

# Proposed Consolidated Plan

Annual Performance Report 2010  
Volume II



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DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

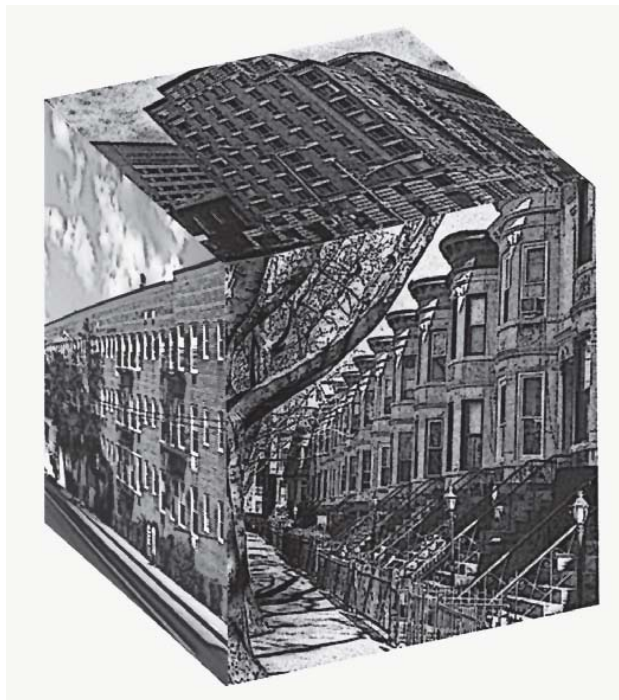
*Effective as of March 11, 2011*

# Proposed Consolidated Plan

2010

Annual Performance Report

Volume II



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# Proposed 2010 Consolidated Plan Annual Performance Report (APR)

March 11, 2011

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## **B. Relevant Public Policies**

The following subsections discuss the required actions undertaken by the City of New York in 2009/10 with regards to: barriers to affordable housing; resident initiatives within public housing developments; the elimination of lead-based paint; an anti-poverty strategy to assist households of low- and moderate-income; changes to the City's institutional structure and the coordination of efforts between City agencies, not-for-profits and other entities.

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

The 2010 Consolidated Plan, Volume 4, Chapter IV, sub-section B, describes the City's relevant public policies that promote the construction of new low income housing as well as the preservation of existing low income resources which remove or ameliorate negative effects that serve as barriers to affordable housing. In addition, the City's Affirmatively Furthering Fair Housing Statement, located in Part IV of this document, provides a review of the City's activities 2010 which promoted fair housing choice. No negative effects with regard to the availability of affordable housing were identified as a result of these policies.

#### New York City Housing Authority

##### Use of Alternative Development Methods

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

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

##### Completed Projects

##### Brook Willis\*

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

*\* Formerly buildings within the NYCHA developments known as Betances III and V*

##### Fabria Houses

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

##### Kips Bay Boys & Girls Club

The existing building (formerly City-owned property known as, "The Hebrew Institute") was substantially rehabilitated to create a 28,000 square foot community center including: a dance studio, classrooms, a game room, computer lab, gymnasium, locker rooms and office space. The center serves children of the surrounding community including those living in NYCHA's University Avenue Consolidated buildings and was completed in the spring of 2010.

##### Markham Gardens

In 1943, Markham Garden's was originally built as temporary housing during World War II and had reached the end of its useful life. The buildings with 360 units were demolished in 2007. Redevelopment includes (i) 240 affordable rental units, and (ii) 25, two-family homes for affordable homeownership. All rental housing will be affordable to households earning below 60% Area Median Income ("AMI") and up to 120% AMI. Townhouses will be sold to families earning between 70-130% AMI. Former residents of Markham Gardens will have first preference for 20 of the 25 properties; NYCHA residents living on Staten Island will have second priority before remaining homes are offered through a lottery system to any qualified household. All 240 rental

units are tenanted. A total of fourteen former Markham Gardens residents received vouchers to return. Ten homeownership townhouses have been sold, including one to a former Markham Gardens resident, with another in contract to a NYCHA resident.

#### Stapleton

The development at Stapleton Houses will consist of an 8-story building with 105 units for low income seniors. The proposed project will provide supportive services including transportation and resident counseling. NYCHA will provide up to 45 Section 8 tenant-based vouchers for residents of Stapleton Houses or other Section 8 voucher holders who choose to move into the new development. Units will be affordable to households earning up to 60% Area Median Income (“AMI”). Closing occurred in May 2009, and construction is complete. Tenanting is underway and due to marketing difficulties, units are also rented to non-senior households.

#### University Avenue Consolidated III & IV

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

Phase III entails the renovation of four buildings, to provide a total of 173 units of rental housing affordable to households making up to 80% Area Median Income (“AMI”). Phase IV entails the renovation of six buildings and will provide 290 rental units affordable to households making up to 60% AMI. Both phases closed in 2009. Phase III renovations are complete, and marketing of the units has begun. Phase IV renovations are complete, and tenanting is nearly complete.

#### Projects in Construction

##### East 173rd Street and Vyse Avenue

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

##### Metro North Rehab

A portion of the original Metro North Rehab buildings located in Manhattan has been demolished for construction of two nine-story buildings containing 259 units and underground parking at East 102nd and 103rd streets. The new construction component required ULURP and was rezoned from R7A to R8A. The new development will be called Hobbs Court. Five (5) six-story buildings on East 100th Street will be rehabilitated resulting in 81 units. All units will be affordable to low income households with Section 8 Vouchers. A developer for the project was selected in September 2007. Closing occurred in June 2009 and construction began in August 2009 for completion in 2011.

##### Pomonok

The development at Pomonok Houses located in Queens, funded under the federal Section 202 program, will consist of an 8-story building containing 78 units for low income seniors. The project will include supportive services. Thirty-seven (37) of 96 parking spaces currently on site will be replaced.

Units will be affordable to households earning up to 50% Area Median Income (“AMI”). Twenty-five (25) percent or 19 units will be set aside for NYCHA seniors; elderly residents of Pomonok will have first preference, with second preference available to seniors living in other NYCHA developments. A developer for this project was selected in May 2007. Section 202 funding was secured in October 2007. The project closed in June 2010, and construction is underway.

##### Elliott-Chelsea Houses

The development at Elliott-Chelsea Houses located in Manhattan, will consist of one rental building containing 168 apartments, 7,130 SF of commercial space and 26 replacement parking spaces for NYCHA residents. All units will be affordable to households earning between 40% and 195% Area Median Income (“AMI”). Two compactors and one dumpster have been

relocated. A developer for this project was selected in September 2007. Closing took place in July 2010, and construction is underway.

#### Forest Houses

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

#### Highbridge Gardens

The development at Highbridge Gardens will consist of two buildings, yielding 220 units affordable to households making 60% Area Median Income (AMI). In addition, the development will provide approximately 65 surface parking spaces, a community room and other tenant facilities. The development site is a sloping wooded bluff overlooking the Harlem River. A site adjacent to the proposed housing development has been conveyed to the School Construction Authority for a 390-seat school. A developer for the housing project was selected in October 2008. The first building (65 units) had a construction loan closing in December 2010 and site preparation is underway.

#### Pre-Development Projects

##### Soundview Houses

The development at Soundview Houses will consist of two 8-story rental buildings: one for families (120 units); one for seniors (76 units) and 16 two-family townhouses for homeownership. The senior units will be affordable to households making up to 50% Area Median Income (“AMI”), while the other rental units will be affordable for households making up to 60% AMI. The affordability of the townhouses is under review. The developer will also construct the extension of the mapped Bronx River Avenue as part of the development agreement. A developer for the project was selected in October of 2008. Closing is expected in 2012.

##### Linden & Boulevard Houses

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

A final phase of the project will include development of an 80 unit building for seniors. An application for Section 202 funding was submitted to HUD in December 2009, and was not funded.

*\* The townhouse project is known as Stanley Homes*

##### Fulton Houses

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

##### Harborview Terrace

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

All units in the northern building will be affordable to households with incomes between 50-80% Area Median Income (“AMI”). The southern building will contain up to 194 units of which 92 will be affordable to households earning between 80-165% AMI, the balance of the units will be rented at market rate. A walkway between the new buildings and existing Harborview Terrace

structure will be landscaped and lighting added. A developer for the project was selected in September 2007 and an application for modification of building height and setback within a Large Scale Residential Development was approved by the City Planning Commission. This project is on hold due to financing issues.

#### Markham Gardens Senior Building

A final phase of the project will include development of an 80 unit building for seniors. On January 13, 2009, the Sisters of Charity of Saint Vincent de Paul of New York, a national non-profit organization received a Section 202 grant from HUD to construct and operate the 80 unit building. In order to accommodate seniors who currently occupy units with more bedrooms than the number of registered occupants, HUD approved the sponsor's request to set aside 25% of the units for eligible NYCHA residents. Construction for the senior site is expected to begin in 2011.

#### 1070 Washington Avenue

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

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

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

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

### 1) Resident Economic Empowerment & Sustainability/Department of Resident Employment Services (REES/RES)

The Office of Resident Economic Empowerment & Sustainability (REES) is responsible for fostering economic opportunities to support public housing residents to build the income and assets through workforce development training, employment assistance, asset building and financial literacy and business development. The Department of Resident Employment Services (RES) is a department under REES.

#### Assessment

Staff performs employability assessments, and based on the needs of the client, makes appropriate referrals to educational, vocational and job-placement programs. In 2010, 4,325 residents were registered for services.

#### Outreach and Recruitment

The Outreach unit promotes and publicizes departmental programs and services. This involves working with NYCHA's Departments of Communications and Operations; with resident leaders, and community based organizations; creating flyers, posters and notices for new programs and initiatives and ensuring distribution and mailing; and, attending meetings and functions to publicize the services of the department.

In 2010, the unit coordinated the distribution of 69,097 promotional materials (flyers, letters, etc), 45 RES presentations were conducted citywide; 260 Orientations were conducted at our RES facilities and attended by 2,181 participants.

#### Job Development Unit (JDU)

The JDU provides free employment services to NYCHA residents and prospective employers. The services to NYCHA's residents include: job referral and placement assistance; resume preparation assistance; job interview preparation; training in searching for jobs on the internet; and access to job training/educational programs. Additionally, the following services are provided to prospective employers: access to NYCHA's large pool of "job-ready" candidates; recruitment and pre-screening of candidates; design of training programs geared to employer's needs; and access to space for job recruitment purposes.



In 2010, RES programs resulted in 890 job placements. Of these 890 placements, 875 were NYCHA public housing or Section 8 residents. These job placements included 613 Section 3 hires for construction projects at NYCHA's developments funded through HUD's Capital Fund program. The remaining 277 job placements through RES' programs were in various job categories with outside organizations and businesses.

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

Section 3 is the HUD mandate that stipulates employment and other economic opportunities generated by federal assistance to public housing authorities shall, to the greatest extent feasible, be directed to public housing residents and other low and very low-income persons.

Section 3 requires that 30% of all new hires are residents of public housing, or low or very low income residents of the community. NYCHA's first priority for hiring under Section 3 is for residents of its developments. Section 3 goals also apply to contracting with resident-owned businesses.

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

In 2010, of the 613 Section 3 construction hires, 598 were NYCHA residents. Additionally, there were another 862 Section 3 placements directly with NYCHA through the Human Resources Department.

### Resident Job Training & Placement Assistance Programs

In 2010, there were 1,042 resident enrollments in job training programs through RES. Of these residents, 284 were enrolled in HUD/ROSS & Neighborhood Network funded training programs and 105 were enrolled in the NYCHA's Resident Training Academy.

- 1) NYCHA Resident Training Academy (RTA)- The Resident Training Academy is a public/private initiative funded by Robin Hood. RTA began in September 2010 as a citywide, employment-linked training program specific for NYCHA residents. Residents are trained in either construction or janitorial services by premier training providers in the city- Brooklyn Workforce Innovations (BWI), Nontraditional Employment for Women (NEW) and Building Works for jobs with NYCHA, its contractors, and the private sector. Since its launch, five training cycles have taken place, three focused on janitorial training and two on construction training. To date, from these training cycles, 73 residents have graduated from the program. 60 have been placed with jobs both in and outside of NYCHA.
- 2) FY 2005 ROSS/RSDM Family- In partnership with the College of Staten Island (CSI) and LaGuardia Community College (LaGuardia), this program provides training, supportive services, and job placement assistance for 173 NYCHA residents over three years. CSI offers the following training options to 50 residents: Modern Bookkeeping Systems, Legal Assistant, Teacher Assistant, Certified Nursing Assistant, Phlebotomy Technician, Adult Education, Emergent Worker and Hospitality Industry Training. LaGuardia offers the following training options to 123 residents: Emergency Medical Technician, Certified Nurse Aide, Retail Sales, Food Service, Security/Fire Guard, Bank Teller, Hospitality, Pharmacy Technician and GED Prep for Youth and Adults. Overall, 195 residents enrolled in courses sponsored by the program; 138 completed training; and, 85 were placed in employment. This grant ended February 27<sup>th</sup>, 2010.
- 3) FY 2006 ROSS/Family and Homeownership Program- In partnership with Year Up, City College of New York and New York Career and Educational Services this program provides training, supportive services, and job placement assistance for 175 NYCHA residents over 3 years. CCNY offers Administrative Assistant training to 100 residents; Year Up offers a one-year intensive education and apprenticeship program for urban young adults, ages 18-24 to 25 residents; and NYCES offers a building maintenance program to 50 residents. NYCHA requested and received a grant extension and budget modification, March 8, 2010. Proposals were solicited from qualified entities to provide an employer-linked training program to NYCHA residents. First Security Preparation and Placement, Inc. (First

Security) was selected to provide Security Guard training and placement for 26 residents. An Agreement between First Security and NYCHA was executed on May 14, 2010. This grant ended December 9, 2010. Overall, 220 residents were enrolled in courses sponsored by the program; 202 completed training; and 127 were placed in employment.

- 4) FY 2007 ROSS/Family and Homeownership Program - On July 12, 2007, NYCHA submitted an application with City College of New York Adult and Continuing Education (CCNY/ACE) and Year Up as NYCHA's partners to the United States Department of Housing and Urban Development (HUD) for a grant under HUD's Resident Opportunities Self Sufficiency Family and Homeownership Program to provide training and employment placement opportunities in Construction Skills Building Trades, Construction Management, Teachers Assistant and Building Analyst, Medical Office Administration, Bookkeeping/Accounting program for 100 residents who are unemployed or underemployed; 75 residents to be trained by CCNY/ACE and 25 resident youth to be trained by Year Up. The agreement between HUD and NYCHA was executed on June 12, 2008. The term of the grant is three (3) years and the total amount is \$998,775.04. To date, 124 residents have enrolled, 87 have completed and 54 have been placed in jobs. This grant is scheduled to end June 11<sup>th</sup>, 2011.

### JOBS-PLUS

NYCHA, the Center for Economic Opportunity ("CEO"), Manpower Demonstration Research Corporation ("MDRC"), HRA and City University of New York ("CUNY") are collaborating to implement Jobs Plus at Jefferson Houses. Jobs Plus is a development-based, on-site employment and training program to assist public housing residents in becoming economically self-sufficient. Core components include: employment-related services and activities, financial incentives to work, and community support. The program opened its doors on Oct 19th, 2009. During their first year in operation, the program facilitated 160 placements (132 of which occurred in 2010).

### Human Resources Administration (HRA) Back to Work (BTW) Program

NYCHA is also partnering with HRA to provide the Back to Work resident employment initiative ("BTW") to NYCHA residents. BTW offers job seekers career counseling and a network of employment opportunities. Services provided range from job placement assistance, job readiness or other education or training services, career advancement and financial planning. BTW began in the Bronx in March 2009 and as of August 19th 2009 there are two of HRA's Back to Work contractors (America Works and ARBOR) offering direct job placement assistance to NYCHA residents who are food stamp eligible or non-custodial parents. In 2009, they have registered 420 NYCHA residents, and placed 64 in unsubsidized employment.

### Asset Building & Financial Literacy

#### Financial Independence Today (FIT)

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

#### Family Self-Sufficiency Program

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

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

Currently, the program is targeting previous FSS participants who wish to re-enroll in the program. At the end of 2010, 9 families re-enrolled. To date, there are 21 participating families enrolled, of which ten (10) participating families have escrow accounts.

## 2) Leased Housing Department

### Family Self-Sufficiency Program (FSS)

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

Due to budgetary constraints across NYCHA, the FSS Program was terminated effective October 31, 2008. However, the FSS program was re-started by NYCHA in November, 2010. As of 12/31/10 the new program had enrolled 9 tenants. The current number as of mid-February 2011 is expected to be 25. All 9 of the 2010 enrollees had established escrow accounts by year-end.

## 3) Social Services Department

### Elderly Safe at Home

The program provides comprehensive crime prevention education, crisis intervention, and general crime victim's assistance to elderly residents in the South Bronx. The program also offers workshops on entitlements, health and nutrition, conducts monthly meetings to disseminate information on crime prevention and arranges monthly shopping trips to area supermarkets. During 2010, the program provided 17,809 units of support services to approximately 421 residents monthly, and conducted 4,461 home visits.

### Service Coordinator Program

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

During 2010, the program provided 19,870 units of supportive services to an average of 633 residents monthly in 17 developments, and conducted 4,288 home visits.

### Senior Resident Advisor Program

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

During 2010, the program provided 54,877 units of support services to an average of 1,537 residents monthly, and conducted 10,973 home visits.

### Senior Companion Programs

This program is funded by the Corporation of National Service with twenty-six Senior Companies assigned through the Henry Street Settlement to specific developments in Manhattan, Queens, Staten Island and Brooklyn. The Senior Companions provide friendly home visits to a specific number of residents, most of whom are frail and socially isolated. They also provide escort and light shopping services. During 2010, this program conducted 3,546 home visits, and provided 62 escort services to approximately 34 elderly residents monthly.

### Naturally Occurring Retirement Community (NORC) Program

The NORC Program was developed to address the needs of concentrations of seniors who have aged in place, in non-elderly housing. The program was designed to provide comprehensive support and health care services for well and frail elderly residents, 60 years of age and older, who continue to live independently in their apartments and communities. Approximately 20% of the NYCHA population is over 60, and not all live in senior-designated buildings.

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

Based on DFTA's reports, from January 1, 2010 to December 31, 2010, the NYCHA NORC program provided the following services:

Comprehensive support services to 14,722 residents of 10 developments. This included

- Case Management & Assistance - 22,355
- Health care Management & Assistance - 5,197

In Fiscal Year 2010, DFTA awarded \$1,618,214 to nine NYCHA NORCS, as follows:

Forest Hills	-	\$187,262
Elliot – Chelsea	-	\$218,365
Smith Houses	-	\$142,323
Sheepshead/Nostrand	-	\$260,390
Lincoln/Amsterdam	-	\$254,489
Stanley Isaacs	-	\$203,281
Ravenswood	-	\$211,959
Vladeck	-	\$53,564
Grand Street Settlement	-	\$86,581

Pelham, an existing NYCHA NORC, did not receive base line funding from DFTA, but received \$200,000 in City Council discretionary funds to continue their program.

NORC-type Initiatives

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

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

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

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

Based on DFTA's reports for CY 2010, the Grand Street Settlement NORC Program provided the following core services:

	<u>Units of Service</u>	
Case management & Assistance	-	2,115
Health Care Management & Assistance	-	1,161
Residents receiving Core Services	-	3,190
New This CY	-	34

#### Designated Senior Public Housing

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

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

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

#### NYCHA Community Centers

NYCHA's Community Centers serve as a hub for a variety of programs and services for residents of public housing and the community. There are 133 Community Centers in NYCHA developments, 68 of which are operated by NYCHA and an additional 65 operated by our community service partners. All of our centers host a wide range of educational, recreational, arts, and cultural activities. Since 2002, federal funding shortfalls have been reduced for NYCHA by more than \$551 million and have continuously challenged the Authority's two-fold mission to preserve public housing and provide comprehensive programs for New York City residents. In late 2008, in an effort to continue to provide much needed services to residents, NYCHA began to have discussions with the Department for Youth and Community Development ("DYCD") to successfully transition 25 community centers to community based organizations. In 2009, the plan was implemented leaving NYCHA with a portfolio of 68 directly operated facilities. Programs offered at our centers include but are not limited to Partners in Reading, a literacy program for children ages 6-8 and the Child and Adult Care Food Program which provides children ages 6-12 and teens ages 13-19 with a hot, nutritious meal. A few of our more notable programs are listed below.

#### I Have a Dream (IHAD)

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

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

As of December 2010, there are 69 Dreamers enrolled at Chelsea-Elliott; 44 at DeHostos; 47 at Melrose II, and 62 at Ravenswood Houses.

#### FY2007 ROSS/Neighborhood Networks

NYCHA's Department of Administration (DOA) is partnering with The City College of New York's Adult and Continuing Education (CCNY ACE) Department to operate the Career and Computer Essentials (CACE) Program. The goal of the CACE is to provide access to computer technology and internet accessibility for 720 public housing residents through specialized courses

geared toward educational enhancement for teens, unemployed adults and seniors. More specifically, CACE offers educational instruction on computers to a range of age groups giving NYCHA residents the opportunity to increase their general working knowledge of computers and computer software; prepare for a General Equivalency Diploma (GED) and plan for a post-secondary education; research databases for homework assignments, internet job search, and for accessing public service information online. The CACE Program will also offer a comprehensive Music Engineering Program for Teens. The first year of programming began in March 2009 and the program currently operates at eight (8) community centers: Baruch, Manhattanville and Rutgers Community Centers in Manhattan; Breukelen, Red Hook and Van Dyke in Brooklyn; Pelham in the Bronx, and Beach 41<sup>st</sup> in Queens. As of December 2010, 742 residents have benefited from participating in the program.

#### BRIDGES Program

The Salvatori Center is partnering with NYCHA to implement the BRIDGES program. The primary goal of the program is to improve science understanding and provide NYCHA children of all age's meaningful, relevant, hands-on learning experiences that not only improve their science literacy but also provide them with learning experiences that they may not be getting at schools. The Salvatori Center designed and administers BRIDGES, an after-school program that uses investigations of the built environment to introduce and reinforce STEM concepts and skills, especially engineering concepts and the design process. The target audience is some of New York City's highest needs young people: 8-12 year olds enrolled in after-school programs run by the New York City Housing Authority (NYCHA). BRIDGES is currently operating at fifteen (15) community centers: Jacob Riis, Manhattanville, Lehman village and King Towers in Manhattan; Butler, Justice Sonia Sotomayor Gun Hill and Parkside Community Centers in the Bronx; Roosevelt, Williamsburg and Brevoort Community Centers in Brooklyn; Hammel and Woodside in Queens and South Beach on Staten Island. As of December 2010, 150 residents have benefited from this program.

#### Global Partners Junior

The Global Partners Junior Program is as collaboration between the Office of the Mayor and New York City Housing Authority that connects students in New York City with students around the world as a way to foster global understanding through internet-based exchanges. The Global Partners Junior Program operates at eight community centers: Howard and Williamsburg Community Centers in Brooklyn; Parkside and Pelham Community Center in the Bronx; Drew Hamilton, Manhattanville and Rutgers Community Center in Manhattan; and Beach 41<sup>st</sup> Community Center in Queens. Approximately 15-25 students participate at each site and are supervised by a site coordinator who has been trained to implement the program curriculum. Students work together on an original curriculum developed by New York City Global Partners staff, focusing on topics such as sustainability, the environment, city parks, history, and culture. Students undertake research, hold discussions, create projects, and post messages to their international peers on the internet forum. Approximately 3 to 5 hours are dedicated to the program weekly. The program theme allows for focused exchanges between NYC students and their counterparts around the world. As of December 2010, 102 residents have benefited from this program.

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

NYCHA applied for and was awarded the 21<sup>st</sup> Century Learning Center grant to operate the 21<sup>st</sup> Century Learning Center- Green Futures Club. This program is a collaborative pilot project between NYCHA and Rainbow Youth and Family Services to develop a new 21<sup>st</sup> Century Community Learning Center design model to serve low-income, high-risk youngsters age 18 or under who live in public houses residences operated by the New York City Housing Authority. The Green Futures Club program will annually engage 150 middle school students for 3 years in "green" activities such as planting and organizing an organic garden (which includes tree mapping and land use surveys), analysis of industries impact on the environment and ways of reducing the carbon footprint and sustainable energy options. Students will be required to perform research activities to enable them to develop their skills set and obtain information on a range of emerging green job opportunities. This approach is intended to develop an interest in green activities and provide them the educational exposure & experience to make it in this emerging industry. The 21<sup>st</sup> Century Learning Center- Green Futures Club will also provide youth with academic enrichment, including, tutorial services to help students, particularly students who attend low-performing schools, to meet State and local academic achievement standards in core subjects such as reading and mathematics. The program will be located at the Monroe Community Center within Monroe Houses. As of December 2010, 117 youth have benefited from this program.

#### 5) Department of Resident Support Services

The Department of Resident Support Services engaged in the following initiatives during 2010 to improve and enhance the health status and quality of life of NYCHA residents of all generations.

A. Senior Initiatives

Senior Benefit & Entitlement Fair (SBEF)

The sixth annual Senior Benefit & Entitlement Fair's theme was "*Expand Your World*". Over 1,700 seniors attended the event of which, 1,200 were bused from NYCHA developments citywide. As part of our theme computers, iPads, Nintendo Wii, cell phones, digital cameras, and other devices were featured in hands-on workshops to emphasize the role new technologies are now playing in improving the quality of life for seniors. Health information and screenings were offered, including screenings for Diabetes/Glucose, vision/Glaucoma, blood pressure and balance. Representatives from banks and financial advocacy organizations were available to provide one-on-one financial counseling and answer questions. Group exercise classes, dancing, massage therapy and cooking demonstrations were also provided. Sixty-two (60) agencies and senior focused organizations participated. Seventy-Three percent of expenses were covered by outside contributions.

Senior Project

Resident Support Services initiated a major study to assess the health needs and requirements of NYCHA's over-65 senior population. Various city agencies and outside organizations including DOHMH, DFTA, and the CUNY School of Public Health are collaborating with us on the project. The results, expected to be published during the 2<sup>nd</sup> quarter of 2011, will be utilized to provide data and information about conditions impacting NYCHA seniors and to prepare a plan containing recommendations that address these issues. Staff from the collaborating organizations have met regularly to develop the final report draft. Additionally, an extensive series of presentations pertaining to the study were made to resident groups, NYCHA executive staff and managers, and outside agencies such as the New York Academy of Medicine (NYAM.) Input received from these presentations was incorporated in the report's recommendations.

Senior News

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

B. HEALTHSTAT

HealthStat is a citywide initiative designed to identify and enroll eligible low and moderate income New Yorkers into health insurance plans such as Child Health Plus and Family Health Plus. During 2010, NYCHA facilitated a total of 31,169 resident enrollments into health insurance plans. For the past 7 years NYCHA has led all other participating NYC agencies in the number of health insurance enrollments.

C. Earned Income Tax Credit (EITC)/Tax Assistance

The EITC Resident Survey for tax year 2009 was mailed to 4,000 randomly selected residents throughout the Authority during the last week of May 2010. We received 327 responses to the survey and entered them into the database. The Department of Research and Management Analysis will work with Resident Support Services to analyze and interpret the information which will result in a final report. Beginning in 2011, the responsibility of this program is being shifted to NYCHA's Department of Resident Economic Empowerment and Sustainability.

D. Strategic Alliance Collaboration

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

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

In 2009 meetings were held to discuss the development of walking paths in NYCHA developments that are in the areas covered by DOHMH District Public Health Offices, in South Bronx, East and Central Harlem and Brooklyn. In March of 2010 the East

Harlem District Public Health Office (DPHO) presented a report on the outcome of work groups created by DPHO's Office of Strategic Alliance for Health (SAFH). SAFH received a grant to carry out a set of initiatives designed to improve health through physical activity and nutrition in schools and communities at large.

The Strategic Alliance for Health (SAFH) invited five groups to participate in the initiative. NYCHA Resident Support Services (RSS) and the St. Nicholas Resident Association were two groups that expressed an early interest in a walking path initiative. Avid dialogue about the project made it possible for NYCHA's Department of Resident Support Services to garner the support of the resident leaders as well as the project director of the Mott Haven Community Center.

In June 2010 NYCHA Department of Resident Support Services implemented its pilot program for the Walking Path Initiative at two locations: Mott Haven Houses in the South Bronx and St. Nicholas Houses in Central Harlem. There operations were as follows:

- St. Nicholas Houses Walking Club conducted their walks on Monday, Wednesday and Thursday from 11:00 am – 12:00 noon (during the months of June & July there was a 4:00 pm walk but it changed to 11:00 am due to low participation). Although they started with two walk leaders, after the 4<sup>th</sup> of July the second walk leader resigned. The program continued with one walk leader, while recruitment efforts were made.
- Mott Haven Houses Walking Club conducted their walks on Tuesday, Wednesday and Friday from 10:00 am – 11:00 am (during June & July there was a 4:00 pm walk but it was canceled due to low participation). Although they started with two walk leaders, after the 4<sup>th</sup> of July the second walk leader resigned. The program continued with one walk leader, while recruitment efforts were made.
- In addition to the Walking Club, Mott Haven also had another program operating at the same location, "We Coach." This program is an exercise program for seniors. The program included the participants from the Walking Club and it ran from 11:00 am – 12:00pm on Tuesdays and Thursdays.

#### Events

Family Days were held at both developments; St. Nicholas' Family Day took place on July 30, 2010 and Mott Havens' Family Day took place on August 14, 2010. Resident Support Services and Walking Club participants were present and recruitment and outreach efforts were carried out for the program.

#### E. Community Building Initiatives

##### Family Days

Resident Support Services, through contacts and collaborations with health plans, provides significant sponsorship assistance to many Resident Associations that host Family Days during the summer months. RSS also works with Resident Associations to insure that there is a strong health promotion component for the benefit of participants. In 2010 RSS facilitated support for twenty-one (21) Family Day events.

##### Community Health Events

Resident Support Services works closely with Resident Associations to support and secure sponsorships for Health Fairs that highlight preventive services and identify available health programs. During 2010, RSS was instrumental in planning community health events throughout the city. Approximately 100 community health events were held that received support through our work.

#### F. Flu Shot Initiative for NYCHA Employees

Resident Support Services and Human Resources collaborate annually with ACCESS Community Center (formerly, AHRC) to ensure that NYCHA employees have access to the flu vaccine. This year, two hundred forty-three (243) NYCHA employees received seasonal flu shots. ACCESS provided flu shot doses and clinicians to execute the shots at our Bronx borough office (1200 Waters), 90 Church Street office and their own offices at 85 Maiden Lane. Shots administered at each location were 56, 167 and 20 respectively. E-mail blasts went out to notify staff in the respective work locations and a temporary mail box was set up by IT to pre-register staff for their scheduled flu shot at our own locations.



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

Lead-Based Paint (LBP) abatement activities were conducted by the Department of Housing Preservation and Development, the City's local housing agency, the New York City Housing Authority (NYCHA), responsible for public housing and homeownership developments under its direction, and the Department of Homeless Services, responsible for shelters and transitional housing for homeless individuals and families. Please refer to the 2009 Consolidated Plan Volume 2, Other Actions for a full description of LBP abatement activities undertaken by NYCHA and DHS.

#### Housing Preservation and Development (HPD)

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

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

The New York City Department of Health and Mental Hygiene (DOHMH) is the agency responsible for tracking children with EIBLLs. Under LL #1 of 2004, when DOHMH receives a report of a child with a blood lead level of at least 15 micrograms of lead per deciliter of blood, or greater, DOHMH inspects the child's residence to identify possible sources of lead exposure. If lead paint hazards are identified, DOHMH orders the owner of the property to abate any lead paint hazards found. If the landlord fails to correct the condition, a referral is made to HPD's Emergency Repair Program (ERP) Unit. Upon verification that the property owner has failed to comply, ERP assigns a contractor to abate the condition. Both ERP and DOHMH inspect completed work to verify that the condition has been corrected.

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

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

### One-Year Plan

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

The City's Department of Health and Mental Hygiene (DOHMH) provides services for lead poisoned children. Results for Calendar Year 2010 identified 519<sup>[1]</sup> children below the age of 18 or above who were identified at the environmental intervention blood lead level (EIBLL). The EIBLL is defined as a single venous test of at least 15 mcg/dL.

