The privacy filters on the monitors contain advanced micro-louver technology that blocks side views, while providing a clear view for the intended user. The tiny blinds, or micro louver, built into the filter allow light to pass through straight on and not on the sides. They decrease the viewing angle, allowing only the person sitting/standing immediately in front of the screen, typically the user, to view the contents of the screen.

- What happens to residents' data if the NYCHA kiosk goes off-line or loses power while a resident is using it?

The kiosk provides opportunities to visit various government applications, such as NYC.gov, HUD and SSA. Each of the sites is equipped with its own information security design. If users are on a website that allows them to save their information as they go, then their information will be saved. If they are not, then their information will be discarded according to the website's protocols

- Can a resident request an interim change from the NYCHA kiosk?

NYCHA's Self Service Portal is not currently equipped with the software to allow residents to complete interim rent changes. However, we are working to include the interim change process as part of the NYCHA digital platform in the future.

- Why do the property manager and staff do not know how to use the NYCHA kiosks and why were they not trained?

NYCHA staff was trained on how to maintain and navigate the kiosk as part of the implementation plan instituted for the kiosks. Property Management staff can provide support to residents utilizing the kiosk to complete their annual Affidavit of Income documents on the self-service portal as well as with navigating approved websites on the kiosk. The kiosks are user-friendly touchscreens with printing and scanning capabilities, which provide residents with an opportunity to navigate to specific approved internet browsing sites such as NYCHA, NYC.gov, HUD, and the SSA.

- NYCHA should train residents and staff about how to use the NYCHA kiosks at Resident Association meetings in collaboration with Resident Engagement.

NYCHA welcomes opportunities to exploring various training modules and will take this recommendation under advisement.

- Can previous Annual re-certifications be viewed at the kiosk?

Residents are not able to view their prior Affidavits of Income on the self-service portal. We will take into consideration whether multiple years should be available on the self-service portal.

- Can on-line re-certifications be accessed on the MyNYCHA app?

Residents are not able to access their Annual re-certifications through the MyNYCHA app. However, resident can access their current Annual recertification by visiting NYCHA's self-service portal through the internet and the website: www.nyc.gov/nycha on any internet ready device.

- Why is property management directing residents, particularly senior residents, to use the NYCHA kiosks instead of providing help directly?

Property Management staff are our front line connection to our residents and therefore are tasked with providing the utmost in customer service to our residents. With support and guidance from staff, utilizing the kiosk to complete NYCHA transactions, for example annual re-certification, is a shorter process then completing a paper packet. This ensures that the most efficient and best customer service is provided to residents. For senior residents, who require additional support with NYCHA transactions, staff are instructed to meet with residents and provide the appropriate level of customer service needed to ensure the resident's needs were met.

- Can residents view their rent payment history from the NYCHA kiosk?

Residents who are enrolled in e-Rent can view up to twelve months of rent history by accessing their rent statements through MyNYCHA available at all kiosks.

- Why does a housing assistant have to enter a code before any resident can access the kiosk?

Property management staff is not required to enter codes to access the kiosk. Passwords that must be entered on the kiosk are those needed for residents to log into their information. For example, to access/submit their annual recertification on the kiosk, residents are required to

enter their unique Username and Password to log into the Self Service portal. Additionally, the various websites accessible on the kiosk, such as Social Security Administration (SSA), also have their own login pages which require a unique login specific to the resident. These provide an additional layer of security for resident's information.

- NYCHA needs to explain why NYCHA residents received letters stating that their information had been breached in late 2016.

NYCHA did not send a letter to residents about information breaches in 2016. This letter was sent by HUD due to an incident they discovered on September 14, 2016 which involved some personal information pertaining to public housing residents. According to information on HUD's website, while sharing community service requirement information with local public housing authorities, HUD discovered it had accidentally made personal information available through its website, www.hud.gov. The information included the individual's last name, the public housing building code, and last four of their Social Security Number for many public housing residents. These residents were notified by HUD and offered free credit monitoring services for one year. More information is available here, <https://www.hud.gov/privacy>.

- How can resident upload documents for an online annual income review?

NYCHA kiosks are equipped with a flatbed scanner that allows residents to upload documents to their online annual income review. Upon reaching the point of scanning a document to their annual recertification, the kiosk will prompt residents on the steps needed to select, place and scan by pressing the scan button of a document they would like to upload. The kiosk will display proof of the scanned document, which can be attached to the annual recertification or rescanned if needed. NYCHA property management staff is available to assist and support residents throughout this process and can help with scanning.

- Why did residents who did not complete their online annual re-certifications receive eviction letters and needed to go to Housing Court?

Residents still have the option of submitting annual recertifications on paper. Whether submitted in paper form or online, HUD requires all NYCHA residents to submit an annual recertification every year. Resident who do not submit a recertification are in violation of their lease. Failure to submit an annual recertification may lead to administrative proceedings to terminate tenancy, as well as housing court appearances. NYCHA will assist residents who require additional support in completing their annual recertifications to ensure HUD compliance and to calculate the appropriate rent.

- Non-compliance letters should be revised as the current language reads too much like an eviction notice.

NYCHA will review the written correspondences distributed to residents to ensure that communication is clear and will take this recommendation under advisement as a method of improving communication.

Eligibility, Selection and Admission Policies

- What is the maximum income for a public housing applicant?

In 2017, for a single-family household, the maximum income limit is \$53,450. To view maximum income limits by family size, please visit:

<http://www1.nyc.gov/site/nycha/eligibility/eligibility.page>

Designated Housing for Elderly Families

- What rent deductions are available for seniors age 62 and over?

NYCHA residents who are 62 or over are entitled to a Senior Citizen deduction of \$400 to their total household income, not their monthly rent. Seniors may also qualify for additional income deduction if they can document unreimbursed medical expenses. Residents can visit their property Management office if they wish to submit this documentation or to discuss possible income deduction categories for which they may be eligible.

Real Development Department Activities – RAD/PACT/Demolition/Disposition

- How will the RAD conversions and funds from new housing development on NYCHA’s grounds work with the current Capital Plan?

The RAD program will allow for the rehabilitation of the participating developments. RAD conversions will help to address existing capital needs of converted properties. The 50/50 housing development program produces an upfront payment for NYCHA, of which a portion will go to the surrounding development and another portion will go to address capital and operating needs in other developments in the public housing portfolio.

At this time, NYCHA anticipates committing all of the upfront fees that it receives through the 100% affordable development transactions towards site improvements at those sites.

- Will the developers be required to have resident-owned businesses operating in the retail spaces of the new 100% affordable developments?

No, there is no requirement for businesses to be resident-owned in new developments that can accommodate commercial spaces. Residents are asked for their preferred commercial uses during the Community Visioning sessions. This information is included in the Request for Proposals (“RFP”).

- Is Section 3 required in the RAD/PACT program?

Section 3 is a requirement of all HUD-funded programs, including RAD.

- When did HUD approve the approximately 1,700 units for RAD conversion and is HUD still committed to these units even if the HUD budget is cut under the new administration?

HUD approved the units in January 2017 and is committed to RAD conversion of these units.

- What happens if someone living in a development that is converted to RAD does not want to participate in the RAD program?

A resident can request a transfer out of their development prior to RAD conversion, keeping in mind that transfers are very difficult due to the very low vacancy rate across the NYCHA public housing portfolio. A resident in a RAD development can apply for a choice mobility voucher after one year of residing in a converted development.

- NYCHA contracts, funded by HUD, as part of an RFP or any other development activity must follow Section 3 policy. If NYCHA does not follow Section 3, any public housing resident can stop the development activity by filing a Fair Housing Act complaint with HUD.

As stated in RFPs for RAD conversions, developers will be required to meet Section 3 requirements for rehabilitation work performed at RAD developments.

- Will the newly approved developments for RAD conversions come off of the NYCHA portfolio?

Once converted under RAD, the developments will come out of NYCHA's public housing portfolio and will enter NYCHA's Section 8 portfolio.

- Why is NYCHA not creating new housing for low-income residents and who is responsible for funding the new 100% affordable developments?

NYCHA anticipates creating approximately 10,000 affordable units through the 100% affordable program and a significant additional amount of affordable units through the 50/50 program. NYCHA is working with New York City's Housing Preservation and Development (HPD) Department and Housing Development Corporation (HDC) to provide funding for the 100% affordable developments.

- Who is responsible for future repairs for the new 100% affordable developments?

The developer will be responsible for all maintenance and repairs.

- What are the affordability guidelines for the new 100% affordable developments?

All new affordable housing developments will follow HPD and HDC program terms.

- How much money will NYCHA receive in return for the ground leases for the 100% affordable developments and where will that money be allocated?

NYCHA is committed to facilitating affordable housing development and strives to use its resources in the most effective ways possible. Every transaction offers unique opportunities and challenges. At this time, NYCHA anticipates committing all of the upfront fees that it receives through the 100% affordable development transactions towards site improvements at those sites.

- Is NYCHA aware of the PLA and will NYCHA abide by the 964 HUD regulation for new developments?

NYCHA is aware of the PLA and abides by the 964 regulations as applicable to public housing developments. The RAD program, as implemented through the HUD Notice, contains several provisions protecting resident participation. These provisions are also incorporated in the PACT guiding principles. For example, under the PACT guiding principles and RAD notice, residents have the right to form a Resident Organization to represent all residents in the development, which the developer/property manager must recognize. Under the PACT principles, if there is a Resident Association already in existence prior to the RAD conversion which is 964-compliant and NYCHA-certified, the Resident Association will be recognized as the Resident Organization after conversion. In addition, under RAD, property managers must provide \$25 per occupied unit annually for resident participation, of which at least \$15 per occupied unit shall be provided to the Resident Organization. These funds must be used for resident education, organizing around tenancy issues, and training activities. Under the PACT guiding principles, the Resident Organization will decide on how to use the Resident Organization portion of Resident Participation Funds, within the uses permitted under RAD including discretion over engaging community organizations for technical assistance and education.

- How many meetings have been held with Twin Parks West about the RAD conversion? Residents and tenant association are not well informed about the conversion process.

As of October 2017, NYCHA has held two borough-wide meetings in the Bronx and four meetings at Twin Parks West to inform residents about the upcoming RAD conversion. Topics discussed include a RAD overview, RFP process, Section 8, residents' rights and transfer policy and REES services. At Twin Parks West and other developments with an active tenant association, NYCHA is partnering with resident leaders to streamline the distribution of RAD information to residents. NYCHA informs the tenant association leaders of the resident engagement meetings, and NYCHA staff walks door-to-door to every single apartment in each of the RAD developments to distribute flyers announcing each upcoming meeting.

- Does the PLA apply to the RAD developments?

The PLA applies to NYCHA construction contracts. Thus, it is not applicable to non-NYCHA construction contracts for the rehabilitation of developments under the RAD conversion plan.

- Have the appropriate committees been formed and how many meetings have been held to discuss the RAD conversion process at the developments that will be converted to the RAD program?

NYCHA initiated the resident engagement process for RAD in the summer of 2016 by holding two borough-wide meetings in the Bronx, Manhattan, and Brooklyn. After gaining HUD approval for Phase I of the program, NYCHA has held two rounds of resident engagement meetings (12 in total) to discuss the conversion with affected residents. The first round of engagement focused on an introduction to RAD, and the second round centered on the Request for Proposals (RFP) process and an introduction to the Section 8 program. NYCHA plans to hold two more rounds of resident engagement meetings (12 more meetings) prior to selecting developers for Phase I.

- NYCHA needs to explain if NYCHA is following Section 3 protocol (identifying a coordinator and creating committees with the resident association) at all developments that will be undergoing a RAD conversion.

As stated in RFPs for RAD conversions, developers will be required to meet Section 3 requirements for rehabilitation work performed at RAD developments.

- NYCHA should release the complete list of all developments that will be converted to RAD program in the future. NYCHA needs to do a better job of telling residents that their development is beginning the RAD conversion process.

NYCHA will engage residents before submitting an application to HUD for a RAD conversion at their development. NYCHA complies with the HUD requirement that requires NYCHA to hold two resident meetings at the very beginning of the RAD process, before the application process begins.

- Can residents currently living in public housing apply to live in one of the new 50/50 or 100% affordable developments?

Yes, the new 50/50 and 100% affordable developments will have a 25% preference for NYCHA residents.

- Has NYCHA has determined where they will relocate the \$1.6 million dollar compactor at Morrisania Air Rights when NYCHA begins construction on the new 100% affordable development?

A new location has not yet been decided on. NYCHA appreciates the suggestions made to date and will take them under advisement. NYCHA will be working with the property management at Morrisania Air Rights this fall to determine the best location.

