

# Consolidated Plan

2016  
Addendum: HOME Investment  
Partnerships Program



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# The City of New York

## 2016 CONSOLIDATED PLAN One-Year Action Plan – Addendum: HOME Investment Partnerships Program

October 12, 2016

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# Executive Summary

*The amended 2016 Consolidated Plan One-Year Action Plan – Addendum constitutes a substantial amendment because it reflects revisions to New York City's HOME Investment Partnerships (HOME) program assisted activities. The revisions entail the creation of a new program – HOME Tenant-Based Rental Assistance Program (HOME TBRA). The new program will be funded with \$5,000,000 reallocated from the City's 2016 HOME-funded Supportive Housing Program (SHP). The amendment also revises the proposed accomplishments for the existing SHP, reflective of the reallocation of funds.*

*The Addendum describes the specific Action Plan sections impacted by the proposed programmatic revisions.*

## **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

### **2. Summarize the objectives and outcomes identified in the Plan**

*In response to changes to the City's 2016 HOME Program funded activities the one-year objectives have been revised accordingly. (Revisions in capitals.)*

For the 2016 Consolidated Plan Program Year New York City has identified:

- SEVEN formula entitlement-funded projects will receive a cumulative total of \$62,364,547 and aim to increase or improve *Accessibility to Decent Affordable Housing* which will result in: 246,388 persons assisted with new/improved access to services (cumulative); five rental or owner-occupied units made accessible to persons with disabilities; 326 RENTAL UNITS CONSTRUCTED; 350 HOUSEHOLDS ASSISTED WITH TENANT-BASED RENTAL ASSISTANCE; and, 3,450 homeless persons assisted with overnight shelter.
- Fourteen formula entitlement-funded projects will receive a cumulative total of \$63,098,870 and aim to provide or increase *Decent Affordable Housing* which will result in over approximately: 2,592 housing units rehabilitated and returned to private ownership; 2,722 persons living with AIDS provided with tenant-based rental assistance, supportive services, and/or supportive housing; and, 200 first-time homebuyers assisted with downpayment assistance.
- Six formula entitlement-funded projects will receive a cumulative total of \$97,333,551 and aim to *Sustain Decent Housing* which will result in: 60,251 rental units rehabilitated; 885,000 households assisted housing units brought up to code via housing code enforcement/foreclosed property care (cumulative); and, 12,000 persons assisted with homelessness prevention.
- Seven formula entitlement-funded projects will receive a cumulative total of \$27,085,356 and aim to increase the *Availability/Accessibility to a Suitable Living Environment* which will result in: 17,058,493 persons assisted with new/improved access to services (cumulative); 25,147 homeless persons given overnight shelter (cumulative); and, 18,152 persons provided new/improved access to a facility.
- Three formula entitlement-funded projects that will receive a cumulative total of \$15,788,000 and aim to increase *Affordability of a Suitable Living Environment* which will result in: 278,737 persons assisted with a new/improved access to services; 206 households assisted with day care

services; and, the improvement of public facility infrastructure for the provision of breakfast to schoolchildren in 75,403 low-/moderate-income households.

- Eight formula entitlement-funded projects will receive a cumulative total of \$29,904,000 and aim to increase or improve the *Sustainability of a Suitable Living Environment* through the: home repairs for 1,900 elderly homeowners; the façade renovation for 3 owner-occupied historic homes; 147,295 persons provided new/improved access to a facility; 35 demolitions to remove slum or blighted conditions as part of geographically targeted revitalization effort; 4 cultural organizations assisted; 2,986 vacant lots cleaned; and, 225,000 persons provided with public service activities within the Bronx River and the adjacent areas.
- Three formula entitlement-funded projects will receive a cumulative total of \$4,344,000 and aim to increase the *Availability/Accessibility to Economic Opportunity* which will result in: 1,730 persons assisted with new/improved access to literacy, educational or vocational services; and, 6,128 new and/or existing businesses assisted.
- Three formula entitlement-funded projects for which a Performance Indicator is Not Applicable (N/A).

# One-Year Action Plan

## AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

### Goals Summary Information

**Table AP-1(Abbreviated) – Goals Summary**

| Sort Order | Goal Name  | Start Year | End Year | Category           | Geographic Area | Needs Addressed                                   | Funding            | Goal Outcome Indicator  |
|------------|--|------------|----------|--------------------|-----------------|---|--------------------|---|
| 8          | Create Affordable Housing - New Construction         | 2015       | 2019     | Affordable Housing |                 | Housing - New Construction                        | HOME: \$40,756,547 | Rental units constructed: 326 Household Housing Unit                    |
| 13         | Create New Homeownership Opportunities- Down payment | 2015       | 2019     | Affordable Housing |                 | Housing - Homeownership assistance (Down payment) | HOME: \$3,000,000  | Direct Financial Assistance to Homebuyers: 200 Households Assisted      |
| 39         | Prevent Displacement and Reduce Cost Burdens         | 2015       | 2018     | Affordable Housing |                 | Housing – HOME Tenant-Based Rental Assistance     | HOME: \$5,000,000  | Tenant Based Rental Assistance/Rapid Rehousing: 350 households assisted |