Where a lead-poisoned child is identified, the DOHMH orders the owner to abate lead paint hazards. If the owner fails to do so, HPD's Emergency Repair Program (ERP) will do the work and place a lien against the property for the cost. In 2001, HPD expanded its efforts to increase its lead abatement requirements contractor base. In 2010, HPD maintained 6 contracts for lead hazard reduction at a total cost of \$6.2 million. In addition, HPD had 3 contracts for dust wipe analysis at a total cost of \$300,000.

In addition, in 2010, ERP completed 255 jobs to abate DOHMH violations in privately owned buildings.

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

An owner must correct all LBP paint hazards using safe work practices articulated in the law and the rules promulgated by HPD and the NYC Health Code. Workers who perform such work, in addition to any renovation and repair work that disturbs lead paint in units with children, must be trained. Any such work that is performed is subject to a clearance dust test. The law establishes time frames for correction of the hazard. Owners must certify correction of the violation by providing a sworn statement of compliance and including the results of laboratory test results of dust sampling. When an owner fails to correct a lead-based paint hazard violation or when the certification of correction has been invalidated by HPD, HPD will take action to correct such violation. In calendar year 2010, 1,431 LBP jobs were completed by HPD based on Code Enforcement violations.

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

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

HPD's Office of Housing Operations performs additional abatements in City-owned buildings and informs tenants of the dangers of lead-based paint. In addition to the above efforts in which the City is responding to complaints regarding lead-based hazards, HPD also acts affirmatively to alleviate potential hazards by improving conditions in targeted residential properties. First, the City's moderate rehabilitation loan programs serve to reduce lead paint hazards by funding the removal or repair of existing

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[1] Preliminary data for Calendar Year 2010.

hazards in buildings undergoing rehabilitation. In 2010 alone, the City commenced moderate rehabilitation work on 5,854 units of occupied housing.

In addition to the above-mentioned rehabilitation activities performed through the Agency's capital budget, in recent years HPD has also sought specially targeted funding for lead hazard reduction. As a result, the City received a \$6.75 million HUD grant in 1994 to reduce lead paint hazards and incorporated it into some of its rehabilitation programs to determine the feasibility of combining lead-paint hazard reduction with moderate rehabilitation. This grant was completed in May, 1999, resulting in the lead treatment of 697 units. In September, 1996, HPD and DOHMH were awarded an additional \$1.6 million HUD lead grant and completed 220 units by May, 2000. In March, 2001, HPD and DOHMH received a third HUD lead grant in the amount of \$3 million. Combining this grant with City Capital funds, HPD completed 421 of its planned 397 units in November 2004. Since 2003, city capital funds unrelated to the federal grants supported the completion of over 850 units in various City neighborhoods. In 2003, the City received two new federal lead grants: the Lead Education Outreach grant in the amount of \$500,000 focused on lead awareness and lead poisoning prevention in two most at-risk neighborhoods for a period of two years which ended in September, 2005; the City also received a \$2.6 million federal lead grant under the Lead Hazard Reduction Demonstration grant program, a three and one-half year funding initiative which treated 306 units or 6 units above the goal of 300 units in five most at-risk neighborhoods. This initiative was completed in March, 2007.

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

In September 2007, the City was awarded two new additional grants: a \$4.0 million federal lead grant under the Lead Hazard Reduction Demonstration Grant Program, a three-year funding initiative to treat 360 units in targeted areas within three boroughs, and \$3 million under the Lead Hazard Control Grant Program, also a three-year funding initiative to treat 252 units in the same targeted boroughs of the City. Both grants will end in October, 2010. HUD granted a six-month non-cost extension of both grants, which will now end April 30, 2011. With the extension, HPD plans to treat 220 above the combined original goal of 612 units.

Finally, in January, 2011, HUD granted HPD the Lead Hazard Reduction Demonstration Grant in the amount of \$4.5 million. The goal is to complete 300 units within targeted areas in the Bronx, Queens and Brooklyn. This 42-month grant will start March 1, 2011 and end on August 30, 2014.

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

#### Five-Year Plan

The City has proposed the substantial upgrading of its lead-paint related activities.

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

Other elements of the City's plan include:

- Continuing efforts to train staff and encourage private contractors to increase capacity to implement the Title X rules.

- Further expansion of lead abatement contracts beyond that mentioned above, if necessary, to meet a projected growth in lead abatement work.
- Discussions locally and at the state level concerning licensing of lead-paint contractors, in part to provide liability protection in New York State for lead abatement companies. Other states have this protection; without it, companies in New York State are reluctant to conduct this work.
- Increasing public awareness of dangers of lead paint through community campaigns in schools and media.
- Petitioning the State and Federal governments to increase funding for lead-paint testing and abatement.
- Improving guidelines used for inspections and test for determining the presence of lead.
- Devising and implementing cost-efficient methods for lead-based paint abatement and removal.
- HPD maintains requirement contracts for Atomic Absorption (dust wipe analysis) to expedite testing.
- Maintain requirement contracts to complete abatements expeditiously.
- Training and certification, where appropriate, of staff involved in or affected by HPD's lead abatement program, to ensure an informed and professional response to lead abatement issues at all levels of complexity and scope.
- Continuing efforts to enhance interagency communication between HPD and DOHMH, including the exploration of linking both agencies' computer systems in order to provide each agency with access to information necessary to the resolution of lead abatement cases.
- HPD maintains a requirement contract for medical exams and blood tests to monitor the lead levels of all staff that may be exposed to lead paint or dust.

Marketing and Inventory Conditions

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

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

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

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

New York City's Housing and Vacancy Survey for 2005 shows that approximately 37.6% of units built prior to 1947 and 32.9% of units built between 1947 and 1959 are occupied by families earning less than or equal to 50% of the HUD area median income. A further 18% of units built prior to 1947, and 17.6% of units built between 1947 and 1959, are occupied by families earning

between 50% and 80% of the area median income. We have used these percentages against the estimated units with lead-based paint to estimate the number of very low-income and low-income families residing in units with lead-based paint.

#### Progress of Lead-Based Paint Abatement Activities

Based on information reported for the New York City Mayor's Management Report for calendar year 2010, HPD issued 23,669 code violations for lead-based paint conditions in privately owned buildings in New York City. During the same period, 4,083 lead paint violations were removed based on owner certifications and HPD re-inspections. HPD lead hazard remediation work corrected 3,610 HPD lead paint violations and 6,237 presumed lead paint violations were downgraded. (The violations removed in 2010 were not necessarily the violations that were issued during the 2010 calendar year period,

#### New York City Housing Authority (NYCHA)

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

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

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

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

#### Program Highlights

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

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

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

##### Lead-based Paint Reevaluation Program

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

### Local Law 1 of 2004

On August 2, 2004, Local Law 1 went into effect, calling for the comprehensive prevention of childhood lead poisoning through the remediation of lead-based paint hazards in housing and day care facilities. Local Law 1 applies to apartments and common areas of all buildings built before 1960, or between 1960 and 1978 if LBP is present, and where a child under 6 years of age lives. NYCHA has identified 89 Developments totaling 84,439 apartments constructed prior to 1960 or between 1960 and 1978 where LBP is present or presumed to be present. NYCHA has submitted a request for exemption of 113 properties built prior to 1960 that were identified as not containing LBP in apartments. 67 developments have been exempted to date.

The Law requires NYCHA to:

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

In response to the new regulation, NYCHA has tested over 19,000 apartments and abated approximately 9,000 that tested positive for Lead-Based Paint since 2004. In 2010, 2,201 apartments were tested and 1,114 were abated. The balance was submitted immediately to HPD for exemption.

### LBP Inspection & Abatement Program

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

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

### LBP Disclosure Program

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

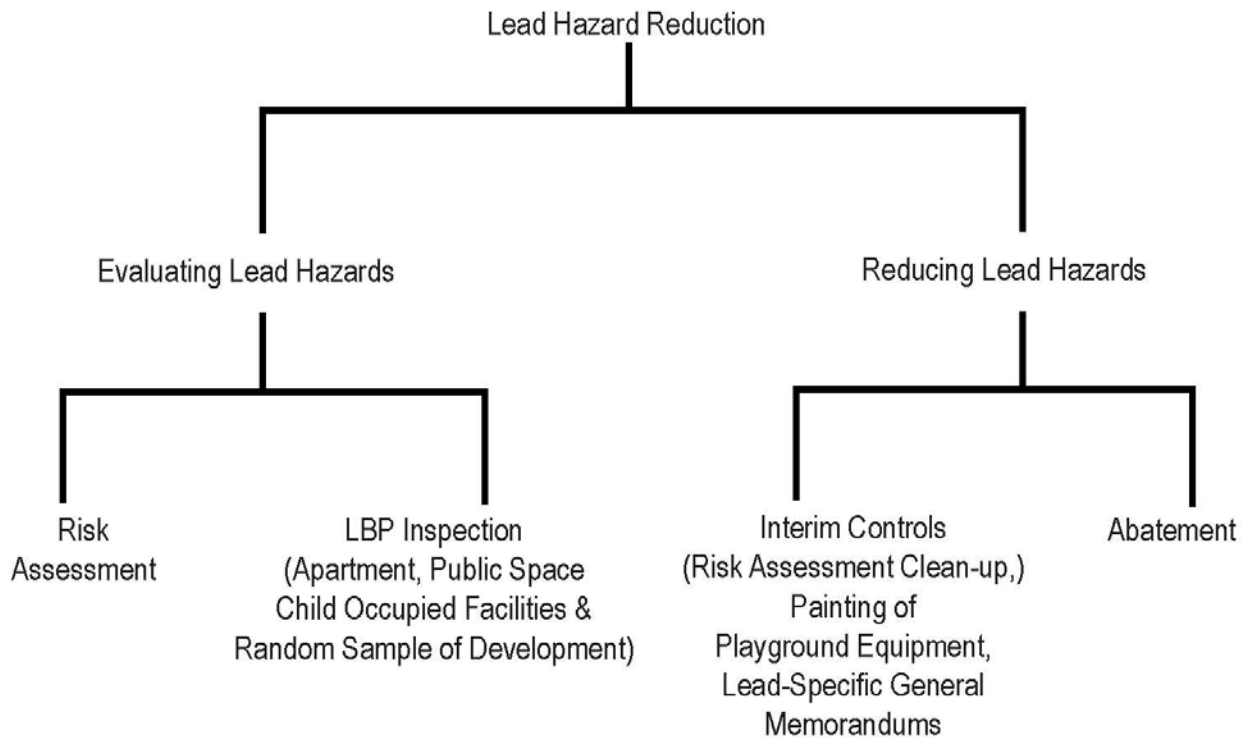
### Summary of Activities

<b>Description</b>	<b>2010</b>
New DOH Violations Received*	35
Number Of Violations Dismissed	8
Number Of Violations Rescinded	27
Total Number Of Apartments Abated (LBP)	1,349
Number Of Child Occupied/ Multi-Use Facilities Inspected For LBP (XRF)	0
Total Number Of Apartments Tested For LBP (XRF)	2,598
Total Number Of Public Spaces Tested For LBP (XRF)	1
Number Of Child Occupied/ Multi-Use Facilities Inspected For LBP (Dust Wipes)	59
Number Of Apartments Tested For Elevated Lead Dust Levels (Dust Wipes)	5,023

Number Of Public Spaces Tested For Elevated Lead Dust Levels (Dust Wipes)	4,548
Distribute LBP Disclosure Information To Developments Constructed Prior To 1978 (Development Wide Disclosure)	102
Distribution of Single Family LBP Disclosure Packages In Developments Constructed Prior To 1978	2,364
Development Wide Testing Of Developments Constructed Prior To 1978 For LBP (i.e., Reevaluation)	90
Local Law 1 – Move Out Apartments Tested	2,201
Local Law 1 – Move Out Apartment Lead Abatements Completed	1,114
* (4) of NYCHA’s 2010 violations were received as part of newborn health visits by DOHMH’s District Public Health Offices (DPHO’s). In these instances, an EBL child was not identified; however defective painted surfaces with an initial reading above regulatory thresholds was identified in one of the apartments and was abated and dismissed.	

NEW YORK CITY HOUSING AUTHORITY  
LEAD DETECTION & ABATEMENT UNIT

## Strategic Framework for Lead Hazard Reduction





### Department of Homeless Services

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

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

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

With Local Law 1 of 2004 in effect since August 2004, the Agency has dedicated special attention and concentrated efforts to identify, inspect and remedy lead paint hazards at eighteen (18) DHS family facilities built prior to 1960, where children under seven years of age reside. A follow-up inspection program has been instituted for all dwellings and common areas where lead-based paint has been identified to include re-inspections when tenants move out. It must be noted that not all eighteen (18) family facilities (1,114 units) contained lead. At lead paint containing sites, follow-up inspection results have indicated that an estimated fifty-two (52) of the units required remediation.

The Office of Construction and Technical Services (OCTS) continues to compile a comprehensive 'Lead Paint Hazard Checklist' for all of their owned/operated/contracted facilities where such hazards once identified, are slated for remedial action by licensed and certified contractors. During fiscal year 2010, DHS has responded to lead paint related activities at eight (8) adult and family facilities on thirty-two (32) occasions.

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

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

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

In late 2006, Mayor Michael Bloomberg established the new Center for Economic Opportunity (CEO) under the leadership of Veronica M. White. CEO is guided by the recommendations made by the New York City Commission for Economic Opportunity. Programs created as a result of the recommendations are aimed at reducing poverty in three key populations throughout the City: the Working Poor, Young Adults 16-24, and Young Children & Families. In December 2007, the Center for Economic Opportunity released its first Strategy and Implementation Report (SIR). In January 2010, the Center released a report titled "*Evidence and Impact*", its second performance report. Together, these reports describe CEO's anti-poverty pilots programs, their implementation, and results. Furthermore, several of the respective New York City agencies responsible for administering CEO-initiated programs have reviewed and released their own progress reports to gauge the impact and effectiveness of their programs.

Through the past years, the Center successfully continued to design, implement and refine a range of programs that addressed each of the Commission's recommendations.

### Initiatives for Working Poor adults

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

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

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

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

- The Teen ACTION (Achieving Change Together in Our Neighborhood) Program is an after-school service learning initiative offered to youth aged 13-21. Through the program, the youth design and implement meaningful service projects in their communities. The service experience is combined with reflection activities and a learning experience

that includes a comprehensive curriculum that emphasizes the development of leadership skills and healthy behaviors. Each program is linked to a local health care provider that provides participants with information on resources available to them and strategies for avoiding risky behavior. In 2010, 53 programs throughout the City served over 3,500 students. Evaluation results suggest that the program is having a positive effect on education. Teen ACTION participants are more likely to attempt more credits and earn more credits relative to a comparison group of students who are not enrolled in the program. A new procurement for contracts beginning September 1 and ending August 31, 2012 will be released in the spring of 2011.

- The Model Young Adult Literacy Program is part of a pilot that began in 2008 with the aim of improving the reading levels of disconnected youth 16-24 years old who are reading at the pre-GED level (4<sup>th</sup> to 6<sup>th</sup> grade levels). The initiative includes five community-based programs contracted through DYCD as well as programs at seven sites within the City's three public library systems. In the summer of 2009 participants were offered paid internship and community service experiences as an incentive for program attendance. Evaluation results of this pilot demonstrated that the addition of paid internships resulted in increased program attendance and retention as well as improved math scores by a full grade level compared to students in the program that did not have internships. As a result, paid internships were added to all program sites for the current fiscal year and going forward. The program exceeded its targets for literacy gains in both its first and second year of operations. In its first year, 258 young adults achieved a one or more grade level increase in their reading levels, and 292 attained gains in the second year.
- The Young Adult Internship Program (YAIP) is a workforce development program targeting young adults aged 16-24 who are not working and not in school. Established in 2007, YAIP is now in its fourth year and features a combination of educational workshops, counseling, and short-term paid internships. The program operates three 14-week cycles each year and serves approximately 1,360 disconnected youth annually in high poverty communities. This innovative model is obtaining positive results and achieving national recognition. An RFP for contracts beginning July 1, 2011 and ending June 30, 2012 was released in November 2010.

In 2010, using American Recovery and Reinvestment Act (ARRA) funds, YAIP worked with non-custodial fathers aged 25 years and older who have been involved in the criminal justice system. The goal was to help low-income, non-custodial fathers obtain and sustain employment and engage financially and emotionally with their children. The program operated two 14-week cycles and served 344 fathers. YAIP partnered with DYCD's Fatherhood Initiative and the Human Resources Initiative to implement this one-year program which has since ended.

- City University of New York (CUNY) Prep offers out-of-school youth between the ages of 16 and 18 with an opportunity for full-time study in order to qualify for admission to college by obtaining a General Equivalency Diploma (GED). Instruction emphasizes college preparation in humanities, math and science. In addition to the three subject-area classes, students also take a literacy enhancement course to build the skills they will need for college and work. The program also teaches college survival skills and provides social supports such as counseling, career advising, and referrals to health care centers and part-time job opportunities.
- CUNY Accelerated Study in Associate Programs (ASAP) provides academic and economic support to help low-income student complete Associate degrees in an accelerated manner, thereby potentially positioning themselves for higher income employment opportunities than those available to young adults with only a high school diploma (traditional and/or GED). Supports include advisement and tutoring, tuition waivers, free text-books and Metrocards for travel to and from campus. In addition, the program offers block-scheduling to accommodate student work schedules, and job developers to help students with job placement and career development; the program has impressive three year graduation rates (54%) relative to a comparison group (24%).
- The Youth Financial Empowerment (YFE) program teaches essential financial literacy skills to youth aging out of the foster care system. The program also provides matching funds to contributions made by youth into Individual Development Accounts (IDAs). Program participants in the program receive matching funds of up to \$2,000 by saving \$1,000 in the IDA. These savings can be applied to secure and maintain stable housing, to pursue educational opportunities, and to obtain vocational training.

### Young Children & Families

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

- Child Care Tax Credit (CCTC), initiated in 2007, combines with Federal and State refundable Child and Dependent Care credits to provide low-income households a City tax credit of up to \$1,700 to work while providing young children with quality child care. In CFY2010, over 50,000 low-income households received credits totaling over \$30.5 million.
- The Nurse-Family Partnership (NFP) initiative expands the capacity of the existing NFP program, a national home visitation model that seeks to improve the health, well-being, and self-sufficiency of low-income, first-time parents and their children through regular home visits. Nurses follow guidelines established by the NFP National Service Office, focusing on the mother's personal health, quality of care-giving, and life-course development, as well as the child's growth and development.

#### Social Innovation Fund:

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

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

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

- Family Rewards. Built on the success of similar programs in more than 20 countries, this conditional cash transfer program will provide cash incentives to families for achieving milestones that lead to better health, education, and employment outcomes, all of which increase human capital. Building on preliminary results from the earlier New York City pilot, the SIF-supported program will focus on the incentives that evaluations have shown to be most promising.
- Jobs-Plus. The place-based Jobs-Plus program addresses entrenched poverty among public housing residents by saturating a development with job and career support, community building, and rent incentives. In a previously evaluated national pilot, residents' earnings continued to rise for three years after the program ended, greatly outpacing the income of a comparison group.
- SaveUSA. First piloted by the City's Office of Financial Empowerment as \$aveNYC, SaveUSA, offers a matched savings account to low-income tax filers. Although nearly half of New York City participants in the pilot reported no history of savings, 80 percent saved for at least one year to receive the match and 75 percent continue to save today.
- WorkAdvance. A sector-focused career advancement initiative to help low-wage workers get good jobs with career ladder opportunities. CEO built upon existing NYC programming and national evaluations of advancement and sector strategies to create WorkAdvance, which will combine the best practices from these efforts to create a single, cost-effective, and easy to replicate workforce intervention.
- Young Adult Program. The Young Adult Program is an education-conditioned internship program designed to improve the long-term economic opportunities of young adults age 18-24 who are out of school, out of work and who lack a high school diploma or GED. The year-long program pairs quality educational instruction with a paid internship and case management.

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

#### Services for Low-income Families

In addition to these recent CEO-related initiatives, the City has long provided a wide variety of services designed assist NYC residents living poverty and help them move toward economic self-sufficiency. Central to this effort are the myriad of services provided by the City's Human Resources Administration/Department of Social Services (HRA). For a full description of HRA's

ongoing services and accomplishments for CFY2010 please refer to the 2011 Consolidated Plan, Volume 2, Part II., Section E., Other Actions, Anti-Poverty Strategy.

#### Poverty Research:

In August 2008, CEO published a report documenting the findings and the methodology used to create an alternative poverty measure for New York City, based on a set of recommendations made by the National Academy of Sciences. This report made New York the first local government in the nation to reformulate the official, and antiquated, federal poverty measure.

The CEO poverty measure offers a more realistic standard to assess poverty in New York City. Unlike the official measure, this measure factors in food, clothing shelter and utilities expenditures, takes into account additional financial resources (tax credits and benefits, such as Food Stamps and Section 8 housing subsidies), and adjusts for differing geographic cost factors in housing. The CEO poverty measure estimates that the poverty rate in New York City in 2006 was 23.0 percent. The corresponding poverty rate using the official method is 18.0 percent.

The CEO poverty measure has caught the attention of policy makers nationwide. In the 111<sup>th</sup> and 110<sup>th</sup> Congresses, legislation was introduced by Congressman Jim McDermott and Senator Christopher Dodd proposing that the methodology used to calculate the Federal poverty measure be revised based on the same National Academy of Sciences' recommendations that inform the CEO poverty measure.

CEO published a second report on the change in the poverty rate from 2005 to 2008 in March of 2010, and the same month the Obama Administration announced plans to create a similar measure, called the Supplemental Poverty Measure, which will be released in the Fall of 2011.

The Center is consulting with several other localities that want to develop similar poverty measures including: Chicago, Illinois; Los Angeles, California; San Francisco, California; Washington, DC; Philadelphia, Pennsylvania; Oakland, California; San Jose California, along with the states of New York and California.

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

#### Bioscience

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

In May 2010, the start of construction was announced for BioBAT. The Terminal is operated as a partnership between the City and the State University of New York (SUNY) Downstate Medical Center. When completed, the center will include over 486,000 square feet for commercial bioscience activities. The first 56,000 square feet of space is expected to be completed in 2011.

In July 2009, the City announced that Eli Lilly would be the first and anchor tenant of the new Alexandria Center for Science and Technology at the East River Science Park. The first phase was the construction of a 1.1-million square-foot science complex. The site will house Eli Lilly's ImClone Research Division, which will support expansion of the company's product pipeline. In September 2010, 140 ImClone scientists began to occupy 90,000 square feet of office/laboratory space. The Center was officially opened in December 2010.

#### Fashion

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

In September 2010, Fashion Week was held for the first time at Damroch Park (Lincoln Center) after being held for over 15 years at Bryant Park. The new location permitted additional shows and media/telecommunication support through the various Lincoln Center facilities.

In October 2009, Mayor Bloomberg and the Council of Fashion Designers of America (CFDA) launched the NYC Fashion Incubator to help emerging fashion designers grow and sustain their businesses in New York City. The Fashion Incubator would permit emerging designers to have access to low-cost design studio space and support services in New York City's Garment Center. In January 2010, the first twelve (12) designers had been chosen for tenancy in the Incubator. Each designer firm received a two-year lease at below-market rates with rental rates based on size of their respective designer space. The designer firms began to move into the building in April 2010.

In November 2010, Mayor Bloomberg and the NYC Economic Development Corporation (EDC) announced six new initiatives to support the long-term growth of the City's \$55 billion fashion industry. The initiatives will address the industry's challenges by further positioning the City as a hub of innovation for emerging designers as well as specialty and multi-channel retail, and by attracting the next generation of design, management and merchant talent.

#### Media/technology

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

In June 2010, Mayor Bloomberg announced the creation NYC Media Lab. The new laboratory, a consortium of the City, Polytechnic Institute of New York University (NYU-Poly) and Columbia University – will drive new technology research and connect companies looking to advance new media technologies with local academic institutions undertaking related research. NYC Media Lab will connect private-sector businesses with research already underway, and develop collaborative research projects on topics vital to the City's media industry such as: next generation search technologies; content format for digital mobile content; computer animation for film and gaming; emerging marketing techniques; and new devices currently in development that may affect content distribution. The Lab will be located within NYC Polytechnic Institute's Downtown Brooklyn campus.

#### Manufacturing/distribution

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

The City of New York, through the Economic Development Corporation has several business incubators located in the various boroughs. In 2010, the City launched the Kitchen Incubator to assist entrepreneurs expand their businesses in the ever-growing food manufacturing industry.

The Incubator, located at the historic community marketplace La Marqueta in East Harlem, will help people with small, artisanal, and ethnic food businesses make the transition from working in their home kitchens to using fully-equipped, professional facilities. Along with on-the-job training, classes in professional baking, food safety, and business-related classes will also be provided.

The new Kitchen Incubator will include two production kitchens, two prep kitchens, a chocolate kitchen, a specialty production space and dough room, as well as dry and cold storage facilities. In addition, there will be a demonstration kitchen available for classes and other events. The kitchens will be fully equipped and available on a part-time or full-time basis. The facility will also provide shared workspace for up to 40 food manufacturing startups and expanding food businesses.

In June 2010, the City announced Hot Bread Kitchen will serve as the anchor tenant and operator of the Incubator. The new Kitchen Incubator was completed in late 2010. In January 2011, Hot Bread Kitchen began its daily operations in the incubator space and management of the Incubator's training programs.

#### Tourism

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

For the year New York City welcomed a record-breaking 48.7 million visitors, a 6.8 percent increase over 2009 and 1.2 million above the original estimates of approximately 47.5 million visitors by the end of 2010. As a result, employment in the leisure and hospitality sector has fully rebounded and surpassed pre-recession levels. Approximately 323,200 people are currently employed in the leisure and hospitality industry in New York City (December 2010 data) - surpassing the 316,600 employed in late 2008 and marking the highest employment level ever. The gains in employment touched all areas of the sector with employment at food service/restaurants and bars growing by 3 percent compared to 2009.

In March 2010, it was announced that Cunard Cruise Lines, which ports its trans-Atlantic cruises at the Brooklyn Cruise Terminal, will use the Queen Victoria year-round, for winter trips from New York to Florida, the Caribbean, and Central America. The winter trips will expand tourism to New York as both a destination and/or an origination point, and increase utilization of the cruise terminal in Red Hook.

In December, 2010 Cunard Cruise Lines docked the Queen Mary II at Red Hook Terminal to start its announced mid-winter cruises to New York City thereby increasing utilization of the Red Hook terminal.

#### Green Initiatives

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

### **5. Institutional Structure**

Please refer to the 2011 Consolidated Plan, Volume 2, Part II, sub-section F. The 2011 Consolidated Plan is the most recent description of the City's institutional structure including private industry, nonprofit organizations, and public institutions through which the City will carry out its affordable and supportive housing strategy. The City needs a stronger commitment from the Federal government to provide aid to the cities; this remains a major impediment to the City's ability to address its affordable and supportive housing needs.

### **6. Governmental Coordination**

There has been extensive cooperation and coordination among the various State, City agencies and private entities to implement the housing strategy. The 2010 Consolidated Plan, Volume 4, Chapter IV, sub-section G., provides the most recent description of the City's coordination efforts. Funds from many federal programs are leveraged with State and City funds in developing specific projects for housing and housing supportive services. In addition, private funds are often included in these joint projects. In particular, the City offers many incentives to encourage the participation of for-profit entities, including real estate developers, banks, insurance companies, utility companies, foundations and nonprofit organizations, all of which help meet the housing needs of New York's residents.

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

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

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

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

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

#### Local Development Corporation Responsibilities

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

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

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

#### UMEZ Activities in the Empowerment Zone

UMEZ is guided by a four-pronged strategy: 1) strengthening arts and cultural organizations to drive tourism, 2) making large-scale business investments in major real estate projects, 3) providing access to capital and technical assistance to small business, and 4) funding workforce development programs. Due to economic conditions in 2010, UMEZ focused on supporting small businesses and not-for-profit organizations.

- Grameen America, Inc. – Authorization of a \$500,000 loan to expand their micro-lending program in Upper Manhattan and a \$125,000 restricted grant for administrative expenses, respectively.
- Visual Arts Research and Resource Center Relating to the Caribbean, Inc. – Authorization of \$759,249 CIIF grant for pre-development expenses and other start-up costs associated with the development of the resource center.
- Dance Theater of Harlem – Authorization of \$646,000 CIIF grant for organizational capacity building.
- Hispanic Federation – Authorization \$250,000 CIIF grant on behalf of NoMAA for the purpose capacity building to become self-sustaining.
- CIIF Technical Assistance – A \$250,000 grant to re-capitalize the CIIF TA fund.



- Alianza Dominicana, Inc. – Authorization of \$2,636,750 grant for the build-out of the cultural and office spaces of the Triangle Building and start-up cost for programming.
- John F. Kennedy Center for the Performing Arts – A \$100,000 grant to provide comprehensive training and consultation to the needs of senior management and board leaders of five participating organizations.
- Cultural Industry Investment Fund – Authorization of NYEZC staff review and approval process for CIIF Direct Investments of up to \$50,000 and Capitalization of \$250,000 for CIIF Direct Investments of up to \$50,000.
- BRISC Administrative Budget – Authorization of \$510,352 administrative budget for fiscal year 2011 retroactive to July 1, 2010.
- UMEZ Administrative Budget – Authorization of \$3,475,999 administrative budget for fiscal year 2011 retroactive to July 1, 2010.
- Harlem Arts Alliance – Authorization of \$250,000 to fund the Organization’s operations and re-grant program for artists and arts organizations.

#### BOEDC Activities in the Empowerment Zone

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

- Bronx EZ Environmental Revolving Loan Fund – Authorization of \$1,000,000 grant to BOEDC recapitalize the BEZ Environmental Revolving Loan Fund.
- BOEDC Administrative Budget – Authorization of \$675,000 administrative budget for fiscal year 2011 retroactive to July 1, 2010.
- Non-Profit Loan Fund – An amendment to the \$1,000,000 non-profit bridge loan program making it a revolving fund.

#### HPD Activities within the Empowerment Zone

In addition to the thousands of units of housing HPD has already assisted in the New York City Empowerment Zone, HPD currently has approximately 30 housing projects in various stages of development located within the zone and 41 parcels that will be programmed. They encompass a broad range of HPD's new construction efforts, including the Cornerstone Program, the Low Income Rental Program, the Mixed Income Rental Program, the Multifamily Homeownership Program, the NYCHA Collaborative, the Supportive Housing Program, the Section 202 Supportive Housing Program for the Elderly, and Habitat for Humanity. The 30 projects will result in approximately 3,446 units of housing. In the last ten years, HPD has initiated a total of 368 projects within the Zone, resulting in approximately 27,365 units of housing.

#### Coordination with Empowerment Zone

##### City of New York

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

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

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

##### Private Sector

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

EZ Tracts

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

Please refer to the map incorporated into the 2009 Consolidated Plan depicting the census tracts which comprise the New York Empowerment Zone.

Coordination with the Consolidated Plan

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

## **C. Anti-Displacement Plan**

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

### Displacement Mitigation

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

#### I. New Construction and Substantial Rehabilitation

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

#### II. Moderate Rehabilitation and Repair

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

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

#### III. Tenant-Landlord Relations

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

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

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

government action will also be informed of his/her Fair Housing rights in the Tenants Assistance Policy literature that is part of the informational package given to potential relocatees. This policy delineates the basic fair housing laws and the remedies available for any tenant who believes he or she has encountered discrimination.

#### Replacement of Lower Income Housing

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

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

#### Relocation Assistance

As described in 24 CFR 42 Subpart C, the City will also provide relocation assistance to lower income persons displaced as a direct result of the conversion of lower income housing or the demolition of any housing as a direct result of activities paid for in whole or in part with funds provided by HUD under the CDBG Entitlement Program or the HOME Program.