- What types of materials will be used in the construction of the new 100% affordable buildings?

NYCHA follows the NYC Department of Housing Preservation and Development's (HPD) guidelines for all new construction. The guidelines are available for download here: <https://www1.nyc.gov/assets/hpd/downloads/pdf/HPD-Design-Guidelines.pdf>

- NYCHA should provide an overview about the average sizes of the apartments that will be built in the new 100% affordable buildings. NYCHA should bring a model of the 100% affordable buildings or units to have a visual representation of what the new construction will look like.

Design schematics are created once a developer has been selected for each development. NYCHA will provide additional visual representations when available. The average sizes of the apartments vary for each new 100% affordable development.

- NYCHA needs to provide more detail about the 25% preference for NYCHA residents at the new 100% affordable buildings.

NYCHA's 25% preference units will give priority to eligible NYCHA residents. NYCHA residents who wish to apply for a unit at the new 100% affordable buildings can apply to participate in the lottery being held for those units.

- NYCHA should include images of the new apartments that will be built in the 100% affordable buildings in the presentations to RAB members.

NYCHA agrees and will provide images of the new unit designs for the developments where designs have been completed.

- How the lottery process will work for the 100% affordable buildings? Will there be two separate lotteries or will NYCHA residents have to apply in the same lottery as market-rate applicants?

A minimum of 25% of all of the units in the 100% affordable buildings will be designated for NYCHA residents. There are no market rate units in the affordable buildings. All tenants must meet low-income requirements.

- The RAB stated that they were previously told the current capital need at Holmes Towers is \$33 million dollars. The selected developer for the 50/50 development at Holmes will be giving NYCHA \$25 million, but only half of that amount will be going back to Holmes for capital repairs. NYCHA needs to explain why NYCHA chose to work with a developer that is not giving NYCHA enough money to cover all of the existing capital needs at the development where construction is taking place.

Holmes Towers is anticipated to receive approximately \$12 million toward capital repairs that it would otherwise not receive due to this NextGen Neighborhoods development.

- NYCHA should not be putting half of the money earned from 50/50 development into a pot that will be spread throughout the NYCHA portfolio. All of the money should go back to the development where the construction has taken place.

Many developments that are not located in high value areas and are not viable candidates for the NextGen Neighborhoods program need capital repairs beyond what can be provided in the HUD Capital Fund budget.

- NYCHA needs to explain why the money that was earned from selling NYCHA land to have a school built at Thurgood Marshall was not used for capital repairs at Thurgood Marshall.

The money that was earned from this sale went into NYCHA's General Fund to pay for repairs and operations.

- Why were residents at Mill Brook Houses initially told that all of the money earned from the construction at Mill Brook Houses would go back to Mill Brook directly if that is no longer true?

All of the money earned from the 100% affordable development at Mill Brook Houses will go back to Mill Brook to address necessary capital needs.

- NYCHA should include a Section 3 requirement in the RFPs released for all RAD developments.

All RFPs released for the RAD developments require the developer to comply with Section 3.

- Does all 100% affordable construction trigger the Section 3 requirement?

No, not all 100% affordable construction triggers Section 3 requirements. According to Section 3 regulations at 24 CFR 135.3, Section 3 does not apply unless certain Federal funds are used in the financing of the project. Section 3 applies to HUD-funded Public and Indian Housing assistance for development, operating, and modernization expenditures. Section 3 also applies to certain HUD-funded Housing and Community Development projects that complete housing rehabilitation, housing construction, and other public construction. In addition, if the project is receiving project-base Section 8 vouchers from NYCHA, then the Section 3 requirements will apply to the new construction; see 24 CFR 983.154. Some of the proposed 100% affordable development projects will not use any of these subsidy sources and therefore will not trigger Section 3. However, NYCHA requires all selected developers to have hiring plans that provide NYCHA residents training and employment opportunities. NYCHA's REES department works with all selected developers to make sure that the training and employment program are as extensive and beneficial to our residents as possible.

- The RAB would like clarification on why the RAB was not notified that some city/state developments were still receiving NYCHA funds. NYCHA needs to explain why the RAB was not notified that all 21 city/state developments had not had their funding stabilized.

NYCHA has included information about the status of the funding for the former city/state developments in its various publications and Annual Plans since 2010. NYCHA also discussed

the funding status of these developments in its NextGen NYCHA Plan on page 87 under Strategy # 11 – Leverage HUD programs to preserve housing (<http://www1.nyc.gov/assets/nycha/downloads/pdf/nextgen-nycha-web.pdf>).

- The RAB would like to know what will happen to Boston Secor when Baychester is converted to RAD. Boston Secor and Baychester are currently consolidated (i.e. served by the same Management Office)

NYCHA is analyzing its public housing developments and consolidations to determine how Boston Secor will be reconsolidated.

- NYCHA should explain if Park Rock Consolidated is being considered to be converted to a Section 8 development through the RAD conversion process.

In the July 2017, NYCHA expressed general interest to convert Park Rock Consolidated to Section 8 through PACT. NYCHA is actively exploring ways to include this development in our future PACT program phase.

- The RAB would like information on how residents can express interest in purchasing FHA homes.

Residents are welcome to explore homeownership opportunities. Habitat for Humanity and Restored Homes are currently rehabbing vacant FHA homes and will be subsequently offering them for sale to low-income households. Information can be found here:

<https://habitatnyc.org/housing-help/> and here:

<http://www.neighborhoodrestore.org/homebuyers/>. These developers are also hosting informational sessions to get the word out about available homes. NYCHA will provide additional information as it becomes available.

- NYCHA needs to disclose if NYCHA has reached out to Minority and Women-owned Businesses to gauge their interest in purchasing available FHA Homes.

Yes, NYCHA presented both the FHA Vacant Homes RFP and the RAD RFP at the 2017 NYC Department of Small Business Services' 11th Annual Procurement Fair for M/W/SBEs.

- A RAB member from Staten Island would like to know why Staten Island is never included in any of NYCHA's new development programs, including NextGen Neighborhoods.

NYCHA is evaluating both new development and rehabilitation opportunities in all five boroughs, including Staten Island. In the July 2017 meeting, NYCHA stated that we are actively exploring possibilities on Staten Island and are specifically interested in exploring potential RAD conversions on Staten Island.

- The RAB wants to know how residents and resident leaders are engaged for each of the new development programs NYCHA is undertaking (50/50, 100% affordable, and RAD developments).

Resident leaders are the first in the community to be notified when a development project is slated for new construction or conversion at their development. NYCHA's Community Development department meets with each resident leader to brief him/her on the program and determine the best plan for outreach and engagement to the residents of that development (for example, NYCHA hosts afternoon – rather than evening – meetings with the senior residents of Palmetto Gardens at the request of the TA President). Resident leaders are invited to participate in every resident meeting.

- The RAB wants to confirm that TA Presidents are invited and attend all NYCHA engagement sessions at each of the developments undergoing either 50/50, 100% affordable, or RAD conversions.

The Community Development department invites TA Presidents to all resident meetings in a timely manner. In most cases, NYCHA works to schedule such meetings with the president and board members.

- Are the funds raised from the Project-based Section 8 development transaction going back to the development?

Yes, the funds raised from the Ocean Bay (Bayside) transaction are being used to address the 20-year capital need of the development.

Financial Resources

- TPA funds should not be used to fund buses to attend meetings and conferences outside of New York City especially for advocacy related activities.

NYCHA encourages resident associations to use local training resources to allow for broader resident participation. However, under certain circumstances, out-of-town conferences may be TPA-eligible. As per PIH 2013-21, when a resident association requests TPA funds, NYCHA considers various criteria, including, but not limited to:

- *Will residents have equal or broad access to the resource being provided? Will this expense benefit an individual or is it being made available to a larger group?*
- *Is the proposed TP activity reasonable in cost? Does the request include consideration of other more affordable alternatives?*
- *Is the requested expense reasonable considering the PHA's size, residents served, and the amount of TP funds available?*
- *Is the proposed TP activity to take place locally? If not, is there a compelling reason for the activity to take place outside of the PHA's jurisdiction?*

If NYCHA approves an out-of-town conference, the members who attended the conference are responsible for sharing the information they learned at the conference with the other members of the resident association. Follow-up activities, such as reports to residents and dissemination of materials, are critical to ensuring such expenditures have lasting impact.

More information about the eligibility of out-of-town conferences and rules for travel expenses can be found in the Tenant Participation Fund Resident Council Guidebook, available here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/tpa-guidebook-20170123.pdf>

- A RAB member is concerned they have not been able to meet directly with their Assembly Member and State Senator when they visit Albany to advocate for their issues.

NYCHA cannot control who an elected official chooses to meet with in Albany or in their district.

- NYCHA should not impose political views upon the RAB and expect the support of the RAB to advocate for more funding for the Authority.

As a government agency, NYCHA is a non-political entity. NYCHA does not attempt to impose political views or agendas.

- Why have the Tenant Participation Funds (TPA) decreased and are currently frozen?

TPA funds were never “frozen” and they have not decreased. NYCHA has distributed the funds to each development based on the HUD formula and the number of dwelling units in each development.

- There should be an independent forensic audit for each NYCHA Development which could be funded from the interest from the TPA funds. NYCHA should provide a list of each development’s budget.

NYCHA has provided each resident association with their individual TPA budgets. Information on the budgets for individual NYCHA departments and developments is available in the Adopted Budget for FY 2017. Please see: <http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-2017-budget-book.pdf>. If a resident council wishes to conduct an independent audit, it should include such an expense in its annual spending plan and submit a TPA proposal for NYCHA’s approval, in accordance with the procedure set forth in the TPA guidebook.

- NYCHA should ask residents to turn off/unplug their appliances for at least one hour on Saturdays and Sundays to help decrease electric costs.

NYCHA is working on designing a resident outreach campaign on sustainability topics, including energy and water efficiency. To the extent that one or more Resident Green Committees wish to pursue an “electricity diet” type message, it would be a great fit for our Ideas Marketplace, a platform in development to support resident-led initiatives like this one.

- How much revenue has been generated from the Flat Rent schedule?

NYCHA is not able to report on rent revenue by rent classification. However, from 2015 to 2016, NYCHA's rent revenue has increased by 2.72% or \$27 million.

- Does NYCHA still charge the non-verifiable income rent if a resident is late completing their annual income review?

Residents are encouraged to submit their annual recertifications on time, and are provided the support needed to submit their annual re-certifications prior and up to implementing Administrative Termination of Tenancy proceedings for Non-Verifiable Income (NVI). NYCHA will continue to charge the monthly rent established during the last completed Annual recertification, until the NVI breach is cured or tenancy is terminated.

- NYCHA should explain what happens after a resident receives a letter of non-compliance stating that that if they do not complete the annual income review the subsidy and/or the tenancy be terminated.

HUD requires all NYCHA public housing residents to submit an annual recertification every year, and property management staff is available to support residents in completing their annual recertification. Residents are notified in writing from the property management office that they have not submitted their required recertification and receive several opportunities to submit their required information before they receive notice of tenancy termination charges and a tenancy termination hearing date. Residents can still cure the breach in their lease by submitting their annual recertification before and at the impartial hearing date for resolution.

Residents who reside in a development with tenant based or project based Section 8 are also required to submit an annual recertification every year. Residents are notified in writing from the property management or Leased Housing that they have not submitted the required documentation and receive several opportunities to submit the required information before they receive notice of termination of tenancy and/or termination of subsidy charges. If the resident receives termination of subsidy charges from Leased Housing, they will be afforded the opportunity to request an informal conference or an impartial hearing in order to cure the breach. Residents can still cure the breach in their lease by submitting their annual recertification before and at the impartial hearing date for resolution.

Capital Improvements

- Does NYCHA have any plans to redevelop the 25 vacant units in the West Brighton development?

NYCHA is currently exploring options for these buildings.

- Why has the West Brighton development never been included in any 5 year Capital Plans?

West Brighton I is part of the Bond B Program with an investment of \$8 million to replace bricks and roofs at 8 buildings. The project was completed in July 2016. The investment for this project was funded by City Council for \$3.2 million. The Governor has allocated \$100 million through the Dormitory Authority of the State of New York (DASNY) for various projects throughout NYCHA. As part of that allocation, \$800,000 has been earmarked to provide upgrades to playgrounds and benches at West Brighton I & II. In addition, in January 2017, construction began for the installation of 16 new CCTV cameras and 16 Layered Access door systems at both West Brighton I & II.

- Why have there have not been any capital projects, particularly grounds work, at Todt Hill and Stebbins Avenue?

