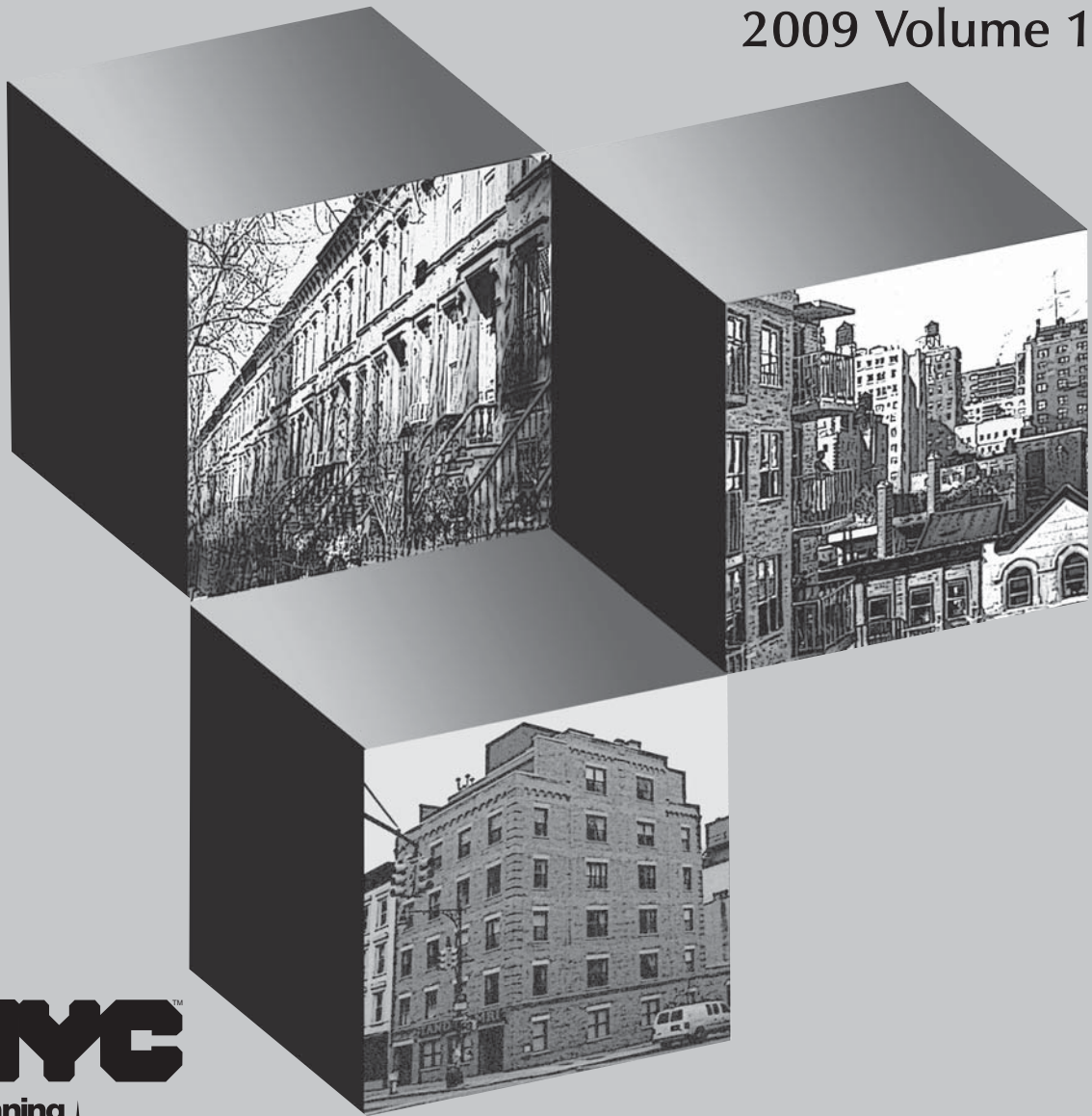


# Consolidated Plan

2009 Volume 1



**NYC**  
Planning



Department of City Planning / City of New York

*Effective as of December 22, 2008*

# Consolidated Plan

Volume 1



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DCP # 08-07

# 2009 CONSOLIDATED PLAN

December 22, 2008

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#### **Credits**

## ***Executive Summary***

### ***2009 Consolidated Plan***

#### **Introduction**

The *2009 Consolidated Plan* is the City of New York's annual application to the United States Department of Housing and Urban Development (HUD) for the four Office of Community Planning and Development entitlement programs: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

The 2009 Plan represents the fifth and final year of a five-year strategy for New York City's Consolidated Plan years 2005 through 2009. The five-year strategy was articulated in Volume 2 of the 2005 Consolidated Plan.

New York City's Consolidated Plan Program Year 2009 begins January 1, 2009 and ends December 31, 2009. According to federal Consolidated Plan regulations, localities are required to submit their Proposed Plan no later than 45 days prior to the start of the Program Year (November 15, 2008).

For the 2009 Program Year, the City expects to receive approximately \$442,939,300 from the four HUD formula grant programs; 265,643,000 for CDBG, \$112,515,659 for HOME, including \$544,149, in American Dream Downpayment Initiative (ADDI) funds, \$56,811,177 for HOPWA, and \$7,969,489 for ESG.

These funds are primarily targeted to address the following eligible activities: housing rehabilitation and community development to maximize the preservation of the City's housing stock; the City's continuum of care for homeless single adults and homeless families; and housing opportunities and housing support services for persons with HIV/AIDS.

The New York City Consolidated Plan serves not only as the City's application for federal funds for four HUD Office of Community Planning and Development formula programs (CDBG, HOME, ESG and HOPWA), but also as the HOPWA grant application for three (3) surrounding counties within the New York Eligible Metropolitan Statistical Area (EMSA): Putnam; Rockland and Westchester. The County of Westchester administers the HOPWA funds for the cities of Mount Vernon, New Rochelle, and Yonkers which are incorporated within its boundaries.

The New York City Department of City Planning is the lead agency in the City's Consolidated Plan application process and is responsible for the formulation, preparation and development of each year's proposed Consolidated Plan. City Planning coordinates Plan-related activities between the Consolidated Plan Committee member agencies and the federal government.

The four federal entitlement programs, CDBG, HOME, HOPWA and ESG, are administered by the following City agencies respectively, Office of Management and Budget (OMB), the Department of Housing Preservation and Development (HPD), the Department of Health and Mental Hygiene – Bureau of HIV/AIDS Prevention and Control (DOHMH-BHAPC), and the Department of Homeless Services (DHS).

In addition, the New York City Housing Authority (NYCHA), using primarily Public Housing Capital funds, administers public housing new construction, rehabilitation and modernization activities, and home ownership opportunity programs, along with a Section 8 rental certificate and voucher program for its tenant population.

Furthermore, the City of New York's Continuum of Care for the Homeless and Other Special Needs Populations is administered by various City Agencies, each according to their respective area of expertise. The supportive housing programs and services are funded primarily with City (capital and/or expense) and/or State funds.

The Department of Homeless Services (DHS) coordinates social and physical services for homeless families and individuals. Programs for runaway and homeless youth and children aging out of foster care are administered by the Department of Youth and Community Development (DYCD), and Administration for Children's Services (ACS), respectively.

The Human Resources Administration (HRA) provides a range of public benefits and social services which assist in homeless prevention and/or diversion. These are often delivered in conjunction with government sponsored housing efforts. Through HRA's HIV/AIDS Administration (HASA), HRA provides emergency and supported housing assistance and services for families, single adults and children with HIV-related illness or AIDS. The City's Department of Health and Mental Hygiene - Division of Mental Hygiene, along with the State's Offices of Mental Health (OMH), Office of Mental Retardation/Developmental Disabilities (OMRDD), and Office of Alcoholism and Substance Abuse Services (OASAS); plans, contracts for and monitors services for these disability areas and provides planning support to OASAS in the field of substance abuse services. Several other City Agencies address the concerns of targeted groups of citizens by providing housing information and supportive housing services assistance, such as the Department of the Aging (DFTA) (the elderly and frail elderly), the Mayor's Office for People with Disabilities (MOPD) (persons with a disability), and the Mayor's Office to Combat Domestic Violence (MOCDV) (victims of domestic violence).

### Summary of Annual Objectives

For the 2009 Consolidated Plan program year the City of New York is required to use HUD's Performance Outcome Measurement System. The Performance Outcome Measurement System was developed to enable the U.S. Department of Housing and Urban Development to collect and aggregate standardized performance data on entitlement-funded activities from all entitlement grantees nationwide for use in reporting to Congress on the effectiveness of its formula entitlement programs in meeting the Department's strategic objectives.

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

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

In addition to determining the performance outcome measurement, the System requires entitlement grantees to collect and enter into the HUD Integrated Disbursement and Information System (IDIS) accomplishment data



according to eighteen (18) federally-defined Performance Indicator categories. Performance Indicator categories encompass housing construction and rehabilitation, public services and facilities, business/economic development, and homelessness prevention-related activities.

It is important to note that while the eighteen Performance Indicator Categories are designed to capture a majority of the eligible entitlement-funded activities a grantee may undertake, they do not capture every eligible activity. Therefore, due to the limitations of the Performance Indicators there are entitlement-funded activities which the City of New York intends to undertake in the 2009 Consolidated Plan Program Year which will not be captured by the Performance Outcome Measurement System. Consequently, the number of households and persons positively impacted by the City's overall efforts are expected to be much higher than can be identified under the Performance Indicator criteria. As a result of the Performance Outcome Measurement System's inability to categorize all eligible entitlement-funded activities, the amount of entitlement funds the City of New York expects to expend according to the nine performance outcome objective statements will be less than the total amount of entitlement funds the City of New York expects to receive for the 2009 Consolidated Plan program year.

For eligible program activities for which there is no appropriate HUD Performance Indicator in the Performance Outcome Measurement System, the City will reflect the proposed accomplishments by identifying the specific activity undertaken by the program. For example, because there is no suitable HUD indicator to reflect the CDBG-funded Land Restoration Program's activities, the Accomplishment Chart in the One-Year Action Plan's Description of Program Variables Table (Section I.D.a) will state: *No Appropriate HUD Indicator (Number of Acres Treated: 300)*. For these programs, program progress in addressing the City of New York's priorities and objectives as described in its five-year Consolidated Plan Strategic Plan will continue to be measured and reported in the Consolidated Plan Annual Performance Report (APR) by comparing its Proposed Accomplishment as described in the Consolidated Plan Action Plan Accomplishment Chart against its Actual Accomplishment.

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

### Summary of Annual Use of Grant Funds

Housing costs in New York City are some of the highest in the country and its housing stock is some of the oldest. The City is committed to easing the financial hardships low- and moderate-income families face in finding affordable decent housing by creating new and preserving existing housing units. As a response to the segment of New York City's housing stock that is older and in substandard condition, the City has devised programs which strive to remediate the City's deteriorating housing stock. To that end, the City of New York allocates a portion of its HUD entitlement grants to increasing accessibility, affordability, and to sustaining decent affordable housing in city neighborhoods. The City proposes to allocate a total of **\$93,782,493** during the 2009 calendar year to activities whose mission is to provide accessibility to decent affordable housing units. In 2009, the City will also spend approximately **\$136,267,652** to provide affordability of decent, affordable dwelling units and **\$39,610,000** to fund activities that work to sustain the City's housing stock.

Although safe affordable housing is a crucial component to improving the lives of New Yorkers, the City allocates a large share of HUD entitlement funds to community redevelopment programs as part of a holistic approach to enhancing the living environment found within the City. The programs are broad in scope but serve to generate vital, healthy, safe city neighborhoods. During the 2009 calendar year, **\$34,667,489** in total will be allocated to activities that provide access to a suitable living environment. A total of **\$3,292,000** will be used to promote affordable suitable living environments and **\$10,068,000** will be used for activities targeting sustainable living environments.

HUD entitlement grant dollars will also be apportioned to activities designed to foster a robust economy and enrich job prospects for city residents through business enhancement grants, education and worker training programs, and targeted commercial revitalization. In 2009, the City will spend **\$6,882,000** on activities that provide access to economic opportunity and **\$1,290,000** on activities to sustain economic opportunities for low- and moderate-income New Yorkers, respectively.

The City of New York expects to receive approximately \$265,643,000 for CDBG programs, \$112,515,700 for HOME programs, \$544,100 for ADDI programs, \$7,969,500 for ESG programs, and \$56,811,200 for HOPWA programs. Housing and Urban Development entitlement grants provided to the City of New York are expected to achieve the following objectives and outcomes:

#### Community Development Block Grant

- Four programs expect to receive an accumulative total of \$1,030,000 for the purpose of providing accessibility to decent affordable housing.
- Ten programs expect to receive an accumulative total of \$75,251,000 for the purpose of providing affordability for decent affordable housing.
- Four programs expect to receive an accumulative total of \$39,610,000 for the purpose of providing sustainability of decent affordable housing.
- Fourteen programs expect to receive an accumulative total of \$26,698,000 for the purpose of creating/improving accessibility to suitable living environments.
- One program expects to receive a total of \$3,292,000 for the purpose of creating/improving affordability for suitable living environments.
- Five programs expect to receive an accumulative total of \$10,068,000 for the purpose of creating/improving sustainability of suitable living environments.
- Four programs expect to receive an accumulative total of \$6,882,000 for the purpose of creating/improving accessibility to economic opportunity.
- One program expects to receive a total of \$1,290,000 for the purpose of creating/improving sustainability of economic opportunity.
- Three programs for which there is no appropriate HUD Performance Indicator and, therefore, no applicable HUD defined outcome/objective statement, expect to receive an accumulative total of \$56,055,000 to undertake CDBG-eligible activities.
- The remainder of CDBG funds, \$45,467,000, will be used for program administration and planning and, therefore, is not applicable to HUD defined outcome/objective statements.

#### HOME Investment Partnership

- Ten programs expect to receive an accumulative total of \$92,752,493 for the purpose of providing accessibility to decent affordable housing.
- Three programs expect to receive an accumulative total of \$8,021,866 for the purpose of providing affordability of decent affordable housing.

- The remainder of HOME funds, approximately \$11,197,200, will be used for program administration and planning and, therefore, is not applicable to HUD defined outcome/objective statements.

#### American Dream Downpayment Initiative

- One program expects to receive an accumulative total of approximately \$544,100 for the purpose of providing affordability of decent affordable housing.

#### Emergency Shelter Grant

- Three programs expect to receive an accumulative total of approximately \$7,969,500 for the purpose of creating accessibility to suitable living environments.

#### Housing Opportunities for Persons with AIDS

- Four programs expect to receive an accumulative total of approximately \$52,450,600 for the purpose of providing affordability of decent affordable housing.
- The remainder of HOPWA funds, approximately \$1,622,200, will be used for program administration and planning and, therefore, is not applicable to HUD defined outcome/objective statements.

### Summary of Funding

In total, over **\$2.064 billion** in combined funds is expected to be received in 2009. The four formula grants previously discussed account for approximately **\$442.939 million** of this figure.

Other Federal Funds include New York City Housing Authority (NYCHA) public housing authority funds, and HUD Competitive Grant program monies.

#### Summary Table of Funding Sources

	Amount City Expects to Receive in 2009	Amount City Expects to be Received by Other Entities in 2009
Total Federal		
CDBG	\$ 265,643,000	\$ 0
HOME	\$ 111,971,510	\$ 0
ADDI	\$ 544,149	\$ 0
ESG	\$ 7,969,489	\$ 0
HOPWA	\$ 56,811,177	\$ 0
NYCHA Funds	\$ 0	\$ 333,454,021
HUD Competitive	\$ TBD	\$ TBD
Total State	\$ 17,000,000	\$ 26,290,865
Total City	\$ 1,055,346,851	\$ 0
Total Private	\$ 0	\$ 189,767,324
<b>Total All Sources</b>	<b>\$1,515,286,176</b>	<b>\$ 549,512,210</b>

### Citizen Participation

New Yorkers are provided several opportunities to participate in the formulation and development of the Consolidated Plan. Over 2,200 notification letters are sent to New York City residents, organizations and public officials inviting participation in the public review process and public hearings. Public comments are solicited during the public review period before formal submission of the proposed Consolidated Plan to HUD and throughout the year. In addition, notices of each of the previously mentioned activities are published in three

local newspapers, one English-language, a Spanish-language, and a Chinese-language daily, each with city-wide circulation. Furthermore, a notice was placed as a public service message on the New York City-operated local cable television access channel. The respective notices included relevant Plan-related information so that informed comments are facilitated. Lastly, copies of the *Proposed 2009 Consolidated Plan* are mailed to both the Chairperson and District Manager of each of the City's 59 Community Boards.

To provide public access to the document, copies of the Proposed Consolidated Plan were made available for reference in the City's Municipal Reference & Research Center (the "Muni Library") and the main public library in each of the five boroughs. The locations of the respective libraries are provided at the end of the Summary.

Furthermore, the Department of City Planning posted the *Proposed 2009 Consolidated Plan* on the Department's website in Adobe Acrobat format for review by the public. The Internet-based version may be accessed at:

**<http://www.nyc.gov/planning>**

Copies of the *2009 Consolidated Plan* can be obtained at the **City Planning Bookstore**, 22 Reade Street, New York, New York 10007, Phone: **(Monday - Friday; 10:00 a.m. – 4:00 p.m.)** or any of the New York City Department of City Planning borough offices. The locations of the borough offices are provided at the end of the Summary.

### Summary of Citizens' Comments/Agencies' Responses

In accordance with federal regulations 24 CFR 91.105(e)(1), regarding Consolidated Plan citizen participation requirements, the City of New York conducted a public hearing to solicit comments on the formulation of the Proposed 2009 Consolidated Plan, on April 17, 2008.

Several members of the various New York City Housing Authority Resident Advisory Boards (RABs) were in attendance. However, no member gave testimony. The hearing was concluded after the Consolidated Plan Committee member agencies' representatives waited a sufficient period of time to permit persons who may have been en route to the hearing the opportunity arrive and provide their testimony.

The decrease in participation in the Proposed 2009 Consolidated Plan Citizen Participation process in comparison to previous Consolidated Plan formulation public hearings may be attributed to several factors. First, the steady decrease in federal formula entitlement funds appropriated by Congress for municipalities over the past several years has left the New York City little or no opportunity to fund new initiatives or activities proposed or advocated by the public due to the fact that the entitlement grant monies received are used to maintain the activities of the City's existing programs at or near their previous levels.

Second, the formula entitlement funds are used in combination with other funding sources, such as city capital and tax levy funds, and are therefore guided by the City Council's budget formulation process. The city's Charter-mandated budget process provides numerous opportunities for citizens to provide input. The public and not-for-profit organizations use the budget formulation process to advocate for and make recommendations regarding the City's use of HUD entitlement funds as part of a range of potential city, state and federal funding sources to address their needs and the Consolidated Plan is a reflection of the decisions made in that process. The budget formulation schedule is fully described in Volume 2 of the Proposed Consolidated Plan, Part II.A., Citizen Participation Plan. In addition, the New York City Independent Budget Office (IBO) has a pamphlet:

*The Road to Adopting New York City's Budget*, which provides a brief overview of the process and contact information regarding the various local government entities which contribute to or provide input regarding the City's proposed budget. The pamphlet is available on the web at: <http://www.ibo.nyc.ny.us/IBORoadmap.pdf>. Lastly, as a result in the overall decrease in amount of federal formula entitlement funds the City has received, the public and not-for-profit organizations have used the City's budget formulation process to petition the Council to increase the City's allocation of its own funds to various programs in order to offset the reductions in the amount of federal entitlement monies allocated/budgeted to the respective programs.

### Additional Information

Copies of the *2009 Consolidated Plan* can be obtained at the following Department of City Planning offices:

<b>Bronx Office</b> 1 Fordham Plaza, 5th floor Bronx, New York 10458 Contact: Kim Canty (718) 220-8500	<b>Queens Office</b> 120-55 Queens Boulevard, Room 201 Queens, New York 11424 Contact: Brunilda Rivera (718) 286-3169
<b>Brooklyn Office</b> 16 Court Street, 7th floor Brooklyn, New York 11241 Contact: Gleno Holder (718) 643-7550	<b>Staten Island Office</b> 130 Stuyvesant Place, 6th floor Staten Island, New York 10301 Contact: Patti Thode-Nolan (718) 556-7240

Copies of the *2009 Consolidated Plan* are available for reference at the following public libraries:

<b>NYC Municipal Reference &amp; Research Center</b> 31 Chambers Street, Suite 110 New York, NY 10007 (212) 788-8590	<b>Science, Industry and Business Library</b> 188 Madison Avenue at 34 <sup>th</sup> Street New York, N.Y. 10016 (212) 592-7000
<b>Mid-Manhattan Library</b> 455 Fifth Avenue (at 40 <sup>th</sup> Street) New York, N.Y. 10016 (212) 340-0863	<b>Bronx Reference Center</b> 2556 Bainbridge Avenue Bronx, N.Y. 10458 (718) 579-4257
<b>(Brooklyn) Central Library</b> Grand Army Plaza Brooklyn, N.Y. 11238 (718) 230-2100	<b>Queens Central Library</b> 89-11 Merrick Boulevard Jamaica, N.Y. 11432 (718) 990-0778/0779/0781
<b>St. George Library Center</b> 5 Central Avenue Staten Island, N.Y. 10301 (718) 442-8560	

Any questions or comments concerning the City's Consolidated Plan may be directed to:

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# **INTRODUCTION**

## **To the**

# **2009 CONSOLIDATED PLAN**

### **(Volumes 1, 2 and 3)**

This is the City of New York's *2009 Consolidated Plan* which serves as the City of New York's official 2009 application for the four U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development entitlement programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) for the program year beginning January 1, 2009 and ending December 31, 2009.

The Consolidated Plan was prepared in accordance with the most recent version of the U.S. Department of Housing and Urban Development's Rule 24 CFR Part 91, et. al., Consolidated Submission for Community Development Planning and Development Programs, originally published in the Federal Register on January 5, 1995. The regulations were subsequently modified on February 9, 2006 to incorporate modifications as a result of the Consolidated Plan Improvement Initiative (CPPI), particularly the inclusion of HUD's new Outcome Performance Measurement System. The new requirements became effective March 13, 2006. The outcome performance data reported on by the City of New York in its Proposed 2009 Consolidated Annual Performance Report (APR) will be collected and aggregated with other entitlement jurisdiction's outcome performance data by the U.S. Department of Housing and Urban Development for their reporting to Congress on the effectiveness of its formula entitlement programs in meeting the Department's strategic objectives.

The City has reorganized the document, rather than following the strict order of the HUD Rule, to reduce repetition and to facilitate public understanding. However, all of the required elements are included.

The *2009 Consolidated Plan* consists of three volumes: Volume 1. Executive Summary; Part I., Action Plan: One Year Use of Funds; Volume 2. I.E., Supportive Housing Continuum of Care, Part II., Other Actions; and Volume 3. II.M., Summary of Citizens' Comments, and Appendices.

The Executive Summary summarizes the City's: intended performance measurements outcomes and objectives for the upcoming Consolidated Plan program year, the citizen participation process; the public's comments and views received during the public hearing on the formulation of the Proposed Consolidated Plan; and, the Agencies' responses.

The Action Plan must include three elements: 1) the description of objectives the City hopes to achieve during the upcoming program year; 2) 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 3) 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 Action Plan is divided between Volume One and Volume Two: the Statement of One-year Objectives and One-Year Use of Funds is in Volume One; and the Supportive Housing Continuum of Care is in

Volume Two. The Action Plan has been designed to reflect HUD's reporting requirement called the Integrated Disbursement and Information System (known as "IDIS").

Volume 1: The Action Plan contains a description of the City's intended use of entitlement funds to address affordable housing, homelessness, supportive housing services and community development needs. A Summary Table lists the amount expected to be received for each program by the following categories: i) the four HUD formula/entitlement programs; ii) New York City Housing Authority (NYCHA) funds, including the Public Housing Capital Fund Program, and other public housing competitive programs; iii) HUD Competitive Funds, including Section 202 Supportive Housing for the Elderly, and Section 811 Supportive Housing for Persons with Disabilities; iv) State Funds; v) City matching and non-matching Funds; and vi) Private funds.

Included are the Program Descriptions for each program which are described and catalogued according to the six types of funding sources. In addition, a chart has been provided corresponding to each program description on the administering agency, funding source and amount, program activity, eligible household types, and eligible income type. For each formula/entitlement program, the number of proposed accomplishments, a HUD requirement, have been reported in the charts. In addition, the formula/entitlement program variable tables have been expanded to include the newly-required performance outcome measurement system variable table data: the proposed outcome objective code; the proposed outcome and objective statement; and, the proposed performance indicator, respectively.

As a result of the City's implementation of HUD's Outcome Performance Measurement System in the Proposed 2009 Consolidated Plan, the proposed accomplishments listed in the Accomplishment Chart have been modified from the original set of federally-defined accomplishment categories to reflect the accomplishment data required to be collected and entered into the HUD Integrated Disbursement and Information System (IDIS) for use by the Department in its annual report to Congress. Unfortunately, some new indicators do not adequately represent the eligible activities undertaken by certain entitlement-funded City programs. The chart includes a clarification in parentheses where necessary.

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

Volume 2: The Supportive Housing Continuum of Care for the Homeless describes the activities and the funding allocations which address the needs of homeless individuals and families, to prevent low-income individuals and families from becoming homeless, to help homeless persons make the transition to permanent housing and permanent living. The Supportive Housing Continuum of Care for Other Special Needs Populations addresses the special needs of nonhomeless persons, such as the Mentally Ill, the Chemically Dependent, and the Mentally Retarded and Developmentally Disabled, Persons with HIV/AIDS, Victims of Domestic Violence, the Elderly and Frail Elderly, and Persons with Physical Disabilities. The supportive housing programs are funded primarily with City (capital and/or expense) and/or State funds; these proposed allocations have been inserted into the Supportive Housing narrative.

Other Actions fulfills the Cranston-Gonzalez Housing Act's Comprehensive Housing Affordability Strategy statutory requirements that address: A. Citizen Participation, which includes the Budgetary and Community Boards Needs Assessment calendars, and a description of the citizen participation outreach activities conducted by the Consolidated Plan Committee member agencies in their respective areas of expertise; B. Relevant Public Policies that foster and maintain affordable housing, or remove barriers to affordable housing; C. NYCHA activities; D. the Elimination and Treatment of Lead-Based Paint Hazards; E. the City's Anti-poverty Strategy; F. Institutional Structure; G. Governmental Coordination between public and private housing and social service agencies; H. the HOME HUD requirements; I. HOPWA Eligible Metropolitan Statistical Area (EMSA) Grantee requirements; J. the Certificate of Consistency Chart; K. the HUD required Certifications; and L. Monitoring.

Volume 3 contains Other Actions, Section M. the Summary of Citizen Comments, which summarizes the spoken and written testimony from the respective public hearings on the formulation and subsequent release of the Proposed Plan and the Agencies' responses.

The Appendices include: Definitions, Acronyms and Abbreviations, Maps of Community District Eligible Census Tracts and Minority Populations, Dictionary of Program Description Variables, Alphabetical Index of Programs; Resources for Prospective Homebuyers; and, the City of New York's unified response to the "Questionnaire for HUD's Initiative on Removal of Regulatory Barriers".

A public comment period on the *Proposed 2009 Consolidated Plan* began October 8, 2008 and extended for 30 days to November 6, 2008. The public was directed to submit comments to Charles V. Sorrentino, Consolidated Plan Coordinator, Department of City Planning, 22 Reade St., 4N, New York, NY 10007. No public comments regarding New York City's formula entitlement-funded programs and activities were received during the comment period. The Proposed Plan was submitted to HUD on November 14, 2008 and subsequently approved on December 22, 2008.



# **I. ACTION PLAN: ONE YEAR USE OF FUNDS**

## **Introduction**

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

Section A. Statement of One-year Objectives, summarizes the annual objectives the City expects to achieve during the upcoming program year. The proposed activities to be undertaken in the One-Year Action Plan are designed to address a majority of the City's strategic objectives originally articulated in its 2005 Consolidated Plan Five-Year Strategic Plan for 2005-2009.

Section B. Use of and Funding Amounts Expected to be Received, is divided into two parts: 1., Funding Amounts Expected to be Received; and, 2., Use of Funds Expected to be Received. Part 1., Funding Amounts Expected to be Received summarizes the funding amounts expected from the various funding sources (federal, state, local and private); and includes the Summary Table of Funding Sources. The Summary Table list the sources by six categories: i. **HUD Formula/Entitlement Programs** including, Community Development Block Grant (CDBG), HOME Investments Partnership, Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA); ii. **NYCHA Funds**, including the Public Housing Capital Fund, and other public housing competitive programs; iii. **HUD Competitive Programs**, including the Section 202 Supportive Housing for the Elderly, Section 811 Supportive Housing for People with Disabilities Programs, among others; iv. **State Funds**, including funds that are provided to match federal and city funds, and non-matching funds; v. **City Funds**, including city funds to match federal funds, plus non-matching funds; and vi. **Private Funds (Total Funding Sources** is the aggregation of i-vi). Part 2., Use of Funds Expected to be Received provides a summary of the one-year affordable housing goals for the number of homeless, non-homeless, and special-needs households using the formula entitlement funds expected to made available in the upcoming Consolidated Plan Program year.

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

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

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

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

## **A. Statement of One-Year Objectives**

For the *2009 Consolidated Plan* program year the City of New York is required to provide a summary of its annual objectives the jurisdiction expects to achieve during the upcoming program year. The City originally described its strategic objectives in the 2005 Consolidated Plan Five-Year Strategic Plan for 2005-2009. The activities undertaken for the 2009 Consolidated Plan One-Year Action Plan are designed to address a majority of the strategic objectives.

In the Spring 2006 the U.S. Department of Housing and Urban Development (HUD) released regulations requiring the implementation and use of its new Performance Outcome Measurement System. The Performance Outcome Measurement System was developed to enable the U.S. Department of Housing and Urban Development to collect and aggregate standardized performance data on entitlement-funded activities from all entitlement grantees nationwide for use in reporting to Congress on the effectiveness of its formula entitlement programs in meeting the Department's strategic objectives.

In addition to determining the performance outcome measurement, the regulations require entitlement grantees to collect and enter into the HUD Integrated Disbursement and Information System (IDIS) accomplishment data according to eighteen (18) federally-defined Performance Indicator categories. Performance Indicator categories encompass housing construction and rehabilitation, public services and facilities, business/economic development, and homelessness prevention-related activities. Therefore, the City's proposed entitlement-funded activities for the 2009 Consolidated Plan Program Year were formulated to comply with the new reporting requirements.

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

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

It is important to note that while the eighteen Performance Indicator Categories are designed to capture a majority of the eligible entitlement-funded activities a grantee may undertake, they do not capture every eligible activity. Therefore, due to the limitations of the Performance Indicators there are entitlement-funded activities which the City of New York intends to undertake in the 2009 Consolidated Plan Program Year which will not

be captured by the Performance Outcome Measurement System. Consequently, the number of households and persons positively impacted by the City's overall efforts are expected to be much higher than can be identified under the Performance Indicator criteria. As a result of the Performance Outcome Measurement System's inability to categorize all eligible entitlement-funded activities, the amount of entitlement funds the City of New York expects to expend according to the nine performance outcome objective statements will be less than the total amount of entitlement funds the City of New York expects to receive for the 2009 Consolidated Plan program year. The total amount of funds from the respective entitlement grants and other funding sources (HUD Competitive, State funds, City funds and private funds) the City expects to receive are summarized in Section B., Use of and Funding Amounts Expected to be Received.

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

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

It should be noted the Performance Outcome Measurement System objectives are not intended to replace an entitlement grantee's strategic objectives which were formulated to address its own diverse, specific needs and requirements. Rather than attempt to formulate new strategic objectives, the City of New York has reordered its existing Five-Year Consolidated Plan Strategic Objectives to be consistent with the three Performance Outcome Measurement System objectives.

### *DECENT HOUSING (DH)*

#### Community Development Block Grant and HOME Investment Partnership

- Create new markets for affordable housing by strategically investing in new housing construction.
- Preserve and improve the existing supply of both occupied and vacant privately-owned affordable housing. Administer a variety of loan and grant programs, through the Department of Housing Preservation and Development (HPD), to enable not-for-profit groups and qualified for-profit owners to rehabilitate and improve the existing supply of occupied and vacant privately-owned residential properties (including the reduction of potential hazards such as lead paint poisoning) for very low-, low- and moderate-income New Yorkers. Pursue a special intervention strategy of education (including education on the City's new Lead Paint law), investment, and enforcement for targeted projects that have been identified as in jeopardy of being abandoned.
- Rehabilitate and return the stock of City-owned buildings to a range of responsible private owners in order to improve living conditions in these buildings while maintaining affordability for very low-, low- and moderate- income tenants. Continue, through HPD, to accelerate the sale of its in rem buildings to tenants, non-profit organizations and selected for-profit owners. This major initiative focuses on clusters of buildings in selected neighborhoods and packages both vacant and occupied properties.
- Modernize existing housing developments and expand the stock of new low-income apartments under the jurisdiction of the New York City Housing Authority (NYCHA).

- Continue to fund the removal of architectural barriers in rental dwellings and owner-occupied residences, thereby helping people with disabilities to remain in their homes and to maintain their independence.
- Continue to educate builders, landlords, architects, and people with disabilities about fair housing issues as they relate to people with disabilities.
- Expand the supply of affordable housing. Facilitate the production of new rental housing for very low-income households, including such special needs populations as youth aging out of foster care; and also the homeless population, through substantial rehabilitation of vacant City-owned properties and new construction. Create new homeownership opportunities for existing renter households through a variety of approaches, including rehabilitation, construction and acquisition. Assistance may also take the form of down payment assistance to first-time homebuyers; employer-assisted housing down payment assistance; and other financing measures to create affordable homeowner units.
- Prevent displacement and reduce cost burdens for very low-income and other low-income New Yorkers, by finding ways to enable special needs population, such as youth aging out of foster care and formerly homeless households, to afford to live in permanent housing. Operate Section 8 rental assistance programs, through HPD and NYCHA to enable eligible households to afford decent housing. Use subsidy, in some cases, to help tenants relieve overcrowding or escape substandard conditions and find alternative, more suitable housing. Use subsidy, in other cases, to protect very low-income tenants from rent increases and allow them to remain in their existing apartment.
- Protect, preserve and improve the existing sound housing, including City-owned (in rem) residential structures, privately owned buildings in deteriorating neighborhoods, and conventional public housing, so that this housing can remain or become stable tax revenue-generating residential stock.
- Create new and expand community-based interventions, a focus on eviction prevention at housing court, and the use of data to identify at-risk households and deliver timely assistance that will help many avoid homelessness.

#### Housing Opportunity for Persons with AIDS

- Expand the supply of permanent supportive housing for persons with HIV/AIDS.
- Continue to provide permanent scattered site housing for persons with HIV/AIDS.
- Continue to provide emergency/transitional housing, outreach, and other support services to homeless street youth who are HIV-infected and at-risk.
- Support the formerly incarcerated in transitioning from correctional facilities to life outside by providing transitional supportive housing and related supportive services.
- Ensure that persons with HIV/AIDS are able to access housing and housing-related services throughout the City by providing assistance in locating and securing an apartment as well as in learning the skills necessary to remain stably housed.

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

##### **CDBG**

- Four programs expect to receive an accumulative total of \$1,030,000 for the purpose of providing accessibility to decent affordable housing.
- Ten programs expect to receive an accumulative total of \$75,251,000 for the purpose of providing affordability for decent affordable housing.

- Four programs expect to receive an accumulative total of \$39,610,000 for the purpose of providing sustainability of decent affordable housing.

## **HOME**

- Ten programs expect to receive an accumulative total of \$92,752,493 for the purpose of providing accessibility to decent affordable housing.
- Three programs expect to receive an accumulative total of \$8,021,866 for the purpose of providing affordability of decent affordable housing.

## **ADDI**

- One program expects to receive an accumulative total of approximately \$544,100 for the purpose of providing affordability of decent affordable housing.

## **HOPWA**

- Four programs expect to receive an accumulative total of approximately \$52,450,600 for the purpose of providing affordability of decent affordable housing.

## **SUITABLE LIVING ENVIRONMENT (SL)**

### **Community Development Block Grant**

- Assist mentally ill homeless persons in and around the Staten Island Ferry Terminals to obtain shelter or housing and treat them for psychiatric or substance abuse problems.
- Promote the preservation of historic residential and non-residential buildings through grants for facade renovation.
- Improve the quality of life for senior citizens through the rehabilitation of senior centers.
- Ensure the safety of public school children by preventing or rectifying code violations in New York City schools.
- Implement an aggressive and targeted anti-drug effort in multi-unit residential buildings in low- and moderate-income areas.
- Provide recreational services to low- and moderate-income people by funding staff to coordinate and manage programs at parks facilities.
- Treat blighted open space by removing debris, greening and creating and maintaining neighborhood gardens.
- Prevent discrimination in housing and promote expanded housing opportunities for racial and ethnic minorities. Provide fair housing counseling services to effectuate compliance in the public and private housing markets, conduct educational workshops about landlord/tenant rights, assist people with disabilities to find accessible housing, identify housing discrimination and provide assistance in determining eligibility or qualifications for tenancy and/or social service programs.
- Help to prevent discrimination based on race, creed color, national origin, sex, marital status, age, disability, lawful occupation, sexual orientation, familial status, alienage and citizenship status by enforcing the laws which prohibit such discrimination. Accomplish this goal through the investigation and prosecution of individual and systemic complaints.
- Strengthen neighborhoods by fostering positive inter-group relations among residents of diverse racial, ethnic and religious backgrounds.

- Support housing and economic development efforts by providing day care services so low- and moderate-income mothers may secure employment.
- Continue to promote decent housing and suitable living environments for aging in place, and to help elderly retain their homes and maintain them adequately through a variety of programs that provide assistance with home maintenance, home repair and adaptive modification, and technical assistance regarding residents' rights and protections.
- Continue to promote long-term, community-based residential options with supportive services for the elderly who need help with daily living activities, housekeeping, self-care, social services and other assistance in order to continue to live independently in the community.
- Restore sanitary conditions in vacant lots in CD-eligible areas through debris and bulk refuse removal.
- Facilitate job placement and food stamp services for low- and moderate-income persons through the rehabilitation of HRA Job/Income Support and Food Stamp Centers.
- Assist crime victims through counseling, document replacement and emergency lock repair.
- Assist local arts organizations which primarily serve low- and moderate-income persons by rehabilitating their facilities.
- Help prevent illegal dumping on privately-owned lots by providing for oversight of fencing contracts which are paid for with prior year CD funds.
- Provide comprehensive community development services to community residents in low-and moderate income areas through academic enhancement, recreational, cultural, substance abuse prevention programs.
- Assist in the renovation of day care centers by providing construction management, architectural, engineering and clerical support positions within the Administration of Children's Services.
- Perform citywide comprehensive community development planning in conjunction with local community organizations and elected leaders to help formulate long-term development and policy objectives for the City. Support planning functions through the use of geographic computer applications and computer files for land use, housing and economic and demographic data.

#### Emergency Shelter Grant

- Restructure street outreach services, permanent and transitional models for chronically street homeless individuals, as well as strong accountability and evaluation mechanisms that will decrease the number of people living on the streets.
- Create new commitments and increased partnerships among a range of city and state agencies that will reduce the number of individuals and families exiting one system and entering another.
- Establish a coordinated, holistic approach to service delivery that will help shelter residents and those at-risk to access and maintain benefits – a key step for individuals and families to gain independence and avoid future instances of homelessness.
- Establish initiatives that will reform the intake process, identify alternative assistance to help families avoid homelessness, and increase the likelihood that families will receive prompt shelter assignments in their home communities.

- Shelter should be used on an emergency, short-term basis hence, pursue a range of strategies that would reduce the average length of stay.
- Analyze existing funding streams to identify opportunities to redirect money now devoted to shelter, to prevention, supportive housing, and other solutions. As prevention programs begin to reduce the shelter census, shelters will be closed. Use resulting shelter savings to fund additional prevention efforts.
- Increase the use of data to evaluate programs to allow the agency to take greater advantage of the interest and goodwill of the research and academic communities which will help to identify best practices and improve outcomes for those receiving services. Goals and benchmarks for *Uniting for Solutions Beyond Shelter* initiatives will be created and implementation updates will be shared with public.

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

#### **CDBG**

- Fourteen programs expect to receive an accumulative total of \$26,698,000 for the purpose of creating accessibility to suitable living environments.
- One program expects to receive a total of \$3,292,000 for the purpose of creating affordability for suitable living environments.
- Five programs expect to receive an accumulative total of \$10,068,000 for the purpose of creating sustainability of suitable living environments.

#### **ESG**

- Three programs expect to receive an accumulative total of approximately \$7,969,500 for the purpose of creating accessibility to suitable living environments.

### **CREATING ECONOMIC OPPORTUNITIES (EO)**

#### **Community Development Block Grant**

- To promote long-term job growth and economic development retention and expansion, perform planning activities through the analysis of: alternative uses of City-owned property, the needs of specific industries in NYC, the cost/benefits of major infrastructure projects, business tax policies, mergers and acquisitions, and the study of market, environmental, land use, and zoning conditions for commercial and industrial areas.
- To facilitate business creation, development and growth, maximize entrepreneurial development services to vendors and other micro-enterprises by providing courses on business basics, creating alternative markets and developing vacant storefronts.
- Foster business development and growth in low-mod areas by providing business services such as job placement, workforce development services, tax abatement incentives, financial referral, guidance in obtaining government contracts licenses and permits at NYC Business Solution Centers.
- Remove blighting conditions such as graffiti in industrial, commercial, and residential properties City-wide.
- Revitalize commercial streets via facade and security improvement of commercial businesses and through the use of market studies, marketing assistance, architectural design and development strategies.
- Help ensure the success of the New York City Empowerment Zone initiatives by providing oversight administration and audits.



- Provide basic adult education classes and programs to illiterate adults throughout the City to help them achieve the necessary skills for employment and job training programs.
- Provide youth 17-25 with training in basic building management, maintenance and construction skills to secure employment.

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

##### **CDBG**

- Four programs expect to receive an accumulative total of \$6,882,000 for the purpose of creating accessibility to economic opportunity.
- One program expects to receive a total of \$1,290,000 for the purpose of creating sustainability of economic opportunity.

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

##### **CDBG**

- Three programs expect to receive an accumulative total of \$56,055,000 to undertake CDBG-eligible housing and community development non-housing activities.

## **B. Use of and Funding Amounts Expected to be Received**

### **1. Funding Amounts Expected to be Received**

The *2009 Consolidated Plan* summarizes the City's strategy in utilizing federal, state, city and private funds expected to be received for the 2009 calendar year from HUD and allocated by the City of New York, and other entities for housing, homeless services, supportive housing and community development programs. The Summary Table of Funding Sources lists the amount expected to be received for each program. Consolidated Plan regulations require program descriptions, and other details for the entitlement programs. For most program descriptions, the HUD-required information from HUD's Table of Proposed Projects (a.k.a. Table 3), such as, administrating agency, funding source, funding amounts, program activity, eligible income types, eligible household types and proposed program accomplishments, are provided in a chart in addition to the program description. An Addenda, Description of Additional Program Variables, was submitted to HUD on November 14, 2008, is on file and available upon request. The Addenda, together with the programmatic data contained within the Consolidated Plan satisfy HUD data requirements previously satisfied by the submission of HUD Table 3.

In addition, the fund allocations are presented in two columns, A. and B., of the Summary Table. If Column A is designated, the funds will come directly through a City agency; if Column B is selected, the money will be received by another entity in the City, such as NYCHA or a not-for-profit organization. The figures in the columns refer only to funds expected to be awarded in 2009, not to funds which were previously awarded or still available.

It is important to note that the numbers on the Summary Table of Funding Sources reflect the anticipated 2009 allocations rather than available or previously awarded funds for several reasons. In many cases, while the City expects to receive a 2009 allocation, programs may not be funded in 2009, funding from the federal government may be reduced, or Congress has yet to appropriate funds. And while the City may have received funding in previous years for some programs, it is not yet possible to determine what amount of funds, if any, will be awarded.

The fiscal year for the amounts reported on the Summary Table of Funding Sources depends on which government entity is providing the funds. For the most part, the estimates provided are expected to be made available in the Consolidated Plan Year which is January 1 to December 31. However, each governmental entity (e.g., federal, state, and city) uses a different 12 month period to define its fiscal year, and the various estimates are based on the amount appropriated for that fiscal year of the relevant level of government. For example, the projections for the City's contributions are based on the funding projections for the City Executive Capital Budget for the second half of City Fiscal Year 2008 (January-June 2008), and the first half of City Fiscal Year 2009 (July-December 2008), while the State figures are reported according to the State fiscal year (April 1 to March 31). In the case of Federal HUD Competitive programs, the fiscal year is October 1 to September 30.

Specific priorities for funds budgeted reflect the outcome of the City Charter mandated budget process that began with community board consultations in September 2007 and ended with adoption of the budget by the City Council in June 2008. These specific allocations reflect consensus on the need to achieve the City's annual goals. Funds in the Action Plan originally budgeted in City Fiscal Year 2009 are subject to reallocation in the budget process for CFY10. Please note that the projections in the table should be considered as such. In no event should these initial estimates be misconstrued as a firm commitment on the part of the City to allocate these funds in the exact manner specified. If there are substantial changes, an amendment to the Consolidated Plan will be provided as described in the Citizen Participation Section.

### **i. HUD Formula/Entitlement Programs**

Listed and described are the funds the City of New York expects to receive in Federal Fiscal Year 2009 (FFY 2009) allocations for the four U.S. Department of Housing and Urban Development Office of Community Planning and Development (HUD-CPD) entitlement programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA).

In 2009, the City expects to receive **\$265,643,000** in Community Development Block Grant funds to be used in over 70 programs for housing, supportive housing and community development activities throughout the City; approximately **\$111,971,500** in HOME funds to further homeownership opportunities to low- and moderate-income households and to promote rental assistance to households in need; **\$544,100** in American Dream Downpayment Initiative (ADDI) funds to assist moderate-income first-time homebuyers; **\$7,969,500** in Emergency Shelter Grant funds for homeless prevention and services to the homeless; and approximately **\$56,811,200** in HOPWA funds for programs which provide housing opportunities and supportive housing to persons with HIV/AIDS and their families. (For information regarding HOPWA funds expected to be received by the New York EMSA localities, please refer to Volume 2, Part II., Other Actions, Section I., HOPWA Eligible Metropolitan Statistical Area Grantee Requirements.) The Summary Table of Funding Sources lists the Proposed 2009 Consolidated Plan Year allocation for each program; and the subsequent program descriptions provide the details concerning the program's use of funds. The page number for each program description is provided on the Summary Table of Funding Sources.

The sub-total of HUD Formula/Entitlement funds expected to be received in 2009 Consolidated Plan Year is approximately **\$442.939 million** (Column A).

### **ii. NYCHA Funds**

In addition to the formula entitlement programs, the City of New York receives Federal public housing funds through the New York City Housing Authority (NYCHA), one of the City's two public housing authorities (HPD is also considered a PHA). Since NYCHA is a quasi-City agency (see NYCHA chapter, Part II), the funds expected to be received by NYCHA are listed in Column B. The Summary Table of Funding Sources lists the Proposed 2009 Consolidated Plan Year allocation for each program and the subsequent program descriptions provide the details concerning the program's use of funds. The page number for each program description is provided on the Summary Table of Funding Sources.

For the descriptions of the NYCHA programs, please refer to Volume 2, Part II., Other Actions., NYCHA. Lastly, NYCHA's lead-based paint abatement activities in its public housing developments are described in Volume 2, Part II., Other Actions., Elimination and Treatment of Lead-Based Paint Hazards.

In 2009 Consolidated Plan Year, NYCHA expects to receive approximately **\$333.454 million** from the programs listed in the table.

### **iii. HUD Competitive Funds**

Competitive grant program funds augment the City's entitlement funds. Competitive Grants are programs designed to provide funds to specifically address a particular housing, supportive housing, community development, or special needs population concern. Funds are awarded to applicants on a competitive basis through a Notice of Funding Availability (NOFA). HUD releases notices of funding availability several times a year; the allocation of these funds is made on a competitive basis. In addition to the City of New York, NYCHA and not-for-profit organizations are eligible to apply for funds. In some cases, the City of New York has applied for this money and been awarded funds. Listed are the funds expected to be received during the 2009

Consolidated Plan Year. Column A lists the funds that City agencies expect to receive directly, and Column B lists the funds to be received by NYCHA, or a not-for-profit organization.

The programs include: the Homeless Continuum of Care SuperNOFA which includes -- the Supportive Housing, the Shelter Plus Care, and the Section 8 Moderate Rehabilitation SRO Programs; Section 202 Supportive Housing for the Elderly; Section 811 Supportive Housing for People with Disabilities; Section 8 Rental Certificates and Vouchers; Housing Opportunities for Persons with AIDS (HOPWA) Program; and others. The Summary Table of Funding Sources lists the Proposed 2009 Consolidated Plan Year allocation for each program and the subsequent program descriptions provide the details concerning the program's use of funds. The page number for each program description is provided on the Summary Table of Funding Sources.

In 2009 Consolidated Plan Year the amount of dollars the City (Column A), NYCHA and not-for-profit organizations ((Column B) expect to receive in competitive funds for supportive housing programs is to be determined.

#### **iv. State Funds**

The State of New York provides funding through City agencies and not-for-profit organizations for housing, homeless and supportive housing services. These programs create affordable housing within the City of New York, particularly the Affordable Homeownership Development Program; Homeless Housing and Assistance Program; Low Income Housing Tax Credit (LIHTC); Low-Income Housing Trust Fund Program; Public Housing Modernization; and the RESTORE Program. The State funds listed in Column A are administered by a New York City agency. Column B lists the programs which are operated by NYCHA and not-for-profit entities. The Summary Table of Funding Sources lists the 2009 Consolidated Plan Year allocation for each program and the subsequent program descriptions provide the details concerning the program's use of funds. The page number for each program description is provided on the Summary Table of Funding Sources.

In the 2009 Consolidated Plan Year, the City expects to receive **\$17,000,000** (Column A) and, Not-for-profits and NYCHA expect to receive approximately **\$26,290,900** (Column B) in State funds.