#### Displacement Activities

*The City of New York did not displace individuals or families in any federally-assisted entitlement program in 2010.*

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

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

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

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

- Conducting weekly Pre-Award Conferences to review equal opportunity, labor standards, business enterprise and fair housing requirements for HPD contract recipients. These conferences also provide information on becoming certified as a MBE, WBE or LBE (see below). Representatives of over 500 firms attended 52 sessions in calendar year 2010.
- In late December 2005 Mayor Bloomberg signed Local Law 129, which builds on two earlier Executive Orders promoting the utilization of Minority and Women owned Business Enterprises certified by the NYC Dept. of Small Business Services (SBS). SBS is responsible monitoring participation of all mayoral agencies, including HPD. We have a Task Force to coordinate implementation of the regulations, which requires a yearly forecast of procurements and participation at the prime and subcontract levels. SBS has developed an online directory that can be searched by keywords, such as the good or service needed or a specific company name. SBS certification of MWBE firms makes it easy for City, private and nonprofit buyers to find them for bid and outreach purposes. Purchasing officers using the directory receive a list of vendors and a comprehensive profile of each company that matches their needs, making it easy for MWBEs to inform buyers of their capabilities.
- HPD staff represents the agency at numerous outreach events, including those sponsored by the NYC Dept. of Small Business Services, and other partners.
- HPD has created and published a webpage: <http://www.nyc.gov/html/hpd/html/vendors/local-business-participation.shtml> that provides information on the agency's business counseling and educational services, the Section 3 program, and links to the NYC Dept. of Small Business Services.
- HPD compiled and submitted reports on the participation of locally based, minority and women owned firms as are required by Federal, State and City agencies.

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

The following is a snapshot of prime and subcontracts let in calendar year 2010:

<b>Prime Contracts</b>		<b>#</b>	<b>%</b>	<b>\$</b>	<b>%</b>
White	Male	9	50.00%	\$ 215,125,901.00	77.20%
Black	Male	5	27.78%	\$22,611,677.00	8.11%
Black	Female	2	11.11%	\$3,750,866.00	1.35%
White	Female	2	11.11%	\$37,187,187.00	13.34%
	Totals	18		\$278,675,631.00	
		<b>MWBE</b>	<b>50.0%</b>	<b>MWBE</b>	<b>22.8%</b>
<b>Subcontracts</b>		<b>#</b>	<b>%</b>	<b>\$</b>	<b>%</b>
White	Female	5	5.75%	\$528,708.00	0.22%
Hispanic	Female	2	2.30%	\$133,004.00	0.06%
Asian	Male	6	6.90%	\$21,789,789.00	9.19%
Hispanic	Male	8	9.20%	\$1,415,470.00	0.60%
Black	Male	1	1.15%	\$7,897,402.00	3.33%
White	Male	65	74.71%	\$205,327,198.00	86.60%
	Totals	87		\$237,091,571.00	1
		<b>MWBE</b>	<b>25.3%</b>	<b>MWBE</b>	<b>13.4%</b>

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

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

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

Following is a summary of the status of development for projects in HPD's ANCHOR Program that are funded through HUD's Economic Development Initiatives (EDI) Grant Program, HUD's Brownfields Economic Development (BEDI) Program, and HUD's Section 108 Loan Program.

#### Fulton Ralph Plaza

Fulton Street at Ralph Avenue (Bedford-Stuyvesant, Brooklyn)

Fulton Ralph Plaza, the first ANCHOR project, is a 19,086 sq. ft. retail center that includes four tenants: Rite Aid Pharmacy, State Farm Insurance, Choices Restaurant, and a laundromat. The project provides a mix of national, regional, and local businesses; a local entrepreneur based in Brooklyn operates the restaurant and laundromat. The project created approximately 50 construction jobs and approximately 50 permanent jobs. The Plaza was begun in 1997 and completed in 1999.

#### The Renaissance

West 116th Street at Malcolm X Boulevard (Harlem, Manhattan)

The Renaissance is the first mixed-use ANCHOR project to be completed in Harlem. Located within the HUD-sponsored New York City Empowerment Zone and the Mount Morris Homeownership Zone, the Renaissance includes 62,000 sq. ft. of retail space and 241 limited-equity coop units. Retail tenants include Carver Federal Savings Bank, CVS Pharmacy, Ashley Stewart Clothing, Petland Pet Store, Mail Boxes Etc., Rheedlen Learning Center, Pioneer Supermarket, and a laundromat. The project created approximately 271 construction jobs and approximately 117 permanent jobs. The project was begun in 1999 and completed in 2001.

#### 1400 Fifth Avenue

West 116th Street at Fifth Avenue (Harlem, Manhattan)

1400 Fifth Avenue is the next mixed-use ANCHOR project to be developed in Harlem. Located within the HUD-sponsored New York City Empowerment Zone and the Mount Morris Homeownership Zone, the project will include up to 30,000 sq. ft. of retail space and up to 129 condominium units. Retail tenants are expected to include a restaurant, a laundromat, and a health club operated by a local entrepreneur. The project is expected to create approximately 159 construction jobs and approximately 25 permanent jobs. The project began in 2002 and was completed in 2004.

#### Strivers Gardens

West 135th Street at Frederick Douglass Boulevard (Harlem, Manhattan)

The Strivers is the third mixed-use ANCHOR project planned for Harlem. Located within the HUD-sponsored New York City Empowerment Zone, the project will include up to 40,000 sq. ft. of retail space and up to 170 homeownership units. The project began construction in 2003 and completed in 2005.

### Program Income

As of December 2010, program income to this date totaled \$402,216.55 with \$4.01 earned in 2010. Program income includes interest income earned on the Loan Repayment Account as well as principal and interest payments received from the Fulton Ralph Plaza project.

### Rehabilitation of Historic Pier A

In 2010, Battery Park City Authority (which has a lease with the City to operate Pier A) completed construction work associated with replacement of the pier deck at Pier A and commenced construction with respect to the renovation of the core and shell of the pier shed. The pier deck work was completed in Spring 2010 and renovation on the pier shed commenced in late Summer 2010 with completion

expected by December 2011. BPCA has also continued to work to procure a tenant for the renovated site.



# ANCHOR RETAIL PROGRAM

## FUNDS DISTRIBUTION - 1995 EDI GRANT & SECTION 108 LOAN/GUARANTEE

PROJECT	SO. FT.	TDC	PRIVATE LOAN	EQUITY	MERF LOAN	CITY CAPITAL LOAN	108 LOAN/GUARANTEE <sup>1</sup>	EDI LOAN	EDI RESERVE	108/EDI RATIO	
<b>Fulton Ralph Plaza</b> Fulton Street (Brooklyn)	19,000	\$3,754,286	63.33% \$2,377,722	7.3% \$273,412	9.1% \$342,425	13.2% \$495,364	37.5% \$892,000	7.1% \$265,364	5.0% \$44,584	3:1	
<b>The Renaissance<sup>2</sup></b> West 116th Street (Manhattan)	62,000	\$14,451,773	75.00% \$10,160,000	4.8%	\$695,403	13.8% \$1,987,357	0.0% \$0	28.9% \$3,138,000	6.4% \$919,013	5.0% \$156,900	3:1
<b>1400 Fifth Avenue</b> West 116th Street (Manhattan)	30,000	\$5,527,506	N/A N/A	6.4%	\$356,000	16.1% \$890,000	0.0% \$0	62.8% \$3,470,000	14.7% \$811,506	5.9% \$203,516	3.5:1
<b>The Strivers<sup>2</sup></b> West 135th Street (Manhattan)	40,000 \$177.30	\$11,474,117	N/A N/A	6.5%	\$750,000	12.8% \$1,470,000	0.0% \$0	65.2% \$7,500,000	15.3% \$1,754,117	5.9% \$445,000	3.5:1
<b>TOTALS</b>	<b>151,000</b>	<b>\$35,207,682</b>	<b>\$12,537,722</b>	<b>\$2,074,815</b>	<b>\$4,689,782</b>	<b>\$495,364</b>	<b>\$15,000,000</b>	<b>\$3,750,000</b>	<b>\$850,000</b>		
<b>1995 TOTAL AWARD</b>							<b>\$15,000,000</b>	<b>\$3,750,000</b>	<b>\$850,000</b>		
<b>PROGRAM TOTALS</b>	<b>151,000</b>	<b>35,207,682</b>	<b>12,537,722</b>	<b>2,074,815</b>	<b>4,689,782</b>	<b>495,364</b>	<b>15,000,000</b>	<b>3,750,000</b>	<b>850,000</b>		

1. Section 108 Loan Guarantees were used on Fulton Ralph Plaza and The Renaissance. Direct Section 108 loans will be used on 1400 Fifth Avenue and The Strivers.
2. Total development costs for The Renaissance and The Strivers include underground parking garages.

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

This section contains the City's assessment of the effectiveness of its performance in meeting the housing, homeless, supportive housing and community development activities outlined in the 2010 Consolidated Plan.

On February 9, 2006, the U.S. Department of Housing and Urban Development published in the Federal Register final modifications to the Consolidated Plan formulation and submission regulations as a result of the Consolidated Plan Improvement Initiative (CPII), particularly the inclusion of HUD's new Outcome Performance Measurement System. The new requirements became effective March 13, 2006. As part of the new System, formula entitlement grantees were required to categorize, collect and report on their respective grant program's activities by three (3) federally-defined objectives which, when combined with the three (3) performance outcome categories, created nine (9) performance outcome objective measurement statements. In addition to determining their respective entitlement program's performance outcome measurement, localities were required to collect and enter into the HUD Integrated Disbursement and Information System (IDIS) accomplishment data according to eighteen (18) federally-defined Performance Indicator categories beginning October 1, 2006. HUD also requested localities formulate and report in their next Annual Performance Report their formula entitlement programs' performance using the Performance Outcome Measurement System's Performance Indicator categories. For the City of New York, its next Annual Performance Report would be the Proposed 2006 Consolidated Plan APR. As part of the new APR reporting requirements the Report would also include a self-evaluation of a locality's respective formula entitlement grant's activities based on a comparison of its proposed Performance Indicator accomplishments against its actual Performance Indicator accomplishments. The evaluation would be derived from information generated from several IDIS reports updated to include performance measurement data. As noted in Section IA., HUD completed an upgrade to the IDIS reporting platform at the end of 2009. However, after system modifications, there were certain inconsistencies between the data entered by the formula entitlement grant administering agencies and the data presented on the various reports. Therefore, the City of New York has continued to formulate its self-evaluation of its past year's performance based on the federal reporting guidelines that were in effect prior to the implementation of the Performance Outcome Measurement System. In addition, the City has already developed and reports Performance Statistics, which are highly similar to HUD's suggested measurements, for both the City's federally-funded and non-federally funded activities within its 2010 City Fiscal Year (CFY) Mayor's Management Report (MMR). Therefore, the reader is requested to please refer to the City's latest Mayor's Management Report.

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

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

For 2010, the Community Development Block Grant Program (CD) had a total of \$256,161,000 available from the FFY '10 Entitlement, program income, and accruals. Total expenditures were \$228,279,000, an 89% expenditure rate. The City believes this is an acceptable expenditure rate for the CD Program.

The high expenditure rate is due to the fact that the CD Program primarily funds ongoing programs. Unlike new programs in which expenditures are delayed because of start-up concerns (staffing, site selection, contract registration, etc.) ongoing programs do not generally experience this lag each year. It should be noted that the expenditure rate would have been even higher had it not been for certain CD programs being funded by both CD and the American Recovery and Reinvestment Act of 2009 (ARRA). The City prioritized its expenditure of the ARRA funds.

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

Mayor Bloomberg's New Housing Marketplace Plan began on July 1, 2003 and was expanded in February 2006 into a \$7.5 billion plan to create affordable housing for over 500,000 New Yorkers, more than the entire population of Atlanta. It is the largest municipal affordable housing plan in the nation's history. The plan uses

innovative approaches to find new land and financing to build affordable housing for New York's future. By December 2010, 109,756 units of affordable housing had been started under the plan, putting the City on track to achieving the Mayor's goal of creating and preserving 165,000 affordable housing units. Since Mayor Bloomberg came to office the City has funded more than 129,690 units of affordable housing.

### **Department of Homeless Services**

Throughout 2010, ESG funds continued to be an integral component of the City's continuum of care for the homeless. These funds have enabled DHS to improve its outreach activities to homeless persons living in public spaces by contracting out with experienced non-profit organizations. In the fall of 2007, DHS implemented new contracts with outreach and housing placement providers. These contracts are performance-based and include evidence-based practices which focuses on placing chronically homeless individuals directly into transitional and permanent housing from the streets. DHS also provided low-threshold housing options that exist outside the shelter system including safe haven and stabilization beds. Safe Havens, three of which were funded by ESG, and Stabilization Beds are low-demand transitional housing programs that allow clients more flexibility.

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

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

ESG funds support the Office of Client Advocacy which was established to assist clients in resolving specific issues that were not being adequately addressed by their case workers or supervisors. Advocacy staff attempt to resolve outstanding client issues by consulting with DHS employees in explaining the rules and procedures of various services and facilities to the clients. The staff also provides training to clients on self-advocacy, organizing client advisory committees, and working with others to improve the shelter system. The broadest objectives of this office are to improve the shelter system, enhance the services provided to clients, and help prepare clients to live independently. This staff of Advocates also maintains a presence at PATH, the family shelter intake facility, and AFIC, the adult family intake facility. In 2010, the Office of Client Advocacy served a total of 4,996 constituents.

DHS's housing placement program is an intensive case management-based outplacement program operating within the adult shelter services system. This program has been highly successful in placing shelter residents in a variety of long-term housing and/or supervised program placements, ranging from substance abuse programs to supervised mental health housing to supportive SRO's, to independent housing. A continuum of assessment and therapeutic programs helps homeless individuals move into and maintain housing, either in an independent living arrangement or a supportive housing environment. In FY 2010, DHS placed a total of 8,676 single adults and adult families into permanent housing.

As in other areas of the continuum of care, ESG funds have enabled the City to fill niches in the area of homelessness prevention. The prevention programs include services to establish a comprehensive evaluation process to identify households receiving Section 8 rental subsidies administered by HPD who are at risk of losing their Section 8 voucher and becoming homeless due to: being in arrears on rent; either Housing Assistance Payments ("HAP") owed by HPD or the tenant portion thereof; Housing Quality Standard ("HQS") failure (subsidy suspended); failure to recertify; unprocessed rent increases; building foreclosure; or building conversion . Other households eligible for services would be tenants at risk of losing their vouchers due to

mental illness, substance abuse, domestic violence or other cognitive problems due to age or health. Other prevention programs include the Tenant and Family Support Program, which approaches prevention on a building by building basis; the Crisis Intervention Program, which provides emergency crisis and case management to formerly homeless families; law enforcement intervention; and assistance to information referral and linkages to community programs, which approach prevention on a neighborhood stabilization basis.

In 2007, the DHS neighborhood-based homeless prevention initiative expanded into a citywide program, now serving all neighborhoods in New York City. Taking the lessons learned from the community based homelessness prevention programs, DHS continued to collaborate with qualified community-based organizations charged with assisting those at-risk of homelessness, particularly individuals and families at the front door of shelter and households exiting the shelter system through targeted services and financial assistance. Through the end of CY 2010, the non-profit providers have made significant improvements in identifying and serving target populations. They are using their community knowledge and resources to meet the needs of these at-risk individuals and families. By ‘networking’ at local businesses, income support centers, schools, police precincts, and local churches, the providers have served 22,000 families and single adults with services such as family and landlord mediation, entitlements advocacy, employment training, and household budgeting skills. Providers have served a diverse group of clients. Over 20% of the client population has had prior shelter histories. Of all the families and single adults served, 90% had not entered the shelter system. Over 15% of all clients have received financial assistance for payment of rent arrears, deposits and broker fees, furniture and household expenses, rent contributions, and educational and work expenses.

On January 25, 2010, DHS conducted its annual citywide Homeless Outreach Population Estimate (HOPE) which resulted in an estimate of 3,111 individuals residing in the streets and public spaces in the five boroughs; a 29 percent decrease in unsheltered individuals from the first citywide survey was conducted in 2005. DHS again hosted HOPE on January 31, 2011. The results of HOPE 2010 are expected to be published in late winter 2011.

### **NYC Department of Health and Mental Hygiene – Bureau of HIV/AIDS Prevention and Control**

During 2010, New York City used HOPWA funds to continue innovative housing programs, maintain needed services, and fill identified gaps in the HIV/AIDS continuum of care. This has resulted in significant benefits for persons living with HIV/AIDS, evidenced by the accomplishments of the agencies providing services to persons living with HIV/AIDS—the Department of Health and Mental Hygiene (DOHMH) – Bureau of HIV/AIDS Prevention & Control (BHIV), the Human Resources Administration’s HIV/AIDS Services Administration (HRA/HASA) and the Department of Housing Preservation & Development (HPD). These accomplishments include over 36,740 households assisted, 55 new units of permanent supportive housing for persons with AIDS began development and/or construction during the year, and a wide variety of ancillary and supportive services initiated and continued.

During 2010, DOHMH – BHIV directly oversaw and administered the following programs: five housing placement assistance programs for homeless persons and families living with HIV/AIDS; two emergency and transitional housing programs for individuals released from City or State correctional institutions; four transitional and permanent housing programs for individuals who are dually diagnosed and in need of harm reduction services; five scattered-site supportive housing programs for individuals and families who are dually diagnosed with HIV and mental illness and/or substance abuse; one permanent housing program for women with children; one permanent housing program for women with mental illness; one permanent housing program for seniors age 55 and over; one permanent housing program for difficult to serve individuals; one emergency/transitional housing program for HIV+ or at risk homeless LGBTQ adolescents; and a sustainable living fund program that provides emergency and long-term rental assistance.

In 2010, HASA continued to operate a large rental assistance program for both individuals and families, in which at least one household member has advanced HIV illness or AIDS. Costs are funded primarily by the City and State, with a federal contribution for TANF-eligible cases. In December 2010, the agency was providing rental assistance to 25,905 cases, or 81.4 percent of the HASA caseload.

During 2010, HASA used HOPWA funds to support 2,831 units of supportive housing.

Programs administered by DOHMH – BHIV served a total of 2,517 households, comprising 2,517 eligible persons with HIV/AIDS and an additional 694 household members. These 15 non-profit community-based organizations have focused on the delivery of direct housing services to clients. This improved focus has resulted in HOPWA funds being better targeted to housing programs and housing related supportive services, allowing for a greater number of clients to be served.

The New York City Department of Housing Preservation and Development (HPD) used a combination of HOPWA, HOME funding and City capital investment, and other ancillary sources such as Low Income Housing tax credits and Federal Home Loan Bank funds to create new units of HIV/AIDS housing. With a mix of funding, the HPD Supportive Housing Loan Program enabled non-profit organizations to complete the development process for an additional 20 new congregate units.

### **Eligible Metropolitan Statistical Area (EMSA) Grantee Requirements**

#### Westchester County

The County of Westchester provided rental assistance, assistance with home health care, food stamps, homebound meals, relocation assistance, case management, health coordination, advocacy, and referral to legal services to 93 households with a total of 75 family members. In addition, 42 households received short-term housing assistance in order to assist them in maintaining housing stability.

Westchester County also administered and monitored HOPWA activities within two cities in the County: Mount Vernon and Yonkers.

The City of Mount Vernon provided assistance to 61 households with case management services and 15 households with tenant-based rental subsidy assistance. The tenant-based rental subsidy assistance benefited an additional 8 persons in the same family units. Under the Nutrition Program, which is administered by two (2) local non-profit community-based organizations, 53 households with HIV/AIDS were assisted with nutritional meals and supportive services and an additional 42 family members benefited from this program.

The City of Yonkers, through the Sharing Community, Inc., provided tenant-based rental subsidies and case management services to 14 households with a total of 8 family members. Although, HOPWA funds were budgeted under the short-term financial assistance activity, there were no clients assisted during the program year. Sharing Community is in the process of finalizing its policies and procedures.

The City of Yonkers also provided HOPWA funds to Greyston Health Services, Inc. for screening and assessment information services, referral services, and housing placement assistance to 30 applicants for Issan House, a congregate facility for adults living with HIV/AIDS containing 35 single room units. These clients were originally enrolled in the on-site Maitri Day Program. A total of 46 clients were housed at this facility during the program year. HOPWA funds were used towards operational costs. Finally, Greyston provided nutritional services to 25 adult residents of Issan House.

All HOPWA providers have a waiting list of clients interested in participating under the tenant-based rental assistance program. This list is utilized when a participant is either referred to long-term nursing facility or other appropriate facility, termination of program participation due to non-compliance, or death.

A total of \$1.3 million of other funding sources was leveraged to further assist clients with HIV/AIDS.

#### Rockland County

Rockland County provided assistance to 30 families (comprising a total of 50 individuals) through a tenant based rental assistance program. These families also received case management support, and legal assistance as needed in regards to any housing issues.

### Putnam County

Putnam County served a total of eight (8) households comprised of eight (8) persons with HIV/AIDS and nine (9) additional family members during the 2010 year. These eight households received tenant-based rental assistance.

Over the last several years, Putnam County has continued to see a decline in the number of applicants for HOPWA housing assistance. This may be the result of the high rental rates in Putnam County coupled with the limited public transportation. Transportation has and continues to be an important issue for people who are trying to relocate without owning their own vehicle. Lack of readily available public transportation puts additional stressors on this population in all aspects of their lives, from receiving treatment to providing for basic needs.

All of our requests for assistance have originated through AIDS Related Community Services. Over the past year they have attempted to make referrals for people from the surrounding counties without finding adequate housing in Putnam County for their clients. This remains the biggest problem facing those individuals with HIV/AIDS in Putnam County.

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

### **I. Introduction**

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

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

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

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

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

All New York City residents in public and private housing may file housing discrimination complaints with either the HUD's Office of Fair Housing and Equal Opportunity (FHEO); or the U.S. Department of Justice (DOJ); or with the City of New York's Commission on Human Rights. Residents of the Department of Housing Preservation and Development, or the Housing Authority may file internal complaints at their agencies. At the end of this chapter, a Fair Housing Complaint Chart is provided which outlines the complaint process. All of the agencies listed above can and will investigate complaints, or if necessary refer them to the appropriate governmental entities.

Complaints made by NYCHA residents or applicants are investigated internally to determine if the individual's human rights have been violated and to take corrective or conciliatory action, if necessary. Preliminary investigations of complaints filed by residents

and applicants with the State Division of Human Rights, the City Commission on Human Rights, and/or HUD are investigated in consultation with the NYC Law Department.

Once a housing discrimination complaint has been filed, an investigation is commenced to ascertain if the complaint has merit. This section describes current status of fair housing discrimination complaints filed between January 1, 2010 to December 31, 2010 where a "probable cause"<sup>1</sup> for the discrimination has been found.

A. Probable Cause Determinations Issued by the Secretary of HUD

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

During the period of January 2010 through December 2010, in the New York City area there were 75 Probable Cause determinations issued by the NYSDHR under the following bases: twenty-three (23) probable cause determinations involved claims of disability discrimination; nine (9) probable cause determinations involved claims of discrimination based on familial status; one (1) was based on marital status; four (4) involved claims of national origin discrimination; eleven (11) probable cause determinations involved claims of discrimination based on the complainant's race/color; one involved claims of discrimination based on the complainant's creed; seven (7) involved claims of age discrimination; four (4) involved claims of discrimination based on the sex of the complainant; one (1) involved claims of discrimination based on the sexual orientation of the complainant; three (3) probable cause determinations involved a claim of retaliation for exercising the complainant's legal rights; and, one (1) involve a violation of a DHR Conciliation or Mediation Agreement.

Thirteen cases involved denial of reasonable accommodation for a disability; fourteen cases involved denial of equal terms, conditions, and privileges of tenancy; one case involved eviction/threatened eviction; two cases involved refusal to rent; one case involved sexual harassment; one case involved inaccessibility in design/construction; two cases discriminatory advertising, statement or notice regarding the availability of housing; one cases involved unlawful inquiry/specification; one case involved unlawful blockbusting or steering practices; two cases involved refusal to sell housing; and, twelve cases involved other housing discrimination practices.

During this time there were fifteen (15) final orders on fair housing complaints arising in New York City. Twelve (12) complaints were voluntarily discontinued by the Complainants because of private settlements with Respondents; the remaining three (3) complaints were formally settled before the Division.

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

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

Eastern District

During the time period of January 1, 2010 to December 31, 2010, the U.S. Department of Housing and Urban Development did not refer any cases to the Eastern District Office for prosecution concerning alleged instances of housing discrimination within the City of New York.

Southern District

During the time period of January 1, 2010 to December 31, 2010, the U.S. Department of Housing and Urban Development referred two cases to the Southern District Office for prosecution concerning alleged instances of housing discrimination within the City of New York.

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



One lawsuit, United States v. Barnason and Katz alleged that the manager and the owner of three residential apartment buildings located in Manhattan engaged in a pattern or practice of sexual harassment of female tenants in violation of the Fair Housing Act.

A second lawsuit, United States v. L & M 93<sup>rd</sup> Street LLC, et al., alleged that the owner and the designer of The Melar, a residential apartment complex in Manhattan violated the Fair Housing Act when they failed to design and construct the property to be accessible to persons with disabilities. In addition, the lawsuit contends that the defendants through their actions discriminated against persons in the terms, conditions, or privileges of the sale or rental of a dwelling because of their disability.

Both cases are pending.

In addition, the Southern District Office resolved one previously filed Fair Housing Act case in calendar year 2010. In United States v. CVP I, et al., the defendants, designers and constructors of a building that was not accessible to people with disabilities, agreed to wide-ranging relief, including retrofits, the creation of a victim compensation funds, and civil penalties.

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

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

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

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

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

The following data summarizes the agency's docket of verified fair housing complaints filed between January 1, 2010 and December 31, 2010.

Total number of housing discrimination complaints filed: 98

Total number of allegations of prohibited discrimination: 126 \*

Disability:	33
Lawful source of income:	24
Race:	22
Presence of Children:	9
Sexual Orientation:	6
Age:	6
National Origin:	6
Color:	4
Retaliation:	3
Creed:	3
Gender:	3
Relationship:	3
Relationship/association:	2
Lawful Occupation:	2

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

Total number of allegations of unlawful discriminatory practices contained in housing complaints filed: 118 \*

Refusal to rent or sublet:	47
Unlawful inquiry:	2
Unlawful specification:	2
Unequal terms and conditions:	67
Other unequal terms and conditions:	31
Eviction, threatened eviction, or constructive eviction:	18
Other:	9
Other harrasment:	8
Sexual harassment:	1

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

Total number of probable cause determinations: 8

Total number of allegations of prohibited discrimination: 8

Lawful source of income:	6
Disability:	1
Creed:	1

Total number of allegations of unlawful discriminatory practices: 12\*

Refusal to rent or sublet:	5
Unequal terms and conditions:	7
Other unequal terms and conditions:	3
Other:	3
Other harassment	1

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

Total number of settlements reached (includes withdrawal with benefits): 39

Total number of allegations of prohibited discrimination: 40\*

Disability:	19
Lawful source of income:	17
Race:	1
Sexual orientation:	1
Age:	1
Presence of children	1

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

Total number of allegations of unlawful discriminatory practices: 48 \*

Refusal to rent or sublet:	13
Unlawful specification:	1
Unequal terms and conditions:	34
Other unequal terms and conditions:	21
Other:	6
Eviction or threatened eviction or constructive eviction:	6
Other harassment:	1

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

One Decision and Order in a housing discrimination case was issued by the Commission on Human Rights in 2010. In that case, Commission on Human Rights Ex Rel John Rose against Co-Op City of New York, the complainant asked his landlord to modify the front entrance of his apartment building to permit him access in his motorized wheelchair. The landlord, instead, made a side entrance accessible, but it was 50 feet away from front entrance. In her Report and Recommendation, the Administrative Law Judge at the City’s Office of Administrative Trials and Hearings, found this to be a “reasonable accommodation” under the law even though it did not adhere to the complainant’s request.

The Commission’s panel reversed the Administrative Law Judge’s recommendation, finding that making the side door accessible was not a reasonable accommodation and it was unequal and segregated. Unlike the front door, the side door was unsafe because it was not visible to the security guard and there were no glass doors to allow a view into or out of the entrance. The panel stated that the law requires that the main entrance be made accessible unless doing so would create an undue hardship or would be architecturally infeasible. The respondent was ordered make the main door accessible and to pay \$51,000 in compensatory damages and a \$50,000 civil penalty.

For information on the New York City Housing Authority’s (NYCHA’s) legal actions please refer to Proposed 2010 Consolidated Plan Annual Performance Report, Part II. B. Relevant Public Policies, 1. Barriers to Affordable Housing.

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

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

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

following data summarizes fair housing complaints filed internally with NYCHA between January 1, 2010 and December 31, 2010.

Total number of housing discrimination complaints filed: 21

Sexual Harassment:	8
Race:	8
National Origin :	3
Alienage :	1
Sexual Orientation	1

Total number of probable cause determinations: 0

Fifty-three (53) applications of applicants who were determined ineligible for public housing and who asserted the denial was because of their disability were reviewed by NYCHA between January 1, 2010 and December 31, 2010.

The number of applications where ineligibility determination was revoked: 0. Two (2) applicant applications deemed ineligible for public housing and reviewed by NYCHA DEO were returned to NYCHA's Department of Application & Tenancy Administration for further review.

#### D. Reasons for any trends or patterns

In 2010 allegations that landlords failed to make reasonable accommodations for people with disabilities were the most common of the complaints filed, and settlements. This large number of disability-related cases results from the Commission's active cooperation with a number of disability advocacy groups on an ongoing basis. It also reflects the reality that these cases don't generally present complicated factual disputes, i.e., it is clear when one cannot enter a building, use a laundry room, or participate in a meeting. Discrimination based on disability lends itself to advocacy because it is usually not rooted in animus, but rather in a lack of awareness of the needs of people with disabilities. A large number of disability-related cases are brought based on the focus disability discrimination receives at the Commission and the large number of cases that are resolved successfully. The Commission prosecutes disability-based discrimination pursuant to its law enforcement authority, and advocates on behalf of people with disabilities through Project Equal Access, a highly visible community relations program.

Complaints of discrimination on the basis of lawful source of income comprised the second largest number of fair housing complaints filed at the Commission on Human Rights in 2010. The majority of the probable cause findings were cases filed on the basis of lawful source of income. Since that protected class was added to the Human Rights Law in 2008, there have been a large number complaints filed on that basis. However, in 2010, as landlords have become more familiar with this aspect of the Human Rights Law through the Commission's education campaign, the number of complaints of income-based discrimination has decreased.

The third most frequent basis of housing discrimination complaints filed was race. The number and proportion of race complaints in 2010 is greater than in each of the previous two years. This is probably the result of the Commission's increased outreach to the African American community in media and workshops. Probable cause findings and settlements of cases based on race were, on the other hand, negligible in 2010

#### E. Discussion of other fair housing concerns or problems

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

During the last year the rate of mortgage foreclosures due to complicated or unscrupulous practices by lenders continued to be a local and national crisis. While discrimination in making individual loans may be difficult to prove, these lenders appear to target non-white, immigrant and aging populations and pressure them to take subprime and sometimes predatory loans. The Commission on Human Rights continues outreach and education to these communities emphasizing how to avoid these tactics and how to save their homes if they find themselves in danger of foreclosure. The Community Service Centers have responded to the current crisis by increasing their efforts to assist clients in working with their lenders and carefully monitoring each case.

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

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

Racial segregation and discrimination in housing are persistent and constraining features of housing markets throughout the United States. While no studies examine housing segregation and discrimination in New York City in isolation from the larger metropolitan area, New York City figures prominently in one study of segregation and discrimination in major urban areas. The study paints a picture that housing choice and placement is frequently skewed by race, color, and national origin. A HUD-sponsored national audit, *Discrimination in Metropolitan Housing Market: National Results from Phase I HDS 2000*, conducted by the Urban Institute's Metropolitan Housing and Communities Policy Center, focused on discrimination in the

housing sales and rental markets. The study was based on over 4,600 fair housing audits of housing providers in twenty-three metropolitan areas, including New York. The study was a follow-up to similar Housing Discrimination Study (HDS) conducted in 1989. The 2000 study found that in the New York metropolitan area blacks were discriminated against 20 percent of the time when they tried to buy a house and 23.5 percent of the time when they tried to rent an apartment. Hispanics experienced discrimination 27.3 percent of the time when they tried to buy a house and 32.9 percent of the time when they tried to rent an apartment.