In February 2017, NYCHA completed installation of 117 cameras at Todt Hill with an investment of \$1.8 million. The Borough President's office and City Council funded another project at Todt Hill for Layered Access Control installation at 7 buildings.

City Council also funded a grounds project at Stebbins-Hewitt. The project went to bid in the second quarter of 2017. NYCHA's Board approved the contract on June 28, 2017 and as of October 2017 it is awaiting registration with the city. The project scope includes installation of new exterior compactors, ground improvements to play area, walkways, exterior stairs and fencing. The budget is set at \$950,000.

In addition, through Mayoral City Capital funding, NYCHA is installing thermostats in all apartments at Stebbins-Hewitt. New thermostats will allow building management to keep apartments at a consistent level of temperature, saving on energy costs for NYCHA. The contract is pending award and the budget is set at \$1.3 million.

- Why is the city council funded projects at Stebbins Ave taking a long time to come to fruition?

The original scope of work was increased by the Council Member which led to a longer design timeline.

- The RAB would like to be involved in each step of capital projects work, including from the beginning planning stages, so that construction does not begin without resident feedback. It was also requested that NYCHA provide a clear guide on resident engagement in the capital planning process.

NYCHA's recently issued "Design Guidelines for Rehabilitation of NYCHA's Residential Buildings" prioritizes and offers unique opportunities for residents to participate actively in the design process at the outset of the project to identify priorities and solutions. At project kick-off, designers will present design proposals and will help residents choose options that are consistent with NextGeneration NYCHA goals of creating safe, clean and connected communities. Please see this link for more information about NYCHA's Design Guidelines: <http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-design-guidelines.pdf>.

NYCHA also informs the RAB of its proposed priorities for capital work as part of the draft Annual Plan review process.

- Are green technologies, other than white roofs, included in the current 5-year capital plan?

NYCHA is very cognizant of green technologies and energy efficiency. NYCHA has been upgrading its domestic hot water tanks with more efficient instantaneous water heaters. On the lighting front, NYCHA has been replacing the inefficient incandescent bulbs and T-12 lamps with more efficient LED lamps. Also, NYCHA is collaborating with other partners to explore renewable energy technologies which in the long run will allow it to curb its carbon footprint.

- NYCHA should look into the roof warranties.

All NYCHA roof replacement contracts include 20 year manufacturer warranties as a standard requirement. NYCHA consults with the manufacturer for possible solutions if any roofing issues appear before the warranty period expires.

- NYCHA should provide more information about the disaster recovery funding and the FEMA money for Carey Gardens, which is a Sandy impacted development.

The Hurricane Sandy Recovery & Resiliency program is investing over \$126 million at Carey Gardens. Construction is anticipated to begin by the end of the year at this development, and NYCHA will be hosting a Construction Kick off meeting to introduce the contractors to the community in November 2017. The project scope includes restoration to playground area, site restoration to sidewalks and fencing, plumbing and electrical replacement, crawl space remediation, boiler plant replacement, roof replacement, stand by generators, site lighting and CCTV & LAC installation, dry flood proofing and door/wall replacement at damaged locations on site. Since 2014, NYCHA has participated in 136 meetings, made 3,306 phone calls, and posted 6,099 flyers related to Sandy Recovery at Carey Gardens.

- Why has NYCHA not made necessary repairs to the roof and windows at Thurgood Marshall Plaza?

NYCHA received bids for the replacement of roofs, facades and windows at Thurgood Marshall. These bids are currently being reviewed and evaluated.

- Has NYCHA done a study to see how expensive it would be to mitigate mold from cinderblocks?

NYCHA is committed to mitigating mold wherever it is found and we would request that you report any mold you have noticed to the Customer Contact Center at (718) 707-7771. NYCHA has not conducted a study specific to mitigating mold from one single building component, such as cinder blocks. NYCHA is focused on identifying the underlying source of moisture in

reported instances of mold so that it can be mitigated. This moisture can be from multiple sources such as leaks, infiltration, or shower condensation. NYCHA recently launched Mold Busters, a pilot program to fight mold at 38 developments. It empowers front line staff with the knowledge and the equipment to find and fix the source of the problem. For more information, please see: <http://www1.nyc.gov/site/nycha/about/press/pr-2017/nycha-launches-mold-busters-new-pilot-program-to-combat-mold-20170424.page>

- NYCHA needs to clarify if it is true that 20% of NYCHA's salaries are capital projects positions.

This statement is not accurate. To review the budgets by department for FY 2017, please visit: <http://www1.nyc.gov/assets/nycha/downloads/pdf/nycha-2017-budget-book.pdf>

- Will residents living in developments that are receiving external improvements funded by FEMA as a result of damage from Hurricane Sandy also be receiving updates to their bathrooms, kitchens, and interiors in general?

The scope of work approved by FEMA is tied directly to recovery and resiliency efforts for building components damaged as a result of Hurricane Sandy. The scope does not include interior apartment renovations. The scope includes:

- *Restoration of site and playground surface areas, play structures, sidewalks and fencing damaged by Sandy*
 - *New electrical room above flood elevation*
 - *Full roof replacements*
 - *Repair & restoration of architectural features (walls, floors, doors, frames & hardware) of common areas damaged by flooding*
 - *Restoration of Sandy damaged portions of mechanical, electrical and plumbing systems*
 - *New building to house new boiler equipment above the flood elevation*
 - *Replacement of underground conduits & site lighting*
 - *Upgrading CCTV and Layered Access Systems (LAC)*
 - *Installation of stand-by generators to provide full back-up power*
 - *Upgrading of stairwell lighting*
 - *Flood proofing to protect building*
- Why were only six people hired for the \$87 million roof project at Queensbridge Houses?

Please see below for details on the Section 3 hires for the two contracts at Queensbridge. The contractor hired more than the projected numbers and is in compliance with Section 3 requirements:

Contract Number	Contract Amount	Projected # of Sec. # Hires	Actual # of Section 3 Hires
RF 1435814	\$47,570,117.37	9	17 (compliant)
RF 1435815	\$41,853,529.92	9	19 (compliant)

- What is the status of the \$300 million designated for roof work citywide and why does so much scaffolding remains in place?

The Mayor's initial investment of \$300 million has begun and work was recently completed at 5 developments, with 17 additional developments being scheduled. All the developments in tranche 2 and 3 are in the design phase. In addition, the Mayor has committed another \$1 billion for replacement of deficient roofs citywide over the next 5 years. The Mayor's total allocation of \$1.3 billion will enable NYCHA to replace more than 952 roofs at 107 developments citywide. As a requirement of Local Law 11, NYCHA must inspect buildings greater than 6 stories and inspections of buildings happen every 5 years. If brickwork deficiencies exist, NYCHA must install scaffolds on buildings and they must remain in place until Local Law 11 work is completed.

- NYCHA should explain what capital work is planned at Twin Parks West.

As of September 2017, NYCHA does not have any capital work planned at Twin Parks West.

- NYCHA needs to clarify if all workers on projects receiving FEMA funding have to be in unions.

The PLA applies to construction contracts with a value in excess of \$250,000 and all of the construction projects that are part of the Sandy program exceed that amount. On a limited basis, the contractors have a need to hire for positions that can be non-union, such as administrative support, cleaning, and security. NYCHA works with the contractors to connect them to qualified residents or Section 3 business concerns for those needs.

- Is NYCHA is in the process of negotiating a new PLA?

NYCHA's current PLA expires in June 2018. NYCHA is not currently negotiating a new PLA.

- NYCHA needs to disclose if Section 8 administrative fees are paying salaries for individuals working in the Capital Projects division.

Section 8 administrative fees do not pay for the salaries of the Capital Projects division.

Safety and Crime Prevention

- NYCHA should provide incentive plans, such as stipends, for individuals who volunteer for Resident Watch given the amount of work volunteers need to do.

NYCHA has a grant from the State to provide stipends to resident watch volunteers of specific sites (13 developments). No additional funding for stipends is available at this time.

- Can residents call the TIP hotline to report anonymous quality-of-life concerns? Is the TIP hotline is manned 24 hours a day or if it is a voicemail inbox? If it is a voicemail inbox, how frequently it is checked?

NYCHA's Office of Safety and Security is conducting a pilot TIP Hotline at Brownsville Houses to gauge its capacity to handle the potential call volume. Residents at Brownsville can report their concerns about quality of life issues and criminal activity to the TIP hotline which is manned 24 hours a day. The pilot will be extended to additional developments in the near future.

- How is the NYCHA TIP hotline different from calling 311 and being transferred to the NYPD?

Calls to the tip line are completely anonymous. When a NYCHA resident calls the tip line, NYCHA staff records the information and calls the police (instead of the resident calling the police directly). Any follow up by NYPD is directed to the tip line command center, not the NYCHA resident.

- A RAB member wants to know the results of the lighting survey that was mentioned last year.

The Mayor's Office of Criminal Justice (MOCJ) conducted a pilot study on the use of the temporary outdoor lights at certain NYCHA developments. Initial findings indicate that additional outdoor lighting reduced exterior crime at the developments that received the temporary lights. As of September 2017, there are no plans to maintain this lighting at the subject developments. However, as NYCHA pursues security/safety upgrades, upgrading site lighting is a priority.

- The NYPD need to conduct their vertical patrols when they are supposed to and the NYPD should be monitoring NYCHA's CCTV camera feeds to improve safety in NYCHA developments.

The NYPD directly monitors the VIPER locations. NYCHA also has a CCTV Unit in the Maintenance, Repair and Skilled Trades Department that handles CCTV issues at NYCHA developments. Most, if not all, video feeds are accessible at the development Management Offices so if the NYPD needs to view the feed they can do so locally.

- The Office of Safety and Security should work with floor captains in order to improve recruitment efforts for Resident Watch.

NYCHA will take this recommendation under advisement.

- Is there any truth to the rumors that Resident Watch is leaving developments in Queens?

No, Resident Watch is not leaving developments in Queens.

Community Programs and Development

- A RAB member would like to see NYCHA use resident owned businesses and Property Managers should receive training on the process.

Where suitable, NYCHA does utilize the services of resident owned businesses.

- NYCHA should implement a homeownership program.

Since 2015, NYCHA's Office of Resident Economic Empowerment and Sustainability (REES) has offered homebuyer education as a new service offering under the financial literacy and asset building portfolio. For this work, REES has initiated partnerships with organizations who offer general education on all aspects of the home-buying process and the First-Time Homebuyer Certificate - which is required to apply for certain down-payment assistance grants. Other partners have provided free pre-homebuyer financial literacy workshops to educate residents on how to prepare to qualify for a mortgage. Additionally, REES has partnered with a national organization offering character-based lending and a low-interest rate fixed mortgage in order to provide NYCHA residents with a more obtainable mortgage product. REES has also partnered with Habitat for Humanity NYC to offer information sessions about upcoming home-buying opportunities of single-family homes. Last year alone over 400 residents attended homebuyer education events. As a next step in the home-buying journey, NYCHA residents are referred for free one-on-one financial counseling services offered through the New York City Department of Consumer Affairs Office of Financial Empowerment and other community based partners. To further bolster the homebuyer education service offerings REES continues to add new partners in 2017.

- The RAB would like to know if residents that have completed REES' Construction Training Program can be certified to work with developers on repairing FHA Homes.

Residents who complete the construction training track of the NYCHA Resident Training Academy (NRTA) will be referred to NYCHA vendors and other employment partners for appropriate employment opportunities. Other NYCHA residents who are interested and qualified for upcoming vacancies will also be referred via the same process.

Residents who are interested in connecting to economic opportunities, including job training and employment opportunities, should contact NYCHA's Office of Resident Economic Empowerment & Sustainability (REES) at 718-289-8100 or via www.opportunitynycha.org.

- NYCHA is in clear violation of Section 3 as a result of the PLA NYCHA has signed.

Section 3 is federal law and NYCHA contractors are obligated to follow Section 3. NYCHA is committed to ensuring that our residents are connected to long-term opportunities. Union apprenticeships and sponsorship can serve as an entry point to a successful career in the construction industry. The PLA does not replace or minimize Section 3 obligations. NYCHA works diligently with the building trades to ensure that contractors have access to qualified residents and that they comply with federal law.

- A RAB member wants to know who selects the topics for the RAB meetings.

The topics for the RAB meetings are jointly selected by the CCOP and NYCHA staff and include major initiatives that are to be announced in the Annual Plan.

- If a resident association has been eliminated because a development is converted as part of the RAD/PACT program, what happens to that association's funding and to the resident association?