### Goal Descriptions

**Table AP-2(Abbreviated) – Goal Descriptions**

|    |                         |   |
|----|-------------------------|---|
| 8  | <b>Goal Name</b>        | Create Affordable Housing - New Construction  |
|    | <b>Goal Description</b> | Use HOME Program funds to increase supply of decent, affordable multi-family rental housing for income-eligible New Yorkers, particularly for those with special needs. |
| 13 | <b>Goal Name</b>        | Create New Homeownership Opportunities-Downpymnt  |
|    | <b>Goal Description</b> | Use HOME Program funds to assist first-time homebuyers to afford down payment expense.  |
| 39 | <b>Goal Name</b>        | Prevent Displacement and Reduce Cost Burdens-TBRA   |
|    | <b>Goal Description</b> | Use HOME Program funds to ensure affordability for the purpose of providing decent affordable housing.  |

## AP-35 Projects – 91.220(d)

### Introduction

The Department of Homeless Services is the recipient of the City's Emergency Solutions Grant (ESG). These funds support efforts to serve homeless and at-risk of homelessness individuals and families. The Department of Health and Mental Hygiene (DOHMH) administers the Housing Opportunities for Persons with AIDS (HOPWA) grant.

The Department of Housing Preservation and Development (HPD) administers the City's HOME Investment Partnerships (HOME) Grant. Proposed projects funds affordable housing new construction, affordable housing rehabilitation, first-time homebuyers' homeownership assistance, and tenant-based rental assistance.

The Office of Management and Budget has oversight responsibility for the Community Development Block Grant program.

(For additional information about Hurricane Sandy, the City's response, and Disaster Recovery (DR) funded programs, please visit [www.nyc.gov/cdbg](http://www.nyc.gov/cdbg) to read the current CDBG-DR Action Plan.)

**Table AP-4(Abbreviated) – Project Information**

| #  | Project Name                                       |
|----|--|
| 43 | The Supportive Housing Program                     |
| 44 | HomeFirst Down Payment Assistance Program          |
| 71 | HOME Tenant-Based Rental Assistance Program (TBRA) |

## AP-38 Projects Summary

### Project Summary Information

**Table AP-5(Abbreviated) – Project Summary**

|    |                        |  |
|----|------------------------|--|
| 43 | <b>Project Name</b>    | <b>The Supportive Housing Program</b>  |
|    | <b>Goals Supported</b> | Create Affordable Housing - New Construction   |
|    | <b>Needs Addressed</b> | Housing - New Construction   |
|    | <b>Funding</b>         | HOME: \$40,756,547   |
|    | <b>Description</b>     | HPD's Supportive Housing Program funds the acquisition and new construction or rehabilitation of properties for the purpose of developing permanent housing with services for homeless and low-income households. The Supportive Housing Loan Program requires 60% of units be dedicated to homeless households referred by DHS's Shelter Placement Division, HRA's HIV/AIDS Services Administration (HASA) and 40% of units go to low income households through community referrals. Most homeless rentals are for individuals with annual gross incomes of no greater than 50% of the area median income, and low-income community units go to households with |

|           |  |   |
|-----------|--|---|
|           |  | <p>median incomes of no greater than 60% of the area median income. Loans are funded under Article 8 and Article 11 of the State Private Housing Finance Law and are provided at zero or one percent interest for terms of at least 30 years. Support and operating subsidies are funded through the use of Section 8 and McKinney-Vento Program Rental Assistance, DHS SRO Support Services contracts, Department of Mental Health Community Support Service contracts, or HRA contracts for support services for PWAs. In addition, many projects obtain an allocation of tax credits from the Federal Low Income Tax Credit Program. Proceeds of the sale of these credits are used to fund social service and operating reserves. \$306,000 of the amount above is expected to be used for HPD's Senior Affordable Rental Apartments (SARA) program, which is managed by the same unit as the Supportive Housing Program.</p> |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | <p>326 Very Low-Income (0 to 50% MFI) and/or Low-Income (51 to 80% MFI) households will benefit from this activity.<br/>Type of households that may be assisted include: Special Needs Populations; Homeless Individuals; the Elderly; and, All Other Renter Types, respectively</p>  |
|           | <b>Location Description</b>  | Citywide  |
| <b>44</b> | <b>Project Name</b>  | <b>HomeFirst Down Payment Assistance Program</b>  |
|           | <b>Goals Supported</b>   | Create New Homeownership Opportunities-Downpymnt  |
|           | <b>Needs Addressed</b>   | Housing - Homeownership Assistance (Downpayment)  |
|           | <b>Funding</b>   | HOME: \$3,000,000   |
|           | <b>Description</b>   | The HomeFirst Program offers down payment assistance to first-time homebuyers. Eligible homebuyers can qualify for a forgivable loan to use toward down payment and/or closing costs on a one- to four-family home, condominium, or cooperative purchased in one of the five boroughs of New York City. The amount of the forgivable loan will be up to \$15,000. Eligible borrowers must be first-time homebuyers with a maximum annual household income up to 80% of Area Median Income (AMI); purchase a one- to four-family home, condominium, or cooperative in one of the five boroughs of New York City; qualify for a mortgage loan from a participating lender; have their own savings to contribute toward down payment and closing costs; successfully complete a homebuyer education course with an HPD-approved counseling agency; and occupy the property as their primary residence for at least ten years.        |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | This program will assist 200 Very Low (0 to 50% MFI), and/or Low (51 to 80% MFI) first time homebuyers.   |
|           | <b>Location Description</b>  | Citywide  |
| <b>71</b> | <b>Project Name</b>  | <b>HOME Tenant-Based Rental Assistance Program (TBRA)</b>   |
|           | <b>Goals Supported</b>   | Prevent Displacement and Reduce Cost Burdens  |
|           | <b>Needs Addressed</b>   | Housing – HOME Tenant Based Rental Assistance   |