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

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

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

According to the Fair Housing Justice Center's (FHJC's) report *No License to Discriminate - Real Estate Advertising, Source of Income Discrimination, and Homelessness in New York City*, (Fred Freiberg & Diane L. Houk, September 2008) discriminatory practices still persist after the Human Rights Law was amended. The Center examined one popular online service that is used by many housing providers to advertise rental housing in order to investigate whether landlords, real estate brokers and their agents were complying with the amended Law. The survey was undertaken in July 2008. The survey specifically searched for verbiage in the advertisements which had the potential to exclude prospective renters based on their source of income, more specifically, phrasing which excluded those with government subsidies as a sources of income available to pay the asked rent ("no programs," "no Section 8," "no government programs," and variations on these phrases).

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

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

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

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

Immigrant communities disproportionately experience problems accessing fair and affordable housing. Since most immigrants in New York City are people of color, immigrant communities often encounter racial discrimination as an impediment to fair housing choice, similar to the experience of native-born racial minorities. However, immigrants face additional, interrelated impediments that are unique or sometimes heightened as a result of their immigrant background. These impediments to fair housing include national origin discrimination, language barriers, lack of acculturation, exploitation based on immigration status, and limited financial and legal resources.

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

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

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

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

targeting educational outreach to landlords and immigrant tenants on the laws of illegal conversions, reputable financing programs, and other benefits available to help immigrants obtain affordable housing.

For people with disabilities, fair housing impediments are often physical obstacles that prevent access into a building or limit the use of building services or amenities. The City addresses impediments faced by people with disabilities through advocacy, education and law enforcement. The MOPD and CCHR cooperate, relative to their respective functions, in achieving housing opportunities, equal access, and services for people with disabilities.

The Human Rights Law, enforced by the Human Rights Commission, is unique among civil rights laws because it requires landlords to assume financial responsibility for physical changes in both public and private spaces in buildings to accommodate people with disabilities providing that the accommodation does not cause an undue hardship and is architecturally feasible. This provision of the law enables staff to resolve most complaints through conciliation. The Commission works with many organizations including the Disability Network of New York City, the Borough President's Advisory Committee on Disability in all five boroughs, the Citywide Taskforce on Housing, the NYC Bar Association's Committee on Disability, the New York City Parks Department Committee on Disability, and Sun-B Senior Coalition, and Pratt Institute. To increase its effectiveness, the Commission also co-ordinates with numerous disability and service organizations, e.g., United Spinal Association, Disabled in Action, Independent Living Centers, Alexander Graham Bell Foundation, the Helen Keller Institute, the West Side SRO Project, medical practitioners such as Mount Sinai Visiting Doctors, the M.S. Society, and New York Lawyers for the Public Interest. The CCHR cooperates with the Mayor's Office for People with disabilities to create housing opportunities, equal access, and services for people with disabilities.

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

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

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

#### A. Public Sector

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

##### 1. Zoning and Site Selection

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

Second, density regulations can require people to purchase more space than they need, or can afford. The typical suburban zoning resolution requires quarter-acre to one-acre lots: between one and four units per acre. Some communities also have high

minimum unit sizes, to limit their housing stock to attract affluent families. In New York City, most city residents live in zoning districts which permit far greater densities. Minimum unit sizes are modest, with studio apartments widely permitted. In addition, housing for the elderly and other special-needs populations are given bulk and density bonuses. Therefore, only 29 percent of the city's housing units have three or more bedrooms, compared with 60 percent in the rest of the region and throughout the country. Approximately seven percent of the city's housing units are studios, compared with slightly more than two percent in the rest of the region.

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

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

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

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

#### Inclusionary Housing Program

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

The original Inclusionary Housing Program, part of New York City's zoning since 1987, was confined mainly to Manhattan's highest density districts (R10). In 2005, the expanded Inclusionary Housing Program, which can be applied in areas being rezoned to medium- and high-density residential districts, combines a zoning floor area bonus with a variety of housing subsidy programs to create powerful incentives for the development and preservation of affordable housing. Developments taking advantage of the full bonus in the new program must devote at least 20 percent of their residential floor area to housing that will remain permanently affordable to lower-income households.

Since 2007 the Inclusionary Housing Program has been applied in several rezonings to promote new housing development. When the Consolidated Plan Annual Performance Report when to print there were a total of 23 Inclusionary Housing Program areas throughout the City. Developments providing affordable housing are eligible to develop additional floor area through an Inclusionary Housing Bonus (IHB), within height and bulk regulations tailored specifically to each district.

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

In July 2009, the Inclusionary Housing Program provisions of the Zoning Resolution were further amended to include a permanently affordable homeownership option; increased the number of permanently affordable units that can be created and preserved under the original program, which applies in the highest-density residential districts, by extending provisions of the



recently expanded (2005) program; and, made technical improvements to the program based on the experience of agencies, developers, and affordable housing groups.

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

## 2. Neighborhood Revitalization

HPD is the nation's largest municipal housing preservation and development agency. Its mission is to promote quality housing and viable neighborhoods for New Yorkers through education, outreach, loan and development programs and enforcement of housing quality standards. It is responsible for implementing Mayor Bloomberg's New Housing Marketplace Plan, an ambitious \$8.4 billion initiative to create and preserve 165,000 units of affordable housing for half a million New Yorkers by 2014. The New Housing Marketplace Plan is a central component of the Bloomberg Administration's Five Borough Economic Opportunity Plan to create jobs for New Yorkers today, implementing a vision for long-term economic growth while strengthening New York City's diverse neighborhoods. In April, 2010 the City reached the critical benchmark of 100,000 units financed—representing an investment of \$4.5 billion to date by the City, not including roughly \$5 billion in bonds.

By the end of the City's fiscal year, in June 2010, the Plan had financed the creation or preservation of nearly 108,600 units of affordable housing across the five boroughs.

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

1. Acquire the space we need to build new units by pursuing innovative strategies and partnerships to redevelop underutilized land throughout the City.
2. Creating incentives to develop housing for moderate and low income New Yorkers, including those in need of supportive services on-site;
3. Harnessing the private market to expand the supply of affordable housing by creating new loan programs and expanding inclusionary housing zones under a revamped 421(a) property tax exemption program;
4. Preserving government assisted affordable housing with a special emphasis on preserving unit where subsidies are set to expire;
5. Stabilizing families and strengthening neighborhoods by undertaking new foreclosure intervention strategies; refining targeted, proactive code enforcement strategies; and rehabilitation/resale of foreclosed homes that would otherwise blight our communities.

Sixty-eight percent (68%) of the home and rental total units are affordable to families earning up to 80% of the area median income, or \$50,240 for a family of 4; 11% are targeted for those earning between 80% and 120% of AMI; and 21% are affordable for those earning more than 120% of AMI, which, for a family of 4 in the City, means income of more than \$75,360.

In the 2010 Consolidated Plan, Volume 1, page I-24, the various types of the City's revitalization plans are outlined. These plans describe neighborhoods throughout the City where agencies have targeted strategies to improve conditions.

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

### New York City Housing Authority

The New York City Housing Authority (NYCHA) is the largest public housing authority in North America. NYCHA's conventional Public Housing Program has 178,879 (as of February 2, 2011) apartments in 334 developments throughout the City in 2,602 residential buildings containing 3,324 elevators (as of February 2, 2011). To ensure nondiscrimination in the selection of families NYCHA has implemented a Tenant Selection and Assignment Plan (TSAP) to prevent unlawful discrimination on the basis of race, color, or national origin, in compliance with its obligation under Title VI of the Civil Rights Act of 1964 (Title VI), the Fair Housing Act, and the implementing regulations and requirements of HUD. This Tenant Plan has been approved as nondiscriminatory by HUD, the U.S. Department of Justice, and a Federal Court. NYCHA's Tenant Plan is also intended to prevent any unlawful discrimination on the basis of race, color, religion, national origin sex, sexual orientation, age, marital status,

partnership status, military status, disability, lawful occupation, lawful source of income, alienage or citizenship status, or on the grounds that a person is a victim of domestic violence, dating violence, or stalking, or because children may be, are, or will be residing with the individual, and to resolve any disputes with respect to its compliance with these obligations.

#### Department of Housing Preservation and Development

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

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

#### 4. Sale of Subsidized Housing and Possible Displacement

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

#### Anti-Displacement Plan

A copy of the City's Anti-Displacement Plan can be found in the 2010 Consolidated Plan Annual Performance Report, Part II., Section C.

#### 5. Property Tax Policies

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

Tax incentive programs are integral part of the City's effort to produce affordable housing. The incentives provide a method of inducing developers to either construct new housing or rehabilitate existing housing for low- and moderate-income households without the increased costs associated with increased property assessments. By limiting the tax assessment, developers are able to maintain a margin of profit without the need to increase existing rents to cover the costs associated with the increased assessment. The City sponsors two tax incentive programs; 421(a), and J-51 which are described in the 2010 Consolidated Plan, Volume 4, Part IV., Other Actions, Section B., Relevant Public Policies, and assist in the production of thousands of units.

In addition, the federal government provides a Federal Low Income Housing Tax Credit program, which the City, through HPD, provides tax credits to programs such as: Participation Loan Program, Supportive Housing Loan Program; and the Neighborhood Redevelopment Program (NRP) (See the 2010 Consolidated Plan, Volume 3, Part III., Action Plan, Section D., Program Descriptions).

## 6. Building Codes (and Code Enforcement)

### Scope of Agency Operations:

The Department of Buildings (DOB) ensures the safe and lawful use of over 975,000 buildings and properties by enforcing the Building Code, Zoning Resolution and other applicable laws. Each year it reviews over 65,000 construction plans, issues over 121,000 construction permits, performs over 454,000 inspections, and issues 21 types of licenses, registrations and certificates, resulting in over 15,452 licenses and registrations. It facilitates compliant construction by continually streamlining the permit application process and delivers services with integrity and professionalism.

### Integrity and Service

During the past few years, Buildings has focused on improving construction safety by increasing transparency and accountability. The agency has introduced new technology, implemented innovative enforcement initiatives and working with the industry to improve construction safety.

### New York City New Construction Code

The new NYC Construction Codes took effect on July 1, 2008. This is an important achievement for the Buildings Department and New York City. This mark the first comprehensive overhaul of the City's Building Code in more than 40 years. Projects permitted from that date forward and until July 1, 2009 had the option of using the new codes or current Building Code. All projects permitted after July 1, 2009, the new NYC Construction Codes is in full effect. Over the course of the next year the Department will be focusing on the implementation of the new codes, which will involve significant rule writing, operational changes, training, and communication.

### Building Safety Requirements

#### High Risk Construction Oversight

The past year marked the end of over five-year construction boom in New York City. During that time, contractors completed 28,554 new residential, commercial and mixed-use buildings across the five boroughs. As construction began to slow, there was an alarming increase in construction accidents and deaths, and two midtown Manhattan crane collapses brought widespread focus on the dangers in high-rise construction in densely packed cities. The Department launched the High-Risk Construction Oversight initiative – an intensive study of the three highest risk construction operations: crane and hoist, excavation, and concrete. Engineers and other experts observed New York City's construction practices at more than 400 sites over 600 times. They consolidated their findings from all five boroughs into 66 recommendations on areas for further study and ways the Buildings Department can improve construction safety and regulation.

#### Special Enforcement Plan

The special enforcement team identifies and pursues architects, engineers and contractors who blatantly disregard code and zoning regulations. The team raises construction standards citywide by examining the integrity of the Professional Certification program, issuing stop work to unsafe construction sites, identify and build cases against licensed and registered professionals who repeatedly do work contrary to the Building Code and Zoning Resolution, as well as providing integrity and accountability into the construction process. The team is made up of attorneys, plan examiners, inspectors and support staff. Since September 2007, the Special Enforcement team has inspected over 14,600 sites.

#### World Trade Center Building Code Task Force

- In March 2002, the Department convened the World Trade Center Building Code Task Force, whose primary goal was to determine if code modifications were needed to ensure public safety in new and existing buildings. Its five working groups focused on structural strength, fire protection, emergency evacuation, mechanical systems and departmental operations.
- Based on the WTC Task Force findings, Local Law 26 of 2004, signed by the Mayor in June, mandates many safety improvements for existing and new buildings. One of the retroactive provisions requires photo luminescent ("glow-in-the-dark") markings in all existing high-rise office buildings and directs the Department to promulgate standards for these materials and their installation. New York City's glow-in-the-dark safety markings are now the international regulatory model. After the terror attack on NYC on September 11<sup>th</sup>, it made building evacuation safety vitally important, and our laws require high-rise office buildings to have photo luminescent strips on handrails, steps and perimeters of enclosed stairwells to facilitate safe evacuations.

Local Law 7 of 2004 required the installation of carbon monoxide detectors in certain building types. Almost every house and apartment in New York City must have a carbon monoxide detector installed prior to November 1, 2004. This includes one and two family dwellings.

## Customer Service

### Plan Examination Notification System.

- In CFY 2005, Buildings established the Plan Examination Notification System (PENS), using a customer relations management tool developed in conjunction with the Department of Information, Technology and Telecommunications (DOITT). By allowing customers schedule appointments for plan exams through the 311 Citizen Service Center virtually 24 hours a day, seven days a week, PENS dramatically increased the Department's capacity for scheduling plan exam appointments and increased the availability and access to constituents to this service. As a system, PENS interacts with the Department's Buildings Information System to validate job information, leading to greater accuracy and more effective use of plan examiners' time. In addition, the system has allowed the Department to reduce the number of cancellations and entirely eliminate shadow and multiple appointments. Some of the benefits of PENS is that it allows a longer scheduling window with virtually 24/7 access to 311 call takers, it checks for multiple appointments for the same job/document combination and, in terms of communication, there is E-mail capability, and easy tracking of appointment.
- In FY 2009, 311 staff members processed over 7,000 plan exam appointment requests each month. In addition to 311 scheduled appointments, the Department's borough offices also use the PENS system to schedule emergency appointments to provide an average of over 10,000 appointments to customers each month. Using the PENS system, Plan Examiners, administrative staff, and supervisors can print daily or weekly schedules of appointments, allowing them to plan ahead and prepare for daily appointments in limited four-hour periods. Additionally, these internal reports allow for better distribution of workload amongst staff to ensure optimal service levels and lower wait times.

### Plan Examination Reconstruction

In CFY 2006, the Department made several changes to the plan examination process as part of a fundamental reconstruction of this important function. With the addition of new staff positions, the Department was able to reduce customer wait time; provide ongoing code and zoning training to examiners; deploy senior examiners to mentor their less experienced colleagues to share knowledge and enhance the consistency of reviews; and enlarge and modernize the plan examination facilities in Brooklyn and Queens to support a more professional process. The Manhattan High Rise Team was launched in February, 2007. The pilot program is intended to develop a better line of communication between the Department and Industry and to facilitate the timely review, approval, inspection and signoff of high rise buildings in Manhattan. A dedicated team of Plan Examiners meet with applicants to review the proposed project and oversee the application from pre-filing through approval. This plan examination reconstruction continued throughout CFY 2008, and is a major component of the Department's 2006–2009 Strategic Plan. Other Plan Exam initiatives currently being developed include efforts to streamline interagency operations with Housing Preservation and Development on applications involving Inclusionary Housing and Anti-Harassment districts. These efforts are intended to streamline the process and to better foster compliant affordable housing development.

### Electronic Application Filing & Permitting

As the first step in Buildings' strategic initiative to offer more services online, Buildings launched the eRenewal Select pilot program in February 2005 to enable customers to renew select no-change permits online. Any individual with a valid and active general contractor tracking number or Buildings license number is eligible for an eRenewal account. Users may renew their permits, pay with a credit card and print the permits at their computer in a matter of minutes instead of relying on more time-consuming processing by mail or in person at the borough office. By the end of CFY 2007, hundreds of customers had registered with the eRenewal program and had renewed over 2,600 permits. In CFY 2007 the Department expanded its use of online technologies to facilitate faster and easier application processing, fee payment and permit issuance and renewal. The eFiling program enables the applicant to submit an application electronically, pay by credit card and then print the permit immediately, after online validation.

In March 2006, eFiling expanded to allow licensed electricians to submit electrical work permit applications and receive permits online. At the end of CFY 2009 over 2,000 electrical applications eFiled. All licensed electricians with an eFiling account can now interact with an improved web-based interface when preparing their job applications. Electricians can now process, from start to finish, electrical permit applications through a web-based interface. Though initially applicants (Professional Engineers

and Registered Architects) will still be required to complete their application in person, a lot of time will be saved as eFiling will error-check and data-enter the application itself.

On February 19, 2008 the Buildings Department expanded the eFiling system to include the application preparation currently available in PC Filing, as PC Filing is discontinued. In CFY, over 88% of the applications are being filed via this new service.

#### Document Redesign & Online Availability

The Department continued its work on Operations Redesign, a comprehensive initiative to overhaul and streamline its core business processes to achieve greater efficiency, higher quality and more responsive customer service. In addition to the electronic filing and permitting applications described above, Operations Redesign achievements in CFY 2007 included a comprehensive revision of the work permit to conform to the version an applicant receives during the eRenewal process. The new permit is available immediately online upon issuance on BISWeb. The team also redesigned the electrical work permit to be more consistent with other work permit types; it is also available online immediately upon issuance. And finally, Operations Redesign improved the appearance and professionalism of the Letter of Completion and made it available on BISWeb immediately upon signoff of Alteration-2, Alteration-3 and Sign jobs.

Operations Redesign is rolling out a new form design that brings better consistency, readability and professionalism to the Department's forms. The PW1 is the first document filed with the Buildings Department to begin the application process. It has been revised to ensure applicants provide the necessary and most up-to-date information that reflects the current Building Codes, and it has a new, more user-friendly format. This revision includes several new fields, such as NYS Energy Code compliance, and it enhances existing sections, such as Demolitions and Signs.

#### Improved Online Resources

During CFY 2006 Buildings added significantly more content to its award-winning Building Information System on the Web (BISweb), including forms, detailed customer brochures and other informational resources. Buildings continues to improve BISweb to include, forms, expanded property profile overview with information on loft law, special districts and other restrictions. Enhanced search and navigation capabilities such as our licensed trades search, ability to view all filings in a community board, all permits for a property, and all addresses on one tax lot. Inspections information for certificate of occupancy and plumbing inspections, including daily service authorizations for Keyspan and Con Edison.

During CFY 2009, BISweb received an average of approximately 563,000 page requests per business day.

In CFY 2007, Buildings launched *My Community* – an online simplified permit search function that allows any member of the public to obtain lists of addresses with new building and/or demolition permits by Community Board.

Since July 2009 weekly-updated lists of stalled construction sites throughout the five boroughs can be found on BISweb.

#### Customer Service Improvements

The Department has established several new procedures to reduce customers' wait time and improve the performance of every unit serving citizens directly. The use of the Q-Matic customer service queuing management system has greatly enhanced managers' ability to manage their work processes and achieve these results. Borough and unit managers review their Q-Matic statistics daily to monitor customer service information such as wait times, number of applicants in queue at every window and number of applications processed by each unit and each employee. Managers use this information to transfer staff as necessary to ensure a consistent level of customer service throughout the day.

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service areas in the LAA/Permit Renewal, Administrative Enforcement Unit, and Licensing and Fiscal & Budget by the end of CY 2010.

To provide faster, better and more personalized assistance to customers, each borough office is staffed with Service Managers and Project Advocates. Service Managers are customer service professionals available to help customers better navigate the application process, while Project Advocates are architects and engineers who work individually with property owners to resolve unique technical issues, particularly those arising from complex, large-scale building projects.

The Alteration Repair Application/Permit Renewal unit, which issues permits for minor repairs of plumbing, oil burner and fire suppression work done by licensed contractors, implemented several process improvements, starting in CFY 2006 and continued throughout CYF 2009. These included: centralized same-day express application processing; an Emergency Work Notification program allowing for immediate responses to heat, hot water, and sewer emergencies; and the Standpipe Work Notification Program authorizing temporary fire suppression permits for new building construction sites.

In April 2008, Licensing began registering General Contractor per Local Law 8 of 2009 for 1, 2, 3 family homes. The volume of contractors with tracking numbers is over 8,000 and the number of insurances processed annually exceeds 27,000. The requirement by law was that all contractors be registered or transfer their tracking number to licensing by 11/1/08.

#### Required Items Reference Guide.

The Required Items Reference Guide is a publication made available by the NYC Department of Buildings as a courtesy to the public. The guide is a tool to assist filing professionals, applicants, owners and Department staff in establishing clear, concise and uniform standards regarding which required items apply to a particular work project and how and when the requirements must be satisfied. The online version is continuously updated to reflect current conditions and new or revised requirements. The guide is available to filing professionals, applicants, building owners and other customers, and is regularly used as an authoritative reference document by plan examiners, Certificate of Occupancy units and other Buildings staff.

#### Electronic Document Management

The Department receives nearly a million documents associated with application filings each year, all of which must be filed and stored for accessibility. In CFY 2006, the Department began defining the business requirements for a full-scale electronic document management program, which will enable plans and diagrams, photographs and other images associated with a job to be captured and viewed online. During CFY 2007 and CFY 2008, this system, coined "B-SCAN" streamlines the filing process, improve the quality of review, enhance the ability of disparate units to use documents simultaneously, and reduce the need for storage space in the borough offices. In addition, because these files currently may be checked out by members of the public for review, document management will prevent the problems associated with lost files. "B-SCAN makes it easier for the public, our customers and Department staff to access key information quickly and efficiently. By permanently archiving these documents on the Internet, it also reduces paper handling and document loss through online archiving. With B-SCAN implemented in all five boroughs, New York City residents and Buildings customers citywide are benefiting from this document management system.

#### Digital Badging System

In CFY 2005 Buildings began using new software to electronically produce licenses. The new system produces a more professional and fraud-resistant license and saves considerable staff time by streamlining the process. All renewing licensees since the inception of this system have received the new digital license card.

#### Plans to Advance Construction Safety

In July 2007, thy Buildings Department introduced Phase I of the Special Enforcement Program (SEP), to create a comprehensive enforcement plan to raise the bar for construction safety standards citywide. With continued construction and development throughout the city, the purpose of DOB's Special Enforcement Program was to enable its staff to hold repeat offenders accountable, and to ensure quality, compliant construction throughout the five boroughs. Specialized units were created to identify and pursue those developers, owners, contractors, and professionals who demonstrate blatant disregard of the City's zoning and Building Codes. The Special Enforcement Program also targets substandard and problematic construction areas, change the way that professional certification is administered, increase inspections, and substantially increase fines and discipline for violation of the Building Code.

In February 2008, the Department launched Phase II of its Special Enforcement Plan to raise the bar for construction standards

citywide. Building upon the foundation laid during Phase I of the plan, Phase II included additional staff to advance operational and enforcement strategies developed and tested over the past year to increase oversight and accountability throughout the construction process. The additional staff and new funding is being used to crack down on illegal after-hours construction, ensure contractors adhere to safety standards during interior demolitions, and increase proactive inspections of low-rise construction sites.

With the introduction of Phase III on May 18, 2008, the Buildings Department announced a \$5.3 million budget to fund new positions dedicated to enhancing oversight and enforcing construction safety requirements. The funding also enables the Department to implement [Local Law 36](#), which requires general contractors building one, two and three-family homes to [register](#) with the Department. Overall, the Department will continue its ongoing enforcement campaign to increase the Department's presence on construction job sites, increase audits and tighten oversight over the professional certification program while changing its enforcement paradigm from a reactive model to a proactive one. The Department will have the resources to put a stop to substandard practices that has plagued construction sites and root out bad actors. Building on these accomplishments, the Special Enforcement Plan will further the Department's mission of ensuring the safe and lawful use of all of New York City's buildings and properties.

#### Field Inspection Technologies

The Department of Buildings employs more than 400 inspectors who perform more than 400,000 inspections a year. Currently, inspection appointments can be scheduled in-person or by phone, fax, or e-mail. In addition, inspections are triggered by citizen complaints, inspectorial sweeps, referrals from other agencies, and as periodically dictated by law. There is no standardized method of performing inspections, leaving the task list open to interpretation and without reference to Building Code requirements. The Department is currently working on a standardized inspection checklist.

The Buildings Field Inspection Recording and Scheduling Technologies (B-FIRST) will automate the inspection process for the following disciplines: Construction; Electrical; Elevator; Boiler; House Connections; Septic; Buildings' Enforcement Safety Team (BEST); Cranes & Derricks; Enforcement; Emergency Response Team (ERT); and Special Projects Inspection Team (SPIT).

The B-FIRST model will accommodate all inspection types within these trades, organized by the over-arching 4-stage business model that applies to all types of inspections: (1.) Inspection Scheduling; (2.) Inspection Dispatch (Preparation, Assignment and Routing); (3.) Inspection Results Recording In the Field via Structured Task Lists; (4.) Inspection Review and Sign-off. The first phase of implementation is scheduled for 4<sup>th</sup> quarter CY 2009.

#### Summary:

Since CFY 2002, the Department of Buildings has greatly improved the delivery of its services to the public and the building industry. These efforts will continue in CFY 2010. All of the initiatives mentioned here are designed to simplify the filing process, facilitate compliant construction and make buildings safer. These improvements should allow for a reduction in the development cost of housing, without compromising the Department's overriding mandate to protect the public's safety.

#### 7. Transportation

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

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

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

In recent years it has been the City's policy when rezoning areas to increase housing density along major transportation corridors, including incentive to provide affordable housing development. The recent rezoning of Dutch Kills in Queens and the rezoning of East Village/Lower East Side (Manhattan) have included provisions to promote the development of affordable housing.

In 2002, the Bloomberg administration originally announced an initiative to extend the #7 subway line, which serves a large immigrant and minority population in Queens, from its present Manhattan terminus at Times Square to the Far West Side. The extension would strengthen the linkage between those communities and proposed development planned along the Hudson River. Actual construction began in 2007. The construction is proceeding as scheduled for the extension to be opened and operational in 2013. It is projected that up to 2,800 units of affordable housing will be developed in the Far West Side-Hudson Yards area through the City's Inclusionary Housing Program.

## B. Private Sector

### Lending Policies and Practices and Access to Capital

#### Lending Policies and Practices

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

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

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

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

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



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

The trend of delinquency for 90 days or more which began in 2008 continued through the remainder of 2010. According to Federal Reserve Bank of New York November 2009 data, four out of the five New York City boroughs (Bronx, Brooklyn, Queens and Staten Island) had their percentage of prime loans delinquent for 90 days or more at least one and one-quarter percentage points (+1.25%) higher than the national percentage (.3%).

According to the New York State Banking Department’s 90-Day Pre-Foreclosure Notice Report (October 2010) data for the time period February 13, 2010 to August 31, 2010, approximately 134,000 90-day pre-foreclosure notices were mailed to borrowers with mortgages on owner-occupied 1-to-4 family residential properties in New York State currently in default. The Report indicated that data from the Mortgage Bankers Association’s National Delinquency Survey show fixed rate mortgages represented 87 percent of the mortgage market, while other( alternative) mortgages (such as Adjustable Rate Mortgages (ARM), Option ARM and Interest Only) make up 13 percent of the market. According to the Pre-Foreclosure Notice information filed with the Banking Department, that while other alternative mortgages represent only 13 percent of the market, they represent 18.7 percent of 90-day pre-foreclosure notices mailed in New York. Furthermore, high-cost loans<sup>4</sup> have been more likely to receive a 90-day pre-foreclosure filing. For example, while only 19 percent of loans originated in New York State between 2004 and 2008 were high-cost loans, they made up 25 percent of the 90-day pre-foreclosure filings (PFF) mailed.

When broken down by their respective mortgage type category, the high percentage on non-fixed rate mortgages receiving 90-day pre-foreclosure notices were originated between 2005 and 2007. Approximately 67 percent of ARMs, 87 percent of Payment Option ARMs and more than 88 percent of Interest Only mortgage PFFs were for mortgages from this time period.

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

In June 2009, Mayor Bloomberg announced a new public service campaign to encourage more New Yorkers facing foreclosure to get the free legal assistance, mortgage counseling and education services that were available through the Center for NYC Neighborhoods network of providers. In addition, the Mayor joined other mayors from other major cities across the country to urge their states to enact strong laws requiring mandatory settlement conferences in order for good faith settlement negotiations between lenders and borrowers prior to foreclosure sales, and for proactive notification of the borrower of their right to a settlement conference and referral to housing counseling agencies or a hotline.

The Center for New York City Neighborhoods, Inc. (CNYCN) was created to address the local repercussions of the national foreclosure crisis. Through comprehensive citywide programming that includes legal services, housing counseling, and consumer education, CNYCN pursues multiple strategies to assist those at risk of losing their homes to foreclosure - both homeowners and

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<sup>4</sup> \* *High-cost loans are defined as loans where the interest rate at origination was over three percentage points above the interest rate on a comparable US Treasury.*

renters alike. CNYCN seeks to support distressed homeowners retain their equity, and preserve New York City neighborhoods by limiting the negative impacts of foreclosure, property flipping, and abandonment. CNYCN is funded through grants from government agencies, foundations, and financial institutions (for more information about CNYCN supporters, click [here](#)), and was incorporated in 2007 as a not-for-profit corporation under the laws of New York State. CNYCN is a [501\(c\)3](#) charitable organization.

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

CNYCN's activities include:

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

The CNYCN has created a citywide network of 27 partners to provide legal assistance, mortgage counseling and education services for the residents of New York City. This structure has created one of the strongest nonprofit networks in the country, gathering and coordinating free, accessible support to homeowners at risk of foreclosure. The CNYCN Call Center, established in early 2009, has communicated with over 10,000 homeowners, directing them to the services offered by CNYCN. Between July 2008 and December 2010, the network has provided foreclosure prevention counseling to 8,142 clients, worked on loan modifications for 6,073 clients and provided 3,550 clients with legal counseling. The work of the CNYCN helps the City to preserve affordable housing and foster neighborhood stability.

In December 2009, Governor David Paterson signed the Mortgage Foreclosure Law. The law builds on the State's 2008 Subprime Lending Reform Law, and targets the mortgage crisis in two ways: (1) by providing further assistance to homeowners at risk of losing their homes and assisting tenants in foreclosed properties; and (2) by refining some of the prior amendments to the Banking Law regarding mortgage lending. (Aspects of the 2008 Law were discussed in the 2008 Consolidated Plan Annual Performance Report's Affirmatively Furthering Fair Housing Statement.) The new law became effective upon signing. The Law amended the New York State Real Property Law to prohibit "distressed property consultants" – also known as loan modification consultants – from taking an up-front fee. The reason for the prohibition was that many borrowers are eligible for free or low-cost counseling. In addition, under the Obama Administration's Home Affordable Mortgage Program, many mortgage loan servicers have committed to negotiate loan modifications with eligible homeowners. Moreover, distressed property consultants often did not disclose the likelihood of a successful loan modification before taking money the borrower at risk of foreclosure could ill afford to spend. The 2008 law exempted mortgage bankers and mortgage brokers who are registered with the Banking Department, as well as attorneys admitted to practice in New York. The new law amends the State's Banking Law, and Real Property Law to add a number of additional requirements. First, a mortgage banker or mortgage broker is prohibited from charging or accepting payment for distressed property consulting services before the full completion of the services. Second, a New York attorney is only exempt when the attorney is directly providing consulting services to a homeowner in the course of his or her regular legal practice. Third, the Real Property Law was further amended to clarify that a person providing consulting services may not place a fee in escrow pending the completion of the services.

In addition, the new Law expanded the mortgagors entitled to a mandatory settlement conference by making it applicable to all home loans (both prime and subprime) with respect to residential real property. This amendment to the 2008 Law was done to reflect the fact that many current foreclosures have as much to do with the economic downturn and job losses as with the subprime mortgage crisis. The bill also imposes upon both the plaintiff and defendant a duty to negotiate in good faith to reach a mutually agreeable resolution if possible.

In order to ensure that persons at risk of foreclosure receive counseling to assist them in keeping their homes, the law provides that, when the court receives a Request for Judicial Intervention (RJI) in connection with a foreclosure action, it must send either the RJI or the defendant's contact information to a housing counseling agency or agencies on a list designated by the State Division of Housing and Community Renewal for the judicial district in which the defendant resides. Such information may be used only to make the homeowner aware of housing counseling and the foreclosure prevention services and options available to them.