Under 24 CFR Part 245, the residents have the right to establish and operate a tenant organization (a "Resident Organization"). If a resident association exists at the time of conversion, the property manager will continue to recognize it as the official Resident Organization of the converted development and provide it with the same amount of funding (\$25 per occupied unit). If a resident council has unused resident participation funds before RAD, that money will still be available after the conversion. For more information, please reference the following materials prepared by HUD:

- *Fact Sheet:*

https://www.hud.gov/sites/documents/RFS6_PARTICIPATION_FUNDING.PDF

- *Presentation:*

<https://www.hud.gov/sites/documents/TENANTORGANIZINGAFTERRAD.PDF>

- If a NYCHA Resident Association is a registered 501(c)3, does the association need to report the funds received to the IRS?

Each resident association is responsible for determining its own reporting obligations for the IRS.

- If a resident association has TV/internet access provided by Cablevision, is it possible to switch to another provider?

NYCHA is currently in the process of disassembling the master account NYCHA has had for all resident associations with Cablevision, Spectrum and Verizon. Once a resident association is removed from the master list, the resident association will have control over its own account and is free to switch to any provider available in its geographic area.

- Is it possible for NYCHA to provide a resident association a copy of their cable bill?

Yes, resident associations may request a copy of their cable bill from NYCHA.

- Can resident associations use their commercial credit card to pay their cable bill?

Yes, resident associations may pay for Micro Purchases (i.e. purchases of \$5,000 or less) using Commercial Cards issued by NYCHA. Commercial Cards can only be used for Micro Purchases – all purchases greater than \$5,000 must be paid following a procedure outlined in the TPA Guidebook.

- How does the TPA fund approval process work?

Before undertaking any TPA, a resident association must first obtain approval from NYCHA. The TPA process includes five steps, which are explained in greater detail in the Guidebook, available here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/tpa-guidebook-20170123.pdf>.

The steps include:

- 1. Preparing an Annual Spending Plan;*
- 2. Submitting Proposals;*
- 3. Procuring Goods and Services;*
- 4. Paying for Goods and Services; and then*
- 5. Reconciling expenses.*

After the Spending Plan is approved by NYCHA, the resident association must submit Proposals for each activity listed in the Spending Plan using the Tenant Participation Activity Proposal forms provided by NYCHA via e-mail. Resident associations must submit a Proposal to NYCHA for approval before spending any TP Funds. The Proposals will detail more specifically how the TP Funds will be spent. All requests to spend TP Funds must be submitted using the Proposal form. Failure to accurately or fully complete the entire Proposal package may result in the disapproval of a Proposal by NYCHA.

- What is the purpose of the TPA annual spending plan?

The purpose of the Spending Plan is to proactively plan and budget allocated resources for eligible activities. The Spending Plan must account for all of the resident association's anticipated expenses.

For further information, the Tenant Participation Fund Guidebook is available here: <http://www1.nyc.gov/assets/nycha/downloads/pdf/tpa-guidebook-20170123.pdf>

- Are the commercial credit cards that are distributed to resident associations audited at the end of the year?

NYCHA monitors use of the commercial credit cards throughout the year.

- What tasks does NYCHA do in regards to TPA fund administration in order to justify the administration fee of 40%? NYCHA should reconsider this administration fee.

The administration fee is used to help pay for costs NYCHA incurs in carrying out tenant participation activities under subpart B of 24 CFR 964, including the expenses for conducting elections, recalls, or arbitration required under 964.130, as well as the expenses for administering TPA funds. NYCHA's administrative costs in carrying out tenant participation activities exceed the 40 percent allocation, and NYCHA must use funding from other sources to fully fund the administration of this program.

- What happens to any remaining TPA funds that are not spent by the association at the end of the year?

At the end of each Fiscal Year, any unspent funds will revert to a general Tenant Participation account administered by NYCHA for general Tenant Participation expenses or TPAs at any NYCHA development.

- How many Resident Associations in Manhattan North have signed up for the commercial credit card program?

As of September 26, 2017, Manhattan North Resident Associations have received a total of 7 commercial cards.

- If, as part of the RAD conversion, TPA funds have been transferred to the management company of Ocean Bay (Bayside), the RAB would like to see proof of this transfer in writing.

The funds are still with NYCHA. The Resident Association can access funds by completion a TPA proposal and submitting to NYCHA for approval.

- Can NYCHA provide a letter to resident associations stating that their stipends were distributed for volunteer services so that the resident associations are not responsible for reporting this income to the IRS? Do resident association leaders need to report all of their stipends received for the association over \$600 as part of their earnings to the IRS?

Although stipend payments are excluded by NYCHA as income for rent calculation, stipend payments are considered income for tax purposes. NYCHA must file Internal Revenue Service Form 1099-Miscellaneous Income for any individual whose total stipend payment in a calendar year equals or exceeds \$600. NYCHA will inform new stipend recipients that NYCHA is required to file "Form 1099-Miscellaneous Income" each calendar year for any individual whose total payments are equal to or exceed \$600.

- Can a resident association choose to use TPA funds to hire legal representation?

Yes, legal representation is a TPA-eligible expense as long as the legal representation is related to Resident Association business. Following the procedure set forth in the TPA Guide Book, the Resident Association must list the TPA in its Spending Plan and submit a Proposal for NYCHA's approval prior incurring any expenses.

Attachment P

Comments from the Section 8 Resident Advisory Group Members

1) Some seniors in the Section 8 program do not want to do their annual reviews online. Can they do their reviews by phone? NYCHA should hold educational sessions for seniors to do their reviews online.

Section 8 residents may request a reasonable accommodation to complete their annual reviews by paper.

2) The online system only allows one document to be uploaded per document type (e.g., only one paystub). Can this be fixed in the future?

NYCHA is exploring how to fix this issue.

3) Can a Section 8 voucher holder use their voucher for a homeownership program?

NYCHA is planning to begin a homeownership program for voucher holders in 2018. The program will follow the HUD rules for homeownership voucher programs and will be described in the Administrative Plan.

4) There is a perception that the Family Self-Sufficiency (FSS) program is only for households with limited education or work experience.

The FSS program is open to any voucher holder.

5) Several members noted difficulty in trying to find an apartment when trying to transfer with their Section 8 voucher. What happens if they can't find any place after voucher extensions? Can a Section 8 voucher holder apply for a transfer by phone?

Section 8 voucher holders will have to reapply for a transfer via the NYCHA Self Service Portal or by visiting or contacting the Customer Contact Center (CCC) to request a new transfer request form if the tenant's transfer voucher expires without rental or extension.

6) NYCHA should add formulas/itemization to the rent share determination notice form that is sent to residents.

NYCHA is exploring adding this information to the rent share determination notice.

7) How can Section 8 residents in the LLC developments transfer to a different development?

At this time, Section 8 LLC residents can only transfer outside the NYCHA 21 developments to private housing.

8) How can a Section 8 resident request an inspection of their apartment?

Section 8 tenants can call the Customer Contact Center (718-707-7771) to request a special inspection of their apartment.

9) NYCHA should do more to update the available unit information on the portal.

NYCHA is working to improve the information on the portal. This is the link for Section 8 residents, <http://www1.nyc.gov/site/nycha/section-8/tenants.page>.

10) NYCHA should create an online forum for voucher holders to share resources, apartment listings, suggestions, etc.

NYCHA is exploring the feasibility of this idea.

11) NYCHA should create a system to rate owners of Section 8 apartments.

NYCHA is exploring the feasibility of this idea.

Attachment Q

Comments from the Public

Lead Based Paint

- NYCHA received a number of questions in regard to testing for lead based paint and the status of inspections for lead based paint.

In connection with NYCHA's cooperation with an investigation by the United States Attorney's Office for the Southern District of New York and HUD, the agency identified certain gaps in compliance with lead-based paint rules. NYCHA is actively taking steps to bring the Authority into compliance. NYCHA completed inspections in apartments with children under 6 in 2016 and will again in 2017, to ensure that these households are free of lead-based paint hazards.

Lead-based paint was banned from residential housing in New York City in 1960 and prior to its being banned was not widely applied in NYCHA housing because it was prohibitively expensive. Where lead-based paint does exist within NYCHA buildings, it is primarily from the original primer, now under many layers of paint, on select components such as radiators, door frames, pipes and ceramic fixtures.

Because of these factors, paint hazards are not likely to be found, and children are not likely to be exposed to lead in NYCHA buildings. According to the City's Department of Health and Mental Hygiene (DOHMH), lead poisoning in the City is at historic lows and children living in public housing are less likely to be exposed to lead than those living in private housing. However, even a single child living in public housing with elevated levels of lead is one too many.

Key Facts:

- *According to the City's Department of Health and Mental Hygiene (DOHMH), lead poisoning in the City is at historic lows and children living in public housing are less likely to be exposed to lead than those living in private housing.*
- *If the paint is in good shape, the lead-based paint is typically not a hazard.*
- *Most of the lead paint found at NYCHA is in the primer, not on the surface, and is on items like radiators and door frames, not on walls.*
- *Younger children are most at-risk for lead exposure from swallowing paint chips and dust through normal hand-to-mouth activity—NYCHA has prioritized these households where there may be the presence of lead-based paint.*

Among other actions, NYCHA is doing the following to address lead-based paint risk in the developments:

- *NYCHA has retained an environmental health vendor to perform visual inspections in apartments where the presence of lead-based paint has not been ruled out.*
- *To the extent that any lead-based paint hazards are identified, paint contractors will remediate. The contractors all are required to complete the HUD recommended lead paint remediation training.*
- *NYCHA is strengthening and developing new lead-based paint procedures.*
- *NYCHA is creating a robust follow-up risk assessment program.*

Since 2010, of the over 6,500 New York City children that had elevated blood lead levels only 18 cases were connected to NYCHA housing. Additional information on NYCHA's lead-based paint program is available at this link, <http://www1.nyc.gov/assets/nycha/downloads/pdf/fact-sheet-20170726.pdf>.

Operation and Management

- What is NYCHA's plan for flooding for potential future hurricanes?

There are 39 developments and 290 individual residential buildings in Hurricane Evacuation Zones 1 and 2, the most high-risk hurricane zones. Since Superstorm Sandy, NYCHA has created an Office of Emergency Management to enhance coordination between NYCHA and New York City Emergency Management and other partner agencies. In addition, new robo-call capability has amplified our ability to interact with residents during times of emergency. NYCHA is focused on building all-hazard resilience on several fronts. NYCHA is working to educate residents, commercial and service-provider tenants, and staff about the steps they should take to become more personally resilient, to build physical resilience at our sites affected by Hurricane Sandy, and to identify institutional vulnerabilities which we will then mitigate wherever possible.

There were 33 NYCHA developments impacted by Hurricane Sandy. All of the Sandy-impacted developments are doing some type of resilience-building in their rebuilding and recovery process. NYCHA's Recovery and Resilience Department is managing nearly \$3B in recovery dollars for this purpose and more information is available at the following website: <http://www1.nyc.gov/site/nycha/about/recovery-resiliency.page>

Specifically related to flooding hazards, NYCHA's Sandy Recovery and Resiliency program has received funds to provide flood protection for 219 buildings in Manhattan, Brooklyn and Queens. Once construction is complete, these buildings will have structural reinforcement and mechanical, electrical, and plumbing system protection so that after a flood incident, the buildings can be reoccupied safely as soon as possible. For residents of these buildings, and every other building in a flood zone, it is still imperative to follow all evacuation orders and warnings from officials. Individuals can sign up for text warnings at Notify NYC ([https://a858nycnotify.nyc.gov/notifynyc/\(S\(1g5hp52ko2wkl1t4innwswdr\)\)/enrollment/default.aspx](https://a858nycnotify.nyc.gov/notifynyc/(S(1g5hp52ko2wkl1t4innwswdr))/enrollment/default.aspx)).

Additionally, NYCHA will reach out to residents through social media, postings, and in other ways to inform them of anticipated emergencies and of steps they can take in the event of an emergency.

- For the evaluation of NYCHA’s pilot to install in-sink food waste disposals at twenty-six Lower East Side developments, NYCHA must continue to work with the Department of Environmental Protection (DEP) to address advocates’ concerns regarding combined sewer overflow and managing nitrogen levels in the waterways. NYCHA must also continue to explore other ways of food waste diversion for buildings not connected to the Newtown Creek Wastewater Resource Recovery Facility.

NYCHA’s proposals for managing food waste will be detailed in a comprehensive waste management plan in early 2018. In developing the plan, NYCHA is working closely with an inter-agency advisory committee that includes the NYC Department of Sanitation and DEP, along with subject matter experts and NYCHA staff. NYCHA will continue to work closely with both DSNY and DEP on specific plans for food waste diversion.

- NYCHA must implement a rapid response system to update tenants by both telephone and email about building-wide issues.