#### **v. City Funds**

Federal guidelines require municipalities receiving HOME and ESG entitlement funds to provide matching funds to the respective grants. The City of New York far exceeds the federal guidelines in its commitment to the production of affordable housing. The matching funds for HOME and ESG are summarized in this Section. The Summary Table of Funding Sources lists the Proposed 2009 Consolidated Plan Year allocation for each program and the subsequent program descriptions provide the details concerning the program's use of funds. The page number for each program description is provided on the Summary Table of Funding Sources.

Most of the City (capital and expense) Funds are described in Volume 2, Part I., Section E., Supportive Housing Continuum of Care for Homeless and Other Special Needs Populations. The Relevant Public Policy subsection of Other Actions describes the City's tax abatement and tax exemption programs, overseen by the Department of Finance (DOF) with the assistance of the Department of Housing Preservation and Development (HPD), and the Department for the Aging (DFTA). These tax abatement and exemption programs bring the City's contribution to affordable housing and supportive housing services to approximately \$1 billion. Many of the funding amounts have been identified in the text. Please refer to the City of New York Fiscal Year 2009 Budget and the Mayor's Management Report for a description of the City's budget, goals, and accomplishments.

In the 2009 Consolidated Plan Year, DHS, HPD and HRA expect to allocate approximately **\$1,055,346,900** (Column A) in City funds to be used to address the City's needs for affordable housing and homelessness prevention.

## **vi. Private Funds**

Approximately **\$189,767,300** in private funds are expected to be received in the 2009 Consolidated Plan Year, as represented in Column B. This figure only includes private funds to be used in conjunction with federal HOME funds, such as private bank loans used in conjunction with tax credit equity.

## **vii. Total Funding Sources**

Total Federal Sources: As seen in, Column A, the City expects to receive a combined total of at least **\$442,939,300** in HUD Formula/Entitlement and Competitive Funds. As shown in, Column B, NYCHA expects to receive approximately **\$333,454,000** primarily in federal public housing authority funds.

Total State Sources: As shown in, Column A, **\$17,000,000** are expected to be received by the City, and in Column B, **\$26,290,900** in State funds are expected to go to other entities, such as NYCHA and not-for-profit organizations.

Total City Sources: As seen in, Column A, **\$1,055,346,900** of City tax-levy dollars are expected to be used in the 2009 Consolidated Plan Year.

Total Private Funds: See private funds above. (Column B, **\$189,767,300**)

## **viii. Total All Sources**

As seen in, Column A, approximately **\$1,515,286,200** in Federal, State, and City funds are expected to be administered by City agencies for housing, homeless, supportive housing services and community development needs.

As shown in, Column B, approximately **\$549,512,200** Federal, State, City and Private funds are expected to be received by City Agencies, NYCHA and not-for-profit organizations.

The 2009 Consolidated Plan documents that approximately **\$2,064,798,400** (Total All Sources Column A plus Column B) are expected to be used by City agencies, NYCHA, and not-for-profit organizations to meet the housing, homeless, supportive housing services and community development needs within the City of New York.

# SUMMARY TABLE OF FUNDING SOURCES

NEW YORK, NEW YORK

Page	Project Code	Program Name	Amount	Amount City Expects to Receive in 2009 (A)	Amount City Expects to be Received by Other Entities in 2009 (B)
I-61		i. HUD Formula/Entitlement Programs			
I-61	C-OMB-0000	Community Development Block Grant (CDBG)		\$265,643,000	
I-61	C-HPD-0085	7A Program	\$1,374,000		
I-62	C-DYCD-0204	Adult Literacy Program	\$3,763,000		
I-63	C-HPD-0206	Alternative Enforcement Program	\$18,502,000		
I-64	C-SBS-0026	Avenue NYC	\$1,958,000		
I-74	C-DYCD-0142	Beacon School Program	\$6,300,000		
I-75	C-DPR-0055	Bronx River Project	\$206,000		
I-76	C-HPD-0050	Building Maintenance for Youth Training Program	\$153,000		
I-77	C-VARIOUS-0063	CDBG Administration	\$2,564,000		
I-77	C-DOEd-0165	Code Violation Removal in Schools	\$5,000,000		
I-77	C-CHR-0040	Commission on Human Rights Law Enforcement Program	\$2,014,000		
I-78	C-CHR-0051	Commission on Human Rights Neighborhood Human Rights Program	\$3,767,000		
I-79	C-DCA-0079	Community Arts Development Program	\$138,000		
I-80	C-DCP-0062	DCP Comprehensive Planning	\$12,423,000		
I-81	C-DCP-0061	DCP Information Technology	\$3,170,000		
I-83	C-DFA-0183	DFTA Senior Center Improvements	\$2,166,000		
I-87	C-DHS-0182	DHS Homeless Families Services	\$4,000,000		
I-87	C-ACS-0042	Day Care Center Services	\$3,292,000		
I-88	C-ACS-0057	Day Care Upgrade Project Support	\$137,000		
I-88	C-EDC-0025	EDC Economic Policy and Analysis Program	\$407,000		
I-88	C-EDC-0027	EDC Project Planning	\$254,000		
I-89	C-DFA-0049	Elderly Minor Home Repair Program	\$362,000		
I-90	C-CHA-0039	Elderly Safe-At-Home	\$225,000		
I-90	C-HPD-0171	Emergency Demolition Program	\$4,362,000		
I-90	C-HPD-0009	Emergency Repair Program	\$35,948,000		
I-92	C-SBS-0029	Empowerment Zone Administration	\$152,000		
I-94	C-EDC-0030	Graffiti-Free NYC (Formerly Industrial Areas Improvement Program)	\$1,290,000		

# SUMMARY TABLE OF FUNDING SOURCES

NEW YORK, NEW YORK

Page	Project Code	Program Name	Amount	Amount City Expects to Receive in 2009 (A)	Amount City Expects to be Received by Other Entities in 2009 (B)
I-94	C-DPR-0053	GreenThumb	\$857,000		
I-95	C-HPD-0092	HPD Administration	\$8,768,000		
I-96	C-HPD-0198	HPD Emergency Shelters	\$11,863,000		
I-97	C-HPD-0024	HPD Fair Housing Services Program	\$973,000		
I-98	C-HPD-0060	HPD Housing Policy Analysis and Statistical Research	\$1,731,000		
I-98	C-HPD-0137	HPD Neighborhood Preservation Offices	\$7,013,000		
I-99	C-HPD-0166	HPD Program Planning	\$2,863,000		
I-100	C-DHMH-0046	Homeless Outreach and Housing Placement Services (Formerly Drop-In Centers Outreach)	\$553,000		
I-101	C-MAY-0047	Housing, Information and Education	\$119,000		
I-101	C-HPD-0084	Housing Litigation Division	\$7,586,000		
I-103	C-HPD-0207	In Rem Alternative Management Program	\$28,080,000		
I-103	C-HPD-0090	In Rem Building Maintenance and Repair Program	\$2,102,000		
I-103	C-HPD-0015	In Rem Building Maintenance and Repair Project Support	\$1,915,000		
I-104	C-HPD-0011	In Rem Handyperson Contract	\$561,000		
I-104	C-HPD-0013	In Rem Material Management and Procurement	\$807,000		
I-104	C-HPD-0014	In Rem Property Management Program	\$4,064,000		
I-104	C-HPD-0012	In Rem Superintendent Contract	\$312,000		
I-105	C-LPC-0202	LPC Planning	\$502,000		
I-105	C-DPR-0054	Land Restoration Program	\$555,000		
I-105	C-LPC-0052	Landmarks Historic Preservation Grant Program	\$187,000		
I-106	C-DPR-0095	Minipools	\$633,000		
I-107	C-SBS-0200	NYC Business Solutions Center	\$1,008,000		
I-108	C-HPD-0017	Narcotics Control Program	\$1,583,000		
I-108	C-HPD-0000	Neighborhood Housing Services	\$1,599,000		
I-109	C-HPD-0114	Neighborhood Preservation Consultants	\$1,827,000		
I-109	C-DSNY-0031	Neighborhood Vacant Lot Clean-Up Program	\$19,358,000		
I-110	C-HPD-0205	Primary Prevention Program	\$480,000		
I-111	C-MAY-1047	Project Open House for Disabled Persons	\$236,000		

# SUMMARY TABLE OF FUNDING SOURCES

NEW YORK, NEW YORK

Page	Project Code	Program Name	Amount	Amount City Expects to Receive in 2009 (A)	Amount City Expects to be Received by Other Entities in 2009 (B)
I-111	C-DPR-0032	Prospect Park Special Administrator's Office	\$523,000		
I-112	C-HPD-0199	Rent Guidelines Board Support Staff	\$470,000		
I-112	C-MOCJC-0037	Safe Horizon	\$3,614,000		
I-113	C-MAY-0203	Scorecard Program	\$435,000		
I-100	C-CHA-0041	Senior Resident Advisor Program	\$450,000		
I-114	C-HPD-0010	Targeted Code Enforcement	\$36,142,000		
I-117	C-HRA-0163	Upgrade of HRA Facilities	\$1,469,000		
I-118	C-DPR-0033	Van Cortlandt/Pelham Bay Parks Special Administrator's Office	\$478,000		
I-119	H-HPD-0000	HOME INVESTMENT PARTNERSHIPS		\$111,971,510	
I-119	H-HPD-0001	HPD Administration	\$11,197,151		
I-120	H-HPD-0002	Neighborhood Entrepreneurs Program	\$530,945		
I-120	H-HPD-0003	Neighborhood Redevelopment Program	\$632,532		
I-120	H-HPD-0004	Participation Loan Program (Gut/Mod)	\$2,192,801		
I-121	H-HPD-0006	The Supportive Housing Program	\$43,339,243		
I-121	H-HPD-0010	Third Party Transfer	\$3,063,197		
I-121	H-HPD-0011	Cornerstone Program	\$353,963		
I-121	H-HPD-0012	Article 8A Loan Program	\$4,640,102		
I-122	H-HPD-0020	Small Homes Scattered Sites (New Foundations)	\$1,146,487		
I-122	H-HPD-0021	New Mixed Income Rental Program (MIRP)	\$4,751,955		
I-122	H-HPD-0028	Multifamily New Construction	\$513,247		
I-122	H-HPD-0029	Multifamily Rental Mixed Income	\$4,651,075		
I-123	H-HPD-0031	Low Income Rental Program	\$28,100,423		
I-123	H-HPD-0033	HUD Section 202 Program	\$6,858,389		
I-123	H-HPD-0200	AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)		\$544,149	
I-123	H-HPD-0201	HomeFirst Down Payment Assistance Program (ADDI)	\$544,149		
I-124	E-DHS-0000	EMERGENCY SHELTER GRANT		\$7,969,489	
I-124	E-DHS-0001	Homeless Prevention	\$798,105		
I-125	E-DHS-0002	Services to the Homeless	\$6,770,790		
I-129	E-DHS-0003	Shelter Operating Costs	\$400,594		



# SUMMARY TABLE OF FUNDING SOURCES

NEW YORK, NEW YORK

Page	Project Code	Program Name	Amount	Amount City Expects to Receive in 2009 (A)	Amount City Expects to be Received by Other Entities in 2009 (B)
I-130	P-HOPWA-0000	Housing Opportunities for Persons with AIDS		\$56,811,177	
I-130	P-HRA-0201	HASA Case Management and Support Services-Personnel: Case Management and Support Services	\$1,000,000		
I-130	P-HRA-0204	HASA Housing Contracts	\$34,206,368		
I-131	P-DOHMH-0206	Department of Health and Mental Hygiene - Bureau of HIV/AIDS Prevention and Control	\$14,774,402		
I-132	P-DOHMH-0209	Department of Health and Mental Hygiene: Housing Services for Dually Diagnosed Individuals and Families	\$2,469,867		
I-133	P-DOHMH-0301	Grantee General Program Administration	\$1,622,184		

\* HOPWA Funding includes \$2,738,356 in HOPWA EMSA Funds.

Please refer to Part II., Other Actions, Section I., HOPWA EMSA Requirement.

# SUMMARY TABLE OF FUNDING SOURCES

		<b>NEW YORK, NEW YORK</b>		
		Amount City Expects to Receive in 2009 (A)	Amount City Expects to be Received by Other Entities in 2009 (B)	
Page	Program Name	Amount		
	i. HUD Formula/Entitlement Programs			
	SUBTOTAL - FORMULA PROGRAMS			
I-134	ii. New York City Housing Authority Funds			
I-134	Public Housing Capital Fund Program			\$333,454,021
I-134	HOPE VI			\$0
	Subtotal-New York City Housing Authority Funds			\$333,454,021
I-138	iii. HUD Competitive Funds			
I-138	Homeless Continuum of Care SuperNOFA		TBD	
I-138	Supportive Housing Program		TBD	
I-138	Section 8 Moderate Rehabilitation SRO		TBD	TBD
I-138	Shelter Plus Care Program		TBD	TBD
I-139	Section 202 Supportive Housing for the Elderly			TBD
I-139	Section 811 Supportive Housing for the Disabled			TBD
I-140	Section 8 Vouchers		\$0	TBD
I-141	Housing Opportunities for Persons With AIDS (HOPWA Program)- SPNS			TBD
I-142	Hope II-HPD Mutual Housing Assistance Program			TBD
I-142	Lead Hazard Control Program		\$0	
I-142	Lead Hazard Reduction Demonstration Grant Program		\$0	
	Subtotal-HUD Competitive funds			TBD
I-144	iv. State Funds			
I-144	Affordable Homwownership Development Program		TBD	
I-144	Homeless Housing and Assistance Program			TBD
I-144	Low Income Housing Tax Credit		\$17,000,000	
I-145	Low Income Housing Trust Fund Program			\$17,190,865
I-145	Permanent Housing for Homeless Families Program (85/85)			TBD
I-145	Public Housing Modernization			\$8,500,000
I-145	RESTORE Program			\$600,000
	Subtotal-State Funds		\$17,000,000	\$26,290,865
I-147	v. City Funds			
I-147	DHS CITY FUNDS			

# SUMMARY TABLE OF FUNDING SOURCES

		<b>NEW YORK, NEW YORK</b>		
<b>Page</b>	<b>Program Name</b>	<b>Amount</b>	<b>Amount City</b>	<b>Amount City</b>
			<b>Expects to</b>	<b>Expects to be</b>
			<b>Receive in 2009</b>	<b>Received by Other Entities</b>
			<b>(A)</b>	<b>(B)</b>
I-147	DHS City Capital in programs that receive no Federal Funds		\$71,132,000	
I-147	DHS City Expense in programs that receive no Federal Funds		\$257,964,381	
I-147	DHS City Expense Budget (matching ESG funds)		\$7,969,489	
I-147	HRA CITY FUNDS			
I-147	HRA City Expense with no Federal Funds		\$113,600,000	
I-147	HPD CITY FUNDS			
I-147	HPD City Capital with Federal Funds		\$263,590,000	
I-147	HPD City Expense with Federal Funds		\$52,340,080	
I-148	HPD City Capital in programs that receive no Federal Funds		\$253,982,000	
I-148	HPD City Expense in programs that receive no Federal Funds		\$34,768,901	
	Subtotal-City Funds		\$1,055,346,851	
	vi. Private Funds			\$189,767,324
	vii. Total Funding Sources			
	Total Federal Sources		\$442,939,325	\$333,454,021
	Total State Sources		\$17,000,000	\$26,290,865
	Total City Sources		\$1,055,346,851	
	Total Private Sources			\$189,767,324
	viii. TOTAL ALL SOURCES		\$1,515,286,176	\$549,512,210

## **2. Use of Funds Expected to be Received**

### Proposed Provision of Affordable Housing

#### i., Section 215 Affordable Housing Goals

For the 2009 Consolidated Plan program year the City of New York is required to provide a summary of its one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for upcoming program year for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction

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

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

In addition, it is important to note the data on the Table 3B reflect housing goals to be funded with monies from the anticipated 2009 allocations rather than available or previously awarded funds for several reasons. In many cases, while the City expects to receive a 2009 allocation, programs may not be funded in 2009, funding from the federal government may be reduced, or Congress has yet to appropriate funds. And while the City may have received funding in previous years for some programs, it is not yet possible to determine what amount of funds, if any, will be awarded.

Furthermore, funds budgeted in the One-Year Action Plan reflect the outcome of the City Charter mandated budget process that began with community board consultations in September 2007 and ended with adoption of the budget by the City Council in June 2008. These specific allocations reflect consensus on the need to achieve the City's annual goals (housing and non-housing related). Funds in the Action Plan budgeted in City Fiscal Year 2009 are subject to reallocation in the budget process for that year. Please note that the projected affordable housing goals listed in the Table 3B funded with these monies should be considered as such. In no event should these initial estimates be misconstrued as a firm commitment on the part of the City to allocate funds necessary to achieve these goals in the exact manner specified. Therefore, the proposed number of households to be provided affordable housing may be subject to revision. If there are substantial changes, an amendment to the Consolidated Plan will be provided as described in the Citizen Participation Section.

### **Narrative for Table 3B., Annual Housing Completion Goals**

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

Homeless Households - A total of **289** homeless households are expected to be assisted with housing through the HOME-assisted Supportive Housing Program (**289**) program.

Non-Homeless Households - A total of **1,430** non-homeless households are expected to be assisted with housing through the following formula entitlement programs: CDBG-assisted 7A Program (**145**); CDBG-assisted

Neighborhood Housing Services (20); HOME-assisted Neighborhood Entrepreneurs Program (2); HOME-assisted Neighborhood Redevelopment Program (2); HOME-assisted Third Party Transfer (8); HOME-assisted Participation Loan Program (Gut/Mod) (14); HOME-assisted Cornerstone Program (4); HOME-assisted Article 8A Loan Program (140); HOME-assisted Small Homes Scattered Sites (New Foundations) (12); HOME-assisted New Mixed Income Rental Program (MIRP) (79); HOME-assisted Low Income Rental Program (468); HOME-assisted Multifamily New Construction (4); HOME-assisted Multifamily Rental Mixed Income (93); HOME-assisted HUD Section 202 Program (403); and HOME ADDI-assisted HomeFirst Down Payment Assistance Program (36).

Total Section 215 Beneficiaries – A total of **1,719** homeless and non-homeless housing are expected to be assisted with housing.

#### **AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)**

Production of new units – A total of **1,191** rental housing units are expected to be produced through the following formula entitlement programs: HOME-assisted New MIRP (79); HOME-assisted Supportive Housing Program (144); HOME-assisted Low Income Rental Program (468); HOME-assisted Multifamily New Construction (4); HOME-assisted Multifamily Rental Mixed Income (93); and HOME-assisted HUD Section 202 Program (403).

Rehabilitation of existing units – A total of **457** rental housing units are expected to be rehabilitated through the following formula entitlement programs: CDBG-assisted 7A Financial Assistance Program (145); HOME-assisted Neighborhood Entrepreneurs Program (2); HOME-assisted Neighborhood Redevelopment Program (2); HOME-assisted Participation Loan Program (14); HOME-assisted Cornerstone Program (1); HOME-assisted Third Party Transfer (8); HOME-assisted Article 8A Loan Program (140); and HOME-assisted Supportive Housing Program (145).

Total Section 215 Affordable Rental Housing Goals – A total of **1,648** rental housing units are expected to be assisted through formula entitlement program-funded activities.

#### **AFFORDABLE OWNER HOUSING GOALS (SEC. 215)**

Production of new units - A total of **15** homeowner units are expected to be produced through the following formula entitlement programs: HOME-assisted Small Homes Scattered Sites (New Foundations) Program (12); and HOME-assisted Cornerstone Program (3).

Rehabilitation of existing units – A total of **20** homeowner units are expected to be rehabilitated through the following formula entitlement program: CDBG-assisted Neighborhood Housing Services (20).

Homebuyer Assistance – A total of **36** new homeowners are expected to be provided with homebuyer assistance through the following formula entitlement program: HOME ADDI-assisted HomeFirst Downpayment Assistance Program (36).

Total Section 215 Affordable Owner Housing Goals – A total of **71** homeowner units are expected to be assisted through formula entitlement program-funded activities.

#### **TOTALS**

##### **ANNUAL AFFORDABLE HOUSING GOALS by ACTIVITY (SEC. 215)**

Production of new units – A total of **1,205** housing units (rental and homeownership) are expected to meet Section 215 Goals using formula entitlement funds in 2009.

Rehabilitation of existing units – A total of **477** housing units (rental and homeownership) are meet Section 215 Goals using formula entitlement funds in 2009.

Homebuyer Assistance – A total of **36** new homeowners are expected to be provided with homebuyer assistance using formula entitlement funds in 2009.

**ANNUAL AFFORDABLE HOUSING GOALS by TENURE**

Annual Rental Housing Goals - A total of **1,648** new and existing renter households are expected to be provided with housing assistance using formula entitlement funds in 2009.

Annual Owner Housing Goals - A total of **71** new and existing homeowners are expected to be provided with housing assistance using formula entitlement funds in 2009.

Total Section 215 Affordable Housing Goals – A total of **1,719** housing units are expected to meet Section 215 Goals as outlined in the National Affordable Housing Act of 1990.

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

Grantee Name: Program Year:	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households	289		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	1,430		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>	1,719		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	1,191		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	457		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>	1,648		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	15		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	20		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	36		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	71		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	1,205		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	477		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	36		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	1,719		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal	1,648		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	71		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>	1,719		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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



ii., Proposed Provision of Supportive Housing for Persons with HIV/AIDS

For HOPWA funds, the jurisdiction must specify one-year goals for the number of households expected to be provided housing through the use of HOPWA activities for:

- short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family;
- tenant-based rental assistance; and
- units provided in housing facilities that are being developed, leased, or operated with HOPWA funds and shall identify the method of selecting project sponsors.

The following table outlines the proposed provision for the New York City EMSA HOPWA-funded programs.

<b>Proposed Supportive Housing Accomplishments for Persons with AIDS</b>			
<b>New York City Eligible Metropolitan Statistical Area</b>			
<b>(EMSA)</b>			<b>Fiscal Year: 2009</b>
	<b>Households Served (Proposed)</b>	<b>HOPWA Funds (Year 18)</b>	<b>Leveraged Funds (Proposed)</b>
<b>1. Tenant-Based Rental Assistance</b>			
- HASA	21,300	\$ -	\$ 250,000,000
- DOHMH - BHIV	340	\$ 3,615,367	\$ -
- DOHMH - DMH	0	\$ -	\$ -
- Westchester County	113	\$ 1,160,688	\$ 47,000
- Rockland County	34	\$ 316,987	\$ 800,000
- Putnam County	12	\$ 68,929	\$ -
<b>2. Short-Term Rent, Mortgage, Utility Assistance</b>			
- HASA	0	\$ -	\$ -
- DOHMH - BHIV	20	\$ 96,848	\$ -
- Westchester County	86	\$ 80,000	\$ 300,000
- Rockland County	0	\$ -	\$ -
- Putnam County	0	\$ -	\$ -
<b>3. Facility-Based Housing (Operations)</b>			
- HASA	2,175	\$ 25,846,368	\$ 25,846,368
- DOHMH - BHIV	474	\$ 9,514,144	\$ 2,500,000
- DOHMH - DMH	125	\$ 1,048,515	\$ -
- Westchester County	17	\$ 88,600.00	\$ 350,000
- Rockland County	0	\$ -	\$ -
- Putnam County	0	\$ -	\$ -
<b>TOTAL</b>	<b>24,696</b>	<b>\$ 41,836,447</b>	<b>\$ 279,843,368</b>

## C.1. Description of Program Variables

### i. HUD Formula Entitlement Programs

#### Community Development Block Grant

OMB_Code	Funding Source	Amount	Accomplishment
C-OMB-0000	Community Development Block Grant	\$265,643,000	See each program

Activity Codes/Names	Household Type	Income
03 Public Facilities and Improvements	Renter Elderly	Very Low (0 to 50% MFI)
03A Senior Centers	Renter Small Related	Low (51 to 80% MFI)
03E Neighborhood Facilities	Renter Large Related	Moderate (81 to 95% MFI)
03M Pub Facilities and Improvements	All Other Renter Household Types	Low/Moderate Area
04 Clearance and Demolition	Homeless Family with Children	Above Moderate 134% or More MFI
05 Public Services (General)	Homeless Family without Children	Low/Moderate Housing
05A Senior Services	Homeless Individual	Slum/Blight Urban Renewal
05B Services for the Disabled	Homeless Youth	Slum/Blight Spot
05D Youth Services	Homeowner Existing	Limited Clientele
05H Employment Training	Special needs populations	Slum/Blight Area
05L Child Care Services		Low/Moderate Jobs
05O Mental Health Services		Other Moderate (96 to 133%) MFI
06 Interim Assistance		
08 Relocation		
14A Rehabilitation: Single-Unit Residential		
14B Rehabilitation: Multi-Unit Residential		
14D Rehabilitation: Other Publicly-Owned Residential Buildings		
14I Lead-Based /Lead Hazard Test/Abatement		
15 Code Enforcement		
16A Residential Historic Preservation		
16B Non-Residential Historic Preservation		
18B ED Direct: Technical Assistance		
18C Micro-Enterprise Assistance		
19C CDBG Mon-Profit Organization Capacity Building		
19E CDBG Operation and Repair of Foreclosed Property		
20 Planning		
21A General Program Administration		
21B Indirect Costs		
21D Fair Housing Activities		

#### Outcome and Objective Code/Statement

DH-1 Accessibility for the purpose of providing Decent Affordable Housing
DH-2 Affordability for the purpose of providing Decent Affordable Housing
DH-3 Sustainability for the purpose of providing Decent Affordable Housing
EO-1 Accessibility for the purpose of creating Economic Opportunities
EO-3 Sustainability for the purpose of creating Economic Opportunities
SL-1 Accessibility for the purpose of creating Suitable Living Environments
SL-2 Affordability for the purpose of creating Suitable Living Environments
SL-3 Sustainability for the purpose of creating Suitable Living Environments

#### Performance Indicator

1) Public facility or infrastructure activities
12) Number of homeless persons given overnight shelter
14) Homelessness Prevention
17) Businesses assisted
18) Does assisted business provide a good or service to meet needs of service area/neighborhood/community (to be determined by community)?
2) Public service activities
3) Activities are part of a geographically targeted revitalization effort
4) Number of commercial facade treatment/business building rehab (site not target area based)
7) Rental units rehabilitated

9) Owner occupied units rehabilitated or improved

### 7A Program

OMB_Code	Funding Source	Amount	Accomplishment	
C-HPD-0085	Community Development Block Grant (CDBG)	\$1,374,000	Total number of units brought from a substandard to standard condition	145

Activity Codes/Names	Household Type	Income
14B Rehab; Multi-Unit Residential 570.202	Renter Elderly Renter Small Related Renter Large Related All other Renter Household Types	Slums and Blight Area

#### Outcome and Objective Code/Statement

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

#### Performance Indicator

Rental units rehabilitated

### Adult Literacy Program

OMB_Code	Funding Source	Amount	Accomplishment	
C-DYCD-0204	Community Development Block Grant (CDBG)	\$3,763,000	Total number of persons assisted with new/improved access to a service	752,678

Activity Codes/Names	Household Type	Income
05H Employment Training 570.201(e) 21B Indirect Costs 570.206	Not Applicable	Limited Clientele

#### Outcome and Objective Code/Statement

EO-1 Accessibility for the purpose of creating Economic Opportunities

#### Performance Indicator

Public service activities

### Alternative Enforcement Program

OMB_Code	Funding Source	Amount	Accomplishment	
C-HPD-0206	Community Development Block Grant (CDBG)	\$18,502,000	Total number of units brought from a substandard to standard condition	1,000

Activity Codes/Names	Household Type	Income
14B Rehab; Multi-Unit Residential 570.202	Renter Large Related Renter Small Related All other Renter Household Types Renter Elderly	Slum/Blight Spot

#### Outcome and Objective Code/Statement

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

#### Performance Indicator

Rental units rehabilitated

### Avenue NYC

OMB_Code	Funding Source	Amount	Accomplishment	
C-SBS-0026	Community Development Block Grant (CDBG)	\$1,958,000	Total new businesses assisted	800
			Total existing businesses assisted	3,500

Activity Codes/Names	Household Type	Income
18B ED Technical Assistance 570.203(b) 18C Micro-Enterprise Assistance 19C CDBG Non-profit Organization Capacity Building 20 Planning 570.205	Not Applicable	Low/Moderate Area

#### Outcome and Objective Code/Statement

EO-1 Accessibility for the purpose of creating Economic Opportunities

#### Performance Indicator

Businesses assisted

### Beacon School Program

OMB_Code	Funding Source	Amount	Accomplishment
C-DYCD-0142	Community Development Block Grant (CDBG)	\$6,300,000	Total number of persons assisted with new/improved access to a service 16,800

Activity Codes/Names	Household Type	Income
05 Public Services (General) 570.201(e)	Not Applicable	Low/Moderate Area

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public service activities
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### Bronx River Project

OMB_Code	Funding Source	Amount	Accomplishment
C-DPR-0055	Community Development Block Grant (CDBG)	\$206,000	Total number of persons assisted with new/improved access to a service (Units of service) 24,360

Activity Codes/Names	Household Type	Income
05 Public Services (General) 570.201(e)	Not Applicable	Low/Moderate Area

#### Outcome and Objective Code/Statement

SL-3 Sustainability for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public service activities
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### Building Maintenance for Youth Training Program

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0050	Community Development Block Grant (CDBG)	\$153,000	Total number of persons assisted with new/improved access to a service 100

Activity Codes/Names	Household Type	Income
05D Youth Services 570.201(e)	Not Applicable	Low (51 to 80% MFI) Limited Clientele

#### Outcome and Objective Code/Statement

EO-1 Accessibility for the purpose of creating Economic Opportunities
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#### Performance Indicator

Public service activities
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### CDBG Administration

OMB_Code	Funding Source	Amount	Accomplishment
C-VARIOUS-0063	Community Development Block Grant (CDBG)	\$2,564,000	Not Applicable

Activity Codes/Names	Household Type	Income
21A General Program Administration 570.206	Not Applicable	Not Applicable

#### Outcome and Objective Code/Statement

N/A Not Applicable
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#### Performance Indicator

N/A Not Applicable
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### Code Violation Removal in Schools

OMB_Code	Funding Source	Amount	Accomplishment
C-DOEd-0165	Community Development Block Grant (CDBG)	\$5,000,000	Public Facilities 633 No Suitable HUD Indicator (Number of Code Violations Removed) 4,248 Total number of persons assisted with new/improved access to a facility 1,012,897

Activity Codes/Names	Household Type	Income
03 Public Facilities and Improvements (General) 570.201(c)	Not Applicable	Slum/Blight Spot

#### Outcome and Objective Code/Statement

SL-3 Sustainability for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public facility or infrastructure activities
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### Commission on Human Rights Law Enforcement Program

OMB_Code	Funding Source	Amount	Accomplishment
C-CHR-0040	Community Development Block Grant (CDBG)	\$2,014,000	Total number of persons assisted with new/improved access to a service (Units of service: # of Investigations anticipated to be initiated in 2009 + # of investigations carried over from 2008) 1,400

Activity Codes/Names	Household Type	Income
05 Public Services (General) 570.201(e)	Not Applicable	Limited Clientele

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public service activities
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### Commission on Human Rights Neighborhood Human Rights Program

OMB_Code	Funding Source	Amount	Accomplishment
C-CHR-0051	Community Development Block Grant (CDBG)	\$3,767,000	Total number of persons assisted with new/improved access to a service (Units of service) 75,000

Activity Codes/Names	Household Type	Income
05 Public Services (General) 570.201(e)	Not Applicable	Limited Clientele
20 Planning 570.205		Low/Moderate Area
21A General Program Administration 570.206		
21D Fair Housing Activities (subject to 20% Admin cap) 570.206		

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public service activities
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### Community Arts Development Program

OMB_Code	Funding Source	Amount	Accomplishment
C-DCA-0079	Community Development Block Grant (CDBG)	\$138,000	Organizations 8

Activity Codes/Names	Household Type	Income
03E Neighborhood Facilities 570.201(c)	Not Applicable	Limited Clientele
19C CDBG Non-profit Organization Capacity Building		Low/Moderate Area
21A General Program Administration 570.206		Slum/Blight Spot

#### Outcome and Objective Code/Statement

SL-3 Sustainability for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Businesses providing goods or services
Number of commercial façade treatment/business building rehab (site not target area based)

### DCP Comprehensive Planning

OMB_Code	Funding Source	Amount	Accomplishment
C-DCP-0062	Community Development Block Grant (CDBG)	\$12,423,000	Not Applicable
Activity Codes/Names		Household Type	Income
20 Planning 570.205		Not Applicable	Not Applicable
Outcome and Objective Code/Statement			
N/A Not Applicable			
Performance Indicator			
N/A Not Applicable			

### DCP Information Technology

OMB_Code	Funding Source	Amount	Accomplishment
C-DCP-0061	Community Development Block Grant (CDBG)	\$3,170,000	Not Applicable
Activity Codes/Names		Household Type	Income
20 Planning 570.205		Not Applicable	Not Applicable
Outcome and Objective Code/Statement			
N/A Not Applicable			
Performance Indicator			
N/A Not Applicable			

### DFTA Senior Center Improvements

OMB_Code	Funding Source	Amount	Accomplishment
C-DFA-0183	Community Development Block Grant (CDBG)	\$2,166,000	Total number of persons assisted with new/improved access to a facility 2,300 Public Facilities 16
Activity Codes/Names		Household Type	Income
03A Senior Centers 570.201(c)		Not Applicable	Limited Clientele
Outcome and Objective Code/Statement			
SL-1 Accessibility for the purpose of creating Suitable Living Environments			
Performance Indicator			
Public facility or infrastructure activities			

### DHS Homeless Families Services

OMB_Code	Funding Source	Amount	Accomplishment
C-DHS-0182	Community Development Block Grant (CDBG)	\$4,000,000	Total number of homeless persons given overnight shelter 332
Activity Codes/Names		Household Type	Income
05 Public Services (General) 570.201(e)		Homeless Family with Children	Limited Clientele
Outcome and Objective Code/Statement			
SL-1 Accessibility for the purpose of creating Suitable Living Environments			
Performance Indicator			
Public service activities			

### Day Care Center Services

OMB_Code	Funding Source	Amount	Accomplishment
C-ACS-0042	Community Development Block Grant (CDBG)	\$3,292,000	Total number of persons assisted with new/improved access to a service 393

Activity Codes/Names	Household Type	Income
05L Child Care Services 570.201(e)	Not Applicable	Limited Clientele

#### Outcome and Objective Code/Statement

SL-2 Affordability for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public service activities
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### Day Care Upgrade Project Support

OMB_Code	Funding Source	Amount	Accomplishment
C-ACS-0057	Community Development Block Grant (CDBG)	\$137,000	Not Applicable

Activity Codes/Names	Household Type	Income
03M Child Care Centers 570.201(c)	Not Applicable	Limited Clientele

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public facility or infrastructure activities
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### EDC Economic Policy and Analysis Program

OMB_Code	Funding Source	Amount	Accomplishment
C-EDC-0025	Community Development Block Grant (CDBG)	\$407,000	Not Applicable

Activity Codes/Names	Household Type	Income
20 Planning 570.205	Not Applicable	Not Applicable

#### Outcome and Objective Code/Statement

N/A Not Applicable
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#### Performance Indicator

N/A Not Applicable
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### EDC Project Planning

OMB_Code	Funding Source	Amount	Accomplishment
C-EDC-0027	Community Development Block Grant (CDBG)	\$254,000	Not Applicable

Activity Codes/Names	Household Type	Income
20 Planning 570.205	Not Applicable	Not Applicable

#### Outcome and Objective Code/Statement

N/A Not Applicable
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#### Performance Indicator

N/A Not Applicable
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### Elderly Minor Home Repair Program

OMB_Code	Funding Source	Amount	Accomplishment
C-DFA-0049	Community Development Block Grant (CDBG)	\$362,000	Total number of persons assisted with new/improved access to a service 2,500

Activity Codes/Names	Household Type	Income
05A Senior Services 570.201(e)	Homeowner Existing	Limited Clientele

#### Outcome and Objective Code/Statement

SL-3 Sustainability for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public service activities
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### Elderly Safe-At-Home

OMB_Code	Funding Source	Amount	Accomplishment
C-CHA-0039	Community Development Block Grant (CDBG)	\$225,000	Total number of persons assisted with new/improved access to a service 2,096

Activity Codes/Names	Household Type	Income
05A Senior Services 570.201(e)	Renter Elderly	Limited Clientele

#### Outcome and Objective Code/Statement

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

Public service activities
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### Emergency Demolition Program

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0171	Community Development Block Grant (CDBG)	\$4,362,000	Total # of slum and blight demolitions 150

Activity Codes/Names	Household Type	Income
04 Clearance and Demolition 570.201(d)	Not Applicable	Slum/Blight Spot
06 Interim Assistance 570.201(f)		
19E CDBG Operation and Repair of Foreclosed Property		

#### Outcome and Objective Code/Statement

SL-3 Sustainability for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Activities are part of a geographically targeted revitalization effort
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### Emergency Repair Program

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0009	Community Development Block Grant (CDBG)	\$35,948,000	Total number of units brought into compliance with lead-safe housing rule 2,750
			Total number of units brought from a substandard to standard condition 14,000

Activity Codes/Names	Household Type	Income
06 Interim Assistance 570.201(f)	Renter Elderly	Low/Moderate Area
14B Rehab; Multi-Unit Residential 570.202	Renter Small Related	Slum/Blight Spot
19E CDBG Operation and Repair of Foreclosed Property	Renter Large Related	
	All other Renter Household Types	

#### Outcome and Objective Code/Statement

DH-3 Sustainability for the purpose of providing Decent Affordable Housing
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#### Performance Indicator

Rental units rehabilitated
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### Empowerment Zone Administration

OMB_Code	Funding Source	Amount	Accomplishment
C-SBS-0029	Community Development Block Grant (CDBG)	\$152,000	Not Applicable

Activity Codes/Names	Household Type	Income
21A General Program Administration 570.206	Not Applicable	Not Applicable

#### Outcome and Objective Code/Statement

N/A Not Applicable
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#### Performance Indicator

N/A Not Applicable
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### Graffiti-Free NYC (Formerly Industrial Areas Improvement Program)

OMB_Code	Funding Source	Amount	Accomplishment
C-EDC-0030	Community Development Block Grant (CDBG)	\$1,290,000	Total number of commercial façade treatments 13,000

Activity Codes/Names	Household Type	Income
14A Rehab; Single-Unit Residential 570.202	Not Applicable	Slum/Blight Spot
14B Rehab; Multi-Unit Residential 570.202		
14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202		

#### Outcome and Objective Code/Statement

EO-3 Sustainability for the purpose of creating Economic Opportunities
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#### Performance Indicator

Businesses assisted
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### GreenThumb

OMB_Code	Funding Source	Amount	Accomplishment
C-DPR-0053	Community Development Block Grant (CDBG)	\$857,000	Total number of persons assisted with new/improved access to a service 50,000

Activity Codes/Names	Household Type	Income
05 Public Services (General) 570.201(e)	Not Applicable	Low/Moderate Area

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public service activities
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### HPD Administration

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0092	Community Development Block Grant (CDBG)	\$8,768,000	Not Applicable

Activity Codes/Names	Household Type	Income
21A General Program Administration 570.206	Not Applicable	Not Applicable

#### Outcome and Objective Code/Statement

N/A Not Applicable
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#### Performance Indicator

N/A Not Applicable
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### HPD Emergency Shelters

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0198	Community Development Block Grant (CDBG)	\$11,863,000	Total number of persons given overnight shelter (# of households) 850

Activity Codes/Names	Household Type	Income
08 Relocation 570.201(i)	Homeless Family with Children	Limited Clientele
	Homeless Family without Children	
	Homeless Individual	

#### Outcome and Objective Code/Statement

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

Number of homeless persons given overnight shelter
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### HPD Fair Housing Services Program

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0024	Community Development Block Grant (CDBG)	\$973,000	Not Applicable

Activity Codes/Names	Household Type	Income
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	Renter Elderly Renter Small Related Renter Large Related All other Renter Household Types	Not Applicable

Outcome and Objective Code/Statement
N/A Not Applicable

Performance Indicator
N/A Not Applicable

### HPD Housing Policy Analysis and Statistical Research

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0060	Community Development Block Grant (CDBG)	\$1,731,000	Not Applicable

Activity Codes/Names	Household Type	Income
20 Planning 570.205	Not Applicable	Not Applicable

Outcome and Objective Code/Statement
N/A Not Applicable

Performance Indicator
N/A Not Applicable

### HPD Neighborhood Preservation Offices

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0137	Community Development Block Grant (CDBG)	\$7,013,000	Not Applicable

Activity Codes/Names	Household Type	Income
20 Planning 570.205	Not Applicable	Not Applicable

Outcome and Objective Code/Statement
N/A Not Applicable

Performance Indicator
N/A Not Applicable

### HPD Program Planning

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0166	Community Development Block Grant (CDBG)	\$2,863,000	Not Applicable

Activity Codes/Names	Household Type	Income
20 Planning 570.205	Not Applicable	Not Applicable

Outcome and Objective Code/Statement
N/A Not Applicable

Performance Indicator
N/A Not Applicable

### Homeless Outreach and Housing Placement Services (Formerly Drop-In Centers Outreach)

OMB_Code	Funding Source	Amount	Accomplishment
C-DHMH-0046	Community Development Block Grant (CDBG)	\$553,000	Total number of persons assisted with new/improved access to a service 192

Activity Codes/Names	Household Type	Income
05O Mental Health Services 570.201(e)	Homeless Individual	Limited Clientele

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public service activities
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### Housing, Information and Education

OMB_Code	Funding Source	Amount	Accomplishment
C-MAY-0047	Community Development Block Grant (CDBG)	\$119,000	Total number of persons assisted with new/improved access to a service 32,000

Activity Codes/Names	Household Type	Income
05B Handicapped Services 570.201(e)	Renter Elderly Renter Small Related Renter Large Related All other Renter Household Types Homeless Family with Children Homeless Family without Children Homeless Individual Other	Limited Clientele

#### Outcome and Objective Code/Statement

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

Public service activities
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### Housing Litigation Division

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0084	Community Development Block Grant (CDBG)	\$7,586,000	Number of Households that received legal assistance to prevent homelessness (# of cases litigated) 245,228

Activity Codes/Names	Household Type	Income
15 Code Enforcement 570.202(c)	Renter Elderly Renter Small Related Renter Large Related All other Renter Household Types	Low/Moderate Area Low/Moderate Housing

#### Outcome and Objective Code/Statement

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

Homeless prevention
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### In Rem Alternative Management Program

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0207	Community Development Block Grant (CDBG)	\$28,080,000	Estimated DAMP occupied inventory on 01/01/09 4,025

Activity Codes/Names	Household Type	Income
19E CDBG Operation and Repair of Foreclosed Property	Renter Elderly Renter Large Related Renter Small Related All other Renter Household Types	Low/Moderate Housing

#### Outcome and Objective Code/Statement

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

Rental units rehabilitated
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### In Rem Building Maintenance and Repair Program

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0090	Community Development Block Grant (CDBG)	\$2,102,000	Total number of units brought from a substandard to standard condition (Estimated 1/01/09 in rem occupied building inventory: occupied & vacant units) 337

Activity Codes/Names	Household Type	Income
05 Public Services (General) 570.201(e)	Renter Elderly	Limited Clientele
19E CDBG Operation and Repair of Foreclosed Property	Renter Small Related	Low/Moderate Housing
	Renter Large Related	
	All other Renter Household Types	

#### Outcome and Objective Code/Statement

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

#### Performance Indicator

Rental units rehabilitated

### In Rem Building Maintenance and Repair Project Support

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0015	Community Development Block Grant (CDBG)	\$1,915,000	Not Applicable

Activity Codes/Names	Household Type	Income
19E CDBG Operation and Repair of Foreclosed Property	Renter Elderly	Low/Moderate Housing
	Renter Small Related	
	Renter Large Related	
	All other Renter Household Types	

#### Outcome and Objective Code/Statement

N/A Not Applicable

#### Performance Indicator

N/A Not Applicable

### In Rem Handyperson Contract

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0011	Community Development Block Grant (CDBG)	\$561,000	Total number of units brought from a substandard to standard condition (Estimated 1/01/09 in rem occupied building inventory: occupied & vacant units) 337

Activity Codes/Names	Household Type	Income
19E CDBG Operation and Repair of Foreclosed Property	Renter Elderly	Low/Moderate Housing
	Renter Small Related	
	Renter Large Related	
	All other Renter Household Types	

#### Outcome and Objective Code/Statement

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

#### Performance Indicator

Rental units rehabilitated

### In Rem Material Management and Procurement

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0013	Community Development Block Grant (CDBG)	\$807,000	Total number of units brought from a substandard to standard condition (Estimated 1/01/09 in rem occupied building inventory: occupied & vacant units) 337
Activity Codes/Names		Household Type	Income
19E CDBG Operation and Repair of Foreclosed Property		Renter Elderly	Low/Moderate Housing
		Renter Small Related	
		Renter Large Related	
		All other Renter Household Types	
Outcome and Objective Code/Statement			
DH-2 Affordability for the purpose of providing Decent Affordable Housing			
Performance Indicator			
Rental units rehabilitated			

### In Rem Property Management Program

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0014	Community Development Block Grant (CDBG)	\$4,064,000	Total number of units brought from a substandard to standard condition (Estimated 1/01/09 in rem occupied building inventory: occupied & vacant units) 337
Activity Codes/Names		Household Type	Income
19E CDBG Operation and Repair of Foreclosed Property		Renter Elderly Renter Small Related Renter Large Related All other Renter Household Types	Low/Moderate Housing
Outcome and Objective Code/Statement			
DH-2 Affordability for the purpose of providing Decent Affordable Housing			
Performance Indicator			
Rental units rehabilitated			

### In Rem Superintendent Contract

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0012	Community Development Block Grant (CDBG)	\$312,000	Total number of units brought from a substandard to standard condition (Estimated 1/01/09 in rem occupied building inventory: occupied & vacant units) 337
Activity Codes/Names		Household Type	Income
19E CDBG Operation and Repair of Foreclosed Property		Renter Elderly	Low/Moderate Housing
		Renter Small Related	
		Renter Large Related	
		All other Renter Household Types	
Outcome and Objective Code/Statement			
DH-2 Affordability for the purpose of providing Decent Affordable Housing			
Performance Indicator			
Rental units rehabilitated			

### LPC Planning

OMB_Code	Funding Source	Amount	Accomplishment
C-LPC-0202	Community Development Block Grant (CDBG)	\$502,000	Not Applicable
Activity Codes/Names		Household Type	Income
20 Planning 570.205		Not Applicable	Not Applicable
Outcome and Objective Code/Statement			
N/A Not Applicable			
Performance Indicator			
N/A Not Applicable			

### Land Restoration Program

OMB_Code	Funding Source	Amount	Accomplishment
C-DPR-0054	Community Development Block Grant (CDBG)	\$555,000	No Suitable HUD Indicator (Number of Acres Treated) 275

Activity Codes/Names	Household Type	Income
03 Public Facilities and Improvements (General) 570.201(c)	Not Applicable	Low/Moderate Area
05 Public Services (General) 570.201(e)		
06 Interim Assistance 570.201(f)		

#### Outcome and Objective Code/Statement

N/I No Suitable Indicator
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#### Performance Indicator

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### Landmarks Historic Preservation Grant Program

OMB_Code	Funding Source	Amount	Accomplishment
C-LPC-0052	Community Development Block Grant (CDBG)	\$187,000	Total number of owner-occupied units rehabilitated or improved 8 Total number of commercial façade treatments 8

Activity Codes/Names	Household Type	Income
16A Residential Historic Preservation 570.202(d)	Homeowner Existing	Low/Moderate Area
16B Non-Residential Historic Preservation 570.202(d)		Slum/Blight Spot Low/Moderate Housing

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Owner occupied units rehabilitated or improved
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### Minipools

OMB_Code	Funding Source	Amount	Accomplishment
C-DPR-0095	Community Development Block Grant (CDBG)	\$633,000	Total number of persons assisted with new/improved access to a service (74 swimmers per day in a 68-day season at 11 CD sites) 55,352

Activity Codes/Names	Household Type	Income
05D Youth Services 570.201(e)	Not Applicable	Limited Clientele

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public service activities
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### NYC Business Solutions Center

OMB_Code	Funding Source	Amount	Accomplishment
C-SBS-0200	Community Development Block Grant (CDBG)	\$1,008,000	Total new businesses assisted 1,900 Total existing businesses assisted 750 Total number of persons assisted with new/improved access to a service via Business Basics training 2,300

Activity Codes/Names	Household Type	Income
05H Employment Training 570.201(e)	Not Applicable	Low/Moderate Area
18B ED Technical Assistance 570.203(b)		
18C Micro-Enterprise Assistance		

#### Outcome and Objective Code/Statement

EO-1 Accessibility for the purpose of creating Economic Opportunities
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#### Performance Indicator

Businesses assisted
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### Narcotics Control Program

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0017	Community Development Block Grant (CDBG)	\$1,583,000	Total number of persons assisted with new/improved access to a service (# represented is # of housing units) 17,200

Activity Codes/Names	Household Type	Income
05 Public Services (General) 570.201(e)	Renter Elderly Renter Small Related Renter Large Related All other Renter Household Types	Low/Moderate Area

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

Performance Indicator
Public service activities

### Neighborhood Housing Services

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0000	Community Development Block Grant (CDBG)	\$1,599,000	Total number of owner occupied units brought from substandard to standard condition 20

Activity Codes/Names	Household Type	Income
14A Rehab; Single-Unit Residential 570.202 14B Rehab; Multi-Unit Residential 570.202 21A General Program Administration 570.206	Homeowner Existing	Slums and Blight Area Low/Moderate Housing Slum/Blight Spot

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

Performance Indicator
Owner occupied units rehabilitated or improved

### Neighborhood Preservation Consultants

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0114	Community Development Block Grant (CDBG)	\$1,827,000	Not Applicable

Activity Codes/Names	Household Type	Income
18B ED Technical Assistance 570.203(b)	Renter Elderly Renter Small Related Renter Large Related All other Renter Household Types	Low/Moderate Area