In order to make settlement conferences more productive than they have been in the past, the law requires the court to send a notice to the parties, in a form to be prescribed by the Office of Court Administration or the Administrative Judge of the judicial district in which the action is pending, advising the parties of the documents they should bring to the settlement conference.

Furthermore, the law prohibits a lender or servicer from charging the borrower for any cost, including attorney's fees, for appearance at or participation in the settlement conference.

Lastly, In January 2010 elements of the Mortgage Foreclosure Law target the foreclosure process and its impact on tenants went into effect. The effective sections of the Law provide tenants with adequate pre-foreclosure notice by requiring mortgagors to notify them that they reside in a dwelling that has become the subject of a foreclosure action, and to inform them of their rights. The law gives tenants living in foreclosed properties, who were not arrearers in their rent, the right to remain in the remain in occupancy on the same terms and conditions that were in effect at the time of entry of the judgment of foreclosure and sale of the dwelling. The tenant will have the right to remain in the dwelling unit for the greater of (a) the remaining term of the lease, or (b) 90 days. The Law also requires a successor in interest of the property to notify the tenants of their rights, as well as the name and address for communication with the new owner.

#### Access to Capital

The economic downturn has resulted in a double-digit percentage decline in home prices within New York City (approximately 20% decline in the past four years)<sup>5</sup>. This decline under normal circumstances would be considered a positive for prospective low- and moderate-income homebuyers since it increases the number of potential homes affordable within their price range. However, as a result of the collapse of the U.S. financial services sector, credit markets have retrenched. This retrenchment has led to tighter underwriting/risk assessment standards (elimination of low-documentation ("low-doc") loans and the need for higher FICO scores) for home mortgages and limited access to capital necessary to purchase a home.

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

According to the Federal Reserve Bank of New York's Current Issues in Economics and Finance (May 2010, Volume 16, Number 5), the current foreclosure crisis will negatively impact the nation's homeownership rate over the long term. The report indicates that unless house prices increase substantially, many negative equity homeowners will in fact convert to renters in the years ahead as the result of their foreclosure and subsequent need to relocate, and the rate of homeownership will decline. The decline may have already begun. U.S. Census Bureau national homeownership and vacancy data indicate the nation's homeownership rate in fourth quarter 2010 was 66.5 percent, approximately the same rate as the fourth quarter 1998 and approximately 2.7 percentage points less than the all time homeownership rate high of 69.2 percent in second quarter 2004. For the New York MSA, the homeownership rate is 52.3 percent, down 3.6 percent from its peak of 55.9 percent.

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<sup>5</sup> Standard and Poors/Case-Shiller *Home Price Index Levels by Metropolitan Area seasonally adjusted data as of November 2010*.

According to a New York University's Furman Center for Real Estate and Urban Policy study, Mortgage Lending During the Great Recession: HMDA 2009, the tightening of credit has negatively impacted New Yorkers of different backgrounds differently. The report examined both home purchases and refinance loan data in New York City for the years 2006 to 2009. Similar to the nation-wide trend, home purchase loan originations declined in New York City between 2008 and 2009. However, the decline in mortgage loan originations varied according to race and ethnicity. In New York, the number of home purchase loans issued to Hispanic homebuyers decreased by 32 percent, compared to 27 percent among white borrowers and 22 percent among black home-purchasers. In addition, home purchase originations for "race not reported" households decreased 34%, the greatest percent decline in New York City overall. The "Race not reported" category may consist of either white, non-white households and/or mixed-race households who decline to self-report their racial background for their own personal reasons or preferences. More importantly, this group of households represented over 13% of all home purchase originations in New York City in 2009, third only to white and Asians. Longitudinally, the number of conventional home purchase loans issued to New York's black and Hispanic homebuyers declined approximately 75 percent from 2006 to 2009, a far larger decline than for white (-49.2%), Asian (-33.3%) and "Race not reported" borrowers (-55.2%). Refinancing, which can help homeowners get out of an unaffordable mortgage (and avoid foreclosure) or add to households' ability to accrue equity by reducing mortgage payments, increased in both the country as a whole and New York City between 2008 and 2009. However, according the study there were racial disparities in loan refinancing both nationally and locally. The study which set the 2004 refinance loan originations as the base line (100) indicated the overall increase in refinance loan originations in New York City in 2009 was the result of particularly large increases by white and Asian homeowners. Despite falling interest rates, the number of refinance loans issued to Hispanic and black homeowners stayed roughly constant. The writers of the report indicated the disparities in refinancing trends in 2009 would likely have been even greater without the availability of refinancing loans backed by either the Federal Housing Administration (FHA), or the Veteran's Administration (VA). Approximately 39 percent of all refinancing loans issued to black homeowners in New York City in 2009 were FHA/VA-backed, compared to only five percent for white homeowners and three percent for Asian homeowners. The report cited various potential causes of the disparity such uneven unemployment patterns, higher rates of leverage among black and Hispanic borrowers, and uneven rates of housing value depreciation. However, the actual explanation of the disparity was beyond the intended scope of the study.

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

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

*The Banking Department continued its expansion program through 2008 with the establishment of additional BDD branches. By early 2010 New York City had the highest percentage of BDD branches within New York State (65.8%). According to the state Banking Department 25 of the 38 BDD branches are located in the City. Each borough has at least two BDD branches. Brooklyn has the highest number of branches both city- and state-wide (8), followed by Manhattan (7), Bronx (5), Queens (3), then Staten Island (2).*

In April 2010 the Banking Department released a report reviewing the previous ten-years of the BDD program, 10 Years In: A Review of the Banking Development District Program. The review was designed to identify the strengths and weaknesses of the program as it is currently operating, and to assist the Banking Department in developing appropriate measures that would build on those strengths and eliminate (to the extent possible) the identified weaknesses. The general findings on the BDD review was: the BDD program plays an important role in reducing the number of unbanked and underbanked populations in New York State by providing communities with access to financial products and services and providing growth opportunities for local businesses; and, the program could be improved by mandating that BDD branches provide financial education, encouraging the development of more affordable products and services and encouraging more collaboration between the BDD branches and local community groups.

In addition, the review indicated that the Banking Department should improve the administration of the BDD program to make it more efficient and convenient for the participating institutions and to improve the application process for potential BDD branches.

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

To assist localities promote fair housing through information and education, the 2010 HUD SuperNOFA competitive grant process included several competitive grants which municipalities and not-for-profit fair housing organizations were eligible to apply for. In 2010, HUD awarded approximately \$367,895 in Housing Counseling Assistance Grants to six local organizations, several of which have programs which counsel homeowners on such items as pre-purchase, rehabilitation lending and home repair, mortgage delinquency and default resolution, or foreclosure prevention. In addition, three New York City-based national/regional organizations received approximately \$4.276 million in Housing Counseling Assistance Grant funds, a portion of which is expected to be expended on homebuyer education and pre-purchasing counseling in the New York City Area. Under the HUD Fair Housing Initiative Program (FHIP) competitive grant local organizations receive funds to provide legal and other assistance to help targeted homeowners avoid foreclosure due to alleged illegal or discriminatory lending practices by screening, investigation and analyzing all complaints received for appropriate referrals as part of a private enforcement initiative. (HUD did not announce the 2010 FHIP competitive grant awards at the close of the calendar year. However, in early 2010 HUD did announce the grant awards from the 2009 round of funding competition. Three not-for-profit organizations received approximately \$968,400 fair housing-related activities. These programs, along with New York City's own outreach and education programs attempt to ensure affordable homeownership opportunities for the City's low- and moderate-income households.

(The Commission on Human Rights (CCHR) tracks possible discriminatory and predatory lending practices and conducts outreach and counseling to address the community instability created by these practices. Commission staff stay abreast of patterns of discrimination through attendance at city- and borough-wide task forces on housing court and predatory lending. In 2010 the Commission completed making its Mortgage Case Tracking software compliant with the HUD's Client Activity Reporting System (CARS) designed to assist Congress in tracking the effectiveness of HUD's Housing Counseling Program. The Commission's Mortgage Foreclosure Counseling Project has responded to the national and local increase in foreclosures linked to subprime and predatory loans and the national economic crisis by keeping abreast of the plethora of new programs to assist homeowners. It has added information about potential problems with mortgage lending to all of its educational workshops and it has created new procedures and resource materials to assist with counseling. Because the glut of potential foreclosures has created long delays, counselors have redoubled efforts to get lenders to work quickly and efficiently with their clients. There were 761 counseling sessions were held in 2010.

## C. Public and Private Sector

### 1. Fair Housing Enforcement

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

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

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

HPD provides Fair Housing counseling, mediation and educational services through CD-funded contracts with community based organizations (CBOs) covering the five boroughs of New York City. The HPD Fair Housing Service Providers are the following community based organizations: the Chinese-American Planning Council, New York Urban League, South Bronx Action Group and Brooklyn Housing and Family Services. Collectively these groups provide coverage in all five boroughs. HPD and the CBOs provide counseling and referral services to individuals and families who may encounter discrimination or other barriers in their search for housing. HPD and the CBOs assist with housing-related issues such as landlord/tenant rights and responsibilities; and housing locator services, including accessible housing for people with disabilities. The CBOs also assist in determining eligibility or qualifications for tenancy and/or social services programs. The main beneficiaries are individuals and families of low and moderate income. In the calendar year 2010 the program provided one-to-one counseling to 16,644 clients. Program clients with jurisdictional discrimination complaints are referred to the New York City Commission on Human Rights. In 85% of the cases, the clients served were self-identified as Black, Asian, Hispanic, Disabled or Other. Also, in the past year 17 potential cases of discrimination were referred as a result of our counseling efforts.

Public awareness of Fair Housing laws is central to promoting fair housing practices and enforcement. HPD and the CBOs conduct a citywide fair housing education campaign to increase awareness of housing laws, agency services, community resources and referrals. 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 and inform the public through workshops and conferences. In 2010 the CBOs conducted 215 workshops attended by 10,285 persons and 7 conferences (events involving more than 50 people) attended by 5,535 persons.

CDBG funds also pay for administration costs. HPD staff is responsible for the management and oversight of the CBOs. HPD responsibilities include counselor training, monitoring contract compliance (including voucher review/approval), producing monthly reports on contract activities and providing information on City-assisted housing opportunities. In total, 32,464 people benefited from the Agency's fair housing program services in 2010.

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

In celebration of National Fair Housing Month, NYCHA's Fair Housing Policy will be published in the April 2011 edition of the Journal, informing residents of the Department of Equal Opportunity's (DEO) role in furthering Fair Housing, and ensuring access to the Authority services, activities and programs. NYCHA employees will also be reminded of NYCHA's commitment to fair housing through a memo from the Chairman encouraging staff to work to ensure fair housing and to refer any resident or applicant who may feel they have been subjected to unlawful discrimination to DEO.

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

the language assistance needs of NYCHA and monitor NYCHA's delivery of language assistance services in conjunction with NYCHA departments that provide programs or services to residents, applicants and Section 8 voucher holders; and to recommend modifications to the Executive Department, as required, regarding NYCHA's delivery of language assistance services to persons with limited English proficiency.

NYCHA's Services for People with Disabilities, a component of its Department of Equal Opportunity (DEO), assists applicants and residents with disabilities in obtaining decent, affordable and accessible housing in NYCHA developments. The Unit serves as a liaison between the disabled community and NYCHA, and provides support for applicants, residents, and advocates. In 2010, the Unit responded to over 700 calls on the status of applications, transfer requests, assistance with reasonable accommodation requests, and other related issues. The Unit also reviews the application of applicants who were found ineligible for public housing and assert that the denial was based on their disability. There were 116 visits to the Unit and information was provided to a variety of organizations including: Catholic Charities, Harlem Independent Living Center, Community Resources and Services for Children United Cerebral Palsy, University Settlement, Convent Avenue Family Center, Barrier Free Living, Rose Kennedy Children's Evaluation Rehabilitation Center Puerto Rican Family Institute, and many, many others. Applicants, residents, and others in need of assistance with disability issues may call the "Hotline" at (212) 306-4652 or TTY at (212) 306-4845. The Services for People with Disabilities also conducts workshops for organizations that assist people with disabilities. The workshops cover the application process, policies and procedures and how to obtain an accessible apartment as well as reasonable accommodations.

## 2. Visitability in Housing

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

The New York City Housing Authority (NYCHA) is the largest public housing authority in North America. NYCHA has 334 developments throughout the City in 2,602 residential buildings, containing 3,324 elevators (as of February 1, 2011) Ninety-eight percent of NYCHA's developments meet visitability standards serving 175,475 families and 403,665 authorized residents (as of February 1, 2011) and their visitors. As of February 2011, NYCHA has a total of 7,695 fully converted accessible apartments for people with mobility impairments of which 7,514 are occupied.

### Housing Units Accessible to Physically Disabled Persons

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

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

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

New York City has long been a leader in promoting principles of fairness and equal opportunity. In 1958 the City passed the nation's first housing legislation banning discrimination in private housing. It was one of the first cities in the country to provide protection for families with children (1986). Also, the City's fair housing law for persons with disabilities is broader than federal Fair Housing Act, encompassing a wider range of physical or mental impairments and placing the financial burden for reasonable accommodation on the housing provider when it is architecturally feasible and does not impose an undue financial hardship.

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

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

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

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

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

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

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

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



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

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

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

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

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

HPD continues to assist persons with disabilities to provide reasonable accommodation where needed and access to agency services. Training is available to agency staff members who interact with tenants to ensure familiarity with ADA and Section 504 requirements. Finally, HPD has an informal complaint resolution process to assist in resolving fair housing and ADA complaints against the agency.

HPD's external fair housing strategy consists of contracting out to locally based, not-for-profit organizations that provide fair housing counseling services to deter discrimination in housing, promote housing opportunities for low and moderate income persons and prevent displacement through public education, counseling and mediation. Four CBOs - Chinese-American Planning Council, New York Urban League, South Bronx Action Group and Brooklyn Housing and Family Services - provide these services throughout the City. The federally funded Fair Housing Counseling Program obligates the CBOs to provide counseling and referral services to individuals and families who may encounter discrimination or other barriers that may impede their ability

to find or to keep affordable housing. The Program offers assistance with housing-related issues such as landlord/tenant rights and responsibilities, housing locator services, housing court procedures, and finding accessible housing for people with disabilities. The CBOs also assist in determining eligibility or qualifications for tenancy and/or social services programs. The main beneficiaries are individuals and families of low and moderate income.

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

NYCHA's Services for People with Disabilities, a component of its Department of Equal Opportunity (DEO), assists applicants and residents with disabilities in obtaining decent, affordable and accessible housing in NYCHA developments. The Unit serves as a liaison between the disabled community and NYCHA. In 2010, the Unit responded to 743 calls from applicants, residents, voucher holders, and advocates on the status of applications, transfer requests, assistance with reasonable accommodation requests, and other related issues. There were 116 visits to the Unit and information was provided to a variety of organizations including: Harlem Independent Living Center, Community Resources and Services for Children, United Cerebral Palsy, University Settlement, Convent Avenue Family Center, Barrier Free Living, Rose Kennedy Children's Evaluation Rehabilitation Center, Puerto Rican Family Institute, and many, many others. Applicants, residents, and others in need of assistance with disability issues may call the "Hotline" at (212) 306-4652 or TTY at (212) 306-4845.

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

To recognize NYCHA's Language Bank volunteers for their commitment to fair housing and assistance to the Authority's limited English proficient (LEP) residents and applicants, on Monday, October 18, 2010, NYCHA celebrated the 16th Annual Language Bank Recognition Ceremony at District Council 37 Headquarters. NYCHA publicly acknowledged the contributions of 148 employees.

Please refer to the *2010 Consolidated Plan Annual Performance Report (APR) Part II., Section A., Continuum of Care* for activities undertaken and respective accomplishments by the Department for the Aging which analyzed and addressed the housing needs of the elderly, promoted housing choice, and promoted living environments that are accessible and usable to all persons.

#### Outreach and Education

The chief components of the Commission on Human Rights fair housing activities are Project Equal Access (PEA), the Mortgage Counseling and Predatory Lending Prevention Project, and fair housing workshops for consumers and housing providers and counseling tenants and owners in Housing Court. In 2010 staff assisted 7,065 individuals and conducted a total of 102 fair housing presentations.

Project Equal Access (PEA) advocates on behalf of people with disabilities to increase residential and community access by negotiating reasonable accommodations, such as ramps and support animals, with landlords and co-op/condo boards. Staff give presentations and conduct workshops on reasonable accommodation at disability organizations, senior citizen centers, independent living centers, real estate groups and landlords, hospitals, rehabilitation centers and social service organizations. During 2010, PEA organized 49 workshops of this type for such groups as the Hospital for Special Surgery social work staff, the Amputee Association Support Group, and the Citywide Taskforce on Housing.

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

Through community education CCHR staff address other types of housing discrimination, including the destabilizing and possibly discriminatory lending practices of predatory loans. The Commission is a HUD-certified Housing Counseling Agency that counsels individuals in danger of foreclosure on their mortgages. In all of their fair housing workshops Commission staff includes a section on predatory lending and other suspect practices aimed at vulnerable populations. In 2010, 3 workshops were devoted exclusively to predatory lending.

Staff conducted 50 fair housing workshops (on issues other than disability rights or predatory lending) in 2010. Many of those presentations took place in regular venues such as Community Board meetings. But others included community-based organizations such the New York Urban League, the Atlantic Towers Tenants Group, Catholic Charities clients, and the Abyssinian Development Corporation.

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

This section was deleted because they dealt with literature developed in 2008 about the lawful income addition to the Human Rights Law.

The Commission includes information about fair housing in its other major education/outreach activities: the Immigration Rights Project and its School Program. In 2010, staff conducted 330 workshops for immigrant groups. Included in the workshops are information sessions swearing-in ceremonies for naturalized citizens 4 times each week.. At those workshops the Commission distributes a newsletter summarizing the protections provided by the City's Human Rights Law and describing Commission services. Other workshops reach organizations throughout the city that serve immigrant communities. Where necessary, these workshops are conducted in Spanish, Russian, or Haitian Creole. With a grant from the U.S. Department of Justice the Commission teaches a Human Rights curriculum it developed for ESOL classes. In 2010 the Commission also expanded to the 14 campuses of the City University of New York and added regular sessions for ESOL teachers.

In the School Program 394 seminars were conducted in 55 schools and youth-based organizations covering the Human Rights Law, conflict resolution and sexual harassment. The Peer Mediation Program expands the Commission's school involvement by training interested students to be peer mediators. In 2010, trainers conducted 99 sessions in 8 schools representing 2,070 units of service.

The Commission's educational workshops covering all aspects of the Human Rights Law including housing are also aimed at a diverse adult population. For example, in the Bronx, and Queens, workshops on fair housing and other aspects of the Human Rights Law are given for parents' associations in schools where new immigrant families are concentrated. In the Bronx, Brooklyn, Queens, and Manhattan staff have concentrated on outreach to workforce investment programs that help individuals receiving public assistance including formerly incarcerated people. The presentations assist individuals with information on their rights as they try to find housing and jobs. Among the workforce programs are those at the Goodwill Industries Manhattan, Queens, the Bronx, and Brooklyn and Federation Employment and Guidance Service (FEGS) in the Bronx, Brooklyn, Manhattan, and Queens. Programs for formerly incarcerated clients were presented at such organizations as Alpha School Reentry Program and the Christian Cultural Center in Brooklyn, Genesis Transitional Center in Queens, the Women's Prison Association, and the Bayview Women's Correctional Facility in Manhattan.

General presentations on the Human Rights Laws and intergroup relations were made for such groups as Dwa Fanm (a Haitian women's rights group) and Diaspora Community Services in Brooklyn, the residents of El Camino Inn, a shelter in Queens, New York City Children's Services in Manhattan, and the clients of Camelot Centers in Staten Island.

In addition to forums based in schools and communities, the Commission sponsors citywide public education events. The Commission partnered with the NYC Media group to produce three short films, the first in a series of profiles of individuals whose work highlights New York City's formative role in the Civil Rights Movement. The films are displayed along with additional photos, biographical information, and research resources on the Commission's website as part of an online Civil Rights Museum. In January 2010 the Commission and the NYC Media group hosted an evening of music, film, and speakers at the Apollo Theater entitled "Fighting for Justice: New York Voices of the Civil Rights Movement" to launch the museum.

In 2010 The Commission produced new outreach materials and updated others. Turning the Game Around: NYC Can Help is a new bilingual 90-page booklet created to supplement the Commission's education program for formerly incarcerated people. In English and Spanish, it explains their rights under the City's law and gives advice and resources to assist them.

During the summer of 2010, a French filmmaker and human rights professional began making a film, The TITLE 8 PROJECT, featuring the Commission on Human Rights. With an emphasis on the Commission's community education activities, the film features such scenes as investigations of complaints about accessibility, workshops for groups seeking reentry into the workforce, and mortgage counseling sessions. In addition, members of the public who are served by the Commission as well as Commission staff are interviewed. In 2011 the film will be shown at international documentary film festivals and forums that cover human rights and local government.

Updated palm cards on Commission Offices, the Law, and Services were created and distributed. In addition, 92,546 pieces of educational literature, were distributed by the Commission field offices. In addition pieces about Commission services appeared 229 times on television, radio, and in the print media and many of those pieces were repeated in on-line versions of the stories. The Commission has links to 11 other local fair housing organization websites on its own website.

In calendar year 2010 HPD's Fair Housing Services Providers (4 CBOs under contracts monitored by the Fair Housing Unit - Chinese American Planning Council, Urban League, Brooklyn Housing & Family Services, South Bronx Action Group) conducted an impressive campaign to communicate the message of housing choice to the public. The CBOs conducted 215 workshops attended by 10,285 persons and 7 conferences (events involving more than 50 people) attended by 5,535 persons. The Providers cosponsored and/or participated in street fairs, health fairs, senior centers, and community health centers throughout the City, including Public School Parent-Teacher associations, an exhibition booth at the Kings Plaza Mall and the Metropolitan Health Center. Workshops were conducted in partnership with such groups as Goodwill Industries AIDS Center of Queens County, Jay Senior Center, Catholic Charities, and the Fukien American Association. Newspaper articles and radio talk programs (in Chinese and Russian) were used to reach our targeted audiences. The Chinese American Planning Council produced pre-recorded 12 shows aired by Sino Broadcasting and the Chung HWA Broadcasting Company. This broad marketing approach is supplemented by the distribution of flyers and other literature at workshops and special events. The target population for this literature and outreach are low to moderate income people, and groups who are the most likely victims of discrimination, including racial and ethnic minorities, immigrant groups, women and people with disabilities.

The Mayor's Office of Immigrant Affairs (MOIA) has worked in partnership with the Department of Housing Preservation and Development (HPD) to educate immigrants about fair housing laws and how to access tenant and home ownership services and programs. MOIA's website has a link to the New York City Affordable Housing Resource Center, where users can find information on all aspects of City housing, including renting an apartment, buying a home, and apartment maintenance issues. Through this site persons will also find the City's affordable housing lottery listings.

The Mayor's Office of Immigrant Affairs (MOIA) has advanced policies that strengthen access to services for all New Yorkers, including immigrant communities and individuals who are limited English proficient (LEP).

In 2008, Executive Order 120 was issued requiring every City agency that offers direct services to take reasonable measures to provide language assistance services in at least the top six (6) foreign languages spoken by limited English proficient (LEP) New Yorkers. To ensure that LEP residents have meaningful access to City programs, services and activities, the Customer Service Group at the Mayor's Office of Operations, has worked closely with MOIA to facilitate the implementation and oversee

compliance of the Executive Order. The Language Access plans for the City housing agencies can be found on their respective website and on MOIA's website at: <http://www.nyc.gov/html/imm/html/executive/eo120.shtml>

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

In 2006, MOIA assisted the NYC Department of Information Technology and Telecommunications (DOITT) to implement a citywide language assistance vendor contract that all City agencies could sign onto at a reduced rate. The vendor provides telephonic interpretation services and translation services to better assist LEP individuals. Information sessions about the contract were offered to relevant city employees including procurement officers and communications personnel. These sessions covered the following essential components: (1) how to access interpretation and/or translation services through the citywide contract; (2) the benefits and types of telephonic interpretation services offered by the vendor; and (3) the range of translation services offered by the vendor that can be accessed through the citywide contract.

In the fall of 2005, MOIA convened the Interagency Taskforce on Language Access, which comprised of over 30 City agencies covering different areas of City services. From 2005 to 2008, the Taskforce met regularly to establish a directed and coordinated effort to enhance language access and cultural competency through the exchange of information and ideas regarding best practices among New York City agencies. The work of the Taskforce laid the foundation for the enactment of the citywide language access policy, Executive Order 120. Since the enactment of Executive Order 120, the Mayor's Office continues to convene quarterly meetings with City agencies to exchange ideas, best practices and information related to the provision of language assistance service.

Lastly, MOIA played a critical role in formulating, implementing and educating immigrant communities on Executive Orders 34 and 41, issued in 2003, a citywide confidentiality policy to promote access to city services for all residents. The Orders protect as confidential a range of information, including immigration status, and applies to all City workers, including those employees at housing agencies. These policies help address immigrants' fear of being asked about immigration status when accessing government services. MOIA has worked with City agencies on developing policies to implement the Executive Orders. MOIA also helps to disseminate information to immigrant communities around the City about the policy to promote confidence and trust of immigrant communities in government.

The Mayor's Office for People with Disabilities (MOPD) regularly conducts outreach and education for people with disabilities, advocates, service providers, landlords, business owners, and other government agencies in regards to fair housing. In 2009, MOPD took part in a number of housing initiatives, including offering to the public its Community Resource Directory, which includes a chapter on Housing and Housing Rights that provides information regarding housing locator resources and non-profit organizations that provide housing services. The directory also provides information on law, benefits, education, employment, transportation, services for the deaf, blind, mentally retarded and developmentally disabled. MOPD is also a partner in the NYC Affordable Housing Resource Center, located at <http://www.nyc.gov/html/housinginfo/html/home/home.shtml>, which provides information on all aspects of City housing, including renting an apartment, buying a home, and apartment maintenance issues, as well as a specific section dedicated to housing for people with disabilities. In addition, MOPD continues to operate Project Open House, a program that provides barrier removal and the creation of access for disabled residents of the city. In 2009, MOPD served and addressed the complaints of approximately 6,443 people who called the office for help in the area of housing and housing discrimination and had 109,657 hits to its website [www.nyc.gov/html/mopd/home.html](http://www.nyc.gov/html/mopd/home.html).

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

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

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

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

In addition, in recognition of National Fair Housing Month, in April 2011, the policy will be printed in NYCHA's Journal, a monthly publication for residents that is distributed to 178,879 households. The Fair Housing Non Discrimination Policy is also included in the rental-briefing package provided to NYCHA's Section 8 tenants.

### Advocacy and Counseling

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

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

Counseling people with disabilities is an integral service provided by the Commission. Its Project Equal Access (PEA) advocates on behalf of the disabled in housing and public accommodations. Its approach is based on voluntary compliance before a formal complaint is filed. Typically, staff negotiates a physical or policy modification by educating landlords about their responsibility to provide reasonable accommodations. Staff works in partnership with several private and public entities, including the Mayor's Office for People with Disabilities, the Borough Presidents' Advisory Committee in all 5 boroughs, the Citywide Task Force on Housing Court, the New York City Bar Association's Committee on Disability, Disabled in Action, United Spinal Association, Independent Living Centers, the Alexander Graham Bell Foundation, the NYC Parks Department Disability Committee, Sun-B Senior Coalition, Pratt Institute, Mount Sinai Visiting Doctors Service, the Helen Keller Institute, the West Side SRO Project, the MS Society, and New York Lawyers for the Public Interest.

In 2010, 172 modifications were made for people with disabilities as a result of staff advocacy. Where efforts at negotiating a voluntary accommodation fail, the Commission's Law Enforcement staff pursues compliance through litigation. Residences throughout the five boroughs were made accessible through the installation of ramps and interior lifts, and provision of parking spaces and access to laundry rooms. Inside apartments grab bars were installed, door saddles removed, and washing machines permitted for disabled tenants. Neighborhoods were made more livable through improvements in commercial areas. For example, the Commission helped residents with disabilities in the New Dorp section of Staten Island get curb cuts. A hospital in Brooklyn lowered its information and emergency room registration desks and widened and lengthened its bathroom stalls. A City Health Department clinic installed an electronic door and retailers made their stores more accessible through constructing accessible dressing rooms and giving priority for elevators to people with disabilities.

In the latter part of 2010, the Christopher and Dana Reeve Foundation funded a Commission proposal to create Ramp It Up NYC, a series of captioned 3-minute digital videos to be posted on the web and other new media sites. Produced in conjunction with an organization whose production crew includes trainees with disabilities, the Commission's videos will illustrate common situations requiring accommodations and show how to address them.

The Mortgage Counseling and Predatory Lending Prevention Project reaches out to people in danger of foreclosure, particularly as a result of suspected predatory lending practices. In 2010, 761 counseling sessions were held with homeowners facing foreclosure.

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

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

The HPD Fair Housing Service Providers are: the Chinese-American Planning Council, New York Urban League, South Bronx Action Group and Brooklyn Housing & Family Services. Collectively these groups provide coverage in all five boroughs. These community-based groups reflect ethnic complexity of the City and are part of the social fabric of the City’s communities, having established relationships with other local organizations and civic groups. Our Providers are effective in designing and implementing outreach strategies that communicate the message of fair housing in this diverse city. The Providers enable the City to expand Fair Housing services to the public through their direct ability to provide bilingual services in English, Spanish, Chinese and Russian. Moreover, the Providers networking capacity with diverse organizations enables outreach to other language speaking populations, such as those persons who communicate in Korean or Haitian Creole languages.

The Providers conduct housing educational workshops about landlord tenant rights and responsibilities; provide housing locator services, including assisting in the search for housing accessible to people with disabilities; counsel and refer potential victims of housing discrimination; and assist in determining eligibility or qualifications for tenancy and/or social service programs. The Providers sponsor and participate in public fairs and undertake other efforts to market their services to the widest possible audience. In the calendar year 2010 HPD’s Fair Housing services provided 32,464 people with an array of housing services.

In 2010, MOPD continued to assist people with disabilities exercise their rights to fair and accessible affordable housing. MOPD continues to work with NYCHA, HPD, CCHR and several private non-profit organizations to develop new programs to increase construction of new or significantly renovated accessible, affordable housing.

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

Investigation and Bias Reduction

Reducing the incidence of and ameliorating the consequences of bias harassment is a major goal of the Commission on Human Rights Community Service Centers. This is accomplished by addressing the underlying tensions that give rise to intergroup friction. In 2010, staff provided 245 instances of technical assistance.

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



The Community Service Centers conducted educational activities to alleviate the tensions that bias actions create in communities. The Human Rights Commissioner, along with members of the Staten Island Community Service Center staff, helped to spearhead an anti-bias campaign in response to a wave of hate crimes against gays and Latinos in Staten Island that began in the spring. In conjunction with community and local political leaders, the Commission participated in forming the "I Am Staten Island" movement that has the mission "to promote understanding and respect through education, dialogue and access to resources...." It produced an "Erase Bias" poster and distributed it in schools in the North Shore section of Staten Island.

The Queens CSC worked with Queens Community House-Generation Q on videos to combat gay bias that will be used in a public service announcement, shown in schools, and linked to the Commission's website.

Diversity training is another important method of bias reduction. Staff conduct seminars on intergroup relations in schools and community centers and organizations that serve the larger community. These seminars encourage group cooperation while addressing common concerns. The school-based Peer Mediation Program is designed for young people because they often are involved in group tensions and bias activities.

#### Promoting Stability and Intergroup Relations

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

Community Service Center staff has been trained as mediators and use these skills to build bridges between groups and facilitate the resolution of group and individual controversies fueled by ethnic, religious and racial differences. Typical vehicles for cooperation include community events that celebrate differences, block associations, fair housing committees, block parties, informational workshops and other activities that promote unity. Throughout 2010, the Community Service Center staff attended community information fairs in all five boroughs. In August Community Service Center staff participated in National Night Out Against Crime events to help reduce crime and promote neighborhood harmony. A series of workshops on conflict resolution was given in both English and Spanish for hundreds of participants in the BEGIN Language Work Study Program at Bronx Community College.