NYCHA is currently working to improve its “robo call” capability so that the system can be used as a rapid response system. NYCHA is also working to include the use of email as a communications option to inform residents of building-wide issues.

- NYCHA should alert the New York City Human Resources Administration about the building-wide outages and provide information on how to apply for emergency benefits to residents.
- *NYCHA is working with the city to coordinate efforts to assist residents in the event of emergency. NYCHA also provides assistance in the event of a building-wide outage, such as giving residents hot plates for cooking during gas outages. When there is a power outage, NYCHA works with the utility to obtain emergency generators.*
- NYCHA should create a building-wide plan in preparation for building-wide emergencies, such as a gas outage.

NYCHA’s Office of Emergency Management is working to enhance resilience in our residents, business partners who lease space in our buildings, staff and our internal processes in order to mitigate the effects of emergencies to the greatest degree possible, and to build capacity to respond and recover quickly after emergencies. Toward those ends, NYCHA is partnering with the New York State National Guard’s Citizens’ Preparedness program to bring preparedness seminars to NYCHA developments. We are working to build a Comprehensive Emergency Management Plan for the Authority which, when complete, will include development-specific emergency operations plans, hazard-specific preparedness, response and recovery plans, and functional operations plans which will assist NYCHA in responding to and recovering from emergencies.

The Office of Emergency Management is interested in engaging with residents and resident groups to answer questions, provide resources, and assist wherever possible to build the resilience which will strengthen the Authority and the city as a whole. NYCHA’s Office of Emergency Management can be reached by emailing oem@nycha.nyc.gov.

- There is too much garbage in the elevators. Cameras should be installed in the elevators at Linden and Boulevard Houses.

Caretakers are assigned to various buildings and remove any garbage found in the elevators, building stairwells, and hallways. Cameras are a very important issue and the Tenant Association is working with elected officials to secure funding for more cameras. Residents would certainly embrace the addition of more cameras.

- A resident stated that NYCHA is wasting money. Lights are on all of the time and in the summer, water from the sprinklers is always on. The resident also noted that her rent has also increased even though her income did not go up. How did they come up with this formula?

At most NYCHA developments, lights are on a timer and are off in the morning and on at night. The property superintendent will follow up on monitoring the lights and will have sprinklers repaired when they are not operational.

Rent for public housing residents is determined annually during each household's recertification process. Rent determinations are based on HUD requirements.

After reviewing the household composition, income, assets, and expenses listed in the Public Housing Affidavit of Income, NYCHA sets the household's rent at either 30% of the household's adjusted gross income or the flat rent, whichever is lower. Some tenants may have additional charges (such as fees for washing machine or air conditioners) or credits (for example, a utility allowance) added or subtracted from the rent calculation. More information on the rent calculation can be found online here, <http://www1.nyc.gov/assets/nycha/downloads/pdf/Rent-Calculation-FAQ.pdf>.

- There are not enough caretakers at Claremont Consolidated.

NYCHA has recently added caretaker staff at Claremont. Prior to January 2017, there were 9 caretakers and 5 chief caretakers at Claremont. Headcount has since increased to 14 caretakers and 5 chief caretakers, for a total of 19 caretakers.

- NYCHA employees are demoralized because there are so many consultants around. NYCHA needs to hire NYCHA residents and RAD/PACT has no guarantee of hiring civil service/union workers.

The Capital Projects Division workload fluctuates; consultants are hired to address temporary increases in workloads. Process and technology improvements are underway. When they are completed, NYCHA will be able to accurately assess the need for additional permanent staff.

- A resident stated that there was an abandoned apartment in her building that is being used as a stash house for drugs.

The property staff followed up and found that there was a vacant apartment but it had no sign of drug activity. The apartment has been secured.

- Residents of Johnson Houses stated that they are in need of lights on the grounds and the entrance door repair needs to be completed. The sidewalk pavements need to be redone and the subway grates also need to be repaired or replaced.

As per Property Management, the exterior lights are presently being repaired by Manhattan borough electricians. In addition, building entrance repairs are being followed up by NYCHA's Contract Administration for the contractor to complete and correct new building front and rear entrances under contract. The exterior sidewalks are maintained by the NYC Department of Transportation and subway grates are also on the exterior sidewalks and are maintained by the MTA.

- A resident stated her concerns with leaks from the ceiling at Carleton Manor. They stated that the time for completion of the roof work has passed and have been very patient and that their next step is to file a Housing Part action in court.

NYCHA Property Management followed up with the resident and found a leak in the kitchen. A roofing contractor visited the apartment to address the leak. There is temporary roofing on top of the roof and a temporary cover is on the kitchen ceiling in the apartment. Once roof replacement is completed, the interior ceiling repairs can be done. The actual roof replacement began on 9/29/17.

Real Estate Development Department – RAD/PACT/Demolition/Disposition/Conversion

- NextGen NYCHA is part of the erosion of the housing of the poor and NYCHA lets buildings deteriorate so they can turn them over to developers. What is the number of affordable units? What kind of tax breaks or incentives are given to developers?

NYCHA cannot keep up with the capital repairs that are needed in our public housing developments due to consistently decreasing capital funding from the federal government. Since 2001, NYCHA has seen a decrease of \$1.4 billion in capital funding. Thus, through the PACT program, NYCHA partners with development teams to raise outside funding and address the long-term capital needs of public housing.

- NYCHA should end its support of the RAD/PACT program which is converting public housing stock into section 8 housing under private management.

The RAD/PACT program is an investment in public housing and a way to bring in needed funding. NYCHA has a \$17 billion capital repair need. NYCHA does not spend money on development programs. Development programs provide revenue to NYCHA. Through new construction programs, NYCHA is developing under-utilized land to create more affordable housing for all New Yorkers.

- NYCHA should reconsider all of its demolition/disposition activities as set forth in the annual plan in order to determine whether the public housing residents in the adjoining parcels could benefit from enhanced community support facilities such as a new community center or senior center as part of the demolition/disposition process.

NYCHA is committed to robust community engagement to ensure resident needs are heard and addressed. Most of our new construction projects, and all new construction thus far under NextGen NYCHA, have included community facility and/or retail spaces that are open to NYCHA residents and the surrounding community. During our resident engagement process we work with residents to identify priority services for community facility spaces. Those priorities are then included in the Request for Proposals (RFP).

- NYCHA should provide or support the presence of a technical assistance group to observe the RFP reviewing process in all future NextGen proposed sites.

NYCHA follows City protocols to ensure the integrity of the RFP process and cooperates with all inquiries from the Inspector General. For the NextGen Neighborhoods sites, the resident Stakeholder Committee is reviewing all proposals, asking questions of development teams, and providing feedback to the review committee.

- NYCHA should explore options to develop 100% permanently affordable units at the site currently designated for development at LaGuardia Houses. NYCHA should also examine the possibility of generating revenue through ground floor retail space at the proposed building at LaGuardia Houses and commit to place an affordable grocery store on site. Revenue generated from LaGuardia Houses should stay in the impacted district (65th Assembly District).

NYCHA understands the need for affordable community facility spaces in the neighborhood.

- NYCHA should pursue a commercial overlay via a localized ULURP at LaGuardia Houses to have ground-floor retail space (a grocery store) as an option for the NextGen development.

NYCHA does not plan to rezone this site, and understands the need for affordable community facility spaces in the neighborhood.

- NYCHA should consider resident feedback for all NextGen development sites and take resident feedback into account. At Holmes Towers, NYCHA selected the playground as the development site, a location that did not receive any votes from residents.

The location of the planned development was the preferred site of Holmes residents that attended the engagement sessions in early 2016.

- Residents at the LaGuardia resident engagement meeting were unclear about how the revenues will benefit them, citing that “a long list of things not working” (i.e., repair needs in apartments) is not offset by “a short list of positive things from the new building.”

50% of the revenue generated by the new development will go back into La Guardia Houses. Residents will be involved in a participatory budgeting process to help determine use of these funds.

- The Authority must make every effort to reach each and every resident of the La Guardia Houses and ensure NYCHA has their input before releasing its RFP.

NYCHA is holding a series of resident engagement meetings to gather input from residents prior to the release of the RFP, and will work with residents and other community stakeholders throughout the entirety of the development process.

- NYCHA should form a resident body that brings all tenant leaders from PACT/RAD buildings together. This body should: (1) provide ongoing support among resident leaders whose buildings are transitioning out of public housing and into Project-Based Section 8 housing and (2) serve as a counterpart to NYCHA’s current network of Resident Associations and Citywide Council of Presidents (CCOP), which are only open to public housing residents.

NYCHA is committed to robust community engagement to ensure resident needs are heard and addressed. As such, in 2016, public housing leaders and representatives of multiple community-based housing advocacy organizations, including Enterprise, Legal Aid, and Community Service Society (CSS), came together for the very purpose of bringing a voice to PACT residents by forming the New York City Rental Assistance Demonstration Roundtable, known colloquially as the “RAD Roundtable” or “Roundtable.” The Roundtable’s initial goal was to develop “Guiding Principles” for the Section 8 conversions to ensure that the rights of public housing tenants were protected as NYCHA preserves properties through PACT. Since then, the Roundtable has taken on the role of developing a “RAD Handbook” for residents of converting developments that will provide key information and resources before, during, and after the transition. Since January 2017 when NYCHA announced that 17 additional developments will be converting to Section 8, the RAD Roundtable has invited resident leaders from these developments to join the Roundtable and serve as a conduit of information to their residents.

- NYCHA must create transparent, enforceable legal and financial structures to ensure that promised funds are directed to and spent on the impacted public housing development for all NextGen developments. This should include Payment In Lieu of Taxes (PILOT) made by the developer to NYCHA, a critical source of revenue that the RFP states may be leveraged beginning in 2026, equal to 10 percent of shelter rents.

All use of proceeds from developments is reported to HUD. NYCHA has committed to working together with residents at the affected public housing developments to determine the scope of repairs.

- In crafting future RFPs, NYCHA should heed resident priorities, including giving percentage weights to those priorities in the RFP scoring process. Developers should be required to provide a written explanation of how they intend to advance those priorities and principles.

Resident priorities are stated in Community Visioning Summaries, which are included in the RFP. Submissions that align with Community Visioning Summaries are scored favorably.

- All meetings should be held at the existing development undergoing NextGen development (not at NYCHA offices), at times that are accessible to residents. Interpretation services must

be offered to all non-English speaking residents. All residents on the Stakeholder Committees should be allowed to review RFP responses.

NYCHA is committed to robust community engagement and provides interpretation services for non-English speaking residents. Stakeholder Committee meeting times and locations are determined by the Stakeholder Committees working with NYCHA staff. Representatives of the Stakeholder Committees review all proposals.

- NYCHA should adopt the RAD infrastructure—federal laws and regulations, as well as local guideline principles—as applicable to the eight designated developments undergoing conversion of unfunded units (PACT program).

NYCHA is committed to applying RAD principles to non-RAD developments in the PACT program wherever possible.

- The NYCHA plan projects it will engage residents in the 8 developments that will be part of the PACT program (Baychester, Murphy, Linden, Boulevard, Independence, Williams Plaza, 344 East 28th Street and Wise Towers) during the summer of 2017. (In contrast, RAD requires at least 2 consultations before an application can be submitted to HUD.) Did NYCHA engage residents prior to including the conversion program in its draft Plan?

NYCHA is committed to robust community engagement to ensure resident needs are heard and addressed. For the eight LLC II developments, at this time, HUD is only allowing NYCHA to move forward with mandatory conversion at the two Bronx developments – Baychester and Murphy. As such, NYCHA has not yet submitted an application to HUD and continues to engage residents at those two developments. First, on July 13th, NYCHA presented the new plan for the LLC II developments to the RAB. Then, on July 26th, NYCHA presented the plan to the resident leaders of all eight affected developments. From there, NYCHA worked with the resident leadership at Baychester to schedule a resident meeting; that meeting was held on August 21st. NYCHA will host a resident meeting at Murphy on October 5th (please note that there is not an active TA at Murphy).

- What standards will be applied, governing the extent of rehabilitation to be carried out under conversion? (For instance, under RAD, the new owner must meet the 20-year capital need; required renewal of 20-year rent assistance contracts assures ongoing affordability; the resident association will continue to receive tenant participation funding.)

NYCHA is committed to applying RAD principles to non-RAD developments in the PACT program wherever possible. The developments and units must meet Section 8 inspection standards and development proposals are scored on the rehabilitation work proposed.

- What explicit commitments is NYCHA making to residents in developments undergoing PACT conversions re: ongoing rights and protections?