Outcome and Objective Code/Statement
N/A Not Applicable

Performance Indicator
N/A Not Applicable

### Neighborhood Vacant Lot Clean-Up Program

OMB_Code	Funding Source	Amount	Accomplishment
C-DSNY-0031	Community Development Block Grant (CDBG)	\$19,358,000	No Suitable HUD Indicator (Number of Vacant Lots Cleaned) 4,685

Activity Codes/Names	Household Type	Income
06 Interim Assistance 570.201(f)	Not Applicable	Low/Moderate Area

Outcome and Objective Code/Statement
N/I No Suitable Indicator

Performance Indicator

### Primary Prevention Program

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0205	Community Development Block Grant (CDBG)	\$480,000	Total number of units brought into compliance with lead-safe housing rule 25

Activity Codes/Names	Household Type	Income
14I Lead-Based/Lead Hazard Test/Abate 570.202	Rental elderly Rental small related Rental large related All other other rental household types Other Homeowner existing	Low/Moderate Housing

#### Outcome and Objective Code/Statement

DH-3 Sustainability for the purpose of providing Decent Affordable Housing
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#### Performance Indicator

7) Rental units rehabilitated Owner occupied units rehabilitated or improved
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### Project Open House for Disabled Persons

OMB_Code	Funding Source	Amount	Accomplishment
C-MAY-1047	Community Development Block Grant (CDBG)	\$236,000	Total number of owner-occupied units rehabilitated or improved 12 Total Rental Units Made Accessible for Persons with Disabilities 12

Activity Codes/Names	Household Type	Income
14A Rehab; Single-Unit Residential 570.202 14B Rehab; Multi-Unit Residential 570.202	Homeowner Existing Renter Elderly Renter Small Related Renter Large Related All other Renter Household Types Other	Low/Moderate Housing

#### Outcome and Objective Code/Statement

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

Owner occupied units rehabilitated or improved Rental units rehabilitated
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### Prospect Park Special Administrator's Office

OMB_Code	Funding Source	Amount	Accomplishment
C-DPR-0032	Community Development Block Grant (CDBG)	\$523,000	Total number of persons assisted with new/improved access to a service (Based on user's survey) 6,000,000

Activity Codes/Names	Household Type	Income
05 Public Services (General) 570.201(e)	Not Applicable	Low/Moderate Area

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public service activities
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### Rent Guidelines Board Support Staff

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0199	Community Development Block Grant (CDBG)	\$470,000	Not Applicable

Activity Codes/Names	Household Type	Income
20 Planning 570.205	Not Applicable	Not Applicable
21A General Program Administration 570.206		

Outcome and Objective Code/Statement
N/A Not Applicable

Performance Indicator
N/A Not Applicable

### Safe Horizon

OMB_Code	Funding Source	Amount	Accomplishment
C-MOCJC-0037	Community Development Block Grant (CDBG)	\$3,614,000	Total number of persons assisted with new/improved access to a service 133,896

Activity Codes/Names	Household Type	Income
05 Public Services (General) 570.201(e)	Not Applicable	Limited Clientele
21B Indirect Costs 570.206		

Outcome and Objective Code/Statement
SL-1 Accessibility for the purpose of creating Suitable Living Environments

Performance Indicator
Public service activities

### Scorecard Program

OMB_Code	Funding Source	Amount	Accomplishment
C-MAY-0203	Community Development Block Grant (CDBG)	\$435,000	Not Applicable

Activity Codes/Names	Household Type	Income
20 Planning 570.205	Not Applicable	Not Applicable

Outcome and Objective Code/Statement
N/A Not Applicable

Performance Indicator
N/A Not Applicable

### Senior Resident Advisor Program

OMB_Code	Funding Source	Amount	Accomplishment
C-CHA-0041	Community Development Block Grant (CDBG)	\$450,000	Total number of persons assisted with new/improved access to a service 2,521

Activity Codes/Names	Household Type	Income
05A Senior Services 570.201(e)	Renter Elderly	Limited Clientele

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

Performance Indicator
Public service activities

### Targeted Code Enforcement

OMB_Code	Funding Source	Amount	Accomplishment
C-HPD-0010	Community Development Block Grant (CDBG)	\$36,142,000	No Suitable HUD Indicator (Number of Code Violations Removed) 600,000

Activity Codes/Names	Household Type	Income
14I Lead-Based/Lead Hazard Test/Abate 570.202	Renter Elderly	Low/Moderate Area
15 Code Enforcement 570.202(c)	Renter Small Related	Slum/Blight Spot
	Renter Large Related	Low/Moderate Housing
	All other Renter Household Types	

#### Outcome and Objective Code/Statement

N/I No Suitable Indicator
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#### Performance Indicator

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### Upgrade of HRA Facilities

OMB_Code	Funding Source	Amount	Accomplishment
C-HRA-0163	Community Development Block Grant (CDBG)	\$1,469,000	Total number of persons assisted with new/improved access to a facility 0
			Public Facilities 4

Activity Codes/Names	Household Type	Income
03 Public Facilities and Improvements (General) 570.201(c)	Not Applicable	Limited Clientele

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public facility or infrastructure activities
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### Van Cortlandt/Pelham Bay Parks Special Administrator's Office

OMB_Code	Funding Source	Amount	Accomplishment
C-DPR-0033	Community Development Block Grant (CDBG)	\$478,000	Total number of persons assisted with new/improved access to a service (Based on user's survey) 4,000,000

Activity Codes/Names	Household Type	Income
05 Public Services (General) 570.201(e)	Not Applicable	Low/Moderate Area

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments
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#### Performance Indicator

Public service activities
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## HOME Investment Partnerships

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0000	HOME Investment Partnership	\$111,971,510	See HOME funded programs

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

### Outcome and Objective Code/Statement

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

### Performance Indicator

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

## HPD Administration

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0001	Community Development Block Grant (See C-HPD-0092)		Not Applicable
	HOME Investment Partnership	\$11,604,681	

Activity Codes/Names	Household Type	Income
21E Submissions or Applications for Federal Programs	Not Applicable	Not Applicable
21H HOME Admin/Planning Costs of PJs		

### Outcome and Objective Code/Statement

N/A Not Applicable
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### Performance Indicator

N/A Not Applicable
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## Neighborhood Entrepreneurs Program

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0002	HOME Investment Partnerships (HOME)	\$530,945	Housing units 4

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

### Outcome and Objective Code/Statement

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

Rental units rehabilitated
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### Neighborhood Redevelopment Program

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0003	HOME Investment Partnerships (HOME)	\$632,532	Housing units 4

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

#### Outcome and Objective Code/Statement

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

Rental units rehabilitated
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### Participation Loan Program (Gut/Mod)

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0004	HOME Investment Partnerships (HOME)	\$2,192,801	Housing units 29

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

#### Outcome and Objective Code/Statement

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

Owner occupied units rehabilitated or improved
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### The Supportive Housing Program

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0006	HOME Investment Partnerships (HOME)	\$43,339,243	Housing units 289

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

#### Outcome and Objective Code/Statement

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

Rental units rehabilitated
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### Third Party Transfer

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0010	HOME Investment Partnerships (HOME)	\$3,063,197	Housing units	16

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

#### Outcome and Objective Code/Statement

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

Rental units rehabilitated
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### Cornerstone Program

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0011	HOME Investment Partnerships (HOME)	\$353,963	Housing units	6

Activity Codes/Names	Household Type	Income
12 Construction of Housing	Renter Elderly	Very Low (0 to 50% MFI)
	Renter Large Related	Low (51 to 80% MFI)
	Renter Small Related	
	Homeowner First Time	

#### Outcome and Objective Code/Statement

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

New rental units constructed
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### Article 8A Loan Program

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0012	HOME Investment Partnerships (HOME)	\$4,640,102	Housing units	281

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

#### Outcome and Objective Code/Statement

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

Rental units rehabilitated
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### Small Homes Scattered Sites (New Foundations)

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0020	HOME Investment Partnerships (HOME)	\$1,146,487	Housing units	23

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

#### Outcome and Objective Code/Statement

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

#### Performance Indicator

Homeownership units constructed

### New Mixed Income Rental Program (MIRP)

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0021	HOME Investment Partnerships (HOME)	\$4,751,955	Housing units	79

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

#### Outcome and Objective Code/Statement

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

#### Performance Indicator

New rental units constructed

### Multifamily New Construction

OMB_Code	Funding Source	Amount	Accomplishment	
H-HPD-0028	HOME Investment Partnerships (HOME)	\$513,247	Housing units	9

Activity Codes/Names	Household Type	Income
12 Construction of Housing	Renter Large Related	0 to 60% MFI (Tax Credit Income ba
	Renter Small Related	Low (51 to 80% MFI)
	All other Renter Household Types	

#### Outcome and Objective Code/Statement

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

#### Performance Indicator

New rental units constructed

### Multifamily Rental Mixed Income

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0029	HOME Investment Partnerships (HOME)	\$4,651,075	Housing units 186

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

#### Outcome and Objective Code/Statement

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

New rental units constructed
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### Low Income Rental Program

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0031	HOME Investment Partnerships (HOME)	\$28,100,423	Housing units 468

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

#### Outcome and Objective Code/Statement

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

New rental units constructed
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### HUD Section 202 Program

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0033	HOME Investment Partnerships (HOME)	\$6,858,389	Housing units 403

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

#### Outcome and Objective Code/Statement

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

New rental units constructed
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### American Dream Downpayment Initiative (ADDI)

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0200	HOME Investment Partnership (American Dream Downpayment Initiative)	\$544,149	See ADDI funded programs

Activity Codes/Names	Household Type	Income
13 Direct Homeowner Assistance	Homeowner First Time	Low (51 to 80% MFI)

#### Outcome and Objective Code/Statement

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

10) Direct Financial Assistance to homebuyers
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### HomeFirst Down Payment Assistance Program (ADDI)

OMB_Code	Funding Source	Amount	Accomplishment
H-HPD-0201	HOME Investment Partnerships (HOME)	\$544,149	Households 80

Activity Codes/Names	Household Type	Income
13 Direct Homeownership Assistance	Homeowner First Time	Low (51 to 80% MFI)

#### Outcome and Objective Code/Statement

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

#### Performance Indicator

Direct financial assistance to homebuyers

### Emergency Shelter Grant

OMB_Code	Funding Source	Amount	Accomplishment
E-DHS-0000	Emergency Shelter Grant	\$7,969,489	See ESG funded programs

Activity Codes/Names	Household Type	Income
03T Operation Costs of Homeless/AIDS patients programs	Homeless Family with Children	Very Low (0 to 50% MFI)
05 Public Services (General)	Homeless Family without Children	
	Homeless Individual	
	Homeless Youth	

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments

#### Performance Indicator

12) Number of homeless persons given overnight shelter  
14) Homelessness Prevention  
16) Jobs retained  
2) Public service activities

### Homeless Prevention

OMB_Code	Funding Source	Amount	Accomplishment
E-DHS-0001	Emergency Shelter Grant	\$798,105	People (General) 500

Activity Codes/Names	Household Type	Income
05 Public Services (General)	Homeless Family with Children	Very Low (0 to 50% MFI)
	Homeless Family without Children	
	Homeless Individual	

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments

#### Performance Indicator

14) Homelessness Prevention

### Services to the Homeless

OMB_Code	Funding Source	Amount	Accomplishment
E-DHS-0002	Emergency Shelter Grant	\$6,770,790	People (General) 20,307

Activity Codes/Names	Household Type	Income
05 Public Services (General)	Homeless Family with Children	Very Low (0 to 50% MFI)
	Homeless Family without Children	
	Homeless Individual	
	Homeless Youth	

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments

#### Performance Indicator

12) Number of homeless persons given overnight shelter  
14) Homelessness Prevention  
16) Jobs retained  
2) Public service activities



### Shelter Operating Costs

OMB_Code	Funding Source	Amount	Accomplishment
E-DHS-0003	Emergency Shelter Grant	\$400,594	People (General) 16,076

Activity Codes/Names	Household Type	Income
03T Operation Costs of Homeless/AIDS patients programs	Homeless Family with Children Homeless Family without Children Homeless Individual	Not Applicable

#### Outcome and Objective Code/Statement

SL-1 Accessibility for the purpose of creating Suitable Living Environments

#### Performance Indicator

12) Number of homeless persons given overnight shelter

### Housing Opportunities for Persons with AIDS

OMB_Code	Funding Source	Amount	Accomplishment
P-HOPWA-0000	Housing Opportunities for Persons with AIDS (HOPWA)	\$56,811,177	Not Applicable

Activity Codes/Names	Household Type	Income
03T Operating Costs of Homeless/AIDS Patients Programs 05 Public Services (General) 05Q Subsistence Payments 05S Rental Housing Subsidies (if HOME, not part of 5% Admin Cap) 21A General Program Administration	Special Needs Populations	Very Low (0 to 50% MFI) Low (51 to 80% MFI)

#### Outcome and Objective Code/Statement

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

#### Performance Indicator

Public service activities

### HASA Case Management and Support Services-Personnel: Case Management and Support Services

OMB_Code	Funding Source	Amount	Accomplishment
P-HRA-0201	Housing Opportunities for Persons with AIDS (HOPWA)	\$1,000,000	People (Used for Public Service activities.) 44,800

Activity Codes/Names	Household Type	Income
05 Public Services (General)	Special Needs Populations	Very Low (0 to 50% MFI) Low (51 to 80% MFI)

#### Outcome and Objective Code/Statement

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

#### Performance Indicator

Public service activities

### HASA Housing Contracts

OMB_Code	Funding Source	Amount	Accomplishment
P-HRA-0204	Housing Opportunities for Persons with AIDS (HOPWA)	\$34,206,368	Housing units 2,533 Households (Used for Housing activities.) 3,508 People (Used for Public Service activities.) 3,980

Activity Codes/Names	Household Type	Income
03T Operating Costs of Homeless/AIDS Patients Programs 05 Public Services (General)	Special Needs Populations	Very Low (0 to 50% MFI) Low (51 to 80% MFI)

#### Outcome and Objective Code/Statement

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

#### Performance Indicator

Public service activities

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

OMB_Code	Funding Source	Amount	Accomplishment
P-DOHMH-0206	Housing Opportunities for Persons with AIDS (HOPWA)	\$14,774,402	Housing units 523
			Households (Used for Housing activities.) 3,000
			People (Used for Public Service activities.) 3,750

Activity Codes/Names	Household Type	Income
03T Operating Costs of Homeless/AIDS Patients Programs	Special Needs Populations	Very Low (0 to 50% MFI)
05 Public Services (General)		Low (51 to 80% MFI)
05Q Subsistence Payments		
05S Rental Housing Subsidies (if HOME, not part of 5% Admin Cap)		

### Outcome and Objective Code/Statement

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

### Performance Indicator

Public service activities

## Department of Health and Mental Hygiene: Housing Services for Dually Diagnosed Individuals and Families

OMB_Code	Funding Source	Amount	Accomplishment
P-DOHMH-0209	Housing Opportunities for Persons with AIDS (HOPWA)	\$2,469,867	Housing units 125
			Households (Used for Housing activities.) 125
			People (Used for Public Service activities.) 125

Activity Codes/Names	Household Type	Income
03T Operating Costs of Homeless/AIDS Patients Programs	Special Needs Populations	Very Low (0 to 50% MFI)
05 Public Services (General)		Low (51 to 80% MFI)

### Outcome and Objective Code/Statement

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

### Performance Indicator

Public service activities

## Grantee General Program Administration

OMB_Code	Funding Source	Amount	Accomplishment
P-DOHMH-0301	Housing Opportunities for Persons with AIDS (HOPWA)	\$1,622,184	Not Applicable

Activity Codes/Names	Household Type	Income
21A General Program Administration	Not Applicable	Not Applicable

### Outcome and Objective Code/Statement

N/A Not Applicable

### Performance Indicator

N/A Not Applicable

## ii. New York City Housing Authority Funds

### New York City Housing Authority

Agency	Funding Source	Amount
NYCHA	Public Housing Capital Fund Program	\$333,454,021
	HOPE VI-Program	\$0

### Public Housing Capital Fund Program

Activity Codes/Name	Household Type	Income
03 Public Facilities and Improvements	Renter Elderly	Very Low (0 to 50% MFI)
03A Senior Centers	Renter Small Related	Low (51 to 80% MFI)
03E Neighborhood Facilities	Renter Large Related	Low/Moderate Area
03F Parks, Recreational Facilities	All Other Renter Household Types	
03R Asbestos Removal	Special needs populations	
05 Public Services(General)	Special needs populations	
05A Senior Services		
06 Interim Assistance		
10 Removal of Architectural Barriers		
14B Rehabilitation: Multi-Unit Residential		
14C Public Housing Modernization		
14F Energy Efficiency Improvements		
14G Acquisition- For Rehabilitation		
14H Rehabilitation Administration		
14I Lead-Based /Lead Hazard Test/Abatement		
20 Planning		
21A General Program Administration		
21D Fair Housing Activities		

### Hope VI

Activity Codes/Name	Household Type	Income
05 Public Services(General)	Renter Elderly	Very Low (0 to 50% MFI)
10 Removal of Architectural Barriers	Renter Small Related	Low (51 to 80% MFI)
12 New Construction Housing	Renter Large Related	Moderate (81 to 95% MFI)
14C Public Housing Modernization	All Other Renter Household Types	
14G Acquisition- For Rehabilitation		
14H Rehabilitation Administration		

### iii. HUD Competitive Funds

#### Homeless Continuum of Care SuperNOFA

Agency	Funding Source	Amount
DHS	Supportive Housing	TBD
HPD	Section 8 Moderate Rehabilitation SRO	TBD
HPD	Shelter Plus Care Program	TBD

#### Supportive Housing Program

Activity Codes/Name	Household Type	Income
03C Homeless Facilities(Not Operating Costs)	Homeless Family with Children	Very Low (0 to 50% MFI)
03T Operation Costs of Homeless/AIDS patients programs	Homeless Family without Children	
05 Public Services(General)	Homeless Individual	
05F Substance Abuse Services	Homeless Youth	
05G Battered and Abused Spouses	OTHER	
05H Employment Training	Special needs populations	
05O Mental Health Services		
12 New Construction Housing		
14B Rehabilitation: Multi-Unit Residential		
14G Acquisition- For Rehabilitation		

#### Section 8 Moderate Rehabilitation SRO

Activity Codes/Name	Household Type	Income
05S Rental Housing Subsidies (if HOME, not part of 5% Admin.cap)	Homeless Individual	Very Low (0 to 50% MFI)
14B Rehabilitation: Multi-Unit Residential	Special needs populations	

#### Shelter Plus Care Program

Activity Codes/Name	Household Type	Income
05S Rental Housing Subsidies (if HOME, not part of 5% Admin.cap)	Homeless Family with Children	Very Low (0 to 50% MFI)
	Homeless Individual	

### Section 202 Supportive Housing for the Elderly

Agency	Funding Source	Amount
NFP	Section 202 Supportive Housing for the Elderly	TBD

Activity Code/Name	Households	Income
12 New Construction Housing	Renter Elderly	Very Low (0 to 50% MFI)
14B Rehabilitation: Multi-Unit Residential		
14G Acquisition- For Rehabilitation		

### Section 811 Supportive Housing for the Disabled

Agency	Funding Source	Amount
MAY	Section 811 Supportive Housing for the Disabled	TBD

Activity Code/Name	Households	Income
05 Public Services(General)	Renter Elderly	Very Low (0 to 50% MFI)
05S Rental Housing Subsidies (if HOME, not part of 5% Admin.cap)	Renter Small Related	
12 New Construction Housing	Renter Large Related	
14B Rehabilitation: Multi-Unit Residential	All Other Renter Household Types	
14G Acquisition- For Rehabilitation	Homeless Family with Children	
	Homeless Family without Children	
	Homeless Individual	
	Special needs populations	

### Section 8 Vouchers

Agency	Funding Source	Amount
NYCHA	Section 8 Rental Vouchers	TBD
HPD	Section 8 Rental Vouchers	\$0

Activity Code/Name	Households	Income
03D Youth Centers 570.201(c)	Homeless Youth	Limited Clientele
21E Submissions or Applications for Federal Programs 570.206		0 to 60% MFI (Tax Credit Income band)
31B HOPWA Grantee Administration		
05R Homeownership Assistance (not direct) 570.204		
18B ED Technical Assistance 570.203(b)		
21F HOME Rental Subsidy Payments (subject to 5% cap)		

### Housing Opportunities for Persons with AIDS (HOPWA) Program

Agency	Funding Source	Amount
NFP	Housing Opportunities for Persons with AIDS (HOPWA) Program	TBD

Activity Code/Name	Households	Income
03C Homeless Facilities(Not Operating Costs)	Renter Elderly	Very Low (0 to 50% MFI)
03S Facilities for AIDS Patients(not operating costs)	Renter Small Related	Low (51 to 80% MFI)
03T Operation Costs of Homeless/AIDS patients programs	Renter Large Related	
05 Public Services(General)	All Other Renter Household Types	
05Q Subsistence Payments	Homeless Family with Children	
05S Rental Housing Subsidies (if HOME, not part of 5% Admin.cap)	Homeless Family without Children	
12 New Construction Housing	Homeless Individual	
14B Rehabilitation: Multi-Unit Residential	Homeless Youth	
14G Acquisition- For Rehabilitation	OTHER	
	Special needs populations	

### Hope II-HPD Mutual Housing Assistance Program

Agency	Funding Source	Amount
HPD	Hope II-HPD Mutual Housing Assistance Program	

Activity Code/Name	Households	Income
14B Rehabilitation: Multi-Unit Residential	Renter Elderly	Low (51 to 80% MFI)
	Renter Small Related	
	Renter Large Related	

### Lead Hazard Control Program

Agency	Funding Source	Amount
HPD	Lead Hazard Control Program	\$0

Activity Code/Name	Households	Income
14A Rehabilitation: Single-Unit Residential	Renter Large Related	Very Low (0 to 50% MFI)
14B Rehabilitation: Multi-Unit Residential	Renter Small Related	Low (51 to 80% MFI)
14I Lead-Based/Lead Hazard Test/Abatement	Homeowner Existing	
15 Code Enforcement	Homeowner First Time	

### Lead Hazard Reduction Demonstration Grant Program

Agency	Funding Source	Amount
HPD	Lead Hazard Reduction Demonstration Grant Program	\$0

Activity Code/Name	Households	Income
14A Rehabilitation: Single-Unit Residential	Renter Large Related	Very Low (0 to 50% MFI)
14B Rehabilitation: Multi-Unit Residential	Renter Small Related	Low (51 to 80% MFI)
14I Lead-Based/Lead Hazard Test/Abatement	Homeowner Existing	
15 Code Enforcement	Homeowner First Time	

#### iv. State Funds

##### Affordable Homeownership Development Program

Agency:	Funding Source	Amount
OTHER	Affordable Housing Corporation	TBD

Activity Code/Name	Household Type	Income
01 Acquisition	Homeowner First Time	Very Low (0 to 50% MFI)
12 New Construction Housing		Low (51 to 80% MFI)
13 Direct Homeownership Assistance		Moderate (81 to 95% MFI)
14A Rehabilitation: Single-Unit Residential		
14B Rehabilitation: Multi-Unit Residential		
14G Acquisition- For Rehabilitation		

##### Homeless Housing and Assistance Program

Agency:	Funding Source	Amount
OTHER	Homeless Housing and Assistance Program	TBD

Activity Code/Name	Household Type	Income
01 Acquisition	Homeless Family with Children	Very Low (0 to 50% MFI)
06 Interim Assistance	Homeless Family without Children	
12 New Construction Housing	Homeless Individual	
14B Rehabilitation: Multi-Unit Residential	Homeless Youth	
14G Acquisition- For Rehabilitation		

##### Low Income Housing Tax Credit (LIHTC)

Agency:	Funding Source	Amount
HPD	Low Income Housing Tax Credits	\$17,000,000

Activity Code/Name	Household Type	Income
12 Construction of Housing 570.201(m)	Renter Elderly	Very Low (0 to 50% MFI)
14B Rehab; Multi-Unit Residential 570.202	Renter Large Related	Low (51 to 80% MFI)
14G Acquisition - for Rehabilitation 570.202	Renter Small Related	
	All other Renter Household Types	
	Homeless Family with Children	
	Homeless Family without Children	
	Homeless Individual	
	Special Needs Populations	

##### Low Income Housing Trust Fund Program

Agency:	Funding Source	Amount
OTHER	Low Income Housing Trust Fund Program	\$17,190,865

Activity Code/Name	Household Type	Income
04 Clearance and Demolition	Renter Elderly	Very Low (0 to 50% MFI)
08 Relocation	Renter Small Related	Low (51 to 80% MFI)
12 New Construction Housing	Renter Large Related	Slums and Blight
14A Rehabilitation: Single-Unit Residential	All Other Renter Household Types	Slum/Blight Urban Renewal
14B Rehabilitation: Multi-Unit Residential	Homeless Family with Children	Slum/Blight Spot
14G Acquisition- For Rehabilitation	Homeless Family without Children	
16A Residential Historic Preservation	Homeless Individual	
	Homeowner Existing	
	Homeowner First Time	
	OTHER	
	Special needs populations	

## Permanent Housing for Homeless Families Program (85/85)

Agency:	Funding Source	Amount
HPD		TBD

Activity Code/Name	Household Type	Income
12 New Construction Housing	Homeless Family with Children	Very Low (0 to 50% MFI)
14B Rehabilitation: Multi-Unit Residential	Special needs populations	Low (51 to 80% MFI)

## Public Housing Modernization

Agency:	Funding Source	Amount
NYCHA	State Modernization Funds	\$8,500,000

Activity Code/Name	Household Type	Income
03 Public Facilities and Improvements	Renter Elderly	Very Low (0 to 50% MFI)
14C Public Housing Modernization	Renter Small Related	Low (51 to 80% MFI)
	Renter Large Related	Moderate (81 to 95% MFI)
	All Other Renter Household Types	Other Moderate (96 to 133% MFI)

## RESTORE Program

Agency:	Funding Source	Amount
OTHER	RESTORE	\$600,000

Activity Code/Name	Household Type	Income
14A Rehabilitation: Single-Unit Residential	Homeowner Existing	Very Low (0 to 50% MFI)
		Low (51 to 80% MFI)



## v. City Funds

### DHS City Funds

Agency	Funding Source	Amount
DHS	City Capital with no Federal Funds	\$71,132,000
	City Expense with no Federal Funds	\$257,964,381
	City Expense Budget (matching ESG Funds)	\$7,969,489

Activity Code/Name	Household Type	Income
03C Homeless Facilities and Improvements	Homeless Families with Children	Very Low (0 to 50% MFI)
03T Operating Costs of Homeless/AIDS Patients Programs	Homeless Families without Children	
05 Public Services (General)	Homeless Individuals	
05F Substance Abuse Services		
05H Employment Training		
05O Mental Health Services		

### HRA City Funds

Agency	Funding Source	Amount
HRA	HRA City Expense with no Federal Funds	\$113,600,000

Activity Code/Name	Household Type	Income
03T Operating Costs of Homeless/AIDS Patients Programs	Renter Elderly	Very Low (0 to 50% MFI)
05 Public Services (General)	Renter Small Related	Low (51 to 80% MFI)
05E Transportation Services	Renter Large Related	
05S Rental Housing Subsidies (HOME Tenant-Based Rental Assistance)	All Other Renter Household Types	
21A General Program Administration	Homeless Family with Children	
	Homeless Family without Children	
	Homeless Individual	
	Homeless Youth	
	OTHER	
	Special needs populations	

## HPD CITY FUNDS

Agency	Funding Source	Amount
HPD	City Capital with Federal Funds	\$263,590,000
	City Expense with Federal Funds	\$52,340,080
	City Capital in programs that receive no Federal funds	\$253,982,000
	City Expense in programs that receive no Federal funds	\$34,768,901

### Asset Control Area (ACA) Program

Activity Codes/Name	Household Type	Income
14H Rehabilitation Administration	Special needs populations (Persons	Other Moderate (96 to 133% MFI)
14G Acquisition-For Rehabilitation	Renter Elderly	
14A Rehabilitation: Single-Unit Residential	Renter Small Related	
14B Rehabilitation: Multi-Unit Residential	Renter Large Related	
	All Other Renter Household Types	
	Homeless Family with Children	
	Homeless Family without Children	
	Homeless Individual	
	Homeless Youth	
	Homeowner Existing	
	Homeowner First Time	

### Arverne Large Scale Program

Activity Codes/Name	Household Type	Income
01 Acquisition	Renter Elderly	Slums and Blight
02 Disposition(Residential)	Renter Small Related	Above Moderate
03J Water/Sewer Improvements	Renter Large Related	
03K Street Improvements	All Other Renter Household Types	
04 Clearance and Demolition	Homeowner Existing	
12 New Construction Housing	Homeowner First Time	
16B Non-Residential Historic Preservation		
17A Commercial Industrial Land Acquisition/Disposition		
17B Commercial Industrial Infrastructure Development		
20 Planning		

### Bradhurst Project

Activity Codes/Name	Household Type	Income
12 New Construction Housing	Renter Elderly	Very Low (0 to 50% MFI)
14B Rehabilitation: Multi-Unit Residential	Renter Small Related	Low (51 to 80% MFI)
	Renter Large Related	Moderate (81 to 95% MFI)
	All Other Renter Household Types	Other Moderate (96 to 133% MFI)
	Homeowner Existing	Above Moderate
	Homeowner First Time	Low/Moderate Housing

### Cooper Square

Activity Codes/Name	Household Type	Income
12 New Construction Housing	Renter Elderly	Very Low (0 to 50% MFI)
	Renter Small Related	Low (51 to 80% MFI)
	Renter Large Related	Above Moderate
	All Other Renter Household Types	
	Homeowner Existing	
	Homeowner First Time	

## Edgemere Urban Renewal Area

Activity Codes/Name	Household Type	Income
01 Acquisition	Homeowner First Time	Moderate (81 to 95% MFI)
03K Street Improvements		Other Moderate (96 to 133% MFI)
12 New Construction Housing		Slums and Blight
13 Direct Homeownership Assistance		Low/Moderate Area
16B Non-Residential Historic Preservation		
17A Commercial Industrial Land Acquisition/Disposition		
17B Commercial Industrial Infrastructure Development		
21A General Program Administration		

## Home Improvement Program

Activity Codes/Name	Household Type	Income
14A Rehabilitation: Single-Unit Residential	Homeowner Existing	Very Low (0 to 50% MFI)
14B Rehabilitation: Multi-Unit Residential	Homeowner First Time	Low (51 to 80% MFI)
		Moderate (81 to 95% MFI)
		Other Moderate (96 to 133% MFI)
		Slums and Blight
		Low/Moderate Area
		Above Moderate

## Housing Education Program (HEP)

Activity Codes/Name	Household Type	Income
14A Rehabilitation: Single-Unit Residential	Other	Moderate (81 to 95% MFI)
14B Rehabilitation: Multi-Unit Residential		Other Moderate (96 to 133% MFI)
		Low/Moderate Area
		Above Moderate

## Inclusionary Housing

Activity Codes/Name	Household Type	Income
05 Public Services(General)	Renter Elderly	Very Low (0 to 50% MFI)
	Renter Small Related	Low (51 to 80% MFI)
	Renter Large Related	Moderate (81 to 95% MFI)
	All Other Renter Household Types	Other Moderate (96 to 133% MFI)
	OTHER	Low/Moderate Area
		Above Moderate

## Melrose Commons

Activity Codes/Name	Household Type	Income
14H Rehabilitation Administration	Renter Elderly	Very Low (0 to 50% MFI)
21A General Program Administration	Renter Small Related	Low (51 to 80% MFI)
21E Submissions or Applications for Federal Programs	Renter Large Related	
	All Other Renter Household Types	
	Homeless Family with Children	
	Homeless Family without Children	
	Homeless Individual	
	Homeless Youth	
	Homeowner Existing	

## Middle-Income Housing Program

Activity Codes/Name	Household Type	Income
12 New Construction Housing	All Other Renter Household Types	Low (51 to 80% MFI)
	Renter Small Related	Moderate (81 to 95% MFI)
	Renter Large Related	Other Moderate (96 to 133% MFI)
		Above Moderate

### Nehemiah Gateway Estates at Spring Creek

Activity Codes/Name	Household Type	Income
12 New Construction Housing	Homeowner Existing	Very Low (0 to 50% MFI)
	Homeowner First Time	Low (51 to 80% MFI)
		Moderate (81 to 95% MFI)
		Other Moderate (96 to 133% MFI)

### Neighborhood Builder Program

Activity Codes/Name	Household Type	Income
12 New Construction Housing	Homeowner Existing	Low (51 to 80% MFI)
	Homeowner First Time	Moderate (81 to 95% MFI)
		Other Moderate (96 to 133% MFI)
		Above Moderate

### Neighborhood Homes

Activity Codes/Name	Household Type	Income
14B Rehabilitation: Multi-Unit Residential	Homeowner First Time	Low (51 to 80% MFI)
14D Rehabilitation: Other Publicly-Owned Residential Buildings		Moderate (81 to 95% MFI)
		Other Moderate (96 to 133% MFI)
		Above Moderate

### New Housing Opportunities Program ("New HOP")

Activity Codes/Name	Household Type	Income
12 New Construction Housing	Renter Elderly	Moderate (81 to 95% MFI)
14B Rehabilitation: Multi-Unit Residential	Renter Small Related	Other Moderate (96 to 133% MFI)
	Renter Large Related	Above Moderate
	All Other Renter Household Types	
	Homeowner First Time	

### New York City Partnership New Homes Program

Activity Codes/Name	Household Type	Income
12 New Construction Housing	Homeowner Existing	Low (51 to 80% MFI)
	Homeowner First Time	Moderate (81 to 95% MFI)
		Other Moderate (96 to 133% MFI)
		Above Moderate

### Senior Citizen Home Assistance Program

Activity Codes/Name	Household Type	Income
14A Rehabilitation: Single-Unit Residential	Renter Elderly	Limited Clientele
14B Rehabilitation: Multi-Unit Residential	Renter Small Related	
	Renter Large Related	
	All Other Renter Household Types	

### StoreWorks

Activity Codes/Name	Household Type	Income
14B Rehabilitation: Multi-Unit Residential	OTHER	Above Moderate
14E Rehabilitation: Publicly or Privately Owned Commercial/Industrial		Low/Moderate Housing
17C Commercial Industrial Building Acquisition, Construction, Rehabilitation		Low/Moderate Jobs

### Taxable "80/20" Program

Activity Codes/Name	Household Type	Income
12 New Construction Housing	Renter Elderly	Very Low (0 to 50% MFI)
14B Rehabilitation: Multi-Unit Residential	Renter Small Related	Low (51 to 80% MFI)
	Renter Large Related	Moderate (81 to 95% MFI)
	All Other Renter Household Types	

## Tenant Support Services

Activity Codes/Name	Household Type	Income
05 Public Services(General)	Special needs populations	Not Applicable
08 Relocation		

## Urban Renewal

Activity Codes/Name	Household Type	Income
02 Disposition(Residential)	Renter Elderly	Very Low (0 to 50% MFI)
04 Clearance and Demolition	Renter Small Related	Low (51 to 80% MFI)
08 Relocation	Renter Large Related	Moderate (81 to 95% MFI)
17A Commercial Industrial Land Acquisition/Disposition	All Other Renter Household Types	Limited Clientele
21C Public Information	Homeless Family with Children	Slums and Blight
	Homeless Family without Children	Low/Moderate Area
	Homeless Individual	Slum/Blight Urban Renewal
	Homeless Youth	Slum/Blight Spot
	Homeowner Existing	
	Homeowner First Time	

**C.2., Description of Programmatic Activities**  
**i. Formula Entitlement Programs**

**Community Development Block Grant**

The Community Development Block Grant Program (CD) was established by Congress through the Housing and Community Development Act of 1974. CD Program funds may be used to provide housing, economic development, neighborhood facilities and public services that will principally benefit low and moderate income persons, prevent or eliminate slums and blight, or meet an urgent need.

Under the CD Program the City of New York is entitled to receive a grant in each federal fiscal year (October 1 through September 30) for eligible Community Development activities. The City's projected Federal Fiscal Year (FFY) 2009/CD 35 Entitlement is \$178,009,000, which is the amount it actually received for FFY 2008.

The City projects that \$86,035,000 in additional revenues will be made available to supplement the CD 35 grant. Additional revenues expected to be available include prior year accruals and program income. Thus, the total CD 35 budget is \$264,044,000. However, it is projected that the Neighborhood Housing Services (NHS) Program will have \$1,599,165 (rounded to \$1,599,000) available for loans in 2009/CD 35. Although NHS is not receiving an allocation in 2009/CD 35, the program's available revolving loan funds are added to the CD budget to satisfy the HUD reporting requirements. Therefore, the total 2009/CD 35 budget is listed in the Summary Table of Funding Sources as \$265,643,000.

Federal Community Development Block Grant regulations require CDBG grantees not to expend more than 15% of their grant funds on public service activities. The City does not anticipate that it will exceed the 15% cap on Public Services in 2009.

**7A Program**

As part of HPD's Division of Alternative Management Programs (DAMP), the 7A Program provides loans to fund systems replacement and repair work using both CD and City Capital funds. CD and Tax Levy funds are also used to pay for staff within the 7A Financial Assistance Unit and the Counseling Assistance Unit.

Article 7A of the Real Property Actions and Proceedings Law authorizes the Housing Court to appoint administrators to operate privately-owned buildings where delinquent owners have abandoned their buildings and dangerous conditions exist which affect the life, health, and safety of the tenants. HPD's Housing Litigation Division, upon referral from the 7A Program, brings legal actions against privately-owned buildings where the owner has neglected to provide essential services and maintain the property for its tenants. The 7A Administrator is authorized to collect rents; make repairs necessary to stabilize the building and address hazardous conditions; correct violations; provide heat, hot water, and utilities; and improve rent collections and maintenance services. The buildings that enter the 7A Program are severely distressed and are often buildings in which owners have no interest and, in fact, have abandoned. The 7A Program functions to stabilize and preserve these housing units and provide habitable and affordable housing for the tenants.

7A buildings are generally located in blighted areas. The buildings tend to be under-occupied, and occupants tend to have very low incomes. For the most part, all 7A buildings enter the Program after years of neglect and deferred maintenance. In almost every case, serious emergency conditions exist in these buildings, which, if not corrected immediately, impair the ability of the Administrator to collect rent. The conditions contribute to the rapid deterioration of the building and, ultimately, the loss of those units from the housing stock.

**7A Intake Liaison**

7A Intake Liaison responds to intake referrals by visiting the buildings and conducting an evaluation of the property to determine if the conditions meet the Article 7A Proceeding Law criteria. If a building is recommended for intake, the unit prepares legal documents and refers buildings to HPD's Housing Litigation Division to commence a 7A Proceeding. CD funds pay for the Intake Liaison and Tax Levy is used for the remaining staff members.

### 7A Financial Assistance Unit

7A Financial Assistance (7AFA) loans are available for 7A Administrators to use for substantial stabilization and repair or to replace systems where collected rents cannot support the cost of this work. The 7AFA loans are exclusive to 7A Administrators who, through their court order of appointment, are authorized to borrow funds from HPD. The staff underwrites the loan for the 7A buildings and prepares loan packages. As work is completed, the 7AFA loan and any emergency repair charges take the form of liens that are placed on the property. In addition, the 7A Financial Assistance Unit manages and services the portfolio and is directly involved in the delivery of services. The staff makes sure liens are recorded with the Department of Finance (DOF) and supplies loan balances to facilitate the discharge of the buildings to the owners; CD funds pay for the loan coordinators and staff whose activities support CD-funded loans.

### Counseling Assistance Unit

7A Counselors are involved in reversing emergency conditions and solving building maintenance problems occurring in 7A buildings. These counselors ensure that the buildings do not deteriorate further or develop new emergency conditions. 7A Counselors meet with tenants, coordinate building repair plans, monitor compliance with court stipulations, and work with Administrators to remove Building Code violations. In addition, they conduct emergency inspections as needed and refer Administrators to obtain legal assistance funds to aid them in bringing court proceedings against tenants for non-payment. The staff makes sure that 7A meets all annual building filing requirements such as Lead Local Law 1. The Counseling Unit is primarily Tax Levy-funded.

### 7A Program Services Unit

The Program Services Unit provides Administrators with legal assistance funds to initiate court actions against tenants for non-payment of rent. The staff also reviews applications from organizations seeking court appointment as 7A Administrators. The staff conducts extensive research on owners seeking discharge of buildings that are under 7A Program management. In addition, the staff makes sure that 7A Administrator buildings are registered annually and submit violations for emergency repairs and prepares preliminary documents for the 7A Regulatory Agreement. This unit is Tax Levy-funded.

## **Adult Literacy Program**

Through the New York City Adult Literacy Initiative (NYCALI), five City agencies provide basic adult educational services, such as Adult Basic Education and English for Speakers of Other Languages, throughout the five boroughs. Because limited funding has traditionally only allowed these programs to reach about 55,000 individuals per year, NYCALI has been exploring opportunities to reach more residents. Accordingly, CD funds are used to fund the following innovative services within the Department of Youth and Community Development (DYCD) aimed at finding a cost-effective means of significantly increasing the number of beneficiaries.

### CUNY Television/Video Programming

In response to a large unmet need for English language instruction in the context of important City messages for and about immigrants, the Mayor's Office of Adult Education created the English as a Second Language Television (ESL TV) Project. The ESL TV Project comprises a 10-episode series designed to be broadcast on public television. Each of the episodes will present a range of City messages related to areas such as health, housing, and education in a format that is accessible to limited English speaking adults. The project will eventually include a range of print and web materials, as well as DVDs for use in settings such as classrooms, community centers, and City agency sites. It is anticipated that, through the use of the televised series and the ancillary materials, the tens of thousands of adults in New York City who are underserved through current classroom ESL programming will achieve greater English language proficiency and will have greater knowledge of information important to their lives and those of their families.

To date, topic areas have been identified for all 10 episodes, and research is ongoing with respect to treatments for each topic area. Focus groups continue to solicit the input of adult literacy professionals, adult literacy students, and community immigrants not enrolled in formal classes who are representative of the target audience. Presentations have been and continue to be made to the leadership of relevant City agencies to help identify key messages and emphases relevant to each agency for inclusion in the scripts.

In November of 2007, a 27 minute pilot on the topic of diabetes awareness was produced and edited. The pilot is intended to constitute one of the 10 episodes and has been shown to a variety of constituents. It has generated a great deal of enthusiasm and many excellent suggestions, which are being incorporated into the development of the remaining episodes. Work has begun on the creation of the supporting print materials and discussions are underway with DOITT for the anticipated web-support. The second episode, focused on anti-smoking, is now in final production with additional episodes simultaneously being filmed or underway. A production schedule has been developed for the remaining episodes and the completion of the project.

#### Pilot Programs

CD funds are used to pay for contracts with Adult Basic Education (ABE) providers that offer literacy instruction using a variety of teaching methods, including hands-on and contextualized learning modalities. All pilot programs offer career counseling and supportive services to help support their students' overall success. The programs focus on the following priority populations:

- Ex-offenders – Individuals in this target group characteristically have low levels of education and dim employment prospects upon reentry into their communities. ABE classes will increase their success in establishing self-sufficiency and reducing recidivism. Through a subcontract with The Fortune Society, CD funds support the provision of pre-G.E.D. education and supportive services to ex-prisoners, with an emphasis on serving recently released prisoners with low literacy skills. The Fortune Society supports ex-prisoners' successful transition from incarceration to the community. Specifically, 185 ex-prisoners per year receive either ABE or ESL instruction along with supportive services, including career development, housing assistance and family support services. Computer instruction and follow up services will also be provided to support academic and employment outcomes.
- Low-literate, low-skilled adults interested in health sector employment – Through subcontracts with three organizations, CD funds support contextualized ABE programs that also aim to prepare students for employment in the health care field. This field provides a viable way to help people gain employment at a living wage, with benefits and union membership, and represents a real opportunity for greater economic independence and stability for the trainees. The target population includes adults who are under-prepared for postsecondary education or hard skills training necessary to obtain employment. These services are provided through subcontracts with the following organizations: Highbridge Community Life Center, LaGuardia Community College, and Lutheran Family Health Center. Students take ABE classes that combine employment preparation with reading, writing, oral language practice, and math skills building. LaGuardia Community College also provides an internship component as part of its program that is connected to placement opportunities at five New York area hospitals.

#### Classroom Programming

CD funds are used to pay for contracts with Adult Basic Education (ABE) providers that offer literacy instruction in a classroom setting.

CD funds also pay for a position within DYCD that oversees both the Adult Literacy Program and the Beacon Schools Program. This position is charged under CD Administration.

#### **Alternative Enforcement Program**

The Alternative Enforcement Program is intended to alleviate the serious physical deterioration of the most distressed buildings in New York City by forcing the owner to make effective repairs or have the City do so in a more comprehensive fashion so that emergency conditions are alleviated and the underlying physical conditions related to the emergency housing code violations are addressed.

The buildings included in the program are, by definition stated in the law, high consumers of HPD's Emergency Repair Program. This ERP recidivism demonstrates that the emergency conditions in these buildings cannot be addressed through the relatively narrow scope of work typically done in ERP. Even after extensive ERP work, emergency conditions persist.



As described in the law, a re-inspection of each building will be done and violations will be issued pursuant to the Housing Maintenance Code and Multiple Dwelling Law. An order will be issued outlining the action that the Department will take to address the emergency conditions and the underlying causes of those conditions (to minimize reoccurrence of those conditions). The Department will prepare a scope of work that will address the conditions cited in the Order. HPD will issue repair orders – similar to the current issuance of repair orders for emergency conditions in privately-owned property covered under CD regulations by the Emergency Repair Program - should the owner fail to take appropriate action to address conditions cited in the Order.

### **Avenue NYC Program**

The Avenue NYC Program promotes the economic viability of neighborhood business districts. This program is intended not only to help local businesses directly, but also to preserve neighborhoods. The Department of Small Business Services (SBS) funds a limited number of projects that promote commercial revitalization in the areas of planning, commercial development, and district management. The project areas selected for funding are experiencing varying degrees of stagnation, deterioration or disinvestment, and the income of the area's population is low to moderate. The Program is based on a public/private partnership model of economic development. Projects usually have a local community sponsor, frequently a local development corporation (LDC) comprised of local merchants, property owners and other community leaders. The sponsor contracts with SBS to carry out the neighborhood revitalization strategy and set the foundation for the area's long-term prosperity.

The Program's goals are:

- To attract, retain and expand businesses and business opportunities throughout New York's neighborhoods;
- To stimulate private investment;
- To create and retain jobs;
- Foster collaboration among businesses in a neighborhood and between the business community and government on local economic development initiatives.

In meeting these program goals, staff from SBS assigned to this program work with the local sponsor to plan, develop and administer comprehensive revitalization. Although each project is designed to reflect the unique characteristics of each neighborhood, the following eligible activities represent some of the basic program elements established to deal with the most common problems confronting commercial streets:

1. Neighborhood Core Program

A four year program which focuses on three activities: planning, business attraction and marketing. The core program is designed for organizations, not previously funded by SBS, who wish to develop a comprehensive commercial revitalization effort in their community. (Program continues only for sponsors previously funded.)

2. District Development Projects

- Borough-Wide Technical Assistance through one lead sponsor per borough that meet the CD income eligibility guidelines. The program includes a comprehensive census of neighborhood economic development activity, formation of new local economic development organizations and technical assistance to existing local economic development organizations.

- Neighborhood economic development planning and feasibility studies that assess the needs and strengths of a commercial district. Also included is planning for any commercial development site strategically located in the target area.
- District marketing to give a commercial district a strong identity and attract shoppers including creation of promotional literature, creation of a website promoting the organization and businesses in the commercial area and organization of cultural events involving local merchants and constituents.
- Business attraction activities including creation of commercial databases, organization of community planning sessions, analysis of retail mix and business growth opportunities and coordinated events with the real estate community and property owners to showcase vacancies.
- The Pilot Façade Improvement Management Program will cover costs related to only design, program administration and marketing for sponsors that have or will have dedicated funding for capital costs of façade improvement activities other than from SBS. The sponsor will be required to use the services of a design consultant and produce model storefronts with a combination of open mesh security gates, retractable or faux retractable awnings, high quality storefront signs and an exterior finish (paint or other material).
- Business Improvement District (BID) planning to explore the creation of a BID in the neighborhood.
- Other Economic Development Activities including joint projects with institutions: cultural or other unique community resources including technical assistance.

In selecting streets for the Avenue NYC Program, the City is guided by the following criteria:

#### Eligibility

Project must primarily benefit low- and moderate-income areas; or

Project must aid in the prevention and/or elimination of slums and blight as determined by "economic blight criteria" such as deteriorated physical conditions, housing unit loss, retail vacancy rate, and crime.

#### Need

Indications of decreasing retail activity.

Deteriorating physical conditions of streets and shop fronts.

Inadequate public facilities.

#### Economic Viability

Population and total family income sufficient to support a viable commercial area.

Sufficient current commercial activity on which to base a revitalization effort.

Existence of other activities which could reinforce commercial revitalization.

## Local Support and Capability

Existence of local merchants' groups committed to supporting and participating in commercial revitalization.

Support of local community groups.

Evidence of private financial commitment or interest.

Existence of or potential for local organizational capability to participate in implementation.

Following is a list of those areas/sponsors proposed for funding in 2009. The program seeks to identify new areas and sponsors but only after evaluating applications and awarding funds. Additional sponsors may be identified during the program year. The boundaries as shown are subject to change depending on project scope.

### Bronx

#### Bathgate

An area bounded by:

Tremont Avenue on the north, Claremont Parkway on the south, Third Avenue on the east, and Webster Avenue on the west.

Sponsor: Bathgate Industrial Park Local Development Corporation

#### Fordham

An area bounded by:

196<sup>th</sup> Street on the north, 183<sup>rd</sup> Street on the south, Bronx River on the east, and Jerome Avenue on the west.

Sponsor: Bronx Council for Economic Development  
Fordham Road District Management Association  
Belmont Small Business Association

#### Highbridge/University Heights

An area bounded by:

161<sup>st</sup> Street on the south, Cross Bronx Expressway on the north, Major Deegan Expressway on the west, and the Grand Concourse on the east.