The Peer Mediation Program trains young people in the principles of conflict resolution and assists schools in setting up peer mediation programs to address non-criminal disputes among students. Students participate in a curriculum that lasts for 8-10 sessions. It introduces them to essential mediation concepts such as active listening and recognizing common ground, and teaches them, through role plays and discussion, the elements of successful mediation. In 2010 staff conducted 99 Peer Mediation sessions in schools. In addition 30 sessions of the regular school curriculum were devoted to Conflict Resolution. The common theme in this and all of the Commission's community-based programs is respecting difference, groups working together, and opposing bias and discrimination in housing, employment, public places, the school and in the community.

## **V. Summation**

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

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

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

In addition, the City of New York's strategy promotes the construction of new low income housing, as well as, the preservation of existing low income resources and encourages the development of these resources through various means, including the real property tax system. As described above, the City sponsors two tax incentive programs; 421(a), and J-51 which are described in the 2010 Consolidated Plan, Volume 4, Part IV. Other Actions, Section B., Relevant Public Policies and Barriers to Affordable



Housing, and assist in the production of thousands of units. In addition, the federal government provides Federal Low Income Housing Tax Credit program, which is used to compliment many of the City's housing programs.

The NYC Human Rights Commission (CCHR) affirmatively furthers fair housing by prosecuting unlawful discrimination, advocating on behalf of people with disabilities, providing information and support for immigrant communities, counseling homeowners who face foreclosure because of predatory loans, and conducting extensive outreach and education to other groups and individuals that may experience discrimination. The Commission's working relationships with a wide range of organizations that serve immigrants, people with disabilities, communities of color, gays and lesbians, and others enables staff to collaborate on efforts to achieve fair housing and prevent discrimination. In addition, the CCHR works with community organizations to reduce and mediate community tensions. The CCHR is active in schools, offering a curriculum covering the Human Rights Law, Sexual Harassment, Conflict Resolution and Peer Mediation Training. During 2010, staff conducted 394 workshops in the schools and other organizations serving youth. It also gave workshops on immigration, the Human Rights Law and diversity issues to 1,030 audiences in community and other organizations. Field staff addressed fair housing issues such as general discrimination, predatory lending, and equal access in 102 workshops given in 2010.

The Commission on Human Rights stays abreast of possible impediments to fair housing and assures that its activities and programs address these specific impediments. Because of the Commission's ongoing activities in conjunction with organizations advocating for people with disabilities, complaints on the basis of disability were the ones most frequently filed in 2010. Cases based on lawful source of income were the second most frequent. However, there were fewer in 2010 than in the two prior years because landlords have been educated to the law that forbids them to refuse to rent based on the renters lawful source of income. This includes Section 8 voucher holders.

The Commission distributes its literature widely and provides it in many languages. In 2010, 92,546 pieces of literature, including booklets on fair housing and equal access and a 90-page booklet explaining the housing and employment rights of people who were formerly incarcerated were distributed by Commission field offices. These publications are also available on the agency's website at [www.nyc.gov/cchr](http://www.nyc.gov/cchr). The website also features the Commission's online Civil Rights Museum with videos, photos, biographical information, and research resources on individuals from New York who contributed to the early Civil Rights movement.

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

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

Recognizing that language barriers are one of the greatest impediments for immigrants in obtaining fair housing, Mayor Bloomberg signed Executive Order 120 in July 2008, the City's first Language Access Executive Order, establishing a uniform policy and standards for language assistance services for City agencies that have direct interaction with limited English proficient New Yorkers. The Executive Order mandated agencies to develop a language access policy and plan and appoint a language access coordinator to oversee and monitor the plan's implementation. Moreover, Executive Order 120 requires City agencies, which include agencies that promote equitable housing in New York City, to take reasonable measures to provide language assistance in at least the top six (6) languages spoken by limited English proficient (LEP) New Yorkers. MOIA worked to ensure the successful implementation of Executive Order 120 by facilitating a coordinated effort for the exchange of information and ideas regarding best practices among New York City agencies. MOIA also provided agencies with direct technical assistance on specific issues related to the implementation of an agency's policy and/or plan, and continues to provide technical assistance and support to agencies when appropriate. Furthermore, MOIA works with agencies to develop suitable public awareness strategies that inform and educate LEP individuals of City services, and the availability of free language assistance services. Some of the

successful strategies adopted by agencies include working with ethnic media, reaching out to immigrant communities, and building effective partnerships with community-based organizations. These efforts help facilitate the successful integration of immigrant New Yorkers into the civic, economic and cultural life of the City.

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

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

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

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

The New York City Housing Authority (NYCHA) provides decent and affordable housing in a safe and secure living environment for low and moderate income residents throughout the five boroughs. NYCHA's commitment to fair housing ensures that qualified residents and applicants have access to services, activities and programs provided by the Authority in compliance with applicable laws. To ensure NYCHA's employees understand and play a role in furthering fair housing, NYCHA will continue to train newly hired employees in 19 titles who interact with residents and applicants of NYCHA's duties and responsibilities under, Section 504 of the Rehabilitation Act of 1973, The Americans with Disabilities Act, the Fair Housing Act and the Architectural Barriers Act. In addition, the Department of Equal Opportunity conducts biannual mandatory training for all NYCHA employees on its non-discrimination policy statements: the NYCHA Equal Employment Opportunity Policy Statement, the NYCHA Sexual Harassment Policy Statement and the NYCHA Fair Housing Non-Discrimination Policy Statement. NYCHA's Fair Housing Non- Discrimination Policy is conspicuously posted at each of NYCHA's management offices, community centers, hearing room and every public place where residents and applicants are provided service. In addition, in celebration of National Fair Housing Month the policy will be printed in the April 2010 edition of the Journal, a monthly publication for residents delivered to 175,000 families.

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

To ensure that NYCHA's limited English proficient residents and applicants have access to NYCHA programs and services the Language Services Unit (LSU) will continue to provide translation and interpretation services to enable NYCHA staff to

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

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

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

FY: 2010

Affirmatively Furthering Fair Housing

Name of Jurisdiction: New York, New York

	Number of Organizations	Amount City Received in 2010 (A)	Amount City Received by Other Entities in 2010 (B)
<b>i. Fair Housing Initiatives Program</b>			
Private Enforcement Initiative (PEI)	2	\$0	\$549,991
Education and Outreach Initiative (EOI)	1	\$0	\$100,000
Fair Housing Organizations Initiative (FHOI)	1	0	\$318,408
<b><i>i. Subtotal Fair Housing Initiatives Program</i></b>	<b>4</b>	<b>\$0</b>	<b>\$968,399</b>
<b>ii. Housing Counseling</b>			
National/Regional	3	\$0	\$4,275,952
State	0	\$0	\$0
Local	6	\$0	\$367,895
<b><i>ii. Subtotal Housing Counseling</i></b>	<b>9</b>	<b>\$0</b>	<b>\$4,643,847</b>
<b>TOTAL HUD FAIR HOUSING AND HOUSING COUNSELING</b>	<b>13</b>	<b>\$0</b>	<b>\$5,612,246</b>

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

**i. Fair Housing Initiatives Program**

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

Private Enforcement Initiative (PEI) are one-year grants to assist private, tax exempt fair housing enforcement organizations in the investigation and enforcement of alleged violations of the Fair Housing Act and substantially equivalent State and local fair housing laws. For the 2010 SuperNOFA, the PEI grants are divided into three components: 1) General Component; 2) Performance-based Funding Component; and, Mortgage Rescue Component.

At the close of 2010 HUD had yet to announce the grant awards under the 2010 Fair Housing Initiative Programs

SuperNOFA. However, in January 2010 HUD announced the grant awards from the 2009 SuperNOFA. Two not-for-profit organizations received approximately \$550,000 in PEI grant funds (column B.)

Education and Outreach Initiative (EOI) are one-year grants to assist projects that inform the public about their rights and obligations under the Fair Housing Act and substantially equivalent State and Local fair housing laws. For the 2010 SuperNOFA, the EOI grants are divided into three components: 1) General Component; 2) Lending Component; and, 3) Higher Education Component.

In January 2010 HUD announced the grant awards from the 2009 SuperNOFA. One not-for-profit organization received \$100,000 in EOI grant funds (column B.)

Fair Housing Organizations Initiative (FHOI) assist non-profit fair housing organizations by providing funds to handle fair housing enforcement and education initiatives more effectively. FHOI also strengthens the fair housing movement nationally by encouraging the creation and growth of organizations that focus on the rights and needs of underserved groups. In 2010 the FHOI grant included a Mortgage Rescue Scam Component.

In January 2010 HUD announced the grant awards from the 2009 SuperNOFA. One not-for-profit organization received approximately \$318,400 in FHOI Mortgage Rescue Scam Component grant funds to combat abusive mortgage practices in their community (column B.)

#### **i. Subtotal Fair Housing Initiatives Program**

New York City non-profits received approximately \$968,400 in 2009 FHIP competitive grant funds in 2010.

#### **ii. Housing Counseling**

HUD Housing Counseling Grants fund national and regional intermediary, state and local housing counseling organizations. National and regional intermediary housing counseling organizations provide a conduit for HUD funding to local affiliates and branches that provide information and education to low- and moderate-income households and enhance coordination among and improve the services of housing counseling providers. State and local housing counseling agencies offer consumers (current homeowners, prospective buyers or renters) information and education on a variety of housing topics, including information regarding the homebuying process, recognizing and avoiding predatory lending practices (through activities such as loan documentation review), personal budgeting and credit repair, default assistance and foreclosure avoidance, homeownership and tenancy responsibilities, and fair housing rights. Additionally, supplemental competitive grant funds are awarded specifically for counseling conducted in conjunction with HUD's Section 8 Homeownership Voucher Program, which allows low-income individuals to use rental vouchers to purchase homes.

Grant recipients help program participants realistically evaluate their readiness for a home purchase, understand their financing and down-payment options, and navigate what can be an extremely confusing and risky process.

In 2010, three (3) New York City-based organizations received \$4,275,952 in HUD National and Regional Intermediary Housing Counseling Grants (column B).

In addition, six housing counseling agencies received a total of \$243,922 under the local component (column B) for comprehensive activities. Three (3) of the six organizations received \$112,374 for Mortgage Modification and Mortgage Scam Assistance-related activities and one organization \$11,599 for senior citizen-related Home Equity Conversion Mortgages. Therefore, a total of **\$367,895** was received by local housing counseling agencies (column B).

**ii. Subtotal Housing Counseling**

New York City nonprofits received **\$4,275,952** in Housing, Counseling competitive grant funds in 2010 (column B).

**Total Fair Housing Initiatives Program and Housing Counseling grants.** In 2010, New York City did not receive any FHIP or Housing Counseling Grant Awards. Therefore, **zero** has been entered in Column A. In column B, New York City not-for-profits received a total of approximately **\$5,612,246**.

# FAIR HOUSING COMPLAINT PROCESS FOR NEW YORK CITY RESIDENTS

All New York City residents in public and private housing may file jurisdictional housing discrimination complaints directly with the **New York City Commission on Human Rights**, the **New York State Division of Human Rights** or **U.S. Department of Housing and Urban Development**. These agencies will attempt conciliation between the two parties throughout the investigative process. Or if New York City residents choose, they may file directly with State or Federal court. For a list of addresses, please refer to next page.

## NYC COMMISSION ON HUMAN RIGHTS

40 Rector Street  
New York, NY 10006  
(212) 306-7450

or call 311 and ask for the Commission on Human Rights

### INTERNAL COMPLAINT PROCESS

Residents of government-owned or subsidized housing have the option of resolving the complaint internally with the fair housing office of the agency which subsidizes the housing where they reside.

#### New York City Housing Authority:

(212) 306-4468

TTY (212) 306-4845

#### Department of Housing Preservation & Development:

(212) 863-7911

TTY (212) 863-7934

#### Department of Homeless Services: Voice and

TTY (212) 788-9941

If residents are dissatisfied with the resolution, they may file a complaint as described above.\*

### ASSISTANCE WITH DISCRIMINATION COMPLAINTS

Residents of public or private housing may receive assistance with discrimination complaints from:

#### 1. CITY AGENCIES WITH SPECIAL CONSTITUENCIES:

##### Mayor's Office for People with Disabilities

(212) 788-2830 (Information and Referrals ONLY)

TTY (212) 788-2838

##### Department for the Aging

Call 311 and ask for the Department for the Aging

#### 2. HPD's FAIR HOUSING BOROUGH OFFICES:

**Chinese-American Planning Council** (212) 431-7800

**New York Urban League** (212) 926-8000

**South Bronx Action Group** (718) 993-5869

**Brooklyn Housing & Family Services** (718) 435-7585

**Queens Urban League** (718) 297-7272

#### 3. NOT-FOR-PROFIT ORGANIZATIONS AND CLINICS:

##### Anti-discrimination Center of Metro New York

(212) 346-7600

**New York Law School Clinic** (212) 431-2176

**Columbia Law School Clinic** (212) 854-4291

The above agencies and organizations assist by advocating and mediating with public or private landlords or by helping residents to file a jurisdictional complaint as described above.\*

\* As a matter of policy and practice these agencies tend to refer people who want to file a formal complaint to the New York City Commission on Human Rights where possible.

## LOCATIONS FOR FILING FAIR HOUSING COMPLAINTS

### NYC COMMISSION ON HUMAN RIGHTS

40 Rector Street, NY, NY 10006

(212) 306-7450

or call 311 and ask for the Commission on Human Rights

### NYS DIVISION OF HUMAN RIGHTS

**TTY (718) 741-8304**

#### **Bronx and Manhattan**

above West 42<sup>nd</sup> Street

163 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor

New York, NY 10007

(212) 961-8650

#### **Manhattan**

below West 42<sup>nd</sup> Street

20 Exchange Place, 2<sup>nd</sup> Floor

New York, NY 10007

(212) 480-2522

**TTY (212) 961-8999**

#### **Brooklyn, Queens and Staten Island**

55 Hanson Place, 3<sup>rd</sup> Floor

Brooklyn, NY 11217

(718) 722-2856

### STATE COURT

#### **Bronx County**

851 Grand Concourse,

Room 217

Bronx, NY 10451

(718) 590-3722

#### **Kings County (Brooklyn)**

Supreme Court Building

360 Adams Street

Brooklyn, NY 11201

(718) 643-8076

#### **New York County**

(Manhattan)

60 Centre Street

New York, NY 10007

(212) 374-4585

#### **Queens County**

88-11 Sutphin Blvd.

Jamaica, NY 11435

(718) 520-3713

#### **Richmond County (Staten Island)**

County Courthouse

Staten Island, NY 10301

(718) 390-5352

### U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT

#### **Office of Fair Housing and Equal Opportunity**

26 Federal Plaza, Room 3532, New York, NY 10278-0068

(212) 264-1290, then press option 2

**TTY (212) 264-0927**

1 (800) 496-4244

### FEDERAL COURT

#### **Eastern District**

(Brooklyn, Queens, and Staten Island)

U.S. Court House

225 Cadman Plaza East

Brooklyn, NY 11201

(718) 260-2600

#### **Southern District**

(Bronx, Manhattan)

U.S. Court House

500 Pearl Street

New York, NY 10007

(212) 805-0136



## **PART V -- Citizen Participation**

### **A. Geographic Distribution**

The City's basic policies regarding the targeting of housing assistance to specific geographic areas have not changed significantly since the publication of its initial five year Consolidated Plan. As noted in the 2002 Consolidated Plan, the City itself has not excluded any particular area or neighborhood from receiving housing assistance. However, while most programs are offered on a City-wide basis, some areas are, by regulation, prohibited from receiving certain forms of Federal funding. Other programs, such as the Section 8 certificate and voucher programs, must, by law, be made available on a City-wide basis. Services to the homeless are offered throughout all five boroughs and clients come to shelters from all areas of the City.

Notwithstanding the City's goal of making its assistance available to a broad spectrum of households in a wide variety of neighborhoods, the majority of housing funds continue to be concentrated in those neighborhoods which have the greatest need and the lowest incomes.

The attached revised Community Development Block Grant Eligibility maps show those 2000 census tracts in which Community Development (CD) funds may be used for an activity, the benefits of which are available to all the residents in a particular area, where at least 51% of the residents are low- and moderate-income persons ("CD area benefit" or "CD eligible area") according to the 2000 Census. Low- and moderate-income persons are defined as persons living in households with incomes below 80 percent of the median household income (\$47,100 for a 4-person household in 2000) of the Primary Metropolitan Statistical Area (PMSA), which includes the five boroughs, and Putnam County.

The U.S. Department of Housing and Urban Development (HUD) released the revised New York City CD Eligible Census Tracts data based on the 2000 Census at the end of March 2007. The revised data supersedes the CD Eligible Census Tract data for New York City originally released in February 2003. As a result of the data revision, the City of New York has generated updated CD Eligible Census Tract maps to replace the maps previously created in March 2003.

The revisions to the CD Eligible Census Tract data are the result of changes in the metropolitan area definitions used to calculate HUD median family income limits and estimates. The new definitions are based on the current U.S. Office of Management and Budget metropolitan statistical area (MSA) definitions.

HUD encouraged local municipalities which receive Community Development Block Grant funds to begin using the new data to determine area eligibility as early as possible. The City of New York began to use the revised 2000 Census data to determine CD area eligibility commencing with City Fiscal Year 2008 (CFY08) CD-funded activities, which began July 1, 2007.

Many of the areas selected are also areas of minority concentration as identified in the 2003 Consolidated Plan maps. These are also areas where the City encourages revitalization through the City's capital program.

The boroughs with the largest number of areas receiving directed assistance are the Bronx, Brooklyn and Manhattan.

In the Bronx, more than two-thirds of the residential areas are low and moderate income. This includes the south and west Bronx.

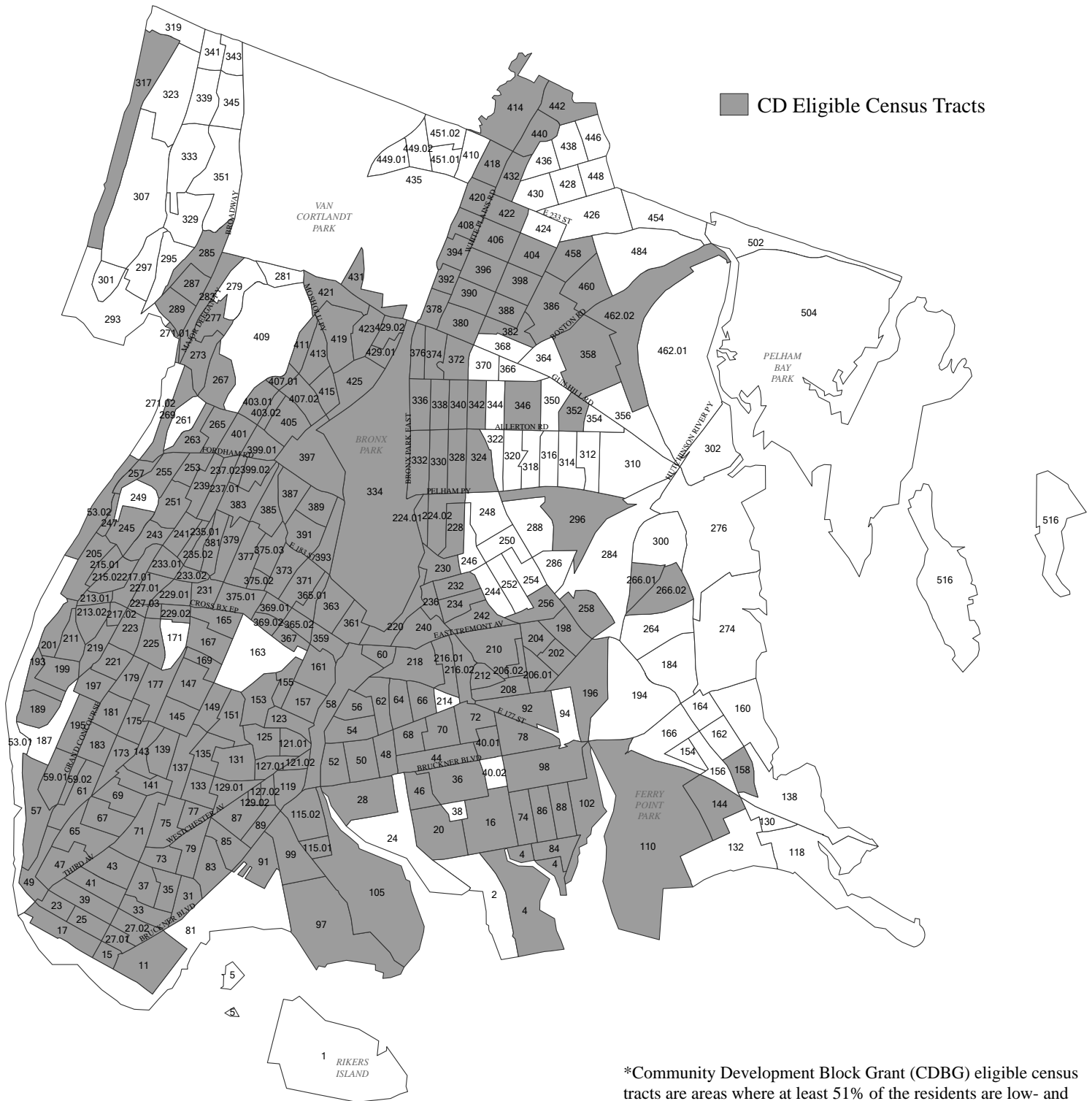
The principal areas for directed assistance in Brooklyn are northern Brooklyn, including Bedford Stuyvesant, Williamsburg, Bushwick, Crown Heights and other neighborhoods. In the south, Coney Island is included.

In Manhattan, the areas for directed assistance include most of Manhattan north of 96th Street and parts of the Lower East Side.

The primary areas of directed assistance in Queens are mainly in Jamaica, Rockaway and Astoria. The primary area of directed assistance in Staten Island is on the northern perimeter of the island.

# Community Development Eligible Census Tracts\*

## The Bronx, 2000

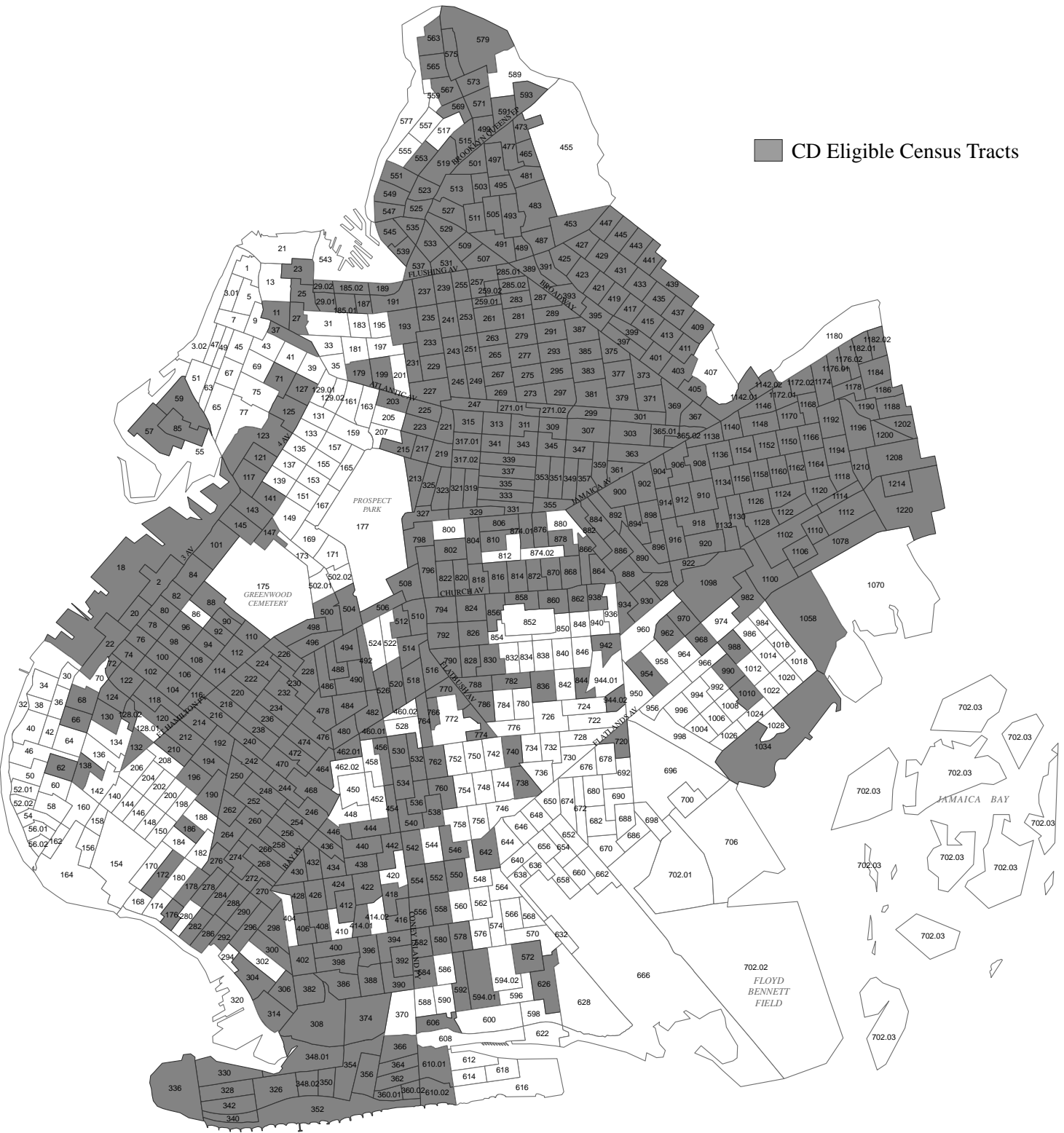


\*Community Development Block Grant (CDBG) eligible census tracts are areas where at least 51% of the residents are low- and moderate-income persons (less than 80% of the 2000 Census Median Family Income, or \$47,100 for a family of four).

Source: U.S. HUD Estimates based on 2000 Census SF3 Population Division - New York City Department of City Planning

# Community Development Eligible Census Tracts\*

## Brooklyn, 2000

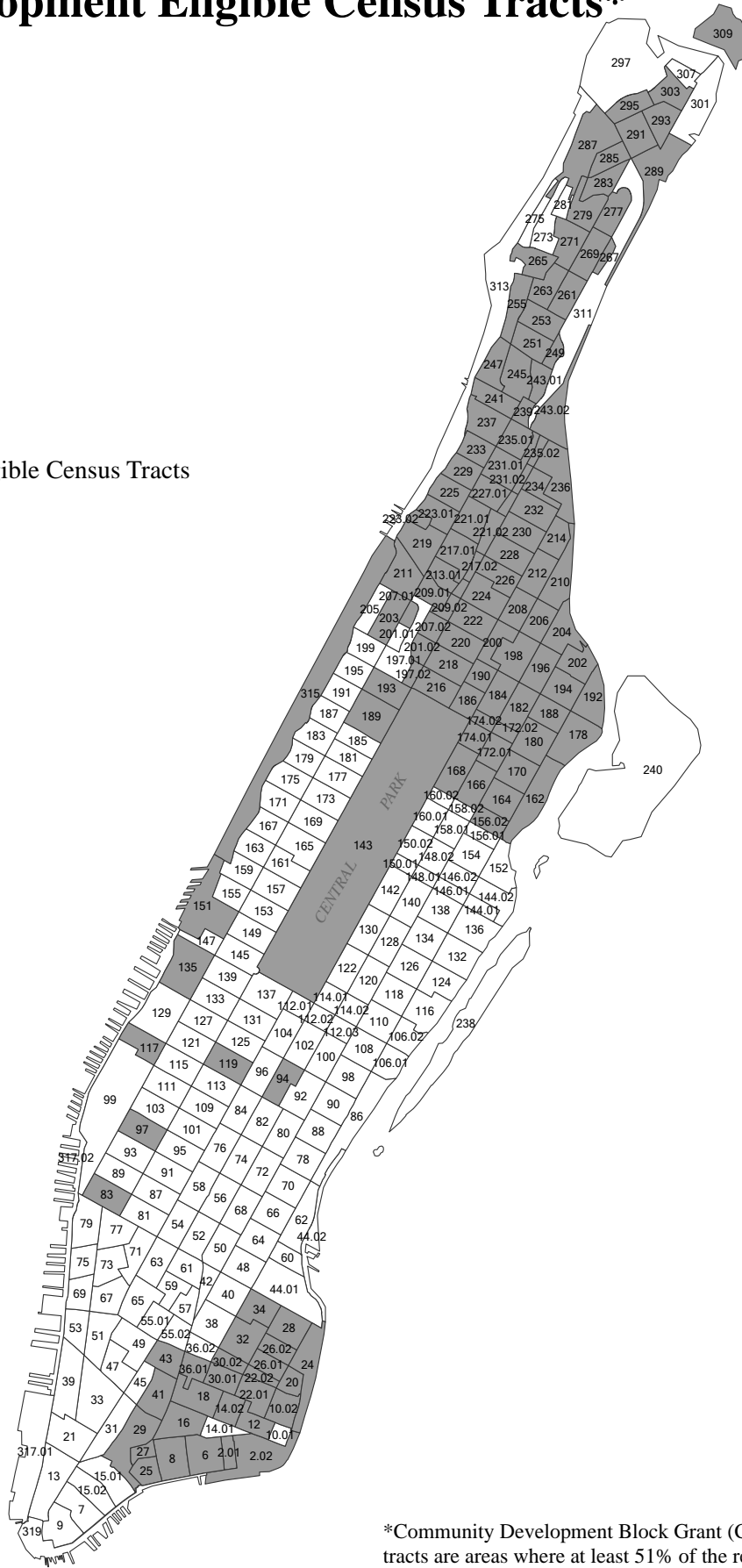


\*Community Development Block Grant (CDBG) eligible census tracts are areas where at least 51% of the residents are low- and moderate-income persons (less than 80% of the 2000 Census Median Family Income, or \$47,100 for a family of four).

Source: U.S. HUD Estimates based on 2000 Census SF3 Population Division - New York City Department of City Planning

# Community Development Eligible Census Tracts\* Manhattan, 2000

■ CD Eligible Census Tracts

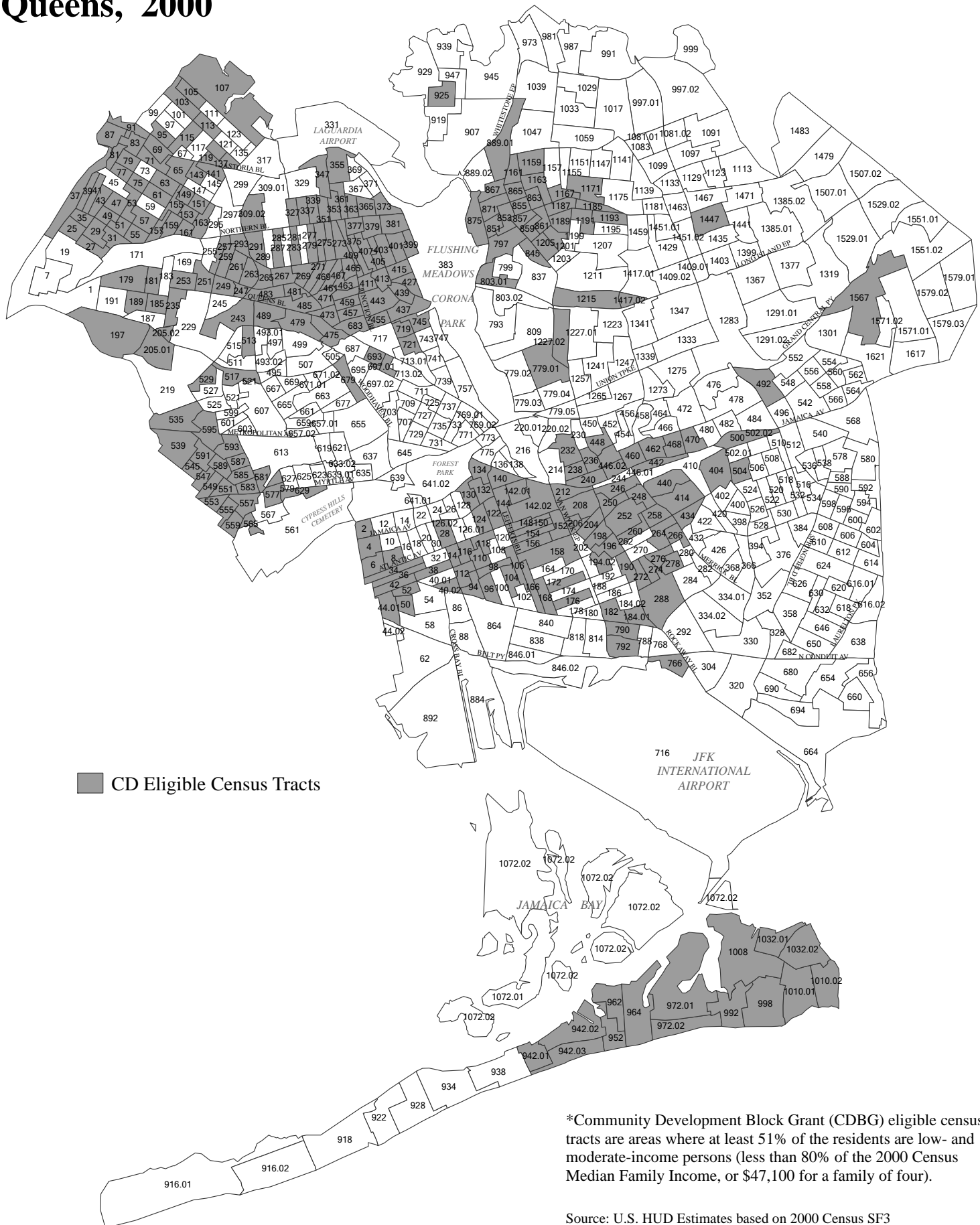


\*Community Development Block Grant (CDBG) eligible census tracts are areas where at least 51% of the residents are low- and moderate-income persons (less than 80% of the 2000 Census Median Family Income, or \$47,100 for a family of four).