NYCHA is committed to applying RAD principles to non-RAD developments in the PACT program wherever possible. NYCHA is explicitly committing that residents will not be displaced as a result of PACT and residents will retain strong rights: rights to affordable rent at 30% of their income, rights to grievance hearings, pet rights, etc. Section 8 regulations and oversight will apply to the developments after conversion.

- To prevent arbitrary rent increases at developments undergoing PACT conversions, will rents in the converted developments be subject to rent regulation under existing rent stabilization laws?

Rents will be subject to Section 8 regulations, which are determined and regulated by HUD. Tenants will continue to pay 30% of their income to rent.

- Should 4,000 vouchers be lost to the voucher pool for Section 8 waiting list households, in order to make up for city and state disinvestment? Waiting list families will bear the costs of preservation for state and city abandonment of this stock.

Currently, the LLC II developments do not receive funding. Through the PACT program, we are stabilizing and preserving these units.

- Developers should be presented with the tenant associations' needs and the RFP should be awarded to those who include a majority of the community's suggestions in their final plans.

NYCHA is committed to robust community engagement. Resident priorities are stated in Community Visioning Summaries, which are included in the RFP. Submissions that align with Community Visioning Summaries are scored favorably.

- NYCHA is forcing poor people out. Affordable housing is not public housing because poor people can't afford it. What is going on in this city that you're kicking poor people out of their homes?

NYCHA's development programs will not displace any public housing residents. No NYCHA units are lost through any of the new construction proposed. NYCHA is developing under-utilized land to create more affordable housing for all New Yorkers.

- NYCHA needs to take the slaveholder names off of the developments.

NYCHA's policy is to enable residents to drive the decision around renaming a development. If a resident wants to rename a development, there is a procedure in place, and they would have to reach consensus before a change is made.

- Is RAD a temporary pilot program? RAD developments do not have the same level of maintenance as NYCHA developments. NYCHA is not getting enough money from RAD but NYCHA still chooses to give the money to private developers. NYCHA should not be paying developers and NYCHA is using poor people to profit. RAD is replacing us.

NYCHA does not give money to private developers through its development programs. In fact, in the first RAD/PACT conversion at Ocean Bay (Bayside), NYCHA received more than \$40 million at closing to be reinvested into affordable housing. Finally, none of NYCHA's development programs displace public housing residents. Under RAD/PACT, all residents remain in the development after conversion to Section 8 and all rehabilitation of the buildings, apartments, and grounds occurs with the residents-in-place.

- We are all victims of the NextGen NYCHA plan. 100% affordable is not affordable. RAD developments have term limits and after 5 years residents are supposed to take their voucher and go where?

There is no term limit for RAD. This program will not displace public housing residents. Under RAD/PACT, no resident will be forced to leave their development. After one year of residency in the development post-conversion, residents of RAD developments have the choice to apply for a portability voucher if they wish to move to an apartment on the private market where the landlord accepts Section 8 (anywhere in the United States where the Section 8 program exists), but no one will be asked or forced to do this. It is simply a benefit of the RAD/PACT program.

- Why is NYCHA subsidizing private developers instead of investing money in building public housing for the poor?

The RAD/PACT program is an investment in public housing and a way to bring in needed funding. NYCHA has a \$17 billion capital repair need. NYCHA does not spend money on development programs. Development programs provide revenue to NYCHA. Through new construction programs, NYCHA is developing under-utilized land to create more affordable housing for all New Yorkers.

- What would happen to RAD developments if NYCHA goes into default?

The project documents entered into at closing assure that the developments will remain stable. In addition, the onus is primarily on the parties in contract with NYCHA to perform, rather than NYCHA, providing additional stability.

- A resident of Claremont Consolidated would like clarification to determine if private developers will make a profit out of the RAD conversion process.

Any fees earned pursuant to the project contracts conform to federal regulations.

- A resident of Twin Parks West wants to know how the RAD conversion process will work and if people will have to live in their apartments during the restoration process.

Information about the RAD conversion process, including RAD's Guiding Principles and Frequently Asked Questions, is available here: <http://www1.nyc.gov/site/nycha/about/nycha-rad.page>. Repairs will be completed with residents-in-place.

- NYCHA needs to be more transparent about the eviction process, particularly for RAD developments.

The eviction process for RAD developments is outlined in the Residents Rights and Protections Principles, which were developed by the RAD Roundtable in partnership with NYCHA in order to ensure that the rights of tenants are protected as NYCHA preserves properties through RAD. The eviction process in particular is available on page 159 of this document.

- A resident of Claremont Parkway – Franklin Avenue wants more information about the RAD conversion process.

Information about the RAD conversion process, including RAD's Guiding Principles and Frequently Asked Questions, is available here: <http://www1.nyc.gov/site/nycha/about/nycha-rad.page>

- NYCHA needs to explain why as of May 2017, three residents have been offered FHA homes yet have not received them.

NYCHA cannot answer this question without knowing the addresses of the particular homes. NYCHA is working with the residents who are participating in the 5(h) Project HOME Homeownership Plan to satisfy HUD's requirements for homeownership and convey the home to the resident.

- NYCHA needs to explain how the FHA home lottery works.

The two current non-profit developers of the vacant FHA homes are required to adhere to the HPD marketing guidelines, available here: <http://www1.nyc.gov/site/hpd/developers/marketing.page>

- NYCHA needs to explain why two parking lots are being taken away from Van Dyke Houses and the garbage bins are located too close to the senior building.

The site of the new building will be on two parking lots on Dumont Avenue as proposed in the RFP issued July 2015. All current resident parking permit holders will be accommodated on existing parking spaces (112 total spaces remaining, currently 88 permit holders, leaving an excess of 24 vacant spaces). The compactors will be relocated to the existing recycling site at Woodson Houses on Powell Street.

- NYCHA should open laundromats for residents inside of new developments and should also put stores into the open ground level spaces on NYCHA campuses.

As part of our resident engagement process NYCHA asks residents their preferences for ground floor retail spaces when allowable by NYC zoning code (for example, laundromats). These preferences are identified in the Community Visioning documents included in the Request for Proposals for Affordable Housing Development Sites. Proposals that align with the Community Visioning documents are evaluated favorably.

- We have the obligation to provide for the people of the city. Folks cannot afford where they live so where are they going to go. We have an obligation to provide for people what they need. NYCHA cannot evict people or we will raise holy hell.

NYCHA's development programs will not displace any public housing residents. No NYCHA units are lost through any of the new construction proposed. NYCHA is developing under-utilized land to create more affordable housing for all New Yorkers.

- We are spending money on the military but not on housing. White people are replacing poor black folks and blackness made these neighborhoods unique. NYCHA should not be turning over these buildings.

The RAD/PACT program is a way to bring much needed funding into the developments without displacing residents. Residents will not be displaced. Through new construction programs, NYCHA is developing under-utilized land to create more affordable housing for all New Yorkers.

- NYCHA is the worst slumlord in the country. I am scared for the RAD program and no one wants Section 8.

The RAD/PACT program is a way to bring much needed funding into the developments without displacing residents. Residents will not be displaced. Through new construction programs, NYCHA is developing under-utilized land to create more affordable housing for all New Yorkers.

- An attendee at the public hearing stated that they do not support this plan. They want a plan that includes all people in New York City and instead \$1.4 billion is being given away in taxes to developers.

NYCHA does not control taxation. Taxation is controlled by the City, State and Federal Government. Through new construction, NYCHA is developing under-utilized land to generate much needed revenue to address capital repairs, and to support the creation of new affordable housing for all New Yorkers.

- In June 2016, NYCHA issued a Request for Proposals (“RFP”) for Wyckoff Gardens, which incorporates a set of “community principles” established between NYCHA and the Stakeholder Committee, and was intended to guide the redevelopment. However, there continues to be community concern that a final agreement between NYCHA and the Stakeholder Committee was not reach before NYCHA issued the RFP. To ensure accountability, this should not have occurred and sufficient time should have been given to finalizing the agreement on the community principles before the RFP was released in order to guarantee the views and desires of the community were properly incorporated.

NYCHA continues to work closely with the resident Stakeholder Committee, currently participating in review of the RFPs for Wyckoff Gardens.

- We must all stand vigilant to ensure NYCHA carries through with its stated promises. For example, no resident should be displaced or forced to leave due to conversion or during subsequent capital repairs; NYCHA must make every possible effort to afford residents the opportunity to stay in their home. Long-term affordability must also be guaranteed and residents should not be required to pay more than 30 percent of their income towards rent. NYCHA must maintain continuous ownership of the land; this will ensure NYCHA preserves a significant stake in the ownership structure and can continue to oversee all major decisions.

Under the PACT program, NYCHA will continue to own the land, no residents will be displaced, and residents will not pay more than 30% of their adjusted gross income towards rent.

Financial Resources

- NYCHA has not disclosed how the raised funds from the public/private fund will be distributed to developments. It is crucial that tenant association leaders be consulted on the needs of their development, and NYCHA must implement an equitable system for how those funds will be dispersed. NYCHA should also consider using the funds to create an organizing conference to cultivate young leaders.

The Fund for Public Housing (FPH) is an independent 501(c) (3) organization working to bring resources to public housing communities. FPH is a New York State not-for-profit and, as such, has its own bylaws and board of directors that determine its priorities and activities. NYCHA does not determine FPH's funding priorities.

As required in the FPH bylaws, there are two NYCHA resident directors on the board at this time. They each hold decision-making power that is equal to that of every other director.

Regarding the specific suggestion about youth leadership, FPH has provided funding to support the creation of 10 NYCHA Youth Leadership Councils around the city, and it will continue to support the activities of the Councils to develop young leaders in NYCHA communities.

As FPH raises funds to be spent in NYCHA developments, FPH will collaborate with residents on the implementation of funded initiatives. Additionally, FPH has recently created an online platform, in partnership with ioby (<https://www.ioby.org/>) and NYCHA, called the Ideas Marketplace, to gather resident project ideas and cultivate support and resources to execute them. Ioby is a non-profit that provides an affordable online platform paired with customized one-on-one fundraising coaching to help resident leaders plan, fund, and implement projects that make their neighborhoods safer, greener, more livable, and more fun.

If a resident or any other supporter of public housing has suggestions about how FPH might garner new resources to act on resident priorities, input is always welcome. Please visit www.fundforpublichousing.org to learn more and to contact FPH.

- Why is Saint Nicholas not part of the MAP program? In 2015, Saint Nicholas was supposed to get \$15.5 million from New York State but that money went to other developments.

Saint Nicholas is part of the City's Mayor's Action Plan (MAP) for Neighborhood Safety. St. Nicholas was not allocated \$15 million from the State. As part of the City of New York's Capital Plan, \$15 million is being invested in roofs at this development. Construction is projected to start on March 15, 2018 and to be completed by August 31, 2019. The roofs at all 13 buildings will be replaced.

- A resident from Gowanus Houses wants to know where the money went that was allocated by their City Council member.

The funding at Gowanus Houses that was allocated as part of the participatory budgeting process is for the community center. The center currently does not have a sponsor and the funding is insufficient to operate the center.

Capital Improvements

- A resident of Saint Nicholas Houses wants to know when the plumbing and roofs will be fixed.

A roofs and water tank project will start in March 2018 and is expected to be completed by the end of December 2019. NYCHA Capital Projects Division will be performing gas piping replacement at 13 buildings. The contract is scheduled to go to bid in October 2017.

- A resident of Saint Nicholas Houses stated that their building has 60 year old pipes.

There is a capital project for gas riser replacement at Saint Nicholas scheduled for 2018 that is currently in the design phase.

- A resident of Fulton Houses wants to know why scaffolding has remained up for over one year.

NYCHA has commenced façade repair work at Fulton and the work is scheduled to be completed by October 2017. The scaffolding is in place to protect the public while the work is performed.

- A resident of Fulton Houses wants to know when the playgrounds will be repaired.

The repairs of the basketball court and toddler sprinkler area at Fulton Houses are being managed by the Dormitory Authority of the State of New York (DASNY). DASNY has begun scoping the project and NYCHA has not yet been informed of a construction start date.

- A resident of Cypress Hills would like to know when the elevators and plumbing will be repaired.

As of October 1, 2017, there were 29 open work orders for plumbers and four work orders for elevator mechanics. NYCHA does not have major capital work planned at this location.

- A resident of PS 139 Conversion wants to know when the plumbing and mold will be remediated.

As of October 1, 2017, there were three open work orders for plumbers and one for a mildew condition. NYCHA does not have major capital work planned at this location.

- A resident of Twin Parks West wants to know when the elevators and plumbing will be fixed.

As of October 1, 2017, were 12 open work orders for plumbers and five open work orders for elevator mechanics. NYCHA does not have major capital work planned at this location.