Sponsor: Davidson Community Center

#### Hunts Point

Area bounded by:

149<sup>th</sup> Street on the south, Bronx River on the north, East River on the east, and Bruckner Boulevard on the northwest.

Sponsor: Hunts Point Economic Development Corporation  
The Point Community Development Corporation

#### Kingsbridge

An area bounded by:

240<sup>th</sup> Street/Van Cortlandt Park on the north, 230<sup>th</sup> Street on the south, Jerome Park Reservoir on the east, and Riverdale Avenue on the west.

Sponsor: Kingsbridge District Management Association  
Kingsbridge/Riverdale/Van Cortlandt Development Corporation

#### Morris Park

An area bounded by:

Pelham Parkway on the north, East Tremont Avenue on the south, Bronx River on the west, and Hutchinson River Parkway on the east.

Sponsor: Morris Park Local Development Corporation  
Association of Merchants & Business Professionals of Westchester Square

Mott Haven

Area bounded by:

167<sup>th</sup> Street on the north, Bruckner Boulevard service road on the south, Major Deegan Expressway on the west, and Bruckner Boulevard on the east.

Sponsor: Bronx Council on the Arts

Norwood

An area bounded by:

211<sup>th</sup> Street on the north, Amtrak Railroad/East Kingsbridge Road on the south, Jerome Avenue on the west, and Bronx River Parkway on the east.

Sponsor: 204th Street/Bainbridge Merchants Association  
Mosholu Preservation Corporation  
Mosholu/Jerome/E. Gunhill Rd. District Management Association

Pelham Parkway

An area bounded by:

Pelham Parkway North on the north, Neill Avenue on the south, Williamsbridge Road on the east, and Bronx Park East on the west.

Sponsor: White Plains Road District Management Association

South Bronx

An area bounded by:

Cross Bronx Expressway on the north, East River on the south, Harlem River on the west, and Bronx River on the east.

Sponsor: South Bronx Overall Economic Development Corporation  
HUB Third Avenue District Management Association  
161<sup>st</sup> Street District Management Association  
161<sup>st</sup> Street Merchants Association  
South Bronx Community Corporation

Wakefield/Williamsbridge/Olinville

An area bounded by:

City line on the north, East Gunhill Road on the south, Bronx Boulevard on the west, and Bronxwood Avenue/Barnes Avenue/Bissel Avenue/ East 241<sup>st</sup> Street on the east.

Sponsor: Northeast Bronx Redevelopment Corporation  
Bronx Business Alliance

West Farms

An area bounded by:

Bronx Park South on the north, Cross Bronx Expressway on the south, Bronx River Parkway on the east, and Southern Boulevard on the west.

Sponsor: Aquinas Housing Corporation

Brooklyn

Bedford Stuyvesant:

An area bounded by:

Lafayette Avenue/Broadway on the north, Atlantic Avenue on the south, Bedford Avenue on the west, and Ralph Avenue on the east.

Sponsor: Bedford Stuyvesant Restoration Corporation  
Bridge Street Development Corporation

Brownsville

An area bounded by:

Eastern Parkway on the north, Linden Boulevard on the south, Van

Sinderen Avenue on the east, and Rockaway Parkway on the west.

Sponsor: Pitkin Avenue District Management Association  
Brownsville Community Development Corporation

Brighton Beach

An area bounded by: Neptune Avenue on the north, the Boardwalk on the south, Ocean Parkway on the west, and West End Avenue on the east.

Sponsor: Brighton Beach District Management Association

Bushwick

An area bounded by: Flushing Avenue on the north, Cemetery of the Evergreens to the south, Queens border to the east, and Broadway to the west.

Sponsor: OBUSTY Local Development Corporation  
Public Color  
Ridgewood Bushwick Senior Citizens Council

Clinton Hill

An area bounded by: Flushing Avenue on the north, Atlantic Avenue. on the south, Washington Avenue. on the west and Bedford Avenue on the east.

Sponsor: Pratt Area Community Council

Coney Island

An area bounded by: Neptune Avenue on the north, the Boardwalk on the south, West 37<sup>th</sup> Street on the west, and West 8<sup>th</sup> Street on the east.

Sponsor: Astella Development Corporation  
Coney Island Development Corporation

Crown Heights

An area bounded by: Atlantic Avenue on the north, East New York Avenue/Lefferts Avenue on the south, Utica Avenue on the east, and Bedford Avenue on the west.

Sponsor: Brooklyn Economic Development Corporation  
Heart of Brooklyn  
North Crown Heights Nostrand Avenue Merchants Association

Cypress Hills

An area bounded by: Jamaica Avenue on the north, Liberty Avenue on the south, Eldert Lane on the east, and Granville Payne Avenue (Pennsylvania Avenue) on the west.

Sponsor: Cypress Hills Local Development Corporation

Downtown Brooklyn

An area bounded by: Tillary Street on the north, Schermerhorn Street on the south, Adams Street on the west and, Lafayette Avenue, South/North Portland Avenues on the east.

Sponsor: Metrotech District Management Association  
Brooklyn Alliance

East Flatbush

An area bounded by: Rutland Road on the north, Clarendon Road/Ditmas Avenue on the south, Nostrand Avenue on the west, and East 96<sup>th</sup> Street on

the east.

Sponsor: Erasmus Neighborhood Federation  
Nostrand Avenue Merchants Association

East New York

An area bounded by: Atlantic Avenue on the north, Flatlands Avenue on the south, Pennsylvania Avenue on the west and Brooklyn/Queens line on the east.

Sponsor: East Brooklyn District Management Association  
Local Development Corporation of East New York

East Williamsburg

An area bounded by: BQE on the north, Flushing Avenue on the south, Newtown Creek on the east, and Union Avenue on the west.

Sponsor: St. Nicholas Neighborhood Preservation  
East Williamsburg Valley Industrial Development Corporation  
Woodhull Community District Management Association  
Grand Street District Management Association

Flatbush

An area bounded by: Parkside Avenue on the north, Avenue H on the south, Coney Island Avenue on the west, and Flatbush Avenue on the east.

Sponsor: Flatbush Development Corporation  
Flatbush Avenue District Management Association  
Church Avenue District Management Association

Fort Greene

An area bounded by: Flushing Avenue on the north, Dekalb Avenue on the south, Flatbush Avenue Exit on the west, and Classon Avenue on the east.

Sponsor: Myrtle Avenue Partnership  
Myrtle Avenue Revitalization Project

Greenpoint

An area bounded by: Newtown Creek on the north, North 12<sup>th</sup> Street on the south, the BQE on the east, and the East River on the west.

Sponsor: North Brooklyn Development Corporation

Midwood

An area bounded by: Avenue H on the north, Avenue R on the south, Ocean Avenue on the east, and Ocean Parkway on the west.

Sponsor: Midwood Development Corporation  
Kings Highway District Management Association

Northside Williamsburg

An area bounded by: North 12<sup>th</sup> Street on the north, Broadway on the south, Driggs Avenue on the east, and Wythe Avenue on the west.

Sponsor: People's Firehouse

Prospect Heights

An area bounded by: Atlantic Avenue on the north, Washington Avenue on the west, Franklin Avenue on the east, and Empire Boulevard on the south.

Sponsor: TBD

Prospect Lefferts Gardens

An area bounded by: Empire Boulevard on the north, Linden Boulevard on the south, Ocean Avenue on the west, and Nostrand Avenue on the east.

Sponsor: Prospect Lefferts United for Services

South Brooklyn/Red Hook/Gowanus

Red Hook:

Area bounded by: Buttermilk Channel on the north, the Waterfront on the west, Gowanus Bay on the south, and Clinton Street on the east.

Gowanus:

Area bounded by: 4<sup>th</sup> Avenue on the east, Court Street on the west, 3<sup>rd</sup> Street on the north, and 20<sup>th</sup> Street on the south.

Sponsor: South Brooklyn Local Development Corporation  
Southwest Brooklyn Industrial Development Corporation  
Gowanus Canal Community Development Corporation

South Williamsburg

An area bounded by: Broadway on the north, Myrtle Avenue on the south, Kent Avenue on the west, and Throop Avenue on the east.

Sponsor: ODA Economic Development Corporation  
United Jewish Organizations of Williamsburg

Sunset Park

An area bounded by: 4<sup>th</sup> Avenue on the west, 8<sup>th</sup> Avenue on the east, 36<sup>th</sup> Street on the north, and 65<sup>th</sup> Street on the south.

Sponsor: Sunset Park-Fifth Ave. District Management Association  
Carroll Gardens Association

Manhattan

Chinatown

An area bounded by: Houston Street on the north, East Broadway/Park Row on the south, Broadway on the west, and Allen Street on the east.

Sponsor: Renaissance Economic Development Corporation  
Asian Americans for Equality  
Chinatown Partnership Local Development Corporation

East Harlem

An area bounded by: 142<sup>nd</sup> Street on the north, 96<sup>th</sup> Street on the south, 5<sup>th</sup> Avenue on the west, and FDR Drive on the east.

Sponsor: East Harlem Business Capital Corporation

Harlem

An area bounded by: 163<sup>rd</sup> Street on the north, 110<sup>th</sup> Street on the south, Henry Hudson Parkway on the west, and 5<sup>th</sup> Avenue/Harlem River Drive on the east.

Sponsor: 125th Street District Management Association  
Abyssinian Development Corporation  
Harlem Renaissance Economic Development Corporation  
Greater Harlem Chamber of Commerce  
Harlem Business Alliance  
Harlem Congregation for Community Improvement  
West Harlem Group Assistance

Hamilton Heights

An area bounded by: 155<sup>th</sup> Street on the north, 135<sup>th</sup> Street on the south, Edgecombe Avenue on the east, and Henry Hudson Parkway on the west.

Sponsor: Heritage Health and Housing

Lower East Side

An area bounded by: Houston Street on the north, Grand Street on the south, Allen Street on the west, and FDR Drive on the east.

Sponsor: Lower East Side District Management Association  
Loisaida Development Corporation

Washington Heights/Inwood

An area bounded by: 220<sup>th</sup> Street on the north, 155<sup>th</sup> Street on the south, Harlem River Drive on the east, and Riverside Drive on the west.

Sponsor: Washington Heights Inwood Development Corporation  
Washington Heights District Management Association  
Audubon Partnership for Economic Development Corporation  
Community League of the Heights  
Upper Manhattan Council Assisting Neighbors  
Northern Manhattan Coalition for Economic Development

Queens

Central Astoria

An area bounded by: Astoria Boulevard on the north, 36<sup>th</sup> Avenue on the south, 42<sup>nd</sup> Street on the east, and 31<sup>st</sup> Street on the west.

Sponsor: Central Astoria LDC

Corona

An area bounded by: Elmhurst Avenue on the north, Long Island Expressway on the south, Junction Boulevard on the west, and 108<sup>th</sup> Street on the east.

Sponsor: Queens County Economic Development Corporation  
Corona Elmhurst Center for Economic Development

Downtown Flushing

An area bounded by: Northern Boulevard on the north, Sanford Avenue on the south, College Point Boulevard on the west, and Parsons Boulevard on the east.

Sponsor: Downtown Flushing Transit HUB District Management Association

Downtown Jamaica

An area bounded by: Hillside Avenue on the north, Liberty Avenue on the south, the Van Wyck Expressway on the west and 182<sup>nd</sup> Street on the east.

Sponsors: Greater Jamaica Development Corporation  
Jamaica Center Improvement Association  
165th Street Mall Improvement Association  
Sutphin Boulevard District Management Association

Jackson Heights/Elmhurst

An area bounded by: 32<sup>nd</sup> Avenue on the north, 55<sup>th</sup> Avenue/Queens Boulevard on the south, 74<sup>th</sup> Street/Broadway on the west, and Junction Boulevard on the east.

Sponsor: 82<sup>nd</sup> Street District Management Association  
Jackson Heights Beautification Group



Long Island City

An area bounded by: 36<sup>th</sup> Avenue on the north, Newtown Creek on the south, East River on the west, and 31<sup>st</sup> Street on the east.

Sponsor: Long Island City Business Development Corporation  
Queens Plaza/Court Square District Management Association

Ridgewood

An area bounded by: Metropolitan Avenue on the north, Cooper Street on the south, Fresh Pond Road/61<sup>st</sup> Street on the east, and the Queens/Brooklyn border on the west.

Sponsor: Ridgewood Local Development Corporation  
Myrtle Avenue District Management Association

Rockaway Peninsula

An area bounded by: North and south beachfronts, City line on the east, and Beach 102<sup>nd</sup> Street on the west.

Sponsor: Rockaway Development and Revitalization Corporation  
Ocean Bay Community Development Corporation

Sunnyside

Area bounded by: Queens Boulevard on the north, Greenpoint Avenue on the south, 38<sup>th</sup> Street on the west, and 48<sup>th</sup> Street on the east.

Sponsor: Sunnyside Chamber of Commerce

Woodside

An area bounded by: Northern Boulevard on the north, Queens Boulevard on the south, BQE on the east and 48<sup>th</sup> St. on the west.

Sponsor: Woodside on the Move

Staten Island

Port Richmond

An area bounded by: Richmond Terrace on the north, Anderson/Charles Avenues on the south, Jewett Avenue on the east, and Nicholas Avenue on the west.

Sponsor: Northfield Community LDC of Staten Island

Stapleton/St. George/Tompkinsville

An area bounded by: Richmond Terrace/Wall Street on the north, Vanderbilt Avenue on the south, Jersey Street /Victory Boulevard /Cebra Avenue /St. Paul's Avenue / Van Duzer Street on the west and the Narrows (water) on the east.

Sponsor: Downtown Staten Island Council

West Brighton

An area bounded by: Richmond Terrace on the north, Post Avenue on the south, Broadway on the east and Jewett Avenue on the west.

Sponsor: West Brighton Community Local Development Corporation

Business Improvement Districts (Bids)

CD funds are also used to assist local sponsors in feasibility and planning for Business Improvement Districts (BID).  
A BID gives property owners and merchants a means to organize and raise revenue through the use of the city's tax

collection powers, "assessing" themselves in order to purchase supplemental services (sanitation, security, promotions and special events) and capital improvements (street furniture, trees, signage and special lighting) beyond those provided by the City. A BID is created through a grass roots effort of merchants, business people and property owners who develop a plan and scope of services for the improvement of a targeted area, garner community support for the plan and assist with the approval process through the creation of the district. Following are the local sponsors and target areas in which they will undertake BID planning with CD funds in 2009.

### Bronx

#### Burnside Avenue

Burnside Avenue:

University Avenue to Valentine Avenue

#### Mid Bronx

East 161<sup>st</sup> Street:

River Avenue (east side):

River Avenue and Morris Avenue

East 158<sup>th</sup> Street to mid block between East 161<sup>st</sup> Street and East 162<sup>nd</sup> Street

Grand Concourse:

East 161<sup>st</sup> Street and East 162<sup>nd</sup> Street

Sheridan Avenue:

East 161<sup>st</sup> Street to East 162<sup>nd</sup> Street

#### Westchester Square

East Tremont Avenue:

Williamsbridge Road.:

Lane Avenue:

Westchester Avenue:

Montgomery Place to Westchester Avenue

Eastchester Avenue to Westchester Avenue

East Tremont Avenue to Westchester Avenue

Blondell Avenue to Commerce Avenue

### Brooklyn

#### Atlantic Avenue

Atlantic Avenue:

Hicks Street to 4<sup>th</sup> Avenue

#### 86<sup>th</sup> Street/Bensonhurst

86<sup>th</sup> Street:

18<sup>th</sup> Avenue to 25<sup>th</sup> Avenue

#### Bedford Stuyvesant

Fulton Street:

Nostrand Avenue:

Bedford Avenue to Marcus Garvey Boulevard

Halsey Street to Atlantic Avenue

#### Crown Heights

Utica Avenue:

Empire Boulevard to St. John's Place

#### Gowanus Canal

Court Street:

Atlantic Avenue to Hamilton Avenue

#### Newkirk Plaza

Newkirk Plaza:

Foster Avenue:

Newkirk Avenue:

Foster Avenue to Newkirk Avenue

Rugby Road to East 18<sup>th</sup> Street

Rugby Road to East 18<sup>th</sup> Street

#### Nostrand Avenue

Nostrand Avenue:

Eastern Parkway to Clarkson Avenue

#### Smith Street/South Brooklyn

Smith Street:

Atlantic Avenue to 2<sup>nd</sup> Street

### Manhattan

#### Chinatown

An area bounded by:

Broadway on the west, Allen Street on the east,  
Grand Street on the north, and Worth Street on the  
south.

#### Harlem Gateway

Frederick Douglas Boulevard:

110<sup>th</sup> Street to 124<sup>th</sup> Street

### Queens

#### Broadway/Astoria

Broadway:

31<sup>st</sup> Street to 42<sup>nd</sup> Street

#### Ridgewood

Fresh Pond Road:

68<sup>th</sup> Road to Menahan Street

#### Rockaway Park

Beach 116<sup>th</sup> Street:

Rockaway Beach Boulevard:

Broad Channel Drive to Boardwalk

Beach 108<sup>th</sup> Street to Beach 118<sup>th</sup> Street

#### Woodside

Roosevelt Avenue:

Woodside Avenue:

61<sup>st</sup> Street:

56<sup>th</sup> Street to 62<sup>nd</sup> Street

57<sup>th</sup> Street to 62<sup>nd</sup> Street

39<sup>th</sup> Avenue to Woodside Avenue

### Staten Island

#### West Brighton

Castleton Avenue:

Forest Avenue:

Victory Boulevard:

Belmont Avenue to Bard Avenue

Broadway to Route 440

Bradley Road to Leonard Street

A new Avenue NYC initiative titled Planning for Financial Sustainability will be implemented in 2008/2009 as a Technical Assistance and Planning program. The goal of the initiative is to help the organizations identify and secure alternative sources of funding in order to increase their financial stability and decrease their reliance on SBS as their sole source of financial support. In addition, SBS is developing additional Technical Assistance and Planning course work to provide organizational development services to local economic development groups in eligible areas.

### **Beacon School Program**

The Beacon program provides comprehensive services to youth and community residents. Services are provided along major core service areas that include: Academic Enhancement, Life Skills, Career Awareness/School-to-Work Transition, Civic Engagement/Community Building, Recreation/Health and Fitness, and Culture/Art. The core areas are delivered through three distinct activities: structured, drop-in, and community events. Typical program activities include homework help, tutoring, literacy programming, arts and crafts courses, and leadership development opportunities such as the Youth Council. Beacons operate services for youth and community residents year round. All Beacons are required to operate a minimum of 42 hours a week over 6 days in the afternoons and evenings, on weekends, school holidays, and during school recess. During the summer, Beacons operate for a minimum of 50 hours per week, Monday through Friday. All Beacons have an Advisory Council consisting of community residents, principals, local police officers, and program participants to foster and enhance communication among all stakeholders and improve community resources.

There are 80 operating Beacon programs located throughout the City. CD funds support the following schools, which serve low- and moderate-income areas.

<u>School</u>	<u>Location</u>
	<u>Bronx</u>
I.S. 117	1865 Morris Avenue
School of Performing Arts	977 Fox Street
	<u>Brooklyn</u>
J.H.S. 50	183 South 3 <sup>rd</sup> Street
J.H.S. 218	370 Fountain Avenue
I.S. 323	210 Chester Street
I.S. 271	1137 Herkimer Street
J.H.S. 291	231 Palmetto Street
J.H.S. 296	125 Covert Street
J.H.S. 126	424 Leonard Street
Dr. Susan S. McKinney Secondary	101 Park Avenue
School of the Arts	
	<u>Manhattan</u>
M.S. 224	410 East 100 <sup>th</sup> Street
M.S. 328	401 West 164 <sup>th</sup> Street
	<u>Queens</u>
P.S. 43	160 Beach 29 <sup>th</sup> Street
I.S. 10	45-11 31 <sup>st</sup> Avenue

### **Bronx River Project**

The Bronx River Project is an expansion of the activities previously conducted by Bronx River Restoration. In 2001, the Department of Parks and Recreation (DPR) along with Bronx River Restoration and the Bronx River Working Group launched the Bronx River Alliance as the next step in efforts to restore the river and create a continuous greenway along its length. The program has several funding sources including City Tax Levy, private funds, and other federal grants. CD funds are used to purchase education and outreach materials, office supplies, field equipment, restoration supplies, mailing and printing of newsletters and brochures, program consultants, and support of ecological restoration personnel. The CD funding also fully covers the Bronx River Conservation Manager position. DPR coordinates closely with the Bronx River Alliance to implement programs along the river as follows:

Education: The Education Program works to incorporate the Bronx River as a critical component of school and community education curricula through the promotion of the River and its watershed as an educational resource. Guided by the Bronx River Education Team, a committee of teachers, scientists and community educators, its mission is advanced through three specific programs. The *Bronx River Stewards Monitoring Program* supports and trains more than 90 teachers, community educators, and students that collect water quality parameter data; monitors the status of macro-invertebrate, tree, fish, and wildlife species in the watershed; and reports pollution incidents and spills. *The Bronx River Classroom* helps teachers and community educators use the river and its watershed as living laboratories, and provides equipment, materials, and services to teachers and community educators to encourage their pursuit of Bronx River educational activities. *Public Education* efforts include educational and recreational canoe tours, slideshows, public events, information tables, and interpretive signage in key Bronx River parks.

Community Outreach Program: The Community Outreach Program engages community organizations and residents in the restoration and stewardship of the Bronx River. The Program offers: river-wide events (the Amazing Bronx River Flotilla and walking and cycling events, such as the Bronx River start for the annual Tour de Bronx and Pedal

& Paddle the Bronx River Greenway) to increase awareness and offer opportunities to experience the river and the emerging greenway; volunteer opportunities including clean-ups and planting days; and community engagement in the Bronx River Greenway to involve youth and community residents in the process of developing new parkland and implementing greenway projects.

**Ecology Program:** The Ecological Restoration and Management Program works to protect, restore, and manage the terrestrial and aquatic resources of the Bronx River corridor through rigorous and sound planning, research, and community stewardship. Its activities include monitoring and managing river conditions and implementing ecological restoration projects that improve water quality; stabilizing the banks and improving river habitat; and tackling long-term opportunities and threats to the river's health that result from land use planning and policy issues, such as stormwater runoff, pollution incidents, etc.

**Greenway Program:** The Greenway Program promotes and supports the implementation and development of a safe and continuous green space and public access to and along the Bronx River. The program is coordinating completion of the eight miles of greenway in the Bronx and is working with Westchester County agencies to make a full connection with the Westchester portion of the Bronx River Greenway. The Greenway Program is guided by an active Greenway Team that brings together community leaders, activists, and government representatives in equal footings to discuss the greenway's development. The team plans and builds consensus through the recently completed Bronx River Greenway Plan, which clearly describes greenway projects, their status, and the challenges that must be overcome to complete them. The office will use the plan to maintain momentum and support for the greenway's completion and to garner the resources necessary for a fully realized and well-maintained trail. The Alliance is committed to making the plan work by tracking and coordinating funded projects to make sure that they are implemented effectively and in the way the community envisions.

### **Building Maintenance For Youth Training Program**

CD funds an initiative that targets low- and moderate-income youth between the ages of 17 and 25, providing participants with basic building management, maintenance, and construction skills. HPD's Building Maintenance for Youth Training Program builds upon proven training programs already in place in Housing Education Services.

The training program, an intensive 8-week course, consists of 22 theory classes and 8 hands-on sessions. The 22 theory classes cover: human relations, math skills, measuring and reading blueprints, sanitation and recycling, pest control, building security, NYC's Housing Maintenance Code, Lead-Safe Work Practices, general repair techniques, electrical systems, plumbing systems, heating systems, and janitorial responsibilities. In addition, there are components on resume writing and job interviewing skills. Hands-on classes cover: framing, sheet rocking, plumbing installation and repair, electrical wiring and repair, floor and wall tiling, boiler maintenance, and janitorial techniques. Participants who successfully complete this course receive certificates as Assistant Superintendents in accordance with the New York City Housing Maintenance Code (Section 27-2055). These certificates may be used as documentation for future employment searches. In addition to the above-mentioned subjects, participants receive the 10-hour OSHA course on safety in the workplace and six hours on fire safety.

Participants graduating with a 90 or better average and who possess a high school diploma or GED are provided access to EPA Lead Abatement Worker classes, leading to EPA certification as Lead Abatement Workers. With changes in both federal and city lead laws, there is a demand for individuals with this certification.

### **CDBG Administration**

This function provides administrative and support services for planning, management and citizen participation necessary to formulate, implement, and evaluate the City's Community Development Program. These activities include:

- Preparation and implementation of the Citizen Participation Plan, including technical assistance to Community Boards and other interested groups and citizens.
- Development of Community Development plans and policies.

- Preparation of the City's Consolidated Plan.
- Preparation of the Consolidated Plan Annual Performance Report.
- Preparation of Environmental Reviews.
- Monitoring of the expenditures for CD-funded programs.
- Delineation of population groups served by CD programs.
- Liaison function with HUD and other federal departments.
- Certification and maintenance of the necessary records which demonstrate that federal requirements for environmental review, relocation, equal opportunity, and citizen participation are met.

In order to meet this mandate, as well as to plan effectively the City's future Community Development effort, a portion of the block grant is used to fund planning and management activities within the Office of Management and Budget, the Department of City Planning, the Department of Cultural Affairs, the Department of Youth and Community Development, the Landmarks Preservation Commission, and the Mayor's Office for People with Disabilities.

### **Code Violation Removal In Schools**

CD funds are used by the Department of Education to prevent or remove code violations in New York City schools. The activities may include the installation, repair, or replacement of emergency lighting, elevator guards, corridor doors, door closers, fire rated doors and hardware, panic hardware, fire alarm systems, fire suppression systems, fire extinguishers, sprinkler/standpipe, radiator shields, potable water systems, sewage systems, kitchen ventilation/exhaust systems, and heating/cooling/refrigeration systems; flame-proofing curtains; building elevator and sidewalk elevator upgrades; and the repair of bleachers, retaining walls, interior masonry, plaster, damaged flooring, ceilings, electrical fixtures, and wiring. To avoid archaeological concerns, playground resurfacing may be performed provided there is no increase in the playground area and no excavation is proposed.

### **Commission on Human Rights Law Enforcement Program**

The Law Enforcement Bureau of the New York City Commission on Human Rights is responsible for the enforcement of the City Human Rights Law prohibiting discrimination in employment, housing, and public accommodations on the basis of race, color, creed, age, national origin, alienage or citizenship status, gender (including gender identity and sexual harassment), sexual orientation, disability, marital status, and partnership status. In addition, the Law affords protection against discrimination in employment based on arrest or conviction record and status as a victim of domestic violence, stalking, and sex offenses. In housing, the Law affords additional protections based lawful occupation, family status (whether children are, may be, or would be residing with a person), and any lawful source of income. In addition, the City's law prohibits bias-related harassment. In accordance with the mandate of the Human Rights Law, the Law Enforcement Bureau provides comprehensive services to members of the public. It addresses their complaints of discrimination through a process that includes intake, investigation, mediation, prosecution, and monitoring. The goal of this multi-faceted enforcement mechanism is to vindicate the rights of those complainants who have been victimized by unlawful discrimination and to prevent unlawful discrimination from playing any role in actions relating to employment, housing, and public accommodations.

### **Commission on Human Rights Neighborhood Human Rights Program**

The Community Relations Bureau of the New York City Commission on Human Rights administers the Neighborhood Human Rights Program (NHRP). The Program's goals are to encourage positive inter-group relations among residents of diverse racial, ethnic, and religious backgrounds through community-based activities and to reduce discrimination through education, advocacy, and law enforcement. NHRP is implemented citywide through Community Service Centers in all five boroughs.

Staff from the five Community Service Centers operates several projects in school and community settings reflecting the Commission's larger mandate. These include:

- *The School Program*, which is available to grades 6-12 and offers classes such as "NYC Human Rights Law," "Sexual Harassment," and "Resolving Conflict." The program also includes presentations for schools and youth organizations. Additionally, 10-week Peer Mediation Trainings are available for students at selected middle and high schools throughout the City to certify students to serve as peer mediators and alleviate conflicts between fellow students before they escalate.
- *Immigrant Rights*, which offers workshops to alert immigrant workers, employers, and advocacy organizations to the employment protections provided under the NYC Human Rights Law and relevant federal laws. The immigrant rights curriculum has been tailored for English for Speakers of Other Languages (ESOL) classes and a manual for teaching ESOL students has been developed.
- *Project Equal Access*, which educates the disabled community, senior citizens, and others about city, state, and federal laws providing for accessibility in housing and public accommodations. The project also offers advocacy and resolution (structural modifications, policy changes) for individual cases.
- *Mortgage Foreclosure Counseling*, which deters discrimination in housing and detects predatory lending practices through counseling those in danger of defaulting on their mortgages. Groups that are vulnerable to discriminatory lending practices – notably immigrants, African-Americans, and older people – are targeted for education and counseling by Commission field offices. The Commission is a HUD-certified housing counseling agency.

These programs provide expansive community education and link community relations with the Commission's law enforcement functions. The Center's staff also addresses situations of community unrest by assisting groups with leadership development, mediation, and conflict resolution.

The Neighborhood Human Rights Program includes the following broad areas:

A. Community Education

- Presentations on the protections against discrimination in employment, housing, and public accommodations to raise awareness of legal rights, increase civic involvement, and help the people in these communities become better connected. As an outgrowth of its 50<sup>th</sup> Anniversary celebration, the Commission developed an annual Civil Rights Public Lecture Series that features prominent thinkers in the areas of civil rights and intergroup relations. The series marked its third year in April, 2008.
- School and youth-based programs, including workshops in school classes and peer mediation training for middle and high school students.
- Training for merchants, landlords, consumers, and community leaders on the Human Rights Law.
- Inter-group and community-based activities.

B. Fair Housing - Through the major project areas of equal access and services and fair lending, fair housing activities reduce discriminatory real estate practices.

- Educating the disabled community and senior citizens about their rights to accessible housing and public accommodations, and advocating, in specific cases, through pre-complaint intervention.
- Informing homeowners and prospective buyers about predatory and discriminatory lending practices and providing foreclosure-prevention counseling for homeowners in danger of losing their homes. As a certified Housing Counseling Agency, this includes providing housing and mortgage foreclosure counseling for clients referred by HUD.
- Fair housing training for housing providers (i.e., real estate agents and landlords) and consumers (i.e., tenants at Housing Court and prospective renters or homeowners).
- Cooperating with the Commission's Law Enforcement Bureau in housing investigations to determine the extent of discriminatory real estate practices, including testing of illegal rental and sales practices.

- C. **Public Outreach** - Public outreach is the public face of the Commission and is a part of all programmatic efforts. Outreach efforts consist of distributing informational materials summarizing the protections under the Human Rights Law and publicizing the services of the Commission and its Community Service Centers. The materials include newsletters, infocards, annual reports, resource guides, booklets, brochures, and other multilingual materials. Most of these materials are made available on the Commission's website.
- D. **Bias Prevention and Response** - The Neighborhood Human Rights Program addresses inter-group tensions through mediation and conflict resolution, community-based activities that bring people together, and community leadership development. Anti-bias activities are emphasized in neighborhoods with diverse or shifting populations and new immigrants who face isolation and bias. Staff members conduct community mediation and conflict resolution and provide organizing assistance to block, community, business, religious, and neighborhood/tenant associations and groups.
- E. **Planning** - Planning and research activities support the various project areas in the Neighborhood Human Rights Program through:
- Neighborhood- and/or group-specific projects, such as surveys of each borough to locate housing stock inaccessible to wheelchair users;
  - Collaborative research projects, such as a study of the relationship between incarceration, race, and employment discrimination with Princeton University and a study of the expanded role of Human Rights Commissions with Harvard University;
  - Publication of research findings including making current and archival reports available on DVD;
  - Public hearings; and
  - Grant writing.

The Community Relations Bureau is based at the Commission's central office at 40 Rector Street, Manhattan. Community Service Centers are located at the following addresses:

<u>Office</u>	<u>Location</u>
Bronx	1932 Arthur Avenue
Brooklyn	275 Livingston Street
Manhattan	40 Rector Street
Queens	136-56 39th Avenue (After January 1, 2009, 153-01 Jamaica Ave.)
Staten Island	60 Bay Street

### **Community Arts Development Program**

Cultural organizations play a vital role in creating and maintaining healthy, vibrant communities. This is particularly true when revitalizing low-income, underserved neighborhoods. As communities go through significant physical changes, cultural organizations often take on renovations as well. When managed well, the physical changes can introduce a positive impact on the institution and its community. However, some groups are unprepared to meet the operational and financial demands of project planning and implementation, or, perhaps more importantly, the challenges of organizational sustainability.

As a result, DCA has created a new initiative, *Building Sustainability*, to increase the effectiveness of cultural organizations undergoing a capital project and to prepare them for the challenges ahead. The initiative takes the position that investment in leadership and planning capacities, timed early in the capital process, can have positive long-term results. Once these core capacities are in place, groups are better equipped to address programmatic, management, and financial issues, as well as function as a stable and vital presence in their communities.

Under this new initiative, approximately eight groups will receive grants for an intensive capacity-building project, working with a management consultant over a 6-12 month period. It is anticipated that grant applications shall be available by early July. The grantee selection process shall take place during September-October, with projects starting by February, 2009. The change process begins for applicants with an in-depth capacity self assessment.



Participants may choose to focus on board development, strategic planning, or business planning depending on the organization's priority needs. Additionally, participants convene for complementary workshops and peer exchanges throughout the 18-month initiative to share experiences and knowledge as well as explore group identified issues pertaining to their capacity building experiences.

In order to be eligible for assistance, an organization must serve a primarily low- and moderate-income community and have

- a mission and programs that substantially focus on the arts and cultural activities;
- a City-funded capital project in the early stages of completion; and
- an operating budget of no more than \$1 million in the most recently completed fiscal year.

By helping organizations improve their own capabilities, the City can affect the productivity of more than its own resources. The value created extends beyond the impact of the technical assistance provided and raises the overall effectiveness of the organization, including the impact it has on its community. Groups emerge better prepared to meet the challenges of sustaining their organizations in the newly renovated facility.

For further information regarding *Building Sustainability*, please contact Perian Carson at [pcarson@culture.nyc.gov](mailto:pcarson@culture.nyc.gov).

Please note that no new small capital improvement grants will be distributed through this program. However, DCA staff will continue to monitor projects from prior years' grants that are currently underway or in the planning phase. CD funds two staff members at DCA (under Administration) that will oversee both components of the program.

### **DCP Comprehensive Planning**

CD funds pay for staff that performs citywide comprehensive planning functions within the following divisions:

#### Strategic Planning

Strategic Planning oversees the Department's functional planning activities and coordinates land use planning policy based on identified planning issues and strategies. Economic, housing, infrastructure, and community facility planning staff help formulate long-term development and policy objectives for the City. Activities also include preparation of key strategic planning documents, directing major citywide studies, and working closely with the City Planning Commission on planning and development issues.

#### Borough Offices

The Department's five borough offices develop zoning and land use policy on local issues and prepare comprehensive neighborhood plans. Borough offices maintain links to the City's varied communities by providing outreach and technical assistance to the borough's community boards, civic organizations, and elected officials regarding zoning and land use. Borough Offices participate in the review of public and private development actions to ensure conformance with local area needs and plans.

#### Housing, Economic and Infrastructure Planning (HEIP)

HEIP develops citywide plans and policies addressing housing, economic, and infrastructure issues. It conducts comprehensive economic, employment, and housing analyses and studies. The division reviews and analyzes land use proposals, assists in initiating zoning text and map amendments, and coordinates preparation of the Consolidated Plan and Annual Report on Social Indicators. The Population Section within HEIP conducts demographic studies and advises on demographic, immigration, and census policy issues. It distributes census data, analyses, and maps on the Department's website and is the City's liaison to the U.S. Census Bureau.

#### Planning Coordination

The Planning Coordination Division is responsible for monitoring and coordinating implementation of the Departments' planning initiatives, managing review of community-based plans, providing analysis and technical assistance for community facility planning, preparing charter-mandated reports including the Citywide Statement of Needs, and providing support for the Department's strategic plans.

### Waterfront and Open Space

The Waterfront and Open Space Unit prepares comprehensive and local area plans, advises on citywide waterfront and open space policy issues, and reviews proposed actions on the City's waterfront for consistency with the Waterfront Revitalization Program.

### Zoning and Urban Design (ZUD)

Zoning is responsible for maintaining the Zoning Resolution, the laws governing land use in New York City. The Division conducts planning studies to modify and update the Resolution so that it better addresses the needs of the City. The planning studies range in scope from those focused on a specific site to facilitate its development to those that deal comprehensively with large sectors of the development and business communities or with areas of the City where special purposes are identified. These studies result in major modifications to the Zoning Resolution. On a daily basis, the Division provides general zoning information to the public and other City agencies

## **DCP Information Technology**

CD funds pay for support staff, contractual and professional services, supplies, materials, equipment, and software and hardware maintenance (including subscription services), within the following sections of the Department of City Planning's (DCP) Information Technology Division (ITD).

### A. ITD/Geographic Systems Section (GSS)

GSS is responsible for developing and maintaining specialized geographic data processing capabilities that support the planning activities of DCP and other City agencies, including federally- funded programs such as CD. Major products include:

- The Geosupport System: Developed and maintained by GSS as a citywide service, Geosupport is currently used by more than 30 agencies to support their planning and operational activities. Geosupport processes New York City geographic locations, such as addresses and street intersections, standardizes and validates locations, and relates these to various political and administrative districts such as community districts, census tracts, and school districts. The system provides CD-eligibility for any location in the City (whether it is within a census tract that is more than 51% low- and moderate-income).
- Linear Integrated Ordered Network (LION): Digital street maps and administrative and political district boundary files are maintained by GSS. Many of the Geosupport System's functions are based on the data in LION. LION is widely used for computer mapping of community facilities, demographic data, and other data supporting planning analysis.
- Property Address Directory (PAD): PAD contains geographic information about New York City's approximately one million tax lots (parcels of real property) and the buildings on these lots. PAD serves as one of the foreground component files in City Planning's Geosupport System, and it is formatted specifically for use with the Geosupport software. New releases of PAD are usually created four times a year, reflecting tax geography changes, new buildings, and other property-related changes.
- Community Oriented Geopositional Illustration Structure (COGIS): Digital map files of the City's property parcels (tax block and lot outlines) are maintained by GSS. COGIS is used widely for computer mapping of property-related data, including land use, public ownership, and public facilities, supporting a wide variety of community planning activities.
- Computer Mapping: Computer maps are generated for planning and presentation purposes and are produced on request internally, as well as for other City agencies. Both LION and COGIS digital map files are used as base maps for computer mapping. GSS sells licensing agreements for use of its mapping products. The products are sold on compact discs containing a) COGIS files formatted for use on micro-computer mapping and graphics software, b) Windows compatible Geosupport files and GSS-developed Geo-coding software, and c) an extract of the PAD file for use with other DCP-licensed property-based products.

### B. ITD/Database and Application Development (DAD) Section

DAD collects, processes, and provides land use, housing, economic, and demographic data that are used for developing neighborhood and community development plans, major citywide studies, and tax revenues and economic studies. The data are provided in different formats, including report tables, listings, and data files. Specifically, data files and reports are produced for the Consolidated Plan Annual Performance Report, the Statement of Needs' Gazetteer and Maps, the Community District Needs Statement, and the Agency's Neighborhood Rezoning and Planning Studies. DAD is also responsible for developing and maintaining on-line database systems that provide easy access to data. These database systems include:

- Land Use and CEQR Application Tracking System (LUCATS): provides browser-based access to mission critical data entered into DCP's mainframe legacy system, LUMIS. It tracks applications for land use changes through New York City's Charter mandated review processes, including the Uniform Land Use Review Process (ULURP) and the City Environmental Quality Review (CEQR). Links are available to relevant data on other web sites.
- Primary Land Use Tax Lot Output (PLUTO): contains extensive land use, zoning, and geographic data that are used with micro-computer database and mapping software.
- Land Use Management Information System (LUMIS): tracks applications for private and public development that require discretionary approvals through the City's Uniform Land Use Review Process.
- MISLAND: database used to obtain population information on the City's neighborhoods.

DAD is assisting DCP's Population Section in the Local Update of Census Addresses (LUCA) for the 2010 Census. Work was recently completed on the first phase of the LUCA process, the review of the Census Master Address File (MAF), which included providing the Census Bureau with corrections, additions, and potential deletions to the MAF. During CFY 2008, DAD developed and implemented the Land Use and CEQR Application Tracking System (LUCATS), which makes LUMIS data available to DCP staff on a local server and through an intranet application. During the coming year, DAD will begin the design and development of LUCATS as a Web application available to the public.

DAD also designed and implemented the Land Use Application Status Reports on DCP's Web site. The reports display status and identifying information, such as project name, location, and description, for land use applications received by DCP. The reports are updated biweekly, usually during the first and third weeks of the month.

DAD assists other divisions within DCP involved with citywide comprehensive planning functions by developing and/or maintaining various PC databases. DAD developed and maintains the Waterfront Database, which tracks proposed actions on the City's waterfront for consistency with the Waterfront Revitalization Program. DAD also developed and maintains the Geosupport Systems User Database, which tracks both Geosupport Users and User feedback.

DAD generates CD Program Revenue by licensing the PLUTO data and application for use with micro-computer software, and by licensing the PLUTO data merged with COGIS data in different mapping software formats.

DAD is currently completing the design and development of a Zoning Database. This database will provide the planners with up-to-date accurate zoning information on a tax lot basis. Eventually a Web application will be developed to give the public easy access to reliable zoning information. Work will also begin on developing a Web application to provide the public with easy access to current and historical reliable information on the status of land use applications through the Uniform Land Use Review Process (ULURP) and City Environmental Quality Review (CEQR).

### C. ITD/Web Team

The City Planning Web Team is responsible for designing, building, and maintaining DCP's website. It coordinates with the Department of Information Technology and Telecommunications (DOITT) to assure adherence with

citywide standards and requirements for the website. The Web Team works with professional staff throughout the agency to assure timeliness and accuracy of the content presented. The Web Team maintains content in six major sections.

- About Us: the agency's strategic plan, contact information, press releases, and employment opportunities.
- Zoning: the full text of the Zoning Resolution, up-to-date zoning maps including sketch maps of proposed and recently adopted rezonings, and general information on zoning concepts, including a reference section with an overview of regulations for zoning districts.
- Land Use Process: Calendars and disposition sheets for the City Planning Commission (CPC) public meetings and review sessions; status reports and CPC reports on land use applications; forms and information on the land use review process; information on community-based planning and the waterfront revitalization program; environmental impact statements; and other environmental review documents.
- Projects & Proposals: detailed explanations with text, maps, diagrams, and photographs of City Planning rezoning initiatives and other studies and projects.
- Reference: profiles of community districts; neighborhood maps; population data from the U.S. Census Bureau and other sources; land use facts; housing, socioeconomic, and transportation planning resources.
- Products: publication excerpts and order forms for reports and other products available in the City Planning Map and Bookstore; digital files of data and geographic base maps for free download and for licensing; subscription information.

In addition, the Web Team is responsible for the design and development of web applications. These include the Census Fact Finder, the Address Translator, GOAT on the Web (an intranet application), and the CPC Report application.

### **DFTA Senior Center Improvements**

CD funds are used for the renovation of the physical plant and the rectification of code violations in senior centers. Activities may include plumbing upgrades, installation of lighting and emergency lighting systems, security systems, air conditioning/heating/ventilation systems, kitchen fire extinguishing systems, hot water heaters, and fire doors; installing ramps; window upgrade/replacement, ceiling and roof rehabilitation, kitchen upgrade, bathroom renovation, rewiring, floor replacement, handicapped access, and security and elevator improvements. Approximately 20 percent of the total allocation will be used for consultant services. Work may take place at the following senior centers in 2009:

<u>Center</u>	<u>Location</u>
	<u>Bronx</u>
Aging in America	1500 Pelham Parkway South
BJCC Extended Services	177 Dreiser Loop
CAB Morris	80 East 181 <sup>st</sup> Street
CASA Boricua Senior Center	910 East 172 <sup>nd</sup> Street
COBO Mt. Carmel Center	2405 Southern Boulevard
Co-op City	2049 Bartow Avenue
Dora & Harry Simon Senior Center	5625 Arlington Avenue
East Concourse Senior Center	236 East Tremont Avenue
Einstein Senior Center	135 Einstein Loop
Fordham Lutheran Senior Center	2431 Morris Avenue
Heights Center for Senior Citizens	200 West Tremont Avenue
PSS Highbridge Senior Center	1181 Nelson Avenue
Maria Isabel Senior Center	787 East 149 <sup>th</sup> Street
Mechler Hall Senior Center	2158 Watson Avenue

Morrisania Air Rights  
Mosholu Montefiore  
Northeast Bronx Senior Citizen Center  
RAIN East Tremont Senior Center  
RAIN Nereid Senior Center  
RAIN Parkchester Senior Center  
Sister Annunciata Bethel Senior Center  
Tilden Towers Senior Center  
Tolentine Zeiser Nutrition Program  
Van Cortlandt Village Senior Center

3135 Park Avenue  
3450 Dekalb Avenue  
2968 Bruckner Boulevard  
2405 East Tremont Avenue  
720 Nereid Avenue  
1380 Metropolitan Avenue  
243 East 204<sup>th</sup> Street  
801 Tilden Street  
2345 University Avenue  
3880 Sedgwick Avenue

Brooklyn

Abe Stark  
Albany Senior Center  
Amico 59<sup>th</sup> Street  
Atlantic Senior Center  
Bay Ridge Center for Older Adults  
Bensonhurst Senior Center  
BFFY Narrows Senior Center  
BFFY Northside Senior Center  
BFFY Pete McGuiness  
BFFY St. Charles Jubilee  
Council Center for Senior Citizens  
Cypress Hill Fulton Street  
Decatur Grant Square Senior Center  
Decatur Senior Action Center  
Dorchester Senior Center  
Eileen Dugan Senior Citizens Center  
Fort Hamilton - St. John's  
Fort Greene East Flatbush Senior Center  
Fort Greene Trans Nutrition  
Fort Hamilton - St. John's Satellite  
House of Jacob Senior Center  
JASA Canarsie Senior Center  
JASA H.E.S. Senior Center  
JASA Senior Alliance Senior Center  
JASA Shorefront Senior Center  
JASA Starrett City Senior Center  
Jay Senior Center  
Krakus Luncheon Club  
Los Sures Senior Center  
Midwood Senior Center  
Ocean Parkway Senior Center  
Park Slope Senior Citizens Center  
Prospect Hill Case Management  
Ridgewood Bushwick Case Management  
Roundtable Senior Citizens Center  
Sephardic Multi-Service Senior Center  
Shalom Senior Center  
Senior League of Flatbush Program  
St. Gabriel's Senior Center  
Sun Hill Bay (Sunset Park)  
Swinging 60's Senior Center

10315 Farragut Road  
196 Albany Avenue  
5901 13<sup>th</sup> Avenue  
70 Pennsylvania Avenue  
411 Ovington Avenue  
7802 Bay Parkway  
1230 63<sup>rd</sup> Street  
179 North 6<sup>th</sup> Street  
715 Leonard Street  
55 Pierrepont Street  
1001 Quentin Road  
3208 Fulton Street  
19 Grant Square  
1588 Schenectady Avenue  
1419 Dorchester Road  
380 Court Street  
461 99<sup>th</sup> Street  
648 Remsen Avenue  
966 Fulton Street  
9000 Shore Road  
6222 23<sup>rd</sup> Avenue  
1880 Rockaway Parkway  
9502 Seaview Avenue  
161 Corbin Place  
3300 Coney Island Avenue  
1540 Van Siclen Avenue  
2600 Ocean Avenue  
176 Java Street  
201 South 4<sup>th</sup> Street  
4815 Avenue I  
1960 East 7<sup>th</sup> Street  
463 7<sup>th</sup> Street  
283 Prospect Avenue  
319 Stanhope Street  
1175 Gates Avenue  
485 Kings Highway  
483 Albany Avenue  
550 Ocean Parkway  
331 Hawthorne Street  
4520 Fourth Avenue  
211 Ainslie Street

Times Plaza Senior Center  
 United Senior Citizens Center  
 Wayside Tompkins Park Senior Center  
 Williamsburg/Satmar Senior Center  
 Windsor Terrace Senior Center  
 Young Israel of Bedford Bay  
 Young Israel of Midwood Senior Center

460 Atlantic Avenue  
 475 53<sup>rd</sup> Street  
 550 Greene Avenue  
 125 Heyward Street  
 245 Prospect Park West  
 2114 Brown Street  
 1694 Ocean Avenue

#### Manhattan

A. Philip Randolph  
 Abyssinian Center  
 Agudath Moriah  
 ARC Fort Washington Senior Center  
 Association of Black Social Workers  
 BRC Senior Nutritional Program  
 Canaan Senior Service Center  
 Caring Community  
 Carter Burden Luncheon Club  
 City Hall Senior Center  
 Community Lounge  
 COTHOA Luncheon Club  
 CPC Open Door  
 CPC Project Open Door  
 East Harlem Council Nutrition Program  
     Senior Center  
 Encore Luncheon Club  
 Goddard Riverside  
 Greenwich House Senior Center  
 Hamilton Grange Senior Center  
 Hargrave Senior Center  
 Harlem Teams Senior Center  
 JASA West Side Senior Center  
 John Paul II Friendship Center  
 Kennedy Senior Center  
 Mott Street Senior Center  
 Manhattan Valley Senior Center  
 Manhattanville-Riverside Center  
 NY Chinatown Senior Center  
 Pelham Fitz Senior Center  
 Project Find Coffeehouse Senior Center  
 Project Find Hamilton House  
 PSS Harlem  
 RAIN Inwood Senior Center  
 Roosevelt Island Senior Center  
 Sirovich Senior Center  
 Stein Senior Center  
 UBA Beatrice Lewis Senior Center  
 Washington Heights Community Service  
 Wilson M. Morris Senior Center

108 West 146<sup>th</sup> Street  
 50 West 131<sup>st</sup> Street  
 90 Bennett Avenue  
 4111 Broadway  
 221 West 107<sup>th</sup> Street  
 30 Delancey Street  
 10 Lenox Avenue  
 20 Washington Square North  
 351 East 74<sup>th</sup> Street  
 100 Gold Street  
 155 East 22<sup>nd</sup> Street  
 2005 Amsterdam Avenue  
 168 Grand Street  
 115 Chrystie Street  
  
 150 East 121<sup>st</sup> Street  
 239 West 49<sup>th</sup> Street  
 593 Columbus Avenue  
 27 Barrow Street  
 420 West 145<sup>th</sup> Street  
 111 West 71<sup>st</sup> Street  
 175 West 137<sup>th</sup> Street  
 120 West 76<sup>th</sup> Street  
 103 East 7<sup>th</sup> Street  
 34 West 134<sup>th</sup> Street  
 180 Mott Street  
 135 West 106<sup>th</sup> Street  
 3333 Broadway  
 70 Mulberry Street  
 18 Mt. Morris Park West  
 551 Ninth Avenue  
 141 West 73<sup>rd</sup> Street  
 2190 Adam Clayton Powell Boulevard  
 84 Vermilyea Avenue  
 546 Main Street  
 331 East 12<sup>th</sup> Street  
 340 East 24<sup>th</sup> Street  
 2322 Third Avenue  
 650 West 187<sup>th</sup> Street  
 459 West 152<sup>nd</sup> Street

#### Queens

Allen Community  
 Alpha Phi Alpha

166-01 Linden Boulevard  
 116-02 220<sup>th</sup> Street

BFFY Bayside Senior Center  
 BFFY Catherine Sheridan  
 BFFY Dellamonica Senior Center  
 BFFY Hillcrest Senior Center  
 BFFY Ozone Park Senior Center  
 BFFY Project Independence  
 BFFY Richmond Hill  
 BFFY Steinway Senior Center  
 BFFY Wakefield Senior Center  
 Caregiver Program of SNAP  
 Corona Senior Center  
 Elmhurst Jackson Heights  
 Florence E. Smith Senior Services  
 Forest Park Senior Citizens Center  
 Glenridge Senior Citizen Multi-Service Center  
 HANAC Angelo Petromelis Senior Center  
 HANAC Archbishop Iakovos  
 HANAC Lindsay  
 IPRHE Corona  
 Middle Village  
 Ridgewood Older Adults Center  
 Howard Beach Senior Center  
 Newtown Italian  
 JASA Astoria Senior Center  
 JASA Holliswood Senior Center  
 JASA Jackson Heights Senior Center  
 JASA Whitestone Senior Center  
 JSPOA Rockaway Boulevard Senior Center  
 JSPOA Theodora Jackson Senior Center  
 Korean American Senior Center of Flushing  
 Korean American Senior Center  
 Peter Cardella Senior Citizen Center  
 Police Athletic Senior Center  
 Raices Astoria Senior Center  
 Rego Park Senior Center  
 Rockaway Park Senior Center  
 Selfhelp Austin Street  
 Selfhelp Clearview  
 Selfhelp Ben Rosenthal Senior Center  
 Selfhelp Maspeth  
 Selfhelp Prince Street Senior Center  
 SNAP of Eastern Queens  
 United Hindu Cultural Council  
 Young Israel Forest Hills

221-15 Horace Harding Expressway  
 35-24 83<sup>rd</sup> Street  
 23-56 Broadway  
 168-01 Hillside Avenue  
 103-02 101<sup>st</sup> Avenue  
 87-04 88<sup>th</sup> Avenue  
 87-25 118<sup>th</sup> Street  
 20-43 Steinway Street  
 135-45 Lefferts Boulevard  
 80-45 Winchester Boulevard  
 107-24 Corona Avenue  
 75-01 Broadway  
 102-19 34<sup>th</sup> Avenue  
 86-22 85<sup>th</sup> Street  
 59-03 Summerfield Street  
 13-28 123<sup>rd</sup> Street  
 32-06 21<sup>st</sup> Street  
 29-19 24<sup>th</sup> Avenue  
 108-74 Roosevelt Avenue  
 69-10 75<sup>th</sup> Street  
 59-14 70<sup>th</sup> Avenue  
 156-45 84<sup>th</sup> Street  
 83-20 Queens Boulevard  
 27-35 Crescent Street  
 86-25 Francis Lewis Boulevard  
 31-36 88<sup>th</sup> Street  
 12-45 Clintonville Street  
 123-10 143<sup>rd</sup> Street  
 92-47 165<sup>th</sup> Street  
 42-15 166<sup>th</sup> Street  
 37-06 111<sup>th</sup> Street  
 68-52 Fresh Pond Road  
 199-10 112<sup>th</sup> Avenue  
 21-12 30<sup>th</sup> Road  
 93-29 Queens Boulevard  
 121-16 Rockaway Beach Boulevard  
 106-06 Queens Boulevard  
 208-11 26<sup>th</sup> Avenue  
 45-25 Kissena Boulevard  
 69-61 Grand Avenue  
 36-12 Prince Street  
 80-45 Winchester Boulevard  
 118-09 Sutter Avenue  
 68-07 Burns Street

#### Staten Island

Arrochar Friendship  
 CYO Senior Guild Lunch  
 Forever Young Senior Center  
 Mt. Loretto Friendship Club Center  
 S.I. Community Services Friendship Club

85 Jerome Avenue  
 120 Anderson Avenue  
 330 Saint Marks Place  
 6581 Hylan Boulevard  
 11 Sampson Avenue

In CFY '08, the Department for the Aging released an RFP for Case Management Services for seniors. A portion of the Senior Center Improvements' CD allocation will be used to upgrade the new locations at which seniors will receive these services. These renovations may include handicapped accessibility projects and/or mechanical, electrical, plumbing, HVAC, and general finishing work. The sites at which work will be done are listed below.