Source: U.S. HUD Estimates based on 2000 Census SF3  
Population Division - New York City Department of City Planning

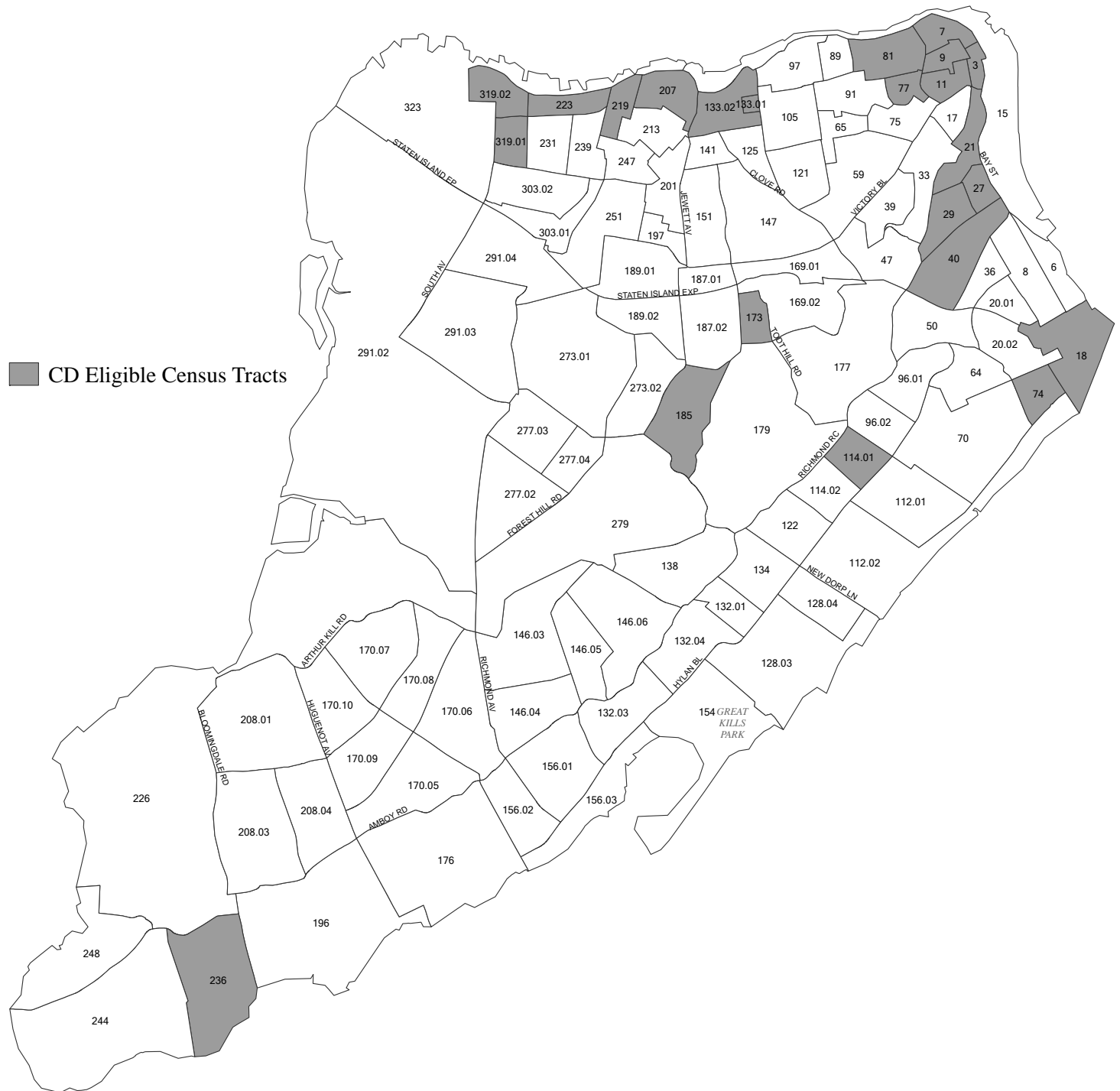
# Community Development Eligible Census Tracts\*

## Queens, 2000



# Community Development Eligible Census Tracts\*

## Staten Island, 2000



\*Community Development Block Grant (CDBG) eligible census tracts are areas where at least 51% of the residents are low- and moderate-income persons (less than 80% of the 2000 Census Median Family Income, or \$47,100 for a family of four).

Source: U.S. HUD Estimates based on 2000 Census SF3  
Population Division - New York City Department of City Planning

## **B. Grantee Certifications**

### **1. Citizen Participation**

#### Outreach

Please refer to the 2011 Consolidated Plan Volume 2, Part II, Section A., Citizen Participation Plan. This section of the Plan is the most recent description of the citizen participation outreach activities conducted by the Consolidated Plan Committee member agencies relating to their own agency's area of expertise.

#### APR

The public comment period will be held from March 11, 2011 to March 25, 2011. Citizens were notified of the comment period in several ways. A letter announcing the public comment period was sent to approximately 2,000 New York City residents, organizations and public officials. Second, a notice of the public comment period was published in three newspapers with city-wide circulation, an English-language, a Spanish-language and a Chinese-language. The notices included news about the availability of information and data contained in the Consolidated Plan APR to better facilitate informed comments.

In addition, copies of the *Proposed 2010 Consolidated Plan APR* were mailed to each Chairperson and District Manager of the City's fifty-nine (59) Community Boards for examination.

Copies of the *Proposed 2010 Consolidated Plan APR* can be obtained in person at the City Planning Bookstore, 22 Reade Street, New York, New York 10007, Monday 12 pm to 4:00 pm, Tuesday through Friday 10:00 am to 1:00 pm, or the following City Planning offices:

#### **Bronx Office**

1 Fordham Plaza, 5th Fl.  
Bronx, New York 10458  
Contact: Kim Canty (718) 220-8500

#### **Queens Office**

120-55 Queens Blvd.  
Queens, New York 11424  
Contact: Brunilda Rivera (718) 286-3169

#### **Brooklyn Office**

16 Court Street, 7th Fl.  
Brooklyn, New York 11241  
Contact: Gleno Holder (718) 780-8280

#### **Staten Island Office**

130 Stuyvesant Place, 6th Fl.  
Staten Island, New York 10301-2511  
Contact: Patti Thode-Nolan (718) 556-7240

In addition, copies of the Proposed APR were available for review at the following public libraries:

#### **Bronx**

Bronx Reference Center  
2556 Bainbridge Avenue  
Bronx, N.Y. 10458  
(718) 579-4257

#### **Brooklyn**

Central Library  
Grand Army Plaza  
Brooklyn, N.Y. 11238  
(718) 230-2100

#### **Manhattan**

Science, Industry and Business Library  
188 Madison Avenue at 34<sup>th</sup> Street  
New York, N.Y. 10016  
(212) 592-7000

Mid-Manhattan Library  
455 Fifth Avenue (at 40<sup>th</sup> Street)  
New York, N.Y. 10016  
(212) 340-0863

NYC Municipal Reference & Research Center (“*the City Hall Library*”)  
31 Chambers Street, Suite 110  
New York, N.Y. 10007  
(212) 788-8590



## **Queens**

Central Library  
89-11 Merrick Boulevard  
Jamaica, N.Y. 11432  
(718) 990-0778/0779/0781

## **Staten Island**

St. George Library Center  
5 Central Avenue  
Staten Island, N.Y. 10301  
(718) 442-8560

Lastly, an Adobe PDF version of the Proposed Annual Performance Report was made available for free downloading from the internet via the Department of City Planning's website at: [www.nyc.gov/planning](http://www.nyc.gov/planning).

This document will be submitted to HUD on March 31, 2011. Any questions may be directed to Charles V. Sorrentino, New York City Consolidated Plan Coordinator, at (212) 720-3337. Written comments on the *Proposed 2010 Consolidated Plan APR* should be sent to Mr. Sorrentino by close of business March 25, 2011 at the Department of City Planning, 22 Reade Street 4N, New York, New York 10007.

## **2. Certificates of Consistency**

In 2010, the City provided certificates of consistency to public, private and not-for-profit entities requesting certificates in a fair and impartial manner.

To facilitate public awareness and understanding of the request process, the City incorporated an informational chart into the 2010 Consolidated Plan, Volume 4, Part IV. Other Actions, Section J. Certificate of Consistency.

The chart contained: 1) the types of certificates of consistency that are required for each program; 2) the applicants that may apply for the programs; and 3) the lead agency. The lead agency is responsible for providing the certificate of consistency letter to an applicant. Agency contact persons with their respective telephone numbers were identified on the chart.

In 2010 the City of New York worked with HUD to improve its certification process by: 1) including the City's informational chart, and an informational sheet indicating the internet website addresses for the Consolidated Plan's Housing and Community Profile, Five-Year Strategic Plan, and Five-Year Affirmatively Furthering Fair Housing Statement in Notice of Funding Availability (NOFA) packages for competitive funds; and 2) informing the appropriate City agency of the NOFA conferences for all HUD competitive programs. This allowed the agencies to provide technical guidance to prospective applicants at the outset of the respective funding application periods.

Lastly, the federal government has required public, private and not-for-profit entities applying for competitive grant funds under the HUD SuperNOFA to apply for the funds electronically using the federal government's "E-grant" system. In 2010, the City of New York assisted public, private and not-for-profit entities in the electronic submission of their application for competitive grant funds by providing those with grant applications that were consistent with the City's Consolidated Plan the signed Certifications in Adobe .PDF format. The PDF version is the electronic version of the hard copy material and is an acceptable format for application attachments in the E-grant system.

## **3. Non-hindrance of the Consolidated Plan Implementation**

The Consolidated Plan Committee is comprised of over 12 member agencies. Each Committee member agency complied with the federal regulations pertaining to implementation of the Consolidated Plan. Each agency contact person is responsible for attending the coordinating committee meetings. At these meetings, the HUD regulations and the guidelines are discussed along with other business. The agency representative is required to collect the appropriate information from her or his agency. This information is submitted to the Department of City Planning (DCP). DCP prepares the information for final publication and public review.

## **CREDITS**

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(212-676-8100)

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Edward Hill

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Fatima A. Shama, Commissioner

Matilde Roman, Deputy Commissioner/General Counsel (212-788-6779)

## APPENDIX 1: HOPWA Project Sponsor Information

### 1. Grantee Information

<b>HUD Grant Number</b> NY-H-10-F002	<b>Operating Year for this report</b> January 1, 2010 – December 31, 2010
<b>Grantee Name</b> New York City Department of Health and Mental Hygiene	
<b>Business Address</b>	40 Worth Street, Room 1502
<b>City, County, State, Zip</b>	New York, New York County, NY 10013
<b>Employer Identification Number (EIN)</b>	13-6400434
<b>DUN &amp; Bradstreet Number (DUNs)</b> 08-348-9737	<b>Central Contractor Registration Active?</b> Yes
<b>DUN &amp; Bradstreet Number (DUNs)</b>	08-348-9737
<b>Congressional District of Business Address</b>	8
<b>Congressional District of Primary Service Area(s)</b>	6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
<b>Zip Code of Primary Service Area(s)</b>	N/A
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	City of New York Counties of Bronx, Brooklyn, New York, Queens, Richmond, Putnam, Rockland, Westchester
<b>Organization's Website Address</b> www.nyc.gov	<b>Does your organization maintain a waiting list?</b> No
<b>Have you prepared any evaluation reports?</b> No	<b>Is the sponsor a nonprofit organization?</b> No

### 2. Project Sponsor Information<sup>1</sup>

<b>Project Sponsor Agency Name</b> 163rd Street Improvement Council, Inc.		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Cassandra G. Perry, Executive Director	
<b>Email Address</b>	cgperry@163council.org	
<b>Business Address</b>	490 East 167th Street	
<b>City, County, State, Zip</b>	Bronx, Bronx, NY 10456	
<b>Phone Number</b> 718-620-6007	<b>Fax Number</b> 718-620-6006	
<b>Employer Identification Number (EIN):</b>	13-2564957	
<b>DUN &amp; Bradstreet Number:</b> 05-406-9745	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	16	
<b>Congressional District(s) of Primary Service Area(s)</b>	16	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	

<sup>1</sup> For organizations in New York City, the Total HOPWA Subcontract Amount listed may include multiple contracts with more than one city agency. For example, a single organization may have contracts with the Department of Health and Mental Hygiene, the Department of Housing Preservation and Development, and/or the Department of Human Resources Administration. Additional information about each project sponsor can be obtained by contacting the New York City Department of Health and Mental Hygiene – Bureau of HIV/AIDS Prevention & Control.

<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Bronx
<b>Total HOPWA Contract Amount for this Organization</b>	\$304,878	
<b>Organization's Website Address</b>	www.163council.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Actors' Fund Of America		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Joseph P. Benincasa, President/CEO	
<b>Email Address</b>	jbenincasa@actorsfund.org	
<b>Business Address</b>	729 Seventh Avenue , 10th Fl	
<b>City, County, State, Zip</b>	New York, New York, NY 10019	
<b>Phone Number</b> 212-221-7300	<b>Fax Number</b> 212-764-0238	
<b>Employer Identification Number (EIN):</b>	13-1635251	
<b>DUN &amp; Bradstreet Number:</b> 07-324-9484	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8	
<b>Congressional District(s) of Primary Service Area(s)</b>	8	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York
<b>Total HOPWA Contract Amount for this Organization</b>	\$545,743	
<b>Organization's Website Address</b>	www.actorsfund.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Addicts Rehabilitation Center		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Rev. Reginald Williams, President/CEO	
<b>Email Address</b>	rwilliams@arcfoundationinc.org	
<b>Business Address</b>	57 East 128th Street	
<b>City, County, State, Zip</b>	New York, New York, NY 10035	
<b>Phone Number</b> 212-427-6960	<b>Fax Number</b> 212-427-1095	
<b>Employer Identification Number (EIN):</b>	13-3729152	
<b>DUN &amp; Bradstreet Number:</b> 08-040-1748	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	15	

<b>Congressional District(s) of Primary Service Area(s)</b>	15	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York
<b>Total HOPWA Contract Amount for this Organization</b>	\$641,141	
<b>Organization's Website Address</b>	N/A	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> African Services Committee		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Mulusew Bekele, Director of Health Programs	
<b>Email Address</b>	mulusewb@africanservices.org	
<b>Business Address</b>	429 West 127th. Street	
<b>City, County, State, Zip</b>	New York, New York, NY 10027	
<b>Phone Number</b> 212-222-3882	<b>Fax Number</b> 212-222-7067	
<b>Employer Identification Number (EIN):</b>	13-3749744	
<b>DUN &amp; Bradstreet Number:</b> 79-608-7047	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	15	
<b>Congressional District(s) of Primary Service Area(s)</b>	15	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	Bronx, Kings, Queens, Richmond
<b>Total HOPWA Contract Amount for this Organization</b>	\$350,000	
<b>Organization's Website Address</b>	www.africanservices.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> AIDS Center of Queens County		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Philip S. Glotzer, Executive Director	
<b>Email Address</b>	pplotzer@acqc.org	
<b>Business Address</b>	161-21 Jamaica Avenue , 6th Fl	
<b>City, County, State, Zip</b>	Jamaica, Queens, NY 11432	
<b>Phone Number</b> 718-472-9400	<b>Fax Number</b> 718-472-5486	
<b>Employer Identification Number (EIN):</b>	11-2837894	

<b>DUN &amp; Bradstreet Number:</b> 17-726-7978		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	9		
<b>Congressional District(s) of Primary Service Area(s)</b>	6, 9, 14		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	New York, Queens	
<b>Total HOPWA Contract Amount for this Organization</b>	\$2,294,842		
<b>Organization's Website Address</b>	www.acqc.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Ali Forney Center		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Aliyah Vinikoor, Director of Emergency Housing		
<b>Email Address</b>	avinikoor@aliforneycenter.org		
<b>Business Address</b>	224 West 35th Street		
<b>City, County, State, Zip</b>	New York, New York, NY 10001		
<b>Phone Number</b> 212-222-3427	<b>Fax Number</b> 212-222-5861		
<b>Employer Identification Number (EIN):</b>	30-0104507		
<b>DUN &amp; Bradstreet Number:</b> 14-501-8110		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8		
<b>Congressional District(s) of Primary Service Area(s)</b>	8, 10, 11		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	Bronx, Kings, New York, Queens, Richmond	
<b>Total HOPWA Contract Amount for this Organization</b>	\$432,000		
<b>Organization's Website Address</b>	www.aliforneycenter.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Amber HDFC		<b>Parent Company Name, if applicable</b> Lantern Group	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Jessica Katz, Executive Director		
<b>Email Address</b>	jkatz@lanterngroup.org		
<b>Business Address</b>	49 West 37th Street, 12th Fl		
<b>City, County, State, Zip</b>	New York, New York, NY 10018		



<b>Phone Number</b> 212-393-3073		<b>Fax Number</b> 212-398-3071	
<b>Employer Identification Number (EIN):</b>		13-3987841	
<b>DUN &amp; Bradstreet Number:</b> 96-171-4032		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	14		
<b>Congressional District(s) of Primary Service Area(s)</b>	16		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Bronx	
<b>Total HOPWA Contract Amount for this Organization</b>	\$603,031		
<b>Organization's Website Address</b>	www.lanterngroup.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Bailey House, Inc.		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Regina Quattrochi, Chief Executive Officer		
<b>Email Address</b>	rgbh@baileyhouse.org		
<b>Business Address</b>	1751 Park Avenue, 3rd Fl		
<b>City, County, State, Zip</b>	New York, New York, NY 10035		
<b>Phone Number</b> 212-633-2500		<b>Fax Number</b> 212-633-2932	
<b>Employer Identification Number (EIN):</b>		13-3165181	
<b>DUN &amp; Bradstreet Number:</b> 12-250-6736		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	15		
<b>Congressional District(s) of Primary Service Area(s)</b>	15,8		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York, Kings, Bronx	
<b>Total HOPWA Contract Amount for this Organization</b>	\$1,172,481		
<b>Organization's Website Address</b>	www.baileyhouse.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Bowery Residents Committee, Inc.		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Muzzy Rosenblatt, Executive Director		
<b>Email Address</b>	muzzy@brc.org		

<b>Business Address</b>	324 Lafayette Street, 8th Fl	
<b>City, County, State, Zip</b>	New York, New York, NY 10012	
<b>Phone Number</b> 212-803-5700	<b>Fax Number</b> 212-533-1893	
<b>Employer Identification Number (EIN):</b>	13-2736659	
<b>DUN &amp; Bradstreet Number:</b> 08-041-3339	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8	
<b>Congressional District(s) of Primary Service Area(s)</b>	12	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York
<b>Total HOPWA Contract Amount for this Organization</b>	\$380,867	
<b>Organization's Website Address</b>	www.brc.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Brooklyn AIDS Taskforce	<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Elaine Greeley, Executive Director	
<b>Email Address</b>	egreeley@batf.net	
<b>Business Address</b>	502 Bergen Street, 2nd Fl	
<b>City, County, State, Zip</b>	Brooklyn, Kings, NY 11217	
<b>Phone Number</b> 917-204-9655	<b>Fax Number</b> 717-623-1158	
<b>Employer Identification Number (EIN):</b>	11-3031208	
<b>DUN &amp; Bradstreet Number:</b> 01-500-8589	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	11	
<b>Congressional District(s) of Primary Service Area(s)</b>	11	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	Brooklyn
<b>Total HOPWA Contract Amount for this Organization</b>	\$669,680	
<b>Organization's Website Address</b>	www.batf.net	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> CAMBA		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Joanne Oplustil, Executive Director		
<b>Email Address</b>	joanneo@camba.org		
<b>Business Address</b>	1720 Church Avenue		
<b>City, County, State, Zip</b>	Brooklyn, Kings, NY 11226		
<b>Phone Number</b> 718-287-2600	<b>Fax Number</b> 718-287-0857		
<b>Employer Identification Number (EIN):</b>	11-2480339		
<b>DUN &amp; Bradstreet Number:</b> 16-071-5983	<b>Central Contractor Registration Active?</b> Yes		
<b>Congressional District of Business Location of Sponsor</b>	11		
<b>Congressional District(s) of Primary Service Area(s)</b>	11		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	New York, Kings	
<b>Total HOPWA Contract Amount for this Organization</b>	\$4,166,098		
<b>Organization's Website Address</b>	www.camba.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Catholic Charities Neighborhood Services		<b>Parent Company Name, if applicable</b> Catholic Charities, Diocese of Brooklyn	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Robert Siebel, Chief Executive Director		
<b>Email Address</b>	rsiebel@ccbq.org		
<b>Business Address</b>	191 Joralemon Street		
<b>City, County, State, Zip</b>	Brooklyn, Kings, NY 11201		
<b>Phone Number</b> 718-722-6000	<b>Fax Number</b> 718-722-6096		
<b>Employer Identification Number (EIN):</b>	11-2047151		
<b>DUN &amp; Bradstreet Number:</b> 05-692-6215	<b>Central Contractor Registration Active?</b> Yes		
<b>Congressional District of Business Location of Sponsor</b>	11		
<b>Congressional District(s) of Primary Service Area(s)</b>	6,7,8,9,10,11,12,13,14		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	Bronx, New York, Kings, Queens, Richmond	
<b>Total HOPWA Contract Amount for this Organization</b>	\$1,717,582		
<b>Organization's Website Address</b>	www.ccbq.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	Yes		
<b>Grassroots?</b>	No		

Does the organization maintain a waiting list?	No
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<b>Project Sponsor Agency Name</b> Center For Urban Community Services, Inc.		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Kathleen McDermott, Chief Financial Officer	
<b>Email Address</b>	kathym@cucs.org	
<b>Business Address</b>	198 East 121st Street , 6th Fl	
<b>City, County, State, Zip</b>	New York, New York, NY 10035	
<b>Phone Number</b> 212-801-3300	<b>Fax Number</b> 212-801-2356	
<b>Employer Identification Number (EIN):</b>	13-3687891	
<b>DUN &amp; Bradstreet Number:</b> 87-766-0589	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	15	
<b>Congressional District(s) of Primary Service Area(s)</b>	8,10,11,14	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York, Brooklyn
<b>Total HOPWA Contract Amount for this Organization</b>	\$1,148,627	
<b>Organization's Website Address</b>	www.cucs.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> City of Mount Vernon		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Danielle Scholar, Director	
<b>Email Address</b>	dscholar@cmvny.org	
<b>Business Address</b>	One Roosevelt Square - 3rd floor	
<b>City, County, State, Zip</b>	Mount Vernon, Westchester, NY 10550	
<b>Phone Number</b> 914-699-7230	<b>Fax Number</b> 914-665-0823	
<b>Employer Identification Number (EIN):</b>	13-2574843	
<b>DUN &amp; Bradstreet Number:</b> 98-220-0981	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	17	
<b>Congressional District(s) of Primary Service Area(s)</b>	17	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Mount Vernon	Westchester
<b>Total HOPWA Contract Amount for this Organization</b>	\$385,000	
<b>Organization's Website Address</b>	www.cmvny.com	
<b>Is the sponsor a nonprofit organization?</b>	No	

Faith-based?	No
Grassroots?	No
Does the organization maintain a waiting list?	No

<b>Project Sponsor Agency Name</b> Coalition For The Homeless		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Mary Brosnahan, Executive Director	
<b>Email Address</b>	mbrosnahan@cfthomeless.org	
<b>Business Address</b>	129 Fulton Street, 4th Fl	
<b>City, County, State, Zip</b>	New York, New York, NY 10038	
<b>Phone Number</b> 212-964-5900	<b>Fax Number</b> 212-964-1303	
<b>Employer Identification Number (EIN):</b>	13-3072967	
<b>DUN &amp; Bradstreet Number:</b> 17-797-2494	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8	
<b>Congressional District(s) of Primary Service Area(s)</b>	8,15,16,	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York, Bronx
<b>Total HOPWA Contract Amount for this Organization</b>	\$480,000	
<b>Organization's Website Address</b>	www.coalitionforthehomeless.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Common Ground Management Corporation		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Timothy Marx, Executive Director	
<b>Email Address</b>	tmarx@commonground.org	
<b>Business Address</b>	505 Eighth Avenue, 15th Fl	
<b>City, County, State, Zip</b>	New York, New York, NY 10018	
<b>Phone Number</b> 212-389-9318	<b>Fax Number</b> 212-389-9311	
<b>Employer Identification Number (EIN):</b>	13-3871134	
<b>DUN &amp; Bradstreet Number:</b> 62-522-1189	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8	
<b>Congressional District(s) of Primary Service Area(s)</b>	10,12,16	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Kings, New York, Bronx
<b>Total HOPWA Contract Amount for this Organization</b>	\$320,594	

<b>Organization's Website Address</b>	www.commonground.org
<b>Is the sponsor a nonprofit organization?</b>	Yes
<b>Faith-based?</b>	No
<b>Grassroots?</b>	No
<b>Does the organization maintain a waiting list?</b>	No

<b>Project Sponsor Agency Name</b> Community Access		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Steve Coe, Executive Director	
<b>Email Address</b>	steve@cairn.org	
<b>Business Address</b>	2 Washington Street, 9th Fl	
<b>City, County, State, Zip</b>	New York, New York, NY 10004	
<b>Phone Number</b> 212-780-1400	<b>Fax Number</b> 212-780-1412	
<b>Employer Identification Number (EIN):</b>	23-7399839	
<b>DUN &amp; Bradstreet Number:</b> 09-889-7523	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8	
<b>Congressional District(s) of Primary Service Area(s)</b>	8	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York
<b>Total HOPWA Contract Amount for this Organization</b>	\$203,376	
<b>Organization's Website Address</b>	www.communityaccess.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Comunilife, Inc.		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Rosa M. Gil , Ph. D, President	
<b>Email Address</b>	rgil@comunilife.org	
<b>Business Address</b>	214 West 29th Street, 8th Fl	
<b>City, County, State, Zip</b>	New York, New York, NY 10001	
<b>Phone Number</b> 212-219-1618	<b>Fax Number</b> 212-643-0634	
<b>Employer Identification Number (EIN):</b>	13-3530299	
<b>DUN &amp; Bradstreet Number:</b> 78-112-3005	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8	
<b>Congressional District(s) of Primary Service Area(s)</b>	11,16	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	

<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Kings, Bronx
<b>Total HOPWA Contract Amount for this Organization</b>	\$4,290,469	
<b>Organization's Website Address</b>	www.comunilife.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Discipleship Outreach Ministries, Inc.		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Raymond Figueroa, Executive Director	
<b>Email Address</b>	rfiguero@tpdomi.org	
<b>Business Address</b>	5220 Fourth Avenue	
<b>City, County, State, Zip</b>	Brooklyn, Kings, NY 11220	
<b>Phone Number</b> 718-439-0077	<b>Fax Number</b> 718-439-3963	
<b>Employer Identification Number (EIN):</b>	13-3072967	
<b>DUN &amp; Bradstreet Number:</b> 78-139-0554	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	12	
<b>Congressional District(s) of Primary Service Area(s)</b>	8,9,10,12	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Kings
<b>Total HOPWA Contract Amount for this Organization</b>	\$1,596,064	
<b>Organization's Website Address</b>	www.tpdomi.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	Yes	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> FACES NY, Inc.		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Violet Tabor, Executive Director	
<b>Email Address</b>	vtabor@facesny.org	
<b>Business Address</b>	317 Lenox Avenue, 10th Fl	
<b>City, County, State, Zip</b>	New York, New York, NY 10027	
<b>Phone Number</b> 212-283-9180	<b>Fax Number</b> 212-864-1614	
<b>Employer Identification Number (EIN):</b>	13-3449087	
<b>DUN &amp; Bradstreet Number:</b> 62-321-8856	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	10	

<b>Congressional District(s) of Primary Service Area(s)</b>	10	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York, Bronx
<b>Total HOPWA Contract Amount for this Organization</b>	\$370,613	
<b>Organization's Website Address</b>	www.facesny.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Federation, Employment, and Guidance Services		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Dan Connor, Associate Vice President	
<b>Email Address</b>	dconnor@fegs.org	
<b>Business Address</b>	315 Hudson Street	
<b>City, County, State, Zip</b>	New York, New York, NY 10013	
<b>Phone Number</b> 212-366-0037	<b>Fax Number</b> 212-366-0095	
<b>Employer Identification Number (EIN):</b>	13-1624000	
<b>DUN &amp; Bradstreet Number:</b> 04-007-4502	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8	
<b>Congressional District(s) of Primary Service Area(s)</b>	5,6,7,9,11,12,14,15	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	New York, Kings, Queens
<b>Total HOPWA Contract Amount for this Organization</b>	\$447,240	
<b>Organization's Website Address</b>	www.fegs.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Flemister Housing HDFC & LP C/O ABC Metro New York		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Rev. Timothy Mitchell, Executive Director	
<b>Email Address</b>	tmitchell@flemisterhouse.org	
<b>Business Address</b>	527 West 22nd Street	
<b>City, County, State, Zip</b>	New York, New York, NY 10011	
<b>Phone Number</b> 212-604-0124	<b>Fax Number</b> 212-604-0177	
<b>Employer Identification Number (EIN):</b>	13-3725394	



<b>DUN &amp; Bradstreet Number:</b> 93-187-0964		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8		
<b>Congressional District(s) of Primary Service Area(s)</b>	8		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York	
<b>Total HOPWA Contract Amount for this Organization</b>	\$413,511		
<b>Organization's Website Address</b>	N/A		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Food First, Inc.		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Erin Feely-Nahem, Executive Director		
<b>Email Address</b>	food1st@aol.com		
<b>Business Address</b>	165 Conover Street		
<b>City, County, State, Zip</b>	Brooklyn, Kings, NY 11231		
<b>Phone Number</b> 718-624-1950	<b>Fax Number</b> 718-624-1989		
<b>Employer Identification Number (EIN):</b>	13-3635059		
<b>DUN &amp; Bradstreet Number:</b> 78-887-6014		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	12		
<b>Congressional District(s) of Primary Service Area(s)</b>	12		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Kings	
<b>Total HOPWA Contract Amount for this Organization</b>	\$45,718		
<b>Organization's Website Address</b>	www.foodfirst.com		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Fortune Society		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Stanley Richards, Senior Vice President		
<b>Email Address</b>	srichards@fortunesociety.org		
<b>Business Address</b>	29-76 Northern Boulevard		
<b>City, County, State, Zip</b>	Long Island City, Queens, NY 11101		