- The elevators are not working properly at Castle Hill. It is very sad with all of the budget cuts and apartments with mold and mildew.

Repairs to the elevator at 635 Castle Hill Avenue were recently completed, and there have been no reported elevator outages since then. The development had 25 open mildew work orders as of October 10, 2017.

Community Engagement and Partnerships

- There are too many poor people waiting for jobs.

NYCHA's Office of Resident Economic Empowerment & Sustainability (REES) supports residents to increase their income and assets through programs, policies and collaborations in the areas of employment and career advancement, adult education and vocational training, financial empowerment and resident business development. REES offers a wide array of services through partnerships and collaborations with local and citywide organizations that provide job readiness and vocational training services. Residents who are interested in receiving help in looking for employment or would like to enter training to enhance their skill sets should visit www.OpportunityNYCHA.org or call the REES Hotline at 718-289-8100.

- DYCD, who is running NYCHA community centers, does not treat NYCHA residents well. NYCHA residents should be allowed to rent out the community centers and need to have more access to the centers.

DYCD's Cornerstone programs have community advisory boards that include resident participation, including the Resident Association, and NYCHA. Issues concerning the community center should be addressed through the advisory board process. If there is no advisory board, or the advisory board does not address residents' concerns, residents should contact NYCHA and DYCD.

- *Effective July 1, 2015, NYCHA ceased renting community space for after business hours private events. This decision was not made lightly and was based on a number of factors:*
 - *As part of NextGeneration NYCHA's plan, NYCHA has begun to move away from providing direct services;*
 - *NYCHA has conveyed most of its community facility portfolio to the Department for Youth and Community Development (DYCD) and the Department for the Aging (DFTA). The centers are operated by Community Based Organizations (CBOs) that receive funding from DYCD and DFTA to provide services in NYCHA communities during their business hours (typically anywhere from 9AM – 10PM). NYCHA cannot rent these spaces during the programs' hours of operation;*

- *NYCHA does not have an overtime budget to support the costs of continuing rentals at the 15 Senior Centers that NYCHA manages. And, the nominal rental fees that were charged did not cover NYCHA's entire Personnel (PS) and Other than Personnel Services (OTPS) costs;*

- *NYCHA's Community Engagement and Partnerships (CEP) staffing levels have been reduced. CEP no longer employs the number of staff required to support an after business hours community facility rental program. When CEP managed more facilities, there was a larger cohort of staff from which to draw from to supervise rentals.*

- NYCHA needs to provide Korean translation services and translations of important documents in Korean for the large Korean population living in NYCHA.

In its efforts to improve language services, NYCHA is working with community groups, such as CAAAV Organizing Asian Communities, to discuss language accessibility. In addition, NYCHA's Language Access Coordinator continues to conduct Language Assistance Services training for the development staff.

- There are many residents at Queensbridge, Astoria, and Ravenswood that need Korean translation services. Tenants cannot get repairs or help and language services are not sufficient.

NYCHA will review language accessibility issues at these developments and will follow up as needed.

- Can NYCHA develop an amnesty program so that unauthorized occupants living in NYCHA can stay?

NYCHA does not have an amnesty program for unauthorized occupants of public housing units. Lessees must request that occupants be added to their household, either on a temporary or permanent basis, by completing NYCHA Form - Request to Add a New Household Member (permanent/temporary). This form can be obtained on NYCHA's Self Service Portal during the annual recertification process, or by visiting the local Property Management Office. Property Management will review requests and inform the lessees whether the request was approved or disapproved.

- Resident leaders and stakeholder committees should have a right to a legal representative, organizer, or other technical assistance expert to provide advice and support in the review of RFP responses for all NextGen NYCHA development programs. At the very least, their designated legal representative should be allowed to be present as an observer at all engagements between NYCHA and the Committee(s), so that he/she can be an effective resource.

NYCHA follows City protocols to ensure the integrity of the RFP process. For the NextGen Neighborhoods sites, the resident Stakeholder Committee is reviewing all proposals, asking questions of development teams, and providing feedback to the review committee.

- NYCHA should host additional workshops and working groups for tenants when drafting agreements which will impact NYCHA residents and their activity funds.

During the engagement process, NYCHA held 13 focus group sessions to develop a reformed process to meet the expressed needs of resident leadership. During the roll out and pilot period, NYCHA held over 40 trainings and meetings on the new TPA process and continues to offer group training and 1 to 1 power coaching sessions.

- NYCHA should make the effort to connect tenant leaders to legal counsel and resources ahead of issuing any contracts.

During the engagement process for the new TPA process, resident leaders were advised that they would have a period to review any contracts or agreements and an opportunity to consult with legal representation of their choice. Once the funding agreement was drafted, NYCHA shared it with resident leaders and allowed at least 30 days for their review. At the time of distribution, resident leaders were encouraged to seek legal representation and were told that TPA funds would be available should they want to hire an attorney. Indeed, several Resident Associations obtained legal counsel for this process and NYCHA's attorneys negotiated the contract provisions with the Resident Associations' attorneys.

- NYCHA should honor and fund both the District Councils of Presidents (DCOP) and the Citywide Council of Presidents (CCOP) so that they can effectively perform the job of representing the interests of residents.

The local Resident Associations may fund DCOPs by opting to allocate 20% of their annual allocations to the District. CCOP operates on funds from the Resident Advisory Board (RAB) budget.

- Resident leadership should and must have a role in shaping the kinds of programs that are appropriate to advance self-sufficiency and independence of residents.

Resident Leaders determine the types of resident participation programs they will implement at their development by submitting a simplified Tenant Participation Activity proposal.

- NYCHA should partner with resident leadership in order to identify opportunities for resident management of RAD facilities. NYCHA has yet to express a commitment to assist in the development of resident management programs.

Management of units identified for the RAD/ PACT conversion are subject to an RFP. All qualified entities may apply. With respect to RAD, the new ownership team, of which NYCHA is a part, is providing professional development and property management services.

- Very little is done to engage in domestic violence prevention, domestic violence education, or awareness. NYCHA should dramatically increase its commitment to ending domestic violence in our housing developments.

Due to reduced operating funding, NYCHA is partnering with Community Based Organizations (CBOs) to meet service needs for residents. NYCHA has issued a Partnership application seeking partnerships such as domestic violence prevention and education providers to meet our resident's needs. Additionally, resident associations may partner with NYCHA to host local DV awareness events.

NYCHA also provides a list of resources victims of domestic violence can contact as part of its VAWA Occupancy Rights Notice. Some residents have already received a copy of this notice with their annual reviews; other residents will receive the notice with their next annual review. The notice can also be obtained on NYCHA's website at this link, <http://www1.nyc.gov/site/nycha/residents/vawa-resources.page>.

- NYCHA should issue a request for proposals aimed at developing Resident Management Corporations from within resident leadership.

NYCHA currently manages its own properties and has not used Resident Management Corporations (RMCs). If NYCHA elects to use RMCs in the future, it will work with resident leadership to develop them.

- NYCHA needs to make every effort to reach each and every resident of the La Guardia Houses and ensure that NYCHA has their input before releasing its RFP.

NYCHA is holding a series of resident engagement meetings to gather input from residents prior to the release of the RFP for the new development, and will work with residents and other community stakeholders throughout the entirety of the development process.

- Public housing residents and tenant associations should be empowered to hold resident-led engagement sessions with NYCHA to ensure resident concerns and priorities are properly heard.

NYCHA honors any resident meeting request that we receive.

- Increased effort and resources should be allocated to create true resident engagement for all public housing communities across the city.

The new framework of the Resident Engagement Department allows NYCHA to engage residents across 15 zones of NYC by constituency groups of youth, seniors, resident leadership and initiatives.

- Resident leaders at Smith Houses and Two Bridges are concerned about communication and lack of engagement with tenants and during Sandy construction and repairs. NYCHA should place a greater emphasis on communicating with tenants during construction.

NYCHA has conducted extensive outreach to the residents of Smith Houses and Two Bridges to inform them of the status of the Sandy contracts and repairs. Since 2014, NYCHA has conducted 218 meetings with residents of Smith and 114 meetings with residents of Two Bridges. There are also weekly construction coordination meetings between Construction

Manager, General Contractor, Sub-contractor and stakeholders such as the Tenant Association to review the status of construction and two week look ahead.

- NYCHA should schedule town halls at developments across the City to provide information on potential budget cuts and the resulting impact on tenants.

This is one of many engagement tools that NYCHA has utilized. However, town halls are costly and they are not very well attended. NYCHA has had more success with smaller development based meetings and use of technology.

- The NextGen Neighborhoods resident engagement process must not occur separately from NYCHA's continued engagement with tenants on all other matters. NYCHA cannot engage residents only for special initiatives. Rather, maintaining good relationships with tenants must be a year-round priority.

Regular engagement with residents is a NextGen NYCHA priority. NYCHA engages regularly with residents on many topics, and focuses the special attention needed for NextGen Neighborhoods developments.

- The NYCHA Sustainability team should prioritize resources for communication and education so that residents will receive timely information about improvements made to their boilers or about window repairs under the Weatherization Assistance Program (WAP).

Resident engagement is an integral part of NYCHA's energy programs. In the WAP program specifically, NYCHA and the State's designated WAP provider (a community-based non-profit organization) conduct meetings with residents and TA presidents throughout the process, starting with the initial energy audit. Residents are also informed through flyers and posters at each stage of the WAP installation.

- NYCHA needs to consider that the most effective way to ensure NYCHA residents know the proper way to recycle is via door-to-door engagement. There must be sufficient funding and personnel resources to roll out recycling education that reaches every tenant.

NYCHA will be releasing a comprehensive waste management plan in early 2018 that includes steps NYCHA and the NYC Department of Sanitation (DSNY) will take to increase recycling participation.

One of the resources that NYCHA and the Fund for Public Housing have created in partnership with ioby (www.ioby.org) is the NYCHA Ideas Marketplace. Through the Ideas Marketplace, resident green committees, tenant associations, and community-based organizations can propose projects such as door-to-door recycling engagement, and may solicit small donations on ioby's crowd-funding platform. The first pilot project in Ideas Marketplace has raised \$9,000. Here's the link: <https://www.fundforpublichousing.org/ideas-marketplace/>

NYCHA continues to have an aggressive outreach strategy on recycling education. This summer alone, Resident Engagement and Capital Projects attended 94 Family Days and

reached over 3,500 people. NYCHA is also planning to send out a recycling education mailer to every NYCHA apartment before the end of 2017 (with DSNY).

- The time commitment required for the NYCHA Resident Training Academy (NRTA) – 8 weeks of full-time training with no stipend – means trainees have to forego wage-earning opportunities to attend. This makes committing to NRTA impossible for many people.

The NYCHA Resident Training Academy (NRTA) provides multiple training tracks ranging from 4.5 to 8 weeks. Since 2010, over 1,800 NYCHA residents have graduated from NRTA, with 88% moving on to employment. NRTA training providers provide resources for residents throughout the program, including connections to income supports and other supportive services. NYCHA has utilized grants it received directly or via the Fund for Public Housing to provide transportation support for residents who are enrolled and active in the program.

- Some residents have paid for their own OSHA training separate from NYCHA have not been able to get employment through Section 3. NYCHA should do more to find job opportunities for these residents.

NYCHA is committed to generating economic opportunities for NYCHA residents. Residents interested in employment should contact NYCHA's Office of Resident Economic Empowerment & Sustainability (REES) at 718-289-8100 to RSVP for a REES information session. Residents may also visit www.opportuntynycha.org.

By adapting a service coordination model called the "Zone Model," REES has created over 60 citywide and local partnerships with organizations providing services such as employment assistance and job training. Connecting residents to high-quality, outcome-driven partners has resulted in an increase in the number of NYCHA residents who have access to economic opportunities.

- NYCHA should allocate additional resources to REES to address resident concerns, specifically in the area of construction job training and placements.

Please see the response above regarding the "Zone Model," which connects residents to economic opportunities. The Zone Model has also helped NYCHA bring new investment and resources to under-resourced communities through both public and private investment in NYCHA resident programming, including workforce development and job training initiatives such as Tech51, Jobs Plus, and the NYCHA Resident Training Academy (NRTA).

- NYCHA should see that all its developments have a functioning resident association.

NYCHA Resident Engagement is in the process of hosting civic engagement events at 23 NYCHA developments without resident associations. The goal of these events is to get residents at these developments interested in forming an association. NYCHA will simultaneously host nominations on October 26th at each development with resident interest and then elections on December 7th. This process will be repeated in the spring of 2018 and

then again in the fall until we have an established resident association at each NYCHA development.

- Language access needs to be provided at all meetings of the resident association and its board.