Heights & Hill  
NY Foundation for Senior Citizens  
Sunnyside Case Management

57 Willoughby Street, Brooklyn  
11 Park Place, Manhattan  
43-31 39<sup>th</sup> Street, Queens

### **DHS Homeless Families Services**

The Department of Homeless Services (DHS) provides shelter and services to homeless families in its family shelter system. Families in need of assistance receive apartment style units, most of which contain private baths and kitchens. For those apartments that do not have kitchens, DHS provides food service. Services provided to families range from money management, consumer awareness, food management, housekeeping, housing search, transportation, educational planning, job skills, and child care, among others. In their time of crisis, families are placed in a stable environment and given services that are designed to move them toward independence.

Most of the families in the system have active public assistance cases under the Temporary Assistance for Needy Families program. However, DHS does not receive any reimbursement from the Federal government or New York State for the families that do not have active cases. DHS will use \$4 million in CD funds in CFY '09 for the families without active PA cases who will be in the citywide shelter system.

### **Day Care Center Services**

ACS' Division of Child Care and Head Start provides oversight to one of the largest municipal child care systems in the country. More than 100,000 children are provided child care services in different types of service settings. The most recent data for group center-based programs operated under contract with the City approximates 22,000 enrollees. At least 51% of the recipients of Title XX day care services are from low- or moderate-income households.

All subsidized programs affiliated with the Administration for Children's Services' Division of Child Care are designed to ensure that quality services are provided to children. Individualized and group educational instruction, group play, trips, and special projects are a few of the activities offered. A parent advisory committee is an integral part of the program. Community participation is encouraged by the program staff and parents. The goal is to provide a safe learning environment for the delivery of group and family day care services that are designed to address the developmental, social, educational, and nutritional needs of children from ages 2 months to 12 years old.

The following sites will be funded with a combination of CD and non-CD funds:

<u>Site</u>	<u>Location</u>
New Life Child Development	295 Woodbine Street, Brooklyn
As the Twig is Bent	355 East 183 <sup>rd</sup> Street, Bronx
Rena Day Care Center	639 Edgecombe Avenue, Manhattan
Malcolm X Day Care Center	111-12 Northern Boulevard, Queens

### **Day Care Upgrade Project Support**

In prior years, CD funds were allocated to the Administration for Children's Services (ACS) to pay for the rehabilitation of City-owned or -leased day care centers citywide. City Capital funds now primarily pay for this rehabilitation. CD funds are allocated in 2008 to pay for ACS staff to continue to provide construction management, environmental enforcement, and architectural, engineering, and clerical support for the day care center rehabilitation.

### **Economic Policy And Analysis Program**

The New York City Economic Development Corporation's (EDC) Division of Strategy and Policy (SPOL), which includes the Strategic Planning and Economic Analysis and Research departments, provides the necessary analytical



tools to aid EDC and the City of New York in planning and implementing the City's economic development strategy. The goal is to support EDC in its function of promoting long-term job growth through citywide commercial and industrial attraction, retention, and expansion.

#### SPOL Services

SPOL's services, which support planning and implementation of the City's economic development initiatives, include:

- Strategic planning to guide the reasoned identification and alignment of strategic priorities and resources, to develop policy analysis and recommendations on existing and emerging economic development issues, and to promote the creation of effective programs.
- Analyses measuring the economic and fiscal impacts on the City of a company's departure versus the benefits and costs of retaining it; the analyses consider output, earnings, employment, and the tax impact of retention.
- Cost benefit and economic analysis for major infrastructure projects.
- Analyses of the economic impact of alternative uses of City-owned property.
- Evaluation of the success of specific business incentive plans.
- Studies of the needs of specific industries in New York City.
- Analyses of suggested changes in business tax policies.
- Market analyses for significant commercial development projects.
- Development of business attraction information for companies considering locating in New York City.
- Monitoring data on developments in NYC's economy.
- Production of publications on NYC's economy.
- Analysis of economic impacts to the NYC economy of mergers and acquisitions, changes to components of business costs, large-scale public and private events, and private investment.

#### **Economic Development Corporation Project Planning**

The Economic Development Corporation (EDC) activities related to Community Development include the development of comprehensive plans and studies. The goals are to develop and expand commercial and industrial areas to support long-term economic development objectives. CD funds are used to pay the salaries of EDC staff who manage these studies.

Specific areas of focus include:

1. Surveys of hazardous waste conditions, soil/foundations, and wetlands to determine the potential use of sites. Examples of ongoing and imminent surveys include:
  - Former Flushing Airport: Studying wetlands soil conditions and hazardous materials issues to develop a use plan for the former airport site and for wetland restoration.
  - Hunts Point: Conducting hazardous materials surveys and preparing protocols for any hazardous substances found on vacant land in the Hunts Point area of the South Bronx to determine the potential for economic development projects.
  - Brownfields: Programmatic studies of citywide issues related to "Brownfields" development.
2. Preparation of preliminary design guidelines for the development of commercial and industrial sites. Zoning and urban design alternatives are included. Current examples include:

- Retail Sites: Preparing design guidelines, zoning analyses, and other planning information for requests for proposals for several potential development sites throughout the City. RFP's will be reviewed regarding planning issues.
3. Planning studies focusing on infrastructure, transportation demand, environmental assessment, redevelopment alternatives, and landscape improvement. Examples of ongoing and imminent studies include:
    - The Hub (Bronx) and Charleston (Staten Island) Areas: Undertaking environmental impact studies to ensure that traffic and other impacts are properly addressed for the redevelopment of these sites.
  4. Evaluations to identify suitable locations for commercial, retail, and industrial sites. Factors considered include community concerns, changes in the marketplace, public access, and traffic congestion. Current examples include:
    - Community Study: Explains the feasibility of establishing a way to make Hunts Point Wholesale Market food resources available to the local community.
  5. Studies to determine the environmental impacts of alternative zoning in several areas including: Hunts Point in the Bronx; Coney Island and Sunset Park in Brooklyn; East Harlem and Central Harlem in Manhattan; Hunters Point South and Jamaica, Queens; and Staten Island.

### **Elderly Minor Home Repair Program**

In recent years, abandonment of privately-owned homes by senior citizens has become a serious concern. Such abandonment has a negative impact on individual citizens, neighborhoods, and the cost of local government services.

The causes of senior citizen housing abandonment include the homeowner's lack of money to pay for needed repairs and maintenance, their physical inability to handle the maintenance needs of their property, and the lack of information on available resources and services for home maintenance. As the demographic profile of New York continues to age, and as senior homeowners themselves experience declining health, this social problem will require increasing attention and action. As homes fall into ill-repair, often leading to abandonment, there are substantial public costs as the City deals with increasingly deteriorated neighborhoods and increased social service costs for displaced individuals. A cost effective approach is to provide senior citizens with the means to maintain their homes, thereby preserving neighborhoods.

This program, administered by the New York Foundation for Senior Citizens, attempts to address many of the conditions that lead to home abandonment. Some of the services that are included are minor home repairs and outreach and coordination with other agencies handling senior citizen problems. The program is available on a citywide basis to persons 60 or older who are at or below the Section 8 Income Limits.

Household income is defined as: benefits of Social Security, Supplemental Security Income (SSI), pension, employment, rental income, declared interest/dividend income, and contributions from family on a regular basis. Clients must submit photocopies of income and homeownership records (tax bill, mortgage bill, or copy of deed). Condo and co-op clients must have their board's permission for work to be done.

The Elderly Minor Home Repair Program is publicized with the assistance of the Department for the Aging, senior citizens centers, elected officials, and through the use of local newspapers. In addition, flyers are posted in libraries, post offices, and barbershops/beauty salons. Presentations are also given at senior centers, clubs, retiree groups, etc.

### **Elderly Safe-At-Home Program**

The Elderly Safe-At-Home Program provides services to residents in a cluster of New York City Housing Authority housing developments in the South Bronx with concentrations of elderly residents. The program uses trained paraprofessionals to assist the elderly in a variety of ways. A Supervisor I (SW) provides on-going supervision for the program.

The staff 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.

The program sites are as follows:

- McKinley Houses - 731 East 161<sup>st</sup> Street (Provides services to residents of the McKinley and Forest Houses)
- Butler Houses - 1408 Webster Avenue (Provides services to residents of the Morris, Butler and Webster/Morrisania Houses)
- Jackson Houses - 799 Courtlandt Avenue (Provides services to the Jackson and Courtlandt Houses)

### **Emergency Demolition Program**

The Demolition Unit within HPD's Division of Maintenance has the authority to perform emergency demolitions when an owner fails to do so pursuant to a Department of Buildings (DOB) declaration of emergency, as established by the New York City Administrative Code. The Code requires the treatment of any structure that may become "dangerous or unsafe, structurally or as a fire hazard, or dangerous or detrimental to human life, health, or morals." Pursuant to DOB guidelines, this would include deteriorated residential and commercial structures determined to be unsafe and/or debilitated in any area, including urban renewal areas. The Demolition Unit is responsible for surveying the site, providing a scope of work, and overseeing and approving all demolition, cleaning, and grading of land. CD funds are expended for all full and partial demolition of privately-owned residential and commercial properties, and some City-owned properties.

DOB issues Unsafe Building violations for buildings or properties that are dangerous or unsafe throughout the City. If the owner does not correct the unsafe condition, the DOB may initiate an Unsafe Building proceeding in Supreme Court. The court may issue a precept, which is an order to correct the condition. Often the precept provides an owner with options regarding how to ensure the safety of the structure. These options include sealing the property, making repairs such that the condition of concern is addressed, or demolishing the structure. When DOB refers the precepts to HPD, HPD engages a contractor to take the appropriate action to correct the condition. Correcting the condition may include demolition (which would be CD-funded), shoring/bracing (which would be funded by Tax Levy dollars), or sealing for commercial properties (which would be funded by Tax Levy dollars).

### **Emergency Repair Program**

HPD's Division of Maintenance's Emergency Repair Bureau is comprised of the Emergency Repair Program and the Demolition Unit (which is CD-funded under the Emergency Demolition Program).

In response to referrals from the Emergency Services Bureau (ESB), the Emergency Repair Program works to correct immediately hazardous emergency conditions for which the Division of Code Enforcement has cited an emergency repair generating "C" violations in a privately-owned residential building. In addition, this unit monitors repairs in City-owned properties.

Intake Unit staff are responsible for receiving emergency repair referrals from ESB. Field inspectors are sent to buildings to prepare work scopes for repairs. The field inspectors determine whether the necessary repair work should be assigned to a vendor or to in-house maintenance mechanics. Vendor Tracking Unit staff are responsible for monitoring the progress of jobs awarded to outside vendors. Staff maintains contact with the vendors on all open jobs to ensure that they start and complete their work according to dates established by the Procurement Unit. Vendor tracking staff also arrange for technical staff to inspect contractors' work while in progress and upon completion. In addition, the vendor tracking staff attempts to resolve access issues, track service charge requests, and obtain vendor affidavits for both refused access and no access situations.

Repair crews from Bergen Street in Brooklyn perform the more common repairs such as installing window guards and plastering.

DOM also uses CD funds to seal vacant, open, and accessible privately-owned residential buildings that threaten the safety of the public. Accessible openings at these buildings are sealed with stucco, plywood, and/or concrete blocks to prevent illegal entry and occupancy, eliminate associated potential fire hazards, and preserve the physical structure of buildings in low- and moderate-income areas. HPD uses City Tax Levy funds for buildings that are not in CD-eligible areas.

Sealing these buildings protects against further deterioration and abandonment of neighborhoods. Boarding up vacant buildings using CD funds is a component of the City's code enforcement effort along with other activities such as public improvement, rehabilitation, and services that are expected to prevent the decline of an area. Sealing activities in *in rem* buildings is eligible for CD funding as part of maintenance initiatives under the In Rem Maintenance and Repair Program.

ERB's Utilities and Fuel Unit responds to violations issued for a lack of electricity, gas, or fuel. The unit works with the utility companies to ensure that basic services are restored to buildings where the owner has failed to provide them. This unit is also responsible for arranging delivery of fuel oil in privately-owned buildings in order to provide heat and hot water to buildings for which Code Inspectors have written violations indicating a lack of fuel. The Fuel Unit works closely with the fuel vendors to ensure completion of any additional repair required for restoration of heat and hot water.

#### Bureau of Maintenance Procurement

The Bureau of Maintenance Procurement has several tasks, including awarding open market orders to vendors, approving and monitoring a vendor panel, and registering requirement contracts between the City and private vendors with the Comptroller's office.

#### Bureau of Environmental Hazards

HPD's Bureau of Environmental Hazards (BEH) within DOM receives lead-based paint hazard violations, issued under Local Law #1 of 2004 by the Division of Code Enforcement, which have not been corrected and certified by the property owner. Under Local Law #1, a "lead-based paint hazard violation" is defined as: "The existence of lead-based paint in any dwelling unit in a multiple-unit dwelling where a child of applicable age resides if such paint is peeling or is on a deteriorated subsurface." As of October 1, 2006, the applicable age is six or under pursuant to New York City Council Resolution §27-5056.18.

Within 10 days after the certification of a lead-based paint violation, BEH re-inspects all lead-based paint violations not certified by the owner as corrected. The unit may perform XRF testing to verify the existence of lead paint hazard violations that have not already been tested. If a lead-based paint hazard violation exists and the landlord fails to address the condition as required by Local Law #1, BEH may use either in-house staff or contract out for remediation and dust clearance testing. By law, HPD must remediate such conditions not addressed by the owner within 45 days of a re-inspection of the condition. Using the same inspection, scope, and contracting process, BEH also addresses lead-based paint hazards in City-owned residential properties.

BEH is also responsible for processing referrals received from the Department of Health and Mental Hygiene (DOHMH) Lead Poisoning Prevention Program (LPPP). DOHMH referrals are forwarded to the Lead-Based Paint Hazard Inspection Unit in cases where a lead-poisoned child has been identified, and DOHMH has been unsuccessful in obtaining compliance from the building owner.

BEH also conducts asbestos surveys, laboratory analysis of bulk material, and asbestos air sampling for City- and privately-owned buildings. Responsibilities include developing specifications and cost estimates for asbestos and lead abatement activities, and monitoring contractor performance and compliance. This unit also conducts lead dust-wipe tests after lead hazard reduction activities are completed in private and *in rem* buildings.

### Research and Reconciliation

Owners are entitled to question repairs made through the Division of Maintenance (DOM). The Research and Reconciliation Unit provides an independent review to ensure that all requirements and procedures were followed appropriately. The office examines ESB and DOM's records to substantiate the charges/liens imposed against privately-owned buildings where DOM has abated an emergency condition.

### **Empowerment Zone Administration**

The New York Empowerment Zone (NYEZ/Zone), created to revitalize Upper Manhattan and the South Bronx, is an economic development initiative that uses public funds and tax incentives to encourage private investments in these areas. The NYEZ is the only corporate entity of its kind in the nation with a public investment pool of \$300 million equally allocated from the city, state, and federal governments. The NYEZ's goal is to provide its residents with the necessary tools to revitalize their community and build new inroads to economic self-sufficiency.

CD funds will help pay for the Mayor's Office of the New York Empowerment Zone, which manages the City's interest in the Empowerment Zone under the authority of the Deputy Mayor for Economic Development. Its mission is to work with the two local development corporations, the Upper Manhattan Empowerment Zone Development Corporation (UMEZ) and the Bronx Overall Economic Development Corporation (BOEDC), to coordinate private-sector investment and to facilitate navigating City government. With \$300 million in funding, tax benefits, and available City land, many businesses will have an opportunity to help create jobs in the Zone.

The NYEZ will:

- Serve as staff to the Deputy Mayor for Economic Development on all Zone matters related both to the City and the Deputy Mayor's role as Chair of the New York Empowerment Zone Corporation.
- Interface with Local Development Corporations (LDCs): UMEZ and BOEDC.
- Vet all projects and proposals to be implemented with Empowerment Zone funds.
- Assist the LDCs with Vendex and procurement services.
- Assist and facilitate the LDCs' interaction with State and City government agencies.
- Assist the LDCs in obtaining technical information for preparation of Benchmark Documentation.
- Assist the Office of Management and Budget in developing the City's annual appropriation to the New York Empowerment Zone Corporation.
- Evaluate and monitor appropriate agencies regarding benchmarks and goals of the LDCs' initiatives.

2009 Goals:

- Assist the LDCs in leveraging Empowerment Zone resources for investment in projects that meet both the strategic goals of the LDCs and the City's goals for economic development in the Empowerment Zone.
- Evaluate administrative budgets and levels of support for LDC staff and overhead.
- Evaluate compliance of approved initiatives with contracted benchmarks.
- Evaluate and assess job creation in the Empowerment Zone.
- Assist the LDCs in workforce development and job creation.

The NYEZ has targeted the stabilization and growth of cultural institutions in Harlem and the Bronx as part of an overall strategy to revitalize these areas as unique cultural and shopping destinations. To support business expansion and job creation for local residents, UMEZ and BOEDC have also focused on implementing development strategies in several industries including ethnic and specialty food manufacturing, recycling, business services, retail, entertainment, and tourism.

Through its partner agencies, UMEZ and BOEDC, the City's Economic Development Corporation, Department of Business Services, Department of Citywide Administrative Services, Department of Employment, Department of Housing Preservation and Development, and the State's Empire State Development Corporation, the City also provides funding, technical assistance, and support in the areas of site location/acquisition, procurement, business, and real estate development.

#### Upper Manhattan Empowerment Zone Development Corporation (UMEZ)

UMEZ continues to be instrumental in supporting the economic and cultural revitalization of 125<sup>th</sup> Street and Upper Manhattan. UMEZ investments are facilitating the creation of distinct retail and cultural destinations to provide local residents with jobs and a greater diversity of quality goods and services. EZ funds are also directed to provide budding entrepreneurs with greater access to capital.

The UMEZ focuses on:

- Making catalytic investments in large-scale commercial real estate projects by providing bond financing and loans to retail and hotel projects that generate a significant number of jobs for Upper Manhattan residents and bring much-needed goods and services to Upper Manhattan.
- Assisting entrepreneurs by providing access to low-interest loans for small businesses that are expanding but not traditionally bankable, yet have strong cash flows and demonstrated ability to pay debt service.
- Investing in the cultural industry and promoting tourism by providing technical assistance grants for organizational capacity building and capital grants for expansion projects in support of emerging and mature arts and cultural organizations.

UMEZ is a key institutional partner in supporting the City's efforts to restore and enhance the historic importance of Harlem as the center of African-American culture and entertainment. For the last four years, the City worked with the community to develop a balanced rezoning framework for strengthening the 125<sup>th</sup> Street corridor as a regional business district and premier arts, entertainment, and cultural destination, while providing affordable housing for local residents. The rezoning is integrated with a strategy designed to encourage more retail and entertainment uses, and to support the creation and expansion of signature cultural and entertainment destinations. To help spur retail development in Harlem, UMEZ will offer no interest, forgivable loans to qualified entrepreneurs through July 2009 as an incentive for them to relocate or expand their businesses intersecting at 125<sup>th</sup> Street.

#### Bronx Overall Economic Development Corporation (BOEDC)

BOEDC maintains its commitment to supporting small business development and promoting environmentally sustainable industries, while also developing new initiatives to provide funding and technical assistance for nonprofit organizations. The notable emergence of cultural organizations and businesses, in particular, and their potential to support economic activity in the South Bronx is a new area of investment.

In 2009, BOEDC initiatives will include the following:

- Promoting sustainability by providing grants and low-interest loans to businesses to use energy-efficient equipment, solar panels, and other environmental enhancements that will also help reduce operating costs.
- Providing access to low-interest loans for small businesses that are expanding but not traditionally bankable, yet have strong cash flows and demonstrated ability to pay debt service.
- Catalyzing industrial growth in Hunts Point by providing low-interest loans to support capital projects by food-related businesses on City-owned sites in the Hunts Point Food Distribution Center.

BOEDC created a \$615,000 micro-loan fund for Bronx Empowerment Zone businesses modeled off of the successful loan fund created by UMEZ and ACCION for East Harlem businesses. The fund will increase ACCION's lending capacity and help entrepreneurs in the Bronx EZ access capital more efficiently, establish or improve their credit, and build strong businesses.

### **Graffiti-Free NYC**

Graffiti-Free NYC was formerly a component of the Industrial Areas Improvement Program. A HUD monitoring found that the vacant lot clean-up component of that program was ineligible for CD funding. Since only the graffiti component is now CD-funded, the program's name has been changed to Graffiti-Free NYC to be consistent with the name used by the Economic Development Corporation.

Graffiti-Free NYC (GFNYC) provides no-cost removal for affected public and private properties citywide. GFNYC employs unique, state of the art spray painting equipment that paints 10 times the area of traditional methods at a substantially reduced cost. This equipment is placed on small trucks, which provide the mobility to more easily reach areas marred by graffiti. The program also uses pressure-washing equipment when painting is not appropriate (e.g. on natural stone surfaces). GFNYC has recently expanded its fleet from 13 to 23 graffiti cleaning vehicles.

GFNYC uses CD funds to remove graffiti from industrial, commercial, and residential properties citywide. HUD has determined that graffiti removal is a CD-eligible rehabilitation activity that may be conducted in slum and blighted areas or on a spot basis in non-slum and blighted areas.

Using funds available from a prior year, \$700,000 in CD funds will assist in funding the construction of a garage at 236 Wolcott Street (Pier 12) in Brooklyn. Two small, one-story structures will be demolished and a larger structure currently on site will be built out to the site perimeter, incorporating the existing parking lot area fronting the property. Once completed, the entire structure (approximately 7,400 square feet) will be a garage-type building and will be utilized to house GFNYC trucks, equipment, supplies, as well as limited office and changing space for the program's Brooklyn-based work crews. Construction is proposed to begin in July and completed by November. The project has a total cost of \$820,000.

Please call 311 to obtain graffiti-removal services.

### **GreenThumb**

Established in 1978, GreenThumb remains the nation's largest urban gardening program, assisting 600 neighborhood groups in the creation and maintenance of community gardens aimed at increasing civic participation and encouraging neighborhood revitalization. GreenThumb was initiated in response to the City's severe financial crisis during the 1970's, which resulted in a serious loss of population and housing in neighborhoods throughout the five boroughs. A tremendous amount of public and private land was left vacant, adding an unattractive and unsafe element to these devastated communities. GreenThumb's assistance helped neighborhood volunteers transform derelict land into active and attractive community resources.

Administered by the Department of Parks and Recreation, GreenThumb provides materials and technical support and manages the license applications for all community garden properties located on city land. Most of these properties are under the jurisdiction of the Department of Parks and Recreation, the Department of Housing Preservation and Development, and the Department of Education.

GreenThumb primarily serves communities through its technical support, general warehouse distribution, seasonal workshops, and distribution of specialty supplies. GreenThumb offers material assistance only to those groups gardening in Community Development-eligible census tracts. This year, GreenThumb continues to focus resources and staff on making capital improvements to permanent Parks garden sites. GreenThumb is replacing or repairing poor garden fences and broken sidewalks to the extent funds are available. The goal is to complete all major garden renovations by the end of 2008. This helps to ensure that community gardens remain safe spaces for the community and limits city lawsuit exposure.

GreenThumb annually sponsors its Spring GrowTogether conference with over 70 garden workshops that attract approximately 1,000 city gardeners. In the fall, GreenThumb hosts its annual September Harvest Fair where city gardeners show off their summer bounty and compete for blue ribbons in 30 vegetable, flower, and herb categories. GreenThumb links the distribution of all materials to educational workshops that are developed in partnership with gardeners and other greening organizations. All workshops are designed to enhance gardeners' horticultural, construction, and community development expertise, thus increasing the sustainability of their gardens and

communities. In 2008, GreenThumb expects to offer approximately 50 educational workshops and events that will serve approximately 3,000 participants. As part of its educational programming, GreenThumb maintains an informational website, [www.GreenThumbnyc.org](http://www.GreenThumbnyc.org).

The majority of GreenThumb garden communities are located in community districts that request and receive federal financial support for a combination of affordable housing, business development, and open space projects. As a result, active garden sites create a stable force in the community and serve as anchors for area re-development initiatives.

GreenThumb gardeners are interested in public safety, environmental quality, housing, and educational opportunities in their communities. The gardeners either live or work near the garden and many are schoolteachers, students, retirees, local business owners, artists, and/or active community residents. GreenThumb gardens are managed by community and block associations that are interested in improving their neighborhood through a complement of open space, affordable housing, and economic development opportunities.

After nearly 30 years, GreenThumb is a success in responding to a crisis and making a positive contribution in the City's neighborhoods and in the lives of people that live and work there. Over 80% of GreenThumb's current inventory is comprised of permanent community garden resources in New York City. GreenThumb gardens have a track record of community involvement and accomplishment. Registered GreenThumb gardens offer consistent public programming aimed at improving the quality of life for residents of all ages.

### **HPD Administration**

Staffs in the following units perform administrative functions for several of HPD's CD-funded programs:

#### Administration and Support

Staff within Administration and Support oversees and coordinates all property management and maintenance operations. They are responsible for the oversight of contractual repairs and for ensuring the proper allocation of resources to the *in rem* program. Automated tracking systems are used to evaluate the progress of work. Staff also interacts with tenants and community groups.

#### Central Operations

This office monitors the performance of city and contractual staff in managing and maintaining City-owned properties. It monitors fuel, utility, and building service needs; maintains and organizes central files for building repair contracts; and prepares scopes of work, work orders, and related documents. Staff interacts with tenants, contractors, and community groups to resolve problems. The Central Operations Office also maintains records regarding rent payments and arrears and monitors spending under the expense and capital budgets.

#### HLD Administration

The support staff within HLD oversees and coordinates a number of administrative functions. These functions include data operations, management services, office management, bill processing, and supervision of all administrative units within the Division.

#### Invoice Review

Units within the Division of Accounts Payable are responsible for receiving, reviewing, and approving all contractor invoices submitted for payment related to the Office of Housing Operations' Repair Bureau, which includes repair work for both City- and privately-owned properties. In addition, the Division of Accounts Payable reviews invoices and processes vouchers for work done by the Neighborhood Preservation Consultants under the Targeted Code Enforcement Program, utility and fuel payments for *in rem* properties, advertising, supplies, construction, and the Handyperson and Superintendent Contracts.



#### Fiscal ERP Accounting

Program income from the Emergency Repair Program is generated through the collection of payments by owners for billed invoices issued by the Fiscal ERP Accounting Unit. When the bill is not satisfied, a lien is placed on the property. The tax lien is removed when the landlord makes full payment or at the time of property sale.

#### Bureau of Maintenance and Procurement

The Division of Maintenance's Bureau of Maintenance and Procurement, through a pre-qualified vendors list and requirements contract, bids out and awards repair work to private contracts for both privately-owned (under the Emergency Repair Program) and *in rem* buildings.

#### Timekeeping and Payroll

The Timekeeping Unit tracks and inputs timekeeping data for HPD employees, including review, verification, adjustments, and input of employee time. The unit also tracks and monitors leave balances and issues, processes resignations and terminations, and responds to employee inquiries. The Payroll Unit processes payroll changes for employees including direct deposit changes, refunds or changes of union deductions, processing of assignment differentials and jury duty payments, research and resolution of discrepancy inquiries, processing of monetary settlements for grievances, and processing of requests for changes in federal, state, and city withholdings. The CD-funded Timekeeping Unit and Payroll Unit staff is assigned to work units comprised of employees who perform only CD program functions, such as the Division of Property Management, Division of Maintenance, and Neighborhood Preservation Neighborhood Services Offices.

#### Home Program Project Support

CD funds are used to fund project support positions for CD-eligible activities funded under the City's HOME Investment Partnership Program (HOME). HOME funds may be used to develop and support rental housing and homeownership affordability through tenant-based rental assistance (which is not eligible as CD project support), rehabilitation, conversion, and acquisition of real property and new construction.

#### Preservation Planning & Analysis Unit

The Preservation Planning & Analysis Unit (PPA) within the larger Office of Preservation Services is responsible for analysis and preservation planning for all operations and initiatives within the Office of Preservation Services. Using performance based indicators, the unit performs various strategic management assessment analyses and forecasting, which are utilized to alter and re-design program planning in order to achieve the agency's preservation and enforcement mission.

### **HPD Emergency Shelters**

The Department of Housing Preservation and Development's (HPD) Division of Property Management (DPM) operates the Emergency Housing Services Bureau (EHSB), which provides temporary emergency shelter services and housing relocation services to tenants displaced as a result of fires or vacate orders issued by the Department of Buildings, Fire Department, or HPD.

#### Emergency Response

EHSB contracts and coordinates with the American Red Cross (ARC) on emergency response and sheltering services for displaced households. ARC, as a first responder, assesses human services needs, including re-housing and sheltering needs. ARC provides initial shelter services through their contracted hotels for the first 2-3 days of displacement. During this time, ARC attempts to relocate households back to their units of origin or with friends and relatives. Households that are not relocated by ARC are referred to HPD or the Department of Homeless Services as appropriate. ARC hotel costs for households who are eligible for HPD services are reimbursable through the HPD contract.

#### Shelter Placement

EHSB's Central Intake assesses ARC-referred households for eligibility and assigns shelter placements based on unit and household size, matching school affiliation, other community support systems, and other special needs as appropriate. Households with children are placed in one of four Family Living Centers located in three boroughs

(two in Manhattan, one in Brooklyn, and one in the Bronx). Households with no children are placed in privately-owned hotels in four boroughs (Manhattan, Bronx, Brooklyn, and Queens) that have entered into a verbal agreement with HPD for sheltering services.

#### Case Management and Housing Relocation Services

##### HPD Relocation Managers

HPD Relocation Managers work closely with contractors on housing placements for all displaced households. Services include property storage coordination, identifying housing options, processing housing applications, rental subsidy programs (e.g., NYCHA Public Housing, Section 8), and coordinating leasing and moving processes. Relocation Managers are located at each of the four Family Living Centers.

##### Family Living Centers (FLC)

Each FLC is staffed by social service contractors and HPD Relocation Managers. Contractors provide case management services to ensure a household's housing and relocation readiness. Services include benefits advocacy, employment and/or vocational assistance, and support, counseling, and referrals for other needed services, documentation gathering, and family support activities.

##### Hotels

Households residing in participating hotels are serviced by HPD Relocation Managers and a social services contractor from the Center for Urban Community Services (CUCS). CUCS primarily works with households who have resided in hotels for more than two years. With an expertise in mental health and substance abuse issues, CUCS will begin to provide early intervention services for newly displaced households who present significant health issues that may otherwise prolong their length of stay in hotels.

##### Homeless Rental Unit

The Homeless Rental Unit (HRU) under EHSB coordinates rental processes for apartment units that have been set-aside for homeless households. These units are a combination of renovated apartments and newly constructed apartments in housing projects that have been subsidized by HPD and/or HDC financing.

Displaced households who are income-eligible may apply for these units. HRU coordinates with HPD Relocation Managers on housing and HRU application submissions, screening appointments, and lease signing appointments.

#### **HPD Fair Housing Services Program**

HPD'S Fair Housing Unit provides housing counseling, educational, and mediation services through CD-funded consultant contracts with community-based organizations covering the five boroughs at the following locations:

<u>Group</u>	<u>Borough</u>	<u>Location</u>
South Bronx Action Group	Bronx	384 East 149 <sup>th</sup> Street
Brooklyn Housing & Family Services	Brooklyn	416 Albermarle Road
Chinese-American Planning Council	Manhattan	165 Eldridge Street
New York Urban League	Manhattan	204 West 136 <sup>th</sup> Street
New York Urban League	Queens	89-25 Parsons Boulevard
Brooklyn Housing & Family Services	Staten Island	416 Albermarle Road

HPD's Fair Housing Service Consultants provide counseling to individuals and families of low- and moderate-income. The Consultants assist with housing-related issues such as landlord/tenant rights and responsibilities and housing locator services, including accessible housing for people with disabilities. The Consultants also help clients

in determining eligibility for tenancy and/or social service programs. Program clients with jurisdictional discrimination complaints are referred to the New York City Commission on Human Rights for enforcement.

HPD and the Consultants provide dispute resolution services in Brooklyn and Manhattan Housing Courts. This program is designed to facilitate the resolution of landlord-tenant disputes through the use of trained mediators. The goals of the program are to solve routine housing problems and thereby prevent unnecessary displacement of tenants and to assist pro-se litigants, who are unfamiliar with court procedures. The mediation services provided are informal forums for cases that appear not to require direct judicial supervision and/or are likely to be quickly resolved.

Public awareness of Fair Housing Laws is central to promoting fair housing practices and enforcement. HPD and the Consultants plan and implement an annual Citywide Fair Housing Education campaign. This campaign consists of various elements: informational flyers and brochures, the placement of press releases and ads in local papers to advertise consultant services, radio and television broadcasts, and a grassroots effort to interact with the public through workshops and conferences.

CD funds also pay for HPD staff responsible for the management and oversight of the Fair Housing Service Providers. Responsibilities include counselor training, management of Housing Court schedules, contract compliance, providing information on City-assisted housing opportunities, requisition review/approval, and monthly productivity reports.

#### **HPD Housing Policy Analysis And Statistical Research**

The Division of Housing Policy Analysis and Statistical Research (DHPASR) plans and conducts data-intensive research and analysis of housing issues requiring advanced concepts and methods and/or large-scale data processing. DHPASR plans, designs, and implements the projects necessary to conduct the legally mandated New York City Housing and Vacancy Survey (HVS) and provides reliable data needed for sound planning, policy analysis and research, and program development. The Division prepares and submits to the City Council the Initial Report on the HVS, presenting and analyzing data on the rental vacancy rate, housing inventory, housing conditions, and other housing market situations required for the Council's determination of whether a housing emergency exists, as the condition necessary for continuing rent control and rent stabilization in the City. The DHPASR prepares the main HVS Report, a comprehensive housing market analysis, presenting and analyzing in-depth data from the HVS on the City's population, households, housing stock, vacancies, housing conditions, and other characteristics, such as household incomes, rents, and neighborhood conditions. The DHPASR provides justification of the need and substantiates eligibility for use of CD funds for agency programs. CD funds pay for the staff that conducts these activities.

#### **HPD Neighborhood Preservation Offices**

The Division of Neighborhood Preservation's (DNP) Neighborhood Preservation offices, located in the Bronx, Brooklyn East, Brooklyn West (which also covers Staten Island), Manhattan, and Queens, identifies residential buildings at risk of abandonment at an early stage in the process and then develops a range of interventions designed to improve building conditions and prevent owner abandonment. Buildings are selected for assessment mainly in Community Districts judged to be in particular distress. Additionally, buildings are referred through several citywide initiatives such as TCEP, Major Owners, AEP, and Third Party Transfer (TPT). The Neighborhood Preservation offices also monitor distressed properties.

TPT buildings are selected through Local Law 37. This Local Law allows the City to convey distressed tax delinquent residential properties to a qualified third party after the court renders an *in-rem* judgment due to the failure of the owner to pay outstanding tax arrears and other municipal charges within the timeframes specified by the law.

DNP's Neighborhood Preservation Offices also work with community-based nonprofit organizations through the Neighborhood Preservation Consultants Program (NPCP). These NPCs are under contract with HPD to identify

buildings in distress and then provide early intervention assistance, preservation, and anti-abandonment services throughout the five boroughs.

### **HPD Program Planning**

The Division of Planning (DOP) is responsible for facilitating housing development and comprehensive neighborhood revitalization through community-based planning. DOP builds the pipeline for affordable housing by selecting City-owned sites for development, identifying available privately-owned sites, arranging for acquisition funding when necessary, and collaborating with other agencies that have land and buildings suitable for housing development. DOP secures the approval of housing proposals through the City's land use review process, working closely with local Community Boards and the Department of City Planning.

In addition, DOP is responsible for reviewing all HPD projects that require environmental review pursuant to city, state, and federal laws and regulations. DOP assures that HPD projects comply with requirements for the remediation of hazardous materials, noise attenuation, and other environmental conditions.

DOP consists of four borough offices and an environmental review unit. The borough offices coordinate development efforts in Manhattan, Brooklyn, Bronx, Queens/Staten Island.

In addition, a Large Scale Development office, which reports directly to the Associate Commissioner for New Construction, oversees HPD's involvement in a number of high-priority, inter-agency development plans, including neighborhood development plans, neighborhood rezoning proposals, and large scale development initiatives for affordable housing. These projects generally involve intensive community-based planning, with design workshops and charrettes, planning consultant studies, and extensive community outreach.

### **Business Planning Unit**

The Business Planning Unit (BPU), in HPD's Division of Technology and Strategic Development, is responsible for identifying a specific set of actions (including the establishment and refinement of computerized information systems) to assist the Office of Development, including the Division of Planning, to better implement the Mayor's New Housing Marketplace Plan. In the course of this work, the BPU collects a range of data and studies the various processing systems of HPD programs to determine their effectiveness and how they can be amended to better serve the City's housing needs.

BPU participates in the analysis and design of workflow, processing needs, and business operations of the programs within the Office of Development. It participates in the assessment of the current systems of business operations (manual and computerized) and develops appropriate new computer systems based on housing finance methods, municipal ordinances, codes, and regulations pertaining to planning, zoning, community, and economic development programs. A new comprehensive technology solution is being built for the Office of Development that will revamp its business processes and automate many of the more routine labor intensive processes. Once all of the programmatic data from this effort is included in HPD's existing centralized database, all of the various divisions will benefit from the ease of access to this new information.

### **Strategic Planning Unit**

The Strategic Planning Unit (SPU) is charged with helping to chart HPD's course over the next several years. In this capacity, the unit has helped to develop and flesh out the Mayor's New Housing Market Place Plan (Plan) while working with others in HPD to design new initiatives and reshape existing programs. In addition to developing new approaches, SPU will strive to evaluate the Plan's effectiveness through statistical analysis and other research.

### **Homeless Outreach And Housing Placement Services**

A contract with the New York City Department of Homeless Services, in collaboration with the New York City Department of Health and Mental Hygiene, allows Project Hospitality to provide homeless outreach and housing placement services to homeless, mentally ill persons who also may have substance use/dependence problems and occupy the Staten Island Ferry Terminal or other locations throughout Staten Island. The primary goal of the Homeless Outreach and Housing Placement Services Program is to move mentally ill homeless and dually diagnosed

clients out of the Ferry Terminal and off the streets into transitional or permanent housing settings. This represents a difference from the outreach approaches of past years, which focused on treatment and housing preparedness. This program now focuses on providing housing accompanied by wrap-around treatment and support services. The program is designed to respond effectively to the psychiatric and substance abuse issues that impair a person's ability to secure housing by arranging housing and treatment services fairly concurrently. If homeless persons need to come indoors to a drop-in center first, they are able to receive a full complement of case management, treatment, and support services.

Homeless Outreach and Housing Placement Workers approach, engage, and try to intensively work with homeless people to move them out of the Staten Island Ferry Terminal or off of the streets. Outreach workers engage and counsel such persons, perform assessments, and refer homeless persons to a variety of services to address their most immediate needs. They organize such emergency services as medical detoxification, psychiatric evaluation, bed respite, and emergency health care.

The goal of this new model is to reduce the number of homeless persons who live in places not meant for human habitation, in and around the Staten Island Ferry Terminal and throughout the borough of Staten Island, and to expeditiously place them in transitional settings or permanent housing.

### **Housing Authority Senior Resident Advisor Program**

The Housing Authority operates a program through which trained paraprofessionals, called Senior Resident Advisors (SRAs), work in housing developments that are exclusively for elderly and disabled tenants. The Advisors provide 24-hour care at selected live-in sites and 9 am to 5 pm coverage at non-live-in sites. The SRAs are available to intervene in crisis situations and provide case management according to the plan devised by the program's Social Work Supervisor.

Advisors are assisted by a network of trained tenant volunteers, each of whom maintain daily contact with all elderly tenants on their floor. This continuity of care and support prolongs a senior citizen's period of independent living, eliminates costly institutionalization, and relieves housing managers of the demanding job of meeting the greater needs of the housing project's elderly population. SRAs have also been an excellent resource and valuable support persons for senior residents who have increased levels of anxiety, fear, and vulnerability as a result of tragedies, such as the attack on the World Trade Center on September 11, 2001. The program operates in 22 NYCHA senior buildings. The following 12 are CD-funded.

#### Site

#### Location

#### Bronx

Bronx River Addition  
Randall-Balcom  
West Tremont Avenue

1350 Manor Avenue  
2705 Schley Avenue  
228 West Tremont Avenue

#### Brooklyn

Palmetto Gardens

85 Palmetto Street

#### Manhattan

Bethune Gardens  
Gaylord White  
Harborview Terrace  
LaGuardia Addition  
Max Meltzer Towers  
Sondra Thomas

1945 Amsterdam Avenue  
2029 Second Avenue  
530 West 55<sup>th</sup> Street  
282 Cherry Street  
94 East First Street  
102 West 91<sup>st</sup> Street

#### Queens

Conlon-Lihfe Towers

92-23 170<sup>th</sup> Street

### **Housing, Information and Education**

The Mayor's Office for People with Disabilities (MOPD) has responsibility for the administration of this CD-funded program. This program seeks to increase opportunities for people with disabilities to obtain or retain accessible, affordable housing. It provides:

- Information and referrals relating to housing discrimination and fair housing laws, and barrier removal programs;
- Technical and legal guidance relating to the design and construction of accessible, affordable housing;
- Technical training, including statutory and regulatory compliance, regarding barrier removal targeted to (but not limited to) housing real estate brokers, landlords, co-op boards, condominium associations, small neighborhood businesses, developers, architects, and engineers;
- Housing referrals to disability advocacy and service organizations that operate housing locator programs and maintain a list of accessible affordable housing; and
- Outreach to architects, builders, and community groups.

### **Housing Litigation Division**

HPD has two units that conduct litigation in the Housing Court of the New York City Civil Court: the Housing Litigation Division (HLD) and the Landlord Tenant Litigation Division (LTLD). The Certificate of No Harassment Unit also conducts administrative hearings at the Office of Administrative Trials and Hearing.

#### Housing Litigation Division

HLD initiates actions in the Housing Court against owners of privately-owned buildings to enforce compliance with the housing quality standards contained in the New York State Multiple Dwelling Law and the New York City Housing Maintenance Code (the "Housing Code"). The attorneys and support staff assigned to HLD are approximately 75% CD-funded. HLD attorneys also represent HPD when tenants initiate actions against private owners. HPD is automatically named as party to such actions. The goal of all of these court proceedings is to obtain enforceable Orders to Correct, Civil Penalties (fines), and, where appropriate, Contempt Sanctions in order to compel owners to comply with the Housing Code.

HLD institutes a variety of Housing Code compliance cases. When owners do not provide heat and hot water to tenants, HPD's Division of Code Enforcement inspectors place violations. HLD then initiates heat and hot water cases, seeking orders directing owners to restore the heat and/or hot water. HLD attorneys will also ask that civil penalties be assessed and, in the case of extremely recalcitrant owners, may seek an order of contempt with incarceration.

Comprehensive cases seek the correction of all outstanding violations in a building. Typically, comprehensive cases are initiated against owners of buildings with substantial Housing Code violations or against owners who fail to provide building services. HLD initiates comprehensive litigation against owners of "Single Room Occupancy" buildings (SROs), as well as owners with apartment units.

A comprehensive case could also involve claims against an owner who has filed a false certification or failed to register with HPD as required by law (see below). After a Housing Code violation is placed on a building, the owner has the opportunity to certify that the violation has been corrected. Code Enforcement staff re-inspect the building to determine the validity of that certification. Owners who falsely certify are subject to further fines, and are ordered to correct the outstanding violations. Additionally, owners of multiple dwellings are required to register annually with HPD. This registration requirement is designed to facilitate HPD enforcement efforts by allowing easy identification of building ownership. Owners who fail to register their buildings seriously impede HPD's enforcement efforts.

HLD also brings litigation to have Article 7A Administrators appointed to buildings. The goal of the 7A program is to improve the quality of life for low-income people living in buildings that have experienced severe decay and/or a lack of services because of landlord neglect or abandonment. HLD attorneys seek to have the Court appoint 7A Administrators who will have interim management control, oversee required repairs to privately-owned buildings, and obtain Court authorization for HPD-funded repairs. HLD also represents HPD when the owner seeks to have the 7A Administrator discharged and the building returned to the owner's control.

HLD seeks access warrants based upon violations issued pursuant to Local Law 1 of 2004 by the Department of Health and Mental Hygiene or HPD, where owners have denied access to HPD inspectors to investigate the presence of lead paint in buildings or to contractors and crews sent by HPD's Emergency Services Bureau to correct overdue lead paint hazard violations. In addition, HLD commences false certification cases, where the owners have falsely certified correction of lead paint violations. The attorneys and staff assigned to the enforcement of Local Law I of 2004 are 100% CD-funded.