|  |  |
|--|--|
| <b>Funding</b>   | HOME: \$5,000,000  |
| <b>Description</b>   | <p>The New York City Department of Housing Preservation and Development (HPD) intends to transfer HOME Program funds to the New York City Human Resources Administration (HRA) to develop a Tenant-Based Rental Assistance Program. HRA plans to offer rental assistance to eligible families, based on funding availability, and subject to close supervision by HPD as the HOME Program administrator. HRA plans to serve only those households who meet all four of the following qualifications:</p> <ol style="list-style-type: none"> <li>1. Two or more individuals or a pregnant person who currently resides in a NYC Department of Homeless Services (DHS) or HRA shelter designated for Families with Children, or for Adult Families (which consist of households with more than one adult and no minor children) OR the household consist of or includes at least once chronically street homeless individual.</li> <li>2. Household income does not exceed 60% of Area Median Income.</li> <li>3. At least one household member receives federal supplemental security income or social security benefits.</li> <li>4. Has resided in shelter for more than 120 days or such other period that HRA may designate. The program is designed to last for two years with an ongoing opportunity to extend an additional two years as long as funding is available. Under the program, families pay the highest of the following amounts: <ul style="list-style-type: none"> <li>-30% of the family’s monthly-adjusted income;</li> <li>- 10% of the family’s monthly gross income;</li> <li>-Public assistance shelter allowance (that portion of the New York State public assistance grant that is specifically designated to meet the family’s actual housing costs); or</li> <li>-The minimum rent established by HPD for HOME Tenant-Based Rental Assistance, which is \$50.</li> </ul> </li> </ol> |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 350 Very Low-Income (0 to 50% MFI) households will benefit from this activity. Type of households that may be assisted include: Renter Elderly; Renter Large Related; Renter Small Related; Homeless Individual; Homeless Family without Children; Homeless Family with Children; Special Needs Populations; Homeless Youth; and all other Renter Household Types, respectively.   |
| <b>Location Description</b>  | Citywide   |



# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

For the 2016 Consolidated Plan Program Year (Calendar 2016), the City of New York is required to provide a summary of its one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using the four grant programs (HOME; CDBG; HOPWA; and, ESG).

The City of New York is also required to estimate one-year goals for the number of households to be provided affordable housing through any of the City’s HUD-funded activities that 1) provide rental assistance; 2) produce new units; 3) rehabilitate existing units; or 4) acquire existing units.

For the purpose of this section, the term “affordable housing” shall be as defined in the HOME program regulations at 24 CFR 92.252 for rental housing, and 24 CFR 92.254 for homeownership, respectively.

**Table AP-3(revised) - One Year Goals for Affordable Housing by Support Requirement**

| <b>One Year Goals for the Number of Households to be Supported</b> |     |
|--|-----|
| Homeless   | 350 |
| Non-Homeless   | 200 |
| Special-Needs  | 326 |
| Total  | 876 |

**Table AP-4(revised) - One Year Goals for Affordable Housing by Support Type**

| <b>One Year Goals for the Number of Households Supported Through</b> |     |
|--|-----|
| Rental Assistance  | 350 |
| The Production of New Units  | 326 |
| Rehab of Existing Units  | 0   |
| Acquisition of Existing Units  | 200 |
| Total  | 876 |

### Discussion

For the 2015 Consolidated Plan Action Plan, HPD opted to use a substantial portion of its HOME allocation to serve an estimated 1,389 homeless families via tenant-based rental assistance (TBRA). In 2016, the Department will continue to allocate funds toward this goal, with plans to assist an estimated 350 households living in shelter to secure stable housing. The 326 special needs units listed above will serve people who are both formerly homeless and with special needs.