Resident Associations are able to access their TPA funds to facilitate language assess and increase resident participation for their Association’s activities.

- NYCHA should actively encourage Tenant Association Presidents to work with organizations that are experienced in resident organizing.

NYCHA is developing a Resident Leadership Academy in partnership with CUNY and the Fund for Public Housing to offer credit bearing courses on Public Housing 101, leadership development and community organizing. Funding was allocated by the Speaker of the New York City Council so the program will be free of charge for the NYCHA resident/ student. We are planning to launch the program for the spring 2018 semester. Successful completion of the course credits can be applied to a matriculated degree program.

- Consideration should be given—by NYCHA and CCOP—to convening a working group or a “constitutional convention” of resident leaders to consider how the official leadership structure could be changed in order to make it more effective.

NYCHA will present this suggestion to CCOP.

- NYCHA must step up to the plate and effectively communicate with its tenants, proactively engage its resident associations and create a clear plan on how to transmit critical information to tenants.

NYCHA’s Resident Engagement Department currently hosts monthly cluster meetings with Resident Association boards across the city. At these meetings critical and current information is shared with Resident Leaders. Additionally, a portion of the meeting is reserved for a leadership development workshop topic. Each month’s topic was developed to equip resident leaders with necessary tools to effectively run independent organizations, share information with their resident body and increase participation at their local developments.

- NYCHA should create a job training program to help reduce recidivism of NYCHA residents.

NYCHA’s Office of Resident Economic Empowerment & Sustainability (REES) implements programs, policies and collaborations to support residents’ increased income and assets with a focus on employment and advancement, financial literacy and asset building, adult education and training, and business development. REES uses a partnership and placed-based service coordination model to identify and partner with high-quality providers in each service area.

Currently, REES manages about 60 local and city wide partnerships and also partners with city agencies such as NYC Small Business Services on large scale hiring and job training opportunities. The NYCHA Resident Training Academy (NRTA) is an employment-linked job training program funded by the Robin Hood Foundation. Since 2010, the NRTA has provided

NYCHA residents with training in fields such as janitorial, construction, maintenance and pest control. Graduates are provided with one year of employment assistance, with most working at NYCHA or with NYCHA contractors post-employment. To date there have been 1,798 residents who have graduated from the program with 89% moving on to employment. Additionally, NYCHA is part of the NYC Jobs Plus collaborative. Jobs Plus is a proven place-based employment program that provides customized employment services, financial counseling, rent incentives and peer-to-peer support to NYCHA residents. There are currently 10 Jobs Plus sites supporting 27 NYCHA developments citywide. Jobs Plus is a collaboration between NYCHA, NYC Human Resources Administration, the Mayor's Office of Economic Opportunity, and the Department of Consumer Affairs. Residents interested in job training opportunities are encouraged to call REES at 718-289-8100 or visit us on the web at www.opportunitynycha.org.

- NYCHA should create free training programs run by seniors because seniors have significant knowledge of their developments.

NYCHA will take this recommendation under advisement.

- NYCHA needs to release an RFP for Section 3 training for NYCHA residents and managers.

NYCHA's Office of Resident Economic Empowerment and Sustainability (REES) hosts REES information sessions twice a week at REES' offices and offsite sessions at least once a month on NYCHA campuses in partnership with resident associations. At these sessions residents are provided with information regarding Section 3 including how they can register their interest in Section 3 employment. Residents who are unable to attend an information session are also able to register online via NYCHA's self-service portal – Opportunity Connect.

Section 3 Frequently Asked Questions are also available to the public via NYCHA's website: <http://www1.nyc.gov/assets/nycha/downloads/pdf/section3-faq.pdf>.

- NYCHA should review the agreement for TPA Presidents.

NYCHA has reviewed the TPA agreement and received written comments from Legal Aid Society and Brooklyn Legal Services Corporation. As a result, NYCHA revised the agreement, used simplified language, and provided Resident Associations with the option to sign the new agreement or continue with their existing agreement with NYCHA.

- A resident would like to know if the program that existed under the Clinton administration that encouraged homeownership for NYCHA residents is still operating and if not, if it will be revived.

Since 2015, NYCHA's Office of Resident Economic Empowerment and Sustainability (REES) has offered homebuyer education as a new service offering under the financial literacy and asset building portfolio. For this work, REES has initiated partnerships with organizations who offer general education on all aspects of the home-buying process and the First-Time Homebuyer Certificate - which is required to apply for certain down-payment assistance grants. Other partners have provided free pre-homebuyer financial literacy workshops to educate residents on how to prepare to qualify for a mortgage.

Additionally, REES has partnered with a national organization offering character-based lending and a low-interest rate fixed mortgage in order to provide NYCHA residents with a more obtainable mortgage product. REES has also partnered with Habitat for Humanity NYC to offer information sessions about upcoming home-buying opportunities of single-family homes. Last year alone, over 400 residents attended homebuyer education events. As a next step in the home-buying journey, NYCHA residents are referred for free one-on-one financial counseling services offered through the New York City Department of Consumer Affairs Office of Financial Empowerment and other community based partners. To further bolster the homebuyer education service offerings REES will continue to add new partners in 2017.

- NYCHA needs to explain why residents of Red Hook Houses that received OSHA training after Hurricane Sandy are unemployed and stated that NYCHA should create construction training programs for NYCHA residents.

NYCHA's Office Recovery and Resiliency (NYCHA ORR) offered free OSHA 10 training to Sandy-impacted NYCHA residents to reinforce NYCHA's commitment to safety, introduce residents to the construction field, and give them a leg-up on finding a job in the NYC construction industry. NYCHA ORR has committed \$1.4M in CDBG-DR funding to a pre-apprenticeship training program that grants residents entry into the New York City building and construction trade unions. Starting in fall 2017, these trainings will create a clear and sustainable career pathway for residents interested in Sandy related construction work. As of September 2017, 204 NYCHA residents have been hired on NYCHA ORR contracts.

- We need to pray for the community and the community culture. We need to create youth training programs to keep kids busy.

NYCHA's Office of Resident Economic Empowerment & Sustainability (REES) supports residents to increase their income and assets through programs, policies and collaborations in the areas of: employment and career advancement, adult education and vocational training, financial empowerment and resident business development. REES offers a wide array of services through partnerships and collaborations with local and citywide organizations that provide job readiness and vocational training services. Some of REES's partners focus their services specifically for young adults ages 18-24. Examples include: Green City Force, an AmeriCorps program that provides a stipend to NYCHA young adults while they engage in training in either an energy or urban farms track, and Opportunities for a Better Tomorrow (OBT), a nonprofit with several programs throughout the city that provides young adults with combined high school equivalency and vocational training classes. For more information on REES and its youth focused partners please visit www.OpportunityNYCHA.org or call the REES Hotline at 718-289-8100.

- NYCHA loses paperwork all the time for all TA Presidents and needs to explain what happened to our paperwork.

As part of NextGen, NYCHA is moving towards digital and transparent solutions. Resident leaders are currently able to submit paperwork and conduct other TPA related activities online, such as uploading receipts for their commercial card purchases and viewing all commercial card expenditures, balances and activities.

- A resident claims that NYCHA's Management Office is continuously confused about her home and her name. She has submitted multiple complaints.

NYCHA's Family Partnerships department and Property Management staff have followed up multiple times with the resident to investigate her concerns and will continue to do so if she needs further assistance.

- A resident stated that her quality of life was being impacted by tenants who recently moved in next door. They play loud music at night, bang on the walls, and have suspicious visitors.

Residents can report this information to Property Management Office, 311, 911 or the Department of Investigation. Reports can be anonymous. If claims are determined to be valid, the resident will be called into the Management Office for an interview to discuss the issue. Depending upon the particular circumstances, and on whether the resident corrects the problem, the resident may receive a warning, or a termination of tenancy proceeding may be commenced.

- We need to organize because a wedding planner should not be handling housing.

Federal 964 regulations and State Law encourage and allow for NYCHA residents to organize to better their quality of life. There are also a number of organizations such as Community Voices Heard, Good Old Lower East Side, FUREE and others throughout the city that organize public housing residents.

- Community transportation is important to NYCHA residents. We need to have access to jobs and education programs. NYCHA residents need to be involved with the MTA.

NYCHA residents, like all NYC residents, can get involved with the MTA by joining the Citizen Advisory Committee: <http://www.pcac.org/pcac/about/history/>

The Committee plays a role in advising the MTA board members on policy and budget issues.

- The board and the Chair need to make themselves personally available by making the effort to talk directly to the people that you say you represent.

Since her appointment, Chair Olatoye has visited nearly all of NYCHA's 326 developments, attended family days, and participated in various events at the developments. Resetting the relationship with NYCHA residents and other stakeholders is one of the key components of NextGenNYCHA. NYCHA is exploring options to change the format of the public hearing to provide opportunities for responses to questions. Outside of the public hearing, residents have the ability of communicate with Chair Olatoye and the other board members by using the link below on the NYCHA website.

<http://www1.nyc.gov/site/nycha/about/contact/write-to-the-nycha-board.page>

Smoke Free Housing

- NYCHA needs to create a program to help people stop smoking if NYCHA implements the no smoking policy.

NYCHA is committed to working with partners and residents to expand access to resources that help smokers who want to quit. This commitment was established in 2016 in the NextGeneration NYCHA Sustainability Agenda (<http://www1.nyc.gov/site/nycha/about/sustainability.page>) and is a major focus of the NYCHA Advisory Group on Smoking and Health, comprised of residents and partners working to help guide engagement and supportive services throughout implementation.

- NYCHA should focus on getting drugs out of NYCHA buildings instead of implementing the no smoking policy.

The HUD regulations are intended to improve indoor air quality, benefit the health of public housing residents and staff, reduce the risk of fires, and lower overall maintenance costs. NYCHA continues to collaborate with NYPD, residents and other partners to address criminal activity as NYCHA works to achieve the NextGeneration NYCHA vision of safe, clean and connected communities.

- How much money will be spent on implementing the no smoking policy?

NYCHA will be working closely with the NYC Department of Health and Mental Hygiene (DOHMH) and other partners to develop strategies and resources to educate residents about the health risks of exposure to secondhand smoke and to expand access to cessation services for smokers who want to quit. NYCHA will also seek new sources of funding to support implementation costs. NYCHA is committed to leveraging partnerships to establish healthier homes for NYC's public housing residents.

- While NYCHA has no choice but to enforce the no smoking policy by law, HUD should fund any mandates that it is asking the public housing authorities to implement.

NYCHA addressed the need for funding for implementation in our formal response to the proposed rule. Under the leadership of NYCHA Chair Shola Olatoye, NYCHA and national partners are building a coalition seeking increased investment in public housing authorities as a critical public health measure.

- At what point will NYCHA evict someone for smoking in their apartment once the smoking policy is implemented?

NYCHA will develop a policy about enforcement of the smoke-free requirements. Consistent with HUD guidance NYCHA enforcement will be graduated and include escalated warnings with specific, progressive enforcement actions, while educating residents and providing smoking cessation resources or referrals.

- In terms of HUD's smoking regulation, the 25 foot rule makes sense but it did not work for corporate America and there are NYCHA buildings within 3 feet of a public sidewalk. What are the consequences going to be for violating the rules?

NYCHA will develop a policy about enforcement of the smoke-free requirements. Consistent with HUD guidance NYCHA enforcement will be graduated and include escalated warnings with specific, progressive enforcement actions, while educating residents and providing smoking cessation resources or referrals.

- What assistance will NYCHA provide for smoking cessation?

Smoke-free housing policy is fundamentally about promoting healthy living and working environments and NYCHA will continue to work collaboratively to develop strategies and resources to educate residents about the health risks of exposure to second hand smoke and to connect residents to cessation services for those who want to quit. NYCHA is working closely with the NYC Department of Health and other partners to design a comprehensive strategy to providing cessation support to residents. Communication throughout implementation will emphasize access to cessation resources that already exist. We are working with the Fund for Public Health and Fund for Public Housing to seek funding to support additional resources. We have consistently flagged cessation support as a core element to implementation.

- What is NYCHA going to do to help residents stop smoking? What policies are being put in place?

Smoke-free housing policy is fundamentally about promoting healthy living and working environments and NYCHA will continue to work collaboratively to develop strategies and resources to educate residents about the health risks of exposure to second hand smoke and to connect residents to cessation services for those who want to quit. NYCHA is working closely with the NYC Department of Health and other partners to design a comprehensive strategy to providing cessation support to residents. Communication throughout implementation will emphasize access to cessation resources that already exist. We are working with the Fund for Public Health and Fund for Public Housing to seek funding to support additional resources. We have consistently flagged cessation support as a core element to implementation.