HLD also seeks access warrants to permit HPD to inspect and, if appropriate, make emergency repairs in buildings where owners have denied access to HPD inspectors to inspect or have denied access to representatives from HPD's Emergency Services Bureau or its contractors to take necessary action to correct immediately hazardous conditions in a building.

Through its Judgment Enforcement Unit, HLD collects money judgments from owners and tracks Orders to Correct (violation correction) compliance for settlement purposes. In many cases, enforcement of judgments entails locating assets of responsible individuals/companies and restraint and/or seizure of accounts and property.

HLD's Data and Records Management Unit is staffed with administrative personnel who track cases, docket files, make inquiries to outside agencies, file and store case records, and receive and file building violation notices.

Code Enforcement Inspectors are dedicated to HLD and tenant-initiated actions. Inspections directly supporting HLD's litigation efforts are requested at various stages of court proceedings to document and support legal positions. The inspectors are responsible for researching complaints prior to court proceedings, providing testimony in court, and doing case follow-up to ensure compliance with court-ordered actions. Code Enforcement support staff provides clerical back-up for the inspectors from the Code Enforcement borough offices.

#### HLD Administration

Other support staff within HLD oversees and coordinates a number of administrative functions. These functions include data operations, management services, office management, bill processing, and supervision of all administrative units within the Division. Under the Community Development regulations, these activities are eligible administrative expenses and are thus reflected in the HPD Administration description.

#### **In Rem Alternative Management Program**

When tax-foreclosed buildings managed by HPD are ready to be transitioned into ownership by tenants, nonprofit organizations, or private entrepreneurs, they are transferred from the Division of Property Management to the Division of Alternative Management Programs (DAMP). DAMP takes advantage of community and private sector expertise and is an alternative to long-term City management. The following CD-funded components of this effort help achieve the City's goal of selling the buildings to the tenants, nonprofits, or private entrepreneurs and returning the buildings to the tax rolls.

#### Tenant Interim Lease

Under the supervision of the Tenant Interim Lease Program (TIL), tenant associations maintain and manage the City-owned buildings in which they live under an interim lease with HPD. The rental income is used to cover operating expenses, limited repairs, and management fees. HPD and the tenants negotiate a comprehensive building rehabilitation plan for repair or replacement of the building's major systems (funded with City Capital). CD funds are used for building stabilization and to offset part of the operating costs, including fuel and utilities, as well as to provide training and assistance for tenants to learn how to establish and manage a co-op. CD funds are also used to

pay for relocation services and for the rental costs of apartments in other buildings to which tenants have been relocated due to rehabilitation. The ultimate goal of the program is to sell the building to the tenants. Rents are restructured, if necessary, before the building is sold. Program income is generated through the sale of the buildings to the tenants.

HPD contracts with a nonprofit organization to provide after-sales support services to tenant organizations that have purchased their buildings from HPD. Services provided include technical assistance, rent restructuring, and mediation techniques.

#### Division of Alternative Management Project Support

Program support is especially important in the Division of Alternative Management Programs (DAMP). Professional planning and technical staff provide ongoing assistance to the varied groups under contract with HPD. Sales staff oversees the sale of DAMP buildings to tenant associations, nonprofits and private managers, and provide technical assistance to DAMP building tenants after sale. Other staff performs support functions related to the Neighborhood Redevelopment and the Neighborhood Entrepreneur Programs (funded by Federal HOME funds), and the Neighborhood Homes Program. Support staff in the Tenant Interim Lease Program (TIL) work closely with tenants from the intake stage, where they assist tenants in putting together TIL applications, throughout a building's tenure in the program, and closely monitor the tenants' activities. In addition, they provide technical assistance during the sales process.

#### **In Rem Building Maintenance And Repair Program**

Repairs that may require greater skill than is available through the Handyperson or Superintendent Contracts are let to private vendors through open market orders and requirements contracts. Open market orders are used for repairs that cost up to \$100,000. Repairs include plumbing and electrical work, seal-ups, boilers, and roofs. Funds are also provided to renovate common building areas such as hallways. Finally, CD funds pay for the costs of fuel and utilities in *in rem* buildings.

HPD also uses CD funds to provide individuals with training and transitional vocational work in building maintenance through competitively bid contracts. The trainees perform maintenance activities such as rubbish and debris removal and surface preparation/painting in and around occupied *in rem* buildings.

#### **In Rem Building Maintenance And Repair Project Support**

Within DPM, CD-funded support staff is responsible for the oversight of maintenance and repair efforts in *in rem* buildings. Responsibilities include:

- Responding to emergency complaints from tenants regarding heat and other essential services;
- Organizing, processing, and filing work order requests;
- Performing field inspections, holding technical interviews with potential contractors, and processing contractor pre-qualification applications and re-certifications;
- Inspecting, monitoring, and surveying repairs for *in rem* properties;
- Managing the process of bidding, awarding, and processing of publicly competitive sealed bids above \$90,000;
- Supervising fiscal support operations and processing invoices for inspection and payment

#### **In Rem Handyperson Contract**

Through a competitive process, private vendors bid on contracts to provide services for handypersons (also known as maintenance mechanics) doing work in HPD-managed buildings. Specifically, the contract provides payroll processing for wages and fringe benefits earned by the handypersons (whose wages are also CD-funded), and for labor relations. The handypersons perform the majority of minor repairs, such as fixing doors, installing locks, and replacing plumbing fixtures in City-owned residential buildings citywide. Handypersons also perform repairs such



as installing window guards and plastering and fixing plumbing leaks in privately-owned buildings under the Emergency Repair Program. Potential repairs are identified via on-site inspections by HPD's Real Property Managers (RPMs) or by tenants, who then notify the RPM of repairs they believe are needed in their apartment. HPD's maintenance staff (Construction Project Managers (CPMs)) evaluates the condition, draws up a scope-of-work, determines if one or more handypersons can correct the condition, and monitors the work until it is completed. Additional contracted staff provides support for handyperson and maintenance activities, such as materials management, data entry, contract administration, and personnel processing.

#### **In Rem Material Management And Procurement**

HPD incorporates the stockroom functions for DPM, Bureau of Environmental Hazards (BEH), and the Emergency Repair Program (ERP) into the Material Management and Procurement Unit. The Unit utilizes CD funds to procure tools and materials to support HPD's property management, lead abatement, asbestos abatement, and emergency repair programs. To procure and distribute the majority of materials to site locations for CD-eligible programs, HPD obtains maintenance and repair items from the Department of Citywide Administrative Services (DCAS) and private vendors.

CD funds are also utilized for staff to manage these procurements from either the Department of Citywide Administrative Services (DCAS) or private vendors. Staff develops specifications, orders supplies, and maintains ongoing contact with private contractors and DCAS to ensure prompt delivery of repair materials to stockrooms. Upon receipt of these materials, staff prepares all necessary paperwork to process the payment requests from the contractors. They are also responsible for the timely distribution of the repair materials and tools upon request from the various HPD Programs, maintaining the ability to respond to emergencies throughout the year. They account for the integrity and security of all procured items and maintain the computer inventory management system.

#### **In Rem Property Management**

CD funds pay for HPD's Real Property Managers (RPMs), who are responsible for coordinating the management and maintenance of the City's occupied *in rem* housing stock. The RPMs and related personnel conduct surveys of the condition of an *in rem* building upon intake, prepare work orders, and respond to tenants' requests. They visit tenants regularly and maintain good tenant relations, attend tenant and community meetings, ensure the installation of health and security measures (window guards, smoke detectors, etc.), respond to emergencies, and maintain superintendent services. They inspect completed repairs, validate invoices for payment, secure vacant apartments, update tenant rosters, and coordinate evictions. CD funds also pay for the rent at HPD's field offices that support the *in rem* operations.

#### **In Rem Superintendent Contract**

Under the competitively bid contract with a private vendor as referenced in the section above, superintendents are employed by the vendor to provide services in City-owned residential buildings. CD funds pay for the salaries and fringe benefits of the superintendents, as well as for payroll services provided by the vendor. The superintendents perform on-site janitorial services and alert HPD's Real Property Managers when building problems arise.

#### **LPC Planning**

CD funds pay for Landmarks Preservation Commission (LPC) staff that conducts various planning activities such as environmental reviews and architectural, archaeological, and historical analysis. CD-funded staff also researches and plans for potential landmark districts, which includes photographing buildings and streetscapes to document significant features.

#### **Land Restoration Program**

The Land Restoration Program (LRP) is administered by the NYC Department of Parks and Recreation. Established in 1982, the program's primary focus addresses New York City's problem of vacant lots within CD-eligible areas.

LRP adopts sites for treatment on a rolling basis as the result of strict inspection parameters and/or at the request of Borough Presidents, Community Boards, and City Council Members. LRP routinely targets sensitive areas near public housing, playgrounds, community centers, churches, and schools for inclusion on the "Target Site List" for

vacant lot restoration and site improvements. The vacant lots are often polluted with drug paraphernalia, domestic litter, and industrial debris and frequently contain hazardous materials, rats, and severe vegetative overgrowth. Sites for improvement may additionally have structures to be demolished and removed. The LRP crew works with other City agencies including DOT, HPD, and DSNY to get sites cleaned and fenced. Sites are then graded, tilled, planted as needed with specialty mixes customized for our area, and put into a rotational maintenance plan or turned over to community groups for continued care. Sites are then revisited throughout the season for mowing, cleaning, or other improvements in order to prevent them from falling into disrepair again.

Lot treatment by LRP provides communities:

- Increased safety by removing tall weeds that are often used as cover for illegal activity;
- Decreased harborage for insects, rodents, and the associated diseases;
- Reduction in vacant lot or site health hazards;
- Reduction in the cost of re-cleaning or reclaiming treated sites; and
- Property that is attractive to residents and potential developers.

The site selection and improvement process begins in the fall with the review of requests from various groups, agencies, or individuals. Sites are inspected and compared against the CD-eligible census tract maps and the roster of City-owned property. Site lists are regularly updated through the season to ensure the program reaches the most communities possible. LRP routinely tries to find local community partners to help with site maintenance in between visits.

Due to the changing nature of New York City's vacant lot inventory, LRP has begun expanding its objectives to include partnership projects with other programs such as GreenThumb gardens and other Parks and Recreation divisions. Some of these projects may include habitat restoration, invasive species removal, debris removal, and other site preparation work. LRP also continues to focus its attention on improving/upgrading established gardens and other City-owned properties that have become run down or damaged, as well as assisting the GreenThumb program with community education. LRP is also forming partnerships with other agencies such as DSNY, DCAS, HPD, and DEP on open space projects that will complement local development efforts in CD-eligible areas. To this end, LRP continues to expand its equipment inventory and staff training efforts.

### **Landmarks Historic Preservation Grant Program**

The Historic Preservation Grant Program provides financial assistance to rehabilitate, preserve, and restore publicly-, privately- or nonprofit-owned or -leased historic properties and sites that are designated or calendared individual New York City landmarks, within designated New York City historic districts, or are listed on or are eligible for listing on the National Register of Historic Places. To qualify for an interior restoration grant, the building's interior must be designated.

Eligible properties cannot be in arrears for unpaid real estate taxes, water/sewer charges, nor have un-rescinded notices of violation issued by the Landmarks Preservation Commission or the Department of Buildings.

### **Homeowners Grants**

This component provides grants to homeowners who reside in their buildings, or whose buildings are occupied by low- to moderate-income individuals. The grants are intended to assist homeowners in repairing and restoring the facades of their buildings. Homeowners are eligible to receive historic preservation grants if they meet one of the following criteria:

- Their income, or the incomes of at least 51% of their tenants, does not exceed Section 8 low- or moderate-income limits; or
- The condition of the façade of their home is detrimental to the public's health and safety. Such conditions address HUD eligibility criteria for activities which aid in the prevention or elimination of slums and blight on a spot basis. Homeowners' incomes under this category may not exceed the Median Family Income for the New York Area. In addition, depending on the level of their income, homeowners must contribute at

least 25%, 37.5%, or 50% of the value of the LPC grant towards the cost of their project. This contribution may be from owner equity, loan proceeds, or other grants.

### Nonprofit Grants

This component provides historic preservation grants to nonprofit organizations organized under Section 501(c)(3) of the Internal Revenue Code.

Subject to certain restrictions set forth in the CD regulations, nonprofit organizations that own or have a long-term lease on their designated buildings are eligible to receive historic preservation grants if they meet one of the following criteria:

- They serve a low- and moderate-income area that is deemed to be CD-eligible; or
- Their buildings require work to eliminate specific conditions detrimental to public health and safety. Organizations that do not serve low- and moderate-income areas must contribute at least 50% of the value of the LPC grant towards the cost of their project.

Both homeowner and nonprofit applicants are identified through general Landmarks Commission outreach and publications, direct mailings, and through staff presentations to block and neighborhood associations. CD also funds staff to administer the program, which is charged to Administration.

### **Minipools**

The New York City Department of Parks and Recreation's Minipool Program offers safe swimming opportunities for children ages 6 to 11, as well as for toddlers accompanied by an adult. CD funds are used to pay for seasonal lifeguards, Parks Enforcement security personnel, and the staff that operate the filtration systems to maintain water quality and perform custodial services. The 11 CD-funded Minipools are operated during the summer months and are located near New York City Housing Authority projects. These sites are:

<u>Sites</u>	<u>Locations</u>	<u>Adjacent NYCHA Sites</u>
<u>Bronx</u>		
174 <sup>th</sup> Street Playground	East 174 <sup>th</sup> St. & Bronx River Ave.	Bronx River Houses
<u>Brooklyn</u>		
Glenwood Playground	Farragut Rd. & Ralph Ave.	Glenwood Houses
Jesse Owens Playground	Stuyvesant Ave. & Lafayette Ave.	Roosevelt Houses, Stuyvesant Gardens Houses
Parham Playground	Dekalb Ave. & Clermont Ave.	Walt Whitman Houses, Raymond Ingersoll Houses
<u>Manhattan</u>		
Lincoln Playground	East 135 <sup>th</sup> St. & Fifth Ave.	Abraham Lincoln Houses, Jackie Robinson Houses
Frederick Douglass Playground	West 102 <sup>nd</sup> St. & Amsterdam Ave.	Frederick Douglass Houses
Tompkins Square Park	East 10 <sup>th</sup> St. & Avenue A	Jacob Riis Houses, Lower East Side Houses, Lillian Wald Houses, Samuel Gompers Houses, Baruch Houses
<u>Queens</u>		
Astoria Heights Playground	30 <sup>th</sup> Rd. & 46 <sup>th</sup> St.	Woodside Houses

### Staten Island

Douglas MacArthur Park	Jefferson St. & Dongan Hills Ave.	Berry Houses
Grandview Playground	Grandview Ave. & Continental Pl.	Mariner's Harbor Houses
Stapleton Playground	Tompkins Ave., Hill St., & Broad St.	Stapleton Houses

### **NYC Business Solutions**

NYC Business Solutions is an initiative of the NYC Department of Small Business Services' (SBS) that provides small businesses with a range of assistance including access to financing and business planning, incentives and contracting opportunities, navigating government, and assistance finding qualified employees. CD-funded staff develops a curriculum of business training courses for delivery at six NYC Business Solutions Centers, oversee the operation of two vendor markets, and provide direct business counseling at the Customer Service Center and through outreach conducted by the Business Outreach Team.

#### Curriculum Development

Each NYC Business Solutions Center offers free training in business planning and computer applications to micro-entrepreneurs and small business owners in order to provide them with the skills they need to effectively plan, manage, and expand their business. Staff support the development of effective curricula to meet the business owner's needs, manage consultants who conduct classes, and work with Solutions Center staff to market and promote the classes. Classes are currently offered in English, Spanish, Mandarin, and Cantonese.

#### Vendor Markets

NYC Business Solutions provides, at nominal cost, spaces to former street vendors in which they can conduct business legitimately and transition on as entrepreneurs. The program currently sanctions the operation of markets in Washington Heights and Flatbush.

#### Direct Business Counseling

NYC Business Solutions provides direct business counseling and technical assistance in person at one of six NYC Business Solutions Centers, on the phone via its Customer Service Center or on-site by its Business Outreach Team.

Clients can access a range of services including business plan development, financing assistance, legal guidance, workforce development services, and government licensing. NYC Business Solutions staff is able to provide individuals with access to services in English, Spanish, Mandarin, Cantonese, Italian, French, Haitian Creole, Hindi, Urdu, Nepalese, and Tamil.

### **Narcotics Control Program**

The CD-funded Narcotics Control Unit (NCU) identifies and develops information based on field investigations as well as interviews with tenants, property managers, and other informants. This information is corroborated to the greatest degree possible, and then shared by NCU with the NYPD Narcotics Division. Evidence in the form of arrests and related documentation forms the basis of eviction cases against drug dealers. NCU provides property owners and their attorneys with detailed referrals upon which the drug-related eviction cases can be commenced. These are the initial steps taken by NCU at privately-owned buildings and City-owned buildings where drug dealing operations are conducted. Building-wide strategies to root out entire drug operations are routinely developed.

NCU also works regularly with other CD-funded programs at HPD such as the Division of Neighborhood Preservation's Neighborhood Services Offices, the Division of Code Enforcement, Maintenance, Lead Abatement, and the 7A Program. Almost 75% of NCU's workload of 650 residential buildings annually comes from other housing programs at HPD. Most of the other referrals come from the NYPD, and the remaining ones come from "311" and HPD's website.

### **Neighborhood Housing Services**

Neighborhood Housing Services (NHS) is a nationwide non-profit organization. The aim of the program is support for neighborhood revitalization through housing preservation. NHS of New York City and its seven divisional offices will provide below market rate interest financing for the moderate rehabilitation of 1-4 family houses to low- and moderate-income homeowners. NHS operates a variety of loan programs. The standards for these loans are approved by HPD.

Emergency Repair Loans – loans not exceeding \$10,000 which are needed to correct an immediate threat to the health and safety of the occupants of the subject building anywhere in New York City.

Revolving Loan Fund (RLF) Core Loans – loans made to borrowers citywide. Borrowers' annual income must be at or below 80% of the median or the property must contain spot conditions of slums and blight, the removal of which will eliminate hazards to public health or the property must be located in a slum or blighted area. NHS also leverages CDBG funds with private funds in order to maximize the productivity of the RLF Core Loan Program.

Home Improvement Program (HIP) Option Loans - Homeowners who have been turned down for a city-sponsored Home Improvement Loan due to their insufficient income or credit history are eligible to apply. Homeowners may borrow a maximum of \$30,000 at below market rates. Additionally, borrowers income must be at or below 80% of the median or the property must contain spot conditions of slum and blight, the removal of which will eliminate hazards to public health or the property must be located in a slums or blight area.

Lead-Based Paint Remediation Grants – These grants, not to exceed \$20,000, may be used towards the testing for the presence of lead-based paint and risk assessment. The grant may also cover interim controls or abatement activities as determined by the risk assessment. Eligible grant recipients are those whose annual income is at or below 80% of the area median, currently \$61,450 for a family of four. The lead-based paint requirements at 24 CFR Part 35 will be followed.

A Revolving Loan Fund (RLF) has been established through prior years' CDBG allocations. The loan fund only consists of program income in the form of loan re-payments, interest from notes receivable, and interest from the financial institution in which the revolving loan funds are held. The program is not receiving any new allocation in 2009. The balance of the revolving loan fund on 3/31/2008 was \$1,501,110. Program income during 2009 is projected to be \$98,055. The revolving loan fund balance and program income (\$1,599,165 rounded to \$1,599,000) will be used to fund new loans during 2009.

The main office of NHS is located at 307 West 36th Street in Manhattan (phone: (212) 519-2500) and neighborhood offices are at the following locations:

Bronx  
1178 E. Gun Hill Road  
200 E. 161<sup>st</sup> Street

Brooklyn  
2806 Church Avenue  
1012 Gates Avenue

Queens  
89-70 162nd Street  
60-20 Woodside Avenue

Staten Island  
770 Castleton Avenue

### **Neighborhood Preservation Consultants**

The Neighborhood Preservation Consultants Program is aimed at increasing the involvement of local nonprofits in planning and preserving the City's affordable housing stock, particularly by assisting HPD in implementing its Neighborhood Preservation strategy. Through this program, HPD has contracted with community-based organizations to perform a range of housing preservation functions including educating owners in housing related matters to maintain or restore buildings to a structurally and fiscally sound condition. The role of the consultants is to assess buildings to determine if they are distressed, develop and recommend remedial and intervention strategies to prevent owner abandonment, assist owners in improving their properties, and encourage owners to pay their taxes.

### **Neighborhood Vacant Lot Clean-Up Program**

The Department of Sanitation (DSNY) cleans vacant lots and the surrounding premises of City-owned, abandoned buildings that are littered with garbage, debris, and bulk refuse to meet the City's Health Code standards. Monthly cleaning schedules are keyed to community boards and based on the following priorities: health emergencies, preparatory cleaning for other CD-funded lot-related programs, and community board requests.

The program also conducts tire removal operations. In addition to removing a blighting influence, tire removal assists in the effort to battle the West Nile Virus as mosquitoes often breed in water that collects in discarded tires. Tires and metal are recycled to private vendors with a stipulation that they are to be reincorporated as a substitute for goods made from virgin materials.

The Lot Inspection Unit investigates all requests for lot cleaning services, including 311 requests. Lot Inspectors prepare work orders, eliminate duplicate requests, and, where appropriate, refer non-lot related conditions to the proper agency for corrective action.

The operational procedure of the recovery of top soil is in compliance with the Department of Environmental Conservation's regulations, which monitors soil being transferred from one property to another. Bulk items such as refrigerators, washing machines, stoves, etc., are diverted to source separation/recycling sites rather than to landfills.

CD funds also provide private security for the Neighborhood Vacant Lot Clean-Up Program's operations and for mechanics to repair the program's equipment. CD funds are also used for waste disposal costs for debris removal from CD-eligible areas.

During periods deemed as snow emergencies by the City, CD resources may be re-directed to snow clearing duties. Personnel and equipment will be utilized in CD-eligible areas. Snow clearing work may involve opening streets in the service district to allow for the passage of ambulances, police, and fire vehicles; fuel oil deliveries; food delivery vehicles; public transportation; school buses; and other emergency personnel (non-Sanitation Department) to make emergency repairs to infrastructure such as water mains, sewers, and residential buildings. Personnel and equipment may also be assigned to pedestrian and public safety needs such as the salting and clearing of crosswalks, step streets, bus stops, and fire hydrant areas. When a trash collection backlog develops as a result of a snow emergency, personnel will be used for emergency trash removal for as long as the emergency condition exists. All work will be closely monitored to ensure that lot cleaning resources are used in program areas. A return to lot cleaning duties will be ordered as soon as possible when meaningful and productive work can be accomplished on those properties.

The Neighborhood Vacant Lot Clean-up Program operates in Environmental Target Areas in all five boroughs. Program income is generated from payments by private lot-owners for the cost of lot cleaning services and from interest (fees charged for late payments).

### **Primary Prevention Program**

The Primary Prevention Program, a joint initiative between HPD and the Department of Health and Mental Hygiene (DOHMH), uses funding from the U.S. Department of Housing and Urban Development (HUD) to offer grants to building owners for lead treatment. CD funds are used for projects in which at least 51% of the households are at or below the low- and moderate-income levels. This initiative addresses a serious environmental threat to young

children that results from deteriorated lead-based paint in apartments. The program, part of a broad City strategy to lower the hazards from lead-based paint, provides grants to owners of multi-unit apartment houses and one-, two-, and multi-family homes built before 1960, the year New York City banned the use of lead-based paint. In addition to federal funds, the Primary Prevention Program is also supported by City Capital funds to address lead-based paint hazards citywide.

The Program gives owners the means to make their buildings lead-safe through low-level interim treatment work. Treatment concentrates on friction surfaces such as door jams, window sills and wells, and cabinets because friction creates lead dust. Common areas and fire escapes are also treated. Building owners apply for forgivable loans valued at \$9,000 to \$10,000 per apartment, the average cost of lead treatment work. Some units may receive up to \$11,000 in conjunction with other moderate rehabilitation work. Owners, in turn, hire contractors who are trained in EPA certified courses in lead treatment. HPD inspects the work. The loan amount is secured by a mortgage on the property that evaporates after three years, provided the owner is in full compliance with the terms of the loan.

The buildings involved in the initiative must meet the following criteria:

- Multi-unit apartment buildings and one-, two-, and multi-family homes built prior to 1960;
- Household income requirements vary based on funding sources. For CD-funded projects, 51% of the households must be at low- or moderate-income levels, (the current threshold for a family of four is \$61,450). For other federally-funded lead project grants, 80% of the households must be very-low and low-income households. It should be noted that the CD terminology “low- and moderate-income levels” is the equivalent of “very low- and low-income levels” used by other federally-funded programs. The owner must continue to rent to these income tenant levels for three years in order for the lien to be forgiven;
- Due to the preventive nature of the grant program, buildings with many families with children six years of age or under, including pregnant mothers and families who provide day care services to children six years of age or under for at least six hours a week, are ideal for participation in the grant program;
- Under federal funds, the targeted areas are West Queens in Queens and Bedford Stuyvesant, Crown Heights, East New York, East Flatbush-Flatbush, Williamsburg, and Bushwick in Brooklyn. City funds will support buildings citywide; and
- The owner(s) must be current on all City taxes at the time of identification.

### **Project Open House**

The Mayor's Office for People with Disabilities (MOPD) has responsibility for the administration of this CD-funded program. Under the Project Open House contract, CD funds will be used to remove architectural barriers from the homes of New York City residents who have mobility impairments. The extent of the work depends on the physical condition of the applicant and their particular needs. Projects include grab bar installations, main entry components (ramp, chair lift, and door), and kitchen and bathroom modifications. Project Open House affords program recipients greater independence through greater accessibility of their living environment.

The following criteria are used to determine grant recipients:

- Income eligibility under Section 8 income limits.
- Need for increased independence.

### **Prospect Park Special Administrator's Office**

The Prospect Park Special Administrator's Office provides the following services for the park, which serves the borough of Brooklyn:

- Coordination of conservation and recreation activities;
- Coordination of educational programs;

- Coordination and implementation of volunteer programs;
- Coordination and implementation of special projects and events;
- Administrative and liaison functions with the nonprofit Prospect Park Alliance;
- Public relations and community outreach;
- Coordination of capital planning and investments;
- Delivery of services to ensure park security and upgrading; and
- Coordination of all private fundraising efforts.

Funds may also be used to purchase equipment when available.

The Prospect Park Audubon Center in the Boathouse has developed a year-round curriculum of urban environmental education programs open to academic groups and the general public. The Center combines exhibits, nature trails, and citizen science projects to meet the varying instructional levels required for educators, students, Parks' employees, and the public.

The Lefferts Historic House interprets everyday life in the farming village of Flatbush as Dutch, African, and Native American children experienced it early in the Nineteenth Century. Through the development of an Exhibit Master Plan, Lefferts offers the most effective interpretation of the House for Brooklyn's children and families through a series of seasonal special events that highlights the traditions of the period and the people.

The Prospect Park Alliance has taken over management of the Prospect Park Parade Ground. With its restored fields, it is a sports center for Brooklyn youth. The Prospect Park Tennis Center's Junior Development program serves the diverse population within Brooklyn communities, including many underserved youth that participate on a scholarship basis. In addition, the Youth Council, based at Bowling Green Cottage at the Parade Ground, participates in a leadership program that includes training in a variety of skills.

A federally-funded user study of Prospect Park indicated the majority of park visitors come from CD-eligible Brooklyn census tracts.

### **Rent Guidelines Board Support Staff**

The Rent Guidelines Board (RGB) is mandated to establish rent adjustments for more than one million units subject to the Rent Stabilization Law in New York City. The Board holds an annual series of public meetings and hearings to consider research from staff and testimony from owners, tenants, advocacy groups, and industry experts.

The RGB staff is responsible for providing administrative and analytic support to the Board and prepares research regarding the economic condition of the rent stabilized and other residential real estate industry areas including operating and maintenance costs, the cost of financing, the housing supply, and cost of living indices. The RGB staff engages in research efforts, publishes its reports for use by the public, other governmental agencies, and private organizations, and provides information to the public on housing questions considered by the Board. CD funds pay for the RGB staff and associated program administration costs.

### **Safe Horizon**

Safe Horizon is a nonprofit organization that provides a continuum of services to New York City crime victims, witnesses, and their families in order to reduce the psychological, physical, and financial hardships associated with victimization. The mission of Safe Horizon is to provide support, prevent violence, and promote justice for victims of crime and abuse, their families, and communities. Safe Horizon offers support and concrete services through its 24-hour Crime Victims Hotline, Domestic Violence Hotline, borough-based offices in all five boroughs, family and criminal courts, shelters, schools, and police precincts throughout the City. Services include: safety assessment and risk management; crisis intervention; advocacy; information and referral; individual, family, and group counseling; document replacement; emergency lock repair; assistance in applying for Crime Victim Board Compensation for uninsured medical care, lost income, and funeral expenses; assistance with obtaining an order of protection;



restitution; mediation; transportation for the elderly, disabled, and intimidated victims and witnesses; reception centers; and day-care for children at court. CD-funded services are targeted to low- and moderate-income persons.

The headquarter office of Safe Horizon is located at 2 Lafayette Street in Manhattan. The Criminal Justice Coordinator's Office provides administrative oversight for the program. The CD-funded office locations are:

Brooklyn Criminal Court

Children's Center	120 Schermerhorn Street, 8 <sup>th</sup> Floor
Restitution	120 Schermerhorn Street, 8 <sup>th</sup> Floor
Reception Center	120 Schermerhorn Street, 6 <sup>th</sup> Floor
Complaint Room	350 Jay Street, 20 <sup>th</sup> Floor
Family Justice Center	350 Jay Street, 15 <sup>th</sup> Floor
Felony Domestic Violence Unit	350 Jay Street, 15 <sup>th</sup> Floor

Bronx Criminal Court

Restitution	215 East 161 <sup>st</sup> Street, Room 3-34
Complaint Room, Reception	215 East 161 <sup>st</sup> Street, Room M-1

Bronx Family Court

Reception Center	900 Sheridan Avenue, Room 6E-38
Children's Center	900 Sheridan Avenue, Room 7-90

Brooklyn Family Court

Reception Center	330 Jay Street, 12 <sup>th</sup> Floor
Children's Center	330 Jay Street, 1 <sup>st</sup> Floor

Domestic Violence Prevention Program (DVPP) Precincts

Manhattan:

23 <sup>rd</sup> Precinct	164 East 102 <sup>nd</sup> Street
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Bronx:

43 <sup>rd</sup> Precinct	900 Fteley Avenue
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Brooklyn:

72 <sup>nd</sup> Precinct	830 Fourth Avenue
75 <sup>th</sup> Precinct	1000 Sutter Avenue
81 <sup>st</sup> Precinct	30 Ralph Avenue

Queens:

103 <sup>rd</sup> Precinct	168-02 91 <sup>st</sup> Avenue
113 <sup>th</sup> Precinct	167-02 Baisley Boulevard
114 <sup>th</sup> Precinct	34-16 Astoria Boulevard

Staten Island:

120 <sup>th</sup> Precinct	78 Richmond Terrace
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Hotlines

Domestic Violence Hotline	(800) 621-HOPE (4673)
Crime Victims Hotline	(866) 689-HELP (4357)

### **Scorecard Program**

Through the Scorecard Program, Service Inspectors employed by the Mayor's Office produce monthly street and sidewalk cleanliness ratings for a sample of streets in City neighborhoods. A visual rating scale is used to determine the percent of acceptably clean streets and sidewalks. Figures are reported monthly to the Department of Sanitation (DSNY), Community Boards, the Office of Management and Budget, elected officials, and outside observers, and quarterly to selected Business Improvement Districts (BIDs) for which ratings have been requested by DSNY or the Department of Small Business Services. The Mayor's Office of Operations has run the program since 1978.

CD funds pay for eight full-time staff members, including seven Service Inspectors. Funds are also allocated for the upgrading of the Scorecard system database, replacement of hand-held computers by which inspection data is collected, and OTPS expenses (e.g., tolls).

The main purpose of the Scorecard Program is to help DSNY develop policy, plan changes to its cleaning and enforcement programs, and evaluate its methods and the performance of its field managers. Community Boards and other members of the public use the data to learn about cleanliness conditions in their neighborhoods and participate with DSNY in planning or negotiating operational and enforcement changes (including Alternate Side Parking regulations, street/sidewalk inspections, vacant lot cleaning, and the placement and emptying of street corner litter baskets). Changes requested by the community are often implemented by DSNY on a pilot basis, with the stated criterion for continuation being no negative Scorecard impact.

Currently, 26 BIDs, Local Development Corporations, and certain Industrial Parks receive quarterly Scorecard ratings to help evaluate their self-funded sanitation programs aimed at raising or maintaining cleanliness levels. These organizations use the data to judge the efficacy of contracted cleaning firms and/or their own cleaning staff, and to work with merchants and other commercial tenants to improve local cleaning practices. The data has been requested by the City Comptroller's office in conjunction with audits of the BIDs, and is currently supplied to them quarterly. Baseline ratings have also been supplied on a pilot basis to organizations that are considering applying for BID status or that are implementing self-funded cleaning programs for commercial areas without BID designations.

In January 2005, the Mayor announced expansion of the Neighborhood Intensive Cleanup Effort Program (N.I.C.E.) from 18 low-rated Sanitation Districts to all 59 Districts citywide. The N.I.C.E. Program focuses on identifying and locating an area's cleanliness problems on a street-by-street basis, public outreach, and increased enforcement where necessary, granting local managers more flexibility in the daily allocation and use of available cleaning resources. The N.I.C.E. Program is credited with helping to achieve significant gains in street cleanliness over the past six years. As in the past, monthly and annual Scorecard ratings are the criterion of success in each district.

Scorecard feedback has been associated with substantial long-term gains in city cleanliness levels overall and in specific neighborhoods. Over 94% of New York's streets are now rated acceptably clean, the highest level in 33 years. The citywide trend can be seen on the Office of Operations' website ([www.nyc.gov/html/ops](http://www.nyc.gov/html/ops)) through the "Learn More About Scorecard" link, which also explains inspection procedures and the visual rating scale.

Scorecard has long been a model for other U.S. localities that consider using the "trained observer" approach to performance measurement for sanitation or other services. Information on Scorecard is included in the U.S. Conference of Mayor's Best Practices handbook and in material circulated by the Urban Institute in Washington D.C. on performance measurement techniques for local government.

### **Targeted Code Enforcement**

CD funds are used by HPD for code enforcement initiatives in deteriorated and deteriorating neighborhoods where 51% of the population are at or below 80% of the area median income. HPD has designated 27 areas in the City as deteriorated or deteriorating, each of which exhibits at least one of the following characteristics of deterioration:

- 15% or more occupied rental units in dilapidated multiple dwellings; or
- 15% or more occupied rental units in multiple dwellings with three or more building defects; or

- 15% or more occupied rental units in multiple dwellings with three or more maintenance deficiencies.

In most cases the areas line up exactly with a specific sub-borough area, as defined by the U.S. Census for purposes of the New York City Housing and Vacancy Survey.

Tenants call 311 to lodge their complaints regarding conditions that violate the Housing Maintenance Code (HMC) or the Multiple Dwelling Law (MDL). The 311 operators work for the Department of Information Technology and Telecommunications (DOITT) and are CD-funded under the Targeted Code Enforcement Program for the time they spend on CD-eligible emergency housing complaint calls from these 27 areas. The 311 operator enters the details of the tenant's complaint into the complaint module of the HPD computer system, which classifies the complaints by severity.

CD funds are used by HPD to provide for housing inspectors, clerical staff, and personnel who perform code-related activities in CD-eligible areas. Located within HPD's Office of Preservation Services, Enforcement Services is one division that performs housing code enforcement-related activities. Enforcement Services is comprised of two Divisions: the Division of Code Enforcement (DCE) and the Division of Maintenance (DOM).

#### Division of Code Enforcement (DCE)

DCE is responsible for assuring owner compliance with the New York City Housing Maintenance Code (HMC) and the New York State Multiple Dwelling Law (MDL) in privately-owned, multiple-unit dwellings and tenant-occupied apartments in one- and two-family houses throughout the City to promote quality housing for New Yorkers. DCE is comprised of the Code Enforcement Unit, which includes the Borough Office, Special Enforcement Unit, the Lead-Based Paint Hazard Inspection Unit, the Registration Assistance Unit, and the Bureau of Environmental Hazards. Housing inspectors are assigned to both the Code Enforcement and Lead-Based Paint Hazard Inspection Units. With the exception of the Special Enforcement Unit, the Registration Unit, the Lead-Based Paint Hazard Inspection Unit, the Alternative Enforcement Program, and the Bureau of Environmental Hazards (BEH), all Division of Code Enforcement units are 80% CD-funded. This percentage is based on a HUD-approved cost allocation plan for the time that inspectors spend on emergency housing complaints in CD-eligible areas.

Clerical staff performs functions such as tenant callback, to verify that a condition still exists prior to sending an inspector out to a building, the processing of owner certifications, and dismissal requests.

Housing inspectors are available 24-hours a day, 7 days a week to respond to emergency conditions; the majority of complaint inspections take place between 12:00 p.m. and 10:00 p.m. Inspectors investigate complaints made by tenants through the 311 system, Housing Court, Community Boards, elected officials, etc. Where appropriate, inspectors issue violations of the New York City Housing Maintenance Code and the New York State Multiple Dwelling Law. Inspectors also re-inspect violations certified as corrected by the owner, conduct dismissal request inspections (for owners wishing to clear their record of existing violations), provide in-office services to tenants and owners, and support the Housing Litigation Division (HLD) and the New York State Housing Court system in tenant-landlord actions. Code Enforcement inspectors also may issue vacate orders and respond to Fire Department- and Buildings Department-issued vacate orders in emergency situations such as fires and structurally unsafe buildings.

During each inspection visit, apart from the complaint condition(s), Code Enforcement inspectors are required to check an apartment for six conditions affecting tenant health and safety:

- Illegal locking window gates or obstruction of a fire escape window;
- Child-proof window guards on non-egress windows;
- Double cylinder locks requiring a key to unlock the door from the inside;
- Local Law #1 of 2004 violations for lead-based paint hazards;
- Lack of smoke detectors; and

- Lack of carbon monoxide detectors.

Inspectors are instructed to issue any immediately hazardous violations that they observe in their line of sight. Upon the issuance of most “C” violations (immediately hazardous violations), requests for emergency repairs are transmitted electronically to the Emergency Services Bureau (ESB). In addition to complaint driven inspections, during the summer months, inspectors work on initiatives such as summer boiler inspections, public parts inspections, and requests from other HPD divisions such as Neighborhood Preservation.

#### Registration Unit

The New York City Housing Maintenance Code requires that all multiple dwelling owners register their property annually with the Department of Housing Preservation and Development (Housing Maintenance Code §27-2097). The Multiple Dwelling Registration (MDR) process is a pivotal step in the code enforcement and emergency repair process. Without the registration requirement, HPD would be unable to contact owners or managing agents regarding complaints, notices of violation, or emergency repairs. HPD’s Registration Assistance Unit has primary responsibility for the MDR process. The Registration Unit retrieves suspected owner information for owners who have sold their property to a new unregistered owner, generating suspected owner letters, explaining registration errors, assisting owners with correcting registration errors, processing payments for certified copies of registration forms, and certifying copies of registration forms for both owners and tenants.

#### Lead-Based Paint Hazard Inspection Unit

Housing inspectors are also assigned to the Lead-Based Paint Hazard Inspection Unit. In addition to inspecting for all violations of the Housing Maintenance Code and Multiple Dwelling Law, these inspectors conduct inspections for lead-based paint hazards with X-Ray fluorescence (XRF) analysis machines. These machines allow the inspector to test peeling/deteriorated painted surfaces for lead content. If the lead content exceeds the level allowed by Local Law #1 of 2004, the inspectors issue a lead-based paint violation, which the landlord cannot contest. These inspectors also re-inspect lead-based paint violations certified as corrected by building owners, as required by Local Law 1 of 2004. Also, a small group of inspectors conduct inspections in buildings where a lead-poisoned child has been identified by the DOHMH. Because these inspectors primarily complete XRF inspections for lead-based paint, the staff assigned to this unit is 100% CD-funded.

#### Division of Maintenance (DOM)

DOM is responsible for emergency repairs, which are CD-funded under the Emergency Repair Program, including lead hazard reduction work in privately-owned residential buildings and for monitoring vendor repair work in City-owned buildings. The primary goal of the Division of Maintenance is to secure voluntary corrective action by the landlord, eliminating the need for direct City involvement. When there is no voluntary compliance, repairs may be made using CD funds.

DOM is comprised of the Emergency Services Bureau (100% CD-funded under Targeted Code Enforcement), the Emergency Repair Bureau (100% CD-funded under the Emergency Repair Program), the Research and Reconciliation Unit (100% CD-funded under the Emergency Repair Program), the Utilities and Fuel Unit (100% CD-funded under the Emergency Repair Program), the Demolition Unit (approximately 85% CD-funded under the Emergency Demolition Program), and the Bureau of Maintenance Procurement (see description under HPD Administration).

DOM’s Utilities and Fuel Unit responds to violations issued for a lack of electricity, gas, or fuel. The unit works with the utility companies to ensure that basic services are restored to buildings where the owner has failed to provide them. This unit is also responsible for arranging delivery of fuel oil in privately-owned buildings in order to provide heat and hot water to buildings for which Code Inspectors have written violations indicating a lack of fuel. The Fuel Unit works closely with the fuel vendors to ensure completion of any additional repair required for restoration of heat and hot water.

Once a complaint is initiated through 311, emergency complaints are electronically forwarded to the Enforcement Services Call-Back Unit to apprise the owners of the complaint and advise that a Code Enforcement Inspector will visit the building to verify the condition (and report the appropriate violations if warranted).

All complaints are electronically forwarded to either the Code Enforcement Borough Offices or the Lead-Based Paint Hazard Inspection Unit for inspection. Complaint information (including complaint history and complaint disposition information) is made available to tenants, landlords, and the general public through HPD's website.

#### Special Enforcement Unit

The Special Enforcement Unit (SEU), staffed by housing inspectors and Real Property Managers, provides essential code enforcement support to the Emergency Housing Services Bureau (EHSB). EHSB provides housing and social services to singles and families displaced by fire or otherwise evacuated from unsafe housing. The goal of the unit is to decrease the length of stay of EHSB clients by restoring households to their original apartments more quickly. SEU monitors landlords' performance in correcting the hazardous conditions that caused the vacate order, and performs termination hearings for EHSB households that are no longer eligible for services (either due to the refusal of housing placements, behavioral issues, or any other statutory grounds for termination). SEU also files Code Enforcement vacate orders with the County Clerk's Office to place owners on notice of possible relocation liens that may be filed against their properties as a result of the relocation cost expended by the Agency. The housing inspectors and support staff are CD-funded.

#### Emergency Services Bureau

The staff of the Emergency Services Bureau (ESB) within PPS is responsible for contacting owners or managing agents for buildings where "C" violations requiring emergency repair(s) have been issued by Code Enforcement Inspectors. These violations are electronically transmitted to the ESB through the HPD Info computer system. In addition, the Intake Unit of the ESB interacts with outside agencies, such as the Department of Health and Mental Hygiene, Department of Buildings, and the Department of Environmental Protection, when requested to perform emergency repairs such as sewer lines, building seal-ups, and missing or defective window guards.

ESB's Owner Notification Unit performs research to identify the current owner or managing agent of a property. The sources used to determine ownership include HPD's Property Registration & Emergency Management Information System (PREMISYS), HPD's computer system HPD Info, the Department of Finance, the Department of Buildings, the NYS DHCR, utility companies, and, if necessary, calls to the tenants (using an on-line, reverse telephone directory) to determine to whom they are paying rent.

In cases when the unit successfully contacts the building owner and the owner agrees to perform the emergency repair work, the unit is subsequently responsible for contacting tenants via telephone and mail to determine whether the owner actually complied as agreed. In the standard letter, tenants are instructed to call the unit if the owner does not perform the agreed-upon repairs. If tenants do not respond to the mailing, ESB staff attempts to verify the status of repairs by telephone. If ESB is unable to verify landlord compliance during the day, the Enforcement Call-Back Unit staff attempt to confirm compliance by calling the tenants during evening hours or weekends. If the Enforcement Call-Back Unit is unable to contact the tenants, the Citywide Inspection Unit will attempt at least two inspections to confirm landlord compliance. Whenever the tenants state that no work has been done, or an inspector observes that the condition has not been corrected, the violation is forwarded to the Emergency Repair Program (ERP) for corrective action.

Non-lead-based paint emergency conditions that the owner fails or refuses to abate, or for which an owner cannot be identified, are referred to the Emergency Repair Program for correction, either by in-house workers or contractors. All lead-based paint violations that are not certified are forwarded to BEH for inspection to verify that work has been done and/or for correction either by in-house workers or contractors. ESB supervisory staff reviews all such referrals to ensure that all avenues for contacting the owner have been exhausted and all necessary information is present on the electronic referral.

### **Upgrade of HRA Facilities**

The Human Resources Administration uses CD funds to rehabilitate CD-eligible client service facilities (Job/Income Support Centers, Food Stamps Centers, etc.) using private contractors. Rehabilitation will include HVAC, electrical, lighting, client communication systems, P/A systems, security systems and devices, and client bathrooms. Work may be done at the sites listed below.

#### Bronx

2547 Bainbridge Avenue  
1209 Colgate Avenue  
400 East 145<sup>th</sup> Street  
248-260 East 161<sup>st</sup> Street  
555 East Tremont Avenue  
1775 Grand Concourse  
1790 Grand Concourse

1177 Hoe Avenue  
630 Jackson Avenue  
1365 Jerome Avenue  
1138 Longfellow Avenue  
900 Sheridan Avenue  
1180 Stebbins Avenue  
1275 Westchester Avenue

#### Brooklyn

6734-6740 Fourth Avenue  
283 Adams Street  
275-285 Bergen Street (a.k.a. 88 Third Avenue)  
1420 Bushwick Avenue  
387 Dean Street (a.k.a. 35 Fourth Avenue)  
492-500 Dekalb Avenue  
213-215 Duffield Street  
1001 Herkimer Street  
444 Hopkinson Avenue  
330 Jay Street  
151 Lawrence Street  
210-220 Livingston Street

240/250 Livingston Street  
350 Livingston Street  
2 Metrotech  
10 Metrotech (a.k.a. 80 Dekalb Avenue)  
45-53 Nevins Street  
360 New Jersey Avenue  
404 Pine Street  
485 State Street  
501 State Street (a.k.a. 94-98 Flatbush Avenue)  
30 Thornton Street (a.k.a. 731 Flushing Avenue)  
645 Van Siclen Avenue

#### Manhattan

400 Eighth Avenue  
115 Chrystie Street  
109 East 16<sup>th</sup> Street  
309-327 East 94<sup>th</sup> Street  
165 East 126<sup>th</sup> Street  
60 Lafayette Street  
1951 Park Avenue  
8-12 West 14<sup>th</sup> Street  
330 West 34<sup>th</sup> Street  
55 West 125<sup>th</sup> Street

132 West 125<sup>th</sup> Street  
122 West 127<sup>th</sup> Street  
124 West 127<sup>th</sup> Street  
126 West 127<sup>th</sup> Street  
126A West 127<sup>th</sup> Street  
127 West 127<sup>th</sup> Street  
215 West 127<sup>th</sup> Street  
520-530 West 135<sup>th</sup> Street  
11-13 West 137<sup>th</sup> Street  
151-155 West Broadway

#### Queens

88-11 165<sup>th</sup> Street  
114-02 Guy Brewer Boulevard  
151-20 Jamaica Avenue

162-10 Jamaica Avenue  
32-14 Northern Boulevard  
33-28 Northern Boulevard

#### Staten Island

201 Bay Street

215 Bay Street

### **Van Cortlandt / Pelham Bay Parks Special Administrators' Office**

The Van Cortlandt/Pelham Bay Parks Administrators' Office provides services for two major parks serving low- and moderate-income residents of the Bronx. Both parks are easily accessible by public transportation. Van Cortlandt

Park is adjacent to the Kingsbridge, Norwood, and Woodlawn communities; Pelham Bay Park is adjacent to the neighborhoods of Co-op City, Pelham Bay, and City Island.

Given the size of these parks and the volume of users, the Department of Parks and Recreation (DPR) has reorganized some of the staff to concentrate on one park or the other. In June, 2004, DPR decided to create a separate Administrator position for each park. The Pelham Bay Administrator is covered by Tax Levy funds and the Van Cortlandt Administrator is CD-funded. However, the two administrators collaborate closely and substitute for each other in the absence of one, to the benefit of both parks. The Natural Areas Manager is now solely dedicated to Pelham Bay Park, while a forest restoration team funded by the Department of Environmental Protection is meeting Van Cortlandt's naturalist needs. Public relations, which was traditionally handled on-site, is now managed by the Department's Press Office. The available manpower has been directed into the area of special events, which allows each park to have a dedicated person. The remaining staff supports the efforts of both parks through community outreach, wildlife management, and clerical assistance. The two administrators jointly supervise the office, which offers the following services:

- Coordination of conservation and recreation activities;
- Coordination and implementation of special projects and events;
- Coordination of public programs;
- Coordination and implementation of volunteer programs;
- Administrative and liaison functions with the Friends of Van Cortlandt Park, Friends of Pelham Bay Park, and other community and user groups;
- Public relations and community outreach;
- Coordination of capital planning;
- Delivery of services to ensure park security; and
- Coordination of fundraising efforts.

Funds may also be used to purchase equipment when available.

A federally-funded user study of Van Cortlandt and Pelham Bay Parks indicated the majority of visitors to the parks come from CD-eligible Bronx census tracts.