<b>Phone Number</b> 212-691-7554		<b>Fax Number</b> 212-633-6845	
<b>Employer Identification Number (EIN):</b>		13-2645436	
<b>DUN &amp; Bradstreet Number:</b> 07-329-9901		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8		
<b>Congressional District(s) of Primary Service Area(s)</b>	8, 15		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	Bronx, New York, Kings, Queens, Richmond	
<b>Total HOPWA Contract Amount for this Organization</b>	\$475,697		
<b>Organization's Website Address</b>	www.fortunesociety.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Friends House in Rosehill		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Annie Soriano, Executive Director		
<b>Email Address</b>	asoriano@friendshousenyc.org		
<b>Business Address</b>	130 East 25th Street		
<b>City, County, State, Zip</b>	New York, New York, NY 10010		
<b>Phone Number</b> 212-995-5000		<b>Fax Number</b> 212-995-5317	
<b>Employer Identification Number (EIN):</b>		13-3744465	
<b>DUN &amp; Bradstreet Number:</b> 61-185-2760		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	14		
<b>Congressional District(s) of Primary Service Area(s)</b>	14		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	King, Bronx, Queens, Richmond	
<b>Total HOPWA Contract Amount for this Organization</b>	\$316,235		
<b>Organization's Website Address</b>	www.friendshousenyc.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Gay Men's Health Crisis		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Slivia Morales, Director, Management & Budget		

<b>Email Address</b>	silviam@gmhc.org	
<b>Business Address</b>	119 West 24th Street	
<b>City, County, State, Zip</b>	New York, New York, NY 10011	
<b>Phone Number</b> 212-367-1525	<b>Fax Number</b> 212-367-1289	
<b>Employer Identification Number (EIN):</b>	13-3130146	
<b>DUN &amp; Bradstreet Number:</b> 11-298-5254	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8	
<b>Congressional District(s) of Primary Service Area(s)</b>	8	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	Bronx, New York, Kings, Queens, Richmond
<b>Total HOPWA Contract Amount for this Organization</b>	\$3,764,472	
<b>Organization's Website Address</b>	www.gmhc.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Grace Church Community Center, Inc.	<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Barbara Bento-Fleming, Program Director, Housing Services	
<b>Email Address</b>	bbento-fleming@gracecommunitycenter.org	
<b>Business Address</b>	35 Orchard Street	
<b>City, County, State, Zip</b>	White Plains, Westchester, NY 10603	
<b>Phone Number</b> 914-949-0925	<b>Fax Number</b> 914-686-3077	
<b>Employer Identification Number (EIN):</b>	13-3121606	
<b>DUN &amp; Bradstreet Number:</b> 62-537-5811	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	17	
<b>Congressional District(s) of Primary Service Area(s)</b>	17,18, 19, 20	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	White Plains	Westchester
<b>Total HOPWA Contract Amount for this Organization</b>	\$1,350,079	
<b>Organization's Website Address</b>	www.gracecommunitycenter.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	Yes	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Greyston Health Services		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>		Matthew Shelly, Senior Vice President of Health and Human Services	
<b>Email Address</b>		matthews@greyston.org	
<b>Business Address</b>		21 Park Avenue	
<b>City, County, State, Zip</b>		Yonkers, Westchester, NY 10703	
<b>Phone Number</b> 914-376-3900		<b>Fax Number</b> 914-376-1333	
<b>Employer Identification Number (EIN):</b>		13-3668065	
<b>DUN &amp; Bradstreet Number:</b> 36-150-9743		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	18		
<b>Congressional District(s) of Primary Service Area(s)</b>	18		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Yonkers	Westchester	
<b>Total HOPWA Contract Amount for this Organization</b>	\$178,500		
<b>Organization's Website Address</b>	www.greyston.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Harlem Congregations For Community Improvement, Inc.		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>		Lucille McEwen, President	
<b>Email Address</b>		lmcewen@hcci.org	
<b>Business Address</b>		2854 Fredrick Douglass Blvd.	
<b>City, County, State, Zip</b>		New York, New York, NY 10039	
<b>Phone Number</b> 212-281-4887		<b>Fax Number</b> 212-283-2194	
<b>Employer Identification Number (EIN):</b>		13-3516262	
<b>DUN &amp; Bradstreet Number:</b> 80-453-5433		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	15		
<b>Congressional District(s) of Primary Service Area(s)</b>	15		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York	
<b>Total HOPWA Contract Amount for this Organization</b>	\$569,306		
<b>Organization's Website Address</b>	www.hcci.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Harlem United Community AIDS Center		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Kelsey Louie, Senior Vice President of HIV/AIDS Treatment and Support Services		
<b>Email Address</b>	klouie@harlemunited.org		
<b>Business Address</b>	306 Lenox Avenue, 3rd. Floor		
<b>City, County, State, Zip</b>	New York, New York, NY 10027		
<b>Phone Number</b> 212-803-2857	<b>Fax Number</b> 212-803-2899		
<b>Employer Identification Number (EIN):</b>	13-3461695		
<b>DUN &amp; Bradstreet Number:</b> 61-709-6862	<b>Central Contractor Registration Active?</b> Yes		
<b>Congressional District of Business Location of Sponsor</b>	15		
<b>Congressional District(s) of Primary Service Area(s)</b>	15		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	New York, Bronx	
<b>Total HOPWA Contract Amount for this Organization</b>	\$4,490,163		
<b>Organization's Website Address</b>	www.harlemunited.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> HeartShare Human Services Of New York		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	William Guarinello, President/CEO		
<b>Email Address</b>	william.guarinello@heartshare.org		
<b>Business Address</b>	12 Metrotech Center		
<b>City, County, State, Zip</b>	Brooklyn, Kings, NY 11201		
<b>Phone Number</b> 718-422-4200	<b>Fax Number</b> 718-522-4506		
<b>Employer Identification Number (EIN):</b>	11-1633549		
<b>DUN &amp; Bradstreet Number:</b> 80-186-2772	<b>Central Contractor Registration Active?</b> Yes		
<b>Congressional District of Business Location of Sponsor</b>	10		
<b>Congressional District(s) of Primary Service Area(s)</b>	10,11,13		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Kings, Queens, Richmond	
<b>Total HOPWA Contract Amount for this Organization</b>	\$310,586		
<b>Organization's Website Address</b>	www.heartshare.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		

Faith-based?	No
Grassroots?	No
Does the organization maintain a waiting list?	No

<b>Project Sponsor Agency Name</b> Heritage Health & Housing, Inc.		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Colleen Bonnicklewis, Executive Director	
<b>Email Address</b>	cbonnicklewis@heritagenyc.org	
<b>Business Address</b>	416 West 127th Street	
<b>City, County, State, Zip</b>	New York, New York, NY 10027	
<b>Phone Number</b> 212-866-2600	<b>Fax Number</b> 212-864-5549	
<b>Employer Identification Number (EIN):</b>	13-2661509	
<b>DUN &amp; Bradstreet Number:</b> 82-537-3855	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	15	
<b>Congressional District(s) of Primary Service Area(s)</b>	16	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York, Bronx
<b>Total HOPWA Contract Amount for this Organization</b>	\$532,542	
<b>Organization's Website Address</b>	www.heritagenyc.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> HIV/AIDS Services Administration		<b>Parent Company Name, if applicable</b> NYC Human Resources Administration
<b>Name and Title of Contact at Project Sponsor Agency</b>	Maaz Siddiqui, Director, MIS and Reporting Analysis	
<b>Email Address</b>	siddiquim@hra.nyc.gov	
<b>Business Address</b>	12 West 14th Street	
<b>City, County, State, Zip</b>	New York, New York, NY 10011	
<b>Phone Number</b> 212-620-5490	<b>Fax Number</b> 212-620-9820	
<b>Employer Identification Number (EIN):</b>	13-6400434	
<b>DUN &amp; Bradstreet Number:</b> 62-395-5437	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8	
<b>Congressional District(s) of Primary Service Area(s)</b>	6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Bronx, Kings, New York, Queens, Richmond

<b>Total HOPWA Contract Amount for this Organization</b>	\$1,000,000
<b>Organization's Website Address</b>	www.nyc.gov/hra
<b>Is the sponsor a nonprofit organization?</b>	No
<b>Faith-based?</b>	No
<b>Grassroots?</b>	No
<b>Does the organization maintain a waiting list?</b>	No

<b>Project Sponsor Agency Name</b> Housing & Services, Inc.		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	James Dill, Chief Executive Officer	
<b>Email Address</b>	jdill@hsi-ny.org	
<b>Business Address</b>	461 Park Avenue South, 6th Fl	
<b>City, County, State, Zip</b>	New York, New York, NY 10016	
<b>Phone Number</b> 212-252-9377	<b>Fax Number</b> 212-252-9322	
<b>Employer Identification Number (EIN):</b>	51-0201833	
<b>DUN &amp; Bradstreet Number:</b> 18-927-9276	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	14	
<b>Congressional District(s) of Primary Service Area(s)</b>	16	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York, Bronx
<b>Total HOPWA Contract Amount for this Organization</b>	\$5,085,573	
<b>Organization's Website Address</b>	www.hsi-y.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Housing Works, Inc.		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Charles King, Chief Executive Officer	
<b>Email Address</b>	king@housingworks.org	
<b>Business Address</b>	57 Willoughby Street, 2nd Fl	
<b>City, County, State, Zip</b>	Brooklyn, Kings, NY 11201	
<b>Phone Number</b> 347-473-7401	<b>Fax Number</b> 347-473-7464	
<b>Employer Identification Number (EIN):</b>	13-3584089	
<b>DUN &amp; Bradstreet Number:</b> 62-785-3146	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	10	
<b>Congressional District(s) of Primary Service Area(s)</b>	10,12	

<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York, Kings
<b>Total HOPWA Contract Amount for this Organization</b>	\$368,797	
<b>Organization's Website Address</b>	www.housingworks.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Institute for Community Living		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Peter Campanelli, Ph. D, Executive Director	
<b>Email Address</b>	pcampanelli@iclinc.org	
<b>Business Address</b>	40 Rector Street	
<b>City, County, State, Zip</b>	New York, New York, NY 10006	
<b>Phone Number</b> 212-385-3030	<b>Fax Number</b> 212-385-2849	
<b>Employer Identification Number (EIN):</b>	13-3306195	
<b>DUN &amp; Bradstreet Number:</b> 17-330-6457	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	10	
<b>Congressional District(s) of Primary Service Area(s)</b>	10,11	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	Kings
<b>Total HOPWA Contract Amount for this Organization</b>	\$886,251	
<b>Organization's Website Address</b>	www.iclinc.net	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Iris House, Inc.		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Ingrid Floyd, Executive Director	
<b>Email Address</b>	lcarter@irishouse.org	
<b>Business Address</b>	2348 Adam Clayton Powell Blvd.	
<b>City, County, State, Zip</b>	New York, New York, NY 10030	
<b>Phone Number</b> 646-548-0100	<b>Fax Number</b> 646-548-0200	
<b>Employer Identification Number (EIN):</b>	13-3699201	
<b>DUN &amp; Bradstreet Number:</b> 94-616-2104	<b>Central Contractor Registration Active?</b> Yes	



<b>Congressional District of Business Location of Sponsor</b>	15	
<b>Congressional District(s) of Primary Service Area(s)</b>	15	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York
<b>Total HOPWA Contract Amount for this Organization</b>	\$726,493	
<b>Organization's Website Address</b>	www.irishouse.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Lantern Community Services		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Jessica Katz, Executive Director	
<b>Email Address</b>	jkatz@lanterngroup.org	
<b>Business Address</b>	49 West 37th Street, 12th Fl	
<b>City, County, State, Zip</b>	New York, New York, NY 10018	
<b>Phone Number</b> 212-398-3073	<b>Fax Number</b> 212-398-3071	
<b>Employer Identification Number (EIN):</b>	13-3987841	
<b>DUN &amp; Bradstreet Number:</b> 07-137-3224	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	14	
<b>Congressional District(s) of Primary Service Area(s)</b>	10,15,16	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York, Kings, Bronx
<b>Total HOPWA Contract Amount for this Organization</b>	\$1,485,318	
<b>Organization's Website Address</b>	www.lanterngroup.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Lower East Side Service Center		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Herbert Barish, Chief Executive Officer	
<b>Email Address</b>	hbarish@lesc.org	
<b>Business Address</b>	80 Maiden Lane, 2nd Fl	
<b>City, County, State, Zip</b>	New York, New York, NY 10038	
<b>Phone Number</b> 212-566-5372	<b>Fax Number</b> 212-732-5224	
<b>Employer Identification Number (EIN):</b>	13-3648597	

<b>DUN &amp; Bradstreet Number:</b> 12-260-8115		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	12		
<b>Congressional District(s) of Primary Service Area(s)</b>	12		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York	
<b>Total HOPWA Contract Amount for this Organization</b>	\$120,433		
<b>Organization's Website Address</b>	www.lesc.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> MTI Residential Services		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Carol Lashley, Chief Operating Officer		
<b>Email Address</b>	clashley@mtiresidentialservices.org		
<b>Business Address</b>	333 Kosciuszko Street, Cellar Floor		
<b>City, County, State, Zip</b>	Brooklyn, Kings, NY 11221		
<b>Phone Number</b> 718-492-1733	<b>Fax Number</b> 718-492-2093		
<b>Employer Identification Number (EIN):</b>	11-3163261		
<b>DUN &amp; Bradstreet Number:</b> 18-596-5964		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	7		
<b>Congressional District(s) of Primary Service Area(s)</b>	5, 7, 15, 16, 17,18		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	Kings	
<b>Total HOPWA Contract Amount for this Organization</b>	\$265,000		
<b>Organization's Website Address</b>	www.mtiresidentialservices.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Narragansett HDFC		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	James Dill, Chief Executive Officer		
<b>Email Address</b>	jdill@hsi-ny.org		
<b>Business Address</b>	461 Park Avenue South, 6th Fl		
<b>City, County, State, Zip</b>	New York, New York, NY 10016		

<b>Phone Number</b> 212-252-9377		<b>Fax Number</b> 212-252-9322	
<b>Employer Identification Number (EIN):</b>		13-3685749	
<b>DUN &amp; Bradstreet Number:</b> 01-967-4271		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	14		
<b>Congressional District(s) of Primary Service Area(s)</b>	15		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York	
<b>Total HOPWA Contract Amount for this Organization</b>	\$537,109		
<b>Organization's Website Address</b>	www.hsi-y.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> North General AIDS HDFC		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Carl Kirton, Interim Executive Director		
<b>Email Address</b>	carl.kirton@ngsc.org		
<b>Business Address</b>	1879 Madison Avenue		
<b>City, County, State, Zip</b>	New York, New York, NY 10035		
<b>Phone Number</b> 212-423-4481		<b>Fax Number</b> 212-423-4045	
<b>Employer Identification Number (EIN):</b>		13-2996345	
<b>DUN &amp; Bradstreet Number:</b> 86-704-9322		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	14		
<b>Congressional District(s) of Primary Service Area(s)</b>	14		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York	
<b>Total HOPWA Contract Amount for this Organization</b>	\$243,124		
<b>Organization's Website Address</b>	N/A		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Odyssey HDFC		<b>Parent Company Name, if applicable</b> Odyssey House, Inc.	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Dr. Peter Provet, Chief Executive Officer/President		
<b>Email Address</b>	dvalla@odysseyhouseinc.org		

<b>Business Address</b>	95 Pine Street, 17th Fl	
<b>City, County, State, Zip</b>	New York, New York, NY 10005	
<b>Phone Number</b> 212-361-1600	<b>Fax Number</b> 212-361-1666	
<b>Employer Identification Number (EIN):</b>	13-4054564	
<b>DUN &amp; Bradstreet Number:</b> 82-694-8700	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	1	
<b>Congressional District(s) of Primary Service Area(s)</b>	11	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York
<b>Total HOPWA Contract Amount for this Organization</b>	\$328,917	
<b>Organization's Website Address</b>	www.odysseyhouseinc	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Osborne Association	<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Jacqueline Payne, Coordinator, Contract Management and Quality Assurance	
<b>Email Address</b>	jpayne@osborneny.org	
<b>Business Address</b>	809 Westchester Avenue	
<b>City, County, State, Zip</b>	Bronx, Bronx, NY 10455	
<b>Phone Number</b> 718-707-2600	<b>Fax Number</b> 718-707-3102	
<b>Employer Identification Number (EIN):</b>	13-5563028	
<b>DUN &amp; Bradstreet Number:</b> 08-464-1000	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	16	
<b>Congressional District(s) of Primary Service Area(s)</b>	16	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	Bronx
<b>Total HOPWA Contract Amount for this Organization</b>	\$350,000	
<b>Organization's Website Address</b>	www.osborneny.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Palladia, Inc.		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>		Jane Velez, President/CEO	
<b>Email Address</b>		jane.velez@palladiainc.org	
<b>Business Address</b>		2006 Madison Avenue	
<b>City, County, State, Zip</b>		New York, New York, NY 10035	
<b>Phone Number</b> 212-979-8800		<b>Fax Number</b> 212-979-0100	
<b>Employer Identification Number (EIN):</b>		23-7089380	
<b>DUN &amp; Bradstreet Number:</b> 07-860-6761		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	15		
<b>Congressional District(s) of Primary Service Area(s)</b>	16		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Bronx	
<b>Total HOPWA Contract Amount for this Organization</b>	\$432,229		
<b>Organization's Website Address</b>	www.palladiainc.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Pratt Area Community Council		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>		Deborah Howard, Executive Director	
<b>Email Address</b>		deb_howard@prattarea.org	
<b>Business Address</b>		201 Dekalb Avenue	
<b>City, County, State, Zip</b>		Brooklyn, Kings, NY 11205	
<b>Phone Number</b> 718-522-2613		<b>Fax Number</b> 718-222-3292	
<b>Employer Identification Number (EIN):</b>		11-2451752	
<b>DUN &amp; Bradstreet Number:</b> 15-881-7213		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	10		
<b>Congressional District(s) of Primary Service Area(s)</b>	10		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York	
<b>Total HOPWA Contract Amount for this Organization</b>	\$382,768		
<b>Organization's Website Address</b>	www.prattarea.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Praxis Housing Initiatives, Inc.		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>		Svein Jorgensen, Executive Director	
<b>Email Address</b>		sjorgensen@praxishousing.org	
<b>Business Address</b>		17 Battery Place, Suite 307	
<b>City, County, State, Zip</b>		New York, New York, NY 10004	
<b>Phone Number</b> 212-293-8404		<b>Fax Number</b> 212-293-8420	
<b>Employer Identification Number (EIN):</b>		13-3832223	
<b>DUN &amp; Bradstreet Number:</b> 88-398-7752		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8		
<b>Congressional District(s) of Primary Service Area(s)</b>	11,16		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Kings, Bronx	
<b>Total HOPWA Contract Amount for this Organization</b>	\$751,147		
<b>Organization's Website Address</b>	www.praxishousing.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Project Hospitality		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>		Rev. Terry Troia, Executive Director	
<b>Email Address</b>		tetroia@projecthospitality.org	
<b>Business Address</b>		100 Park Avenue	
<b>City, County, State, Zip</b>		Staten Island, Richmond, NY 10302	
<b>Phone Number</b> 718-448-1544		<b>Fax Number</b> 718-720-5476	
<b>Employer Identification Number (EIN):</b>		13-3234441	
<b>DUN &amp; Bradstreet Number:</b> 60-332-6992		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	13		
<b>Congressional District(s) of Primary Service Area(s)</b>	13		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	New York, Richmond	
<b>Total HOPWA Contract Amount for this Organization</b>	\$2,144,980		
<b>Organization's Website Address</b>	www.projecthospitality.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	Yes		

Grassroots?	No
Does the organization maintain a waiting list?	No

<b>Project Sponsor Agency Name</b> Project Renewal, Inc.		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Mitchell Netburn, President /CEO	
<b>Email Address</b>	mitchell.netburn@projectrenewal.org	
<b>Business Address</b>	200 Varick Street, 9th Fl	
<b>City, County, State, Zip</b>	New York, New York, NY 10014	
<b>Phone Number</b> 212-620-0340	<b>Fax Number</b> 212-633-9044	
<b>Employer Identification Number (EIN):</b>	13-2602882	
<b>DUN &amp; Bradstreet Number:</b> 05-784-1710	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	8	
<b>Congressional District(s) of Primary Service Area(s)</b>	8	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York
<b>Total HOPWA Contract Amount for this Organization</b>	\$247,553	
<b>Organization's Website Address</b>	www.projectrenewal.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Putnam Department of Social Services		<b>Parent Company Name, if applicable</b> Putnam County
<b>Name and Title of Contact at Project Sponsor Agency</b>	Andrew Pattie, Director of Social Services	
<b>Email Address</b>	Andrew.Pattie@dfa.state.ny.us	
<b>Business Address</b>	110 Old Rt. 6	
<b>City, County, State, Zip</b>	Carmel, Putnam, NY 10512	
<b>Phone Number</b> 845-225-7040	<b>Fax Number</b> 845-225-8635	
<b>Employer Identification Number (EIN):</b>	14-60002759	
<b>DUN &amp; Bradstreet Number:</b> 07-270-9553	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	19	
<b>Congressional District(s) of Primary Service Area(s)</b>	19	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	N/A	Putnam
<b>Total HOPWA Contract Amount for this Organization</b>	\$70,412	
<b>Organization's Website Address</b>	www.putnamcountyny.com	

<b>Is the sponsor a nonprofit organization?</b>	No
<b>Faith-based?</b>	No
<b>Grassroots?</b>	No
<b>Does the organization maintain a waiting list?</b>	No

<b>Project Sponsor Agency Name</b> Rockland County Office of Community Development		<b>Parent Company Name, if applicable</b> Rockland County	
<b>Name and Title of Contact at Project Sponsor Agency</b>		Karey Lynch, HOME Program Coordinator	
<b>Email Address</b>		lynchk@co.rockland.ny.us	
<b>Business Address</b>		185 North Main Street, Room 211	
<b>City, County, State, Zip</b>		Spring Valley, Putnam, NY 10977	
<b>Phone Number</b> 845-574-4850		<b>Fax Number</b> 845-574-4860	
<b>Employer Identification Number (EIN):</b>		13-6007344	
<b>DUN &amp; Bradstreet Number:</b> 07-543-7848		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	17		
<b>Congressional District(s) of Primary Service Area(s)</b>	17, 18, 19		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	N/A	Rockland	
<b>Total HOPWA Contract Amount for this Organization</b>	\$428,098		
<b>Organization's Website Address</b>	www.co.rockland.ny.us		
<b>Is the sponsor a nonprofit organization?</b>	No		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Ryer Avenue HDFC & LP.		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>		Fr. Patrick Lochrane, President	
<b>Email Address</b>		acasamento@ryerhdfc.org	
<b>Business Address</b>		2386 Ryer Avenue	
<b>City, County, State, Zip</b>		Bronx, Bronx, NY 10458	
<b>Phone Number</b> 718-329-0600		<b>Fax Number</b> 718-329-0101	
<b>Employer Identification Number (EIN):</b>		13-3604402	
<b>DUN &amp; Bradstreet Number:</b> 80-789-5453		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	16		
<b>Congressional District(s) of Primary Service Area(s)</b>	16		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Bronx	



<b>Total HOPWA Contract Amount for this Organization</b>	\$487,317
<b>Organization's Website Address</b>	www.ryerhdfc.org
<b>Is the sponsor a nonprofit organization?</b>	Yes
<b>Faith-based?</b>	No
<b>Grassroots?</b>	No
<b>Does the organization maintain a waiting list?</b>	No

<b>Project Sponsor Agency Name</b> Services for the Underserved		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Mark D. Collins, Director of HOPWA Program	
<b>Email Address</b>	mcollins@susinc.org	
<b>Business Address</b>	503 Fifth Avenue, 5th Floor	
<b>City, County, State, Zip</b>	Brooklyn, Kings, NY 11215	
<b>Phone Number</b> 718-852-0587	<b>Fax Number</b> 718-852-0631	
<b>Employer Identification Number (EIN):</b>	13-3586129	
<b>DUN &amp; Bradstreet Number:</b> 10-367-5559	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	11	
<b>Congressional District(s) of Primary Service Area(s)</b>	11	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York	Kings
<b>Total HOPWA Contract Amount for this Organization</b>	\$657,540	
<b>Organization's Website Address</b>	www.susinc.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> St. Mary's Supportive Housing		<b>Parent Company Name, if applicable</b> St. Joseph's Hospital, Yonkers
<b>Name and Title of Contact at Project Sponsor Agency</b>	Marianne DiTommaso, Vice President	
<b>Email Address</b>	mditomaso@svcmcnyc.org	
<b>Business Address</b>	1534 Prospect Place	
<b>City, County, State, Zip</b>	Brooklyn, Kings, NY 11213	
<b>Phone Number</b> 718-818-5055	<b>Fax Number</b> 718-818-5056	
<b>Employer Identification Number (EIN):</b>	75-3144518	
<b>DUN &amp; Bradstreet Number:</b> 18-327-0193	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	11	
<b>Congressional District(s) of Primary Service Area(s)</b>	11	

<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Kings
<b>Total HOPWA Contract Amount for this Organization</b>	\$192,920	
<b>Organization's Website Address</b>	N/A	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> St. Nicks Alliance Corp.		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Cindy Ross, Director of Finance	
<b>Email Address</b>	cross@stnicksalliance.org	
<b>Business Address</b>	2 Kingsland Avenue, 1st Fl	
<b>City, County, State, Zip</b>	Brooklyn, Kings, NY 11211	
<b>Phone Number</b> 347-856-5520	<b>Fax Number</b> 718-486-5982	
<b>Employer Identification Number (EIN):</b>	51-0192170	
<b>DUN &amp; Bradstreet Number:</b> 09-376-4231	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	14	
<b>Congressional District(s) of Primary Service Area(s)</b>	10,11	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Kings
<b>Total HOPWA Contract Amount for this Organization</b>	\$1,211,283	
<b>Organization's Website Address</b>	www.stnicksalliance.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> The Doe Fund, Inc.		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Yarmila Gabron, LMHC, Director of Supportive Housing Services	
<b>Email Address</b>	ygabron@doe.org	
<b>Business Address</b>	232 East 84th Street	
<b>City, County, State, Zip</b>	New York, New York, NY 10029	
<b>Phone Number</b> 646-672-4311	<b>Fax Number</b> 212-860-8126	
<b>Employer Identification Number (EIN):</b>	13-3906301	
<b>DUN &amp; Bradstreet Number:</b> 60-964-3598	<b>Central Contractor Registration Active?</b> Yes	

<b>Congressional District of Business Location of Sponsor</b>	14	
<b>Congressional District(s) of Primary Service Area(s)</b>	14	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York
<b>Total HOPWA Contract Amount for this Organization</b>	\$310,464	
<b>Organization's Website Address</b>	www.doe.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	No	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> The Sharing Community, Inc.		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Robert L. Zopf, Executive Director	
<b>Email Address</b>	robz@thesharingcommunity.org	
<b>Business Address</b>	P.O. Box 657	
<b>City, County, State, Zip</b>	Yonkers, Westchester, NY 10702	
<b>Phone Number</b> 914-963-2626	<b>Fax Number</b> 914-969-7877	
<b>Employer Identification Number (EIN):</b>	13-3186666	
<b>DUN &amp; Bradstreet Number:</b> 15-086-5087	<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	17	
<b>Congressional District(s) of Primary Service Area(s)</b>	17	
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A	
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Yonkers	Westchester
<b>Total HOPWA Contract Amount for this Organization</b>	\$178,500	
<b>Organization's Website Address</b>	www.thesharingcommunity.org	
<b>Is the sponsor a nonprofit organization?</b>	Yes	
<b>Faith-based?</b>	Yes	
<b>Grassroots?</b>	No	
<b>Does the organization maintain a waiting list?</b>	No	

<b>Project Sponsor Agency Name</b> Unique People Services		<b>Parent Company Name, if applicable</b>
<b>Name and Title of Contact at Project Sponsor Agency</b>	Yvette Brissett-Andre, CEO/ Executive Director	
<b>Email Address</b>	yvetteba@uniquepeopleservices.org	
<b>Business Address</b>	4234 Vireo Avenue	
<b>City, County, State, Zip</b>	Bronx, Bronx, NY 10470	
<b>Phone Number</b> 718-231-7711	<b>Fax Number</b> 718-231-7720	
<b>Employer Identification Number (EIN):</b>	13-3636555	

<b>DUN &amp; Bradstreet Number:</b> 84-791-2466		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	0		
<b>Congressional District(s) of Primary Service Area(s)</b>	16		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Bronx	
<b>Total HOPWA Contract Amount for this Organization</b>	\$1,453,248		
<b>Organization's Website Address</b>	www.uniquepeopleservices.org		
<b>Is the sponsor a nonprofit organization?</b>		Yes	
<b>Faith-based?</b>		No	
<b>Grassroots?</b>		No	
<b>Does the organization maintain a waiting list?</b>		No	

<b>Project Sponsor Agency Name</b> University Consultation And Treatment Center		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Marcia Halley, Executive Director		
<b>Email Address</b>	mhalley@UCC_NY.org		
<b>Business Address</b>	1020 Grand Concourse		
<b>City, County, State, Zip</b>	Bronx, Bronx, NY 10451		
<b>Phone Number</b> 718-293-8400		<b>Fax Number</b> 718-293-1461	
<b>Employer Identification Number (EIN):</b>		13-1944395	
<b>DUN &amp; Bradstreet Number:</b> 08-305-9865		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	16		
<b>Congressional District(s) of Primary Service Area(s)</b>	16		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	Bronx	
<b>Total HOPWA Contract Amount for this Organization</b>	\$725,739		
<b>Organization's Website Address</b>	N/A		
<b>Is the sponsor a nonprofit organization?</b>		Yes	
<b>Faith-based?</b>		No	
<b>Grassroots?</b>		No	
<b>Does the organization maintain a waiting list?</b>		No	

<b>Project Sponsor Agency Name</b> Volunteers Of America		<b>Parent Company Name, if applicable</b>	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Avia Rose, Director of Finance		
<b>Email Address</b>	arose@voa-GNY.org		
<b>Business Address</b>	340 West 85th Street		
<b>City, County, State, Zip</b>	New York, New York, NY 10024		

<b>Phone Number</b> 212-496-4332		<b>Fax Number</b> 212-874-3441	
<b>Employer Identification Number (EIN):</b>		58-1959781	
<b>DUN &amp; Bradstreet Number:</b> 36-115-7287		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	1		
<b>Congressional District(s) of Primary Service Area(s)</b>	1,3,4		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	New York City	New York	
<b>Total HOPWA Contract Amount for this Organization</b>	\$2,141,824		
<b>Organization's Website Address</b>	www.VOA-GNY.org		
<b>Is the sponsor a nonprofit organization?</b>	Yes		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		

<b>Project Sponsor Agency Name</b> Westchester County Department of Planning		<b>Parent Company Name, if applicable</b> County of Westchester	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Dana Sanchez, Program Administrator		
<b>Email Address</b>	das5@westchestergov.com		
<b>Business Address</b>	148 Martine Avenue - Room 414		
<b>City, County, State, Zip</b>	White Plains, Westchester, NY 10601		
<b>Phone Number</b> 914-995-4602		<b>Fax Number</b> 914-995-9093	
<b>Employer Identification Number (EIN):</b>		13-6007353	
<b>DUN &amp; Bradstreet Number:</b> 11-747-7302		<b>Central Contractor Registration Active?</b> Yes	
<b>Congressional District of Business Location of Sponsor</b>	17		
<b>Congressional District(s) of Primary Service Area(s)</b>	17, 18, 19, 20		
<b>Zip Code(s) of Primary Service Area(s)</b>	N/A		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	N/A	Westchester	
<b>Total HOPWA Contract Amount for this Organization</b>	\$64,703		
<b>Organization's Website Address</b>	www2.westchestergov.com		
<b>Is the sponsor a nonprofit organization?</b>	No		
<b>Faith-based?</b>	No		
<b>Grassroots?</b>	No		
<b>Does the organization maintain a waiting list?</b>	No		