### **HOME Investment Partnerships**

HOME is a Federal grant program designed to serve low-income renters and owners, as well as, homeless families and individuals. HPD estimates that the majority of its grant will be targeted for substantial and moderate rehabilitation activities designed to benefit a range of small and large households, homeless families and individuals, and elderly families. In addition, the HOME grant may be used toward homeownership, rental assistance, planning, administration and to refinance loans. During calendar year 2009, HPD will use HOME funds in the following programs:

HPD Administration;  
Neighborhood Entrepreneurs Program (NEP);  
Neighborhood Redevelopment Program (NRP);  
Participation Loan Program (PLP);  
Supportive Housing Program;  
Third Party Transfer Program;  
Cornerstone Program;  
Article 8-A Loan Program;  
Small Homes Scattered Sites (New Foundations);  
New Mixed Income Rental Program (MIRP);  
Multifamily New Construction;  
Multifamily Rental Mixes Income;

Low Income Rental Program; and  
HUD Section 202 Program.

HUD HOME regulations require municipalities which receive program entitlement funds to disburse the funds within five (5) years from the start of the given year's grant agreement. Therefore, the City is expected to completely expend 2009 program year funds by the end of 2013.

Federal HOME Investment Partnership regulations require HOME grantees to reserve at least 15% of their grant funds for use by Community Housing Development Organizations (CHDOs). Therefore, the City expects to reserve no less than \$16,795,727 in HOME grant funds for housing to be developed, sponsored or owned by these Organizations.

Aside from the American Dream Downpayment Initiative (ADDI)-funded activities administered by HPD that expressly target homebuyers, New York City's HOME-funded programs serve predominantly renter households.

Only a rough estimate of minority homeowners to be assisted using ADDI in 2009 is possible. This estimate has been calculated using an actual average of minority homebuyer rates in the ADDI program for the past four years. Since the ADDI grants of recent years have fluctuated substantially, from a high of \$8 million in 2004 to a low of \$533,000 in 2008, HPD estimates minority homeowner assistance in 2009, in percentage terms, to be 79%. Assuming this percentage rate remains steady, and that the 2009 grant matches the 2008 grant, and also assuming a per-homebuyer grant of approximately \$18,000, the estimated number of minority homebuyers in 2009 is expected to be 24.

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

#### **HPD Administration**

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

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

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

#### **Neighborhood Entrepreneurs Program (NEP)**

The Neighborhood Entrepreneurs Program (NEP) identifies neighborhood based property managers and developers to manage and oversee the rehabilitation and subsequently own occupied and vacant City-owned buildings. By focusing on small locally based entrepreneurs, the program hopes to rebuild local real estate capacity in addition to ensuring quality management and maintenance for the buildings. Buildings selected for this program are net leased to the Neighborhood Partnership Housing Development Fund Company (NPHDFC) who simultaneously enter into a management agreement with the entrepreneurs. During the lease period, the NPHDFC provides financial and



technical assistance to the entrepreneurs and links the owners and managers to participating construction lenders. HPD will then the buildings to the NPHDFC along with a commitment for the major portion of its financing. Proceeds from the sale of Federal Low Income Housing Tax Credits provide for the remaining portion of the construction loan financing as well as operating reserves to ensure that the tenants can pay affordable rent while the project is economically viable.

### **Neighborhood Redevelopment Program**

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

### **Participation Loan Program (Gut/Mod)**

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

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

### **The Supportive Housing Program**

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

The required tenant mix of all SRO Loan Program funded projects is 60 percent homeless (referred by DHS's Shelter Placement Division, HRA's HIV/AIDS Services Administration (HASA) or HPD's Division of Relocation Operations) and 40% low income and community referrals. Most homeless rentals are to individuals with annual gross incomes of no greater than 50 percent of median; non homeless rental eligibility requires individual median incomes of no greater than 60 percent of median.

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

### **Third Party Transfer**

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

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

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

### **Cornerstone Program**

Under HPD's Cornerstone Program, sponsors selected through a competitive Request for Proposals purchase City-owned land and construct buildings in order to create 1-4 family homes, rental apartments, or cooperative/condominium units. The buildings may also contain commercial space and/or community facilities. Construction financing is provided through loans from private institutional lenders and, in some instances, loans from public sources, including HPD, the New York City Housing Development Corporation and the New York State Housing Finance Agency. Additional funding may also be provided from the syndication of low-income housing tax credits. Upon completion of construction, the Sponsor sells the homes to eligible purchasers and/or rents the units to eligible tenants.

### **Article 8-A Loan Program**

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

The maximum loan amount is currently \$25,000 per dwelling unit; this cap is inclusive of any of HPD' subsidy, capital or federal funds. The interest rate for the loan is generally 3% with the maximum loan term being 30 years regardless of size or funding level. The owner/developer may leverage any warranted funds in excess of the maximum with private financing sources.

### **Small Homes Scattered Sites (New Foundations)**

HPD has established this Program as a streamlined model to make homeownership a reality for more New Yorkers and, in turn, enhance the City's community revitalization efforts. By capitalizing on the strong real estate market, created in part by previous and current HPD investment through the New Foundations program, the New York City Housing Partnership and other City initiatives, the program targets infill sites in city neighborhoods to provide affordable homeownership opportunities. To accomplish this, assemblages ("Clusters") of City-owned vacant lots ("Sites") are conveyed to qualified respondents who in turn construct one-to-four family homes or cooperative/condominium units and sell them to eligible low, moderate and middle-income purchasers. The Program strives to increase the opportunities for small, neighborhood-based developers as well as not-for-profits to participate in the development process and encourages such entities to apply. New Foundations is a mixed-income program that

seeks to maximize homeowner affordability and income diversity. The intent is to develop projects that include sales prices that are affordable to a range of incomes and provide as many affordable units as is financially feasible for low, moderate and middle-income purchasers. Within a project at least one third of the units must be affordable to households earning up to 80 percent of area median income (AMI). Additional consideration is given to those projects that target an additional one-third of the units to households earning between 80 percent and 100 percent of AMI, and the balance to households earning between 100 and 130 percent of AMI.

#### **New Mixed Income Rental Program (MIRP)**

Under the Mixed Income Rental Program (MIRP) sponsors purchase land or vacant buildings and construct or rehabilitate multi family units in order to create affordable rentals. The housing is affordable to households earning up to 60% of AMI. Projects must have a unit set aside at least 20% for formerly homeless families or 20% for households earning up to 40% AMI. HPD will provide a direct subsidy of up to \$60,000 per unit to leverage construction and permanent financing from sources such as private institutional lenders, tax exempt bond financing, and the syndication of low income housing tax credits.

#### **Multifamily New Construction**

Under the Multi Family New Construction (MFNC) program, sponsors construct multi family units on public or privately owned land in order to create affordable rental apartments and/or cooperative/condominium units. The buildings may also contain commercial space and/or community facilities. HPD will provide a direct subsidy of up to \$85,000 per unit to leverage construction and permanent financing from sources such as private institutional lenders, taxable or tax exempt bond financing from the New York City Housing Development Corporation, and the syndication of low income housing tax credits.

#### **Multifamily Rental Mixed Income**

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

#### **Low Income Rental Program**

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

#### **HUD Section 202 Program**

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

HPD subsidy was provided by City Council subsidies. In 2008, gap financing on many projects will be provided through HOME funds.

### **American Dream Downpayment Initiative (ADDI)**

The American Dream Downpayment Initiative (ADDI) was signed into law on December 16, 2003 as part of the FFY2004 HUD appropriations process. The amount the City expects to receive is based upon the FFY2009 grant amount of \$544,150. The Initiative will be administered as a part of the HOME Investment Partnerships Program formula grant program.

Under ADDI, eligible homebuyers can qualify for a forgivable loan to use toward the downpayment and/or closing costs on a one- to four-family home purchased in one of the five boroughs of New York City. The amount of the forgivable loan will be up to six-percent (6%) of the purchase price of the home. All funds must go to assist households earning less than 80% of area median income (as of February 2006 that amount is \$56,700 for a family of four (adjustable for family size)).

ADDI's goal is to increase the homeownership rate helping qualified first-time homebuyers with homeownership downpayment and closing costs. In ADDI the eligible homebuyer must be "first-time", meaning the buyer has not owned a home during the three-year period prior to purchase of a home with ADDI assistance. ADDI funds may be used to buy "single-family" homes, defined as one- to four-family homes.

The program was created to assist low- and moderate-income first-time homebuyers not only with downpayment assistance and closing costs, but also with assistance to perform rehabilitation carried out in conjunction with the assisted home purchase.

### **HomeFirst Down Payment Assistance Program (ADDI)**

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

Eligible borrowers must be first-time homebuyers with a maximum annual household income up to 80% of Area Median Income (AMI) (as of February 2008 that amount is \$61,450 for a family of four, adjustable for family size); purchase a one- to four-family home, condominium, or cooperative in one of the five boroughs of New York City; have a satisfactory employment history to qualify for a mortgage loan; 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.

### **Emergency Shelter Grant**

The Emergency Shelter Grant (ESG) Program is one of several federal grant programs authorized by the Stewart B. McKinney Homeless Assistance Act. Unlike other McKinney Programs, it is a formula grant to the City, rather than a competitive award. The administering agency for the City of New York is the Department of Homeless Services. ESG funds are also dispersed to other city agencies and to non-profit providers. There are five categories of eligible activities under ESG regulations: homelessness prevention, services to the homeless, shelter renovations, operating costs, and grant administration.

The City will divide the funds among three HUD eligible activities as follows: 10 percent for homeless prevention, 88 percent for services to the homeless, and the rest (2 percent) to shelter operations. The prevention programs target individuals or families at risk of homelessness, or those who have been recently placed into permanent housing and are at risk of returning to the shelter system. Services for these homeless programs primarily target sub-populations, such as the mentally-ill living on the street, as well as those living in shelters, recovering substance abusers and others, which would otherwise not receive special assistance (for example, victims of domestic violence who are staying in family homeless shelters rather than domestic violence shelters for reasons of space or security). A complete description of ESG-funded programs is in the Supportive Housing Continuum of Care section.

HUD ESG regulations require municipalities that receive Emergency Shelter Grant entitlement funds to disburse the funds within two years from the start of the given year's grant agreement. The City of New York expends ESG funds on a 'first-in-first-out' (FIFO) basis. Therefore, the City will not use 2008 ESG monies to fund homeless shelter-related activities until the 2006 funds are fully expended. However, the requested 2008 ESG program year funds will be completely expended by the end of 2009.

### **Homeless Prevention**

HPD will release an RFP for Homelessness Prevention Services in CFY 2009 for services to establish a comprehensive evaluation process to identify households receiving Section 8 rental subsidies administered by HPD who are at risk of losing their Section 8 voucher and becoming homeless due to: being in arrears on rent; either Housing Assistance Payments ("HAP") owed by HPD or the tenant portion thereof; Housing Quality Standard ("HQS") failure (subsidy suspended); failure to recertify; unprocessed rent increases; building foreclosure; or building conversion. Other households eligible for services would be tenants at risk of losing their vouchers due to mental illness, substance abuse, domestic violence or other cognitive problems due to age or health.

HPD's overall goals and objectives for the services solicited through this RFP are:

- Realization of short- and long-term housing stability for existing and relocated Section 8 voucher holders;
- Reduction in the use of shelters for housing;
- Maintain family and employment continuity;
- Reduction to the human and social costs of homelessness;
- Target population to receive short term/crisis intervention, and general services to prevent HCV families from risk of homelessness due to voucher loss;
- Target population to receive case management services focused on maintaining Section 8 housing subsidy status to tenants who are at risk of losing their voucher and becoming homeless under specific circumstances; and
- Target population would receive funding to secure short term financial assistance under specific circumstances.

HPD awarded three community based service providers, Citizens Advice Bureau in the Bronx, Catholic Charities in Manhattan and Church Avenue Merchants Block Association Inc. in Brooklyn three year contracts to provide these services in their respective boroughs. The contracts are in the registration process now.

### **Services to the Homeless**

ESG-funded services to the homeless include programs serving a wide range of discrete subpopulations of the homeless, including: programs providing support for recovering substance abusers; substance abuse treatment; mental health services; services for battered women and their children; transitional housing for youth; interim housing for street homeless who are awaiting permanent supportive housing placements; employment services, intensive housing placement service; and other programs that would not otherwise exist to provide special assistance.

These programs are integrated into the City's overall Supportive Housing Continuum of Care, filling gaps in funding and programming. The programs include:

#### **Adult Triage and Referral Centers and Transitional Housing**

The DHS Adult Services 85 Lexington Avenue Shelter provides general shelter services to 92 women. This shelter offers case management and other services aimed at assisting residents to return to independent living in the community. Case Managers work closely with clients to foster independence. In calendar year 2009 this shelter hopes to place 98 of the general shelter clients into permanent housing.

This program is expected to be funded at \$140,000.

Jamaica Next Step Women's Shelter serves clients in a more structured and service intensive environment, who have not been successful in the completing the goals of their independent living plan. This program, known as Next Step will provide services to 50 chronically homeless women. Some of the highlights of the Next Step programs are: 1) Establishment of a detailed independent living plan (ILP) with clear, concrete deliverables with specific target dates for completion; 2) A rich array of life skills-building workshops and motivational group work; 3) Rewards for compliance with the ILP and consequences for non-compliance; and 4) Intensive case management and daily client engagement. Placement target for CY2009 is 100.

This program is expected to be funded at \$212,698.

#### Employment Programs

Manhattan	Harlem/Doe Fund
Brooklyn	Pamoja House
Citywide	DHS Employment/Intake & Assessment
Citywide	DHS Employment Counselors

The Harlem I program, operated by the Doe Fund, is expected to be funded at \$266,392. The Pamoja House Program, operated by Black Veterans for Social Justice, is expected to be funded at \$218,534. The Employment/Intake & Assessment Program, serving the entire City, is expected to be funded at \$215,000, and the Citywide DHS Employment Counselors are expected to be funded at \$343,041.

The Harlem I program in Manhattan serves 198 adult men in a substance-free environment, and stresses the importance of saving money and behaving responsibly. The program assists residents with employment readiness, including career counseling, job search assistance and placement services. To ensure a smooth and lasting transition to employment, stable housing and substance-free independent living, residents who have moved out of the facility are encouraged to meet with aftercare counselors at least twice monthly. The Performance Incentive Program sets targets for long-term housing placements that are to be achieved annually. The Harlem I target for calendar year 2009 is 270 placements.

The Pamoja House program in Brooklyn, operated by Black Veterans for Social Justice, serves 200 adult men. Pamoja House is participating in the Client Contribution Pilot Program. This program helps prepare client's for independent living by practicing fiscal responsibility. After an initial month's grace period, client are required to contribute from 10 % (the second month) to 30% (the fourth month) of their net earnings. Because the client census at Pamoja House may vary, the Performance Incentive Program yearly target is set at 150% of the average daily census.

Employment/Intake & Assessment – Four (4) DHS staff members provide employment counseling at various adult shelters throughout the system. Workshops on employment readiness, resume writing, and interviewing techniques are conducted.

#### DHS Employment Counselors

Five (5) DHS staff members in the Adult Services Division provide case management and placement services to clients through DHS initiatives to move the homeless single adult population into permanent housing more expeditiously. These initiatives are all focused on reducing the length of stay and averting chronic homelessness in DHS shelters.

#### Interim Housing Program

Manhattan	The Grand Central Drop-In Center
Manhattan	Peter's Place
Manhattan	Urban Pathways

Approximately \$65,550 is requested for this activity at The Grand Central Drop-in Center, \$60,000 is requested for this activity at Peter's Place and \$53,100 is requested for The Urban Pathways, respectively.

Drop-In Centers provide emergency services to assist and engage homeless adults to accept any level of service. Drop-ins provide a temporary respite where with shower/bathroom facilities, food and chairs for clients to rest in. All drop-ins also have on-site case managers and housing specialists who work on permanent placements and all intermediary steps with clients. Drop-ins also run a variety of group programs that help to foster independent living skills and self sufficiency. The drop-in system is linked to the emergency faith bed network which provides clients with dinner and overnight sleeping accommodations at participating churches and synagogues around the city. Many drop-ins use these as stabilization beds for clients who are actively working toward obtaining permanent housing. They provide these clients with greater privacy and stability.

#### Mental Health Programs

Brooklyn	Mental Health Program-Brooklyn Women's Shelter
Manhattan	Valley Lodge
Manhattan	Project Renewal's Fort Washington Shelter
Manhattan	Park Avenue Shelter
Brooklyn	Park Slope Shelter

The Mental Health Program at the Brooklyn Women's Shelter is expected to be funded at \$97,175, Valley Lodge is expected to be funded at \$141,467, Project Renewal's Fort Washington Shelter is expected to be funded at \$286,294, the Park Avenue Shelter is expected to be funded at \$239,549, (unless we can figure out what this program is) and the Park Slope Shelter is expected to be funded at \$246,056.

The Mental Health Program at Brooklyn Women's Shelter provides intensive clinical case management to seriously and persistently mentally ill residents at the Brooklyn Women's Shelter. Services include individual counseling, therapeutic group work, crisis intervention, psycho-education, community meetings and recreational activities. Program services include entitlement advocacy, psychiatric evaluations, clinical case management, referrals to medical, psychiatric, and substance abuse treatment, medication monitoring and enhancing ADL skills and money management. This program is administered by the Department of Health and Mental Hygiene Health (DoHMH). Brooklyn Women's Shelter Mental Health Program serves 40 mentally ill adult women and has a Performance Incentive Program housing placement target of 52 long term placements for calendar year 2009.

Valley Lodge is a transitional shelter serving 50 homeless men and 42 homeless women fifty years of age and older, including those with medical problems, mental illness, and a history of alcohol and substance abuse. An array of services is available to residents on-site, including assistance with medication management, a medical team, visiting nurse, psychiatric services from psychiatrists, podiatry clinic, glucose level and blood pressure monitoring, smoking cessation, diet and nutrition information, money management, case management services, entitlement advocacy, referrals for housing placement and recreational activities. The Performance Incentive Plan 2008 calendar placement target for Valley Lodge is 113.

Project Renewal's Fort Washington Shelter provides shelter and mental health services to two hundred adult male mentally ill clients. There are three psychiatric treatment programs on site. These programs include the Social Service Treatment Team, Project Pride and Project Steps. Each program offers psychiatric and nursing care, case management, individual and group therapy, recreational activities, entitlements advocacy and housing referrals. Each team has its own case managers and psychiatrists. Each client is expected to visit a psychiatrist while at the facility. Case managers work with clients to assist them in achieving therapeutic goals. The Performance Incentive Program housing placement target for calendar year 2008 is 172 long term placements for this program.

The Park Avenue Shelter operated by the Lenox Hill Neighborhood serves 84 homeless adult women 45 years of age and older with a primary psychiatric diagnosis and long-term history of homelessness. Women currently using drugs or alcohol are not appropriate. The goal of the program is to create a safe, clean and motivating environment to engage women in treatment. A variety of social and recreational services are available for client participation. The Performance Incentive Program housing placement target for calendar year 2008 is 72 placements for this program.

The Park Slope Shelter operated by CAMBA is a 70-bed facility for women with serious mental illness and a co-existing substance abuse problem. The shelter provides an array of social services to enable women to stabilize their condition. Medication management, behavior modification, psycho-education, literacy services, substance abuse services, money management, housing readiness skills development, recreational activities and other therapeutic programs assist residents in making progress towards a goal of independent or supportive housing. The Performance Incentive Program housing placement target for calendar year 2009 is 53 placements for this program.

#### Outreach Programs

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

The projected target for Calendar Year 2009 is approximately 1,710 individuals, which indicates a decrease of 54% from projected target for Calendar Year 2008 as the projection is calculated based on the number of chronically homeless street clients placed, instead of the number of clients served. The new projected accomplishment numbers will be a better measure of the work these outreach programs are doing as they now focus on quality contacts and placements rather than just the quantity of contacts.

\$140,798 is requested for the Bronx, \$278,996 is requested for Queens and Brooklyn, and \$362,156 is requested for Citywide.

#### Program and Housing Placement

Citywide	DHS Placement Facilitation Unit
Citywide	SCO Family of Services

DHS Placement Facilitation Unit is expected to be funded at \$391,256, and SCO Family of Services is expected to be funded at \$98,217.

DHS Placement Facilitation Unit is responsible for developing and helping to fund supportive SROs and other transitional and permanent housing options for clients exiting the transitional system. This unit works closely with shelter staff to identify, engage, and place as many shelter residents as possible into programs and housing. During CFY 2007 and CFY 2007, DHS relocated 8,543 and 9,749 single adults into permanent housing, respectively. The projected target for Calendar Year 2009 is at least 8000 single adults.

SCO Family of Services operates a transitional independent living program, which offers services for mothers and their children. The program also provides emergency shelter and other supportive services for young adults between the ages of 16 – 21. DHS contracts out this service to the Department of Youth and Community Development (DYCD). The projected target for CFY 2009 is approximately 30 young people.

#### DHS Office of Client Advocacy

DHS's Office of Client Advocacy (OCA) provides a voice for clients within DHS by mediating conflicts between shelter staff and clients, assisting clients to overcome barriers to permanent housing, interacting with other agencies and organizations on behalf of clients, and addressing phone and walk-in inquiries. The OCA is responsible for assisting clients in navigating the service system and bringing systemic issues to the attention of DHS and providers. The staff assists clients with a wide array of challenges. The staff encourages clients to first work with caseworkers or shelter staff to resolve individual issues. Additionally, they assist clients by providing crisis intervention for people at risk of becoming homeless; assisting clients to overcome the barriers to obtaining permanent housing; negotiating



with other agencies and providers on behalf of clients. The OCA also facilitates monthly Client Meetings with both single adults & families. The OCA has a hotline that records messages 24 hours a day. Individuals and families can contact a staff member between the hours of 9:00 A.M. to 5:00 P.M., Monday through Friday, and messages left after hours are responded to the next business day. The OCA works with clients who come to our office for emergencies Mondays through Thursdays from 9-5. Staff is located at Beaver Street as well as the Family and Adult Intake Centers - PATH and AFIC. The OCA travels to shelters, drop-in facilities and street locations to work with clients make presentations and participate in case conferences. During CFY 2008, the unit had a total of 4,819 contacts of which 4,701 were closed.

This program will be funded at \$926,929.

#### Reception Centers

Citywide	BRC
Citywide	Volunteers of America

BRC is expected to be funded at \$186,301 and Volunteers of America is expected to be funded at \$432,651, respectively.

BRC and Volunteers of America operate reception centers for homeless clients. Reception Centers are low demand shelters for street-dwelling, homeless, frail, single adults. They are designed to provide emergency shelter, psychiatric and medical assessment services, case management services, along with a variety of intensive social services in an attempt to assist and engage the client population. Once a homeless person is engaged, case management and linkages to programs, benefits, and other supportive services are used to assist individuals to participate in the long-term housing placement services for men and women designed to assist clients to achieve their most capable level of independence. Homeless clients typically remain at the Center for 4 to 6 months. Reception Centers target the "hard-to-serve" or service-resistant homeless people who are unwilling to enter the shelter system and who fall into one or more of the following categories: mentally ill (Axis I and/or Axis II); chemically dependent (including the dually diagnosed); medically frail; and elderly. The goal of the Reception Centers is to stabilize clients medically and psychiatrically and prepare them for reintegration into the community. Staff assemble a package of concrete services that meet the clients' basic survival needs. Once these basic needs are met, clients are able to begin to re-orient themselves to their communities through counseling and socialization. Ultimately, the Reception Centers empower clients to assume active roles in their own self-maintenance.

#### Substance Abuse Counselors

Citywide	Addiction Treatment Counselors
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Addiction Treatment Counselors are members of the Clean and Sober Program, serving 53 homeless adult clients, at Barbara Kleiman Residence. These programs stress peer-support and substance abuse counseling in the framework of work-readiness training and job experience. The Performance Incentive Program housing placement target for calendar year 2009 is 46 placements for this program.

#### Substance Abuse Programs

Manhattan	Kenton Shelter
Manhattan	Forbell Shelter
Manhattan	Willow Next Step Women's Shelter

The Kenton Shelter is expected to be funded at \$202,952, the Forbell Shelter is expected to be funded at \$239,761, and the Willow Women's Shelter is expected to be funded at \$220,000, respectively.

The Kenton Shelter provides substance abuse services to 100 men. These services include substance abuse prevention, education, and drug prevention workshops. Both individual and group counseling are provided. The Performance Incentive Program housing placement target for calendar year 2008 is 86 placements for this program.

The Forbell Shelter provides substance abuse services to 194 men. These services include substance abuse prevention, education, and drug prevention workshops. Both individual and group counseling are provided. The Performance Incentive Program housing placement target for calendar year 2009 is 167 placements for this program.

#### Social Services

##### Police Athletic League Play Street

Brooklyn	Flatlands Fernandez Family Center
Bronx	Eddie Fernandez Family Center
Manhattan	Jennie Clark Family Center
Bronx	University Family Center
Bronx	Michael Breslin Family Center

PAL - Police Athletic League Play Street sites operate at the above shelters. Activities include team sports, arts and crafts, counseling and training. These programs operate from July through August.

\$12,500 is requested for each of the above mentioned facility for CFY 2009.

#### Save Heaven Programs

Two programs, Times Square Outreach and Manhattan Neighborhood Drop-In Center, that received ESG funding in CFY2008 are closed and the ESG lines will be applied to two new safe havens that we will soon be procuring. The proposed ESG amount for these two programs is \$36,402 and \$177,107.

#### **Shelter Operating Costs**

ESG funds are used to provide basic operating costs for City-operated shelters housing homeless individuals and homeless families. This may include supplies and equipment, food, transportation, or other operating costs other than staff costs. Operating funds are also used to support the operations for the adult shelter programs. Please refer to the Supportive Housing Continuum of Care for more information. DHS is expected to budget \$400,594 for this activity.

#### **Housing Opportunities for Persons with AIDS**

The Housing Opportunities for Persons with AIDS (HOPWA) Program provides the resources and the incentives to devise and implement comprehensive, long-term strategies to meet the housing needs of persons living with HIV/AIDS and their families.

The HOPWA Program differs from other formula grant programs insofar as the City receives an allocation for the entire Eligible Metropolitan Statistical Area (EMSA). The EMSA is comprised of the five boroughs of the City of New York plus five upstate jurisdictions, including the cities of Mount Vernon, Yonkers, and the counties of Putnam, Rockland and Westchester. The EMSA jurisdictions expect to receive approximately \$2,738,356 of this grant. The County of Westchester administers the allocation for the cities of Mount Vernon and Yonkers since both municipalities are located in Westchester County. See the section titled, HOPWA EMSA for a complete description of each jurisdiction's proposal.

HUD HOPWA regulations require municipalities that receive program entitlement funds to commit funds no later than September 30, 2010 and to expend funds within three (3) years of the commitment. Therefore, the City is expected to completely expend 2009 program year funds by September 30, 2012.

#### **Human Resources Administration: HIV/AIDS Services Administration (HASA)**

##### **Case Management and Support Services**

HASA case workers facilitate client access to – and maintenance of – emergency, transitional, and permanent supportive housing, as well as on-going rental assistance. In addition to housing issues, HASA clients and their families often present a multiplicity of other needs. Case management and support staff conduct needs assessments for all clients to determine the need for other appropriate benefits and services, such as cash assistance, nutrition and transportation payments, and housing related benefits (e.g., rent arrears payments, home furnishings, moving costs, and security deposits). Case workers refer clients to Medicaid, home care, homemaker services, Food Stamps, federal disability benefits, and community based mental health and substance abuse programs.

In Grant Year 2009, HASA anticipates supporting over 30,000 cases. HASA's caseload will include over 25,000 single cases, nearly 5,000 family cases, and over 14,000 family members (i.e., non-medically eligible members of cases). As of July 2008, over 30,000 individuals and families were receiving direct housing services through HASA.

\$1,000,000 in HOPWA funds will support HASA case management and support service personnel. Eligible activities include: Housing information services including, but not limited to, counseling, information and referral to assist an eligible person to locate, acquire, finance and maintain housing; and, Supportive services including, but not limited to, assessment, permanent housing placement, assistance in gaining access to local, State and Federal government benefits and services.

Over 44,800 individuals and their family members will receive coordinated case management and support services in Calendar Year 2009.

#### **Human Resources Administration: HIV/AIDS Services Administration (HASA)**

##### **Supportive Housing Contracts**

Transitional and permanent supportive housing remain significant and necessary components of the continuum of housing opportunities for New Yorkers living with HIV/AIDS. This funding will support contracts administered by HASA for transitional congregate facilities, permanent congregate facilities, and permanent scattered-site supportive housing programs.

During Grant Year 2009, of the \$35,206,368 HOPWA grant funds awarded to HASA, \$34,206,368 is allocated to HASA supportive housing contracts, while the remaining \$1,000,000 is allocated to HASA case management and support services.

The program will undertake the following eligible activities: Operating costs for housing including maintenance, security, operation, insurance, utilities, furnishings, equipment, supplies and other incidental costs; and, Supportive services including, but not limited to, assessment, permanent housing placement, assistance in gaining access to local, State and Federal government benefits and services.

This funding will support an estimated 2,533 transitional and permanent supportive housing units.

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

The New York City Department of Health and Mental Hygiene - Bureau of HIV/AIDS Prevention and Control (BHAPC) directly administers 19 subcontracts with 13 nonprofit community-based organizations throughout New York City. As part of its oversight and administration of these contracts, BHAPC monitors monthly expenditures to ensure that project sponsors do not exceed 7% of the amount of HOPWA funds received for administrative costs. HOPWA services that will be provided under the supervision of BHAPC in Grant Year 2009 include the following:

##### **Housing Placement Assistance:**

Bronx	Osborne Association
Brooklyn	Brooklyn AIDS Taskforce
Manhattan	African Services Committee
Queens	AIDS Center of Queens County
Staten Island	Project Hospitality

The housing placement assistance programs provide housing information services to persons living with HIV/AIDS (PLWHA). These programs assist PLWHA locate and secure permanent housing; however, emergency/transitional housing may be used while permanent housing is being actively sought. Services also include short-term case management services, securing housing subsidies, and providing short-term rental, utility and security deposit payments to prevent or end homelessness as needed.

## **Administration of a Sustainable Living Fund**

Citywide

Gay Men's Health Crisis

The Sustainable Living Fund distributes short-term rental subsidies, long-term rental subsidies, and rental start-up. Short-term rental subsidies are provided as emergency assistance to prevent eviction and homelessness.

## **Emergency Low-threshold Supportive Housing for Adolescents/Young Adults**

Citywide Safe Horizon

Citywide Safe Horizon

Citywide Ali Forney Center

The supportive housing programs targeting adolescents and young adults provide low-threshold emergency housing for HIV-infected and at-risk homeless street youth. These programs link homeless young adults to appropriate case management, medical care, and other supportive services. Other services provided include workshops and training in basic skills, basic educational and literacy, and employment readiness.

## **Permanent Supportive Housing**

Queens AIDS Center of Queens County (Dually-Diagnosed/Harm Reduction)

Citywide AIDS Center of Queens County (Parolees/Releasees)

Brooklyn CAMBA, Inc. (Dually-Diagnosed/Harm Reduction)

Brooklyn CAMBA, Inc. (Dually-Diagnosed/Harm Reduction)

Citywide Casa Betsaida (Difficult to Serve Individuals)

Citywide The Fortune Society (Parolees/Releasees)

Citywide Harlem United (Women with Mental Illness)

Citywide Harlem United (Women with Children)

Staten Island Project Hospitality (Dually-Diagnosed/Harm Reduction)

Citywide Services for the Underserved (Persons with AIDS Age 55 and Over)

These adult supportive housing programs identify, secure, and provide appropriate emergency, transitional, and permanent housing for the following target HIV/AIDS populations: women with mental illness; women with children; persons with AIDS age 55 and over; difficult to serve individuals; parolees and releasees; and dually diagnosed individuals and families in need of harm reduction services. Other service elements include on-site case management, harm reduction, care coordination, mental health, substance abuse, and other supportive services as needed.

The City of New York intends to allocate \$14,774,402 of HOPWA funding to these programs. Eligible activities include: Housing information services including, but not limited to, counseling, information, and referral to assist an eligible person to locate, acquire, finance and maintain housing; Tenant-based rental assistance; Short-term rent, mortgage, and utility payments to prevent homelessness of the tenant or mortgagor of a dwelling; Supportive services including, but not limited to, assessment, permanent housing placement, assistance in gaining access to local, State and Federal government benefits and services; and, Operating costs for housing including maintenance, security, operation, insurance, utilities, furnishings, equipment, supplies and other incidental costs.

Approximately 3,750 low-income individuals and families will receive assistance during Grant Year 2009 from the array of services provided by 13 community-based organizations under 19 subcontracted programs.

BHAPC programs will include service to the following special needs populations:

- Adolescents/young adults;
- Seniors age 55 and over;
- Non-HASA eligible difficult-to-serve individuals;
- Women with children;
- Women with mental illness;
- Parolees and releasees;

- Dually diagnosed HIV+ individuals and families in need of harm reduction services.

**Department of Health and Mental Hygiene: Division of Mental Hygiene (DMH)**  
**Housing for Dual and Triple Diagnosed Individuals and Families**

This funding is specifically dedicated for persons living with the dual and triple diagnoses of HIV/AIDS, mental illness, and current or past substance abuse. These dual and triple diagnosed individuals and families have difficulty gaining and maintaining access to adequate housing, medical and psychiatric care, case management, substance abuse services, and other resources vital to achieving optimal health and housing stability.

The New York City Department of Health and Mental Hygiene (DOHMH) will utilize HOPWA funding to support the operation of 125 units of permanent scattered-site housing. The agency has contracts with five nonprofit community based organizations that are operating scattered-site housing for single adults and families with serious and persistent mental illness who are living with HIV/AIDS. The Bureau of HIV/AIDS Prevention and Control (BHAPC) of DOHMH directly administers these five subcontracts and monitors monthly expenditures to ensure that project sponsors do not exceed 7% of the amount of HOPWA funds received for administrative costs.

The program will undertake the following eligible activities: Operating costs for housing including maintenance, security, operation, insurance, utilities, furnishings, equipment, supplies and other incidental costs; and, Supportive services including, but not limited to, mental health counseling and assessment, drug and alcohol abuse counseling, permanent housing placement, assistance in gaining access to local, State, and Federal government benefits and services.

One-hundred twenty-five low-income adults with mental illness will receive permanent housing and supportive services during Grant Year 2009.

**Grantee General Program Administration**

The City of New York Department of Health and Mental Hygiene – Bureau of HIV/AIDS Prevention & Control administers the HOPWA program for the New York City (NYC) Eligible Metropolitan Statistical Area (EMSA). The administrative component of the HOPWA grant supports the staff of the Bureau of HIV/AIDS Prevention & Control that coordinates, monitors, evaluates, and reports to HUD on the use of HOPWA funds in the NYC EMSA.

The Bureau of HIV/AIDS Prevention & Control also maintains responsibility for negotiation and oversight of the HOPWA programming proposed and implemented by the Lower Hudson Valley jurisdictions, which include the Counties of Putnam, Rockland, and Westchester, and the Cities of Mount Vernon and Yonkers. The Cities of Mount Vernon and Yonkers programming is administered by Westchester County, since both cities are located there.

## ii. New York City Housing Authority Funds

### Public Housing Capital Fund Program

The New York City Housing Authority uses funds from the Public Housing Capital Fund Program, an annual grant program administered by the United States Department of Housing and Urban Development (HUD), for major physical improvement work at its 343 developments and for other capital eligible NYCHA activities. Funds are used to bring these developments up to modernization and energy-conservation standards. The largest component of the program involves the rehabilitation of occupied residential structures. The program also provides for the construction of non-dwelling structures, such as community centers, as well as for projects aimed at improving NYCHA's management and technology infrastructure.

The following is a use-of-funds breakdown of the most recent Capital Fund grant (Federal FY 2008 funds):

Dwelling Equipment and Structures	\$109,110,317
Non-Dwelling Equipment and Structures	\$8,030,443
Site Improvements	0
Administration and Fees	\$43,645,402
Management Improvements	\$11,177,376
Relocation Costs	\$500,000
Construction Contingency	\$41,779,679
Bond Debt Obligation	\$52,520,000
Operations	\$66,690,804
<b>TOTAL</b>	<b>\$333,454,021</b>

### HOPE VI

Initiated in 1992, HUD's HOPE VI Urban Revitalization Demonstration Program (HOPE VI) aims to address the problem of severely distressed public housing in a comprehensive manner through recommendations for social, economic, and physical improvement, as well as, community service. Permitted activities under the demonstration program include a) funding of the capital costs of major reconstruction, b) the provision of replacement housing, c) management improvements, and d) planning and technical assistance. Other permitted activities include implementation of supportive services and economic development initiatives, and the planning for any such activities

#### Ocean Bay Apartments

##### Overview

Ocean Bay Apartments HOPE VI Revitalization Project has a current overall project budget of approximately \$229 Million, including both on-site improvements and surrounding neighborhood investment that are aimed at comprehensively revitalizing the Arverne/Edgemere area of the Rockaway Peninsula, in Queens. The overall project budget is broken down as follows:

Overall Project Budget: \$228.9 Million  
Funding Sources: \$ 67.7 Million Hope VI Funds  
\$143.2 Million Capital Funds  
\$ 5.8 Million NYCHA Reserve Funds  
\$ 12.2 Million Leveraged Funds

##### On-Site Physical Improvements

Phase I Work at Ocean Bay included the modernization and reconfiguration of 1,803 apartments, at a total cost of approximately \$82 Million under a Construction Management firm.

Phase II Work entails the first stage of new construction, which began on April 22, 2005. This phase is being performed under a Construction Management/ Build firm (CM/ Builder) under NYCHA's CM/ Build Program. The overall project cost of Phase II is just over \$60 Million, and includes:

- Exterior and lobby improvements in Oceanside and Bayside. The Oceanside work is 100% complete; the Bayside work is 40% complete as of 6/30/08;
- Transformers and electrical distribution system upgrade at Bayside is 100% complete;
- Day care center renovation and expansion at Oceanside is 100% complete;
- Senior/social center renovation at Oceanside is 100% complete.

#### Off-Site Development

There are a number of off-site work components in the Ocean Bay Revitalization Plan. These are intended to provide new amenities to the residents, as outlined below:

- Retail Sites Development ("Sites A and C"): Development of two retail sites, acquired near Ocean Bay by NYCHA, will be managed through a Development RFP in conjunction with other NYC Agencies; this will bring local convenience retail, office space, and possibly additional housing units to meet the Mayor's Affordable Housing Plan goals;
- Addabbo Health Center: A \$12 million neighborhood health facility opened in October 2006; NYCHA provided a grant of \$1.5 million in HOPE VI funds towards the hard costs; and
- Home Ownership: A Resident training and subsidy program is available to assist up to 24 qualified, first-time home-buyers (each eligible to receive \$25,000 for down payment and closing costs). To date, 12 residents have received a subsidy.

#### Community & Supportive Services

The HOPE VI Community and Supportive Services (CSS) program was completed at the end of June 2005. NYCHA's Family Resource Center provided job training, job placement and social services to assist families moving from public assistance to self-sufficiency through employment. Economic development opportunities included the formation of several resident-owned businesses (ROB), which are continuing to provide services to the Rockaways. NYCHA's Resident Employment Services (RES), which provides employment services to all NYCHA residents, also provides services in the Rockaways through the Ocean Bay Computer Lab and a partnership with the resident-governed Ocean Bay Community Development Corporation (OBCDC). Founded in September 1999, OBCDC serves as a partner to NYCHA by providing community supportive services and will continue after funding from the US Department of Housing and Urban Development HOPE VI initiative ends.

OBCDC offers a number of programs and services: the Volunteer Education, Training and Placement Program contains training modules for the program that consists of Life Skills Training components as well as Hard Skills modules to develop and enhance specific work related capabilities; OBCDC also publishes and distributes a quarterly newsletter, "Tidings", which is a vehicle for residents, elected officials, community based organizations, health providers, and others to notify the community of the services and programs that are offered on the peninsula and throughout Queens. Five thousand copies are distributed throughout the Rockaways. OBCDC provides free tax preparation during the tax season and is a designated VITA (volunteer income tax assistance center). Volunteers, who have become IRS certified tax preparers, operate the center. OBCDC operates a Youth Leadership Institute for 13 to 19 year olds which focuses on teaching the roles and responsibilities of leadership. The organization obtained funding and purchased a van to meet the transportation needs of elderly and disabled residents and operates a Senior Community Service Employment Program (SCSEP) which provides residents, over 55 years old, with job experience and a chance to enhance their skills and obtain a competitive edge in today's job market. OBCDC also continues to prepare proposals to raise additional funding from non-NYCHA public and private funding and to partner with other community, borough-wide and city-wide institutions to connect residents with existing service providers. Finally, the OBCDC conducts three financial literacy workshops annually.

The RES Ocean Bay Computer Lab staff operates an After-School Program (ASP) for 5-13 year olds to assist them in reading, mathematics and computer basics through individually structured computer tutorials and individual instruction. In the summer, the ASP services are incorporated into the summer camp program. The RES Ocean Bay Lab offers workshops and individual training in basic computer and job readiness skills on an ongoing basis.

NYCHA's Department of Resident Employment Services also offers programs to help residents obtain self-sufficiency through provision of employment and training services. RES maintains a Resource Directory that contains 158 educational and training program offerings by over 66 providers. Recent programs have included pre-apprenticeship training programs; two HUD ROSS grant funded programs that offer a variety of training and educational opportunities; and GED and ESL classes. RES has also held several successful job and career fairs.

#### Prospect Plaza

In March of 1999, NYCHA was awarded a HOPE VI grant for the revitalization of Prospect Plaza Houses located in the Ocean Hill/Brownsville section of Brooklyn. HUD approved NYCHA's Revitalization Plan in November 1999. The project budget for the Revitalization Plan includes: HOPE VI funds, NYCHA Capital Funds, private equity, public and private financing, along with City Capital funds. The project consists of:

- Site A – The construction of 37, two-family, three story brick townhouses on City-owned parcels dispersed among Dean Street, Saratoga Avenue and Sterling Place. Within each two-family home, upper floors are owner-occupied and the ground-floor unit is for rental. By April 2005, all homes were sold. The total development cost was over \$11,557,000. NYCHA contributed a total of \$4,640,000, comprised of \$3,440,000 from the Authority and \$1,200,000 of City Capital funds, which together with a construction loan from Washington Mutual, provided financing of the project.
- Site B – One hundred fifty (150) units of new rental housing will be constructed using low income housing tax credits; and qualify as affordable housing for families earning up to sixty percent of the area median income (60% AMI). Construction closing for this project took place in October 2007. It is being developed by L&M Equities, with funding from the State of New York and the NYC Department of Housing Preservation and Development. The Authority may provide tenant based section 8 vouchers to up to one third of the new units in order to provide opportunities for relocated Prospect Plaza public housing residents to return to Prospect Plaza.
- Site C – This phase of the project includes rehabilitation of the three vacant public housing towers on Prospect Place; a 1.03 acre mid-block park between Park Place and Sterling; construction of thirty (30) units on Bergen Street; and new housing on Sterling Place. A new multipurpose community facility is also being planned to serve the rehabilitated Prospect Plaza community.

When completed, the overall Prospect Plaza HOPE VI revitalization project will include approximately six-hundred and forty-four (644) dwelling units, including one-hundred and eighty-six (186) public housing units that will receive public housing operating subsidy from NYCHA. The balance of the rental units will receive Section 8 vouchers and be affordable to low income households at or below 60% Area Median Income.

NYCHA's Department of Resident Employment Services (RES) implemented a successor program to the Community and Supportive Services (CSS) activities previously undertaken by Goodwill Industries in the latter part of 2007. Activities are focused on providing opportunities for higher education and vocational training and job placement. These activities have been fostered through an extensive effort to locate relocated Prospect Plaza residents who were no longer participating in CSS programs, the Employment and Educational Training Assistance Program (EETAP), and referral to RES educational, vocational training and job placement programs whether or not they have remained in NYCHA developments.



#### Outreach to Relocated Residents

RES has taken a multi-faceted approach to locate and engage relocated Prospect Plaza residents no longer participating in CSS programs. RES has partnered with the NYCHA Leased Housing Department to locate residents receiving Section 8 both from NYCHA and from other PHAs across the country. RES has worked with the NYC Human Resources Administration (HRA) to obtain the last known address of any relocated residents. Finally, RES has reached out to the Social Security Administration which has agreed to send letters, on behalf of NYCHA, to the last known address of all relocated residents. There have been multiple mailings and telephone calls to these residents. Recently, an outreach worker was assigned to canvass geographic areas with a large concentration of relocated residents in an attempt to engage them.

#### Employment and Educational Training Assistance Program (EETAP)

A grant fund has been established to provide residents with an opportunity to attend accredited colleges and universities or New York State Education Department licensed training facilities offering: academic degree or certificate programs; vocational training; and/or apprenticeship training leading to economic self-sufficiency. Funds are available for eligible educational expenses including fees, tuition, books, transportation and tutoring.

#### Self-Sufficiency Programming

Career specialists will enroll former Prospect Plaza residents in self-sufficiency programs and make appropriate referrals to educational, vocational training, and job placement programs. RES has formed a number of referral partnerships to leverage resources for NYCHA residents. These partnerships are with: Workforce 1 Career Centers, Culinary Arts Training Programs, Minority Worker Training Programs, the STRIVE Construction Opportunities Center and Non-Traditional Employment for Women.

### **iii. HUD Competitive Funds**

#### **Homeless Continuum of Care SuperNOFA**

Since 2002, DHS has coordinated the City's response to the annual HUD Notice of Funding Availability (NOFA) for Continuum of Care Homeless Assistance, working in partnership with the New York Coalition on the Continuum of Care Steering Committee. The New York City Coalition on the Continuum of Care (The Coalition) encompasses an extraordinarily broad range of homeless stakeholders to ensure a decision-making process that is inclusive of and relevant to the City's evolving needs and resources and avoids an overlap, duplication or contradiction of efforts. The Coalition is the representative body of providers, consumers, community members and government that regularly meets to handle all the details involved with the HUD Targeted Homeless Assistance Grants. Representation on the Coalition Steering Committee by the provider coalitions (each of which serves a unique element of the homeless population) ensures that the needs and concerns and the planning activities of all homeless providers are carried to the Steering Committee. The Coalition's overall structure is designed to foster an ongoing exchange of information among consumers, direct providers, advocates, and the committees represented by the Coalition.

The funds made available under the NOFA are designed to help communities create systems to combat homelessness. Funding is provided in the three program areas: Supportive Housing Program, Shelter Plus Care, and Section 8 Moderate Rehabilitation for Single Room Occupancy Dwellings.

The Coalition and City's submission to HUD is based upon a single Continuum of Care strategy and funding priorities, but project funding is requested through individual applications submitted by providers. The competition process for the 2008 HUD NOFA for Continuum of Care Homeless Assistance began in July 2008 and the Coalition expects HUD to announce the 2008 grant awards in December 2008.

#### **Supportive Housing Program**

The Supportive Housing Program (SHP) is one of the program areas of HUD's Continuum of Care Homeless Assistance funding. It promotes the development of supportive housing and services that help homeless people transition from homelessness and live as independently as possible. The components of the Supportive Housing Program are transitional housing, permanent housing for persons with disabilities, supportive services only, and safe havens. All SHP funding in New York City goes directly to non-profit provider agencies. For the 2008 NOFA, the Coalition has 181 SHP programs applying for a total of \$65,560,121. In 2008, these SHP grantees provided housing and services at a point in time to approximately 12,133 households: 1,775 families and 10,358 single adults.

#### **Section 8 Moderate Rehabilitation SRO**

The Single Room Occupancy (SRO) Moderate Rehabilitation Rental Assistance program is a Homeless Continuum of Care program funded by HUD through its Super Notice of Funding Availability (SuperNOFA). The program provides rental assistance to specific SRO projects. The assistance is provided in 10-year funding increments that are renewable, at HUD's discretion, on a year-by-year basis. Rental assistance provided under the program covers operating costs for the projects. Eligible participants include homeless individuals.

Since 1988, the New York City Department of Housing, Preservation and Development (HPD) Supportive Housing Loan Program (SHLP) has been awarded Section 8 Moderate Rehabilitation rental assistance for 22 projects containing 1160 contract units. Of these, 20 projects containing 1,069 units have been completed and 2 projects containing 93 units are under construction or in design.

#### **Shelter Plus Care Program**

The Shelter Plus Care Program is a Homeless Continuum of Care Program funded by HUD through its Super Notice of Funding Availability (SuperNOFA). In recent years, Shelter Plus Care awards have enabled HPD to build new housing with supportive services for homeless individuals with disabilities, including mental illness, histories of substance abuse, and AIDS with incomes of less than 50 percent of the area median. Rental assistance subsidies provided under this program, cover operating costs and exclude the cost of supportive

services. Supportive services are provided by sponsoring non-profit organizations and are funded with other government contracts or private funds.

Program guidelines require that the cost of supportive services at least equal the amount of the rental assistance provided by the grant. To date, HPD has received rental assistance of \$117,988,200 through the Shelter Plus Care Program for 54 projects, with a total of 2,498 contract units for the homeless. Of these, 43 projects containing 2,005 units have been completed and, 11 projects containing 493 units are under construction or in design.

### **Section 202 Supportive Housing for the Elderly**

Section 202 Supportive Housing for the Elderly is a federally funded program which provides interest free capital advances, (rather than direct loans as previously provided under Section 202), to eligible non-profit sponsors to finance the development, either new construction or substantial rehabilitation, of rental housing with support services for very low income persons age 62 or over. Funding is awarded directly to non-profit developers; the City is not an eligible applicant. Repayment is not required as long as the housing remains for very low income elderly for 40 years.

The program also includes rental assistance contracts to cover the differences between the HUD-approved operating cost per unit and the amount the resident pays, which is one-third of their income. All residents must be very low income. Project based rental assistance contracts for Section 202 projects are initially 5 years, renewable after that time on a yearly basis.

A small portion of the cost for supportive services is provided by the Section 202 program, but the major financing for services provided by the operator. Services offered in some Section 202 sites may include social service coordination, recreation and social activities, transportation services, and other services deemed necessary for maintaining independent living.

Approximately \$27,852,300 in capital advances from Section 202 Supportive Housing for the Elderly funding was awarded to three New York metropolitan non-profits (this does not include upstate or Long Island counties) in October 2007 for 195 units. HUD also announced in March 2008 that approximately \$431,700,000 in Section 202 Supportive Housing for the Elderly grants would be made available, nationwide, through HUD's FY2008 "SuperNOFA." The deadline for applications was July 10, 2008. Award recipients have not been determined as of this moment.

For additional information on the elderly, see the Supportive Housing Continuum of Care.

### **Section 811 Supportive Housing for the Disabled**

HUD provides direct federal capital advances to private, non-profit corporations and consumer cooperatives for the new construction or substantial rehabilitation of City-owned or private sites for accessible housing for persons with a disability. Grants usually cover 100 percent of the project's cost, within HUD limits. HUD also provides Project Rental Assistance Contracts (PRACs) to pay the difference between tenant rents (30 percent of income) and mortgage amortization. The mortgage term is 40 years, during which time the project must operate as supportive housing for persons with a disability. Sponsors must provide at least \$10,000 in equity towards the project.

Either the applicant wishing to reside in a Section 811 development, or a household member aged 18 or over, must have some physical or developmental disability or some chronic mental illness. The income of project residents must be below 50 percent of area median income. Projects may be in the form of group homes of up to 15 units, or independent living facilities of up to 40 units. Sponsors must provide a support service plan appropriate for the target population, and evidence of state, local or other funding for these services. Independent living facilities may also be in the form of a cooperative owned by the residents. Sites must be in close proximity to employment and educational opportunities, shopping, recreation, etc., or be reachable by

accessible mass transportation. They should be in a residential neighborhood and integrated into the community. Sites must meet HUD's site and neighborhood standards regarding areas of minority concentration.

Approximately \$3,373,000 was made available under FY08 SuperNOFA for the metropolitan region (NYC, Upstate and Long Island counties).

For additional information on the disabled, see the Supportive Housing Continuum of Care.

### **Section 8 Vouchers**

Section 8 is a Federal program that provides rental assistance to tenants. The City of New York's major rental assistance programs are administered by NYCHA and HPD. The following is a brief explanation of the Section 8 programs administered by these two agencies.

#### **1. NYCHA's Section 8 Program**

NYCHA's Section 8 Housing Choice Voucher Program provides tenant-based assistance to low and very low income households. NYCHA operates the largest Section 8 rental assistance program in the nation with approximately 88,701 vouchers. Under the Section 8 Housing Choice Voucher program all tenants pay at least 30% of their adjusted gross income for rent, plus any amount the contract rent is above the payment standard. In general, Housing Choice Vouchers are issued for a 180 day period, although an extension may be granted as a reasonable accommodation. This includes vouchers issued by other housing agencies outside New York City which are being used in New York City.

In February 2007, NYCHA temporarily reopened the waiting list for non-emergencies due to the availability of 22,000 new vouchers over two years. These new vouchers are a result of recent changes on the Federal and local levels. Federal funding for Section 8 housing was increased by nearly \$100 million, and the availability of these housing vouchers is also a result of reforms to the City's homelessness policies. Vouchers have been and will continue to be made available on a priority basis to victims of domestic violence, families reunifying from foster care, young adults aging out of foster care and intimidated witnesses. Additionally, 3,000 vouchers have been allocated for individuals who are chronically homeless and are not part of the shelter system, and for DHS' homeless prevention program.

NYCHA has undertaken a comprehensive effort to identify and find people who filed an application for Section 8 housing vouchers as long ago as 1993, but who are no longer reachable at the address given. The ads announcing the re-opening the waiting list advised all applicants who filed in 1993 and 1994 to contact NYCHA's Applications Offices if they were not called in for an interview. In addition, several letters were sent to the last known address of these applicants. NYCHA also matched the names of applicants who were in HRA's database and sent letters to the address on file with HRA. Any of these households identified and who remain eligible will be given priority for these new vouchers.

During the three months that the waiting list was reopened NYCHA handed out 469,284 applications for Section 8 across the City. When the list was closed on May 14, NYCHA had received 231,101 applications back.

As of June 30, 2008, the Section 8 waiting list had 122,000 apparently eligible families on it, and an additional 46,000 families had already been called in from the new waiting list.

#### **1. HPD's Section 8 Program**

HPD's Section 8 Program HPD operates Section 8 project-based programs for Moderate Rehabilitation and Shelter Plus Care and tenant-based Housing Choice Voucher Programs for its local preferences, which include Homeless and Near-Homeless Prevention, HPD Building Renovation - Relocation and Rent Restructuring, and Special Needs Housing. HPD administers enhanced vouchers for tenants opting out of HUD contracts such as Mitchell-Lama and Moderate Rehabilitation. HPD also administers the Section 8 Family Self-Sufficiency Program and the Section 8 Homeownership Program. Applicants for Section 8 assistance must meet eligibility

criteria, which specify the requirements for income qualification, family composition and citizenship status all within Federal guidelines.

Under Section 8, most families pay between 30% - 40% of their adjusted household income toward rent and utilities and HPD pays the difference up to the payment standard. All units that receive Section 8 assistance must pass an annual Housing Quality Standards Inspection. Section 8 families must have income that does not exceed 50% of the area median income for New York City (there are exceptions for certain preference categories that allow income up to 80% AMI. Additionally, at least 75% of the households that are accepted into the voucher program (in New York City programs combined) in a fiscal year must have income that is below 30% of the area median for New York City.

Rules for families receiving enhanced vouchers are different in several respects including income limits (95%), tenant contribution toward rent (30% of adjusted income, or whatever the tenant was paying prior the building's conversion, whichever is greater), and payment standard (Section 8 will pay up to the gross rent, subject to rent reasonability standards, as described below.

Participating owners must charge rents that are comparable to rents for similarly sized apartments in the owner's building (if applicable) and for similarly sized apartments in the particular neighborhood where the voucher holder intends to rent. Rent regulations apply for apartments that fall under rent stabilization. Except in the case of enhanced vouchers, rents may not exceed the payment standard established by HPD (currently set at 110% of the Fair Market Rent set by HUD for New York City).

Families may use their subsidy in any part of the United States. Moves within HPD jurisdiction are permitted once per year. In administering this program, HPD provides a local preference to low-income occupants with significant rent burdens who reside in buildings that were rehabilitated by a government sponsored program so that these tenants can afford either to stay in their existing unit or to relocate to new housing. The program also targets subsidies to homeless families and individuals in an effort to enable them to afford the permanent housing that is available to them, most of which is being produced with city subsidies. Section 8 is also used to address unique and critical local housing needs generated as a result of an unforeseen catastrophe beyond the scope of the individual family, and other unforeseen catastrophes such as families that have been affected by the September 11, 2001 attack on the World Trade Center, family members of victims of American Airlines Flight 587 and other emergencies. (The deadlines for the World Trade Center and Flight 87 programs have expired.).

The project-based programs listed above allow families to receive rental assistance if they occupy specific apartments in buildings rehabilitated by a government sponsored rehabilitation program. As in the tenant-based program, all families pay at least 30% of their adjusted incomes on rent and utilities and the program subsidy pays the balance. Unlike the tenant-based program, families with project-based assistance forfeit their subsidy when they move from the building. The next family that is approved to occupy the apartment receives the subsidy.

HPD did not receive any additional tenant-based voucher funding in 2006 because HUD did not offer any Notices of Funding Availability in that year. HPD has not received additional conversion vouchers since 2003.

### **Housing Opportunities for Persons with AIDS (HOPWA)**

The HOPWA competitive grant program provides states, localities and nonprofit organizations with the resources and incentives to devise long-term comprehensive strategies for meeting the housing and related supportive service needs of low-income persons with HIV/AIDS and their families. Funds under this program are divided into two categories: (1) grants for Special Projects of National Significance (SPNS) that, due to their innovative nature or their potential for replication, are likely to serve as effective program models in addressing the housing and related supportive service needs of low-income persons living with HIV/AIDS and their families and (2) grants for projects that are part of Long Term Comprehensive Strategies (Long Term) which provide housing and related supportive services for low-income persons living with HIV/AIDS and their families in areas not eligible for HOPWA formula entitlement funds.

Eligible applicants include States, units of local government and nonprofit organizations under SPNS. States and units of local government may apply for projects that will serve areas that are not eligible for HOPWA formula allocations under the Long Term category of grants.

Eligible program activities include: housing information services (including fair housing counseling); project-based or tenant-based rental assistance; new construction of a community residence or SRO dwelling; acquisition, rehabilitation, conversion, lease or repair of facilities to provide housing and services; operating costs for housing; short-term rent, mortgage and utility payments to prevent homelessness; supportive services designed to enhance access to needed services such as health care, AIDS drug assistance, and other services funded through the Ryan White CARE Act or other Federal, State, local or private funds; administrative expenses; and resource identification to establish, coordinate and develop housing assistance resources and technical assistance in establishing and operating a community residence (if the funded amount is less than 20 percent of the proposed program activity costs). In addition, applicants may request funds for collecting, analyzing and reporting project outcomes.

Recipients may receive up to \$1,300,000 for program activities. An additional 3% may be added for the grantee administrative costs, and up to 7% may be added for project sponsor-related administrative costs. As HOPWA SPNS grants are national competitive grants, applicants apply directly to HUD for this funding.

#### **Hope II-HPD Mutual Housing Assistance Program**

DAMP's Mutual Housing Association Program (MHA), administered by HPD, is a demonstration program through which Cooper Square, a Manhattan neighborhood group works with tenants as first time owners to establish Mutual Housing Associations. The MHA groups manage clusters of occupied buildings during construction and purchases them after completion as permanent low-income housing. During City ownership, construction is done as a grant through DAMP construction management contracts funded by City capital and HOPE II funds.

The MHA program in 1992 received a federal HOPE II implementation grant of \$5 million; in June 1994 the MHA Program was awarded a second HOPE II implementation grant of \$6.75 million. Renovation costs accounted for approximately \$2 million from the first grant, and will account for approximately \$5.3 million from the second grant. The remainder of the HOPE funds will be used for activities associated with the project, including relocation, counseling, training and development activities for the MHA boards and residents, the group's administrative costs, and operating subsidies. Tenants are low-income families, including the elderly, small, and large families, whose income is less than 80 percent of the area median.

#### **Lead-Based Paint Lead Hazard Control Program**

In May 2008 HUD issued a Super Notice of Funding Availability (SuperNOFA) to fund applicants under HUD's Lead-Based Paint Lead Hazard Control Program. The purpose of the program is to assist states, Native American Tribes, and local governments in undertaking comprehensive programs to identify and control lead-based paint hazards in eligible privately owned housing for rental or owner-occupants.

Under the rules of the Notice, HUD stated that "Applicants awarded both a Lead-Based Paint Lead Hazard Reduction Demonstration Grant Program award and a Lead-Based Paint Lead Hazard Control Program award under the FY2007 SuperNOFA competition are not eligible to apply this year." HPD did in fact apply for and receive both these 2007 awards and as a result, was precluded from applying for funds under this competition in 2008. Therefore, the amount expected is zero.

#### **Lead-Based Paint Lead Hazard Reduction Demonstration Grant Program**

In May 2008 HUD issued a Notice of Funding Availability to fund applicants under HUD's Lead Hazard Reduction Demonstration Grant Program. The purpose of the program is the same as the Lead-Based Paint Hazard Control, but the Lead Hazard Reduction Demonstration Grant Program is targeted for urban jurisdictions with the highest lead-based paint hazard control needs.

Under the rules of the Notice, HUD stated that "Applicants awarded both a Lead-Based Paint Lead Hazard Reduction Demonstration Grant Program award and a Lead-Based Paint Lead Hazard Control Program award under the FY2007 SuperNOFA competition are not eligible to apply this year." HPD did in fact apply for and receive both these 2007 awards and as a result, was precluded from applying for funds under this competition in 2008. Therefore, the amount expected is zero.

#### **iv. State Funds**

##### **Affordable Homeownership Development Program**

The Affordable Homeownership Development Program (AHDP) is administered by the Affordable Housing Corporation (AHC), a subsidiary corporation of the New York State Housing Finance Agency (HFA). This program provides grants that can be used for acquisition and/or rehabilitation (both substantial and moderate), home improvements, and new construction of owner-occupied housing units. Most of the new construction and acquisition/rehabilitation activities undertaken with AHDP funds serve first-time homebuyers. The Housing Partnership Development Corporation (HPDC) serves as an intermediary for the New York City Department of Housing Preservation and Development (HPD) and developers in applying for the AHC subsidies.

Most projects serve households at or between 80% and 150% of the area median income. Grants are available between \$25,000 and \$40,000 per unit, depending on income. Funds are awarded competitively based on the AHC's funding availability. AHDP funds are generally used in conjunction with HPD's Partnership New Homes, New Foundations and Cornerstone Programs to increase affordability. Each year, HPD uses the awarded AHDP funds to construct new homeownership units for moderate-income households. These monies in some instances are combined with City capital dollars. In addition, the City also provides the land, which is also considered a subsidy. Since AHDP is a competitive grant program, the amount HPD will be awarded in 2008 has yet to be determined.

##### **Homeless Housing and Assistance Program**

The Homeless Housing and Assistance program expands the supply of housing for homeless persons through the provision of capital grants and loans for housing development and preservation. Grants are provided to not-for-profit organizations and may be used to develop emergency, transitional and permanent housing for the homeless. Eligible costs include land/building acquisition; capital improvements (rehabilitation and new construction); professional fees (i.e. architectural, legal); and other costs associated with project development. Approved projects must be operated as homeless housing for a period of not less than twenty-five years and rents cannot exceed the public assistance shelter allowance or 30% of income. Grants are made on a competitive basis. In SFY '08 – '09, \$36,500,000 is expected to be available statewide, including \$5,000,000 specifically dedicated for the development of housing for persons living with AIDS. Because funds are awarded competitively statewide, the level of funding expected to be available for New York City projects and number of units to be developed cannot be estimated.

##### **Low Income Housing Tax Credit**

The low income housing tax credit is a means by which the federal government provides funding, indirectly, for the construction and rehabilitation of low-income housing. Developers (and their investors), who build developments or rebuild buildings and rent to a specified percentage of low-income tenants, receive a credit against their federal income taxes. By federal statute, eligible projects must target at minimum 20 percent of the units to households earning less than 50 percent of the median income or in New York City at least 25 percent of its units to households earning less than 60 percent of the median.

There are two types of tax credits, 4% credits and the more valuable 9% credits. The 4% credits are available to projects that are financed through private activity bonds while the 9% credits that are awarded through a competitive process. To obtain 9% credits developers must apply to the state housing agency in which their project is located, which decides which projects will receive the limited pool of tax credits allocated to their state.

The State of New York delegates a portion of its allocation authority to the New York City Department of Housing Preservation and Development. HPD received approximately \$15 million in 2009 credit authority, and an additional \$2 million in 2008 credit authority. Since the State Division of Housing and Community Renewal can allocate credits to projects in New York City as well as throughout the rest of the State, additional projects may receive credits besides those allocated by HPD.



HPD has an Allocation Plan that specifies the criteria used to select projects for allocation. Points are awarded to those projects based on the degree to which they satisfy criteria such as amount of subsidy required, sponsorship by non-profit organizations, and housing those with very low income, and the homeless. Any developer can compete for tax credits available, and credits are awarded on a competitive basis, so it is impossible to know in advance which projects will receive credits in a given year. In practice, most low-income housing projects in New York City require not only tax credits but also additional public funds, such as low interest loans provided by the City.

Among the programs likely to utilize the tax credit as a funding source in calendar year 2008 are the Neighborhood Redevelopment (NRP), Neighborhood Entrepreneurs (NEP), Supportive Housing Loan Program and Participation Loan Program (PLP). Typically, HPD's tax credit allocations help fund rehabilitation or construction of 1,000 low-income units per year.

#### **Low Income Housing Trust Fund Program**

This program was created to address the shortage of decent, affordable housing for low-income people. It provides funding to non-profit corporations, municipalities, counties, housing authorities, private developers and partnerships to build or rehabilitate housing or convert non-residential properties to house low-income homesteaders, tenants, tenant cooperators or condominium owners. It provides housing for the homeless and those with special needs, large families, the elderly and disabled, and persons with incomes with income less than 80 percent of median in New York City. Applications for funding are processed through the Division of Housing and Community Renewal's Unified Funding Application Process. The estimated SFY '08 - '09 amount New York City is expected to be awarded is approximately \$17,190,900.

#### **Permanent Housing for Homeless Families Program (85/85)**

The joint Permanent Housing for Homeless Families Program (85/85) was developed by an act of the New York State Legislature to provide housing for families who are homeless or at risk of becoming homeless. Fifty-one percent of the units created are designated for homeless families. The other forty-nine percent are set aside for families who are low-income (at or below sixty percent of area median income based on family size).

Half of the funding for the program is provided by the State of New York and the other half by the City of New York. The program was initially funded at \$85 million from each source (the program does not receive an additional \$85 million from each source each fiscal year). The program is administered jointly by the City (HPD) and State (HFA). HPD selects the sites and not-for-profit sponsor, and oversees the selection of the contractor. HFA acts as the lender, holds the mortgage during construction, and monitors the work of the general contractor. At completion, the mortgage is assigned to HPD.

To date, the State and the City have disbursed \$153 million to construct approximately 984 units of permanent housing for homeless families.

#### **Public Housing Modernization**

The New York State Division of Housing and Community Renewal, acting as agent for the Housing Trust Fund Corporation, provides the New York City Housing Authority with modernization and rehabilitation funds. These funds are used to improve buildings, grounds and dwelling units at NYCHA's State funded developments. Activities may include: window replacement, re-roofing, asbestos abatement, plumbing upgrade, kitchen and bathroom renovation, electrical upgrading, lighting upgrades, entrance and lobby rehabilitation, door replacement, grounds upgrade, elevator replacement, boiler and heating system upgrades, facade and terrace rehabilitation and compactor installation.

#### **RESTORE Program**

RESTORE, administered by the New York State Housing Trust Fund Corporation, is targeted to low-income elderly homeowners and provides grants and loans of up to \$5,000 per unit for emergency home repairs. Funds are made available to non-profit organizations and municipalities for projects. Applications are processed through the Division of Housing and Community Renewal's Unified Funding Application Process. It is

projected that a total of \$600,000 will be made available in SFY '08 - '09 to program sponsors in New York City.

## **v. City Funds**

### **DHS City Funds**

The City of New York is required to provide a dollar for dollar match to the ESG award. In the Variables chart, these funds are listed as City Expense Budget (matching ESG funds) \$ 7,969,489.

In addition to the required matching funds, the City of New York provides an additional \$337,081,799 in expense and capital funds. These funds are used for family facilities and for overall agency administration.

Not listed in the chart are the additional monies DHS receives, approximately \$149.6 million in Federal Temporary Assistance to Needy Families (TANF). DHS also receives from the State of New York approximately \$198.3 million in Homeless Assistance Funds and \$19.1 million for the Local Administrative Fund. The State dollars, along with the City funds are used for both single adult and family facilities and programs. A combination of all funding sources is dedicated to addressing the needs of homeless families and overall agency administration.

For a detailed description of how the City uses the funds listed above, see the Supportive Housing Continuum of Care for the Homeless section.

### **HRA City Funds**

HRA HASA Services are funded with a combination of the funding sources outlined below. In City fiscal year 2009 the total HASA budget is projected to be **\$225.1** million for case management, housing, support services, and expenses for the design and implementation of HASA's Model offices. In City fiscal year 2009, projected City tax levy funding for HASA is approximately **\$79.83** million. HASA is budgeted to receive the following additional money not listed in the HUD Variables chart. The amounts are approximately **\$85.64** million in New York State matching funds; and **\$59.64** million in federal funds. The numbers do not include expenditures for rental assistance and enhanced rental assistance, housing related special grants, or nutrition and transportation benefits paid through public assistance

### **HPD City Funds**

#### **HPD Capital matching Federal Funds**

HPD's total capital budget for calendar year 2009 from all funding sources (including HUD) is approximately \$660,948,000. Of that amount \$517,572,000 comes from the City. Of the City funds, **\$263,590,000** are scheduled for programs that use City funds in conjunction with Federal funds (CDBG, HOME, Section 8, etc.).

The remaining \$253,982,000 of City funds are used in programs that do not receive Federal funds.

The City uses a portion of this \$263,590,000 figure to meet its 12.5% requirement to match HOME funds, in addition to using the appraised value of tax exemptions. The latest full year for which match data are available indicate that the City's match was \$124,905,637, as reported in the FY 2007 Match Report, published in the 2007 Consolidated Plan Annual Performance Report (APR). The City thus exceeded the 12.5% minimum, all of which was calculated as the cash value of Capital funds. Estimates for next year's match amount and the portion constituting the cash value of Capital funds are not available at this time.

#### **HPD Expense matching Federal Funds**

HPD's total expense budget for calendar year 2009 from all funding sources (including HUD) is approximately \$540,418,783. Of that amount approximately \$78,603,335 comes from the City (tax levy, Inter-Fund Agreement (IFA), and Intra-City). Of the City funds, approximately **\$52,340,080** is scheduled for programs that use City funds in conjunction with Federal funds (CDBG, HOME, Section 8, etc.). The remaining approximate \$34,768,901 of City funds are used in programs that do not receive Federal funds.

**HPD Capital without Federal Funds**

In Calendar Year 2009 HPD expects to budget approximately **\$253,982,000** in programs that receive no Federal funds.

**HPD Expense without Federal Funds**

In Calendar Year 2009 HPD expects to budget approximately **\$34,768,901** in programs that receive no Federal funds.

**HPD Capital and Expense**

As the primary housing agency in the City of New York, HPD has used both City capital and tax levy funds to develop housing programs to address the needs of low-and moderate-income households. Although the funds received from the federal government are an essential element in the City's housing policy, HPD has created over 20 housing programs with no direct federal funds for the purposes of increasing housing production and maintaining the existing housing stock through the following activities: new construction, substantial and moderate rehabilitation, code enforcement, operating and maintenance costs, planning and administration, homeless prevention, infrastructure improvements, public service improvements, homeless assistance, rental assistance and other activities.

Non-federally funded HPD Programs

Arverne Large Scale Program	Neighborhood Homes
Asset Control Area Program (ACA)	New Housing Opportunities Program (NewHOP)
Bradhurst Project	New York City Partnership New Homes Program
Cooper Square	Senior Citizen Home Assistance Program (SCHAP)
Edgemere Urban Renewal Area	Storeworks
Home Improvement Program	Taxable "80/20" Program
Housing Education Program (HEP)	Tenant Support Services
Inclusionary Housing	Urban Renewal
Melrose Commons	
Nehemiah Gateway Estates at Spring Creek	
Middle Income Housing Program	
Neighborhood Builder Program	

**Arverne Large Scale Program**

The Department of Housing Preservation and Development's (HPD) Large Scale Arverne Program consists of three developments in the Arverne Urban Renewal Area (URA) – Arverne By The Sea, Water's Edge, and Arverne East. The Arverne URA is a 308 – acre neighborhood on the Atlantic Ocean in Southeast Queens. The URA is bounded by Beach 32<sup>nd</sup> Street, Beach 84<sup>th</sup> Street, Beach 74<sup>th</sup> Street, Rockaway Freeway, Rockaway Beach Boulevard, and the Rockaway Boardwalk. HPD is overseeing a comprehensive neighborhood development plan for the area that will bring a mix of housing types, commercial development, a community school, and recreational opportunities for area residents and visitors.

The development scenario for the URA was established by a market study conducted in collaboration with the Community Board and the Department of City Planning in 1998. This market analysis defined the community's goals for the site and the feasibility of those goals and produced a mixed-use development scenario including housing and economic development opportunities. The ULURP application and EIS used this market study as the basis of the development envisioned.

Arverne By The Sea

HPD designated Benjamin-Beechwood, LLC to develop Arverne By The Sea. Arverne By The Sea is 117-acres, and exists in the western portion of the URA. The site is bounded by Beach 62<sup>nd</sup> Street, Beach 74<sup>th</sup> Street, Beach 81<sup>st</sup> Street, Rockaway Freeway, Rockaway Beach Boulevard, and the Rockaway Boardwalk. The development will include up to 2,300 units of housing, up to 270,000 square feet of retail space, a new recreation center, and a new school.

Construction on the initial phase of the development, which includes 32 two-family homes, began in the summer of 2002. In March of 2004, HPD conveyed the second phase of Arverne-by-the-Sea to the developer for the development of 121 two-family homes. Construction on phase 3 began in October 2004 and consists of 170 affordable condominium units in two mid-rise buildings. In June 2005, construction began on 14 two-family homes. Design is currently underway for the remainder of project.

#### Water's Edge

Water's Edge, a development on four "infill" sites between Beach 59<sup>th</sup> Street and Beach 62<sup>nd</sup> Street began in 1999. The project developer, the Briarwood Organization, filled these four vacant lots with the first new housing to be built in Arverne in over 25 years. Phase 1 of this project created 40 two-family homes affordable to middle-income buyers. The second phase will consist of 106 condominiums and 12 two-family homes.

#### Arverne East Development Plan

Arverne East will be the final development in the Arverne URA. Existing in the eastern portion of the URA, the development site is bounded by Rockaway Beach Boulevard, Rockaway Freeway, Beach 56<sup>th</sup> Place, Beach 32<sup>nd</sup> Street, and the Rockaway Boardwalk. The development will include housing and commercial development and a 44-acre nature and dune preserve.

The residential portion of the development will include up to 1,500 units of housing. Of the total housing units, 20% must be affordable to households with incomes no greater than 130% of Area Median Income. Arverne East will have a slightly higher density than Arverne by the Sea because of the commercial component and the size of the parcel.

The development plan envisions 500,000 s.f. of commercial space available within the Arverne URA, and an additional 100,000 s.f. of commercial space available within the Edgemere URA.

#### **Asset Control Area Program (ACA)**

HPD and its partners have developed a proposal to rehabilitate up to 112 one- to four-family homes, totaling up to 250 units, through a combination of HUD's ACA and Dollar Homes (DH) programs. The New York City ACA team is comprised of HPD as the sponsoring municipal entity and Restored Homes HDfC (RH) as the designated ACA entity. RH is an affiliate of Neighborhood Restore. Additionally, HPD will partner with Enterprise Foundation, LISC, financial institutions, and neighborhood developers for the rehabilitation and marketing of the ACA properties.

Total development uses (TU) are estimated at \$48 million. The credit facility to be provided by JPMC and other participants will be sized at around \$47 million. The Dollar Homes are estimated to provide a cross-subsidy to the ACA buildings of approximately \$2.3 million. The ACA buildings are expected to have a gap, without subsidy, of \$10.2 million, and a gap of \$7.9 million after sales of the Dollar Homes. The JPMC Credit Agreement will require a "City Guarantee Reserve Fund" of \$15MM.

The historical HUD 203(b) foreclosures are largely clustered in Revitalization Areas in the following neighborhoods: in the Bronx, Northwest Bronx; in Brooklyn: Bedford-Stuyvesant, Bushwick, Cypress Hills, & East New York; in Queens: Jamaica.

HPD and HUD finalized the program agreement and it was signed on January 11, 2006. Starting in June 2006, Restored Homes began purchasing the first of 22 properties from HUD for \$1 each. To date RH has closed on 22 buildings with approximately 28 units and has begun rehabilitation of the homes for resale. Starting in October 2007, Restored Homes expects to begin purchasing up to 90 Asset Control Area (ACA) homes during a two-year acquisition period from HUD at 50% of their value. Restored Homes will have 18-to-24 months from the point of acquisition to rehabilitate, market, and sell homes to qualified homebuyers who must become owner-occupants.

ACA homes are expected to be sold to families earning up to 115% of AMI. (One-Two- and Three Families are approx \$299 thousand, \$439 thousand and \$489 thousand) The Dollar Homes are expected to be sold at higher rates at about 130% of AMI. Prices for one- to three-families are \$339 thousand, \$474 thousand, and \$507 thousand). There are marketing preferences for purchasers from the Community District (50%), Eligible Veterans (33.3%), and Municipal Employees (5%) and NYC Residents.

Funding from the New York City Housing Trust Fund (Battery Park City Authority funds) may be used to help acquire the ACA portfolio.

### **Bradhurst Project**

The comprehensive neighborhood development plan for the Bradhurst area is administered by HPD. The plan calls for the redevelopment of all appropriate existing City and privately-owned vacant buildings and land in the area bounded by West 139th to West 155th Streets, between Adam Clayton Powell, Jr. Boulevard and Bradhurst Avenue in Manhattan. It calls for housing and commercial development as well as the creation of supportive services such as: day care, educational, social and cultural programs to serve the Bradhurst area. Funding sources include private banks, Federal Low Income Housing Tax Credits, and City Capital.

A total of 199 units of housing have been completed on Bradhurst sites through the Cornerstone and Vacant Building 2000 programs. There are another 183 units currently being developed through the ANCHOR and low income Housing Trust Fund Programs. Another 250 unit Cornerstone project is set to begin construction in fiscal year 2005.

### **Cooper Square**

The Cooper Square Urban Renewal Area is located in the East Village, in lower Manhattan. After a two-year planning process involving community leaders and city agency representatives, HPD has developed a comprehensive redevelopment plan for the area. In July 2000, HPD selected a development team to build approximately 712 units of mixed-income rental housing, approximately 175,000 square feet of commercial/retail space and 30,000 square feet of community recreation facility space on four large development sites. Construction on the first phase of development, which includes 360 units, began in spring 2003 is completed and is almost 100% leased up. Construction on the second phase, which began in spring and summer of 2005, is comprised of a 9-story 205-unit building and a 5-story 41-unit building. Completion is set for the end of 2007.

### **Edgemere Urban Renewal Area**

The Edgemere Urban Renewal Plan will be developed in five phases: Edgemere phase A; Edgemere phase B; Edgemere phase C1; Edgemere phase C2; and Edgemere phase C3. Edgemere phase A consists of 137 dwelling units, consisting of the new construction of up to 21 one-family and 58 two-family homes for sale to eligible purchasers. In phase B, 142 units will be produced. In phase C1, 196 units; in C2, 100 units; and in C3, 85 units. Phase A is in construction and is anticipated to be completed by summer 2004. Construction is anticipated to begin on phase B by spring 2005.

Retail development will be concentrated near Edgemere's two subway stations at Beach 44th Street and Beach 35th Street. These areas are zoned for commercial development and are significantly underdeveloped.

The project involves close collaboration between HPD and the Department of Design and Construction (DDC), which is currently developing the infrastructure needed for the project. The phase A condemnation hearing was held on August 4, 1999, and the properties were vested on August 11, 1999. The phase B condemnation hearing was held on March 22, 2000 and the properties were vested on June 29, 2004. In July 1998, HPD offered the first phase of the project, comprising 137 units, to prospective developers through a Request For Qualifications (RFQ) for the Partnership New Homes Program, and subsequently selected a developer. This phase and the associated infrastructure are currently under construction. HPD issued an RFQ on May 30, 2000 for the development of the remaining phases, and in June 2001 HPD designated the developers.

### **Home Improvement Program**

The Home Improvement Program (HIP) is designed to provide low- and moderate-income homeowners with an affordable means of maintaining their homes through moderate rehabilitation units. HIP is targeted to owners of 1 - 4 family homes who reside in the five boroughs of New York City.

HIP is made possible through the participation of banks and credit unions, but is administered by HPD. City Capital funds are used to reduce the loan principal that the borrower must borrow from the bank. The homeowner receives two loans: one from the bank at the bank's current conventional interest rate and another from the City at 0% interest.

The no-interest City loan, in combination with the bank's money at the current conventional rate, enables the borrower to pay either a 2.5% or 5% effective annual interest rate for the combined loan amount, depending on the borrower's household income. In addition, the program's reduced loan principal allows formerly "unbankable" homeowners to qualify for home improvement financing and make much-needed improvements on their homes. Loan maximum is \$30,000. Applicants earning between 80% to 145% of the NYC Area Median Income qualify for either a 2.5% or 5% loan.

Since its inception in 1982, and through October of 2005, HIP has assisted over 4,750 homeowners in rehabilitating over 8,000 dwelling units.

### **Housing Education Program (HEP)**

Operating under HPD's Office of Preservation Services (OPS), the Housing Education Services Unit (HES) through its Housing Education (HEP) and Lead Education (LEP) Programs' offers an extensive array of free educational courses and seminars whose primary goal is to assist owners, managers and superintendents to manage, preserve and maintain their properties in compliance with the NYC Housing Maintenance code and local laws. This initiative is a form of intervention geared towards preventing the deterioration and abandonment of troubled buildings throughout the City. In fiscal year 2006, HEP expects approximately 9,000 participants to enroll in its classes and seminars, while LEP expects to provide training to 18,000 participants.

HEP's Core Curriculum provides beginning and advanced courses on building management and systems maintenance as well as multi-session courses on building finance and working with tenants. Seminars on water and energy conservation, fair housing, fire safety and heating plant maintenance are also offered. The Youth Program/Assistant Superintendent Course prepares youth ages 17-25 from low income households to qualify for entry level positions in building maintenance and/or assistant superintendents.

### **Inclusionary Housing**

This program, administered by HPD, provides a zoning incentive for developers in R-10 zones (areas where developers can build 10 square feet of floor area for every square foot of their building lot area) to provide low and moderate-income housing. In exchange for providing affordable housing, developers are awarded up to a 20 percent increase in allowable floor area for their projects. Builders may 1) dedicate a specific number of lower income units in the market rate development; 2) build new units; 3) rehabilitate vacant buildings for low- and moderate- income tenants; or 4) make moderate repairs on occupied low-income buildings, including SRO hotels and class B multiple dwellings. The construction or rehabilitation of the housing is financed by developers of Market Rate housing in R-10 zones who wish to increase the floor area ratio. The developer may not receive any grant, loan or subsidy from the City, State, or Federal government except Real Estate Tax Abatement or Exemption. After construction is complete, the management of the buildings may be turned over to a not-for-profit organization approved by HPD. Off site housing must be either in the same Community District as the market rate development or in an adjacent Community District within a half-mile radius of the market rate development. The lower-income units must be maintained and leased to low-income residents with incomes less than 80 percent of the area median for the life of the increased floor space in the compensated development. Prior to completion of each development the administering agent for the property submits to HPD a "Marketing Plan". Each plan is unique and should not target a specific population. Exceptions may be allowed only upon HPD's determination that the Project will meet the intention of the program to serve the permanent

housing needs of a lower income population. More than 646 units of low and moderate-income housing have been developed under the Inclusionary Housing Program since its inception in 1987.

### **Melrose Commons**

The Melrose Commons Urban Renewal Plan is a guide to the revitalization of the Melrose neighborhood of the South Bronx. The proposed plan for Melrose Commons will facilitate the development of a new contextual low-to-mid-rise residential community, with supporting commercial and community facility uses, and new parks and public open space.

Melrose Commons' redevelopment proposals build on the local and regional strengths of the area, reinforcing and complementing them with near-term and long-range mixed-use-development plans. Through a set of design guidelines the Plan gives direction for the physical character of new developments in the area.

Construction under this program has begun, with 458 units completed, 708 units currently in construction, and 397 units anticipated to close in Fiscal Year 2006; and another 1,213 units designated for future development.

### **Middle Income Housing Program**

New York City has dedicated capital funding toward the development of a Middle-Income Housing Initiative that will make our City affordable to a broader range of residents. The Initiative's goal is to create more mixed-income neighborhoods throughout the five boroughs and establish permanently affordable middle-income housing. The program aims to generate up to 22,000 units of housing targeted at moderate- and middle-income New Yorkers making between \$50,000 and \$145,000 (roughly 80-165% of AMI) for a family of four.

### **Nehemiah Gateway Estates at Spring Creek**

The developer, Nehemiah Housing Development Company, housing affiliate for East Brooklyn Congregations, plans to develop 844 homeownership-housing units, in phases, in a combination of 576 single two and three family homes affordable to low to moderate income households on the Gateway Spring Creek site.

Development will proceed in 5 phases, with the first phase projected to begin construction in 2006 to early 2007; the entire project is projected to be completed in FY'11.

Development is occurring on undeveloped vacant land. NYC Design and Construction (DDC) is designing and installing the entire infrastructure –storm and sanitary sewers, sidewalks and roads in phases, in tandem with construction of the homes. HPD's share of the infrastructure cost is \$50,000,000.

#### **Phases/Homes/Unit Counts**

Phase 1 – 117 houses comprised of 69 single, 29 two, and 19 three-family homes.

Phase 2 – 135 houses comprised of 70 single, 33 two, and 32 three-family homes.

Phase 3 – 112 houses comprised of 88 single and 24 two-family homes.

Phase 4 – 144 houses comprised of 64 single and 80 two-family homes.

Phase 5 – 68 houses comprised of 68 single-family homes.

#### **Proposed Sales Prices**

Sales prices are preliminary and subject to adjustment based on market conditions.

Single-Family From \$172,000

Two-Family From \$280,000

Three-Family From \$390,000

HPD will be providing a total of \$10,000,000 in City subsidy to write down total development costs to keep the homes affordable. NHDC is in negotiations with Community Preservation Corp. for construction financing with additional interest free financing to be provided from a church revolving loan fund.



### **Neighborhood Builder Program**

In recognition of the desirability of expanding the participation of small locally based enterprises in the homebuilding industry, HPD and the NYC Housing Partnership created the Neighborhood Builder Program. This initiative is dedicated to help small locally based builder/developers increase their development capability and experience and to encourage their subsequent participation in the NYC Partnership New Homes Program. The Neighborhood Builder Program is thus aimed primarily at those builder/developers who have had difficulty participating in larger scale subsidized housing development programs due to lack of experience or financial capability. The NYC Housing Partnership offers special financial and technical assistance to enable these builder/developers to secure the resources necessary to complete a project successfully. Additionally, an array of supportive services is made available to eligible applicants. Depending on the requested assistance, available services may include architectural engineering, financial marketing, cost estimating, legal and/or other supportive services. Moreover, the City makes seed loans available for pre-development items such as borings, etc. The seed loans are paid back to the Partnership out of the sale proceeds of the homes. In addition, a veteran New Homes Program builder/developer is assigned to oversee each Neighborhood Builder project. The veteran NYC Partnership builder's responsibilities include providing general assistance and guaranteeing the completion of the project.

The provisions for the costs, financing, tax exemption and resale index liens are the same as those for the NYC Partnership New Homes Programs described below. Over 1,400 units in Manhattan, Brooklyn, Queens and the Bronx have been completed and occupied, and an additional 161 units are in construction. An additional 150 units are planned in FY 2006.

### **Neighborhood Homes**

Neighborhood Homes (NH) is an initiative to convey a cluster of occupied 1-5 family residential and mixed use buildings to selected community based sponsors for rehabilitation and eventual sale to owner occupants. HPD will provide a subsidy of approximately \$50,000 per unit to fund the rehabilitation loan required to complete the construction. The balance of the rehabilitation loan is provided by outside financing. The sponsor will purchase the properties subject to existing tenancies. Upon completion of the work, the buildings will be marketed to existing tenants or buyers willing to reside in the building and who demonstrate an ability to qualify for mortgage financing to purchase the property.

### **New Housing Opportunities Program ("New HOP")**

This program is administered by the New York City Housing Development Corporation (HDC). To qualify, the development must contain a minimum of twenty (20) residential units that are newly constructed, substantially rehabilitated or converted on an as-of-right basis to residential use. HDC may issue taxable bonds to provide long-term fixed-rate financing for rental projects affordable to middle-income families earning up to 175% of the City's area median income for 75% of the units and 200% for 25% of the units. HDC may also issue tax-exempt bonds to provide long-term fixed-rate financing for rental projects in which 80% of the units are affordable to middle-income families (as described above) and 20% of the units are affordable to low-income families earning up to 50% of the City's area median income.

To facilitate such developments, HDC would also provide subsidies of up to \$30,000 per unit. Under certain circumstances, subsidies of up to \$45,000 per unit may be provided for projects with higher land costs, lower rents or larger units. Subsidy funds would be advanced at an interest rate between 1% & 3% and would be repayable over not more than 30 years from the project's completion. Inquiries may be made to HDC at (212) 227-9373.

### **New York City Partnership New Homes Program**

The New York City Partnership New Homes Program, operated jointly by HPD and the New York City Housing Partnership, a not-for-profit housing sponsor, represents the most extensive involvement of the City in a joint housing effort with a private organization. Established in 1982, the New York City Housing Partnership New Homes Programs is active in four boroughs. It utilizes various forms of City, State and Federal aid to assist

privately financed construction on City-owned land of affordable one, two and three family homes, and condominiums for moderate- and middle-income purchasers with annual incomes between \$32,000 and \$75,000. Over 20,000 units are completed and over 1,000 are in construction. An additional 18 are planned for construction in FY 2005 and 600 are in pre-development. At least 90 percent of the homes within any development must be sold to families with annual incomes that do not exceed \$75,000. Partnership homes include the following types:

<u>Construction Type</u>	<u>Average Range of Sale Prices</u>
1. Condos	\$95,000-\$160,000
2. One-family homes	\$165,000-\$225,000
3. Two-family homes	\$240,000-\$340,000
4. Three-family homes	\$295,000-\$390,000

Components of the New York City Partnership New Homes Program are as follows:

#### Development Process:

Partnership homes are built on City-owned land, which the City sells at appraised value to the New York City Housing Development Fund Company, Inc, a non-profit corporation established by the Housing Partnership pursuant to Article 11 of the New York State Private Housing Finance Law. Five hundred dollars per dwelling unit is payable to the City upon conveyance of the land. The balance (i.e. the difference between the five hundred dollars per dwelling unit paid upon conveyance and a pro rate portion of the appraised value) is assumed as a lien by income-eligible purchasers (“Land Subsidy”).

The City and Housing Partnership contract with a private builder/developer who receives a limited profit based on a fixed pre-determined development price. During the course of construction, the City generally provides up to \$10,000 per dwelling unit in City Capital Budget funds, pursuant to Article 16 of the New York State Municipal Law (“Article 16 Loan Funds”), and the New York State Affordable Housing Corporation (AHC) makes available up to \$40,000 per dwelling unit. The article 16 Loan Funds are deposited with the construction leader and the AHC funds are held in a U.S. Trust corporate account for disbursement as an interest-free participation in the construction loan. Upon the completion of the homes and the sales to individual purchasers, the Article 16 Loan Funds and AHC Funds are made available as a subsidy to eligible purchasers, as described below.

#### Costs

The cost of buying a home in the Partnership Program varies according to the type of home and the project site. The maximum sales price is set at the level of the total development cost, which includes a profit to the developer up to 10 percent of the development cost, less public subsidies and contingency.

#### Tax Exemption

Each Partnership home receives a partial New York City real property tax exemption under either HPD’s Section 421 Partial Tax Exemption or under Article 16 of the New York State General Municipal Law.

#### Financing

Homes purchased through the Partnership Program qualify for FHA insured mortgages. In addition, many Partnership projects receive mortgage commitments from the State of New York Mortgage Authority (SONYMA), which offers below-market mortgages. Due to flexible Fannie Mae underwriting criteria, Partnership purchasers are able to finance 95 percent to 97 percent of the cost of the homes.

#### Resale/Liens

To encourage long-term homeownership and to discourage speculation, Partnership homes contain restrictions regarding resale. The combined lien securing the Land Subsidy, Article 16 Loan Funds and Affordable Housing Corporation Funds declines by 1/25<sup>th</sup> per year for each year of owner-occupancy and is repayable out of 100

percent of profits during the first three years of initial occupancy and out of 50 percent of profits after the first three years of initial occupancy, upon any resale or refinancing of the institutional mortgage. After the first three years of initial occupancy, any portion of the lien that remains outstanding after any profit repayments is assumable by the subsequent purchaser. All Partnership homes must be owner-occupied (or in the case of two or three family homes one dwelling unit in the home must be owner-occupied) for the longer of (i) the period during which the note and mortgage securing the subsidies are outstanding or (ii) for twenty-five years following the initial purchase.

### **Senior Citizen Home Assistance Program (SCHAP)**

The Senior Citizen Home Assistance Program (SCHAP) helps fixed- and low-income senior citizens make necessary home repairs that improve their living conditions and prevent the risk of financial insolvency, foreclosure, displacement or loss of independence. Qualified homeowners whose income does not exceed 120% of the NYC Area Median can receive up to \$30,000 for a one (1) unit building and up to \$25,000 for buildings containing Two (2), Three (3), or Four (4) units. To be eligible the senior must reside in any one of the five boroughs of the City of New York, be 60 years old or older and be an owner-occupant of a one-to four-family home. SCHAP loans are either no interest, deferred loans that are forgiven after thirty (30) years, or fully or partially amortizing thirty (30) year loans with interest up to three percent (3%). The loan shall become immediately due and payable upon the death of the borrower, or in the event that the borrower sells or moves out of the mortgaged property. There is a 10% processing fee at closing and legal and engineering fees that are included in the loan. These fees evaporate and reduce the remaining balance of the loan on the first anniversary of the mortgage date.

This year's budget is \$2 million in City Fiscal Year 2006.

### **StoreWorks**

The purpose of the StoreWorks Program is to rehabilitate small, vacant, City-owned mixed-use buildings and restore them to private ownership. These buildings generally consist of a storefront at street level and one to eight apartments above.

This program works in collaboration with Neighborhood Housing Services of New York City and other non-profit organizations that acquire the buildings, secure financing, own the buildings during construction and market them. Purchasers may be residential or commercial occupants or investors. The buildings are sold at market prices, based on post-rehabilitation appraisals. There are no maximum income limits, nor restrictions on rents that may be charged for residential or commercial space.

Construction financing is provided by City capital funds and participating private lenders. The City funds are provided as a zero percent construction loan in an amount that is the difference between the total development cost and the sales prices where the sales prices are lower. Upon completion of construction and sale of the building, the loan is converted to a twenty-five year evaporating loan to the buyer. A portion of the net sales proceeds upon resales during the period must be applied to reduce or pay off the loan.

Buyers receive UDAAP real property tax abatements as follows: for the first 10 years, taxes are paid on the value of the land only; for the next ten years, taxes on the building phase in at the rate of 10% per year.

The StoreWorks sites are located in a number of neighborhoods in Brooklyn, Queens, Manhattan and the Bronx. Completion of the projects creates new rental housing that is generally affordable to moderate-income persons, based on prevailing market rents in the affected neighborhoods. It also will create new retail service and jobs, and help upgrade existing commercial areas in low- and moderate-income neighborhoods that contain other housing that has been developed under Federal, State and City Programs.

In Round I of the Program, 34 buildings with 37 commercial spaces and 72 dwelling units were completely rehabilitated and sold to individual buyers, most of whom are residential and/or commercial occupants. The City subsidy for these buildings totaled \$4 million.

In Round II of the Program, 55 buildings with 55 commercial spaces and 149 dwelling units began rehabilitation. Of these, 44 buildings with 98 dwelling units were completed and sold to individual buyers, most of who are residential and/or commercial occupants. The remaining 11 buildings with 51 units are currently at 95% completion. Construction completion is planned for FY'05. The City subsidy for these buildings totaled \$11 million.

Round III of the Program is currently under way and is comprised of 34 buildings with 34 commercial spaces and 112 dwelling units. The City subsidy amount planned for these buildings is \$5.5 million.

Round IV of the Program is comprised of 21 buildings with 21 commercial units and 38 dwelling units. The City subsidy planned is \$2.1 million, and construction starts are planned for FY'06.

### **Taxable "80/20" Program**

This program is administered by the New York City Housing Development Corporation (HDC). To qualify, the development must be a multi-family rental project containing a minimum of forty (40) residential units that are newly constructed, substantially rehabilitated or converted on an as-of-right basis to residential use. HDC may issue taxable bonds to make construction and/or permanent mortgage loans for projects where at least 20% of the units are affordable to low- and moderate-income households earning up to 80% of the New York City median income.

To facilitate such developments, HDC would offer subsidies of up to \$20,000 per low-income unit in "80/20" developments financed with taxable bonds issued by HDC. Subsidy funds would be advanced at a 1% interest rate and would be repayable over not more than 20 years from the project's completion. Repayment of the subsidy must be guaranteed by the same credit enhancement for the bonds or by the developer. Inquiries may be made to HDC at (212) 227-9373.

### **Tenant Support Services**

Tenant Support Services (TSS) is in the Division of Property Management, within the Division of Management and Disposition, and part of the Office of Housing Operations. TSS offers the following services:

Working in concert with other units within HPD, TSS provides social support for tenants in City-owned buildings, and displaced tenants temporarily housed through the HPD Emergency Housing Services Bureau (EHSB). Referrals to TSS come from all boroughs and a variety of programmatic units within HPD. Many of the situations TSS is called on to intervene occur when individuals or families are subject to stresses and difficulties that they are ill equipped to cope with alone. Referrals are reviewed and home visits are made to determine the immediate steps required to assist the family. TSS then follows up with direct referrals to or intervention with the appropriate social services entities.

TSS coordinates temporary relocation of tenants within HPD's *in rem* buildings and tenants moving out of City-owned housing to private sector housing. Assistance is provided to potentially Section 8 eligible households so that they understand the program requirements, complete the Section 8 applications, and identify an appropriate apartment. In addition, TSS coordinates Housing Readiness workshops for the households who reside in the city shelter systems. The focus of the program is to prepare participants on the process of moving out of transitional housing; develop or enhance the skills necessary to remain permanently housed and contribute within their communities.

### **Urban Renewal**

The Urban Renewal Unit, in the Division of Property Management, Management and Disposition, Office of Housing Operations, coordinates the relocation of both residential and commercial occupants from properties that are slated for redevelopment. Following acquisition of the property/site (consisting of several properties) through the condemnation process, HPD's Planning Office and/or a Government Agency usually submits a

request for management/relocation/vacate/site clearance services to the Division of Property Management/Urban Renewal Unit.

The Urban Renewal Unit thus has the dual function of managing the property and relocating its occupants. After jurisdiction of the property/site has been transferred to the Unit, a survey is conducted to determine occupancy. Afterwards, resources are identified to facilitate the relocation process. Assistance is provided to residential and commercial tenants to locate suitable apartments or appropriate commercial spaces respectively. Occupants may be entitled to relocation benefits and/or incentives. Therefore, claims are prepared/processed after the occupants have vacated the property to determine payment eligibility. The vacant property remains under the jurisdiction of the Urban Renewal Unit until the entire site has been cleared and transferred to a designated developer.